

F&C UK Real Estate Investments Limited

2018 Annual Report and Consolidated Accounts



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Financial Calendar 2018/2019

Annual General Meeting	21 November 2018
Payment of first interim dividend	December 2018
Announcement of interim results	February 2019
Posting of Interim Report	February 2019
Payment of second interim dividend	March 2019
Payment of third interim dividend	June 2019
Announcement of annual results	September 2019
Posting of Annual Report	September 2019
Payment of fourth interim dividend	September 2019

This document is important and requires your immediate attention. If you are in any doubt as to the action you should take, you are recommended to seek your own independent financial advice from your stockbroker, bank manager, solicitor, accountant or other independent financial adviser authorised under the Financial Services and Markets Act 2000 (as amended) if you are in the United Kingdom or, if not, from another appropriately authorised financial adviser. If you have sold or otherwise transferred all your Ordinary Shares in F&C UK Real Estate Investments Limited, please forward this document together with the accompanying documents immediately to the purchaser or transferee, or to the stockbroker, bank or agent through whom the sale or transfer was effected for onward transmission to the purchaser or transferee.

Front Cover Photo: County House, County Square, Chelmsford

Company Summary

The Company

F&C UK Real Estate Investments Limited ('the Company') is an authorised closed-ended Guernsey-registered investment company. Its shares have a premium listing on the Official List of the UK Listing Authority and are traded on the Main Market of the London Stock Exchange.

The Annual Report and Accounts of the Company consolidate the results of its subsidiary undertakings, which collectively are referred to throughout this document as 'the Group', details of which are contained in notes 1(b) and 10 to the Accounts.

The Group elected into the UK REIT regime from 1 January 2015.

At 30 June 2018 total assets less current liabilities were £363.7 million and shareholders' funds were £261.1 million.

Objective

The investment objective of the Company is to provide ordinary shareholders with an attractive level of income together with the potential for capital and income growth from investing in a diversified UK commercial property portfolio.

Investment Policy

The Company's investment policy is set out on page 8.

Management

The Board has appointed F&C Investment Business Limited as the Company's investment manager and BMO REP Property Management Limited as the Company's property manager. Both of these companies are part of the F&C Asset Management plc ('F&C') group and, collectively, are referred to in this document as 'the Manager'. Further details of the management contract are provided in note 3 to the Accounts.

F&C is wholly owned by Bank of Montreal ('BMO') and is part of the BMO Global Asset Management group of companies.

Capital Structure

The Company's equity capital structure consists of Ordinary Shares. Subject to the solvency test provided for in the Companies (Guernsey) Law 2008, being satisfied, ordinary shareholders are entitled to all dividends declared by the Company and to all of the Company's assets greater than the value of the liabilities.

Alternative Performance Measures ('APM')

The Company uses a number of alternative performance measures in the discussion of its business performance and financial position. Further information is provided on page 71.

ISA

The Company's shares are eligible for Individual Savings Accounts ('ISAs'). Further information is provided on page 75.

Website

The Company's internet address is: fcre.co.uk and fcre.gg

Financial Highlights 2018

11.7%*

Portfolio ungeared total return of 11.7% for the year

13.6%*

NAV total return of 13.6% for the year

5.0%*

Dividend of 5.0 pence per share for the year, giving a yield of 5.0% on the year-end share price

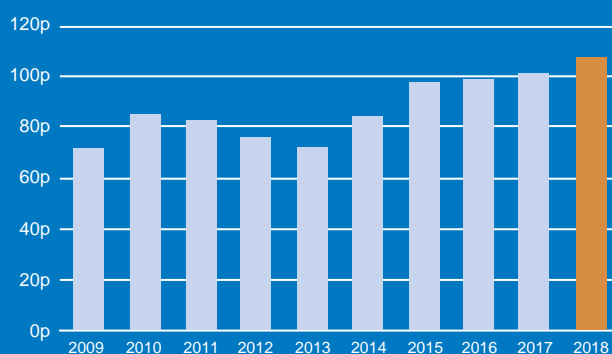
95.7%*

Dividend cover increased to 95.7% for the year from 94.4%

Delivering long-term income and capital returns

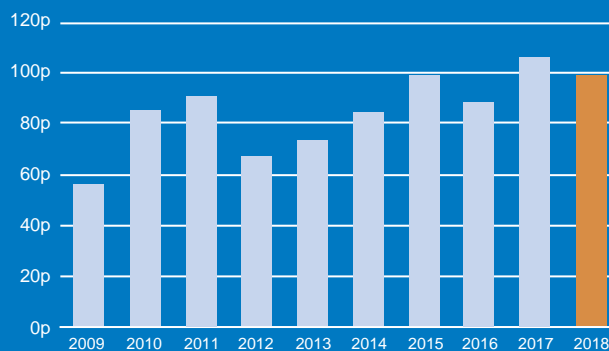
Since launch in 2004 F&C UK Real Estate Investments has returned a £1,000 investment, with dividends reinvested* into £2,756.

Net asset value per share at 30 June – pence



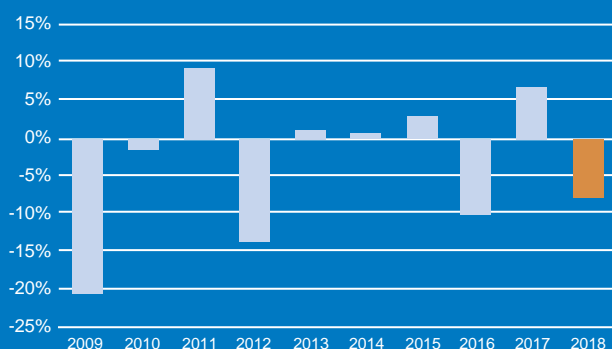
Source: F&C

Share price per share at 30 June – pence



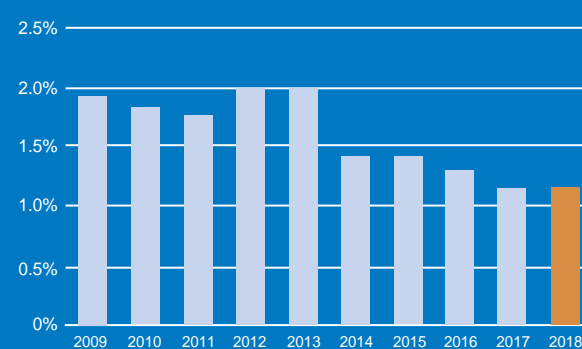
Source: F&C

Share price (discount)/premium to net asset value at 30 June – %*



Source: F&C

Ongoing charges at 30 June – %*



Source: F&C

Potential investors are reminded that the value of investments and the income from them may go down as well as up and investors may not receive back the full amount invested. Tax benefits may vary as a result of statutory changes and their value will depend on individual circumstances.

* See Alternative Performance Measures on page 71

Performance Summary

	Year ended 30 June 2018	Year ended 30 June 2017	Cumulative since launch on 1 June 2004
Total Returns*			
Net asset value per share	+13.6%	+6.1%	+182.1%
Ordinary share price	-1.9%	+26.8%	+175.6%
Portfolio ungeared return	+11.7%	+6.6%	+193.9%
MSCI Investment Property Databank ('IPD') All Quarterly and Monthly Valued Fund Benchmark	+9.4%	+5.6%	+162.3%
FTSE All-Share Index	+9.0%	+18.1%	+214.2%

	Year ended 30 June 2018	Year ended 30 June 2017	% Change
Capital Values			
Total assets less current liabilities (£000's)	363,706	346,255	+5.0%
Net asset value per share	108.5p	100.1p	+8.4%
Ordinary share price	99.8p	106.8p	-6.6%
Investment Property Databank UK Quarterly Index	125.7	120.2	+4.6%
FTSE All-Share Index	4,202.3	4,002.2	+5.0%
Ordinary share price (discount)/premium to net asset value per share*	-8.0%	6.7%	
Net gearing*	26.2%	28.3%	

	Year ended 30 June 2018	Year ended 30 June 2017
Earnings and Dividends		
Earnings per ordinary share	13.4p	5.9p
Dividends paid per ordinary share	5.0p	5.0p
Dividend yield*	5.0%	4.7%
Ongoing Charges		
As a percentage of average net assets*	1.5%	1.7%
As a percentage of average net assets (excluding direct property expenses)*	1.2%	1.2%

* See Alternative Performance Measures on page 71.

Sources: F&C Investment Business, MSCI Investment Property Databank ('IPD') and Thomson Reuters Eikon.

Lister Road, Basingstoke



“Whilst remaining cautious in these uncertain times, the Board believes that the Company’s balanced portfolio offers relatively attractive defensive characteristics, a strong income return, combined with some value enhancement opportunities”

Year’s Highs/Lows	Highs 2018	Lows 2018
Net asset value per share	108.5p	100.1p
Ordinary share price	108.0p	99.0p
Premium/(discount)*	7.1%	(8.0)%

* See Alternative Performance Measures on page 71.

Chairman's Statement



Vikram Lall
Chairman

The Group's net asset value ('NAV') total return* for the year was 13.6 per cent with a NAV per share as at 30 June 2018 of 108.5 pence, up from 100.1 pence per share at the prior year-end.

Despite the strong underlying performance, the share price reflects continued market uncertainty. The share price total return* for the year was -1.9 per cent with the shares trading at 99.8 pence per share at the year-end, a discount* of 8.0 per cent to the NAV. It is disappointing that the share price has fallen but it is not believed that this is a reflection of the underlying portfolio when compared against the peer group.

Property Market

The UK commercial property market delivered a total return of 9.4 per cent as measured by the Investment Property Databank ('IPD') UK Quarterly Index for all assets in the year to 30 June 2018. Performance was positive throughout the year, although the latter part of the year saw some moderation in total returns. Capital values recorded 4.7 per cent annual growth and the annual income return was 4.5 per cent. As in the previous year, performance was driven by Industrial and Distribution property and by Alternative assets, which included student accommodation, healthcare and hotels. Compared with a year earlier, most parts of the market recorded an improved performance, with Industrials pulling further ahead, but Retail did encounter headwinds, and shopping centres delivered a negative total return.

In the year to 30 June 2018, open market rental value growth at the all-property level was 1.7 per cent, led by a 7.3 per cent increase for South East Industrials, but the structural weakness of regional Retail persisted and rental growth for this segment remained negative. Yields edged slightly lower over the year, helped by stronger investment demand.

Portfolio

The Group's property portfolio produced an ungeared return* of 11.7 per cent over the year to 30 June 2018, outperforming the IPD Quarterly Index by 210bps. Performance was driven by a combination of capital growth of 6.1 per cent and an above market income return* of 5.3 per cent. Continuing the main theme from the last reporting period, positive sentiment for the Industrial sector led to the portfolio's Industrial and Distribution assets again being the

key contributors to Company performance. Encouragingly, performance of the portfolio was more consistently broad based than in previous periods with the Company's Retail and Office assets outperforming their benchmark peers at the sector level, although the South-East Retail assets struggled on a relative basis. Retail Warehousing was a particular bright spot although the Manager continues to monitor this sub-sector closely, with significant time being devoted to the management of the assets in light of specific tenant risk.

The portfolio continues to deliver an above market income yield, with the void rate reducing to 4.6 per cent following the successful completion of asset management initiatives. There has been minimal impact upon the portfolio from Company Voluntary Arrangements ('CVA's') and administrations widely reported in the Retail market place as at 30 June 2018, however post period there will be some impact from the CVA of Homebase, recently approved by creditors. As detailed in the Manager's Review, plans are already in place to mitigate any potential negative impact and to realise opportunity where appropriate. Average unexpired lease length has fallen over the period to approximately 6 years on a weighted basis.

The Company's strategy continues to be the retention of an overweight position to Industrial and Warehouse property with the Company's Retail portfolio under continual review given the difficulties currently being experienced by this sector. There was a further sale from the High Street portfolio of 100a Princes Street, Edinburgh and also an Office building at The Clock Tower, Brookwood. The Company's sole purchase was an Industrial asset in Basingstoke.

Despite the Company's shares trading at a premium to NAV for a proportion of the year the Board has maintained a cautious approach to raising new equity. This policy is complemented by the Manager's measured approach to the purchase of property in what is a highly competitive marketplace. Therefore, the primary focus has been on the disposal of non-core and secondary assets and the active management of retained assets.

Cash Resources

The Group had £15.0 million of cash available and an undrawn facility of £7 million at 30 June 2018 and acquisition opportunities are

constantly under review. There is no undue pressure to invest with the near-term focus being to concentrate available capital on worthwhile, cost effective asset management initiatives within the standing portfolio. Opportunistic sales may also be considered, with disposals in the reporting year offering a valuable aggregate premium to valuations.

Borrowings

The Group currently has in place a secured £90 million non-amortising term loan facility with Canada Life Investments, repayable in November 2026 and a £20 million 5-year revolving credit facility agreement with Barclays Bank plc, £13 million of which was drawn down at the year-end. This facility is available until November 2020.

The Group's gearing* level, net of cash, represented 26.2 per cent of investment properties at 30 June 2018. The weighted average interest rate (including amortisation of refinancing costs) on the Group's total current borrowings was 3.2 per cent. The Company continues to maintain a prudent attitude to gearing.

Dividends and Dividend Cover

Three interim dividends of 1.25 pence per share were paid during the year with a fourth interim dividend of 1.25 pence per share to be paid on 28 September 2018. This gives a total dividend for the year ended 30 June 2018 of 5.0 pence per share, a yield* of 5.0 per cent on the year-end share price. In the absence of unforeseen circumstances, it is the intention of the Group to continue to pay quarterly interim dividends at this rate.

The level of dividend cover* for the year was 95.7 per cent, compared to 94.4 per cent for the previous year. There was exceptional income received of £4.4 million relating to a surrender premium received from a tenant and when adjusted for this, dividend cover was 132.0 per cent.

Responsible Property Investment

The Company has continued to take measures to strengthen its approach to responsible property investment. An outline of the main milestones reached and further actions is included in the Manager's Review.

Change of Company Name

In 2014 the Company's investment manager, F&C Investment Business Limited, was acquired by BMO ('Bank of Montreal'). BMO has recently announced its intention to transition all remaining F&C branded products and funds to BMO later in the year. Its savings plans, through which many of our shareholders invest, will also align to the BMO brand. The Board is therefore recommending that the Company changes its name from F&C UK Real Estate Investments Limited to BMO Real Estate Investments Limited and is seeking shareholder approval at the Annual General Meeting. If approved, it is anticipated that this renaming will take effect early in 2019.

Outlook

The outlook continues to be dominated by the political and economic uncertainties surrounding Brexit, and this is likely to become even more pronounced as the March 2019 deadline



approaches. Economic growth has been positive, but modest, and consensus forecasts have been revised lower. The Bank of England raised interest rates after the end of this reporting period, and further gradual increases are anticipated. However, the property yield premium remains attractive against the risk-free rate.

The difficulties affecting the Retail sector are an area of concern, as is pricing in some areas of the market. We believe that in an environment of low growth and of market uncertainty, investors will prioritise income protection and the security of a long-term contracted income stream. We expect property to continue to deliver positive total returns, underpinned by the income return.

Whilst remaining cautious in these uncertain times, we believe that the Company's balanced portfolio offers relatively attractive defensive characteristics, a strong income return, combined with some value enhancement opportunities.

Vikram Lall
Chairman

27 September 2018

* See Alternative Performance Measures on page 71

Forward-looking statements

This document may contain forward-looking statements with respect to the financial condition, results of operations and business of the Group. Such statements involve risk and uncertainty because they relate to future events and circumstances that could cause actual results to differ materially from those expressed or implied by forward-looking statements. The forward-looking statements are based on the Directors' current view and on information known to them at the date of this document. Nothing should be construed as a profit forecast.



Business Model and Strategy

The Company carries on business as a closed-ended property investment company. Its shares are traded on the Main Market of the London Stock Exchange. The Group elected into the UK REIT regime from 1 January 2015.

Board

The Board of Directors is responsible for the overall stewardship of the Group, including investment and dividend policies, gearing, corporate strategy, corporate governance procedures and risk management. As set out in the Directors' Responsibilities on page 34 the Board is also responsible for the preparation of the Annual Report and Consolidated Accounts for each financial period. Biographical details of the Directors, all of whom are independent non-executive Directors, can be found on page 24. The Company has no executive Directors or employees.

The Board has contractually delegated the management of the investment portfolio and other services to the Manager. A summary of the terms of the management agreement is contained in note 3 to the accounts.

Investment Strategy

Objective

The Group's investment objective is to provide ordinary shareholders with an attractive level of income together with the potential for income and capital growth from investing in a diversified UK commercial property portfolio.

Investment Policy

The Group holds a diversified portfolio of freehold and predominantly long leasehold (over 60 years remaining at the time of acquisition) UK commercial properties. It invests principally in three commercial property sectors: office, retail (including retail warehouses) and industrial.

The Group invests in income producing investments. Investment decisions are based on analysis of, amongst other things, prospects for future income and capital growth, sector and geographic prospects, tenant covenant strength, lease length, initial and equivalent yields and the potential for development or redevelopment of the property. The Group will not invest in other investment companies or funds.

Investment risks are spread through investing in a range of geographical areas and sectors, and through letting properties, where possible, to low risk tenants. The Group has not set any

maximum geographic exposures, but the maximum weightings in the principal property sectors (stated as a percentage of total assets) are: office: 60 per cent; retail: 60 per cent; and industrial: 50 per cent. No single property may exceed 15 per cent of total assets* and the five largest properties may not exceed 45 per cent of total assets.* Income receivable from any one tenant, or tenants within the same group, in any one financial year shall not exceed 20 per cent of the total rental income of the Group in that financial year. At least 90 per cent by value of properties held shall be in the form of freehold, feuhold or long leasehold (over 60 years remaining at the time of acquisition) properties or the equivalent.

The Group uses gearing to enhance returns over the long term. Gearing, represented by borrowings as a percentage of investment properties, may not exceed 60 per cent. However, it is the Board's present intention that borrowings will be limited to a maximum of 40 per cent of total assets at the time of borrowing. The Board receives recommendations on gearing levels from the Manager and is responsible for setting the gearing range within which the Manager may operate. The Group's borrowings are represented by two loans totalling £103 million drawn down as at 30 June 2018 and are described in more detail in note 13 to the accounts. The gearing level, net of cash, as at 30 June 2018 was 26.2 per cent of investment properties.

Investment of Assets

At each quarterly Board meeting, the Board receives a detailed presentation from the Manager together with a comprehensive analysis of the performance of the Group and compliance with investment restrictions during the reporting period. An analysis of how the portfolio was invested as at 30 June 2018 is contained within the Manager's Review on pages 14 to 19 and a full portfolio listing is provided on page 22.

Responsible Property Investment Strategy

The importance of environmental and social factors, together with the management of those factors through corporate governance and property management, has strengthened within the UK commercial property market in recent years. The Manager continues to be focused on fulfilling their obligations to make sure that these factors are attended to properly and effectively, in order that relevant risks are managed and that shareholder returns are optimised.

The rising strategic significance of environmental, social and governance ('ESG') factors is important to the Company in two key ways.

* applicable only on acquisition or disposal of a property. Does not apply to lettings to the Government of the United Kingdom.

Firstly, its attendance to ESG matters is an important determinant of the confidence which its existing and prospective shareholders place in the Company as an attractive and appropriate vehicle for risk-adjusted returns, and through which their maturing corporate governance and responsible investment requirements and objectives can be satisfied.

Secondly, the environmental and social attributes of the assets held by the Company is an increasingly important driver of financial performance across the diversified portfolio, both in terms of optimising net operating income today, and supporting income and capital growth in the long-term. In particular:

- ensuring that properties perform efficiently, support flexible and productive occupancy, and contribute positively to the health and wellbeing of the people that work, shop or live in them are increasingly important attributes which influence their appeal to the occupier market and thus their ability to retain occupiers and support rental growth.
- ensuring that properties are fit-for-purpose in the context of climate change, a dynamic regulatory environment, and the rapid advancement of technology, helps mitigate their rate of depreciation and reduces their exposure to various forms of risk.
- ensuring that properties make a positive contribution to the local communities in which they are situated, can help to improve patronage, support wider economic performance and enhance the skills and employment prospects of local people, in turn making the local market a more attractive investment location.

In light of these considerations, the Board has taken steps this year to advance Responsible Property Investment strategy further. Through engagement with key shareholders, and drawing on the advice of its independent strategic advisor, Hillbreak, the Board has determined four strategic themes through which to integrate ESG into the business model of the Company:

1. Leadership & Effectiveness - Measures through which the Company will demonstrate effective governance in relation to ESG.
2. Investment Process - Procedures through which the Company integrates ESG into the investment process.
3. Portfolio - Attendance to material ESG performance and risk factors across the portfolio.
4. Transparency - Approach to investor reporting and public disclosure on relevant ESG factors.

Details of the approach that the Board has agreed with the Manager, including the Company-specific targets and objectives that have been set to guide and prioritise progress, are explained in the Manager's Review. The Board has paid particular attention to making sure that the expectations and preferences of our key shareholders are reflected comprehensively and appropriately.



Shareholder Value

The Board and the Manager recognise the importance of both marketing and share buy backs in increasing demand for the Company's shares. Share buy backs can help reduce the volatility of any discount of the share price to the net asset value per share and enhance the net asset value per share for continuing shareholders. Any buy backs will be at the absolute discretion of the Board. Purchases of Ordinary Shares will only be made through the market for cash at prices below the prevailing net asset value of the Ordinary Shares (as last calculated) where the Directors believe such purchases will enhance shareholder value. Other factors to be considered include alternative property investment opportunities, which may be standing at greater levels of discount to underlying value than the Company's own shares; the impact on net asset value accretion and improvement in dividend cover from share buy backs; and the levels of liquidity, gearing and loan to value ratio within the Company.

In terms of marketing, the Manager offers a range of private investor savings schemes, details of which can be found on page 75. In addition, meetings are held regularly with current and prospective shareholders and stockbroking analysts covering the investment company sector. Communication of quarterly portfolio information is made through the Company's website.

Key Performance Indicators

The Board assesses its performance in meeting the Company's objective against the following key measures. Commentary can be found in the Chairman's Statement and Manager's Review.

Total return* performance					
	1 year %	3 years %	5 years %	10 years %	
F&C UK Real Estate Investments ordinary share price	(1.9)	16.3	78.9	189.5	This measures the Company's share price and NAV total return, which assumes dividends paid by the Company have been reinvested, relative to the market benchmark.
F&C UK Real Estate Investments net asset value (NAV)	13.6	29.7	97.3	83.1	
F&C UK Real Estate Investments portfolio ungeared return	11.7	27.5	71.1	106.1	
MSCI Investment Property Databank ('IPD') All Quarterly and Monthly Valued Fund Benchmark	9.4	25.9	69.9	90.0	
FTSE All-Share Index	9.0	31.6	52.8	111.2	

Income return (Compound annual growth rate)					
	1 year %	3 years %	5 years %	10 years %	
F&C UK Real Estate Investments portfolio income return*	5.3	5.6	5.9	6.5	The income derived from a property during the period as a percentage of the property value, taking account of direct property expenditure.
MSCI Investment Property Databank ('IPD') All Quarterly and Monthly Valued Fund Benchmark	4.5	4.6	4.9	5.5	

Share price (discount)/premium to NAV per share						
As at:	30 June 2018 %	30 June 2017 %	30 June 2016 %	30 June 2015 %	30 June 2014 %	
(Discount)/premium*	(8.0)	6.7	(10.8)	2.6	0.7	This is the difference between the share price and the NAV per share. It can be an indicator of the need for shares to be bought back or, in the event of a premium to NAV per share, issued.

Expenses						
Year to:	30 June 2018 %	30 June 2017 %	30 June 2016 %	30 June 2015 %	30 June 2014 %	
Ongoing charges as a percentage of average net assets*	1.5	1.7	1.7	1.9	2.1	This data shows whether the Company is being run efficiently. It measures the running costs as a percentage of the average net assets.
Ongoing charges as a percentage of average net assets (excluding direct property expenses)*	1.2	1.2	1.3	1.4	1.4	This data shows whether the Company is being run efficiently. It measures the running costs (excluding direct property expenses) as a percentage of the average net assets.

* See Alternative Performance Measures on page 71.

Sources: F&C Investment Business, MSCI Inc and Thomson Reuters Eikon.

Echo Park, Banbury



OVERVIEW

STRATEGIC REPORT

GOVERNANCE REPORT

AUDITOR'S REPORT

FINANCIAL REPORT

NOTICE OF MEETING

OTHER INFORMATION

Principal Risks and Future Prospects




Each year the Board carries out a comprehensive, robust assessment of the principal risks and uncertainties that could threaten the Company's success. The consequences for its business model, liquidity, future prospects and viability form an integral part of this assessment.

As stated within the Report of the Audit and Risk Committee on pages 30 and 31, the Board applies the principles detailed in the internal control guidance issued by the Financial Reporting Council, and has established an ongoing process designed to meet the particular needs of the Company in managing the risks and uncertainties to which it is exposed.

Principal risks and uncertainties faced by the Company are described below and in note 18, which provides detailed explanations of the risks associated with the Company's financial instruments.

- Market – the Group's assets comprise of direct investments in UK commercial property and it is therefore exposed to movements and changes in that market.
- Investment and strategic – poor investment processes and incorrect strategy, including sector and geographic allocations and use of gearing, could lead to poor returns for shareholders.
- Regulatory – breach of regulatory rules could lead to suspension of the Company's Stock Exchange listing, financial penalties or a qualified audit report.
- Tax structuring and compliance – changes to the management and control of the Group or changes in legislation could result in the Group no longer being a tax efficient investment vehicle for shareholders.
- Financial – inadequate controls by the Manager or third party service providers could lead to misappropriation of assets. Inappropriate accounting policies or failure to comply with accounting standards could lead to misreporting or breaches of regulations. Breaching Guernsey solvency test requirements or loan covenants could lead to a loss of shareholders' confidence and financial loss for shareholders (see note 13 for details of the principal loan covenants).
- Reporting – valuations of the investment property portfolio require significant judgement by valuers which could lead to a material impact on the net asset value. Incomplete or inaccurate income recognition could have an adverse effect on the Group's net asset value, earnings per share and dividend cover.
- Credit – an issuer or counterparty could be unable or unwilling to meet a commitment that it has entered into with the Group. This may cause the Group's access to cash to be delayed or limited.

The principal risks encountered during the year, how they are mitigated and actions taken to address these are set out in the table below.

Principal Risks	Mitigation
<p>Valuers have difficulty in valuing the property assets due to lack of market evidence or market uncertainty. Error in the calculation/application of the Company Net Asset Value ('NAV') leads to a material misstatement.</p> <p> Unchanged throughout the year under review</p>	<p>Professional external valuers are appointed to value the portfolio on a quarterly basis. There is regular liaison with the valuers regarding all elements of the portfolio. There is attendance by one or more Directors at the valuation meetings and the Auditor attends the year end valuation meeting.</p>
<p>Unfavourable markets, poor stock selection, inappropriate asset allocation and under-performance against benchmark and/or peer group. This risk may be exacerbated by gearing levels.</p> <p> Unchanged throughout the year under review</p>	<p>The underlying investment strategy, performance, gearing and income forecasts are reviewed with the Investment Manager at each Board Meeting. The Company's portfolio is well diversified and of a high quality. Gearing is kept at modest levels.</p>
<p>The retail market has witnessed a number of company voluntary arrangements, profit warning announcements and administrations in recent months. There is an increased risk of tenant defaults in this sector which could put the level of dividend cover at risk.</p> <p> Increased in the year under review</p>	<p>The Manager provides regular information on the expected level of rental income that will be generated from the underlying properties. The Portfolio is well diversified by geography and sector and the exposure to individual tenants is monitored and managed to ensure there is no over exposure.</p>

- Operational – failure of the Manager's accounting systems or disruption to the Manager's business or that of other third party service providers through error, fraud, cyber attack or business continuity failure could lead to an inability to provide accurate reporting and monitoring, leading to a loss of shareholders' confidence.
- Environmental – inadequate attendance to environmental factors by the Manager, including those of a regulatory and market nature and particularly those relating to energy performance, flood risk and environmental liabilities, leading to the reputational damage of the Company, reduced liquidity in the portfolio, and/or negative asset value impacts.

The Board seeks to mitigate and manage these risks through continual review, policy-setting and enforcement of contractual obligations. It also regularly monitors the investment environment and the management of the Group's property portfolio.

The Manager seeks to mitigate these risks through active asset management initiatives and carrying out due diligence work on potential tenants before entering into any new lease agreements. All of the properties in the portfolio are insured.

Actions taken in the year

Valuing properties was challenging in the aftermath of the Brexit vote in June 2016. There has been more transactional based market evidence this year which the valuers have used to assist them in producing the quarterly valuations. There was attendance by one or more Directors at the valuation meetings throughout the year.
The Board review the Manager's performance at quarterly Board Meetings against key performance indicators set out on page 10 and is satisfied that the Manager's long-term performance is in line with expectations.
The portfolio was lightly impacted as at 30 June 2018. Post year-end Homebase, a tenant in three of the portfolio's properties, placed the business into a CVA. Business plans are in place to address potential consequences on the assets affected and the Manager remains confident in successfully negotiating a satisfactory outcome.

Viability Assessment and Statement

The Board conducted this review over a 5 year time horizon, a period thought to be appropriate for a commercial property Investment Company with a long term investment outlook, borrowings secured over an extended period and a portfolio with a weighted average unexpired lease length of 5.9 years. The assessment has been undertaken taking into account the principal risks and uncertainties faced by the Group which could threaten its objective, strategy, future performance, liquidity and solvency.

The major risks identified as relevant to the viability assessment were those relating to a downturn in the UK commercial property market and its resultant effect on the valuation of the investment portfolio, the level of rental income being received and the effect that this would have on cash resources and financial covenants. The Board took into account the illiquid nature of the Company's portfolio, the existence of the long-term borrowing facilities, the effects of any significant future falls in investment values and income receipts on the ability to repay and re-negotiate borrowings, maintain dividend payments and retain investors. These matters were assessed over an initial period to September 2023, and the Directors will continue to assess viability over 5 year rolling periods, taking account of foreseeable severe but plausible scenarios.

In the ordinary course of business, the Board reviews a detailed financial model on a quarterly basis, incorporating market consensus forecast returns, projected out to the maturity of its principal loan of £90 million which is due to mature in 2026. This model uses prudent assumptions and factors in any potential capital commitments. For the purpose of assessing the viability of the Group, the model has been adjusted to look at the next 5 years and is stress tested with projected returns comparable to the commercial property market crash experienced between 2007 and 2009. The model projects worst case scenario of an equivalent fall in capital and income values over the next two years, followed by three years of zero growth. The model demonstrated that even under these extreme circumstances the Company remains viable.

Based on their assessment, and in the context of the Group's business model, strategy and operational arrangements set out above, the Directors have a reasonable expectation that the Group will be able to continue in operation and meet its liabilities as they fall due over the 5 year period to September 2023. For this reason, the Board also considers it appropriate to continue adopting the going concern basis in preparing the Report and Accounts, as disclosed in the Directors' Report on page 26.

Manager's Review



Peter Lowe, Fund Manager joined BMO Global Asset Management in 2015 from DTZ Investors where he was discretionary Fund Manager for a number of segregated pension fund client accounts. Peter has over 15 years of multidisciplinary experience in both direct and indirect real estate, including transactional, development, valuation, asset management and fund management roles. He is a member of the Royal Institution of Chartered Surveyors and sits on the BMO Real Estate Partners Investment Committee.

Managers

The Company's investment manager and property manager are, respectively, F&C Investment Business Limited and BMO REP Property Management Limited, a subsidiary of BMO Real Estate Partners, all of which are part of BMO Global Asset Management and, collectively, are referred to in this document as 'the Manager'.

BMO Real Estate Partners is a leading UK-based real estate manager focused on commercial real estate investment management. The team behind BMO Real Estate Partners has been successfully managing commercial property assets for a wide range of UK clients for over 50 years and currently manages (as at 31.12.2017) some £5.6 billion of real estate assets, employing 140 staff. The team structure provides for sector specific teams offering specialist capabilities across the market, establishing strong peer to peer and occupier relationships and sourcing of a range of transactional opportunities.

The fund management team and sector heads have on average c.16 years of industry experience each. BMO Real Estate Partners undertakes fund and asset management services as well as, where appropriate, the day-to-day property management, complemented by a project management team and full accounting and service charge teams.

Property highlights over the year

- Outperformance of the MSCI IPD Quarterly Index (the benchmark) of 210 bps over the year to June 2018 driven by a relatively high weighting to Industrials. The portfolio has now outperformed the index over 1, 3, 5, 10 and 14 years since inception.
- Outperformance in both Capital and Income, with an income return* of 5.3 per cent over the period.
- Selective sales strategy has delivered a positive contribution to returns.
- Acquisition of further Industrial exposure in the South East in the form of Unit K60 Lister Road, Basingstoke, let to Bunzl, for £9.56 million.
- Low void rate of 4.6 per cent well below the IPD Quarterly Index rate of 7.2 per cent.

* See Alternative Performance Measures on page 71.

Property Market

The UK commercial property market delivered a total return of 9.4 per cent in the year to 30 June 2018 as measured by the Investment Property Databank ("IPD") all Quarterly and Monthly Funds Index ("IPD Quarterly Index"). Performance was driven by an annual income return of 4.5 per cent, with capital values rising by 4.7 per cent.

The market recorded consistently positive total returns at the all-property level throughout the year but with a slight deceleration in pace in the second half of the reporting period. The income return reduced from 4.7 per cent a year earlier, reflecting higher capital values, with capital growth consistently positive during the reporting period.

The UK economy has continued to see modest positive GDP growth. Inflation remains above target, in part reflecting the lagged effect of the depreciation of sterling and higher oil prices. Despite an improving labour market, wage growth remains modest. The Bank of England raised its official rate in November 2017 and again after the end of the reporting period. Gilt yields edged up marginally in the reporting year, but with ten-year yields at 1.38 per cent, they remain at very low levels by historic standards. The Brexit negotiations and the consequent economic and political ramifications remain a major concern for investors with progress at the time of writing seemingly having stalled. The growth of protectionism globally and concern about tariff wars has been a further factor affecting sentiment though it has not to this point fed through in to pricing.



Maxi Centre, Theale

Against this backdrop, property investment activity has been resilient, helped by strong investment flows from overseas and by purchases from local authorities taking advantage of low borrowing costs. Institutions were net investors in property taking the year as a whole, while the open-ended Retail funds saw net inflows resume following the outflows experienced in the aftermath of the vote to leave the European Union in June 2016. The year to June 2018 saw more than £64 billion invested in property versus £52 billion in the previous year.



High Street, Winchester

The increase was most marked for non-London Offices, Industrials and Alternatives but investment in town centre Retail moved out of favour. Central London was resilient with some very large transactions concluding towards the period end. The banks have remained restrained in their new lending to commercial property, both for standing investments and development.

There has been sustained depth of demand in the market, with investors generally favouring core product benefitting from long-term secure income. Initial yields compressed further, to 4.5 per cent at the end of the reporting period, compared with 4.8 per cent a year earlier. The hardening of yields was seen across most parts of the market but was most marked for provincial Offices and Industrials.

Performance by segment broadly maintained the pattern seen after the referendum. Industrial and distribution property delivered significant returns of 20.4 per cent driven by both yield compression and rental growth, which were prevalent in London, particularly for multi let terraces inside the M25. The logistics and distribution market, as distinct from certain manufacturing and production supply chains is seen as being more resilient to Brexit related risks and for the right stock, a beneficiary of both technological change and a structural change in retailing. Offices recorded a 7.9 per cent total return. Rest of UK Offices and City Offices out-performed South East Offices and West End Offices but all segments under-performed the all-property average. Risks undoubtedly remain, however to date the central London Office market continues to defy our post referendum predictions with take up close to the 15-year average and vacancy rates stable, despite a recent slow-down in the pace of rental growth. While serviced Office occupiers are a larger proportion of take up than was historically the case, the occupier base remains broad. There has been an uptick in South-East availability, though regional Office markets showed solid leasing activity over the period, buoyed by a number of large corporate and government acquisitions and grade A availability falling.

The Retail segment has had a difficult year, buffeted by significant and much documented structural headwinds, and marked by Company Voluntary Arrangements (“CVAs”), administrations and store portfolio rationalisation, particularly in the second half of the period. Total returns were 4.5 per cent and all the IPD Retail segments under-performed the all-property average while total returns for shopping centres were negative. Sentiment towards the sector, alongside the continued appetite for Industrials, has had the effect of reversing the traditional yield hierarchy, with Industrials (5.4 per cent) now offering lower equivalent yields than both Offices (5.7 per cent) and Retail (5.5 per cent) at the standing investment level. Despite relatively robust consumer spending, rental growth has now remained weak over a prolonged period, save for London and the South East, a disconnection with trend. Similarly, low vacancy rates within the Retail Warehouse sector have not been enough to generate meaningful rental growth. Alternatives, including healthcare, hotels and hospitality and student accommodation, out-performed the all-property average and are now a growing part of the IPD data set, reflecting the weight of capital pursuing the sector and delivering a 9.9 per cent total return.

Open market rental growth was 1.7 per cent at the all-property level, representing a slight deceleration from the pace seen in the previous reporting period. Rental growth eased for Retail and Offices but improved for Industrials and Alternatives.

The property market has stabilised following the EU referendum result but there is polarisation both by sector and within sectors, and considerable uncertainty remains with both investors and occupiers displaying caution. The yield premium over gilts remains attractive and an all-property annual income return of 4.5 per cent on relatively long-term contracted income may continue to look appealing when compared against other asset classes.

Portfolio

Total Portfolio Performance		
	June 2018	June 2017
No of properties	42	43
Valuation (£'000)	353,625	335,350
Average Lot Size (£'m)	8.4	7.8
Net Initial Yield	4.74%	5.36%
	Portfolio (%)	Benchmark (%)
Portfolio Capital Return*	6.1	4.7
Portfolio Income Return*	5.3	4.5
Portfolio Total Return*	11.7	9.4

Source: BMO REP Property Management Limited, MSCI Inc

The Company’s property portfolio produced an ungeared total return* of 11.7 per cent over the year to June 2018 versus the IPD Quarterly Index of 9.4 per cent, outperformance of 210 basis points. Performance was driven by both an above market income return* and above market capital growth of 5.3 per cent and 6.1 per cent respectively. The portfolio has delivered an annualised ungeared total



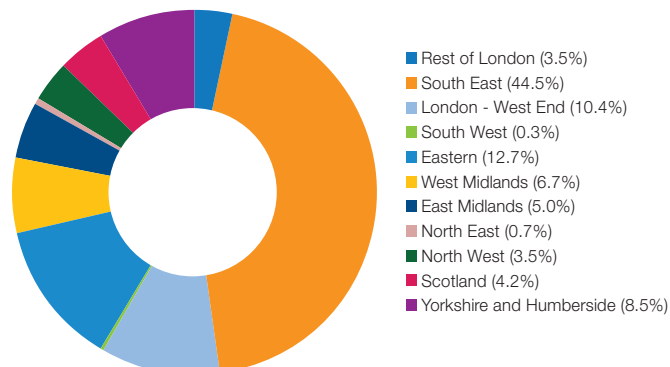
return of 8.4 per cent per annum over three years and 11.3 per cent over five years. The portfolio has outperformed the IPD quarterly Index over one, three, five, ten and fourteen years since inception.

The market remains competitive for quality assets, driving yields to historic lows. Despite cash availability at the Company level, the Manager continues to be selective in deployment. One asset was acquired over the year, a single let Industrial asset located in Basingstoke, for £9.56 million, a yield of 5.2 per cent.

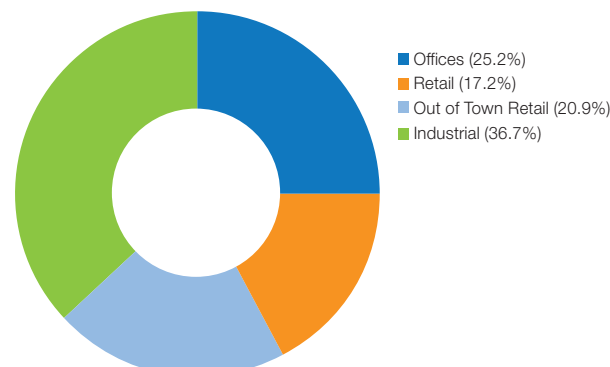
Whilst the portfolio has not required any wholesale repositioning, the priority has been to continue the success of the recent sales programme. Six assets have been disposed of over the previous two years to address the non-core tail of legacy, predominantly Retail assets, selling into a well bid investment market at a net premium to valuation. Two further assets were sold over the reporting period. The high street Retail asset at 100a Princes Street, Edinburgh was disposed of to crystallise the recent asset management plan and pursue a continued down weighting to the subsector. There was also the disposal of an Office asset known as The Clock Tower, Brookwood. The sale was completed in advance of the lease expiry, where we considered there to be not inconsequential re-letting risk, to a special purchaser at a significant premium to valuation.

The portfolio’s above market income yield of 5.3 per cent, low void rate of 4.6 per cent (reduced further since the end of the reporting period by completion of additional asset management initiatives), and a weighted average unexpired lease term of approximately 6 years remain the bedrock of the portfolio identity. The strategic decision to maintain a comparatively high exposure to the South East by geography and the Industrial and Logistics market by sector have been key factors in portfolio performance. As in the previous period, portfolio turnover and the burden of associated transaction costs were relatively low, as were the non-recoverable costs linked to below benchmark property voids.

Geographical Analysis as at 30 June 2018



Sector Analysis as at 30 June 2018



Source: BMO Rep Property Management Limited

Retail

Retail Portfolio Performance		
	June 2018	June 2017
No of properties	23	24
Valuation (£'000)	134,775	139,840
Net Initial Yield	5.01%	5.54%
	Portfolio (%)	Benchmark (%)
Retails Capital Return*	1.8	-0.4
Retails Income Return*	5.2	5.0
Retails Total Return*	7.1	4.5

Source: BMO REP Property Management Limited, MSCI Inc

The Retail portfolio outperformed the IPD Index over the year delivering 7.1 per cent. Performance was driven by a particularly strong showing from the Retail Warehouse assets which delivered 9.8 per cent. A further factor in the relative outperformance against IPD was the lack of any shopping centres within the portfolio.

Some headwinds remain for the sector with rental values falling and a series of structural developments continuing to negatively impact sentiment. Strategically, the Company's direction of travel has been clear, with disposals from the High Street portfolio leaving the Company better placed structurally to tackle the challenges from reduced store portfolios and prospects for falling rents in off prime, over-shopped or marginalised locations. Opportunistic sales are likely to continue; however, a higher proportion of the portfolio's high street assets are now located amongst the primer towns in the more established shopping locations which continue to benefit from more defendable tenant demand.

The portfolio itself is subject to some tenant specific considerations, in the form of Homebase, which requires further attention. Following on from Wesfarmers sale of the business earlier this year to restructuring

specialists Hilco, the directors of Homebase have now received approval from creditors to place the business into a CVA. Given recent sales performance and a number of well publicised management and operational issues this is not entirely surprising and had been anticipated for some time. Under these proposals none of the Company's assets are earmarked for closure, however there will be some disruption to near term income. Longer term, business plans are in place to address potential consequences at the three Retail Warehouse assets affected and the Manager remains confident in successfully negotiating a satisfactory outcome.

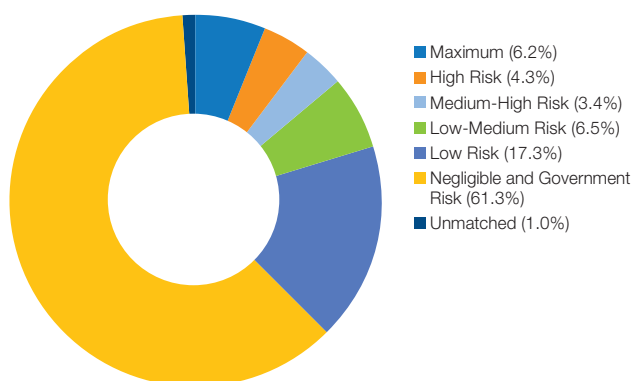
Offices

Offices Portfolio Performance		
	June 2018	June 2017
No of properties	10	11
Valuation (£'000)	89,200	89,545
Net Initial Yield	4.93%	5.76%
	Portfolio (%)	Benchmark (%)
Offices Capital Return*	5.0	3.9
Offices Income Return*	5.9	3.9
Offices Total Return*	11.2	7.9

Source: BMO REP Property Management Limited, MSCI Inc

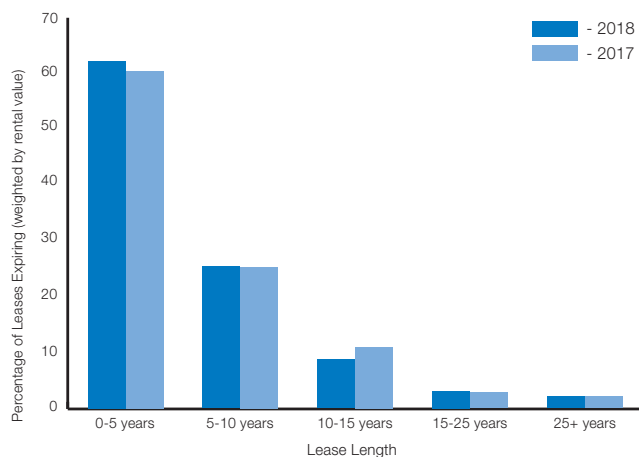
Office assets outperformed the IPD Index over the year returning 11.2 per cent. Pleasingly given underperformance in previous periods, Offices made a valuable contribution to portfolio returns over the period and this was broadly spread, with all subsectors in which the Company has representation, West End, South East Offices and Rest of UK Offices, delivering in excess of IPD.

Covenant Strength as at 30 June 2018



Source: BMO Rep Property Management Limited

Lease Expiry Profile as at 30 June 2018



As at 30 June 2018 the weighted average lease length for the portfolio, assuming all break options are exercised, was 5.9 years (2017: 6.6 years).

Stand out assets were Edinburgh Park, where the removal of the tenant break to HSBC delivered notable capital uplift, and The Clock Tower, Brookwood, where an opportunistic sale in advance of lease expiry was conducted to a special purchaser in excess of valuation. Furthermore, the Company's largest asset at Berkeley Street, W1, delivered 11.6 per cent over the year, ahead of both the market as a whole and the West End Offices sub sector. This was attributable to continued positive investor sentiment and encouraging leasing activity. The low yielding nature of this asset does leave its prospects more muted in the short term given a moderation of rental growth expectations. Nevertheless, the multi-let, mixed use nature of the property continues to offer opportunity for active management through the cycle, particularly on the retail element which has yet to be fully realised on timing grounds. The portfolio retains a weighting of c.10 per cent of assets to central London.

Vacancy remains at both Standard Hill, Nottingham and 14 Berkeley Street, London but at the time of writing terms are agreed to let all 28,000 sq ft at Nottingham and the 1,350 sq ft 5th floor suite at Berkeley Street. Completion of these initiatives would make a meaningful impact upon portfolio income.

Industrial and Logistics

Industrial and Logistics Portfolio Performance		
	June 2018	June 2017
No of properties	9	8
Valuation (£'000)	129,650	105,965
Net Initial Yield	4.33%	4.76%
	Portfolio (%)	Benchmark (%)
Industrials Capital Return*	11.9	15.1
Industrials Income Return*	5.0	4.6
Industrials Total Return*	17.3	20.4

Source: BMO REP Property Management Limited, MSCI Inc

The Industrial and logistics properties returned 17.3 per cent during the year, which lagged the IPD index. However, the portfolio's overweight position continued to deliver meaningful contribution to the outperformance. This is the fifth year in a row that industrial holdings have led the portfolio's returns, being exclusively located in the supply constrained South East where tenant demand remains strong, and competition for land alongside a restrictive planning regime and a relatively inelastic supply response continues to drive rents. The fact that the Company's sole purchase over the year hails from both this sector and geography shows a continued commitment to this space, however we remain wary of the compressing of yields for all Industrial assets, with stock selection, as ever, key. The Manager continues to focus on mid box clusters as the basis for the portfolio exposure, located in the key distribution locations and infrastructure hubs with both the site and the accommodation built for purpose but flexible enough to allow for long term ownership.

The portfolio has limited exposure to the multi-let Greater London terraces which we observe have been a major driver of market performance for the sector, with London Industrials delivering 26.7 per cent over the year. Key contributions to performance from the Industrial sector came from the two multi-let assets at Eastleigh where rental growth in the open market was combined with successful asset management to crystallise income growth. Further returns came from Echo Park, Banbury, reflecting the strength of sentiment towards South East logistics, and Lakeside Industrial Estate, Colnbrook where both leasing success and investor appetite for south east multi-lets located close to infrastructure and population centres delivered capital value growth.

Much focus remains on unlocking the growth potential from the Industrial portfolio. Despite traditionally elastic supply, there is suggestion that even in light of rising construction starts, Industrial developers are struggling to keep up with active tenant demand. Even allowing for an improvement in supply pipeline, much of this promise relates to the 'last mile' conundrum for delivery and distribution businesses. For these occupier's location is king, particularly the proximity to market or end user. Weightings towards key urban



Chippenham Drive, Milton Keynes

centres, particularly London and the South East should continue to deliver attractive risk adjusted returns for the portfolio.

Borrowings

The Company refinanced in 2015 to secure a new £90 million 11 year non-amortising term loan facility agreement with Canada Life Investments and a £20 million 5 year revolving credit facility agreement with Barclays Bank plc. The fixed interest rate applicable to the loan with Canada Life Investments is at the all-in rate of 3.36 per cent per annum and the rate payable in respect of the revolving credit facility with Barclays Bank plc is 1.45 per cent per annum over 3-month LIBOR.

The Company continues to adopt a prudent approach to borrowing, with net gearing* of 26.2 per cent at 30 June 2018.

Outlook

Despite headwinds for the Retail portfolio in particular, and a period likely to be characterised by mid to low single digit returns, the Manager believes that the portfolio is well placed to deliver solid relative performance, led by exposure to desirable areas of the market, the completion of selected asset management initiatives and a dependable income return. Given the level of competition for core, defensive assets, the objective remains to approach both acquisitions and disposals on an opportunistic basis, but to continue to prioritise exiting the diminishing tail of smaller non-core assets that are less likely to offer attractive risk adjusted contributions to the Company objective. Plenty of value-add opportunities exist amongst the Company's held

assets which may well prove a more appropriate use of the Company's cash resources at this time than new purchases, with the associated drag of acquisition costs.

Brexit and its economic and political repercussions will inevitably be a major factor influencing investors for several years. The consensus economic outlook is for sustained but fairly modest economic growth and some moderation in inflation. In this environment, we would expect investors to continue to favour core product and prioritise the longevity of a secure income stream. The other major factor is the likely path of interest rates. The Bank of England has indicated that long term central bank interest rates may be lower than in the past and while some further rate increases are anticipated by the market, this may act to reduce upward pressure on property yields as rates rise, though a weakening of rental growth may justify a softening of capital values for selected sub markets. Despite marginally higher yields in UK core markets than comparable European counterparts, the scope for further yield compression to drive performance looks to be limited. We would therefore continue to expect income to be the major driver of performance over the coming years.

Peter Lowe

BMO REP Property Management Limited
27 September 2018

* See Alternative Performance Measures on page 71

Responsible Property Investment

Building on the strong foundations established by the Manager's Responsible Property Investment (RPI) Strategy, the Company has continued to press ahead with strengthening its focus on environmental, social and corporate governance matters. With the support of the Manager's strategic advisor, Hillbreak, the Company engaged with a number of shareholders to determine a focussed approach to its responsible property investment activities and consequently has now established a range of commitments and targets against which it can challenge and measure its progress.

These commitments and the progress the Company is already making in relation to them are set out below:

Key to status symbols



Commitment fulfilled

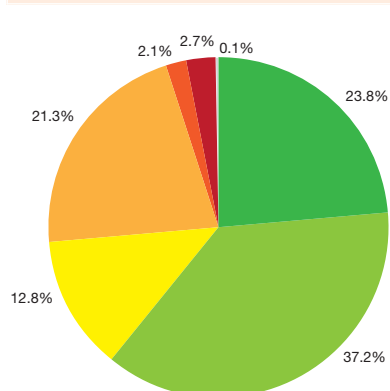


Commitment in progress and on track

ESG Commitment	Status	Progress
Leadership and Effectiveness – Measures through which the Company can demonstrate effective governance		
Participate in the Global Real Estate Sustainability Benchmark (GRESB) from 2018, with the objective thereafter of realising year-on-year improvements in score and peer group ranking.		The Company made its inaugural GRESB submission in June 2018.
Investment Process – Procedures through which the Company integrates ESG into its investment process		
Establish the classification of all assets under the Manager's Asset Classification System by procuring Energy Performance Certificates (EPC) assessments for those assets where an EPC is not in place. Implement routine of Asset & Property Management actions according to the classification of each asset and the Manager's corresponding RPI Requirements for Asset Managers and Property Managers.		All outstanding EPC assessments have now been established and the Company has 100% coverage at demise level.
Where assets have been classified, undertake RPI Appraisals on a phased basis with completion of the entire portfolio by Q4 2018. Incorporate the key findings of the RPI Appraisal with individual Asset Business Plans and keep updated on an annual basis.		Investment critical aspects of the RPI Appraisals have been completed across all classifications and absorbed into asset business plans.
Undertake RPI Appraisals on 100% of new acquisitions prior to transaction closure, with investment critical findings reported to the Property Investment Committee and relevant findings and improvement recommendations incorporated into the Asset Business Plan.		An extended brief has been articulated and embedded into the Manager's ISO quality procedures and are incorporated into relevant instructions to due-diligence consultants. Investment Committee approval papers now include specific comment on investment critical ESG risks.
Portfolio – Attendance to material ESG performance and risk factors across the portfolio		
Using aggregated data from asset-level RPI Appraisals, prepare a report to shareholders on the exposure of the portfolio to key ESG risks including those pertaining to energy (including MEES), water, waste, flooding, contamination, accessibility and building certification.		A first report to be prepared and distributed to shareholders along with the half-yearly results in 2019.
Establish year-on-year intensity-based energy, carbon, water and waste reduction targets for landlord services against an appropriate baseline.		The Company appointed Verco Advisory Services Limited to help establish a year on year entity based energy reduction target of 3%, whilst the Manager has adopted a 1% reduction target for water consumption and an ambition to collate waste management data more robustly.

ESG Commitment	Status	Progress
Portfolio – Attendance to material ESG performance and risk factors across the portfolio (continued)		
Set a long-term (2030 or beyond) target for energy (and carbon) reduction according to a recognised science-based targets methodology.		The Company appointed Verco Advisory Services Limited to help establish a target energy intensity reduction of 20% per square metre by 2031 from a 2016 baseline. Application for recognition has been made to the SBTi.
Establish a basis for measuring occupier wellbeing and satisfaction across the portfolio and set targets by 2020 for improved performance in this regard.		This is a commitment that the Company intends to progress in 2019 with a view to confirming its 2020 target within the next Interim Report.
Have in place 100% renewable electricity supplies for all landlord-procured power by the end of 2018.		Current supply contracts will be renewed at the end of Q3 2018 at which time the commitment to procure a 100% green electricity tariff will be exercised unless material financial constraints dictate otherwise.
Establish, implement and monitor a green-lease policy and instruct all lawyers acting on behalf of the fund to include relevant clauses within their precedent lease.		A policy has been developed and communicated to the Company's property lawyers as well as the asset management teams with the instruction to adopt such clauses where possible subject to commercial constraints.
Prohibit new lease contracts with organisations connected to the production, storage, distribution or use of controversial weapons. Monitor the tenant mix of the Company on a regular basis and exercise discretion when considering leasing to organisations involved in other controversial activities and engage regularly with investors on their expectations in this regard.		A policy has been established and communicated to the professional property teams. Zero per cent of rental income is exposed to organisations associated with controversial weapons.
Transparency – Approach to investor reporting and public disclosure on relevant ESG factors		
Submit the Minimum tier questionnaire of the CDP General Climate module in 2019 and the full tier from 2020 onwards, whilst investigating the potential to submit across the Water and Supply Chain modules.		This is a commitment the Company will be working towards during the course of late 2018 and early 2019 ensuring readiness for submission in 2019.
Align Non-Financial Reporting to the 3rd Edition of the EPRA Sustainability Best Practice Recommendations. Include a summary of performance measures in the 2019 Interim Report, linked to full ESG disclosure on the Company website.		The Company will prepare an ESG data report setting out performance against a range of environmental, social and related corporate governance metrics.
Produce in the 2019 Annual Report a 'routemap' towards financial reporting in line with the recommendations of the Financial Stability Board (FSB) Task Force on Climate-Related Financial Disclosures (TCFD).		The Company intends that the 2019 Annual Report will be aligned to the recommended disclosures of the TCFD and will, where applicable, identify those disclosures for which further analysis and management action will be required in the future.
Provide six-monthly dashboard and commentary updates to shareholders on key ESG attributes for the portfolio.		The first dashboard and commentary will be prepared and issued as part of the portfolio ESG review to coincide with the half-yearly results to be published in 2019.

Whole Company Energy Rating Profile



Energy Rating

- B
- C
- D
- E
- F
- G
- No rating

The chart shows the distribution of assessed energy ratings as a proportion of the total portfolio Contracted Rents (except for vacant demises, which are based on Estimated Rental Value figures). This gives us a comprehensive view of the EPC profile of the portfolio as a whole and enables us to target our asset management approach to addressing those properties in England & Wales for which there is a potential risk in the context of 'Minimum Energy Efficiency Standards regulations'. However, it should be noted that not all energy assessments have been lodged on the National EPC Register; a little under 3% of rental value is associated with such properties for which an EPC has not been yet registered but for which F or G rating would be applied.

There is no assessed rating for two residential premises let on long leaseholds due to restrictions on access. Together, these account for 0.09% of rental income and are therefore considered de minimis in the context of the wider investment portfolio.

*The Energy Efficiency (Private Rented Property England & Wales) Regulations 2015.

The Company procures Energy Performance Certificates through a small panel of selected specialist providers, present in both England and Scotland, working to a detailed specification to ensure best quality and investment grade information.

The Company will continue to drive ahead with its Responsible Property Investment Strategy during 2018 and beyond and will provide shareholders with regular progress updates.

Property Portfolio

as at 30 June 2018

	Sector
Properties valued in excess of £10.0 million	
London W1, 14 Berkeley Street	Offices
Banbury, 3663 Unit, Echo Park	Industrial
Colnbrook, Units 1-8 Lakeside Road	Industrial
Eastleigh, Southampton International Park	Industrial
Hemel Hempstead, Hemel Gateway	Industrial
York, Clifton Moor Gate*	Retail Warehouse
Bracknell, 1-2 Network Bracknell, Eastern Road	Industrial
Edinburgh, 1-2 Lochside Way, Edinburgh Park	Offices
Leamington Spa, 30-40 The Parade & 47/59a Warwick Street	Retail
Eastleigh, Wide Lane	Industrial
Properties valued between £7.5 million and £10.0 million	
Basingstoke, Unit K60, Bunzl	Industrial
Theale, Maxi Centre, Brunel Road	Industrial
Andover, Keens House, Anton Mill Road	Offices
Rotherham, Northfields Retail park	Retail Warehouse
Milton Keynes, Site E Chippenham Drive	Industrial
New Malden, 7 Beverley Way	Retail Warehouse
Chelmsford, County House, County Square	Offices
London, 24 Haymarket & 1-2 Panton Street*	Retail
Bromsgrove, Brook Retail Park, Sherwood Road	Retail Warehouse
High Wycombe, Glory Park	Offices
Luton, Enterprise Way	Retail Warehouse
Winchester, 7-8 High St. & 50 Colebrook Street	Retail
Properties valued between £5.0 million and £7.5 million	
Northallerton, Willowbeck Road	Retail Warehouse
Bury, Halls Mill Retail Park, Foundry Street	Retail Warehouse
Guildford, 51-53 High Street	Retail
Nottingham, Standard Hill	Offices
St Albans, 16, 18 & 20 Upper Marlborough Road	Offices
Nelson, Churchill Way	Retail Warehouse
Properties valued under £5.0 million	
Newbury, The Triangle, Pinchington Lane	Retail Warehouse
Sunningdale, 53/79 Chobham Road, Berkshire	Retail
Bellshill, Mercury House, Strathclyde Business Park	Offices
Nottingham, 21/22 Long Row East and 2/6 King Street	Retail
Nottingham, Park View House	Offices
Rayleigh, 41/47 High Street	Retail
Kingston upon Thames, 11 Church Street	Retail
Nottingham, 25-27 Bridlesmith Gate	Retail
Redhill, 15 London Road	Offices
Sutton Coldfield, 63-67 The Parade	Retail
Rayleigh, 81/87 High Street	Retail
Gateshead, Sands Road	Retail Warehouse
Birmingham, 155a/163, High Street, Kings Heath	Retail
Swindon, 18/19 Regent Street	Retail

* Leasehold Property



Directors



Vikram Lall[†]
Chairman

was appointed as a Director in April 2013. He is a qualified chartered accountant and was, until 2003, an executive director of Brewin Dolphin Holdings plc with responsibility for corporate finance. Prior to joining Brewin Dolphin, he worked as a corporate financier for many years. He is a director of a number of private limited companies.



Mark Carpenter^{}**

was appointed as a Director in May 2015. He is a chartered surveyor and is Director of Investment at TH Real Estate, a global real estate asset management company. He is also a non-executive director of other TH Real Estate property funds invested in the UK and overseas.



Andrew Gulliford[†]

was appointed as a Director in May 2004. He is a chartered surveyor and was, until 1 January 2006, deputy senior partner of Cushman & Wakefield Healey & Baker. He joined one of its predecessor firms in 1972 and was head of the firm's investment group for twelve years until the end of 2002. He advises a number of institutions on property matters.



David Ross^{}**

was appointed as a Director in March 2015. He was a founding partner of Aberforth Partners LLP, an investment management firm specialising in investing in UK smaller companies, from which he retired in 2014. He is also a non-executive director of EP Global Opportunities Trust plc and JP Morgan US Smaller Companies Investment Trust plc.



Alexa Henderson^{}**
Chairman of the Audit and Risk Committee

was appointed as a Director in December 2015. Alexa is a member of the Institute of Chartered Accountants of Scotland and was previously a director of the WM Company. She is a non-executive director and chair of the audit committee of Dunedin Smaller Companies Investment Trust plc. She is also a non-executive director of James Walker (Leith) Limited, Bravura Solutions Limited and JPMorgan Japan Smaller Companies Trust plc.

* Member of the Audit and Risk Committee

† Member of the Management Engagement Committee

‡ Member of the Nomination Committee

Directors' Report

The Directors present their report and accounts of the Group for the year ended 30 June 2018.

Statement Regarding Annual Report and Consolidated Accounts

Following a detailed review of the Annual Report and Consolidated Accounts by the Audit and Risk Committee, the Directors, in accordance with the UK Corporate Governance Code, consider that taken as a whole, the Annual Report and Consolidated Accounts are fair, balanced and understandable and provide the information necessary for shareholders to assess the Company's performance, business model and strategy. In reaching this conclusion, the Directors have assumed that the reader of the Annual Report and Consolidated Accounts would have a reasonable level of knowledge of the investment industry in general and the investment company and real estate sector in particular.

Guernsey registration number: 41870

Results and Dividends

The results for the year are set out in the attached accounts.

The Company has paid interim dividends in the year ended 30 June 2018 as follows:

	Payment date	Rate per share
Fourth interim for prior year	29 September 2017	1.25p
First interim	29 December 2017	1.25p
Second interim	29 March 2018	1.25p
Third interim	29 June 2018	1.25p

A fourth interim dividend of 1.25p will be paid on 28 September 2018 to shareholders on the register on 14 September 2018.

Dividend policy

As a result of the timing of the payment of the Company's quarterly dividends in March, June, September and December, the Company's shareholders are unable to approve a final dividend each year. As an alternative the Board therefore proposes to put the Company's dividend policy to shareholders for approval on an annual basis. Resolution 3, which is an ordinary resolution, relates to the approval of the Company's dividend policy which is as follows: Dividends on the Ordinary Shares are payable quarterly at the end of March, June, September and December.

Principal Activity and Status

The Company is an authorised closed ended Guernsey registered company and during the year carried on business as a property investment company. The Company's shares are traded on the Main Market of the London Stock Exchange.

The Group elected into the UK REIT regime on 1 January 2015.

The principal activities of the Company's subsidiaries are included in note 10 to the accounts.

Directors

Biographical details of the Directors, all of whom are non-executive can be found on page 24.

As explained in more detail under Corporate Governance on page 28, the Board has agreed that all the Directors will retire annually. Accordingly Mr Gulliford, Mr Lall, Mr Ross, Mr Carpenter and Ms Henderson will retire at the Annual General Meeting and, being eligible, will offer themselves for re-election.

The Directors believe that the Board has an appropriate balance of skills, experience, independence and knowledge of the Company to enable it to provide effective strategic leadership and proper guidance in relation to the Company. The Board confirms that, following the evaluation process set out in the Corporate Governance Statement on pages 28 and 29, the performance of each of the Directors continues to be effective and demonstrates commitment to the role. The Board therefore believes that it is in the interests of shareholders that these Directors are re-elected.

There are no service contracts in existence between the Company and any Director. Each of the Directors was appointed by a letter of appointment which sets out the main terms of their appointment. Amongst other things, the letter includes confirmation that the Directors have a sufficient understanding of the Company and the sector in which it operates and sufficient time available to discharge their duties effectively taking into account their other commitments. Those letters are available for inspection upon request at the Company's registered office.

Management

The Board has appointed F&C Investment Business Limited (FCIB) as the Company's investment managers and BMO REP Property Management Limited (BMO REP) as the Company's property managers. FCIB and BMO REP are both part of the F&C Asset Management plc ('F&C') group and, collectively, are referred to in this document as 'the Manager'. FCIB was appointed as the Company's AIFM on 18 July 2014.

FCIB provides investment management services to the Group. Details of the agreement between the Group and the Manager in respect of management services provided is given in note 3 to the accounts.

The Board has a Management Engagement Committee which keeps under review the appropriateness of the Manager's appointment. In doing so the Committee considers the investment performance of the Group and the capability and resources of the Manager to deliver satisfactory investment performance. It also considers the length of the notice period of the investment management contract and the fees payable to the Manager, together with the standard of the other services provided.

The Directors are satisfied with the Manager's ability to deliver satisfactory investment performance, and the quality of other services provided. It is therefore their opinion that the continuing appointment of the Manager on the terms agreed is in the best interests of shareholders as a whole.

Depository

JPMorgan Europe Limited acts as the Company's depository in accordance with the AIFM Directive. The depository's responsibilities which are set out in an Investor Disclosure Document on the Company's website include cash monitoring, segregation and safe keeping of the Company's financial instruments where appropriate and monitoring the Company's compliance with investment limits and leverage requirements.

Share Capital

As at 30 June 2018 there were 240,705,539 Ordinary Shares of 1 pence each in issue. Subject to the Articles of Incorporation, all shares rank equally for dividends and distributions and carry one vote each and there are no restrictions concerning the transfer of Ordinary Shares in the Company. No agreements between the holders of Ordinary Shares regarding their transfer is known to the Company and there is no agreement which the Company is party to that affects its control following a take over bid.

Substantial Interests in Share Capital

At 30 June 2018 the Company had received notification of the following holdings of voting rights (under the Financial Conduct Authority's Disclosure Guidance and Transparency Rules):

	Number of Ordinary Shares Held	Percentage Held [†]
Aviva	19,744,695	8.2
Blackrock	14,381,607	6.0
Schroders	11,335,586	4.7
Brewin Dolphin Limited	10,402,636	4.3
Mattioli Woods	7,053,734	2.9

[†] Based on 240,705,539 Ordinary Shares in issue as at 30 June 2018.

There have been no changes notified to the Company in respect of the above holdings, and no new holdings notified since the end of the year.

Going Concern

In assessing the going concern basis of accounting the Directors have had regard to the guidance issued by the Financial Reporting Council. They have reviewed detailed cash flow, income and expense projections in order to assess the Group's ability to pay its operational expenses, bank interest and dividends. The Directors have examined significant areas of possible financial risk including cash and cash requirements and the debt covenants, in particular those relating to loan to value and interest cover. The Directors have not identified any material uncertainties which cast significant doubt on the Group's ability to continue as a going concern for a period of not less than 12 months from the date of the approval of the financial statements. The Board believes it is appropriate to adopt the going concern basis in preparing the financial statements. The Group's longer term viability is considered in the Viability Assessment and Statement on page 13.

Future Developments of the Company

The outlook for the Company is set out in the Chairman's Statement on page 6 and the Manager's Report on page 19.

Annual General Meeting

The Notice of the Annual General Meeting, to be held on 21 November 2018 is set out on pages 67 and 68.

Directors' Authority to Allot Shares

In accordance with the provisions of the Listing Rules, the directors of an overseas premium listed company are not permitted to allot new shares (or grant rights over shares) for cash without first offering them to existing shareholders in proportion to their existing holdings.

The Board therefore proposes a resolution at this year's Annual General Meeting which, if passed, will continue to disapply pre-emption rights.

Resolution 11 therefore, gives the Directors, for the period until the conclusion of the Annual General Meeting in 2019 or, if earlier, on the expiry of 15 months from the passing of Resolution 11, the necessary authority to either allot securities for cash or sell shares held in treasury, otherwise than to existing shareholders on a pro-rata basis, up to an aggregate nominal amount of £240,705. This is equivalent to 10 per cent of the issued Ordinary Share capital of the Company as at 27 September 2018. It is expected that the Company will seek this authority on an annual basis.

The Directors will only allot new shares pursuant to this authority if they believe it to be advantageous to the Company's shareholders to do so. Under no circumstances should this result in a dilution to net asset value.

Directors' Authority to Buy Back Shares

The Group did not buy back any shares during the year.

Resolution 12, as set out in the notice of the Annual General Meeting, seeks renewed authority for the Company to make market purchases of up to 14.99 per cent of the issued Ordinary Share capital, such authority to last until the earlier of 31 December 2019 and the Annual General Meeting in 2019. Any buy back of Ordinary Shares will be made subject to Guernsey law and within any guidelines established from time to time by the Board and the making and timing of any buy backs will be at the absolute discretion of the Board. Purchases of Ordinary Shares will only be made through the market for cash at prices below the prevailing net asset value of the Ordinary Shares (as last calculated) where the Directors believe such purchases will enhance shareholder value. The price paid will not be less than the nominal value of 1p per share. Such purchases will also only be made in accordance with the rules of the UK Listing Authority which provide that the price to be paid must not be more than 5 per cent above the average of the middle market quotations for the Ordinary Shares for the five business days before the shares are purchased. Any shares purchased under this authority will be cancelled or held in treasury.

Change of name

As noted in the Chairman's Statement the Board is proposing that the name of the Company be changed from F&C UK Real Estate Investments Limited to BMO Real Estate Investments Limited at a date of the Board's discretion and no later than 30 April 2019. The change of name requires the approval of shareholders in accordance with the Company's Articles of Incorporation. Accordingly, Resolution 13 seeks the approval of shareholders for the name change.

Disclosure of Information to the Auditor

The Directors confirm that, so far as each of the Directors is aware, there is no relevant information of which the Company's auditor is unaware and each Director has taken all the steps that they ought to have taken as a Director to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Auditor

PricewaterhouseCoopers CI LLP have expressed their willingness to continue in office as the Company's auditor and a resolution proposing their re-appointment will be submitted at the Annual General Meeting.

Individual Savings Accounts ('ISAs')

The Company's shares are qualifying investments as defined by HM Revenue & Customs' regulations for ISAs. It is the current intention of the Directors that the Company will continue to conduct its affairs to satisfy this requirement.

Recommendation

The Directors consider that the passing of each of the resolutions to be proposed at the Annual General Meeting is in the best interests of the Company and its shareholders as a whole and they unanimously recommend that all shareholders vote in favour of these resolutions.

On behalf of the Board

V Lall

Chairman

27 September 2018

Corporate Governance Statement

The Company is obliged to comply with the UK Corporate Governance Code ('the Code') issued by the Financial Reporting Council in April 2016, or explain any non-compliance. It has always been the Company's policy to comply with best practice on corporate governance and it has in place a framework for corporate governance which it believes is suitable for an investment company.

The Board has also considered the principles and recommendations of the Association of Investment Companies Code of Corporate Governance (the 'AIC Code') issued in July 2016 and follows the AIC Corporate Governance Guide for Investment Companies (the 'AIC Guide') which complements the UK Corporate Governance Code, and provides a framework of best practice for investment companies.

The AIC Code and the AIC Guide are available on the AIC's website, www.theaic.co.uk. The UK Corporate Governance Code is available on the Financial Reporting Council's website, www.frc.org.uk.

The Board considers that it is appropriate to report against the principles and recommendations of the AIC Code and by reference to the AIC Guide (which incorporates the UK Corporate Governance Code).

The Board has reviewed the need for an internal audit function and deemed this function unnecessary as discussed in the Report of the Audit and Risk Committee.

Except for the matters disclosed below, the Group has complied fully with the Code throughout the year ended 30 June 2018. It is the intention of the Board that, except for the matters disclosed below, the Group will comply fully with the Code throughout the year ended 30 June 2019.

Since all the Directors are non-executive, in accordance with the AIC Code and the preamble to the UK Corporate Governance Code, the provisions of the UK Corporate Governance Code on the role of the chief executive and, except in so far as they apply to non-executive Directors, on Directors' remuneration, are not relevant to the Company, and are not reported on further.

The Guernsey Financial Services Commission issued a Finance Sector Code of Corporate Governance ('the GFSC Code') which came into effect on 1 January 2012. As the Company already reports against the AIC Code and the UK Corporate Governance Code it is deemed that it has met the requirements of the GFSC Code and has therefore not reported further on its compliance with that code. The GFSC Code is available on the Guernsey Financial Services Commission's website, www.gfsc.gg.

The Company's Articles of Incorporation require all Directors to retire by rotation at least every three years. However, in accordance with the recommendations of the AIC Code and the UK Corporate Governance Code, the Board has agreed that all Directors will retire annually and, if appropriate, seek re-election. The Board's policy on tenure is that continuity and experience are considered to add significantly to the strength of the Board and, as such, no limit on the overall length of service of any of the Company's Directors, including the Chairman has been imposed. Mr Gulliford has served on the Board in excess of nine years. However, the Board does not consider that length of service affects the ability of each Director to act independently and also considers that each Director is independent in character and judgement and there are no relationships or circumstances relating to the Company or the Manager which are likely to affect their judgement.

Due to the size of the Board and the fact that all Directors are non-executive, the Directors do not consider it appropriate for a Senior Independent Director to be appointed as recommended by provision 4.1 of the UK Corporate Governance Report.

The Board consists solely of non-executive Directors of which Mr Lall is Chairman. All Directors are considered by the Board to be independent, (as defined by the AIC Code), of the Manager as at 30 June 2018. New Directors will receive an induction from the Manager and Secretary on joining the Board, and all Directors receive other relevant training as necessary.

The basis on which the Group aims to generate value over the longer term is set out in its objective and investment policy as contained on page 8. A management agreement between the Group and its Manager sets out the matters over which the Manager has authority and the limits beyond which Board approval must be sought. All other matters, including strategy, investment and dividend policies, gearing and corporate governance procedures and risk management, are reserved for the approval of the Board of Directors. The Board currently meets at least quarterly and receives full information on the Group's investment performance, assets, liabilities and other relevant information in advance of Board meetings.

Throughout the year a number of committees have been in operation. The committees are the Property Valuation Committee, the Audit and Risk Committee, the Management Engagement Committee and the Nomination Committee. The Committees operate within clearly defined terms of reference which are available for inspection on request at the Company's registered office.

As stated in the Remuneration Report on page 32, the full Board determines the level of Directors' fees and accordingly there is no separate Remuneration Committee.

The table below sets out the number of scheduled Board and Committee meetings attended by each Director during the year.

	Board	Property Valuation Committee	Audit and Risk Committee	Management Engagement Committee	Nomination Committee
Number of meetings	4	4	3	1	1
A Gulliford ⁽¹⁾	4	4	n/a	1	1
V Lall	4	4	3	1	1
D Ross ⁽²⁾	3	3	3	1	1
M Carpenter	4	4	3	1	1
A Henderson	4	4	3	1	1

In addition to the scheduled meetings detailed above, there were a further 5 Board Meetings and 3 Board Committee meetings held during the year. With the exception of D Ross, all Directors attended the Annual General Meeting in November 2017.

⁽¹⁾ A Gulliford is not a member of the Audit and Risk Committee.

⁽²⁾ Due to ill-health, D Ross was absent from a Board meeting, the Annual General Meeting and a committee meeting which all took place on the same day.

Property Valuation Committee

The Property Valuation Committee comprises all of the Directors and is chaired by Mr Mark Carpenter. The Committee reviews the quarterly property valuation report produced by the valuer.

Audit and Risk Committee

The Report of the Audit and Risk Committee is contained on pages 30 and 31.

Management Engagement Committee

The Management Engagement Committee is chaired by Mr David Ross and comprises the full Board.

The committee reviews the appropriateness of the Manager's continuing appointment together with the terms and conditions thereof on a regular basis. It also reviews the terms and quality of service received from other service providers on a regular basis. As stated in the Remuneration Report on page 32, the full Board determines the level of Directors' fees and accordingly there is no separate Remuneration Committee.

Nomination Committee

The Nomination Committee comprises all of the Directors and is chaired by Mr Vikram Lall. The Board considers that, given its size, it would be unnecessarily burdensome to establish a separate nomination committee which did not include the entire Board and believes that this enables all Directors to be kept fully informed of any issues that arise.

The Committee is convened for the purpose of ensuring that plans are in place for orderly succession for appointments to the Board. Appointments to the Board are based on merit, but in considering appointments the Nomination Committee also takes into account the ongoing requirements of the Company and the need to have a balance of skills, experience, independence, diversity, including gender, and knowledge of the Company within the Board. The Committee is mindful of the recommendations of the Hampton Alexander Review "improving gender balance in FTSE Leadership", in particular the recommendation that a Board should have at least 33 per cent representation by 2020 and this will be considered during the recruitment process for the next Non-Executive Director. Whenever there are new appointments, these Directors receive an induction from the Manager and Company Secretary on joining the Board. All Directors receive other relevant training, collectively or individually, as necessary.

During the year the performance of the Board, committees and individual Directors was evaluated through an assessment process, led by the Chairman. The performance of the Chairman was evaluated by the other Directors.

Individual Directors may, at the expense of the Group, seek independent professional advice on any matter that concerns them in the furtherance of their duties. The Group maintains appropriate Directors' and Officers' liability insurance.

Relations with Shareholders

The Company proactively seeks the views of its shareholders and places great importance on communication with them. The Board receives regular reports from the Manager and brokers on the views of shareholders, and the Chairman and other Directors meet with major shareholders at least annually and make themselves available to meet shareholders when required to discuss any significant issues that have arisen and address shareholder concerns and queries. The Notice of Annual General Meeting to be held on 21 November 2018 is set out on pages 67 and 68. It is hoped that this will provide a forum, both formal and informal, for shareholders to meet and discuss issues with the Directors and Manager of the Company. The Annual Report and Notice of Annual General Meeting are posted to shareholders at least 20 working days before the Annual General Meeting.

On behalf of the Board

V Lall
Chairman

27 September 2018

Report of the Audit and Risk Committee

Role of the Committee

During the year, the Audit and Risk Committee comprised all of the Directors except Mr Gulliford who stepped down from the Audit and Risk Committee on 8 September 2015 due to his length of tenure on the Board. In line with upcoming corporate governance guidance, the Chairman of the Board, Mr Lall stepped down from the Audit and Risk Committee on 29 August 2018. The Audit and Risk Committee is chaired by Ms Henderson, a Chartered Accountant and member of ICAS, who has recent and relevant financial experience.

The duties of the Audit and Risk Committee in discharging its responsibilities include reviewing the Annual Report and Interim Accounts, the system of internal controls and the terms of appointment of the auditor together with its remuneration. It is also the forum through which the external auditor reports to the Board of Directors. The Committee reviews the scope and results of the audit, its cost-effectiveness and the independence and objectivity of the external auditor, with particular regard to non-audit fees. The committee meets at least three times a year including at least one meeting with the auditor, PricewaterhouseCoopers CI LLP ("PwC"). This was PwC's second year as the Company's auditor.

The Audit and Risk Committee met on three occasions during the year and the attendance of each of the members is set out on page 29. In the course of its duties, the Committee had direct access to PwC and senior members of the Manager's investment company team. Amongst other things, the Audit and Risk Committee considered and reviewed the following matters and reported thereon to the Board:

- the annual and half-yearly reports and accounts and results announcements;
- the accounting policies of the Group;
- the principal risks faced by the Group and the effectiveness of the Group's internal control environment;
- the effectiveness of the audit process and related non-audit services and the independence and objectivity of PwC, their remuneration and terms of engagement;
- the policy on the engagement of PwC to supply non-audit services and approval of any such services;
- the implications of proposed new accounting standards and regulatory changes;
- the receipt of Report on Internal Controls in accordance with AAF (01/06) for the period 1 November 2016 to 31 October 2017 from the Manager; and
- whether the Annual Report is fair, balanced and understandable.

External audit process

As part of its review of the scope and results of the audit, during the year the Audit and Risk Committee considered and approved PwC's plan for the audit of the financial statements for the year ended 30 June 2018. At the conclusion of the audit, PwC did not highlight any issues to the Audit and Risk Committee which would cause it to qualify its audit report, nor did it highlight any fundamental internal control weaknesses. PwC issued an unqualified audit report which is included on pages 36 to 41.

Non-audit services

In relation to the provision of non-audit services by the auditor, it has been agreed that all non-audit work to be carried out by the auditor must be approved in advance by the Audit and Risk Committee and any special projects must also be approved in advance. PwC did not receive any non-audit fees for the year ended 30 June 2018.

Auditor assessment, independence and appointment

The Audit and Risk Committee reviews the re-appointment of the auditor every year. As part of the review of auditor independence and effectiveness, PwC have confirmed that they are independent of the Group and have complied with relevant auditing standards. In evaluating PwC, the Audit and Risk Committee has taken into consideration the standing, skills and experience of the firm and the audit team. The Committee assesses the effectiveness of the audit process through the reporting it receives from PwC in respect of the year-end Annual Report and Consolidated Accounts. The Committee remains satisfied that PwC provide effective independent challenge in carrying out its responsibilities. On the basis of this assessment, the Audit and Risk Committee has recommended the re-appointment of PwC to the Board. PwC's performance will continue to be reviewed annually taking into account all relevant guidance and best practice.

Internal Controls and Risk Management

The Board is responsible for the Group's system of internal control and for reviewing its effectiveness. The Board has therefore established an ongoing process designed to meet the particular needs of the Group in managing the risks to which it is exposed, consistent with internal control guidance issued by the Financial Reporting Council.

The process is based principally on the Manager's existing risk-based approach to internal control whereby a risk matrix is created that identifies the key functions carried out by the Manager and other service providers, the individual activities undertaken within those functions. From this, the Board identified the Company's principal risks and controls employed to minimise those risks. A residual risk rating is then applied. The risk matrix is regularly updated and the Board is provided with regular reports highlighting all material changes to the risk ratings and confirming the action which has been, or is being, taken.

The Board also monitors the investment performance of the Company against its stated objective and comparable companies. The Board also review the Company's activities since the last Board meeting to ensure that the Manager adheres to the agreed investment policy and approved investment guidelines and, if necessary, approves changes to the guidelines. In addition, the Board receives quarterly reports from the Company Secretary in respect of compliance matters and duties performed on behalf of the Company.

A formal annual review of these procedures is carried out by the Audit and Risk Committee. The Audit and Risk Committee has also reviewed the Manager's Report on Internal Controls in accordance with AAF (01/06) ('AAF') for the year 1 November 2016 to 31 October 2017 that has been prepared for their investment company clients. Containing a report from independent external accountants, the report sets out the Manager's control policies and procedures with respect to the management of their clients' investments. The effectiveness of these controls is monitored by the Manager's group audit committee which receives regular reports from the Manager's audit, risk and compliance department. Procedures are in place to capture and evaluate failings and weaknesses and ensure that action would be taken to remedy any significant issues identified from this monitoring, which would be reported to the Board. No significant failings or weaknesses in

respect of the Group were identified in the year under review nor to the date of this report. The depositary provides quarterly reports to the Board and carries out daily independent checks on cash and investment transactions and is liable for any loss of assets.

These review procedures have been in place throughout the year and up to the date of approval of the Annual Report, and the Committee is satisfied with their effectiveness. These procedures are designed to manage rather than eliminate risk and, by their nature can only provide reasonable, but not absolute, assurance against material misstatement or loss.

The Board has reviewed the need for an internal audit function. It has decided that the systems and procedures employed by the Manager and the Company Secretary, including their internal audit functions and the work carried out by the Company's external auditor, provide sufficient assurance that a sound system of internal control, which safeguards the Company's assets, is maintained. An internal audit function specific to the Company is therefore considered unnecessary.

A Henderson
Chairman of the Audit and Risk Committee
27 September 2018

Significant Matters Considered by the Audit and Risk Committee in Relation to the Financial Statements

Matter	Action
<p>Valuation of the Investment Property Portfolio The Group's property portfolio accounted for 94.6 per cent of its total assets as at 30 June 2018. Although valued by an independent firm of valuers, Cushman & Wakefield, the valuation of the investment property portfolio is inherently subjective, requiring significant judgement by the valuers. Errors in the valuation could have a material impact on the Group's net asset value. Further information about the property portfolio and inputs to the valuations are set out in note 9 to the accounts. The title deeds are held by the Group's property lawyers.</p>	<p>The Board and Audit and Risk Committee reviewed the outcomes of the valuation process throughout the year and discussed the detail of each of the quarterly valuations with the Manager at Board Meetings. The Manager liaises with the valuers on a regular basis and meets with them prior to the production of each quarterly valuation. The Board was represented at all of the quarterly valuation meetings with Cushman & Wakefield during the year, including the meeting in advance of the production of the year end valuation. In addition, this is the main area of audit focus and, accordingly, the Audit and Risk Committee receives detailed verbal and written reports from PwC on this matter. PwC also attended the year end meeting with the independent valuers.</p>
<p>Loan Arrangements The Group has a £110 million loan facility: £90 million with Canada Life and £20 million with Barclays Bank of which £103 million was drawn down at 30 June 2018. The loan facilities are subject to various covenants, a breach of which could result in early repayment or penalties.</p>	<p>The Board and Audit and Risk Committee review the bank covenants throughout the year to ensure the risk of any breach is sufficiently mitigated.</p>
<p>Income Recognition Incomplete or inaccurate recognition could have an adverse effect on the Group's net asset value, earnings per share and dividend cover.</p>	<p>The Board and the Audit and Risk Committee review the revenue forecast on a quarterly basis to ensure that the level of income is able to sustain the dividend. They also review the level and speed of income collection and any provisions for bad debts.</p>

Remuneration Report

The Board comprises only non-executive Directors. The Company has no executive Directors or employees. For these reasons, it is not considered appropriate to have a separate Remuneration Committee. The full Board determines the level of Directors' fees.

Full details of the Company's policy with regards to Directors' fees, and fees paid during the year ended 30 June 2018, are shown below. No major decisions or substantial changes relating to Directors' remuneration were made during the year.

Directors' Remuneration Policy

The Board considers the level of Directors' fees at least annually. Its policy is that the remuneration of the Directors should reflect the experience of the Board as a whole, the Directors' responsibilities and skills, the time commitment required, and be fair and comparable with that of other similar companies. Furthermore, the level of remuneration should be sufficient to attract and retain the Directors needed to oversee the Company properly and to reflect its specific circumstances. There were no changes to the policy during the year.

The fees for the Directors are determined within the limit set out in the Company's Articles of Incorporation. The present limit is an aggregate of £200,000 per annum and may not be changed without seeking shareholder approval at a general meeting. The fees are fixed and are payable in cash, quarterly in arrears. Directors are not eligible for bonuses, pension benefits, share options, long-term incentive schemes or other benefits.

It is the Board's policy that Directors do not have service contracts, but each new Director is provided with a letter of appointment. The Directors' letters of appointment are available on request at the Company's registered office during business hours and will be available for 15 minutes prior to and during the forthcoming Annual General Meeting.

The terms of Directors' appointments provide that Directors should retire by rotation at least every three years and be subject to re-election. However, in accordance with the recommendations of the UK Corporate Governance Code, the Board has agreed that all Directors will retire annually and be subject to re-election at the Annual General Meeting. There is no notice period and no provision for compensation upon early termination of appointment.

The Board has not received any direct communications from the Company's shareholders in respect of the levels of Directors' remuneration.

Future Policy Report

Following a review of the level of Directors' fees for the forthcoming year to 30 June 2019, the Board concluded that the amounts paid to Directors should remain unchanged.

Based on this, Directors' remuneration for the forthcoming financial year would be as follows:

	2019 £	2018 [†] £
A Gulliford	29,500	29,500
V Lall	35,000	35,000
D Ross	29,500	29,500
M Carpenter	29,500	29,500
A Henderson	30,500	30,500
Total	154,000	154,000

[†] Actual Directors' remuneration for the year ended 30 June 2018.

Voting at Annual General Meeting

At the Company's Annual General Meeting, held on 22 November 2017, shareholders approved the Directors' Remuneration Policy. 99.4 per cent of votes were in favour of the resolution and 0.6 per cent of votes were against. It is the Board's intention that the Directors' Remuneration Policy will be put to a shareholder vote again at the Annual General Meeting in 2020 unless changes are made to the policy before then.

Annual Report on Directors' Remuneration

Directors' Emoluments for the Year

The Directors who served during the year received the following emoluments in the form of fees:

	Fees (audited)	
	2018 £	2017 £
A Gulliford	29,500	27,500
V Lall	35,000	32,500
D Ross	29,500	27,500
M Carpenter	29,500	27,500
A Henderson	30,500	28,500
Total	154,000	143,500

Relative Importance of Spend on Pay

The table below shows the actual expenditure during the year in relation to Directors' remuneration, other expenses and shareholder distributions:

	2018 £	2017 £	Change %
Aggregate Directors' Remuneration	154,000	143,500	+7.3
Management fee and other expenses*	3,775,000	3,979,000	-5.1
Aggregate Shareholder Distributions	12,036,000	11,986,000	+0.4

* Includes directors' remuneration.

Directors' Shareholdings

The Directors who held office at the year-end and their interests (all beneficial) in the Ordinary Shares of the Company were as follows:

	2018 Ordinary Shares	2017 Ordinary Shares
A Gulliford	75,000	75,000
V Lall	143,765	143,765
D Ross	120,000	120,000
M Carpenter	20,000	20,000
A Henderson	9,318	–

Between 30 June 2018 and 27 September 2018, Ms A Henderson received 115 Ordinary Shares as a result of a standing instruction to reinvest any dividends paid by the Company. There have been no other changes to Directors' shareholdings since 30 June 2018.

Company Performance

The Board is responsible for the Group's investment strategy and performance, although the management of the Group's investment portfolio is delegated to the Manager through the investment management agreement, as referred to on pages 25 and 26. The graph below compares, for the nine financial years ended 30 June 2018, the total return (assuming all dividends are reinvested) to ordinary shareholders compared with the total return on a notional investment from the MSCI IPD Quarterly Universe. This index was chosen as it is considered a comparable index and is the Company's benchmark for performance fee purposes. An explanation of the performance of the Company for the year ended 30 June 2018 is given in the Chairman's Statement and Manager's Review.

Share Price Total Return and the IPD Quarterly Universe Performance Graph



Voting at Annual General Meeting

At the Company's last Annual General Meeting, held on 22 November 2017, shareholders approved the Directors' Remuneration Report in respect of the year ended 30 June 2017. 99.5 per cent of votes were in favour of the resolution and 0.5 per cent were against.

An ordinary resolution for the approval of this Annual Report on Directors' Remuneration will be put to shareholders at the forthcoming Annual General Meeting.

On behalf of the board

V Lall
Chairman

27 September 2018

Directors' Responsibilities

Directors' Responsibilities for the Annual Report and Consolidated Accounts

The Directors are responsible for preparing the Annual Report and Consolidated Accounts in accordance with applicable law and regulations. They are also responsible for ensuring that the Annual Report includes information required by the Rules of the UK Listing Authority.

Guernsey company law requires the Directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with International Financial Reporting Standards as adopted by the EU and applicable law.

The financial statements are required by law to give a true and fair view of the state of affairs of the Group and of the financial performance and cash flows of the Group for that period.

In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Group and to enable them to ensure that the financial statements comply with the Companies (Guernsey) Law, 2008. They have a general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Group and to prevent and detect fraud and other irregularities.

The Directors are also responsible for ensuring that the Group complies with the provisions of the Listing Rules and the Disclosure Guidance and Transparency Rules of the UK Listing Authority which, with regard to corporate governance, require the Group to disclose how it has applied the principles, and complied with the provisions of the UK Corporate Governance Code applicable to the Group.

Directors' Responsibility Statement

We confirm that to the best of our knowledge:

- the financial statements, prepared in accordance with IFRS as adopted by the European Union, give a true and fair view of the assets, liabilities, financial position and profit or loss of the Company and the undertakings included in the consolidation taken as a whole and comply with The Companies (Guernsey) Law, 2008; and
- the Strategic Report (including the Chairman's Statement, Business Model and Strategy, Key Performance Indicators, Principal Risks and Future Prospects, Manager's Review, Responsible Property Investment and Property Portfolio) and the Directors' Report includes a fair review of the development and performance of the business and the position of the Company and the undertakings included in the consolidation taken as a whole together with a description of the principal risks and uncertainties that it faces; and
- the financial statements and Directors' Report include details of related party transactions; and

In the opinion of the Directors:

- the Annual Report and financial statements, taken as a whole, are fair, balanced and understandable and provide the information necessary for shareholders to assess the Group's position and performance, business model and strategy.

On behalf of the Board

V Lall
Chairman

27 September 2018



Independent Auditor's Report

Independent Auditor's Report to the Members of F&C UK Real Estate Investments Limited

Report on the audit of the consolidated financial statements

Our opinion

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of F&C UK Real Estate Investments Limited (the "Company") and its subsidiaries (together "the Group") as at 30 June 2018, and of their consolidated financial performance and their consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the European Union and have been properly prepared in accordance with the requirements of The Companies (Guernsey) Law, 2008.

What we have audited

The Group's consolidated financial statements comprise:

- the consolidated balance sheet as at 30 June 2018;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing ("ISAs"). Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements of the Group, as required by the Crown Dependencies' Audit Rules and Guidance, and we have fulfilled our ethical responsibilities in accordance with these requirements.

Our audit approach

Overview



Materiality

- Overall group materiality was £3.7 million which represents 1% of group total assets.

Audit scope

- The Group's financial statements are a consolidation of the parent company and its subsidiaries, which hold investment properties. The scope of our audit covers the consolidated financial statements of the Group only and not the separate financial statements of the parent company or its subsidiaries.
- We conducted our audit of the consolidated financial statements based on information provided by BMO REP Property Management Limited (the property manager) to whom the board of directors has delegated the provision of certain functions.
- We had significant interaction with BMO Global Asset Management (the manager) and Northern Trust International Fund Administration Services (Guernsey) Limited (the secretary) in completing certain aspects of the audit work.
- We carried out our audit work in Guernsey and London. We tailored the scope of our audit taking into account the types of investments within the Group, the accounting processes and controls and the industry in which the Group operates in.

Key audit matters

- Valuation of Investment Properties as at 30 June 2018
- Risk of fraud in Revenue Recognition

Audit scope

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the consolidated financial statements. In particular, we considered where the directors made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

Our understanding of the controls environment was informed by our review of the controls report available on the property manager as well as inquiries made of management, however our approach remained predominantly substantive in nature.

The group is based in Guernsey and the financial statements are a consolidation of the parent company and two subsidiaries which hold investments in property in the UK. Our group scoping was based on total assets, consistent with our approach to materiality.

We engaged the internal PwC Real Estate team to review the valuation of investment properties as internal experts. Our findings are documented in the Key Audit Matter *Valuation of Investment Properties* below.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

Materiality

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance whether the financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the consolidated financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall Group materiality for the consolidated financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and in aggregate on the consolidated financial statements as a whole.

Overall group materiality	£3.7 million (2017: £3.5 million)
How we determined it	1% of total assets
Rationale for the materiality benchmark	<p>We believe that total assets is the primary measure used by the shareholders in assessing the performance of the Group. We chose 1% of total assets as this is consistent with quantitative materiality thresholds used for property investment that are widely held and publicly traded.</p> <p>We did not apply a separate specific materiality to the consolidated statement of comprehensive income. We believe our overall materiality was of a level sufficient to address the risk of material misstatement in the consolidated statement of comprehensive income.</p>

We agreed with the Audit Committee that we would report to them misstatements identified during our audit above £184,500, as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter**Valuation of Investment Properties as at 30 June 2018**

The Group's Investment Properties comprise retail, office and industrial portfolios and, at £349.3 million, represent the majority of the assets as at 30 June 2018. See Note 9 of the notes to the accounts.

The valuation of the Group's property portfolio is inherently subjective due to, among other factors, the individual nature of each property, its location and the expected future rental income for that particular property.

The existence of significant estimation uncertainty, coupled with the fact that only a small percentage difference in an individual property valuation assumptions, when aggregated, could result in a material misstatement, is why we have given specific audit focus and attention to this area.

The valuations of the Group's property portfolio were carried out by the third party valuer Cushman and Wakefield (the "Valuer"). The Valuer was engaged by the Group, and performed its work in accordance with RICS Valuation – Global Professional Standards 2017 (known as the "Red Book"). The Valuer used by the Group is a well-known chartered surveyor, with experience in the markets in which the Group operates.

In determining a property's valuation, the Valuer takes into account property specific current information such as the current tenancy agreements and rental income earned by the property. They then apply assumptions in relation to capitalisation rates and current market rent and growth, based on available market data and transactions, to arrive at a range of valuation outcomes, from which they derive a point estimate. Due to the unique nature of each property, the assumptions applied take into consideration the individual property characteristics at a tenant level, as well as the qualities of the property as a whole. Comparable market information is available for the Group's properties. The Group has adopted the assessed values determined by the Valuers.

How our audit addressed the Key audit matter**Objectivity and experience of the Valuer**

We assessed the Valuer's qualifications and expertise and read their terms of engagement with the Group to determine whether there were any matters that might have affected their objectivity or may have imposed scope limitations upon their work. We found no evidence to suggest that the objectivity of the Valuer in their performance of the valuations was compromised.

External valuations

We attended the initial valuation meeting between the Valuer and the Investment Manager to observe the process and initial discussions covering key developments in the property portfolio. Furthermore, we analysed movements between the draft and final valuation figures to determine where there was evidence of undue influence on the Valuer's conclusions for each property. No evidence of management bias was identified.

We assessed the valuation reports for all properties and discussed the reports with the Investment Manager. We confirmed that the valuation approach for each property was in accordance with professional valuation standards and suitable for use in determining the fair value of Investment Properties at 30 June 2018.

It was evident from our discussions with management and the Valuer, as well as our audit procedures around the valuation reports that close attention had been paid to each property's individual characteristics, its overall quality, geographic location and marketability as a whole.

We agreed the property specific information supplied to the Valuers by the Group to supporting documentation on a sample basis, whether it reflected the underlying property records held by the Group. No exceptions were identified.

Assumptions

Our work over the assumptions encompassed all properties in the portfolio. We engaged our own internal valuation expert to critique and challenge the work performed and assumptions used by the Valuer. In particular, we compared the valuation metrics used by the Valuer to recent market activity. We challenged management on significant movements in the valuations.

Due to the subjectivity involved in determining valuations for individual properties and the existence of alternative assumptions and valuation methods, we determined a range of values that were considered reasonable to evaluate the independent property valuations used by management. We determined that the assumptions used in the valuations were supportable in light of available and comparable market evidence.

Key audit matter	How our audit addressed the Key audit matter
<p>Risk of Fraud in Revenue Recognition</p> <p>There exists a risk that management may be incentivised to manipulate reported revenue in order to artificially overstate the perceived yield of the Group to investors.</p> <p>There is a large number of individual lease agreements held by the Group with diverse lease terms. This creates a level of inherent complexity in the calculation of lease incentive revenue recognition which may increase the opportunity for a fraud to be committed.</p> <p>The Group utilises a property manager, which is under common control with the Investment Manager, and hence this implies reduced inherent segregation within the operational structure, increasing the opportunity for fraud to occur at the property manager and financial reporting level through the posting of manual journal entries.</p>	<p>Substantive testing</p> <p>We obtained a sample of lease agreements and checked that the associated revenue recognised in the consolidated financial statements was consistent with the contractual terms therein. We reperformed the accuracy of rent straight-lining calculations resulting from rent free periods and other lease incentives.</p> <p>We tested a risk based sample of manual journal entries made in the preparation of the consolidated financial statements at year end and manual journals to revenue nominal accounts throughout the year by agreeing them to supporting documentation to check the accuracy and validity of the journal entry.</p> <p>Our work did not indicate the existence of management bias or material misstatement due to fraud.</p>

Other information

The directors are responsible for the other information. The other information comprises all of the information in the Annual Report and Consolidated Accounts but does not include the consolidated financial statements and our auditor's report thereon.

Other than as specified in our report, our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the consolidated financial statements

The directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the European Union, the requirements of Guernsey law and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

Under The Companies (Guernsey) Law, 2008 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit;
- proper accounting records have not been kept; or
- the consolidated financial statements are not in agreement with the accounting records.

We have no exceptions to report arising from this responsibility.

We have nothing to report in respect of the following matters which we have reviewed:

- the directors' statement set out on page 26 in relation to going concern. As noted in the directors' statement, the directors have concluded that it is appropriate to adopt the going concern basis in preparing the consolidated financial statements. The going concern basis presumes that the Group has adequate resources to remain in operation, and that the directors intend it to do so, for at least one year from the date the consolidated financial statements were signed. As part of our audit we have concluded that the directors' use of the going concern basis is appropriate. However, because not all future events or conditions can be predicted, these statements are not a guarantee as to the Group's ability to continue as a going concern;
- the directors' statement that they have carried out a robust assessment of the principal risks facing the Company and the directors' statement in relation to the longer-term viability of the Company. Our review was substantially less in scope than an audit and only consisted of making inquiries and considering the directors' process supporting their statements; checking that the statements are in alignment with the relevant provisions of the UK Corporate Governance Code; and considering whether the statements are consistent with the knowledge acquired by us in the course of performing our audit; and
- the part of the Corporate Governance Statement relating to the Group's compliance with the ten further provisions of the UK Corporate Governance Code specified for our review.

This report, including the opinion, has been prepared for and only for the members as a body in accordance with Section 262 of The Companies (Guernsey) Law, 2008 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Evelyn Brady

For and on behalf of PricewaterhouseCoopers CI LLP
Chartered Accountants and Recognised Auditor
Guernsey, Channel Islands

27 September 2018

The maintenance and integrity of the F&C UK Real Estate Investments Limited website is the responsibility of the directors; the work carried out by the auditors does not involve consideration of these matters and, accordingly, the auditors accept no responsibility for any changes that may have occurred to the financial statements since they were initially presented on the website.

Legislation in Guernsey governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Consolidated Statement of Comprehensive Income

For the year ended 30 June			
Notes		2018 £'000	2017 £'000
	Revenue		
	Rental income	19,134	19,191
2	Other income	4,375	–
	Total revenue	23,509	19,191
	Gains on investment properties		
9	Gains on sale of investment properties realised	1,568	781
9	Unrealised gains on revaluation of investment properties	14,851	2,008
	Total income	39,928	21,980
	Expenditure		
3	Investment management fee	(2,156)	(2,013)
4	Other expenses	(1,619)	(1,966)
	Total expenditure	(3,775)	(3,979)
	Net operating profit before finance costs and taxation	36,153	18,001
	Net finance costs		
	Interest receivable	2	4
5	Finance costs	(3,550)	(3,598)
		(3,548)	(3,594)
	Net profit from ordinary activities before taxation	32,605	14,407
6	Taxation on profit on ordinary activities	(295)	(306)
	Profit for the year/total comprehensive income	32,310	14,101
8	Basic and diluted earnings per share	13.4p	5.9p

All items in the above statement derive from continuing operations.

All of the profit for the year is attributable to the owners of the Company.

The accompanying notes 1 to 22 are an integral part of the financial statements.

Consolidated Balance Sheet

As at 30 June			
Notes		2018 £'000	2017 £'000
	Non-current assets		
9	Investment properties	349,268	330,834
11	Trade and other receivables	3,692	3,894
		352,960	334,728
	Current assets		
11	Trade and other receivables	1,282	1,291
12	Cash and cash equivalents	15,037	16,565
		16,319	17,856
	Total assets	369,279	352,584
	Non-current liabilities		
13	Interest-bearing bank loans	(102,299)	(105,061)
14	Trade and other payables	(291)	(352)
		(102,590)	(105,413)
	Current liabilities		
14	Trade and other payables	(5,279)	(6,023)
	Tax payable	(294)	(306)
		(5,573)	(6,329)
	Total liabilities	(108,163)	(111,742)
	Net assets	261,116	240,842
	Represented by:		
15	Share capital	2,407	2,407
	Special distributable reserve	177,161	177,161
	Capital reserve	77,693	61,274
	Revenue reserve	3,855	–
	Equity shareholders' funds	261,116	240,842
16	Net asset value per share	108.5p	100.1p

The accounts were approved and authorised for issue by the Board of Directors on 27 September 2018 and signed on its behalf by:

V Lall, Director

A Henderson, Director

The accompanying notes 1 to 22 are an integral part of the financial statements.

Consolidated Statement of Changes in Equity

For the year ended 30 June 2018					
Notes	Share Capital £'000	Special Distributable Reserve £'000	Capital Reserve £'000	Revenue Reserve £'000	Total £'000
At 1 July 2017	2,407	177,161	61,274	–	240,842
Profit for the year	–	–	–	32,310	32,310
Total comprehensive income for the year	–	–	–	32,310	32,310
7 Dividends paid	–	–	–	(12,036)	(12,036)
Transfer in respect of gains on investment properties	–	–	16,419	(16,419)	–
At 30 June 2018	2,407	177,161	77,693	3,855	261,116

For the year ended 30 June 2017					
Notes	Share Capital £'000	Special Distributable Reserve £'000	Capital Reserve £'000	Revenue Reserve £'000	Total £'000
At 1 July 2016	2,387	175,367	58,485	503	236,742
Profit for the year	–	–	–	14,101	14,101
Total comprehensive income for the year	–	–	–	14,101	14,101
15 Issue of ordinary shares	20	1,965	–	–	1,985
7 Dividends paid	–	–	–	(11,986)	(11,986)
Transfer in respect of gains on investment properties	–	–	2,789	(2,789)	–
Transfer to revenue reserve	–	(171)	–	171	–
At 30 June 2017	2,407	177,161	61,274	–	240,842

The accompanying notes 1 to 22 are an integral part of the financial statements.

Notes to the Financial Statements

1. Accounting policies

A summary of the principal accounting policies, all of which have been applied consistently throughout the year, is set out below.

(a) Basis of accounting

(i) *Statement of compliance*

The consolidated financial statements have been prepared and approved in accordance with International Financial Reporting Standards as adopted by the EU ('IFRS'), interpretations issued by the IFRS Interpretations Committee, applicable legal and regulatory requirements of the Companies (Guernsey) Law, 2008 and the Listing Rules of the UK Listing Authority.

Where presentational guidance set out in the Statement of Recommended Practice ('SORP') for investment trust companies issued by the Association of Investment Companies ('AIC') in November 2014 and updated in February 2018 is consistent with the requirements of IFRS, the Directors have sought to prepare the financial statements on a basis compliant with the recommendations of the SORP.

(ii) *Basis of preparation*

The consolidated financial statements have been prepared on a going concern basis and adopt the historical cost basis except for investment properties which have been measured at fair value.

The notes and financial statements are presented in pounds sterling (being the functional currency of the Company and presentational currency for the Company and the Group) and are rounded to the nearest thousand except where otherwise indicated.

(iii) *Going concern*

After making enquiries, and bearing in mind the nature of the Company's business and assets, the Directors consider that the Company has adequate resources to continue in operational existence for the next twelve months. In assessing the going concern basis of accounting the Directors have had regard to the guidance issued by the Financial Reporting Council. They have considered the current cash position of the Group, forecast rental income and other forecast cash flows. The Group has agreements relating to its borrowing facilities with which it has complied during the year. Based on this information the Directors believe that the Group has the ability to meet its financial obligations as they fall due for a period of at least twelve months from the date of approval of the accounts. For this reason, they continue to adopt the going concern basis in preparing the accounts.

(iv) *Use of estimates and judgements*

The preparation of financial statements requires management to make estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenue and expenses during the period. The nature of the estimation means that actual outcomes could differ from those estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

The most significant areas of estimation uncertainty and critical judgements with preparing these financial statements relate to the carrying value of investment properties, which are stated at fair value. The Group uses external professional valuers to determine the relevant amounts. The policy for the fair value valuations is set out in notes 1(f) and 9 and further information on Board procedures is contained in the Report of the Audit and Risk Committee.

(v) *Changes in accounting policies*

The accounting policies adopted are consistent with those of the previous financial year, except that the following new standards have been adopted in the current year:

- 'Disclosure Initiative – Amendments to IAS 7.' The adoption of these amendments did not have any impact on the current period or any prior period, other than additional disclosure in note 13.
- 'Annual Improvements to IFRSs 2014-2016 Cycle'. The adoption of these improvements did not have any impact on the current period or any prior period.

1. Accounting policies (continued)

(vi) *New standards and interpretations not yet adopted*

The following new standards have been issued but are not effective for this accounting period and have not been adopted early:

- IFRS 9, 'Financial instruments', addresses the classification, measurement and recognition of financial assets and financial liabilities. The complete version of IFRS 9 was issued in July 2014 and was endorsed by the EU on 2 November 2016. It replaces the guidance in IAS 39 that relates to the classification and measurement of financial instruments. IFRS 9 retains but simplifies the mixed measurement model and establishes three primary measurement categories for financial assets: amortised cost, fair value through Other Comprehensive Income (OCI) and fair value through P&L. The basis of classification depends on the entity's business model and the contractual cash flow characteristics of the financial asset. Investments in equity instruments are required to be measured at fair value through profit or loss with the irrevocable option at inception to present changes in fair value in OCI with no recycling.

There is now a new expected credit losses model that replaces the incurred loss impairment model used in IAS 39. For financial liabilities, there were no changes to classification and measurement except for the recognition of changes in a company's own credit risk in other comprehensive income, for liabilities designated at fair value through profit or loss. The standard is effective for accounting periods beginning on or after 1 January 2018. Early adoption is permitted. The Directors have assessed the requirements of IFRS 9 and determine that there will be no material impact on the accounting for available-for-sale financial assets and derivatives.

- IFRS 15, 'Revenue from contracts with customers' deals with revenue recognition and establishes principles for reporting useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flows arising from an entity's contracts with customers. Revenue is recognised when a customer obtains control of a good or service and thus has the ability to direct the use and obtain the benefits from the good or service. The standard replaces IAS 18, 'Revenue' and IAS 11, 'Construction contracts' and related interpretations. The standard is effective for annual periods beginning on or after 1 January 2018 and earlier application is permitted. The Directors have assessed the requirements of IFRS 15 and determine that there will be no material impact on the provision of services and management income that fall under the scope of IFRS 15.
- IFRS 16, 'Leases' was issued in January 2016 and was endorsed by the EU on 31 October 2017. For lessees, it will result in almost all leases being recognised on the statement of financial position, as the distinction between operating and finance leases will be removed. Under the new standard, an asset (the right to use the leased item) and a financial liability to pay rentals are recognised. The only exceptions are short-term and low-value leases. The accounting for lessors will not significantly change. The standard is effective for annual periods beginning on or after 1 January 2019 and earlier application is permitted. The Directors have assessed the requirements of IFRS 16 and determine that there will be no material impact on its current accounting practices.

There are no other IFRSs or IFRIC interpretations that are not yet effective that would be expected to have a material impact on the Group.

(b) Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and all of its subsidiaries drawn up to 30 June each year. Subsidiaries are those entities, including special purpose entities, controlled by the Company. An investor controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

1. Accounting policies (continued)

Business combinations – the Group acquires subsidiaries that own real estate. At the time of acquisition, the Group considers whether each acquisition represents an acquisition of a business or an acquisition of an asset. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired together with the property. More specifically, the following criteria, which indicate the acquisition of a business, are considered: the number of properties acquired, the extent to which strategic management processes and operational processes are acquired and the complexity of the processes acquired.

When the acquisition of subsidiaries does not represent a business, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

On the acquisition of subsidiaries and operations that do not constitute a business, the acquisition consideration is allocated between the acquired identifiable assets and liabilities based on their relative fair values on the acquisition date without attributing any amount to goodwill or deferred taxes. Non-controlling interests, if any, participate at their relative share of the fair value of the net identifiable assets on the acquisition date. Directly attributable costs are recognised as part of the acquisition cost.

Business combinations are accounted for using the acquisition method. The acquisition is recognised at the aggregate of the consideration transferred, measured at acquisition date fair value and the amount of any non-controlling interest in the acquiree.

For each business combination, the acquirer measures the non-controlling interest in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with contractual terms, economic circumstances and pertinent conditions at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, the previously held equity interest is remeasured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss.

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. All contingent consideration arrangements classified as asset or liabilities arising from a business combination should be subsequently measured at fair value through profit or loss whether or not they fall within the scope of IAS 39. Contingent consideration that is classified as equity is not remeasured and subsequent settlement is accounted for within equity.

(c) Revenue recognition

Rental income, excluding VAT, arising on investment properties is accounted for in the Consolidated Statement of Comprehensive Income on a straight-line basis over the lease term of ongoing leases. Incentives for lessees to enter into lease agreements are spread evenly over the lease term, even if payments are not made on such a basis. The lease term is the non-cancellable period of the lease together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Directors are reasonably certain that the tenant will exercise that option.

Surrender premiums received by the Group following the break of a lease are recognised in the Consolidated Statement of Comprehensive Income to the extent that there are no obligations directly related to that surrender. Surrender premium receipts will be recognised within 'Other Income' where there is no provision in the lease for the payment of a surrender premium.

Interest income is accounted for on an accruals basis.

(d) Expenses

Expenses are accounted for on an accruals basis. The Group's investment management and administration fees, finance costs and all other expenses are charged through the Consolidated Statement of Comprehensive Income.

1. Accounting policies (continued)

(e) Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Tax payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the Statement of Comprehensive Income because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the Statement of Comprehensive Income, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Entry to UK-REIT Regime

The Group's conversion to UK-REIT status was effective from 1 January 2015. The Group's rental profits arising from both income and capital gains are exempt from UK corporation tax from that date, subject to the Group's continuing compliance with the UK REIT rules.

(f) Investment properties

Investment properties consist of land and buildings (principally offices, industrial, retail shops and retail warehouses) which are not occupied for use by, or in the operations of, the Group, nor for sale in the ordinary course of business, but are held to earn rental income together with the potential for capital and income growth.

Investment properties are initially recognised at cost, being the fair value of consideration given, including transaction costs associated with the investment property. Any subsequent capital expenditure incurred in improving investment properties is capitalised in the period incurred and included within the book cost of the properties.

After initial recognition, investment properties are measured at fair value, with unrealised gains and losses recognised in the Consolidated Statement of Comprehensive Income and transferred to the Capital Reserve. Fair value is based on the open market valuation provided by Cushman & Wakefield, chartered surveyors, at the balance sheet date using recognised valuation techniques suitably adjusted for unamortised lease incentives and lease surrender premiums. These techniques comprise both the Traditional Method and the Discounted Cash Flow Method. In some cases, the fair values are determined based on recent real estate transactions with similar characteristics and location to those of the Group's assets.

The determination of the fair value of investment properties requires the use of estimates such as future cash flows from assets (such as lettings, tenants' profiles, future revenue streams, capital values of fixtures and fittings, plant and machinery, any environmental matters and the overall repair and condition of the property) and discount rates applicable to those assets. These estimates are based on local market conditions existing at the balance sheet date.

1. Accounting policies (continued)

Techniques used for valuing investment property

The Traditional Method converts anticipated future cash flow benefits in the form of rental income into present value. This approach requires careful estimation of future benefits and application of investor yield or return requirements. One approach to value the property on this basis is to capitalise net rental income on the basis of an Initial Yield, generally referred to as the 'All Risks Yield' approach or 'Net Initial Yield' approach.

The Discounted Cash Flow Method involves the projection of a series of periodic cash flows to an operating property. To this projected cash flow series, an appropriate, market-derived discount rate is applied to establish an indication of the present value of the income stream associated with the property. The calculated periodic cash flow is typically estimated as gross income less vacancy and collection losses and less operating expenses/outgoings. A series of periodic net operating incomes, along with an estimate of the reversion/terminal/exit value (which uses the traditional valuation approach) anticipated at the end of the projection period, are discounted to present value. The aggregate of the net present values equals the market value of the property and deductions for purchase costs.

The fair value of investment properties is measured based on each property's market value and considers the potential uses of the property that are physically possible, legally permissible and financially feasible.

Investment properties held under finance leases and leased out under operating leases are classified as investment property and stated at fair value.

On derecognition, realised gains and losses on disposals of investment properties are recognised in the Consolidated Statement of Comprehensive Income and transferred to the Capital Reserve.

Recognition and derecognition generally occurs on the exchange of signed contracts between a willing buyer and a willing seller.

Any investment properties on which contracts for sale have been exchanged but which had not completed at the period end are disclosed as properties held for sale and stated at fair value.

(g) Fair value measurement

Assets and liabilities within the hierarchy designated as fair value through profit or loss are measured at subsequent reporting dates at fair value. Accounting standards recognise a hierarchy of fair value measurements for assets and liabilities within the hierarchy which gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3).

The classification within the hierarchy depends on the lowest significant applicable input, as follows:

Level 1 – Unadjusted, fully accessible and current quoted prices in active markets for identical assets or liabilities. Examples of such instruments would be investments listed or quoted on any recognised stock exchange.

Level 2 – Quoted prices for similar assets or liabilities, or other directly or indirectly observable inputs which exist for the duration of the period of investment. Examples of such instruments would be those for which the quoted price has been suspended, forward exchange contracts and certain other derivative instruments.

Level 3 – External inputs are unobservable. Value is the Directors' best estimate, based on advice from relevant knowledgeable experts, use of recognised valuation techniques and on assumptions as to what inputs other market participants would apply in pricing the same or similar instrument. All investments in direct property are included in Level 3.

The Company measures financial instruments and investment properties, at fair value at each balance sheet date. Fair values of financial instruments measured at amortised cost, if any, are disclosed in note 13. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

1. Accounting policies (continued)

(h) Share issue expenses

Incremental external costs directly attributable to an equity transaction that would have otherwise been avoided are written off against the Special Distributable Reserve.

(i) Cash and cash equivalents

Cash and cash equivalents consist of cash in hand at bank and short-term deposits in banks with an original maturity of three months or less.

(j) Trade and other receivables

Trade receivables, which are generally due for settlement at the relevant quarter end, are recognised and carried at the original invoice amount less an allowance for any uncollectible amounts. A provision for doubtful debts is made when amounts are more than three months old unless there is certainty of recovery. Bad debts are written off when identified. Reverse lease surrender premiums and other incentives provided to tenants are recognised as an asset and amortised over the period from the date of lease commencement to the earliest termination date.

(k) Interest-bearing loans

All loans are initially recognised at cost, being the fair value of the consideration received, net of arrangement costs associated with the borrowings. After initial recognition, all interest-bearing loans are subsequently measured at amortised cost using the effective interest method. Amortised cost is calculated by taking into account any loan arrangement costs and any discount or premium on settlement.

On maturity bank loans are recognised at par, which is equivalent to amortised cost. Bank loans redeemed before maturity are recognised at amortised cost with any charges associated with early redemption being taken to the Consolidated Statement of Comprehensive Income.

(l) Operating lease contracts

The Group leases out its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties and so accounts for the leases of its investment properties to lessees as operating leases which recognise rental income over the life of the lease and property.

(m) Reserves

Share capital

Under the Company's Articles of Incorporation, the Company may issue an unlimited number of Ordinary Shares. Subject to the solvency test contained in the Companies (Guernsey) Law, 2008 being satisfied, ordinary shareholders are entitled to all dividends declared by the Company and to all of the Company's assets after repayment of its borrowings and ordinary creditors. Ordinary shareholders have the right to vote at meetings of the Company. All Ordinary Shares carry equal voting rights.

Special distributable reserve

The special reserve is a distributable reserve to be used for all purposes permitted under Guernsey law, including the buy back of shares and the payment of dividends.

The surplus of net proceeds received from the issue of new Ordinary Shares over the nominal value of such shares, is credited to this account subsequent to its initial recognition in the share capital account.

Capital reserve

The following are accounted for in this reserve:

- gains and losses on the disposal of investment properties
- increases and decreases in the fair value of investment properties held at the year-end.

1. Accounting policies (continued)

Revenue reserve

Any surplus arising from the net profit on ordinary activities after taxation, after adding back capital gains or losses and after payment of dividends, is taken to this reserve, with any deficit transferred from the special distributable reserve.

2. Other income

The Company received £4,375,000 for the surrender of a leasehold interest at Northfields Retail Park, Rotherham. The Company entered into a lease arrangement at this property with a new tenant and it is now fully let.

3. Investment management fee

	2018 £'000	2017 £'000
Investment management fee	2,156	2,013

The fees of any managing agents appointed by the Manager are payable out of the investment management fee. The Group's Manager receives a fee of 0.6 per cent per annum of the Total Assets including cash held provided that no fee is payable on any cash held in excess of 5 per cent of the net assets of the Group.

A performance fee is payable equal to 15 per cent of the amount by which the total return of the Group's directly held properties exceeds 115 per cent of the total return of the Group's benchmark and multiplied by the Group's total assets. The Group's benchmark for direct property performance is the IPD total return on direct UK commercial property held by the quarterly index in the IPD universe. The performance fee therefore excludes the impact of cash and/or gearing.

The performance fee payable in each financial year is capped at an amount which, when taken with the aggregate base management fee payable in each financial year, equals 0.75 per cent of the average adjusted total assets of the Group.

Performance fees in excess of this capped return can be carried forward for up to two subsequent financial years subject to the annual 0.75 per cent cap.

The performance fee is measured over a rolling three year period and the performance fee payable in respect of any one financial year is equal to the total performance fee earned over that three year period less any performance fees already paid in the previous two years. In the event that the amount already paid in the previous two years is in excess of the amount earned over the rolling three year period, such excess shall be repaid to the Group by the Manager. A performance fee is payable in the event of outperformance of the benchmark even if the total return is negative.

No performance fee was paid for the year ended 30 June 2018 (2017: none).

The notice period in relation to the termination of the investment management agreement is six months by either party. The investment management agreement may be terminated earlier provided that a payment in lieu of notice, equivalent to the amount the Investment Manager would otherwise have received during the notice period, is made.

4. Other expenses

	2018 £'000	2017 £'000
Direct operating expenses of let rental property	672	825
Direct operating expenses of vacant property	109	107
Bad debts	12	194
Valuation and other professional fees	234	265
Directors' fees [†]	154	144
Administration fee payable to the Manager	105	102
Auditor's remuneration for:		
– statutory audit	58	60
Other	275	269
	1,619	1,966

[†] An analysis of the Directors' fees is provided in the 'Directors' Emoluments for the Year' table within the Remuneration Report on page 33.

Valuers fees

The valuers, Cushman & Wakefield provide valuation services in respect of the property portfolio. The annual fee is equal to 0.0195 per cent of the aggregate value of the property portfolio paid quarterly.

Administration fee

The Manager also receives an administration fee, which from 11 April 2013 was rebased to £100,000 per annum. This fee is recalculated from 1 July each year to reflect movements in the consumer price index.

5. Finance costs

	2018 £'000	2017 £'000
Interest on interest-bearing bank loans	3,316	3,364
Amortisation of loan set up costs	234	234
	3,550	3,598

6. Taxation

	2018 £'000	2017 £'000
Corporation tax charge in respect of distributions to holders of excessive rights	295	306
Total tax charge	295	306
A reconciliation of the tax charge applicable to the results from ordinary activities at the statutory tax rate to the charge for the year is as follows:		
Net profit before taxation	32,605	14,407
UK tax at an effective rate of 19.0 per cent (2017: 19.8 per cent)	6,195	2,853
Effects of:		
UK REIT exemption on net income	(3,075)	(2,301)
Capital gains on investment properties not taxable	(3,120)	(552)
Corporation tax charge in respect of distributions to holders of excessive rights	295	306
Total tax charge	295	306

From 1 January 2015 the Group elected into the UK REIT regime. The UK REIT rules exempt the profits from the Group's property rental business, arising from both income and capital gains. The Group is otherwise subject to UK corporation tax at the prevailing rate. As the principal company of the REIT, the Company is required to distribute at least 90 per cent of the income profits of the Group's UK property rental business. There are a number of other conditions that also require to be met by the Group to maintain REIT tax status. These conditions were met in the year and the Board intends to conduct the Group's affairs such that these conditions continue to be met.

The Company is exempt from Guernsey taxation under the Income Tax (Exempt Bodies) (Guernsey) Ordinance, 1989 (as amended) as a category B collective investment vehicle, as are its subsidiaries. A fixed annual tax exemption fee of £1,200 per company is payable to the States of Guernsey in respect of this.

7. Dividends and property income distributions gross of income tax

	2018 £'000	2017 £'000
Property Income Distributions:		
Fourth interim for the prior year of 1.25 pence per share paid on 29 September 2017 (2016: 1.25 pence)	3,009	2,984
First interim of 1.25 pence per share paid on 29 December 2017 (2016: 1.25 pence)	3,009	2,984
Second interim of 1.25 pence per share paid on 29 March 2018 (2017: 1.25 pence)	3,009	3,009
Third interim of 1.25 pence per share paid on 29 June 2018 (2017: 1.25 pence)	3,009	3,009
	12,036	11,986

A fourth interim dividend totalling 1.25 pence per share will be paid on 28 September 2018 to shareholders on the register on 14 September 2018. Although this payment of £3,009,000 relates to the year ended 30 June 2018, under IFRS it will be accounted for in the year ending 30 June 2019, being the financial period in which the dividend was declared.

8. Earnings per share

The basic and diluted earnings per Ordinary Share are based on the net profit for the year of £32,310,000 (2017: £14,101,000) and on 240,705,539 (2017: 239,568,005) Ordinary Shares, being the weighted average number of shares in issue during the year.

9. Investment properties

	2018 £'000	2017 £'000
Freehold and leasehold properties		
Opening market value	335,350	339,150
Purchase of investment properties	10,190	450
Capital expenditure	1,067	1,257
Sales – net proceeds	(9,242)	(7,460)
Sales – gains/(losses) on sale	1,686	(2,404)
Unrealised (gains)/losses realised during the year	(118)	3,185
Unrealised gains on investment properties	20,337	13,344
Unrealised losses on investment properties	(5,486)	(11,336)
Movement in lease incentive receivable	(159)	(836)
Closing market value	353,625	335,350
Adjustment for lease incentives	(4,357)	(4,516)
Balance sheet carrying value	349,268	330,834
	2018 £'000	2017 £'000
Gains/(losses) on sale	1,686	(2,404)
Unrealised (gains)/losses realised during the year	(118)	3,185
Gains on sale of investment properties realised	1,568	781
	2018 £'000	2017 £'000
Unrealised gains on investment properties	20,337	13,344
Unrealised losses on investment properties	(5,486)	(11,336)
Unrealised gains on revaluation of investment properties	14,851	2,008

All the Group's investment properties were valued as at 30 June 2018 by qualified professional valuers working in the company of Cushman & Wakefield, Chartered Surveyors. All such valuers are chartered surveyors, being members of the Royal Institution of Chartered Surveyors ('RICS'). Cushman & Wakefield completed a valuation of Group investment properties at 30 June 2018 on an open market basis in accordance with the requirements of the Appraisal and Valuation Manual published by the RICS. Fair value is determined on a market value basis in accordance with International Valuation Standards, as set out by the International Valuation Standards Committee. The valuation is prepared on an aggregated ungeared basis. It is also determined using market based evidence, which is the amount for which the assets could be exchanged between a knowledgeable, willing buyer and a knowledgeable, willing seller in an arm's length transaction as at the valuation date. The critical assumptions made in valuing the properties are detailed in Note 1(f). The market value of these investment properties amounted to £353,625,000 (2017: £335,350,000), however an adjustment has been made for lease incentives of £4,357,000 (2017: £4,516,000) that are already accounted for as an asset.

The property valuer is independent and external to the Group and the Manager.

9. Investment properties (continued)

The property valuer takes account of deleterious materials included in the construction of the investment properties in arriving at its estimate of open market valuation, when the Manager advises the presence of such materials. In arriving at their estimates of market values, the valuers have used their market knowledge and professional judgement and not only relied on historical transactional comparables.

The Group has entered into leases on its property portfolio as lessor (See note 20 for further information). All leasehold investment properties have more than 60 years remaining on the lease term. All of the properties per fair value band are shown on page 22.

There are no restrictions on the realisability of the Group's investment properties or on the remittance of income or proceeds of disposal. However, the Group's investments comprise UK commercial property, which may be difficult to realise, as described in liquidity risk, note 18. There is also uncertainty in respect of valuations as detailed in market price risk, note 18.

The Group is under no contractual obligations to purchase, construct or develop any investment property. The majority of leases are on a full repairing basis and as such the Group is not liable for costs in respect of repairs, maintenance or enhancements to such properties.

All investment properties are categorised as Level 3 fair values as they use significant unobservable inputs. There have not been any transfers between Levels during the year. Investment properties have been classed according to their real estate sector. Information on these significant unobservable inputs per class of investment property is disclosed below:

Sector	Valuation £'000	Valuation Technique	Significant Assumption	Range*	2018 Weighted Average	Range*	2017 Weighted Average	
Retail	60,900 (2017: 64,640)	All Risks Yield	Current Net Rental	£0–£122	£36	£0-£122	£36	
			Income per square foot ('psf') per annum					
			Estimated Net Rental Value psf per annum	£10–£122	£37	£10-£122	£39	
			Net Initial Yield	(0.5)%–7.2%	5.1%	(0.4)%-8.4%	4.9%	
			Equivalent Yield	3.6%–12.3%	5.4%	3.7%-9.2%	5.3%	
Retail Warehouse	73,875 (2017: 75,200)	All Risks Yield	Current Net Rental	£0–£40	£14	£7-£40	£17	
			Income psf per annum					
			Estimated Net Rental Value psf per annum	£7–£35	£16	£7-£35	£16	
			Net Initial Yield	0%–6.9%	5.0%	4.9%-7.0%	6.1%	
			Equivalent Yield	4.8%–7.0%	5.1%	5.1%-7.0%	6.0%	
Office	89,200 (2017: 89,545)	All Risks Yield	Current Net Rental	£5–£66	£30	£0-£66	£30	
			Income psf per annum					
			Estimated Net Rental Value psf per annum	£4–£75	£35	£4-£77	£34	
			Net Initial Yield	(1.9)%–20.3%	5.0%	0%-17.2%	5.8%	
			Equivalent Yield	3.4%–12.5%	5.5%	3.6%-11.4%	5.7%	
Industrial	129,650 (2017: 105,965)	All Risks Yield	Current Net Rental	£4–£10	£7	£4-£8	£7	
			Income psf per annum					
			Estimated Net Rental Value psf per annum	£6–£11	£8	£6-£10	£8	
			Net Initial Yield	2.4%–5.3%	4.3%	2.4%-5.9%	4.8%	
			Equivalent Yield	4.6%–5.3%	4.9%	4.8%-5.9%	5.3%	

* The ranges are based on averages per property and include properties which were vacant at the date of valuation. Individual tenancies within properties may fall outside these ranges.

9. Investment properties (continued)

For the majority of properties the fair value was determined by using the market comparable method. This means that valuations performed by Cushman & Wakefield are based on inputs determined from active markets, adjusted for differences in the nature, location or condition of the specific property. Most valuations are based on initial yield, although equivalent yield may also be taken into consideration. In determining the net initial yield, or capital value per square foot, the valuers may have regard to the terms of any existing lease including current rental values, lease length and covenant strength, along with assumptions regarding estimated rental values, rental growth rates, vacancy rates and void or rent free periods expected after the end of each lease.

Sensitivity analysis

The valuations of investment properties are sensitive to changes in the assumed significant unobservable inputs. A significant increase/(decrease) in estimated rental values in isolation would result in a significantly higher/(lower) fair value of the properties. A significant increase/(decrease) in the all risks yield in isolation would result in a significantly (lower)/higher fair value.

There are interrelationships between the yields and passing rental values as they are partially determined by market rate conditions.

The sensitivity of the valuation to changes in the most significant inputs per class of investment property are shown below:

Estimated movement in fair value of investment properties at 30 June 2018 arising from:	Retail £'000	Retail Warehouses £'000	Offices £'000	Industrial £'000	Total £'000
Increase in passing rental value by 5%	3,045	3,694	4,460	6,483	17,682
Decrease in passing rental value by 5%	(3,045)	(3,694)	(4,460)	(6,483)	(17,682)
Increase in net initial yield by 0.25%	(2,869)	(3,534)	(4,267)	(7,081)	(17,751)
Decrease in net initial yield by 0.25%	3,167	3,908	4,718	7,949	19,742

Estimated movement in fair value of investment properties at 30 June 2017 arising from:	Retail £'000	Retail Warehouses £'000	Offices £'000	Industrial £'000	Total £'000
Increase in passing rental value by 5%	3,232	3,760	4,477	5,298	16,767
Decrease in passing rental value by 5%	(3,232)	(3,760)	(4,477)	(5,298)	(16,767)
Increase in net initial yield by 0.25%	(3,111)	(2,981)	(3,687)	(5,290)	(15,069)
Decrease in net initial yield by 0.25%	3,442	3,238	4,017	5,877	16,574

This represents the Group's best estimate of a reasonable possible shift in passing rental values and net initial yield, having regard to historical volatility of the value and yield.

10. Investment in subsidiary undertakings

The Company owns 100 per cent of the issued ordinary share capital and voting rights of the following companies: IRP Holdings Limited ('IRPH') and IPT Property Holdings Limited ('IPTH'). IRPH and IPTH are companies incorporated in Guernsey whose principal business is that of an investment and property company.

11. Trade and other receivables

	2018 £'000	2017 £'000
Non-current		
Capital and rental lease incentive	3,401	3,542
Cash deposits held for tenants	291	352
	3,692	3,894
Current	2018 £'000	2017 £'000
Capital and rental lease incentive	956	975
Cash deposits held for tenants	3	61
Rents receivable (net of provision for bad debts)	664	502
Other debtors and prepayments	(341)	(247)
	1,282	1,291

Rents receivable, which are generally due for settlement at the relevant quarter end, are recognised and carried at the original invoice amount less an allowance for any uncollectible amounts. A provision for doubtful debts is made when the amounts are more than 3 months overdue unless there is certainty of recovery. The provision at 30 June 2018 is £40,000 which is the total amount receivable over 90 days (2017: £136,000).

Capital and rental lease incentives consist of £3,117,000 (2017: £3,051,000) being the prepayments for rent-free periods recognised over the life of the lease and £1,240,000 (2017: £1,466,000) relating to capital incentives paid to tenants.

12. Cash and cash equivalents

All cash balances were held in cash, current accounts or in banks on short term deposits with an original maturity of three months or less at the year-end.

13. Interest-bearing loans

On 9 November 2015, the Group entered into an eleven year £90 million non-amortising term loan agreement with Canada Life Investments ("Canada Life") and a five year £20 million revolving credit facility agreement ("RCF") with Barclays Bank plc ("Barclays").

	2018 £'000	2017 £'000
Canada Life loan		
Principal amount outstanding	90,000	90,000
Set up costs	(1,497)	(1,497)
Accumulated amortisation of set up costs	360	223
Accrued variable rate interest on bank loan	597	597
Total due	89,460	89,323

13. Interest-bearing loans (continued)

	2018 £'000	2017 £'000
Barclays loan		
Principal amount outstanding	13,000	16,000
Set up costs	(480)	(480)
Accumulated amortisation of set up costs	254	157
Accrued variable rate interest on bank loan	65	61
Total due	12,839	15,738
Total interest-bearing bank loans	102,299	105,061

£90 million Canada Life Loan 2026

As part of the restructuring of the Group's long-term financing, IRPH Holdings Limited ("IRPH") entered into a £90 million eleven year non-amortising term loan facility agreement with Canada Life.

Canada Life provided committed funds on 9 November 2015 and IRPH drew down the loan in full on 13 November 2015. Interest is payable on this loan from the first utilisation date, quarterly in arrears, at a fixed rate of 3.36 per cent per annum. The loan is secured by means of a fixed charge over specific properties. The loan has a maturity date of 9 November 2026.

Under the financial covenants related to this loan IRPH must ensure that the fixed charge assets meet the following criteria:

- the loan to value percentage does not exceed 55 per cent;
- the projected interest cover is greater than 2.0 times on any calculation date; and
- the actual interest cover is greater than 2.3 times on any calculation date.

All the applicable Canada Life loan covenants have been complied with during the year.

The fair value of the interest-bearing Canada Life loan as at 30 June 2018, based on the yield on the Treasury 2% 2025 which would be used as the basis for calculating the early repayment of such loan plus the appropriate margin would be £96,996,000. The exercise of early repayment approximates the carrying amount of the loan. The Canada Life loan is classified as Level 2 under the hierarchy of fair value measurement.

£20 million Barclays Loan 2020

As part of the restructuring of the Group's long-term financing, IPT Property Holdings Limited ("IPTH") entered into a £20 million five year revolving credit facility ("RCF") agreement with Barclays.

Barclays provided committed funds on 9 November 2015. The loan facility expires on 9 November 2020 and can be drawn down or repaid at anytime. Interest accrues on the bank loan at a variable rate, based on 3 month LIBOR plus margin and mandatory lending costs, and is payable quarterly. The margin is 1.45 per cent per annum for the duration of the loan. IPTH repaid £3 million of the loan during the year and as at 30 June 2018 £13 million of the RCF was drawn down (30 June 2017: £16 million drawn down).

13. Interest-bearing loans (continued)

This bank loan is secured by way of a fixed charge over specific properties held by IPTH. Under the bank covenants related to this loan, IPTH is to ensure that at all times:

- the loan to value percentage does not exceed 60 per cent;
- the historic and projected interest cover is greater than 2.0 times; and
- the qualifying net rental income for the preceding 12 month period is greater than £2,500,000.

All the applicable Barclays loan covenants have been complied with during the year.

The fair value of the Barclays loan is not materially different to the carrying value at 30 June 2018.

Reconciliation of liabilities arising from financing activities

	2018 £'000	2017 £'000
Opening balance of interest-bearing loans	105,061	108,845
Cash flows	(3,000)	(4,000)
Non-cash flow amortisation of set-up costs	234	234
Movement in accrued loan interest	4	(18)
Closing balance of interest-bearing loans	102,299	105,061

14. Trade and other payables

	2018 £'000	2017 £'000
Non-current		
Rental deposits	291	352
Current		
Rental income received in advance	3,511	3,738
Rental deposits	3	61
VAT payable	529	465
Manager's fees payable	581	531
Other payables	655	1,228
	5,279	6,023

The Company's payment policy is to ensure settlement of supplier invoices in accordance with stated terms.

15. Share capital and capital risk management

	2018 £'000	2017 £'000
Allotted, called-up and fully paid		
240,705,539 Ordinary Shares of 1 pence each in issue at 30 June 2018	2,407	2,407

Ordinary shareholders have the right to vote at meetings of the Company. All Ordinary Shares carry equal voting rights.

The Company issued nil Ordinary Shares during the year (2017: 2,000,000) for a consideration of £nil (2017: £1,985,000). The surplus of net proceeds received from the issue of new shares over the par value of such shares is £nil (2017: £1,965,000) and is credited to the special distributable reserve subsequent to its initial recognition in the share capital account.

Capital Risk Management

The objective of the Company is to provide ordinary shareholders with an attractive level of income together with the potential for income and capital growth from investing in a diversified UK commercial property portfolio. In pursuing this objective, the Board has responsibility for ensuring the Company's ability to continue as a going concern. This involves the ability to issue and buy back share capital within limits set by shareholders in a general meeting; borrow monies in the short and long term; and pay dividends out of reserves all of which are considered and approved by the Board on a regular basis. Dividends are set out in note 7 to the accounts and borrowings are set out in note 13.

The capital of the Group is managed in accordance with its investment policy, in pursuit of its investment objective, both of which are detailed in the Business Model and Strategy on page 8 and in note 1(m). To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, issue new shares, manage the Group's discount to net asset value and monitor the Group's gearing level. No changes were made to the objectives, policies or processes during the years ended 30 June 2018 or 30 June 2017.

16. Net asset value per share

The net asset value per Ordinary Share is based on net assets of £261,116,000 (2017: £240,842,000) and 240,705,539 (2017: 240,705,539) Ordinary Shares, being the number of Ordinary Shares in issue at the year-end.

17. Related Parties and Transactions with the Manager

The following are considered related parties: the Board of Directors. The Directors of the Company received fees for their services and dividends from their shareholdings in the Company. No fees remained payable at the year end.

Transactions between the Company and the Manager are detailed in note 3 on management fees and note 14 on fees owed to the Manager at the balance sheet date. The existence of an independent Board of Directors demonstrates that the Company is free to pursue its own financial and operating policies and therefore, under the AIC SORP, the Manager is not considered to be a related party.

18. Financial instruments and investment property

The Group's investment objective is to provide ordinary shareholders with an attractive level of income together with the potential for income and capital growth from investing in a diversified UK commercial property portfolio.

Consistent with that objective, the Group holds UK commercial property investments. In addition, the Group's financial instruments comprise cash, receivables, interest-bearing loans and payables that arise directly from its operations.

The Group is exposed to various types of risk that are associated with financial instruments. The most important types are credit risk, liquidity risk, interest rate risk and market price risk. There was no foreign currency risk as at 30 June 2018 or 30 June 2017 as assets and liabilities are maintained in Sterling.

18. Financial instruments and investment property (continued)

The Board reviews and agrees policies for managing the Group's risk exposure. These policies are summarised below and have remained unchanged for the year under review. These disclosures include, where appropriate, consideration of the Group's investment properties which, whilst not constituting financial instruments as defined by IFRS, are considered by the Board to be integral to the Group's overall risk exposure.

Credit risk

Credit risk is the risk that an issuer or counterparty will be unable or unwilling to meet a commitment that it has entered into with the Group.

At the reporting date, the Group's current financial assets exposed to credit risk amounted to the following:

Financial assets

	2018 £'000	2017 £'000
Cash	15,037	16,565
Rent receivable (net of provision for bad debts)	664	502
Other debtors	3	61
	15,704	17,128

In the event of default by an occupational tenant, the Group will suffer a rental shortfall and incur additional costs, including legal expenses, in maintaining, insuring and re-letting the property until it is re-let. The Board receives regular reports on concentrations of risk and any tenants in arrears. The Manager monitors such reports in order to anticipate, and minimise the impact of, defaults by occupational tenants.

The Group has a diversified tenant portfolio. The maximum credit risk from the rent receivables of the Group at 30 June 2018 is £664,000 (2017: £502,000). The maximum credit risk is stated after deducting the bad debt provision of £40,000 (2017: £136,000).

It is the practice of the Group to provide for rental debtors greater than three months overdue unless there is certainty of recovery. At 30 June 2018 the provision was £40,000 (2017: £136,000). Of this amount £nil was subsequently written off and £8,000 has been recovered.

All of the cash is placed with financial institutions with a credit rating of A or above. Bankruptcy or insolvency may cause the Group's ability to access cash placed on deposit to be delayed or limited. Should the credit quality or the financial position of the banks currently employed significantly deteriorate, the Manager would move the cash holdings to another financial institution.

The Group can also spread counterparty risk by placing cash balances with more than one financial institution. The Directors consider the residual credit risk to be minimal.

Liquidity risk

Liquidity risk is the risk that the Group will encounter in realising assets or otherwise raising funds to meet financial commitments. The Group's investments comprise UK commercial property.

Property in which the Group invests is not traded in an organised public market and may be illiquid. As a result, the Group may not be able to liquidate quickly its investments in these properties at an amount close to their fair value in order to meet its liquidity requirements.

The Group's liquidity risk is managed on an ongoing basis by the Manager and monitored on a quarterly basis by the Board. In order to mitigate liquidity risk the Group aims to have sufficient cash balances (including the expected proceeds of any property sales) to meet its obligations for a period of at least twelve months.

18. Financial instruments and investment property (continued)

In certain circumstances, the terms of the Group's bank loans (detailed in note 13) entitle the lender to require early repayment, for example if covenants are breached, and in such circumstances the Group's ability to maintain dividend levels and the net asset value attributable to the Ordinary Shares could be adversely affected.

At the reporting date, the contractual maturity of the Group's liabilities was:

Financial liabilities 2018

	Three months or less £'000	Between three months and one year £'000	Between one year and five years £'000	More than five years £'000	Total £'000
Canada Life bank loan	1,318	2,165	11,547	99,629	114,659
Barclays bank loan [†]	12,839	–	–	–	12,839
Trade and other payables	656	583	240	51	1,530
	14,813	2,748	11,787	99,680	129,028

[†] At 30 June 2018, this loan is contractually due within three months but the Company has the right to extend the facility until the termination date.

Financial liabilities 2017

	Three months or less £'000	Between three months and one year £'000	Between one year and five years £'000	More than five years £'000	Total £'000
Canada Life bank loan	1,318	2,165	11,547	102,768	117,798
Barclays bank loan [†]	16,061	–	–	–	16,061
Trade and other payables	1,229	591	292	60	2,172
	18,608	2,756	11,839	102,828	136,031

[†] At 30 June 2017, this loan is contractually due within three months but the Company has the right to extend the facility until the termination date.

Interest rate risk

Some of the Group's financial instruments are interest-bearing. They are a mix of both fixed and variable rate instruments with differing maturities. As a consequence, the Group is exposed to interest rate risk due to fluctuations in the prevailing market rate.

The Group's exposure to interest rate risk relates primarily to the Group's borrowings. Interest rate risk on the £90 million Canada Life term loan is managed by fixing the interest rate on such at 3.36 per cent until maturity on 9 November 2026.

18. Financial instruments and investment property (continued)

The tables below set out the carrying amount of the Group's financial instruments that are exposed to interest rate risk.

As at 30 June 2018

	Total £'000	Fixed rate £'000	Variable rate £'000	Weighted average interest rate %
<i>Financial assets</i>				
Cash	15,037	–	15,037	0.01
<i>Financial liabilities</i>				
Barclays loan	(12,839)	–	(12,839)	2.20
Canada Life loan	(89,460)	(89,460)	–	3.36

As at 30 June 2017

	Total £'000	Fixed rate £'000	Variable rate £'000	Weighted average interest rate %
<i>Financial assets</i>				
Cash	16,565	–	16,565	0.00
<i>Financial liabilities</i>				
Barclays loan	(15,738)	–	(15,738)	2.25
Canada Life loan	(89,323)	(89,323)	–	3.36

In addition, tenant deposits are held in interest-bearing bank accounts and the interest rate on these accounts was 0.15% at the year end. Interest accrued on these accounts is paid to the tenant.

An increase of 0.5 per cent in interest rates as at the reporting date would have increased net assets by £10,000 (2017: increased by £3,000). A decrease of 0.5 per cent would have reduced net assets by £10,000 (2017: decreased by £3,000). These calculations are based on the variable rate asset and liability balances as at the respective balance sheet dates and are not representative of the year as a whole. These movements are calculated as at 30 June 2018 which may not be reflective of actual future conditions.

Market price risk

The Group's strategy for the management of market price risk is driven by the investment policy as outlined within the Business Model and Strategy on page 8. The management of market price risk is part of the investment management process and is typical of commercial property investment. The portfolio is managed with an awareness of the effects of adverse valuation movements through detailed and continuing analysis, with an objective of maximising overall returns to shareholders. Investments in property and property-related assets are inherently difficult to value due to the individual nature of each property. As a result, valuations are subject to substantial uncertainty. There is no assurance that the estimates resulting from the valuation process will reflect the actual sales price even where such sales occur shortly after the valuation date. Such risk is minimised through the appointment of external property valuers. The basis of valuation of the property portfolio is set out in detail in the accounting policies and note 9.

Any changes in market conditions will directly affect the profit/loss reported through the Consolidated Statement of Comprehensive Income. Details of the Group's investment property portfolio at the balance sheet date are disclosed on page 22. A 10 per cent increase in the value of the investment properties held as at 30 June 2018 would have increased net assets available to shareholders and increased the net income for the year by £34.9 million (2017: £33.1 million); an equal change in the opposite direction would have decreased net assets and decreased the net income by an equivalent amount.

The calculations above are based on investment property valuations at the respective balance sheet dates and are not representative of the year as a whole, nor reflective of future market conditions.

19. Capital commitments

The Group had no capital commitments as at 30 June 2018 (2017: £nil).

20. Lease length

The Group leases out its investment properties under operating leases.

The future income based on the lessor lease length (all break options being exercised) at the year-end was as follows (based on annual rentals):

	2018 £'000	2017 £'000
Less than one year	16,598	18,727
Between one and five years	43,369	50,654
Over five years	47,390	55,739
Total	107,357	125,120

The largest single tenant at the year end accounted for 6.9 per cent (2017: 6.5 per cent) of the current annual rental income.

The unoccupied property expressed as a percentage of estimated total rental value was 4.6 per cent at the year-end (2017: 5.6 per cent).

The Group has entered into commercial property leases on its investment property portfolio as a lessor. These properties, held under operating leases, are measured under the fair value model as the properties are held to earn rentals. The majority of these non-cancellable leases have remaining non-cancellable lease terms of between 5 and 15 years.

Analyses of the nature of investment properties and leases are provided in the Manager's Review on pages 17 and 18.

21. Operating segments

The Board has considered the requirements of IFRS 8 'Operating Segments'. The Board is of the opinion that the Group is engaged in a single segment of business, being property investment, and in one geographical area, the United Kingdom, and that therefore the Group has only a single operating segment. The Board of Directors, as a whole, has been identified as constituting the chief operating decision maker of the Group. The key measure of performance used by the Board to assess the Group's performance is the total return of the Group's net asset value, as calculated under IFRS, and therefore no reconciliation is required between the measure of profit or loss used by the Board and that contained in the consolidated financial statements.

22. Securities financing transactions ("SFT")

The Company has not, in the year to 30 June 2018 (2017: same), participated in any: repurchase transactions; securities lending or borrowing; buy-sell back transactions; margin lending transactions; or total return swap transactions (collectively called SFT). As such, it has no disclosure to make in satisfaction of the EU regulations on transparency of SFT, issued in November 2015.

AIFM Disclosures

Alternative Investment Fund Managers ('AIFM') Directive

In accordance with the AIFM Directive, information in relation to the Company's leverage and the remuneration of the Company's AIFM, F&C Investment Business Limited, is required to be made available to investors.

The Company's maximum and average actual leverage levels at 30 June 2018 are shown below:

Leverage exposure	Gross method	Commitment method
Maximum limit	400%	400%
Actual	134%	140%

For the purposes of the AIFM Directive, leverage is any method which increases the Company's exposure, including the borrowing of cash and the use of derivatives. It is expressed as a percentage of the Company's exposure to its net asset value and is calculated on both a gross and commitment method.

Under the gross method, exposure represents the sum of the Company's positions after deduction of cash balances, without taking account of any hedging or netting arrangements. Under the commitment method, exposure is calculated without the deduction of cash balances and after certain hedging and netting positions are offset against each other.

The leverage limits are set by the AIFM and approved by the Board and are in line with the maximum leverage levels permitted in the Company's Articles of Incorporation. The AIFM is also required to comply with the gearing parameters set by the Board in relation to borrowings.

Detailed regulatory disclosures including those on the AIFM's remuneration policy and costs are available on the Company's website or from F&C on request.

An Investor Disclosure Document for the Company is available on the Company's website: www.fcre.co.uk

Notice of Annual General Meeting

Notice is hereby given that the fourteenth Annual General Meeting of F&C UK Real Estate Investments Limited will be held at the offices of BMO Global Asset Management, Exchange House, Primrose Street, London EC2A 2NY on 21 November 2018 at 12 noon for the following purposes.

To consider and, if thought fit, pass the following as Ordinary Resolutions:

1. That the Annual Report and Consolidated Accounts for the year ended 30 June 2018 be received and approved.
2. That the Directors' Annual Report on Remuneration be approved.
3. That the dividend policy as set out in the Annual Report be approved.
4. That Mr V Lall, who retires annually, be re-elected as a Director.
5. That Mr A Gulliford, who retires annually, be re-elected as a Director.
6. That Mr D Ross, who retires annually, be re-elected as a Director.
7. That Mr M Carpenter, who retires annually, be re-elected as a Director.
8. That Ms A Henderson, who retires annually, be re-elected as a Director.
9. That PricewaterhouseCoopers CI LLP, be re-appointed as Auditor until the conclusion of the next Annual General Meeting.
10. That the Directors be authorised to determine the Auditor's Remuneration.

To consider and, if thought fit, pass the following as Special Resolutions:

11. That the Directors of the Company be and are hereby generally empowered to allot ordinary shares in the Company or grant rights to subscribe for, or to convert securities into, ordinary shares in the Company ("equity securities") for cash, including by way of a sale of ordinary shares held by the Company as treasury shares, as if any pre-emption rights in relation to the issue of shares set out in the Listing Rules made by the Financial Conduct Authority under part VI of the Financial Services and Markets Act 2000 (as amended) did not apply to any such allotment of equity securities, provided that this power:
 - (a) expires at the conclusion of the next Annual General Meeting of the Company after the passing of this resolution or on the expiry of 15 months from the passing of this resolution, whichever is the earlier, save that the Company may, before such expiry, make an offer or agreement which would or might require equity securities to be allotted after such expiry and the Directors may allot equity securities in pursuance of any such offer or agreement as if the power conferred hereby had not expired; and
 - (b) shall be limited to the allotment of equity securities up to an aggregate nominal value of £240,705 being 10 per cent of the issued share capital of the Company, as at 27 September 2018.
12. That the Company be authorised, in accordance with section 315 of the Companies (Guernsey) Law, 2008 (the 'Law'), to make market purchases (within the meaning of section 316 of the Law) of Ordinary Shares of 1p each ("Ordinary Shares") (either for retention as treasury shares or cancellation) provided that:
 - (a) the maximum number of Ordinary Shares hereby authorised to be purchased shall be 14.99 per cent of the issued Ordinary Shares on the date on which this resolution is passed;
 - (b) the minimum price which may be paid for an Ordinary Share shall be 1p;
 - (c) the maximum price (exclusive of expenses) which may be paid for an Ordinary Share shall be the higher of (i) 105 per cent of the average of the middle market quotations (as derived from the Daily Official List) for the Ordinary Shares for the five business days immediately preceding the date of purchase and (ii) the higher of the last independent trade and the highest current independent bid on the trading venue which the purchase is carried out; and

-
- (d) unless previously varied, revoked or renewed, the authority hereby conferred shall expire on 31 December 2019 or, if earlier, at the conclusion of the Annual General Meeting of the Company to be held in 2019, save that the Company may, prior to such expiry, enter into a contract to purchase Ordinary Shares under such authority and may make a purchase of Ordinary Shares pursuant to any such contract.
13. That the name of the Company be changed to BMO Real Estate Investments Limited at a date of the Board's discretion but in any event no later than 30 April 2019.

By order of the Board
Northern Trust International Fund Administration
Services (Guernsey) Limited
Secretary
PO Box 255, Trafalgar Court, Les Banques
St. Peter Port, Guernsey GY1 3QL

27 September 2018

Notes:

1. A member who is entitled to attend, speak and vote at the Meeting is entitled to appoint one or more proxies to attend, speak and vote instead of him or her. More than one proxy may be appointed provided each proxy is appointed to exercise the rights attached to different shares. A proxy need not be a member of the Company.
2. A form of proxy is enclosed for use at the Meeting. The form of proxy should be completed and sent, together with the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority, so as to reach Computershare Investor Services (Guernsey) Limited, The Pavilions, Bridgwater Road, Bristol, BS99 6ZY not later than 12 noon on 19 November 2018.
3. The completion and return of the form of proxy will not preclude you from attending the Meeting. If you have appointed a proxy and attend the Meeting in person your proxy appointment will remain valid and you may not vote at the Meeting in person unless you have provided a hard copy notice clearly stating your intention to revoke your proxy appointment to Computershare Investor Services (Guernsey) Limited, The Pavilions, Bridgwater Road, Bristol, BS99 6ZY not later than 12 noon on 19 November 2018. In the case of a member which is an individual, the revocation notice must be under the hand of the appointer or of his attorney duly authorised in writing or in the case of a member which is a company, the revocation notice must be executed under its common seal or under the hand of an officer of the company or an attorney duly authorised. Any power of attorney or any other authority under which the revocation notice is signed (or a notarially certified copy of such power or authority under which the revocation notice is signed) must be included with the revocation notice.
4. To have the right to attend and vote at the Meeting (and also for the purposes of calculating how many votes a member may cast on a poll) a member must first have his or her name entered on the register of members not later than close of business on 19 November 2018. Changes to entries in the register after that time shall be disregarded in determining the rights of any member to attend and vote at such Meeting.
5. The Articles of Incorporation and the Directors' letters of appointment will also be available for inspection for fifteen minutes prior to the Annual General Meeting and during the meeting itself.
6. As at 27 September 2018, the latest practicable date prior to publication of this document, the Company had 240,705,539 Ordinary Shares in issue with a total of 240,705,539 voting rights.
7. Any person holding three per cent of the total voting rights in the Company who appoints a person other than the Chairman as his proxy will need to ensure that both he and such third party complies with their respective disclosure obligations under the Disclosure Guidance and Transparency Rules.

Shareholder Information

Dividends

Ordinary dividends are paid quarterly in March, June, September and December each year. Shareholders who wish to have dividends paid directly into a bank account rather than by cheque to their registered address can complete a mandate form for the purpose. Mandates may be obtained from Computershare Investor Services (Guernsey) Limited, c/o Queensway House, Hilgrove Street, St. Helier, Jersey JE1 1ES on request. Where dividends are paid directly to shareholders' bank accounts, dividend tax vouchers are sent directly to shareholders' registered addresses.

Share Price

The Company's ordinary shares are listed on the London Stock Exchange. Prices are given daily in the *Financial Times* under "Investment Companies" and in other newspapers.

Data Protection

The Company is committed to ensuring the privacy and security of any personal data provided to it. Further details of the Company's privacy policy can be found on its website.

Change of Address

Communications with shareholders are mailed to the address held on the share register. In the event of a change of address or other amendment this should be notified to Computershare Investor Services (Guernsey) Limited, c/o Queensway House, Hilgrove Street, St. Helier, Jersey JE1 1ES under the signature of the registered holder.

Shareholder Enquiries

Contact Northern Trust International Fund Administration Services (Guernsey) Limited, Trafalgar Court, Les Banques, St. Peter Port, Guernsey GY1 3QL. Additional information regarding the Company may also be found at its website addresses which are:

fcre.co.uk

fcre.gg

Historic Record

	Total assets less current liabilities £'000	Shareholders' funds £'000	Net asset value per ordinary share p	Ordinary share price p	Premium/(discount) %	Earnings/(loss) per ordinary share p	Dividends paid per ordinary share p	Ongoing charges* %
1 June 2004 (launch)	176,814	106,152	96.0	100.0	4.2	–	–	–
30 June 2005	202,007	124,478	112.6	124.5	10.6	26.2	5.615	1.8
30 June 2006	231,118	157,136	142.2	142.5	0.2	33.1	6.750	1.7
30 June 2007	236,703	176,377	159.6	125.5	(21.4)	18.8	6.876	1.5
30 June 2008	191,773	133,657	121.0	75.0	(38.0)	(30.4)	7.210	1.5
30 June 2009	146,844	80,535	72.9	57.5	(21.1)	(33.4)	7.20	1.9
30 June 2010	162,095	94,328	85.4	84.3	(1.3)	23.6	7.20	1.8
30 June 2011	158,217	91,485	82.8	90.0	8.7	3.3	7.20	1.7
30 June 2012	158,433	84,185	76.2	66.0	(13.4)	2.9	7.20	2.0
30 June 2013 [†]	272,001	149,115	71.7	72.5	1.1	1.2	7.20	2.0
30 June 2014	307,275	192,569	83.4	84.0	0.7	14.4	5.00	1.4
30 June 2015	331,744	226,829	97.0	99.5	2.6	17.5	5.00	1.4
30 June 2016	346,419	236,742	99.2	88.5	(10.8)	7.2	5.00	1.3
30 June 2017	346,255	240,842	100.1	106.8	6.7	5.9	5.00	1.2
30 June 2018	363,706	261,116	108.5	99.8	(8.0)	13.4	5.00	1.2

*as a percentage of average net assets (excluding direct property expenses).

[†] post the merger with ISIS Property Trust.

Warning to shareholders – Beware of Share Fraud

Fraudsters use persuasive and high-pressure tactics to lure investors into scams. They may offer to sell shares that turn out to be worthless or non-existent, or to buy shares at an inflated price in return for an upfront payment.

If you are approached by fraudsters please tell the Financial Conduct Authority ('FCA') by using the share fraud reporting form at www.fca.org.uk/consumers/scams where you can find out more about investment scams. You can also call the FCA Consumer Helpline on **0800 111 6768**. If you have already paid money to share fraudsters you should contact Action Fraud on **0300 123 2040**.

Alternative Performance Measures

The Company uses the following Alternative Performance Measures ('APMs'). APMs do not have a standard meaning prescribed by GAAP and therefore may not be comparable to similar measures presented by other entities.

Discount or Premium – The share price of an Investment Company is derived from buyers and sellers trading their shares on the stock market. If the share price is lower than the NAV per share, the shares are trading at a discount. This usually indicates that there are more sellers than buyers. Shares trading at a price above the NAV per share, are said to be at a premium.

Dividend Cover – The percentage by which Profits for the year (less Gains/losses on investment properties and non-recurring other income) cover the dividend paid.

A reconciliation of dividend cover is shown below:

	2018 £'000	2017 £'000
Profit for the year	32,310	14,101
Less: Realised gains	(1,568)	(781)
Unrealised gains	(14,851)	(2,008)
Other income	(4,375)	–
Profit before investment gains and losses	11,516	11,312
Dividends	12,036	11,986
Dividend Cover percentage	95.7%	94.4%

Dividend Yield – The annualised dividend divided by the share price at the year end. An analysis of dividends is contained in note 7 to the accounts.

Net Gearing – Borrowings less net current assets divided by value of investment properties.

Ongoing Charges – All operating costs incurred by the Company, expressed as a proportion of its average Net Assets over the reporting year. The costs of buying and selling investments and derivatives are excluded, as are interest costs, taxation, non-recurring property costs and the costs of buying back or issuing Ordinary Shares.

Ongoing charges calculation

	30 June 2018 £'000	30 June 2017 £'000
Total expenditure	3,775	3,979
Less non-recurring costs	(793)	(1,126)
Total	(a) 2,982	2,853
Average net assets	(b) 251,751	234,917
Ongoing charges (c = a/b)	(c) 1.2%	1.2%

Portfolio (Property) Capital Return – The change in property value during the period after taking account of property purchase and sales and capital expenditure, calculated on a quarterly time-weighted basis.

Portfolio (Property) Income Return – The income derived from a property during the period as a percentage of the property value, taking account of direct property expenditure, calculated on a quarterly time-weighted basis.

Portfolio (Property) Total Return – Combining the Portfolio Capital Return and Portfolio Income Return over the period, calculated on a quarterly time-weighted basis.

Total Return – The return to shareholders calculated on a per share basis by adding dividends paid in the period to the increase or decrease in the Share Price or NAV. The dividends are assumed to have been reinvested in the form of Ordinary Shares or Net Assets, respectively, on the date on which they were quoted ex-dividend.

Glossary of Terms

Corporate Terms

AAF – Audit and Assurance Faculty guidance issued by the Institute of Chartered Accountants in England and Wales.

AIC – Association of Investment Companies. This is the trade body for Closed-end Investment Companies (www.theaic.co.uk).

AIFMD – Alternative Investment Fund Managers Directive. Issued by the European Parliament in 2012 and 2013, the Directive required that all investment vehicles in the European Union, including Closed-end Investment Companies, must have appointed a Depositary and an Alternative Investment Fund Manager before 22 July 2014. The Board of Directors of a Closed-end Investment Company, nevertheless, remains fully responsible for all aspects of the company's strategy, operations and compliance with regulations.

Benchmark – This is a measure against which an Investment Company's performance is compared. The Company does not have a formal Benchmark but does report its performance against the MSCI Investment Property Databank ('IPD') Quarterly Universe, which is used to determine whether a performance fee is payable to the Manager (see note 3 to the Accounts.)

Closed-end Investment Company – A company with a fixed issued ordinary share capital which is traded on an exchange at a price not necessarily related to the Net Asset Value of the company and where shares can only be issued or bought back by the company in certain circumstances. This contrasts with an open-ended investment company, which has units not traded on an exchange but issued or bought back from investors at a price directly related to the Net Asset Value.

Depositary – Under AIFMD rules applying from July 2014, the Company must appoint a Depositary, whose duties in respect of investments, cash and similar assets include: safekeeping; verification of ownership and valuation; and cash monitoring. Under AIFMD regulations, the Depositary has strict liability for the loss of the Company's financial assets in respect of which it has safekeeping duties. The Depositary's oversight duties include, but are not limited to, oversight of share buy backs, dividend payments and adherence to investment limits. The Company's Depositary is JP Morgan Europe Limited.

Dividend – The income from an investment. The Company currently pays dividends to shareholders quarterly.

GAAP – Generally Accepted Accounting Practice. This includes UK GAAP and International GAAP (IFRS or International Financial Reporting Standards applicable in the European Union). The Company's financial statements are prepared in accordance with IFRS as adopted by the EU.

Gearing – Unlike open-ended investment companies, Closed-end Investment Companies have the ability to borrow to invest. This term is used to describe the level of borrowings that an Investment Company has undertaken. The higher the level of borrowings, the higher the gearing ratio.

Leverage – As defined under AIFMD rules, leverage is any method by which the exposure of an AIF is increased through borrowing of cash or securities or leverage embedded in derivative positions. Leverage is broadly equivalent to Gearing, but is expressed as a ratio between the assets (excluding borrowings) and the net assets (after taking account of borrowings). Under the gross method, exposure represents the sum of the Company's positions after deduction of cash balances, without taking account of any hedging or netting arrangements. Under the commitment method, exposure is calculated without the deduction of cash balances and after certain hedging and netting positions are offset against each other.

Manager – The Company's investment manager is F&C Investment Business Limited, and its property manager is BMO REP Property Management Limited. Further details are set out on page 14 and in note 3 to the accounts.

Market Capitalisation – The stock market value of a company as determined by multiplying the number of shares in issue, excluding those shares held in treasury, by the market price of the shares.

Net Assets (or Shareholders' Funds) – This is calculated as the value of the investments and other assets of an Investment Company, plus cash and debtors, less borrowings and any other creditors. It represents the underlying value of an Investment Company at a point in time.

Net Asset Value ('NAV') per Ordinary Share – This is calculated as the net assets of an Investment Company divided by the number of shares in issue, excluding those shares held in treasury.

Ordinary Shares – The main type of equity capital issued by conventional Investment Companies. Shareholders are entitled to their share of both income, in the form of dividends paid by the Investment Company, and any capital growth. As at 30 June 2018 the Company had only Ordinary Shares in issue.

Share Price – The value of a share at a point in time as quoted on a stock exchange. The Company's Ordinary Shares are quoted on the Main Market of the London Stock Exchange.

SORP – Statement of Recommended Practice "Financial Statements of Investment Trust Companies and Venture Capital Trusts" issued by the AIC.

Total Assets – This is calculated as the value of the investments and other assets of an Investment Company, plus cash and debtors.

Property Terms

Break Option – A clause in a Lease which provides the landlord or tenant with an ability to terminate the Lease before its contractual expiry date.

Covenant Strength – This refers to the quality of a tenant's financial status and its ability to perform the covenants in the Lease.

Equivalent Yield – The internal rate of return of the cash flow from the property, assuming a rise to ERV at the next review, but with no further rental growth.

Estimated Rental Value ('ERV') – The estimated annual market rental value of a property as determined by the Company's External Valuer. This will normally be different from the actual rent being paid.

External Valuer – An independent external valuer of a property. The Company's External Valuer is Cushman & Wakefield and detailed information regarding the valuation of the Company's properties is included in note 9 to the accounts.

Fixed and Minimum Uplift Rents – Rents subject to fixed uplifts at an agreed level on agreed dates stipulated within the Lease, or rents subject to contracted minimum uplifts at specified review dates.

Lease – A legally binding contract between a landlord and a tenant which sets out the basis on which the tenant is permitted to occupy a property, including the Lease length.

Lease Incentive – A payment used to encourage a tenant to take on a new Lease, for example by a landlord paying a tenant a sum of money to contribute to the cost of a tenant's fit-out of a property or by allowing a rent free period.

Lease Re-gear – This term is used to describe the renegotiation of a Lease during the term and is often linked to another Lease event, for example a Break Option or Rent Review.

Lease Renewal – The renegotiation of a Lease with the existing Tenant at its contractual expiry.

Lease Surrender – An agreement whereby the landlord and tenant bring a Lease to an end other than by contractual expiry or the exercise of a Break Option. This will frequently involve the negotiation of a surrender premium by one party to the other.

Net Income – The net income from a property after deducting ground rent and non-recoverable expenditure.

Net Initial Yield – The initial Net Income from a property at the date of purchase, expressed as a percentage of the gross purchase price including the costs of purchase.

Non-property Income Distribution – An ordinary dividend paid to a shareholder of the Company.

Property Income Distribution (PID) – A dividend paid to a shareholder of the Company in respect of profits and gains of the Tax Exempt Business of the UK resident members of the Group or in respect of the profits or gains of a non-UK resident member of the Group insofar as they derive from its UK qualifying property rental business.

Rent Review – A periodic review of rent during the term of a Lease, as provided for within a Lease agreement.

Reversion – Increase in rent estimated by the Company's External Valuer, where the passing rent is below the ERV. The increases to rent arise on rent reviews and lettings.

Tenant's Improvements – This term is used to describe a wide range of works that are usually carried out by a tenant, at its own cost, and usually require the landlord's prior approval.

Voids – The amount of rent relating to properties which are unoccupied and generating no rental income. Stated as a percentage of ERV.

How to Invest

One of the most convenient ways to invest in F&C UK Real Estate Investments Limited is through one of the savings plans run by F&C Investments.

F&C Investment Trust ISA

You can use your ISA allowance to make an annual tax-efficient investment of up to £20,000 for the 2018/19 tax year with a lump sum from £500 or regular savings from £50 a month per Trust. You can also transfer any existing ISAs to us whilst maintaining the tax benefits.

F&C Junior ISA (JISA)*

You can invest up to £4,260 for the tax year 2018/19 from £500 lump sum or £30 a month per Trust, or a combination of both. Please note, if your child already has a Child Trust Fund (CTF), then you cannot open a separate JISA, however you can transfer the existing CTF (held either with F&C or another provider) to an F&C JISA.

F&C Child Trust Fund (CTF)*

If your child has a CTF you can invest up to £4,260 for the 2018/19 tax year, from £100 lump sum or £25 a month per Trust, or a combination of both. You can also transfer a CTF from another provider to an F&C CTF. Please note, the CTF has been replaced by the JISA and is only available to investors who already hold a CTF.

F&C Private Investor Plan (PIP)

This is a flexible way to invest in our range of Investment Trusts. There are no maximum contributions, and investments can be made from £500 lump sum or £50 a month per Trust. You can also make additional lump sum top-ups at any time from £250 per Trust.

F&C Children's Investment Plan (CIP)

This is a flexible way to save for a child in our range of Investment Trusts. There are no maximum contributions, and the plan can easily be set up under bare trust (where the child is noted as the beneficial owner) or kept in your name if you wish to retain control over the investment. Investments can be made from a £250 lump sum or £25 a month per Trust. You can also make additional lump sum top-ups at any time from £100 per Trust.

Charges

Annual management charges and other charges apply according to the type of plan.

Annual account charge

ISA: £60+VAT

PIP: £40+VAT

JISA/CIP/CTF: £25+VAT

You can pay the annual charge from your account, or by direct debit (in addition to any annual subscription limits).

Dealing charges

ISA: 0.2%

PIP/CIP/JISA: postal instructions £12, online instructions £8 per Trust.

Dealing charges apply when shares are bought or sold but not on the reinvestment of dividends or the investment of monthly direct debits for the PIP, CIP and JISA.

There are no dealing charges on a CTF but a switching charge of £25 applies if more than 2 switches are carried out in one year. Government stamp duty of 0.5% also applies on the purchase of shares (where applicable).

There may be additional charges made if you transfer a plan to another provider or transfer the shares from your plan.

The value of investments can go down as well as up and you may not get back your original investment. Tax benefits depend on your individual circumstances and tax allowances and rules may change. Please ensure you have read the full Terms and Conditions, Privacy Policy and relevant Key Features documents before investing. For regulatory purposes, please ensure you have read the Pre-sales cost disclosures related to the product you are applying for, and the relevant Key Information Documents (KIDs) for the investment trusts you are wanting to invest into.

How to Invest

To open a new F&C savings plan, apply online at fandc.com/apply

Note, this is not available if you are transferring an existing plan with another provider to F&C, or if you are applying for a new plan in more than one name.

New Customers

Call: **0800 136 420**** (8.30am – 5.30pm, weekdays)

Email: info@fandc.com

Existing Plan Holders

Call: **0345 600 3030**** (9.00am – 5.00pm, weekdays)

Email: investor.enquiries@fandc.com

By post: F&C Plan Administration Centre

PO Box 11114

Chelmsford

CM99 2DG

You can also invest in the trust through online dealing platforms for private investors that offer share dealing and ISAs. Companies include: **Alliance Trust Savings, Barclays Stockbrokers, Halifax, Hargreaves Lansdown, HSBC, Interactive Investor, Lloyds Bank, Selftrade, The Share Centre**

* The CTF and JISA accounts are opened in the child's name and they have access to the money at age 18. **Calls may be recorded or monitored for training and quality purposes.

Corporate Information

Directors (all non-executive)

Vikram Lall (Chairman)[†]
Andrew Gulliford
Mark Carpenter[§]
David Ross[†]
Alexa Henderson*

Registered Office

PO Box 255
Trafalgar Court
Les Banques
St. Peter Port
Guernsey GY1 3QL

Secretary

Northern Trust International Fund Administration Services
(Guernsey) Limited
PO Box 255
Trafalgar Court
Les Banques
St. Peter Port
Guernsey GY1 3QL
Tel: 01481 745001

Alternative Investment Fund Manager ('AIFM') and Investment Manager

F&C Investment Business Limited
Quatermile 4
7a Nightingale Way
Edinburgh EH3 9EG
Tel: 0207 628 8000

Property Manager

BMO REP Property Management Limited
7 Seymour Street
London W1H 7BA

Property Valuers

Cushman & Wakefield
48 Warwick Street
London W1B 5NL

[†] Chairman of the Nomination Committee

[§] Chairman of the Property Valuation Committee

[†] Chairman of the Management Engagement Committee

* Chairman of the Audit and Risk Committee

Auditor

PricewaterhouseCoopers CI LLP
Royal Bank Place
1 Glatigny Esplanade
St. Peter Port
Guernsey GY1 4ND

Guernsey Legal Advisers

Mourant Ozannes
1 Le Marchant Street
St. Peter Port
Guernsey GY1 4HP

UK Corporate Legal Advisers

Dickson Minto
Broadgate Tower
20 Primrose Street
London EC2A 2EW

Bankers

Barclays Bank plc
1 Churchill Place
Canary Wharf
London E14 5HP

Corporate Brokers

Cenkos Securities plc
6.7.8 Tokenhouse Yard
London EC2R 7AS

Depository

JPMorgan Europe Limited
25 Bank Street
Canary Wharf
London E14 5JP

Website:

fcrc.co.uk
fcrc.gg



F&C UK Real Estate Investments Limited

2018 Annual Report and Consolidated Accounts

Registered Office

PO Box 255
Trafalgar Court
Les Banques
St. Peter Port
Guernsey GY1 3QL
Tel: 01481 745001

Registrars

Computershare Investor Services (Guernsey) Limited
c/o Queensway House
Hilgrove Street
St. Helier
Jersey
Channel Islands JE1 1ES