

Aviva Investors UK Property Fund 2 GBP Inc



| | | | | | |
|---------------------|---------------------------|----------------------------|------------------|--------------------------|----------------------|
| ISIN GB00BYYZ110 | BLOOMBERG BBG00BNSRD82 | ASSET CLASS Real Estate | NAV 83.73 GBX | FUND SIZE GBP 370.52m | AS AT 31 Jul 2021 |
|---------------------|---------------------------|----------------------------|------------------|--------------------------|----------------------|

Fund overview

Objective: To provide a combination of income and growth over the long term (5 years or more), by investing in UK Property.

Investments: At least 70% of the Fund is directly invested in UK property which mainly consists of commercial properties, although other types of property may also be held. The Fund may also invest in bonds, cash and deposits. The Fund may use derivatives for efficient portfolio management or reducing risk.

Strategy: The Fund is actively managed. The Investment Manager uses detailed analysis, expertise and relationships to drive income and growth for investors, rather than relying on property market movements alone. This includes actively managing property transactions, redeveloping properties and negotiating leases.

Environmental, Social and Governance (ESG) criteria: ESG factors are integrated throughout the life of the investment with the intention of reducing risk, protecting value, and delivering enhanced income and growth. The Fund is managed in line with the Aviva Investors Real Assets Responsible Investment policy. Full details of the Fund's Objective & Investment Policy, and the associated ESG policy are available on our website and prospectus.

Key facts

| | |
|----------------------------|------------------------------|
| Fund Managers | Andrew Hook since 18/08/2017 |
| Legal Form | Unit Trust |
| Domicile | United Kingdom |
| Share Class Inception Date | 18/08/2017 |
| Fund launch date | 18/08/2017 |
| Hedged Share Class Flag | No |
| Entry Fees (max.) | None |
| Exit Charge | None |
| Ongoing Charges | 0.74% (as at 11/06/2021) |
| Fund Management Fee | 0.74% |
| Performance Fee (max.) | None |
| Historic yield | 1.11% |

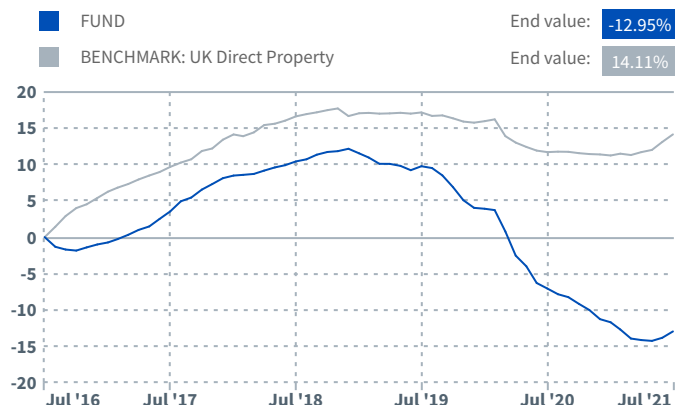
Portfolio analysis¹

| As at Jul 21 | |
|---|--------|
| Avg. lot size (£m) | 16.29 |
| Number of assets | 11.00 |
| Number of tenants | 176.00 |
| Weighted avg. unexpired lease term (years) | 8.40 |
| Gross void rate (%) | 18.12 |
| Net void rate* (%) | 16.43 |
| Yield - Direct property net initial yield (%) | 5.78 |
| Yield - Equivalent yield (%) | 7.16 |

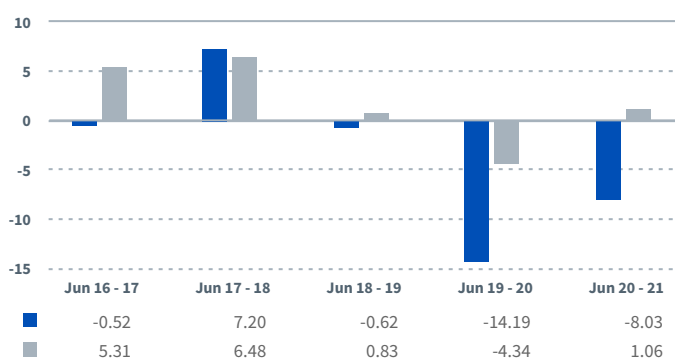
* The net void rate reflects the gross void rate less space which has been agreed for lease or which is under offer.

¹ Source: Aviva Investors, all other data is Morningstar unless stated otherwise.

Cumulative performance (%) (last 5 years, if applicable)



Rolling annual net performance (%)



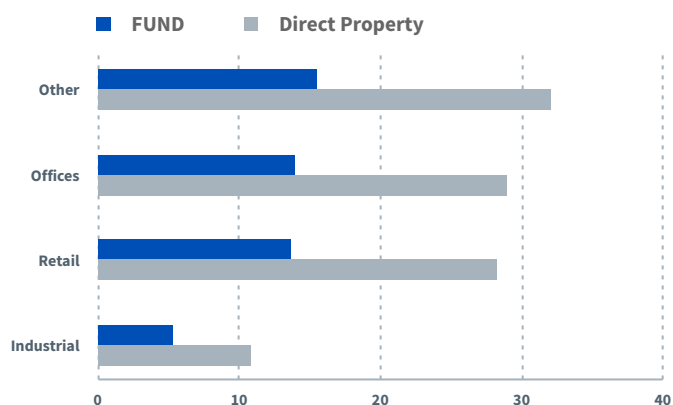
Performance

| | Cumulative (%) | | | | | Annualised (%) | | |
|-----------|----------------|------|-------|-------|-------|----------------|-------|-----------------|
| | 1M | 3M | 6M | YTD | 1Y | 3Y | 5Y | Since inception |
| Fund | 1.01 | 1.38 | -1.42 | -1.90 | -6.34 | -7.61 | -2.73 | 0.80 |
| Benchmark | 0.92 | 2.18 | 2.61 | 2.47 | 2.18 | -0.71 | 2.68 | 3.70 |

Past performance is not a guide to future performance.

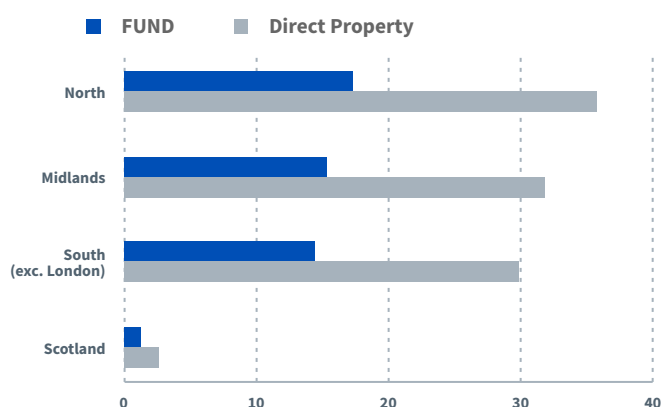
Performance basis: Month end returns, Mid to mid, net income reinvested, net of ongoing charges and fees, in the share class currency and net of tax payable by the fund. The figures do not include the effect of any exit or entry charge. The Fund's performance is compared against the Investment Association UK Direct Property Sector. This share class has performance data calculated prior to the inception date, for further details please see the Fund Targets section.

Fund breakdown by sector (%)



Source: Aviva Investors, all other data is Morningstar unless stated otherwise.

Fund breakdown by region (%)



Source: Aviva Investors, all other data is Morningstar unless stated otherwise.

Asset allocation

| Asset class | Fund (%) |
|-----------------|----------|
| Direct Property | 48.36 |
| Other Assets | -0.35 |
| Cash | 51.99 |

Source: Aviva Investors, all other data is Morningstar unless stated otherwise.

Top 10 properties by value

| Property | Sector | Value(£m) |
|--|--------------------------|-----------|
| 1 The Corn Exchange, Manchester | Other Commercial | 20-40 |
| 2 Colmore Gate, Birmingham | Offices - Rest of UK | 20-40 |
| 3 Guildhall Shopping Centre, Shopping Centres Exeter | | 20-40 |
| 4 Castle Bromwich Business Park, Birmingham | Industrials - Rest of UK | 0-20 |
| 5 Central Studios, Reading | Other Commercial | 0-20 |
| 6 1-5 Spurriergate & 1-3 High St Retails - Rest of UK Ousegate, York | | 0-20 |
| 7 1 St James' Gate , Newcastle Upon Tyne | Offices - Rest of UK | 0-20 |
| 8 Longus House, Chester | St Retails - Rest of UK | 0-20 |
| 9 Aberdeen Business Park, Aberdeen | Offices - Rest of UK | 0-20 |
| 10 Development Land Aberdeen, Aberdeen | Offices - Rest of UK | 0-20 |

Source: Aviva Investors, all other data is Morningstar unless stated otherwise.

Top 10 tenants

| Tenant | Income (£) | Overall (%) |
|---|------------|-------------|
| 1 CRM Students Ltd | 1332140 | 9.42 |
| 2 Roomzzz (Corn Exchange) Limited | 1039000 | 7.35 |
| 3 DHR Business Solutions Ltd | 900621 | 6.37 |
| 4 GPA Property Partner Accounts | 814425 | 5.76 |
| 5 Aon Benfield Ltd | 795066 | 5.62 |
| 6 J Sainsbury plc | 584500 | 4.14 |
| 7 Dura Automotive Body & Glass Systems UK Ltd | 511650 | 3.62 |
| 8 Zara UK Limited | 510000 | 3.61 |
| 9 Primark Stores Ltd | 450000 | 3.18 |
| 10 Wilkinson Hardware Stores Ltd | 450000 | 3.18 |
| 11 Other Tenants | 6747737 | 47.75 |
| Total % of passing rent | | 100 |

Source: Aviva Investors, all other data is Morningstar unless stated otherwise.

Fund targets

The Sector has been selected as a benchmark for performance measurement because the Fund will be managed in line with the criteria of the Sector, and it is an independent measure of the performance of investment funds which are comparable to those of the Fund. It is therefore an appropriate comparator for the Fund's performance.

This share class has performance data calculated prior to the inception date, Aug 21, 2017. This is based upon a simulated/extended track record, using the track record of Aviva Investors Property Trust 2 GBP Inc (ISIN: GB00B7RBQM86), and is in accordance with Morningstar's Extended Performance Methodology paper.

Fund risks

Investment risk & currency risk

The value of an investment and any income from it can go down as well as up and can fluctuate in response to changes in currency and exchange rates. Investors may not get back the original amount invested.

Illiquid Assets (UK RETAIL)

The Fund invests in assets that may at times be hard to sell. This means that there may be occasions when you experience a delay or receive less than you might otherwise expect when selling your investment.

Full information on risks applicable to the Fund are in the Prospectus and the Key Investor Information Document (KIID).

Glossary

Annualised performance

An annualised total return is the geometric average amount of money earned by an investment each year over a given time period.

Historic yield

The historic yield reflects distributions declared over the past 12 months as a percentage of the share price, on the date shown. Investors may be subject to further tax on their distributions.

Net Initial Yield (NIY)

The direct property net initial yield reflects the net income of the property portfolio as a proportion of its total value including notional acquisition costs.

Yield - Equivalent yield (%)

A time-weighted average of the net initial yield and reversionary yield (gross property value divided by the estimated rental value), representing the return a property will produce based upon the timing of the income received.

Entry fee

A one-off charge may be taken from your money before it is invested. The charge is usually a percentage of the amount invested and is additional to the price paid for the units/shares. The entry charge is deducted from the investment before units/shares are bought and is also known as the "initial charge".

Exit charge

A one-off charge levied on redemption of units/shares before the proceeds of your investment are paid out. This is also known as a "redemption charge".

Fund Management fee

The fund management fee is a single fixed rate charge to cover the underlying fees, costs and expenses of operating and administering the fund. It accrues daily and is calculated as a percentage of the net asset value of the fund. The underlying fees, costs and expenses covered by the fund management fee may fluctuate. With effect from 4th May 2021, the Fund Management Fee that is deducted from Scheme Property of each Class of the Fund shall be calculated by reference to the Net Asset Value of the Fund excluding the cash and deposits that it holds.

Gross void rate

Sum of portfolio void (standing & development) estimated rental value (ERV) divided by total portfolio ERV.

Ongoing charge

The ongoing charge figure represents the costs you can expect to pay annually based on last year's expenses. The ongoing charges figure is made up of various elements such as the fund management fee, professional fees, audit fees and custody fees. Performance fees (if payable) are not included in this figure.

Performance fee

The percentage of any outperformance of the hurdle rate and/or benchmark that will be taken as a performance fee.

Tracking error (%)

A measure of how closely the fund follows its benchmark. A passive fund should have a tracking error close to zero, while an actively managed fund would normally have a higher tracking error.

NAV

NAV is typically an End Of Day valuation using close of market prices to value the individual securities with the portfolio or fund, rolling up to a total portfolio or fund level.

Important information

The source for all performance, portfolio and fund breakdown data is Morningstar unless indicated otherwise. For share classes that have not yet completed 5 years, the cumulative performance chart will start from the first full month. All data is as at the date of the Factsheet, unless indicated otherwise.

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For further information please read the latest Key Investor Information Document and Supplementary Information Document. The Prospectus and the annual and interim reports are also available on request. Copies in English can be obtained, free of charge from Aviva Investors, PO Box 10410, Chelmsford CM99 2AY. You can also download copies at www.avivainvestors.com

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