TR Property Investment Trust plc

Financial Report for the half year ended 30 September 2021

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TR Property Investment Trust plc

TR Property Investment Trust plc's ("the Company" or "the Trust" or "the Group") investment objective is to maximise shareholders' total returns by investing in the shares and securities of property companies and property related businesses internationally and also in investment property located in the UK.

INTRODUCTION

The Company was formed in 1905 and has been a dedicated property investor since 1982. The Company is an Investment Trust and its shares are premium listed on the London Stock Exchange.

BENCHMARK

The benchmark is the FTSE EPRA/NAREIT Developed Europe Capped Net Total Return Index in Sterling.

INVESTMENT POLICY

The Company seeks to achieve its objective by investing in shares and securities of property companies and property related businesses on an international basis, although, with a Pan-European benchmark, the majority of the investments will be located in that geographical area. The Company also invests in investment property located in the UK only.

Further details of the Investment Policies, the Asset Allocation Guidelines and policies regarding the use of gearing and derivatives are set out on page 25 of the Annual Report, which is available on the Company's website. The current portfolio is shown on page 14.

INVESTMENT MANAGER

BMO Investment Business Limited acts as the Company's alternative investment fund manager ("AIFM") with portfolio management delegated to Thames River Capital LLP ("the Portfolio Manager"). Marcus Phayre-Mudge has managed the portfolio since 1 April 2011 and been part of the Fund Management team since 1997.

INDEPENDENT BOARD

The Directors are all independent of the Portfolio Manager and meet regularly to consider investment strategy, to monitor adherence to the stated objective and investment policies and to review performance. Details of how the Board operates and fulfils its responsibilities are set out in the Annual Report.

PERFORMANCE

The Financial Highlights for the current year are set out opposite and the 10 year performance can be seen alongside the graph on page 4.

DIVIDEND

An interim dividend of 5.30p (2020: 5.20p) will be paid on 14 January 2022 to shareholders on the register on 17 December 2021. The shares will be quoted ex-dividend on 16 December 2021.

RETAIL INVESTORS ADVISED BY IFAS

The Company currently conducts its affairs so that its shares can be recommended by Independent Financial Advisers ("IFAs") in the UK to ordinary retail investors in accordance with the Financial Conduct Authority ("FCA") rules in relation to non-mainstream investment products and intends to continue to do so. The shares are excluded from the FCA's restrictions, which apply to non-mainstream investment products, because they are shares in an authorised investment trust.

FURTHER INFORMATION

General Shareholder information and details of how to invest in TR Property Investment Trust plc, including an investment through an ISA or saving scheme, can be found on pages 28 to 31. This information can also be found on the Company's website www.trproperty.com

Financial Highlights and Performance

	At 30 September 2021	At 31 March 2021	% Change
Balance Sheet			
Net asset value per share	**474.34p**	417.97p	+13.5
Shareholders' funds (£'000)	**1,505,318**	1,326,433	+13.5
Shares in issue at the end of the period (m)	**317.4**	317.4	+0.0
Net debt[1,5]	**11.6%**	16.5%	
Share Price			
Share price	**470.00p**	392.50p	+19.7
Market capitalisation	**£1,492m**	£1,246m	+19.7

	Half year ended 30 September 2021	Half year ended 30 September 2020	% Change
Revenue and Dividends			
Revenue earnings per share	**10.31p**	7.65p	+34.8
Interim dividend per share	**5.30p**	5.20p	+1.9

	Half year ended 30 September 2021	Year ended 31 March 2021
Performance: Assets and Benchmark		
Net asset value total return[2,5]	**+15.6%**	+20.7%
Benchmark total return	**+11.0%**	+15.9%
Share price total return[3,5]	**+22.1%**	+28.3%
Ongoing Charges[4,5]		
Including performance fee	**+1.50%**	+1.40%
Excluding performance fee	**+0.70%**	+0.65%
Excluding performance fee and direct property costs	**+0.69%**	+0.63%

1 Net debt is the total value of loan notes and loans (including notional exposure to CFDs) less cash as a proportion of Net asset value.

2 The NAV Total Return for the year is calculated by reinvesting the dividends in the assets of the Company from the relevant ex-dividend date. Dividends are deemed to be reinvested on the ex-dividend date as this is the protocol used by the Company's benchmark and other indices.

3 The Share Price Total Return is calculated by reinvesting the dividends in the shares of the Company from the relevant ex-dividend date.

4 Ongoing Charges are calculated in accordance with the AIC methodology. The ratio for 30 September 2021 is based on forecast expenses and charges for the year ending 31 March 2022. The performance fee included in the calculation above is the provision at 30 September 2021 referred to in note 2 rather than an estimate of the fee at the year end.

5 Considered to be an Alternative Performance Measure as defined on page 26.

Chairman's Statement

David Watson
Chairman

A good set of results in challenging market conditions. A Share Price Total return of over 22% and an increase in the Interim Dividend, reflecting our confidence that income will return to pre-pandemic levels over the next 18 months.

INTRODUCTION

For the six months to 30th September, the Trust delivered a healthy NAV total return of 15.6%, 4.6% ahead of the benchmark total return of 11.0%. The share price total return was an impressive 22.1% as the discount to the underlying asset value, which the shares traded at in March, virtually disappeared over the subsequent six months.

The period saw the continuation of the broad post vaccine recovery across all economies. However, the rebound continues to be unequal across the real estate landscape. Legacy issues abound. Office landlords face headwinds from low levels of occupation, particularly in larger cities, whilst retail property continues to lack fresh demand amidst an unrelenting move to online retail fulfilment. There have also been clear winners: the major disruption in supply chains has forced businesses to invest in more storage capability and domestic leisure use has unsurprisingly surged giving hotels and restaurants a badly needed boost.

Our manager continues to focus on sustainable income and has further tilted the portfolio towards index-linked income. When viewed against more popular index linked instruments, REITS with this type of explicit inflation proof income look undervalued.

Our ability to buy (and trade) alternative asset types beyond the traditionally dominant office and retail sectors continues to be a driver of value and differentiation. Our investments in self-storage, private sector residential, logistics and secure income have all performed well.

REVENUE RESULTS AND DIVIDEND

Revenue earnings for the first half are 10.31p per share, over one third ahead of the 7.65p recorded this time last year. The fact that earnings are substantially ahead of the prior year is not surprising since the cuts and suspensions of dividends that we saw in the same period last year have largely reversed (with a couple of notable exceptions). Earnings are also 3.5% ahead of the September 2019 result. Although for some companies dividends have not yet returned to pre-pandemic levels, changes in the portfolio with the focus on sustained income have compensated for this. There have also been some changes in dividend timetables that have seen some income usually received in the second half brought forward.

The Board has announced an increased interim dividend of 5.30p, 1.9% ahead of last year's interim.

REVENUE OUTLOOK

The timing differences referred to above mean that first half earnings have benefited relative to the second half. As a result, we expect that the proportion of full year income generated in the first half will be significantly ahead of the usual two thirds. In addition, the second half of the prior year benefitted from a substantial tax refund which will not be repeated.

The decision to increase the interim dividend to 5.30p reflects the Board's confidence that revenue will return to pre-pandemic levels over the next eighteen months.

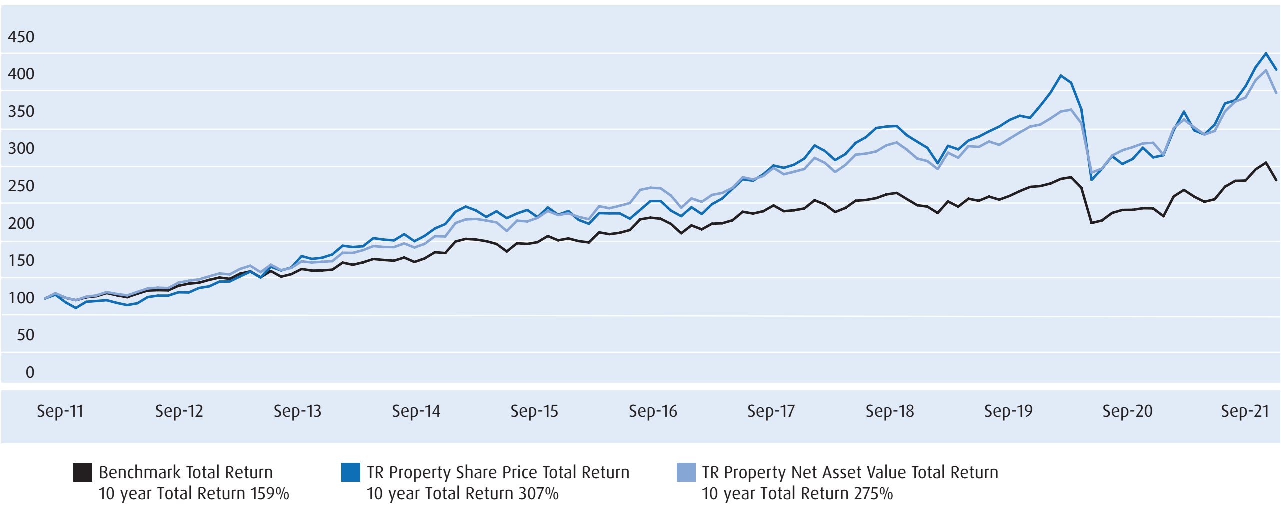
I would remind shareholders that the Trust aims to outperform its benchmark in total return terms. At some point the stocks delivering reliable income may become overvalued and the potential for superior capital returns in those unloved sectors, which typically have weaker revenue, may become an investment opportunity. Such a rotation could cause the Trust's revenues to fall, however substantial revenue reserves are still available to protect dividend levels in the short term.

NET DEBT AND CURRENCIES

Gearing at the end of September was 11.6%, lower than that of 16.5% at the end of March 2021. The decision to maintain gearing at this level reflects our manager's optimism towards large parts, but not all, of the pan European real estate landscape.

European currencies have remained stable over the period. As a reminder, our policy is to maintain a hedged currency exposure in line with the benchmark. Sterling represents around 28% of the benchmark and strengthening Sterling constitutes a headwind to the NAV.

Index of TR Property Net Asset Value and Share Price Total Returns compared with the Benchmark Total Return Index



DISCOUNT AND SHARE REPURCHASES

The discount of the share price to the Net Asset Value narrowed over the period from -6.1% at March 31st to -1.0% at September 30th. The average discount over the six-month period has been -4.4% and the shares have traded in the range of -8.1% to par (nil discount).

There were no share repurchases in the half year period.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE FACTORS ('ESG')

We continue to make progress seeking the relevant data from companies in our investment universe to enable us to benchmark their performance on key criteria such as Greenhouse Gas Intensity (Scope 1 & 2 Intensity per USD million sales/rent), Energy Intensity (MWh/USD million of sales/rent) and Water Intensity (Consumption of cubic metres/USD million sales). These metrics are included in global data on listed companies provided by MSCI, it already includes a large cohort of our companies and we are confident of coverage expanding. This is the first step in establishing a set of metrics whereby we can measure the improvement of our companies' performance. As highlighted in the Annual Report, it is crucially important that we don't penalise those companies who are modernising, at a steady pace, a legacy portfolio of energy inefficient buildings. A good example is the private residential sectors in Germany and Sweden where heavily regulated (and submarket) rental levels haven't encouraged tenants to improve their accommodation and landlords weren't incentivised to upgrade. This situation is now improving with heightened tenant awareness and governmental investment alongside private initiatives.

Our governance engagement remains elevated. We benefit from working alongside the BMO Responsible Investment team resulting in a comprehensive review of all voting opportunities. Over the last six months, we have raised concerns with a large number of companies and have then actively engaged with 9 of these on a range of governance issues. The scale of the Trust's ownership in numerous small and mid-cap stocks ensures that our views are being heard.

OUTLOOK

Inflationary pressures are clearly evident. Whether they are transient or prove a little more permanent is as yet unknown. With so much of our underlying income being index-linked (directly or indirectly) we remain confident that real assets will continue to be part of investors' armoury in an inflationary environment. Real estate continues to offer a substantial margin over fixed income and as economies reflate there is the opportunity for rental growth where demand outstrips supply.
Our manager continues to focus on those twin drivers of companies with secure index-linked income alongside those exposed to sub-sectors which are experiencing real rental growth.

David Watson
Chairman

2 December 2021

Footnote: The website (www.trproperty.com) provides current and background data on the Trust including an informative monthly fact sheet prepared by the Manager alongside the Half Yearly and Annual Reports.

Interim Management Report and Directors' Responsibility Statement

INTERIM MANAGEMENT REPORT

The Chairman's Statement on pages 3 to 5 and the Manager's Report on pages 7 to 13 give details of the important events which have occurred during the period and their impact on the financial statements.

PRINCIPAL RISKS AND UNCERTAINTIES

The principal risks and uncertainties facing the Company have not changed since the date of the Annual Report 2021 and continue to be as set out in that report. The impact of the ongoing COVID-19 pandemic on the results for the six months to 30 September 2021 is covered in the Chairman's and Manager's Report together with consequential positioning of the investment portfolio.

The principal risks and uncertainties facing the Company include, but are not limited to, poor share price performance in comparison to the underlying NAV; poor investment performance of the portfolio relative to the benchmark; market risk; the Company is unable to maintain dividend growth; accounting and operational risks; financial risks; loss of Investment Trust Status; legal, regulatory and reporting risks; inappropriate use of gearing and personnel changes at Investment Manager. An explanation of these risks and how they are managed are set out in the Annual Report and Financial Statements for the year ended 31 March 2021 on pages 28 to 32 (which can be found on the Company's website www.trproperty.com).

GOING CONCERN

As stated in note 5 to the financial statements, the directors are satisfied that the Group has sufficient resources to continue in operation for a period of at least 12 months from the date of this report. Accordingly, the going concern basis is adopted in preparing the condensed financial statements.

RELATED PARTY TRANSACTIONS

Related party transactions are disclosed in note 8 to the financial statements. There have been no material changes in the related party transactions described in the last annual report.

DIRECTORS' RESPONSIBILITY STATEMENT

The Directors acknowledge responsibility for the interim results and approve this Half-Yearly Financial Report. The principal risks facing the Company are substantially unchanged since the date of the Annual Report for the year ended 31 March 2021 and continue to be as set out in that report.

The Directors of TR Property Investment Trust plc confirm that to the best of their knowledge:

(a) the Half-Yearly Financial Statements have been prepared in accordance with IAS 34 and give a true and fair view of the assets, liabilities, financial position and profit for the period of the Group as required by the Disclosure Guidance and Transparency Rules ("DTR") 4.2.4R;

(b) the Chairman's Statement together with the following Manager's Report includes a fair review of the information required by DTR 4.2.7R (indication of important events during the first six months and description of principal risks and uncertainties for the remaining six months of the year); and

(c) the report includes a fair review of the information required by DTR 4.2.8R.

On behalf of the Board

David Watson
Chairman

2 December 2021

The Board members as at the date of the report are listed on page 27.

Manager's Report
as at 30 September 2021

Marcus Phayre-Mudge MRICS
Fund Manager

Index-linked income is a valuable safe haven which is under-appreciated by market participants when offered in a REIT wrapper; real assets should form part of any inflation proofing in a portfolio and we continue to focus on companies with assets which tenants both need and can afford.

PERFORMANCE

The Net Asset Value total return for the six months was 15.6%, ahead of the benchmark total return at 11.0%. UK property companies collectively returned 12.5% (in GBP terms), outperforming Continental property companies which returned 9.5% (in local currency terms). The Trust's physical property portfolio was also a positive contributor in the period delivering 9.3% total return.

After the initial surge in real estate equity prices in the Autumn of 2020 post the announcement of a range of successful vaccines, we saw prices trend sideways through the first quarter of 2021. However, from the very start of this financial period (March 31st) we saw a steady improvement in values, month-on-month right up to the end of August with the benchmark returning over 21% in those five months. The benign backdrop of continuing monetary policy largesse from central banks coupled with an improving outlook for all economies boded well for many parts of the real estate landscape.

However, September saw a sharp correction with prices collectively falling -8.3% as investors fretted over fears of stagflation, rising energy and wage costs alongside the global breakdown in supply chains.

The portfolio positioning had been heavily adjusted in the immediate 'post vaccine' period (Q4 2020) essentially closing the underweight to European shopping centres and renewing exposure to office markets with shorter commute times. The last six months has seen that process extended with the portfolio further concentrating on capturing the impact of three key trends. Those sectors likely to experience the greatest rental growth in a recovering economic environment such as logistics, industrial, self-storage and prime office development continue to be heavily represented in the portfolio. Secondly, security of income is crucial. Private rented residential property continues to enjoy virtually full occupancy, particularly in Germany and Sweden where rents remain heavily regulated (and at sub-market levels). The final theme is inflation protection and seeking to own explicitly index-linked, high quality income across a broad range of sectors. This latter theme overlaps with the residential focus given the highly defensive nature of the earnings.

Reviewing the performance attribution, it was another period where the 'growth' names (those most likely to see rental growth through the economic recovery) performed well. However, there were a couple of periods (June and September) where the market rotated strongly into cheaper value names as investors reflected on the risk of rising interest rates impacting yields and having the greatest impact on the most aggressively priced parts of the real estate universe. All of our logistics and industrial exposure contributed strongly. Self-storage and supermarkets (UK and Sweden/Finland) were the next largest contributors.

German residential continued to be a dominant element of both our universe (accounting for 25% of our benchmark) and the portfolio. It was also a strong driver of performance given our large position in Phoenix Spree (solely focused on Berlin) which was a major beneficiary of the reversal of the Berlin rent freeze (deemed unconstitutional). Whilst the fundamental attractions of the asset class remain solid, the wider political backdrop proved a powerful headwind given the then impending election. This is examined in more detail later in the report. Ironically, this sector also saw the largest piece of M&A activity with the bid (and raise) from Vonovia for Deutsche Wohnen which has proceeded regardless of the political backdrop.

Within the secure, index-linked income cohort we did reduce exposure to the healthcare names (Assura, Primary Health Properties) in favour of those with a broader commercial asset exposure (Secure Income REIT, LXI REIT). The rationale being that a period of artificially high indexation could lead to overrented situations particularly in sub-sectors where underlying market rental growth is not necessarily tied to economic growth such as primary health facilities and care homes. This proved to be the correct approach with the UK healthcare names collectively performing only in line with the benchmark and well behind their broader based contemporaries.

Sweden enjoyed a very strong period of returns and my concerns around a number of excessively leveraged companies proved unfounded with investors keen to buy into the accretion driven by cheap funding. Whilst I had unfortunately avoided the best performers (ie. the most leveraged) we were still heavily invested in the region and there was little relative underperformance from that element of the portfolio.

OFFICES

As European economies move into the post (majority) vaccinated era, the return to office remains one of the most hotly debated subject. There are therefore only a handful of firm conclusions to be drawn and even some of those may reverse over the passage of time. The one undoubted conclusion – which predated the pandemic – but which was cemented by it, is the universal desire by corporates to improve the quality of the office working environment. Allied to this is the need to encompass and satisfy a broad range of environmental, energy usage and well-being concerns in the design and utilisation of space. Suffice to say, there is a shortage of buildings which meet these criteria and a surfeit of those which, over the next decade, will prove deficient and at risk of obsolescence.

In the near-term, take up has largely followed a post 'demand strike' recovery trajectory. Whilst this lack of demand was short and sharp (when compared to normal recessions) the data is skewed by the base effect of virtually zero activity in the previous period. City centre and traditional CBDs have recovered faster than decentralised areas. London and Paris have seen little recovery in their financial services dominated sub-markets of Docklands and La Defense.

Cities with shorter commute times, particularly those using high levels of personal transport, have returned to pre-pandemic utilisation levels. The larger ones, particularly London and Paris haven't. This in turn affects companies' desire to make space requirement decisions. Deferring the decision whilst we work out what we need for the medium-term is a common message but not universal. In fact, Savills have recently reported that Central London office requirements are up 27% on the 5-year average at 10m sq ft. The take up of 540,000 sq ft in July 2021 is the second highest monthly figure since the start of the pandemic in March 2020.

This theme of strong recovery in CBDs is echoed in the Paris data (Immostat data) with take up in Central

Paris now approaching pre-pandemic levels (Q3, 2021 versus Q3 2019) with average rents rising in contrast to La Defense and the Western Crescent where tenant incentives are rising alongside increased vacancy.

Interestingly, investors have been much more sanguine about the current low utilisation rates. They have looked beyond the short-term tenant indecision and whilst transaction volumes across many prime office markets are lower than pre-Covid they are recovering fast. London saw £4bn in H1 2021 versus £6bn longer term average. London (West End) prime yields are back at all time lows of 3.25%.

RETAIL

The outlook for this sector is becoming much more nuanced. Retail warehousing has seen a sharp recovery in investor sentiment, particularly for parks where the rents are considered affordable and where footfall has been maintained. Parks with high levels of fashion retailers are being avoided whilst those with food, discounters, bulky goods and DIY have seen strong recoveries. In the 8 months to August 2021, the IPD/MSCI Retail Warehouse segment in the UK saw capital growth of +6.2%.

Shopping centres, particularly in the UK (as opposed to Continental Europe) continue to experience downward pressure on rents resulting in negative capital growth YTD. The market remains oversupplied with elevated vacancy levels and no rental tension leading to further discounting by landlords keen to cover the large twin overheads of service charge and rates. We doubt many landlords have hedged their energy costs. Landlords of weaker centres with capped service charge arrangements will feel this additional cost burden. The IPD/MSCI Shopping Centre segment saw capital decline of -9.8% YTD.

Meanwhile, UK supermarkets saw capital growth of +4.6% YTD emphasising the disparity of performance within the broad retail segment. The food sector continues to enjoy high quality covenants and long leases with index-linked rents; characteristics which are in short supply in the average shopping centre.

Continental European shopping centres are generally anchored by hypermarkets not department stores and this has been a major benefit in ensuring renewed footfall as these economies reopen. Of course, the structural headwinds of omni-channel retailing are blowing hard but we have seen a marked reluctance of independent valuers to adjust values down until market evidence returns.

DISTRIBUTION AND INDUSTRIAL

The sector continues to set records in terms of rents, take up and investment yield compression across big box, last mile urban logistics, single and multi-let industrials. UK Bigbox saw 24.4m sq ft take up in H1 2021, 82% ahead of the 10 year average of 13.4m sq ft. Total UK wide vacancy is down to 4.4% with available supply of just 25m sq ft. Gerald Eve confirmed that Q3 2021 was another record quarter for take up (23.7m sq ft) and guarantees that 2021 will be the most active year on record. The tailwinds for the logistics sector have been present for some time but the pandemic and the global supply chain issues of 2021 have added to the overall demand for 'a little more just in case and a little less just in time'. Investor sentiment remains unsurprisingly strong with £3.8bn of transaction in H1 2021, a figure ahead of the five year *annual* average. Savills estimate that prime yields are now at 3.5%, 75bps of compression over the last year.

Multi-let industrials remain in high demand with further vacancy reduction and rental growth. Yields for prime estates have also compressed 75bps over a year, according to Savills and are again at record lows with investors anticipating inflation busting rental growth.

RESIDENTIAL

The structural shortage of residential units underpins our positive view towards the private rented sector ('PRS'), particularly where rents are regulated (and restricted to sub-market levels). Meanwhile, residential mortgage lending remains a lucrative part of many banks' books and we expect that to continue. Historically cheap debt availability is continuing to fuel price growth in this sector. Where landlords are able to sell flats with vacant possession then returns are significantly ahead of the investment value as a rented asset. A very valuable long term underpin.

Sentiment towards German PRS was initially dominated by the German Constitutional Court's ruling that rent controls are determined at the Federal, not the State level. This was an important outcome and whilst we don't think this is the last ruling on this subject. It reminds all market participants that decisions over such an important part of social infrastructure should not be left to local politics which may well underappreciate that the major side effect of minimising rental growth is to also minimise new development.

The period was a bookended by the German general election. At the time of writing (early November) it is looking increasingly likely that the next German government will be a coalition of the SPD, the Greens and FDP parties. We therefore expect a reinforcement of current rent regulation (not a surprise) but also a desire to create more affordable housing which is a positive for our companies.

Sweden continues to be our other area of focus where the market dynamics are very similar to Germany with regulated rents, a shortage of units and modest development response.

ALTERNATIVES

By definition this group covers a diverse range of real estate but rarely have we seen such divergence in returns at both the asset and company level. Healthcare and student accommodation both had a weaker period for very different reasons. However the common feature was that, in both cases, rents are not tied to economic growth. This of course was a good thing in the midst of the pandemic but as markets began to look forward to a post vaccine recovery, investors focused on rental growth tied to economic growth. For the healthcare sector, the attractiveness of the long index-linked income stream (but at risk of over renting) has suffered from the fear of rising interest rates. For student accommodation, the focus has been the return of overseas students which has been slower to recover than we had hoped.

Meanwhile, self-storage and supermarkets have both enjoyed very strong investor support for different reasons. The former continues to benefit from the evolution in supply chain management with reduced emphasis on 'just in time' and an appreciation of protecting your critical component supply chain whatever your business model. Rental growth and vacancy reduction continues to support elevated valuations. For supermarkets, the attraction has been a growing understanding that the core portfolio for the grocers involves providing them with supermarkets which are a critical part of their online fulfilment. For most retailers, online sales only touch a physical store in the event of click and collect or returns. For the supermarket operators, the store is a critical part of that supply chain. Post the year end Supermarket Income REIT raised £200m. The original intention had been to raise just £100m but demand was very strong reflecting the attractiveness of these index-linked income streams where the underlying tenants' revenues and margins are secure.

DEBT AND EQUITY MARKETS

The central banks' stimulus continued to ensure that the debt market remained healthy and liquid with a continuation of historically low rates for all types of credit and financing. EPRA recorded €12.3bn for the six months to the end of September which compared to €10.3bn in the same period last year (mid pandemic) and €12.6bn for the six months to September 2019 (pre-pandemic). A remarkable level of consistency and a testament to state intervention ensuring liquidity.

Vonovia issued €500m 10 year debt at 0.625% whilst Deutsche Wohnen was able to secure 20 year money at 1.3%. Our largest companies continue to take advantage of current conditions and elongate duration of their debt; a strategy we concur with.

Whilst there were no IPOs in the period, there was a healthy level of follow on raises from those companies with share prices standing at premiums to asset value. Unsurprisingly the logistics space featured heavily with raises from Tritax (£400m), Eurobox (€250m), Aberdeen Standard Logistics (£125m) and Segro (£650m). Also busy were the healthcare names, Aedifica (€222m), Primary Health Properties (£130m), Assura (£175m). Target Healthcare raised just before the period (February) and again in October (post period). Residential names were busy as well with PRS REIT and Grainger in the UK , LEG, ADO and Vonovia in Germany and Wallenstam in Sweden.

In addition there has also been an elevated amount of M&A activity. Whilst we anticipated that this would be the case (as noted in the Outlook in the Annual Report) it hasn't been the privatisation of listed companies by private equity but the consolidation of listed players into larger, more efficient merged entities. More detail below.

PROPERTY SHARES

The performance of the majority of property shares reflected the continued recalibration of investors' expectations as the economic recovery took hold. The continuing central bank largesse kept a lid on debt costs. As a result the best performances came from stocks which were focused on growth sectors (eg. logistics) with leverage. Amongst our top performers included Argan (+36%), Industrials REIT, formally called Stenprop (+30%), Segro (+28%), VIB Vermoegen (+29%) and Warehouses de Pauw (+28%). However, the top performer was Sirius Real Estate (+49%) the owner of workspace across Germany. This is a classic case of a stock which enjoyed a huge rerating driven by a now proven business model in a market which is recovering quickly.

The dependability of earnings is always a key factor but in this period those companies where earnings could grow in line (or in excess of) inflation were particularly in demand. Secure income which was less tied to economic growth such as healthcare suffered with Assura returning just 1% and Primary Healthcare 4% in the six months. Those with residential exposure performed, particularly in Sweden, such as Balder (+22%) whereas German names suffered from concerns of further state pricing intervention if a left wing government was elected. The largest piece of M&A was the announcement of the takeover of Deutsche Wohnen by Vonovia and this included a portfolio sale of Berlin units to the State of Berlin. There was clearly political impetus to this merger.

In Sweden, we saw further consolidation as Castellum put forward an opportunistic bid for Kungsladen driven by the new Chairman of Castellum (Arnhult Rutger who owns 20%). The price offered is a 20% premium to NAV and given the irrevocables from 26% of the Kungsladen register, we expect the deal to proceed in Q4 2021.

Further M&A underpinned asset values with Blackstone increasing their bid for St Modwen Properties and eventually agreeing to pay a 21% premium to the NAV. In the student sector, APG (the Dutch pension giant) alongside their partner Blackstone agreed to acquire GCP Student Living. APG and Blackstone are already co-investors in several student accommodation funds and it is a good reminder that the scale of the operating platform is a crucial driver of value in this sub-sector.

Given the ongoing boom in logistics take up and the change in supply chain dynamics, it will be no surprise that self storage names also performed well in the period with Safestore (+33%), Big Yellow (+27%) and Shurguard (+25%).

Uncertainty around the utilisation rates for offices particularly in London and Paris resulted in more subdued gains for these names with Derwent London and Great Portland returning +9% and +11% respectively whilst Gecina, the largest Paris office owner returned just +1%. Smaller city exposure performed much better with Colonial (Madrid, Barcelona and Paris) +8% whilst Fabege +14% and Wihlborgs +8% illustrate investor response to Stockholm and Malmo respectively.

Retail remains an 'opportunistic trade' where extreme discounts to last published asset values can be interpreted as deep value or a trap in which further poor news reinforces the bears. The period saw various rallies but overall investors remain cautious following the initial value rallies of Q4 2020 and Q1 2021. Unibail Rodamco returned -7% and Klepierre +2%, whilst Hammerson was -7% and New River Retail -8%. Not all retail is equal and Ediston Property, a retail warehouse specialist, bucked the trend with +11% return over the six months as investors sought exposure to this subset of the retail landscape.

INVESTMENT ACTIVITY

Turnover (purchases and sales divided by two) totalled £150m equating to 10% of the average net assets over the period. This is sharply lower than the same period last year (£300m) and reflects my desire to remain with our winners whilst adjusting the portfolio around our three core themes highlighted earlier.

Several position changes are worth highlighting. Whilst we continue to have very limited exposure to UK shopping centres (essentially just modestly through the Landsec portfolio), we have been trying to get more exposure to retail warehousing. This involved bidding on various physical investment opportunities (where we were outbid) and then securing 7% of the equity of Ediston Properties, a retail warehouse specialist. We acquired the shares at 65p and we are now the 4th largest shareholder. The stock ended the half year at 74p and has just published its September NAV at 89p. It still has 25% of its assets in offices which are part of the disposal strategy.

With the takeover of Deutsche Wohnen by Vonovia for cash, I have continued to maintain exposure to Berlin through Phoenix Spree. The Board of Phoenix continue to do the right thing – buying back stock – as it represents the best use of capital given the ongoing discount to the net asset value. This is in the face of strong recovery in Berlin house prices and the rental market post the Constitutional Court's judgment that the rent freeze was unconstitutional. We accept there is ongoing political risk but the real estate fundamentals remain wholly convincing. Rents in the centre of the capital of Europe's largest economy remain on a par with rents in regional UK cities.

REVENUE AND REVENUE OUTLOOK

Revenue earnings in the first half at 10.31p were almost 35% ahead of the prior year. The first half in 2020 saw many dividend cuts and suspensions following the shock of the global pandemic. Companies began to return to paying dividends in the second half of last year, albeit at lower than previous levels. This has continued into the first half of the current year. Although some companies have not reached their pre-pandemic dividend levels, this has been compensated for by changes in the portfolio and the fact that the timing of some dividend payments usually received post September have been brought forward into the first half resulting in first half earnings 3.5% ahead of the first half earnings as at September 2019, pre-pandemic.

Although this is encouraging, earnings at the interim stage usually represent around 65% of the full year earnings. In the current year we expect this proportion to be higher due to the timing differences referred to above. We do not expect the second half to show a similar increase in earnings over the prior year. In the second half of the previous financial year companies had returned to paying dividends, some even compensating for dividends not paid earlier in the year, therefore although we expect the company dividend levels in the second half of the current financial year to be broadly comparable to the prior year, overall earnings in the second half will be lower in comparison due to the timing differences and also the fact that the prior year benefited from a substantial tax reclaim just before the year end adding almost 1.00p to earnings. That said, full year earnings are expected to be significantly ahead of the year to 2021, the Board has shown confidence in this by growing the dividend paid to our shareholders at the interim stage.

One note of caution, as the Chairman has expressed, there are factors which could pull back earnings in the second half, portfolio changes, a reduction in gearing levels and currency fluctuations in addition to the usual timing uncertainties of some dividends paid close to our year end and currency fluctuations.

GEARING AND DEBT

Gearing continues to be actively managed, once again using the flexibility of the revolving credit facilities and the ability to use CFDs to react to market conditions. Starting at 16.5% at the year end, gearing reduced a little in May, increased back to year end levels through the summer, then pulling back through August and September, ending the period at 11.6%. Wanting to retain this flexibility, we have renewed our facilities through the year, maintaining a number of providers and varying maturity dates.

PHYSICAL PORTFOLIO

The direct property portfolio produced a total return of 9.3% for the 6 months to the end of September made up of a capital return of 8.0% and an income return of 1.3%. The capital growth was driven by our two industrial assets in London and Gloucester. The valuation movements were both driven by rental value growth across the industrial market being reflected in completed asset management. At our industrial estate in Gloucester, we let the vacant unit to a health food business at a new headline rent of £8.50psf which was a 30% increase in the previous passing rent and 13% ahead of valuers' expectations. In Wandsworth we have completed two new lettings at record rents for the estate with the latest letting reflecting a rent of £35psf on a 2,000 sq ft ground floor industrial unit reflecting 25% rental growth in this central London location in only 12 months. This Wandsworth industrial asset is an almost unique estate having a large wealthy catchment, very good road and rail communications and a distinct lack of supply. It is little surprise that the majority of our tenants are centred on the provision of high margin services to the local population, especially food.

OUTLOOK

Income sustainability is the watchword. The vast majority of the total return from real estate (through a complete cycle) comes from earnings. Right now this is the crucial consideration. This leads us generally to favour income quality over value. Structural tailwinds in logistics, light industrial and fit for purpose offices will aid rental growth which in turn will support investor demand.

We remain cautious towards retail, particularly where we view leverage to be too high. For many of these companies, forced disposals at this point is highly destructive for equity holders. Brookfield's purchase of Hammerson's retail warehouse portfolio in April 2021 already looks like a great deal. At the same time, if rents have stabilised and affordability has returned to the underlying assets we will seek to invest in these sub-sectors, as is clearly the case in the retail warehouse market.

Index-linked income is a valuable safe haven which is under appreciated by market participants when offered in a REIT wrapper. Real assets should continue to form part of any inflation proofing in a portfolio. We will continue to focus on companies with assets which tenants need and can afford.

In the Annual Report in May we predicted more 'public to private' transactions. In fact there have been fewer of those type of transactions but much more merger activity between listed entities. Listed markets want liquidity and therefore market capitalisation / free- float is important. The sector still has too many small listed companies, with poor operating metrics trading at large discounts to asset value. They have no chance of raising capital accretively and we implore their Boards to look at delivering value to shareholders through mergers.

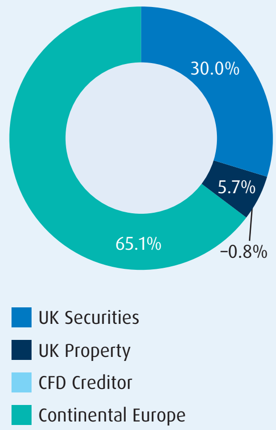
Marcus Phayre-Mudge
Fund Manager

2 December 2021

Portfolio

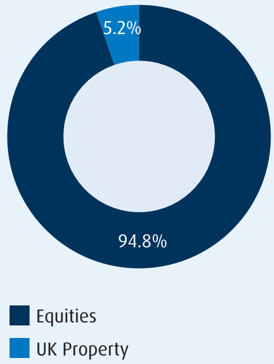
Distribution of Investments
as at 30 September 2021

	30 Sept 2021 £'000	30 Sept 2021 %	31 Mar 2021 £'000	31 Mar 2021 %
UK Securities				
– quoted	**470,112**	**30.0**	395,644	28.3
UK Investment Properties	**89,778**	**5.7**	83,071	5.9
UK Total	**559,890**	**35.7**	478,715	34.2
Continental Europe Securities				
– quoted	**1,021,672**	**65.1**	921,801	65.8
Investments held at fair value	**1,581,562**	**100.8**	1,400,516	100.0
– CFD creditor[1]	**(12,185)**	**(0.8)**	(141)	–
Total Investment Positions	**1,569,377**	**100.0**	1,400,375	100.0



Investment Exposure
as at 30 September 2021

	30 Sept 2021 £'000	30 Sept 2021 %	31 Mar 2021 £'000	31 Mar 2021 %
UK Securities				
– quoted	**470,112**	**27.3**	395,644	25.6
– CFD exposure[2]	**48,696**	**2.8**	45,441	2.9
UK Investment Properties	**89,778**	**5.2**	83,071	5.5
UK Total	**608,586**	**35.3**	524,156	34.0
Continental Europe Securities				
– quoted	**1,021,672**	**59.3**	921,801	59.5
– CFD exposure[2]	**93,234**	**5.4**	100,560	6.5
Total Investment Exposure[3]	**1,723,492**	**100.0**	1,546,517	100.0



Portfolio Summary
as at 30 September 2021

	30 Sept 2021	31 Mar 2021	31 Mar 2020	31 Mar 2019	31 Mar 2018
Total investments	**£1,582m**	£1,401m	£1,155m	£1,291m	£1,316m
Net assets	**£1,505m**	£1,326m	£1,136m	£1,328m	£1,256m
UK quoted property shares	**30%**	28%	31%	33%	31%
Overseas quoted property shares	**65%**	66%	61%	59%	62%
Direct property (externally valued)	**5%**	6%	8%	8%	7%

Net Currency Exposures
as at 30 September 2021

	Fund %	Benchmark %
GBP	29.3	29.3
EUR	48.1	48.8
CHF	6.1	6.2
SEK	15.4	15.1
NOK	1.1	0.6

1 Net unrealised loss on CFD contract held as balance sheet creditor.
2 Gross value of CFD positions.
3 Total investments illustrating market exposure including the gross value of CFD positions.

Investment Portfolio by Country

as at 30 September 2021

	£'000	Market value %
Austria		
CA Immobilien	**9,275**	0.6
	9,275	0.6
Belgium		
Warehousing and Distribution de Pauw	**31,663**	2.0
Aedifica	**22,900**	1.5
Cofinimmo	**15,550**	1.0
VGP	**15,528**	1.0
Xior	**6,407**	0.4
Care Property	**5,281**	0.4
Montea	**3,090**	0.2
Intervest Offices & Warehouses	**2,290**	0.1
	102,709	6.6
Finland		
Kojamo	**18,959**	1.2
	18,959	1.2
France		
Argan	**74,834**	4.8
Gecina	**24,076**	1.5
Covivio	**13,545**	0.9
Klépierre	**13,272**	0.9
Altarea	**1,695**	0.1
	127,422	8.2
Germany		
Vonovia	**144,371**	9.2
LEG	**68,096**	4.3
Aroundtown	**51,064**	3.4
VIB Vermoegen	**49,414**	3.1
Deutsche Wohnen	**30,224**	1.9
TAG Immobilien	**29,619**	1.9
Alstria	**16,110**	1.0
Deutsche Euroshop	**5,291**	0.3
	394,189	25.1
Ireland		
Hibernia REIT	**22,415**	1.5
Irish Residential Properties	**2,050**	0.1
	24,465	1.6
Netherlands		
Eurocommercial Properties	**30,462**	1.9
Unibail-Rodamco-Westfield	**13,618**	0.9
NSI	**3,916**	0.2
	47,996	3.0
Norway		
Entra	**16,004**	1.0
	16,004	1.0
Spain		
Arima Real Estate	**22,640**	1.4
Merlin	**20,430**	1.3
	43,070	2.7

	£'000	Market value %
Sweden		
Kungsleden	**29,001**	1.8
Fastighets Balder	**26,101**	1.7
Cibus	**23,420**	1.5
Castellum	**21,705**	1.4
Nyfosa	**21,436**	1.4
Wihlborgs	**20,930**	1.3
Fabege	**20,184**	1.3
Catena	**12,866**	0.8
Samhalls	**11,761**	0.7
Amasten Fastighets	**5,227**	0.3
Pandox	**2,572**	0.2
	195,203	12.4
Switzerland		
PSP Swiss Property	**42,380**	2.7
	42,380	2.7
United Kingdom		
SEGRO	**78,665**	5.0
Safestore Holdings	**42,451**	2.7
Industrials REIT	**39,919**	2.6
Derwent London	**35,976**	2.3
Phoenix	**35,108**	2.2
Picton	**33,214**	2.1
Landsec	**31,640**	2.0
Sirius	**26,838**	1.7
Londonmetric Property	**22,289**	1.4
Secure Income REIT	**18,038**	1.2
Unite Group	**17,257**	1.1
McKay Securities	**17,087**	1.1
CLS Holdings	**11,647**	0.7
Supermarket Income REIT	**10,323**	0.7
Ediston Property	**10,037**	0.6
Tritax Eurobox	**9,172**	0.6
Tritax Big Box REIT	**8,234**	0.5
Target Healthcare	**5,921**	0.4
LXI REIT	**4,411**	0.3
Primary Health Properties	**3,918**	0.2
Assura	**2,398**	0.2
PRS REIT	**2,381**	0.2
Atrato Capital	**1,651**	0.1
Capital & Regional	**839**	0.1
Capital & Counties Properties	**698**	–
	470,112	30.0
Direct Property	**89,778**	5.7
CFD Positions (included in current liabilities)	**(12,185)**	(0.8)
Total Investment Positions	**1,569,377**	100.0

Companies shown by country of listing.

Investment Properties

as at 30 September 2021

Spread of Direct Portfolio by Capital Value (%)

as at 30 September 2021

	Retail	Industrial	Residential and Ground Rents	Other	Total
West End of London	40.0%	–	13.5%	0.5%	**54.0%**
Inner London	1.5%	33.8%	–	–	**35.3%**
South West	–	10.7%	–	–	**10.7%**
Total	41.5%	44.5%	13.5%	0.5%	**100.0%**

Lease Lengths within the Direct Property Portfolio

as at 30 September 2021

	Gross rental income
0 to 5 years	30%
5 to 10 years	12%
10 to 15 years	53%
15 to 20 years	4%
20+ years	1%
	100%

Contracted Rent

Year 1	£3,000.000
Years 2-5	£10,500,000
Years 5+	£17,900,000
	£31,400,000

VALUE IN EXCESS OF £10 MILLION

The Colonnades, Bishops Bridge Road, London W2

Sector	Mixed Use
Tenure	Freehold
Size (sq ft)	64,000
Principal tenants	Waitrose Ltd, Graham & Green 1Rebel, Specsavers

The property comprises a large mixed-use block in Bayswater, constructed in the mid-1970s. The site extends to approximately 2 acres on the north east corner of the junction of Bishops Bridge Road and Porchester Road, close to Bayswater tube station and the Whiteleys Shopping Centre. The commercial element was extended and refurbished in 2015 with a new 20 year lease being agreed with Waitrose.

Ferrier Street Industrial Estate, Wandsworth, London SW18

Sector	Industrial
Tenure	Freehold
Size (sq ft)	36,000
Principal tenants	Sweaty Betty, Bovingdon's, Lockdown Bakery

Site of just over an acre, 50 metres from Wandsworth Town railway station in an area that is predominantly residential. The estate comprises 16 small industrial units generally let to a mix of small to medium-sized private companies. Planning permission granted in December 2019 for a mixed-use employment led redevelopment.

VALUE LESS THAN £10 MILLION

IO Centre, Gloucester Business Park, Gloucester GL3

Sector	Industrial
Tenure	Freehold
Size (sq ft)	63,000
Principal tenants	Infusion GB

The IO Centre comprises six industrial units occupied by two tenants and sits on a 4.5-acre site. Gloucester Business Park is located to the east of Junction 11A of the M5 and one mile to the east of Gloucester City Centre. The property also has easy access to the A417 providing good links to the M4 via junction 15.

Group Statement of Comprehensive Income

for the half year ended 30 September 2020 (Unaudited)

	Half year ended 30 September 2021			Half year ended 30 September 2020			Year ended 31 March 2021		
	Revenue Return £'000	**Capital Return £'000**	**Total £'000**	Revenue Return £'000	Capital Return £'000	Total £'000	Revenue Return £'000	Capital Return £'000	Total £'000
Income									
Investment income	**32,692**	**–**	**32,692**	24,825	–	24,825	36,557	–	36,557
Other operating income	**–**	**–**	**–**	2	–	2	67	–	67
Gross rental income	**1,501**	**–**	**1,501**	1,612	–	1,612	3,185	–	3,185
Service charge income	**533**	**–**	**533**	516	–	516	1,051	–	1,051
Gains on investments held at fair value	**–**	**195,779**	**195,779**	–	169,161	169,161	–	196,582	196,582
Net movement on foreign exchange; investments and loan notes	**–**	**1,854**	**1,854**	–	(659)	(659)	–	(3,144)	(3,144)
Net movement on foreign exchange; cash and cash equivalents	**–**	**(147)**	**(147)**	–	430	430	–	(1,474)	(1,474)
Net returns on contracts for difference	**4,138**	**(11,040)**	**(6,902)**	1,923	(13,489)	(11,566)	3,320	17,978	21,298
Net return on total return swap	**–**	**–**	**–**	–	–	–	–	(188)	(188)
Total income	**38,864**	**186,446**	**225,310**	28,878	155,443	184,321	44,180	209,754	253,934
Expenses									
Management and performance fees (note 2)	**(813)**	**(12,721)**	**(13,534)**	(759)	(11,774)	(12,533)	(1,556)	(14,328)	(15,884)
Direct property expenses, rent payable and service charge costs	**(726)**	**–**	**(726)**	(679)	–	(679)	(1,321)	–	(1,321)
Other administrative expenses	**(471)**	**(310)**	**(781)**	(610)	(297)	(907)	(1,231)	(604)	(1,835)
Total operating expenses	**(2,010)**	**(13,031)**	**(15,041)**	(2,048)	(12,071)	(14,119)	(4,108)	(14,932)	(19,040)
Operating profit	**36,854**	**173,415**	**210,269**	26,830	143,372	170,202	40,072	194,822	234,894
Finance costs	**(315)**	**(945)**	**(1,260)**	(328)	(983)	(1,311)	(416)	(1,969)	(2,385)
Profit from operations before tax	**36,539**	**172,470**	**209,009**	26,502	142,389	168,891	39,656	192,853	232,509
Taxation	**(3,809)**	**2,247**	**(1,562)**	(2,237)	1,299	(938)	(767)	2,667	1,900
Total comprehensive income	**32,730**	**174,717**	**207,447**	24,265	143,688	167,953	38,889	195,520	234,409
Earnings per Ordinary share (note 3)	**10.31p**	**55.06p**	**65.37p**	7.65p	45.28p	52.93p	12.25p	61.61p	73.86p

The total column of this statement represents the Group's Statement of Comprehensive Income, prepared in accordance with IFRS. The revenue return and capital return columns are supplementary to this and are prepared under guidance published by the Association of Investment Companies. All items in the above statement derive from continuing operations.

The Group does not have any other income or expense that is not included in the above statement therefore "Total comprehensive income" is also the profit for the period.

All income is attributable to the shareholders of the parent company.

The final Ordinary dividend of 9.00p (2020: 8.80p) in respect of the year ended 31 March 2021 was declared on 27 May 2021 (2020: 29 May 2020) and was paid on 4 August 2021 (2020: 4 August 2020). This can be found in the Group Statement of changes in Equity for the half year ended 30 September 2021.

The interim Ordinary dividend of 5.30p (2020: 5.20p) in respect of the year ended 31 March 2022 was declared on 3 December 2021 (2021: 27 November 2020) and will be paid on 14 January 2022 (2021: 8 January 2021) to shareholders on the register on 17 December 2021. The shares will be quoted ex-dividend on 16 December 2021.

Group Statement of Changes in Equity

For the half year ended 30 September 2021 (Unaudited)	Share Capital Ordinary £'000	Share Premium Account £'000	Capital Redemption Reserve £'000	Retained Earnings Ordinary £'000	Total £'000
At 31 March 2021	**79,338**	**43,162**	**43,971**	**1,159,962**	**1,326,433**
Net profit for the half year	**–**	**–**	**–**	**207,447**	**207,447**
Dividends paid	**–**	**–**	**–**	**(28,562)**	**(28,562)**
At 30 September 2021	**79,338**	**43,162**	**43,971**	**1,338,847**	**1,505,318**

For the half year ended 30 September 2020 (Unaudited)	Share Capital Ordinary £'000	Share Premium Account £'000	Capital Redemption Reserve £'000	Retained Earnings Ordinary £'000	Total £'000
At 31 March 2020	79,338	43,162	43,971	969,982	1,136,453
Net profit for the half year	–	–	–	167,953	167,953
Dividends paid	–	–	–	(27,927)	(27,927)
At 30 September 2020	79,338	43,162	43,971	1,110,008	1,276,479

For the year ended 31 March 2021 (Audited)	Share Capital Ordinary £'000	Share Premium Account £'000	Capital Redemption Reserve £'000	Retained Earnings Ordinary £'000	Total £'000
At 31 March 2020	79,338	43,162	43,971	969,982	1,136,453
Net profit for the year	–	–	–	234,409	234,409
Dividends paid	–	–	–	(44,429)	(44,429)
At 31 March 2021	79,338	43,162	43,971	1,159,962	1,326,433

Group Balance Sheet
as at 30 September 2021 (Unaudited)

	30 September 2021 £'000	30 September 2020 £'000	31 March 2021 £'000
Non-current assets			
Investments held at fair value	**1,581,562**	1,393,369	1,400,516
Deferred taxation asset	**–**	–	686
	1,581,562	1,393,369	1,401,202
Current assets			
Debtors	**71,604**	50,380	60,990
Cash and cash equivalents	**14,415**	17,857	29,114
	86,019	68,237	90,104
Current liabilities	**(104,287)**	(124,773)	(107,280)
Net current liabilities	**(18,268)**	(56,536)	(17,176)
Total assets less current liabilities	**1,563,294**	1,336,833	1,384,026
Non-current liabilities	**(57,976)**	(60,354)	(57,593)
Net assets	**1,505,318**	1,276,479	1,326,433
Capital and reserves			
Called up share capital	**79,338**	79,338	79,338
Share premium account	**43,162**	43,162	43,162
Capital redemption reserve	**43,971**	43,971	43,971
Retained earnings (note 7)	**1,338,847**	1,110,008	1,159,962
Equity shareholders' funds	**1,505,318**	1,276,479	1,326,433
Net asset value per:			
Ordinary share	**474.34p**	402.23p	417.97p

Group Cash Flow Statement

for the half year ended 30 September 2021 (Unaudited)

	Half year ended 30 September 2021 £'000	Half year ended 30 September 2020 £'000	Year ended 31 March 2021 £'000
Reconciliation of profit from operations before tax to net cash outflow from operating activities			
Profit from operations before tax	**209,009**	168,891	232,509
Finance costs	**1,260**	1,311	2,385
Gains on investments and derivatives held at fair value through profit or loss	**(184,739)**	(155,672)	(214,372)
Net movement on foreign exchange; cash and cash equivalents and loan notes	**(3,239)**	678	(179)
Decrease/(increase) in accrued income	**1,597**	1,987	(102)
Sales of investments	**156,192**	30,176	353,167
Purchases of investments	**(129,670)**	(98,715)	(370,496)
Decrease in sales settlement debtor	**5,019**	3,444	4,753
Decrease in purchase settlement creditor	**(194)**	(5,974)	(5,781)
Increase in other debtors	**(12,451)**	(4,028)	(11,436)
Increase in other creditors	**860**	2,985	2,451
Scrip dividends included in investment income and net returns on contracts for difference	**(10,722)**	(6,910)	(8,489)
Net cash inflow/(outflow) from operating activities before interest and taxation	**32,922**	(61,827)	(15,590)
Interest paid	**(1,260)**	(1,302)	(2,607)
Taxation paid	**(2,652)**	(1,646)	(1,915)
Net cash inflow/(outflow) from operating activities	**29,010**	(64,775)	(20,112)
Financing activities			
Equity dividends paid	**(28,562)**	(27,927)	(44,429)
(Repayment)/Drawdown of loans	**(15,000)**	70,000	55,000
Net cash (used in)/from financing activities	**(43,562)**	42,073	10,571
Decrease in cash	**(14,552)**	(22,702)	(9,541)
Cash and cash equivalents at start of the period	**29,114**	40,129	40,129
Net movement on foreign exchange; cash and cash equivalents	**(147)**	430	(1,474)
Cash and cash equivalents at end of the period	**14,415**	17,857	29,114

Notes to the Financial Statements

1 BASIS OF ACCOUNTING

The accounting policies applied in these interim financial statements are consistent with those applied in the Company's most recent annual financial statements. The financial statements have been prepared on a going concern basis and in accordance with International Accounting Standard (IAS) 34 'Interim Financial Reporting'.

The financial statements have also been prepared in accordance with the Statement of Recommended Practice (SORP), "Financial Statements of Investment Trust Companies and Venture Capital Trusts," issued in October 2019, to the extent that it is consistent with IFRS.

In assessing going concern the Board has made a detailed assessment of the ability of the Company and Group to meet its liabilities as they fall due, including stress and liquidity tests which considered the effects of substantial falls in investment valuations, substantial reductions in revenue received and reductions in market liquidity including the effects and potential effects of the current economic impact caused by the Coronavirus pandemic.

The financial statements are presented in Sterling and all values are rounded to the nearest thousand pounds (£'000) except where otherwise indicated.

In accordance with IFRS 10 the Company has been designated as an investment entity on the basis that:

- It obtains funds from investors and provides those investors with investment management services;
- It commits to its investors that its business purpose is to invest solely for returns from capital appreciation and investment income; and
- It measures and evaluates performance of substantially all of its investments on a fair value basis.

Each of the subsidiaries of the company was established for the sole purpose of operating or supporting the investment operations of the company (including raising additional financing), and is not itself an investment entity. IFRS 10 sets out that in the case of controlled entities that support the investment activity of the investment entity, those entities should be consolidated rather than presented as investments at fair value. Accordingly, the Company has consolidated the results and financial positions of those subsidiaries.

Subsidiaries are consolidated from the date of their acquisition, being the date on which the Company obtains control, and continue to be consolidated until the date that such control ceases. The financial statements of subsidiaries used in the preparation of the consolidated financial statements are based on consistent accounting policies. All intra-group balances and transactions, including unrealised profits arising therefrom, are eliminated. This is consistent with the presentation in previous periods.

All the subsidiaries of the Company have been consolidated in these financial statements.

The following International Reporting Standards' amendments and Framework have been applied in the preparation of the interim financial statements:

IFRS 3 amendments (effective 1 January 2020). The amendments provide more guidance on the definition of a business to assist in determining whether a transaction results in an asset or a business acquisition. The amendments did not have a material impact on the Group's financial statements.

Interest Rate Benchmark Reform – Amendments to IFRS 9, IAS 39 and IFRS 7 (effective 1 January 2020). The amendments provide temporary reliefs which enable hedge accounting to continue during the period of uncertainty before the replacement of an existing interest rate benchmark with an alternative risk free interest rate. The amendments did not have a material impact on the Group's financial statements.

Amendments to IAS 1 and IAS 8 – Definition of Material (effective 1 January 2020) The International Accounting Standards Board has refined its definition of "material" and issued practical guidance on applying the concept of materiality. The amendments did not have a material impact on the Group's financial statements.

The Conceptual Framework for Financial Reporting (effective 1 January 2020). The Conceptual Framework is not a standard however its purpose is to outline a set of concepts for financial reporting, standard setting, guidance for preparers in developing consistent accounting policies and assistance to others in understanding and interpreting the standards.

2 MANAGEMENT FEES

	Half year ended 30 September 2021			Half year ended 30 September 2020			Year ended 31 March 2021		
	Revenue Return £'000	**Capital Return £'000**	**Total £'000**	Revenue Return £'000	Capital Return £'000	Total £'000	Revenue Return £'000	Capital Return £'000	Total £'000
Management fee	**813**	**2,439**	**3,252**	759	2,279	3,038	1,556	4,669	6,225
Performance fee	**–**	**10,282**	**10,282**	–	9,495	9,495	–	9,659	9,659
	813	**12,721**	**13,534**	759	11,774	12,533	1,556	14,328	15,884

A provision has been made for a performance fee based on the net assets at 30 September 2021. No payment is due until the full year performance fee is calculated at 31 March 2022.

3 EARNINGS PER ORDINARY SHARE

The earnings per Ordinary share can be analysed between revenue and capital, as below.

	Half year ended 30 September 2021 £'000	Half year ended 30 September 2020 £'000	Year ended 31 March 2021 £'000
Net revenue profit	**32,730**	24,265	38,889
Net capital profit	**174,717**	143,688	195,520
Net total profit	**207,447**	167,953	234,409
Weighted average number of Ordinary shares in issue during the period	**317,350,980**	317,350,980	317,350,980

	pence	pence	pence
Revenue earnings per Ordinary share	**10.31**	7.65	12.25
Capital earnings per Ordinary share	**55.06**	45.28	61.61
Earnings per Ordinary share	**65.37**	52.93	73.86

4 CHANGES IN SHARE CAPITAL

During the half year and since 30 September 2021 no Ordinary shares have been purchased and cancelled.

As at 30 September 2021 there were 317,350,980 Ordinary shares (30 September 2020: 317,350,980; 31 March 2021: 317,350,980 Ordinary shares) of 25p in issue.

5 GOING CONCERN

The directors believe that it is appropriate to adopt the going concern basis in preparing the financial statements. The assets of the Company consist mainly of securities that are readily realisable and, accordingly, the Company has adequate financial resources to meet its liabilities as and when they fall due and continue in operational existence for a period of at least 12 months.

6 FAIR VALUE OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES

Financial assets and financial liabilities are carried in the Balance Sheet either at their fair value (investments) or the balance sheet amount is a reasonable approximation of fair value (due from brokers, dividends and interest receivable, due to brokers, accruals and cash at bank).

Fair value hierarchy disclosures

The table below sets out fair value measurements using IFRS 13 fair value hierarchy.

Financial assets/(liabilities) at fair value through profit or loss

At 30 September 2021	**Level 1 £'000**	**Level 2 £'000**	**Level 3 £'000**	**Total £'000**
Equity investments	**1,490,133**	**–**	**1,651**	**1,491,784**
Investment properties	**–**	**–**	**89,778**	**89,778**
Contracts for difference	**–**	**(12,185)**	**–**	**(12,185)**
Foreign exchange forward contracts	**–**	**1,028**	**–**	**1,028**
	1,490,133	**(11,157)**	**91,429**	**1,570,405**

At 30 September 2020	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
Equity investments	1,300,893	–	897	1,301,790
Investment properties	–	–	91,579	91,579
Contracts for difference	–	361	–	361
	1,300,893	361	92,476	1,393,730

At 31 March 2021	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
Equity investments	1,315,977	–	1,468	1,317,445
Investment properties	–	–	83,071	83,071
Contracts for difference	–	(141)	–	(141)
Foreign exchange forward contracts	–	(1,107)	–	(1,107)
	1,315,977	(1,248)	84,539	1,399,268

Categorisation within the hierarchy has been determined on the basis of the lowest level input that is significant to the fair value measurement of the relevant asset as follows:

Level 1 – valued using quoted prices in an active market for identical assets.

Level 2 – valued by reference to valuation techniques using observable inputs other than quoted prices within level 1.

Level 3 – valued by reference to valuation techniques using inputs that are not based on observable market data.

Contracts for Difference are synthetic equities and are valued by reference to the investments' underlying market values.

6 FAIR VALUE OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES *continued*

Valuations of Investment Properties – Level 3

The Group carries its investment properties at fair value in accordance with IFRS 13, revalued twice a year, with changes in fair values being recognised in the Group Statement of Comprehensive Income. The Group engaged Knight Frank LLP as independent valuation specialists to determine fair value as at 30 September 2021.

Determination of the fair value of investment properties has been prepared on the basis defined by the RICS Valuation – Global Standards (The Red Book Global Standards) as follows:

"The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

The valuation takes into account future cash flow 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 assumptions are based on local market conditions existing at the balance sheet date.

In arriving at their estimates of fair values as at 30 September 2021, the valuers have used their market knowledge and professional judgement and have not only relied solely on historical transactional comparables.

Reconciliation of movements in Financial assets categorised as level 3

At 30 September 2021	31 March 2021 £'000	Purchases £'000	Sales £'000	Appreciation £'000	**30 September 2021 £'000**
Unlisted equity investments	1,468	–	–	183	**1,651**
Investment properties					
– Mixed use	47,977	52	(322)	2,380	**50,087**
– Office & Industrial	35,094	74	–	4,523	**39,691**
	83,071	126	(322)	6,903	**89,778**
	84,539	126	(322)	7,086	**91,429**

Transfers between hierarchy levels

There were no transfers between any levels during the period.

Sensitivity information

The significant unobservable inputs used in the fair value measurement categorised within Level 3 of the fair value hierarchy of investment properties are:

- Estimated rental value: £6.5 – £65 per sq ft
- Capitalisation rates: 2.0% – 6.0%

Significant increases (decreases) in estimated rental value and rent growth in isolation would result in a significantly higher (lower) fair value measurement. A significant increase (decrease) in capitalisation rates in isolation would result in a significantly lower (higher) fair value measurement.

6 FAIR VALUE OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES *continued*

Loan Notes

On the 10th February 2016, the Company issued 1.92% Unsecured Euro 50,000,000 Loan Notes and 3.59% Unsecured GBP 15,000,000 Loan Notes which are due to be redeemed at par on the 10th February 2026 and 10th February 2031 respectively.

The fair value of the 1.92% Euro Loan Notes at 30 September 2021 was £43,389,000 (30 September 2020: 45,956,000; 31 March 2021: £42,732,000).

The fair value of the 3.59% GBP Loan Notes at 30 September 2021 was £15,568,000 (30 September 2020: £15,794,000; 31 March 2021: £15,219,000).

Using the IFRS 13 fair value hierarchy the Loan Notes are deemed to be categorised within Level 2.

The loan notes agreement requires compliance with a set of financial covenants, including:

- Total Borrowings shall not exceed 33% of Adjusted Net Asset Value;
- the Adjusted Total Assets shall at all times be equivalent to a minimum of 300% of Total Borrowings; and
- the Adjusted NAV shall not be less than £260,000,000.

The Company and Group complied with the terms of the loan notes agreement throughout the year.

Multi-currency revolving loan facilities

The Group also has unsecured, multi-currency, revolving short-term loan facilities totalling £130,000,000 (30 September 2020: £110,000,000; 31 March 2021: £130,000,000). At 30 September 2021, £80,000,000 was drawn on these facilities (30 September 2020: £110,000,000; 31 March 2021: £95,000,000). The fair value is considered to approximate the carrying value and the interest is paid at a margin over LIBOR.

7 RETAINED EARNINGS

	30 September 2021 £'000	30 September 2020 £'000	31 March 2021 £'000
Investment holding gains	**480,028**	354,216	335,322
Realised capital reserves	**786,858**	686,692	757,418
	1,266,886	1,040,908	1,092,740
Revenue reserve	**71,961**	69,100	67,222
	1,338,847	1,110,008	1,159,962

8 RELATED PARTY TRANSACTIONS

There have been no material related party transactions during the period and no changes to related parties.

During the period Thames River Capital charged management fees as detailed in Note 2.

The remuneration of the directors has been determined in accordance with rates outlined in the Directors' Remuneration Report in the Annual Financial Statements.

9 COMPARATIVE INFORMATION

The financial information contained in this Half-Yearly Financial Report does not constitute statutory accounts as defined in section 435(1) of the Companies Act 2006. The financial information for the half year periods ended 30 September 2021 and 30 September 2020 has not been audited or reviewed by the Group auditors. The figures and financial information for the year ended 31 March 2021 are an extract from the latest published accounts and do not constitute statutory accounts for that year. Those accounts have been delivered to the Registrar of Companies and include the report of the auditors, which was unqualified and did not contain a statement under either section 498(2) or 498(3) of the Companies Act 2006.

Glossary and AIFMD disclosure

1.0 ALTERNATIVE PERFORMANCE MEASURES

Alternative Performance Measures are numerical measures of the Company's current or historical performance, financial position or cash flows, other than the financial measures defined or specified in the Financial Statements.

The measures defined below are considered to be Alternative Performance Measures. They are viewed as particularly relevant and are frequently quoted for closed ended investment companies.

Total Return

The NAV Total Return is calculated by reinvesting the dividends in the assets of the Company from the relevant ex-dividend date. Dividends are deemed to be reinvested on the ex-dividend date as this is the protocol used by the Company's benchmark and other indices. The Share Price Total Return is calculated by reinvesting the dividends in the shares of the Company from the relevant ex-dividend date.

Net Debt

Net debt is the total value of loan notes, loans (including notional exposure to CFDs and TRSs) less cash as a proportion of net asset value.

Ongoing Charges

The Ongoing Charges ratio has been calculated in accordance with the guidance issued by the AIC as the total of investment management fees and administrative expenses expressed as a percentage of the average Net Asset Values throughout the year.

The definition of administrative expenses does include property related expenses, the Ongoing Charges calculation is shown inclusive and exclusive of these expenses to allow comparison of the direct administrative and management charges with the majority of Investment Trusts which do not hold any direct property investments.

Ongoing Charges provided in the Company's annual financial statements are based on actual expenses and charges. Ongoing Charges in the interim financial statements are based on estimated expenses and charges.

The Ongoing Charges ratio provided in the Company's Key Information Document is calculated in line with the PRIIPs regulations which is different to the AIC methodology above.

2.0 GLOSSARY OF TERMS AND DEFINITIONS

AIFMD

The Alternative Fund Managers Directive is European legislation which created a European wide framework for regulating the managers of "alternative investment funds" (AIFs). It is designed to regulate any fund which is not a UCITS (Undertakings for Collective Investment in Transferable Securities) fund and which is managed or marketed in the EU.

AIC

The Association of Investment Companies – the AIC is the representative body for closed-ended investment companies.

Alternative Performance Measure

A financial measure of financial performance or financial position other than a financial measure defined or specified in the accounting statements.

Discount

The amount by which the market price of a share of an investment trust is lower than the Net Asset Value per share expressed as a percentage of the NAV per share.

Key Information Document

Under the PRIIPs Regulations a short, consumer friendly Key Information Document is required setting out the key features, risks, rewards and costs of the PRIIP and is intended to assist investors to better understand the Trust and make comparisons between Trusts.

The document includes estimates of investment performance under a number of scenarios. These calculations are prescribed by the regulation and are based purely on recent historical data. It is important for investors to note that there is no judgement applied and these do not in any way reflect the Board or Manager's views.

Key Performance Indicator "KPI"

A "KPI" is a quantifiable measure that evaluates how successful the Trust is in meeting its objectives.

MiFID

The Markets in Financial Instruments Directive is the EU legislation that regulates firms who provide services to clients linked to "financial instruments" (shares, bonds, units in collective investment schemes and derivatives) and the venues where those instruments are traded.

Net Asset Value (NAV) per share

The value of total assets less liabilities (including borrowings) divided by the number of shares in issue.

Directors and Other Information

DIRECTORS

D Watson (Chairman)
K Bolsover
S-J Curtis
T Gillbanks
S Marrison

REGISTERED OFFICE

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REGISTERED NUMBER

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AIFM

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London EC2A 2NY

PORTFOLIO MANAGER

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13 Woodstock Street,
London W1C 2AG
Telephone: 020 7011 4100

FUND MANAGER

M A Phayre-Mudge MRICS

FINANCE MANAGER AND INVESTOR RELATIONS

J L Elliott ACA

DEPUTY FUND MANAGER

A Lhonneur

DIRECT PROPERTY MANAGER

G P Gay MRICS

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WEBSITE

www.trproperty.com

aic
The Association of
Investment Companies

General Shareholder Information

RELEASE OF RESULTS

The half year results are usually announced in late November. The full year results are usually announced in early June.

ANNUAL GENERAL MEETING

The AGM is held in London in July.

DIVIDEND PAYMENT DATES

Dividends are usually paid on the Ordinary shares as follows:

Interim: January

Final: August

DIVIDEND PAYMENTS

Dividends can be paid to shareholders by means of BACS (Bankers' Automated Clearing Services); mandate forms for this purpose are available from the Registrar. Alternatively, shareholders can write to the Registrar (the address is given on page 27 of this report) to give their instructions; these must include the bank account number, the bank account title and the sort code of the bank to which payments are to be made and signed.

DIVIDEND RE-INVESTMENT PLAN ("DRIP")

TR Property Investment Trust plc now offers shareholders the opportunity to purchase further shares in the company through the DRIP. DRIP forms may be obtained from Computershare Investor Services PLC through their secure website www.investorcentre.co.uk, or by phoning 0370 707 1355. Charges do apply; dealing commission of 0.75% (subject to a minimum of £2.50). Government stamp duty of 0.5% also applies.

SHARE PRICE LISTINGS

The market prices of the Company's shares are published daily in The Financial Times. Some of the information is published in other leading newspapers. The Financial Times also shows figures for the estimated Net Asset Values and the discounts applicable.

SHARE PRICE INFORMATION

ISIN GB0009064097
SEDOL 0906409
Bloomberg TRY LN
Reuters TRY.L
Datastream TRY

BENCHMARK

Details of the benchmark is given on page 1 of this Interim Report. The benchmark index is published daily and can be found on Bloomberg;

FTSE EPRA/NAREIT Developed Europe Capped Net Total
Return Index in Sterling
Bloomberg: TR0RAG Index

INTERNET

Details of the market price and Net Asset Value of the Ordinary shares can be found on the Company's website at www.trproperty.com.

Shareholders who hold their shares in certificated form can check their holdings with the Registrar, Computershare Investor Services PLC, via www.investorcentre.co.uk. Please note that to gain access to your details on the Computershare site you will need the holder reference number stated on the top left hand corner of your share certificate.

DISABILITY ACT

Copies of this Report and Accounts and other documents issued by the Company are available from the Company Secretary. If needed, copies can be made available in a variety of formats, including Braille, audio tape or larger type as appropriate.

You can contact the Registrar, Computershare Investor Services PLC, which has installed textphones to allow speech and hearing impaired people who have their own textphone to contact them directly, without the need for an intermediate operator, by dialling 0370 702 0005. Specially trained operators are available during normal business hours to answer queries via this service.

Alternatively, if you prefer to go through a 'typetalk' operator (provided by the Royal National Institute for Deaf People) you should dial 18001 followed by the number you wish to dial.

OVERVIEW

STATEMENTS AND PORTFOLIO INFORMATION

FINANCIAL STATEMENTS

SHAREHOLDER INFORMATION

NOMINEE SHARE CODE

Where notification has been provided in advance, the Company will arrange for copies of shareholder communications to be provided to the operators of nominee accounts. Nominee investors may attend general meetings and speak at meetings when invited to do so by the Chairman.

CGT BASE COST

Taxation of capital gains for shareholders who formerly held Sigma shares

Upon a disposal of all or part of a shareholder's holding of Ordinary shares, the impact on the shareholder's capital gains tax base cost of the conversion to Sigma shares in 2007 and the redesignation to Ordinary shares in 2012 should be considered.

In respect of the conversion to Sigma in 2007, agreement was reached with HM Revenue & Customs ("HMRC") to base the apportionment of the capital gains tax base cost on the proportion of Ordinary shares that were converted by a shareholder into Sigma shares on 25 July 2007.

Therefore, if an Ordinary shareholder converted 20% of their existing Ordinary shares into Sigma shares on 25 July 2007, the capital gains tax base cost of the new Sigma shares acquired would be equal to 20% of the original capital gains tax base cost of the Ordinary shares that they held pre-conversion. The base cost of their remaining holding of Ordinary shares would then be 80% of the original capital gains tax base cost of their Ordinary shares held pre-conversion.

As part of the re-designation of the Sigma shares into Ordinary shares in December 2012, a further agreement was reached with HMRC that a shareholders capital gains tax base cost in their new Ordinary shares should be equivalent to their capital gains base cost in the pre-existing Sigma shares (i.e. their capital gains base cost under the existing agreement if applicable).

If in doubt as to the consequences of this agreement with HMRC, shareholders should consult with their own professional advisors.

Investing in TR Property Investment Trust plc

MARKET PURCHASES

The shares of TR Property Investment Trust plc are listed and traded on the London Stock Exchange. Investors may purchase shares through their stockbroker, bank or other financial intermediary.

HOLDING SHARES IN CERTIFICATED FORM

Investors may hold their investment in certificated form. Our registrars, Computershare operate a dealing service which enables investors to buy and sell shares quickly and easily online without a broker or the need to open a trading account. Alternatively the Investor Centre allows investors to manage portfolios quickly and securely, update details and view balances without annual charges. Further details are available by contacting Computershare on 0370 707 1355 or visit www.investorcentre.co.uk.

TR Property Investment Trust plc now offers shareholders the opportunity to purchase further shares in the company through the Dividend Re-investment Plan ("DRIP") through the registrar, Computershare. Shareholders can obtain further information on the DRIP through their secure website www.investorcentre.co.uk, or by phoning 0370 707 1355. Charges do apply. Please note that to gain access to your details or register for the DRIP on the Computershare site you will need the holder reference number stated on the top left hand corner of your share certificate.

SAVING SCHEMES, ISAS AND OTHER PLANS

A number of banks and wealth management organisations provide Savings Schemes and ISAs through which UK clients can invest in TR Property Investment Trust plc.

ISA and savings scheme providers do charge dealing and other fees for operating the accounts, and investors should read the Terms and Conditions provided by these companies and ensure that the charges best suit their planned investment profile. Most schemes carry annual charges but these vary between provider and product. Where dealing charges apply, in some cases these are applied as a percentage of funds invested and others as a flat charge. The optimum way to hold the shares will be different for each investor depending upon the frequency and size of investments to be made.

Details are given below of two providers offering shares in TR Property Investment Trust, but there are many other options.

Alliance Trust Savings (ATS) & interactive investor (ii)

Following the acquisition of Alliance Trust Savings by interactive investor, ATS self-directed accounts were transferred to the interactive investor platform on 14 October 2019.

Interactive investor offer investors in TR Property and other investment trusts a free opt-in online shareholder voting and information service that enables investors to receive shareholder communications and, if they wish, to vote on the shareholdings held in their account.

Interactive investor provide and administer a range of self-select investment plans, including tax-advantaged ISAs and SIPPs (Self-Invested Personal Pension), and Trading Accounts. For more information, interactive investor can be contacted on 0345 607 6001, or by visiting https://www.ii.co.uk/

BMO Investment Management Limited ("BMO")

BMO offer a number of Private Investor Plans, Investment Trust and Junior ISAs and Children's Investment Plans. Investments can be made as lump sums or through regular savings. For more information see inside the back cover. BMO can be contacted on 0800 136 420, or visit www.bmogam.com.

Please remember that the value of your investments and any income from them may go down as well as up. Past performance is not a guide to future performance. You may not get back the amount that you invest. If you are in any doubt as to the suitability of a plan or any investment available within a plan, please take professional advice.

How to Invest

One of the most convenient ways to invest in TR Property Investment Trust plc is through one of the savings plans run by BMO.

BMO ISA

You can use your ISA allowance to make an annual tax-efficient investment of up to £20,000 for the current tax year with a lump sum from £100 or regular savings from £25 a month. You can also transfer any existing ISAs to us whilst maintaining the tax benefits.

BMO JUNIOR ISA (JISA)*

A tax efficient way to invest up to £9,000 per tax year for a child. Contributions start from £100 lump sum or £25 a month. JISAs or CTFs with other providers can be transferred to BMO.

BMO LIFETIME ISA (LISA)

For those aged 18-39, a Lifetime ISA could help towards purchasing your first home or retirement in later life. Invest up to £4,000 for the current tax year and receive a 25% Government bonus up to £1,000 per year. Invest with a lump sum from £100 or regular savings from £25 a month.

BMO CHILD TRUST FUND (CTF)*

If your child already has a CTF you can invest up to £9,000 per birthday year, from £100 lump sum or £25 a month. CTFs with other providers can be transferred to BMO.

BMO GENERAL INVESTMENT ACCOUNT (GIA)

This is a flexible way to invest in our range of Investment Trusts. There are no maximum contributions, and investments can be made from £100 lump sum or £25 a month.

BMO JUNIOR INVESTMENT ACCOUNT (JIA)

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 £100 lump sum or £25 a month per account. You can also make additional lump sum top-ups at any time from £100 per account.

*The CTF and JISA accounts are opened by parents 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.

BMO Part of COLUMBIA THREADNEEDLE INVESTMENTS

CHARGES

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

ANNUAL ACCOUNT CHARGE

ISA/LISA: £60+VAT
GIA: £40+VAT
JISA/JIA/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

£12 per fund (reduced to £0 for deals placed through the online BMO Investor Portal) for ISA/GIA/LISA/JIA and JISA. There are no dealing charges on a CTF.

Dealing charges apply when shares are bought or sold but not on the reinvestment of dividends or the investment of monthly direct debits.

Government stamp duty of 0.5% also applies on the purchase of shares (where applicable).

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 & Charges disclosure related to the product you are applying for, and the relevant Key Information Documents (KIDs) for the investment trusts you want to invest into.

HOW TO INVEST

To open a new BMO plan, apply online at **bmogam.com/apply**

Online applications are not available if you are transferring an existing plan with another provider to BMO, or if you are applying for a new plan in more than one name but paper applications are available at bmoinvestments.co.uk/documents or by contacting BMO.

NEW CUSTOMERS

Call: **0800 136 420**** (8.30am – 5.30pm, weekdays)
Email: **info@bmogam.com**

EXISTING PLAN HOLDERS

Call: **0345 600 3030**** (9.00am – 5.00pm, weekdays)
Email: **investor.enquiries@bmogam.com**
By post: BMO 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: **Barclays Stockbrokers, EQi, Halifax, Hargreaves Lansdown, HSBC, Interactive Investor, Lloyds Bank, The Share Centre**

bmoinvestments.co.uk

facebook.com/bmoinvestmentsuk

0345 600 3030, 9.00am – 5.00pm, weekdays, calls may be recorded or monitored for training and quality purposes.

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Thames River

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