

Legal & General UK Property Feeder Fund

Unit Trust (NURS non-complex) I-Class GBP

Base currency: GBP

Domicile: UK



FUND AIM

The objective of this Fund is to provide a combination of income and capital growth by investing solely in the Legal & General UK Property Fund (the 'Master Fund'). It may also hold cash where necessary to enable the making of payments to unit holders or creditors.

FUND SNAPSHOT

- **What does it invest in?** Through investing in the Legal & General UK Property Fund, has exposure to UK office, retail, industrial and residential property, and may also have exposure to other UK property related investments, such as shares in property companies and real estate investment trusts as well as to cash.
- **How does it invest?** Actively managed, aiming to solely invest in the Legal & General UK Property Fund but may also hold cash to maintain the liquidity of the fund.



WHO IS THIS FUND FOR?

- This fund is designed for investors looking for growth and income from an investment in balanced portfolio of predominantly UK Commercial Property and who are ineligible or unable to invest directly in the Master Fund.
- Although investors can take their money out at any time, this fund may not be appropriate for those who plan to withdraw their money within five years.
- This fund is not designed for investors who cannot afford more than a minimal loss of their investment.
- If you do not understand this document we recommend you seek additional information to help you decide if this fund is right for you.

FUND FACTS

Fund size*
£3,141.4m

Launch date
23 May 2014

Historical yield
2.5%

COSTS

Initial charge
0.00%

Ongoing charge
0.75%

Price basis
Dual

Bid / Offer spread
5.64%

BENCHMARKS

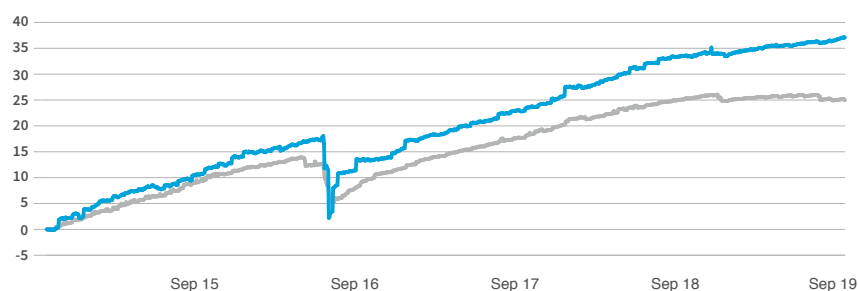
Comparator benchmark

IA Sector: UK Direct Property

*The fund size shown is of the Master Fund.

For detail on price basis methodologies please refer to the 'Guide to Investing With Us' found on our website. [🔗](#)

PERFORMANCE (%)



	1 month	3 months	1 year	3 years	5 years
Fund	0.50	0.85	2.51	20.73	36.90
Comparator	-0.01	-0.55	-0.28	14.01	24.88

12 MONTH PERFORMANCE TO MOST RECENT QUARTER (%)

	2019	2018	2017	2016	2015
Fund	2.51	8.18	8.86	1.55	11.67
Comparator	-0.28	6.01	7.84	-0.33	9.90

Performance for the I Inc unit class in GBP, launched on 23 May 2014. Source: Lipper.

Performance assumes all fund charges have been taken and that all income generated by the investments, after deduction of tax, remains in the fund. The IA Sector averages are inclusive of both PAIFs and Feeders in its calculation.

Past performance is not a guide to the future.

PERFORMANCE INFORMATION

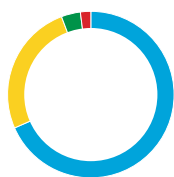
This fund was launched on 27 May 2014 following a restructure of the previous property unit trust. The performance shown combines the past performance of this fund with the performance of the equivalent class in the previous property unit trust.

During the period following the EU referendum (June to September 2016) the manager applied fair value adjustments to the property values in the fund. The fair value adjustments marked down the value of the properties to reflect what the manager believed to be fair value of the properties until the valuation agent regained confidence in the property valuations.



PORTFOLIO BREAKDOWN

All data source LGIM unless otherwise stated. Totals may not sum due to rounding.



ASSET ALLOCATION (%)

Direct Property Asset Value	68.4
Cash	25.8
Real Estate Investment Trusts	3.7
Reserved Cash (Developments)	2.0



SECTOR (%)

Industrial	35.8
Office - Regional	23.1
Out of Town Retail	14.0
Other	13.7
Retail High Street	5.9
Office - London	4.3
Leisure	3.3



REGION (%)

South East	22.2
West Midlands	19.8
Sub London	11.0
South West	9.7
Yorkshire and Humberside	6.1
Scotland	5.9
North East	5.8
North West	5.6
Central London	5.4
Other	8.5

TOP 10 HOLDINGS (£M)

Lichfield- Fradley Park	150-200
Dunstable-Woodside Industrial Estate	100-125
Gateshead- Follingsby Park	90-100
Birmingham- One Colmore Square	90-100
Leeds- Birstall Shopping Park, Birstall	80-90
London- Priestley Way, Staples Corner	70-80
Exeter- Into Exeter	70-80
Hammersmith- The Aircraft Factory	60-70
Cambridge- 214, 216, 240, 220 And 230 Cambridge Science Park	60-70
Hampton By Hilton Stansted	50-60

PROPERTY CHARACTERISTICS

No. of assets	100
No. of physical properties	99
Void rate ex. development	3.1%
Average lease length	7.2 years
Average lot size	£22.0m
Net initial yield	4.7%

We embed ESG in all that we do and achieve excellent GRESB ratings.



Michael Barrie

Matt Jarvis



FUND MANAGERS

Michael Barrie is co-fund manager for the UK Property Fund and is also a Director of Legal & General Property Division. He joined Legal & General Property in 2005 from F&C Property Asset Management. Michael has a postgraduate diploma in property investment from Reading University. Matt Jarvis joined Legal & General Property as an Asset Manager in November 2004 and is Co-Fund Manager of the UK Property Fund, having previously been a Commercial Valuer with Jones Lang LaSalle. Matt holds a degree in Land Management from Reading University. They are both members of the Royal Institution of Chartered Surveyors (MRICS).

KEY RISKS

- The value of your investment and any income you take from it may fall as well as rise and is not guaranteed. You might get back less than you invest.

- The fund manager runs a fund to meet its objective and you should expect a fund's investments to change over time. The fund's level of risk may also change in the future. At times it may be difficult for the Master fund to make investments or sell assets to meet investors' requests to buy/sell units.

Where this occurs the fund may experience reduced investment performance for a period or have difficulty paying proceeds to investors who wish to sell units. Property can be difficult to buy or sell. This could mean: cash builds up waiting to be invested, so the fund will underperform when property returns are greater than the interest earned; and/or property may have to be sold for less than expected. If an exceptional amount of withdrawals are requested, the fund manager may be forced to sell properties quickly. This could mean that properties are sold for less than expected which would reduce the value of your investment. In times of market uncertainty or if an exceptional amount of withdrawals are requested it may become less easy for your fund to sell its holdings in other funds and the Manager may defer withdrawals, or suspend dealing. The Manager can only delay paying out if it is in the interests of all investors and with the permission of the fund trustee or depositary. Rental growth is not guaranteed and unpaid rent could affect the performance of your investment. The value of property is generally a matter of valuer's opinion rather than fact and the true value of a property may not be recognised until the property is sold. In certain circumstances we may not be able to obtain a valuer's opinion and will apply our own valuation. The Master fund will undertake development of properties where the full benefits of any increases in the value of the property or the income earned from it are not received until completion. While any development is taking place, the fund is at risk from delays, increased costs or not achieving the predicted improvement in increasing the value of the property or rent received.

- The fund could lose money if any institution providing services such as acting as counterparty to derivatives or other instruments, becomes unwilling or unable to meet its obligations to the fund.
- Derivatives are highly sensitive to changes in the value of the asset on which they are based and can increase the size of losses and gains.

For more information, please refer to the key investor information document on our website [↗](#)

LATEST DISTRIBUTION INFORMATION

For distributing unit classes, the latest payments are shown below. Please note that these payments are not guaranteed, are at the discretion of the manager and may be paid out of capital.

Type	Ex-div date	Pay date	Pence per unit
Interim	29 May 19	26 Jul 19	0.36p
Interim	01 Mar 19	26 Apr 19	0.33p
Final	28 Nov 18	28 Jan 19	0.39p
Interim	29 Aug 18	28 Oct 18	0.40p



SPOTLIGHT ON LEGAL & GENERAL INVESTMENT MANAGEMENT

We are one of Europe's largest asset managers and a major global investor, with assets under management of £1,134.5 billion (as at 30 June 2019). We work with a wide range of global clients, including pension schemes, sovereign wealth funds, fund distributors and retail investors.

The AUM disclosed aggregates the assets managed by LGIM in the UK, LGIMA in the US and LGIM Asia in Hong Kong. The AUM includes the value of securities and derivatives positions.

DEALING INFORMATION

Valuation frequency	Daily, 12pm (UK time)
Dealing frequency	Daily
Settlement period	T+4

CODES

ISIN	I Acc	GB00BK35F408
	I Inc	GB00BK35F390
SEDOL	I Acc	BK35F40
	I Inc	BK35F39
Bloomberg	I Acc	LGPRFIA LN
	I Inc	LGPRFII LN

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 Call **0370 050 0955**

 Email investments@landg.com

Lines are open Monday to Friday 8.30am to 6.00pm.
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