

Aberdeen Property ICVC

Interim Long Report (unaudited)
For the six months ended 30 June 2020



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Report of the Authorised Corporate Director

Aberdeen Property ICVC (the Company) is an open-ended investment company with variable capital. The Company is registered and authorised in the United Kingdom by the Financial Conduct Authority (the FCA) as a non-UCITS retail scheme. The Company is structured as an umbrella scheme for the purposes of the Collective Investment Schemes Sourcebook (COLL) and consists of one fund.

Appointments

Authorised Corporate Director and Alternative Investment Fund Manager

Aberdeen Standard Fund Managers Limited

Registered office

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1 Bread Street
London
EC4M 9HH

Correspondence address

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Investment Adviser

Aberdeen Standard Fund Managers Limited

Registered office

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Aberdeen
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Head Office

Bow Bells House
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London
EC4M 9HH

Depositary

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Correspondence address

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E14 5LB

Registrar

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Basildon
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Independent auditors

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Atria One
144 Morrison Street
Edinburgh
EH3 8EX

Other appointments

Valuation adviser

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55 Baker Street
London
W1U 8AN

Legal advisers

CMS Cameron McKenna LLP
Cannon Place
78 Cannon Street
London
EC4N 6AF

Managing agent

Jones Lang LaSalle Limited
30 Warwick Street
London
W1B 5NH

Note:

The Authorised Corporate Director (ACD), Aberdeen Standard Fund Managers Limited, is a wholly owned subsidiary of Standard Life Aberdeen plc, and is accordingly an associate. The Investment Adviser has the authority of the ACD to make decisions on its behalf in all aspects of the investment management of the investments and other property of the Company. The main terms of the agreement with each investment adviser are that it should have the authority of the ACD to make decisions on its behalf in all aspects of the investment management of the investments and other property of the Company, including the Company's powers to enter into hedging transactions relating to efficient portfolio management. The adviser's powers extend to all of the property of the Company except any part which the ACD excludes from the adviser's powers. The adviser is to report details of each transaction to the ACD and to confer with the ACD when required by it. The ACD will notify the adviser of additional cash available for the investment.

All fees charged by the Investment Adviser will be borne by the ACD.

Each fund has an individual investment objective and policy and each differs in regard to the extent to which they concentrate on achieving income or capital growth. There may be funds added to the umbrella of Aberdeen Property ICVC (with consent of the FCA and the Depositary) in the future.

The funds are segregated portfolios of assets and, accordingly, the assets of a fund belong exclusively to that fund and shall not be used to discharge directly or indirectly the liabilities of, or claims against, any other person or body, including the Company, or any other fund, and shall not be available for any such purpose.

Shareholders are not liable for the debts of the Company.

The Authorised Corporate Director (the ACD) and Alternative Investment Fund Manager of the Company is Aberdeen Standard Fund Managers Limited, a private company limited by shares which was incorporated in England and Wales on 7 November 1962. Its ultimate holding company is Standard Life Aberdeen plc, which is incorporated in Scotland.

Financial details and Fund Managers' reviews of the individual funds for the period ended 30 June 2020 are given in the following pages of this report. Where performance comparisons are made, the share valuations used are at close of business of the final day of the year under review.

The funds are valued on a mid-price basis and dealt at a single price regardless of whether a purchase or sale is being affected.

The daily price for each fund appears on the website at www.aberdeenstandard.com.

Prospectus updates since 31 December 2019

On 31 March 2020 the Transfer Agent of the fund changed its name from DST Financial Services Europe Limited to SS&C Financial Services Europe Limited and updated its mailing address as a result of this. There was no impact to the fund as a result of this change.

The list of funds managed by the ACD was updated, where appropriate.

Performance and dilution figures were refreshed, where appropriate.

Suspension of Aberdeen UK Property Fund

There has been huge disruption and exceptional circumstances in global markets, including the UK commercial property market, due to COVID-19 (Coronavirus). As a result the fund's Valuation Adviser has confirmed that it is not currently possible to rely upon previous comparable market evidence to fully inform their opinions of value and to provide accurate and reliable valuations for certain properties held by the fund. From March 2020 valuations have been reported on the basis of 'Material Valuation Uncertainty' per VPGA 10 of the RICS Valuation – Global Standards. We are therefore unable to produce a price which we can say with any confidence reflects the fair value of all assets held by the fund.

In order to protect the interests of investors, and in accordance with guidance provided by the Financial Conduct Authority Policy Statement PS19/24, dealing in the fund was suspended on 18 March 2020. This action reflects the exceptional circumstances in the UK property market and the need to protect client interests by suspending trading when there is material uncertainty regarding how the assets should be valued. The Valuation Adviser continues to value the assets and review their Material Valuation Uncertainty provisions. We will aim to lift the suspension as soon as confidence returns to the market and there is more certainty regarding asset valuations, taking into account a number of factors including the best interests of customers and investors. A review of the continued suspension of the fund will be carried out at least every 28 days. Further information relating to the suspension will be made available on our website at: www.aberdeenstandard.com/fundsuspension.

Assessment of Value

In 2017 the Financial Conduct Authority (FCA) published the final Asset Management Market Study. This introduced (among other reforms) new governance rules with the aim of enhancing duty of care and ensuring the industry acts in investors' best interests. The rules were outlined in the FCA policy statement PS18/8 and came into effect from 30 September 2019. As a result, Aberdeen Standard Fund Managers Limited is required to perform a detailed assessment on whether our funds are "providing value to investors". The resulting findings are published within 4 months of the fund year end date and can be found on the 'Fund Centre' pages on the Aberdeen Standard Investments website at www.aberdeenstandard.com.

Authorised Corporate Director's Statement

In accordance with the requirements of the COLL sourcebook as issued and amended by the Financial Conduct Authority, we hereby certify the report on behalf of Aberdeen Standard Fund Managers Limited, the Authorised Corporate Director.



Aron Mitchell
Director
Aberdeen Standard Fund Managers Limited
25 August 2020



Gary Marshall
Director
Aberdeen Standard Fund Managers Limited
25 August 2020

Notes to the financial statements of Aberdeen Property ICVC

Accounting policies

For the six months ended 30 June 2020

Basis of accounting

The financial statements have been prepared on a going concern basis in accordance with the Statement of Recommended Practice (SORP) for Authorised Funds issued by the Investment Management Association (IMA) in May 2014.

The financial statements have been prepared under the historical cost basis, as modified by the revaluation of investments, and in accordance with FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland, the Financial Conduct Authority's Collective Investment Schemes Sourcebook ("COLL") and the Company's Instrument of Incorporation.

The ACD has examined significant areas of possible financial risk, including the impact of the COVID-19 crisis and the suspension of dealing in Aberdeen UK Property Fund. The impact of the COVID-19 crisis has meant a reduction in rental income and investment property valuation within the fund, thus reducing the distributions to investors. Dealing in the fund was suspended on 18 March 2020 and will be lifted as soon as confidence returns to the market. The ACD is actively monitoring the level of liquidity required and is confident sufficient liquidity will be in place when the suspension is lifted.

The financial statements have been prepared on a going concern basis.

Distribution policy

The net revenue from the fund's investments accumulates daily, proportionately to the net asset value of the assets attributable to each share class, over each accounting period. If revenue exceeds expenses during the period, the net revenue of the fund is available for distribution (or reinvestment) at share class level to the shareholders in accordance with the OEIC Regulations. If expenses exceed revenue during the period, the net revenue shortfall may be funded from capital.

The fund makes property, interest and dividend distributions.

Gains and losses on non-derivative investments and currencies, whether realised or unrealised, are taken to capital and are not available for distribution. For derivative investments, where positions are undertaken to enhance capital return, the gains and losses are taken to capital, otherwise where they generate revenue, the amounts are included as revenue or expense and affect distributions.

Aberdeen UK Property Fund

For the six months ended 30 June 2020

Structure

The Aberdeen Property ICVC is a non-UCITS retail scheme and will be managed so that it qualifies as a PAIF under the FCA COLL rules. At 30 June 2020 the Company has one fund, the Aberdeen UK Property Fund (the Fund). This Fund is managed to qualify as a Property Authorised Investment Fund (PAIF), as defined in Part 4A of the Tax Regulations and the Glossary to the FCA Handbook.

Investment objective

To generate income and some growth over the long term (5 years or more) by investing in UK commercial property. It is intended that the fund will be a PAIF at all times and, as such, its investment objective is to carry on property investment business and to manage cash raised for investment in the property investment business.

The performance target of the Fund is to meet the return of the Investment Association UK Direct Property Sector Average return (after charges) over the long term with lower volatility. The Performance Target is the level of performance that the management team hopes to achieve for the fund. There is however no certainty or promise that they will achieve the Performance Target.

The ACD believes this is an appropriate target for the fund based on the investment policy of the fund and the constituents of the sector.

Investment Policy

Portfolio Securities

- The fund will invest at least 70% in a diversified portfolio of UK freehold and leasehold commercial property selected from across the retail, office, industrial and other sectors.
- The fund may also invest indirectly in commercial property through investment vehicles such as quoted and unquoted property companies or funds (including those managed by Aberdeen Standard Investments).
- The fund may invest up to 30% in short term government bonds such as gilts, money-market instruments and cash.

Management Process

- The management team use market research and their discretion (active management) to identify investments that are expected to benefit from changes in property prices and property improvements. They will maintain a diverse asset mix at sector level.
- Please note: Selling property can be a lengthy process. Investors in the fund should be aware that, in certain circumstances, they may not be able to sell their investment when requested.

Derivatives and Techniques

- The fund may use derivatives to reduce risk, reduce cost and/or generate additional income or growth consistent with the risk profile of the fund (often referred to as "Efficient Portfolio Management").

- Where derivatives are used, this would typically be to maintain allocations following a significant inflow into the fund.

Market background

The first six months of the year were dominated by the effects of the Covid-19 pandemic. Following the Fund's Valuation Adviser declaration of Material Valuation Uncertainty and in accordance with the FCA's Policy Statement PS19/24 the Fund and Feeder Fund were placed in temporary suspension with effect from 18 March 2020. The RICS Material Valuation Uncertainty Leaders' Forum continues to review the market and the clause.

As at 30 June 2020, around 62% of the scheme assets remained subject to Material Valuation Uncertainty and therefore the Fund remains temporarily suspended.

According to the MSCI Monthly Index, 'all property' total returns for the period were -3.7% (-1.4% recorded in Q1 and -2.3% in Q2). The Index turned negative in March 2020, (for the first time since August 2016) reflecting the initial impact of the pandemic and the government's lockdown measures implemented on 23 March 2020, which took the UK economy into unprecedented times.

Capital values for UK property initially fell across all sectors as uncertainty rose and investor sentiment weakened. Shuttered consumer-facing businesses such as non-essential retail, leisure and hotels were significantly affected, as closure cut off income streams. According to the MSCI Monthly Index, 'all retail' assets suffered a capital decline of c. -12.5% over the reporting period. Industrials and offices were more resilient, with total returns turning only marginally negative for industrials as the demand for distribution and urban logistics remained robust.

Investment activity fell sharply in March and April owing to heightened market uncertainty and buyers being physically unable to inspect properties. There was a slight increase in the number of investment deals completed in June, with a heavy bias towards the industrial sector, which remains comparatively buoyant, with urban logistics proving highly desirable. Data from Colliers shows that the first half of June had the same volume of deals as the whole of May. This bolsters the sense that the market is past the nadir in terms of activity, if only in the most tentative of recoveries.

The enforced closure of non-essential businesses is having the most pronounced effect on the Fund's consumer-facing tenants, particularly in retail (with the exception of essential providers such as supermarkets); food and beverage outlets, leisure and hotels. Affected tenants are seeking concessions on rental terms including monthly rents, deferred payment plans and rent-free/rent-holiday periods. The fund and asset management teams are fully engaged with our tenants during this unprecedented period, seeking solutions for both tenants and investors. Despite government intervention limiting powers to collect unpaid rent, roughly 68.8% of rents due over the second quarter* have been received.

* Rent collection for all rents due between 28 February and 1 June 2020 as at 14 July 2020.

Performance

The Aberdeen UK Property Fund returned -5.57%* over the period, compared with a total return of -3.80% from the IA UK Direct Property peer group.**

The MSCI Daily Traded APUTs and PAIFs benchmark (direct property) for Q2 2020, illustrating the relative performance of the underlying direct property assets, recorded a total return of -5.44% over the reporting period and -11.03% over 12 months. This compared with -4.43% and -5.86% for the benchmark. Performance over the shorter term (Q2 2020) is generally in line with the market. Industrials continue to prove most resilient while retail continues to suffer capital depreciation through a combination of outward yield movement and rental-value decline.

Discrete annual returns (%) – year ended 30/06/2020

	2016	2017	2018	2019	2020
A Acc	-4.94	4.65	5.75	-1.81	-10.94
I Acc	-4.44	5.15	6.27	-1.40	-10.61
Sector Average**	0.32	5.49	6.42	0.90	-4.95

Annualised returns (%) – to 30/06/2020

	3 months	6 months	1 year	3 years	5 years
A Acc	-2.83	-5.75	-10.94	-2.57	-1.65
I Acc	-2.74	-5.57	-10.61	-2.16	-1.21
Sector Average**	-2.47	-3.80	-4.96	0.53	1.15

* Institutional Acc.

** Peer group includes both master and feeder funds in the IA UK Direct Property Sector. Performance Data: Share Class A Acc and I Acc. Prior to 4 March 2016, this Fund was known as the Aberdeen Property Trust and any past performance information for the period prior to 4 March 2016 is from the Aberdeen Property Trust (a unit trust which launched on 29 October 2004).

Investment activity

During the reporting period, the Fund disposed of five assets, realising around £147 million. Three of the five sales, equating to 66% by value, were from the retail sector, in line with strategy. The sales included Hermiston Gait Retail Park, Edinburgh, Brunel Retail Park, Reading and a car dealership complex in Birmingham. The disposals reduced the Fund's overall retail exposure by 4.3%. Specifically, retail warehouse exposure fell from 20.1% to 13.6% over Q1 2020. Despite the market and economic challenges, we continue to pursue our strategy of reducing retail exposure and maintaining income.

In addition to active engagement with tenants on challenges presented by the pandemic, a number of successful asset management initiatives have been completed over the period.

In the retail sector, at Inshes Retail Park, Inverness, a lease extension has been completed with Matalan for five years. This extends their occupation to October 2029. Also, the construction of a Costa Coffee drive-through facility has recommenced following the easing of lockdown restrictions. At Broadwalk Shopping Centre, Edgware, terms were agreed with Boots the Chemist to remove their break, securing a longer income stream.

At the Fund's office building Sunlight House in central Manchester, a three-year lease extension has been completed with Booking.com on the 3rd, 9th, 10th, 11th and 12th floors. This accounts for approximately 40% of the current rent. The new rent agreed is an 11% uplift on the previous rent. The refurbishment of the 13th floor at Sunlight House has been nominated for a British Council for Offices 2019 award in the category for best project under 1,500 square metres. The redeveloped floor transformed redundant storage space into some of the most desirable contemporary office space in Manchester.

In the industrial sector, at Boulevard Industrial Park, Speke, unit 1A, which extends to approximately 77,000 square feet, has been let to Seqirus for a 10-year term at £5.50 per square foot. This represents a 5% uplift on the previous rent.

In return for a short-term reduction in rent to assist with the Covid-19 pandemic, the tenant Motel One at Minories, London has agreed to a lease extension to October 2047. The transaction therefore extends the income profile for the asset and consequently enhances the capital value.

Outlook and future strategy

As the UK and global economies continue to face an unprecedented economic shock, the crisis will affect the interim cash flows of many businesses. We are actively engaged with occupiers to preserve investors' income and occupiers' business longevity. The re-opening of non-essential retail in Scotland and England has heralded some tentative optimism however, only the passage of time will reveal whether the virus can be contained with the relaxation of lockdown restrictions.

We anticipate further capital declines, particularly in the retail and leisure sectors and therefore performance to diverge substantially across the risk spectrum in most segments. Structural shifts, such as the increase in e-commerce at the expense of traditional bricks-and-mortar retailing, are expected to continue and consequently likely to maintain support for industrial assets, particularly urban logistics.

The immediate focus continues to be on tenant engagement to secure appropriate rental income and a proactive medium term approach to income security and occupation levels.

The overarching fund strategy remains unchanged: we remain intent on reducing risk within the property portfolio, while also targeting an enhanced exposure to liquid assets. We will continually review and implement enhancements as appropriate, to best protect the interests of our customers and investors as matters evolve.

We will continue to focus on in-depth research and analysis, enabling us to adjust portfolios appropriately, as and when this is needed. We will, of course, also keep investors informed as our thinking evolves. You can find our latest insights and updates at <https://www.aberdeenstandard.com/en/insights-thinking-aloud/coronavirus-updates-and-insights>.

UK Real Estate Team

August 2020

Expense ratios

	Share class A Accumulation %	Share class A Income %	Share class F Accumulation %	Share class I Accumulation %
30 June 2020 Total Expense Ratio	1.35	1.35	0.15	0.90
30 June 2020 Property Expense Ratio	0.79	0.79	0.79	0.79
30 June 2020 Real Estate Expense Ratio	2.14	2.14	0.94	1.69

	Share class I Income %	Share class J Accumulation %	Share class J Income %	Share class M Accumulation %
30 June 2020 Total Expense Ratio	0.90	0.82	0.82	0.95
30 June 2020 Property Expense Ratio	0.79	0.79	0.79	0.79
30 June 2020 Real Estate Expense Ratio	1.69	1.61	1.61	1.74

	Share class M Income %	Share class Y Accumulation %	Share class Y Income %	Share class Z Accumulation %
30 June 2020 Total Expense Ratio	0.95	0.15	0.01	0.15
30 June 2020 Property Expense Ratio	0.79	0.79	0.79	0.79
30 June 2020 Real Estate Expense Ratio	1.74	0.94	0.80	0.94

The real estate expense ratio (REER) is comprised of the total expense ratio (TER) and the property expense ratio (PER). The TER and the PER represent the total fund expenses and the total property expenses, respectively, paid by each share class in the period, against its average net asset value.

Risk and reward profile

- Because the fund invests in property it will not perform in line with funds that have a broader investment policy. It may be particularly vulnerable to market sentiment towards the property sector when compared to funds that spread risk by investing in a range of assets.
- Property investments can take significantly longer to buy and sell than other investments, such as bonds and company shares. If properties have to be sold quickly this could result in lower prices being obtained for them.
- Property values are a matter of the valuers' opinions and can go up and down. In extreme market conditions property values can move significantly. There is no guarantee that property values, or rental values from them, will increase so you may not get back the full amount invested.
- The fund's level of income is not guaranteed and may be affected by vacant properties or tenants of properties defaulting on rental payments.
- In order to enable daily dealing in the fund (during normal trading conditions), the fund maintains a portion of its portfolio in assets with better liquidity, such as cash, near-cash and securities, rather than in physical properties. This will mean that the performance of the fund may be different from the performance of the underlying commercial property sector.
- In extreme market conditions, should the fund be experiencing significant levels of shareholder redemptions, the fund may exhaust its immediately available liquid assets in paying those redemptions and may therefore need to temporarily suspend daily fund dealing. Such a dealing suspension would result in the payment of further redemptions being delayed.
- The fund can use derivatives in order to meet its investment objectives or to protect from price and currency movements. This may result in gains or losses that are greater than the original amount invested.
- The Authorised Corporate Director may apply a dilution adjustment in order to protect the interests of the investors in the fund, including during market volatility and high levels of cash flows into or out of the fund. The dilution adjustment will move the single dealing price of the fund either higher or lower away from the midmarket price and may therefore have a negative impact on your fund valuation. As dilution is related to the inflows and outflows of monies from the fund, it is not possible to predict whether dilution will occur at any future point of time, or the extent of any adjustment to the dealing price of the fund.
- A full list of risks applicable to this fund can be found in the Prospectus.
- The latest risk and reward profile can be found on the Key Investor Information Document (KIID) for this fund which is available on our website at www.aberdeenstandard.com.

Comparative tables

Share Class A - Accumulation	30 June 2020	31 December 2019	31 December 2018	31 December 2017
Closing net asset value (£'000)	63,722	68,985	143,733	197,869
Closing number of shares	48,003,457	49,041,195	93,680,960	133,933,049
Closing net asset value per share (pence)	132.74	140.67	153.43	147.74
Change in net asset value per share	(5.64%)	(8.32%)	3.85%	6.26%
Total expense ratio	1.35%	1.34%	1.49%	1.49%
Property expense ratio	0.79%	0.48%	0.44%	0.36%
Share Class A - Income	30 June 2020	31 December 2019	31 December 2018	31 December 2017
Closing net asset value (£'000)	2,881	3,449	9,611	17,830
Closing number of shares	3,328,252	3,710,929	9,248,042	17,481,845
Closing net asset value per share (pence)	86.57	92.95	103.92	101.99
Change in net asset value per share	(6.86%)	(10.56%)	1.89%	3.92%
Total expense ratio	1.35%	1.34%	1.49%	1.49%
Property expense ratio	0.79%	0.48%	0.44%	0.36%
Share Class F - Accumulation	30 June 2020	31 December 2019	31 December 2018	31 December 2017
Closing net asset value (£'000)	825,908	968,066	1,651,604	1,912,081
Closing number of shares	841,207,096	934,915,956	1,476,530,109	1,794,407,217
Closing net asset value per share (pence)	98.18	103.55	111.86	106.56
Change in net asset value per share	(5.19%)	(7.43%)	4.97%	7.41%
Total expense ratio	0.15%	0.14%	0.14%	0.14%
Property expense ratio	0.79%	0.48%	0.44%	0.36%
Share Class I - Accumulation	30 June 2020	31 December 2019	31 December 2018	31 December 2017
Closing net asset value (£'000)	37,211	42,877	83,881	12,655
Closing number of shares	26,809,476	29,204,303	52,572,516	80,213,084
Closing net asset value per share (pence)	138.80	146.82	159.55	152.91
Change in net asset value per share	(5.46%)	(7.98%)	4.34%	6.77%
Total expense ratio	0.90%	0.89%	0.89%	0.89%
Property expense ratio	0.79%	0.48%	0.44%	0.36%
Share Class I - Income	30 June 2020	31 December 2019	31 December 2018	31 December 2017
Closing net asset value (£'000)	13,387	15,890	53,712	65,351
Closing number of shares	15,448,743	17,078,370	51,631,989	64,011,998
Closing net asset value per share (pence)	86.65	93.04	104.03	102.09
Change in net asset value per share	(6.87%)	(10.56%)	1.90%	3.93%
Total expense ratio	0.90%	0.89%	0.89%	0.89%
Property expense ratio	0.79%	0.48%	0.44%	0.36%

The closing net asset value (£'000) divided by the closing number of shares may not calculate to the closing net asset value per share (pence) due to rounding differences. The published closing net asset value per share (pence) is based on unrounded values and represents the actual price.

The change in the net asset value per share is the change from the beginning of the period to the close of the period.

[^] M Income and accumulation launched on 29 November 2018, Y Income and Accumulation launched on 10 April 2019.

Share Class J - Accumulation	30 June 2020	31 December 2019	31 December 2018	31 December 2017
Closing net asset value (£'000)	20,058	21,440	37,412	14,534
Closing number of shares	15,674,487	15,844,416	25,454,613	10,325,259
Closing net asset value per share (pence)	127.97	135.32	146.97	140.76
Change in net asset value per share	(5.43%)	(7.93%)	4.41%	6.82%
Total expense ratio	0.82%	0.81%	0.81%	0.81%
Property expense ratio	0.79%	0.48%	0.44%	0.36%

Share Class J - Income	30 June 2020	31 December 2019	31 December 2018	31 December 2017
Closing net asset value (£'000)	7,704	8,863	61,327	102,079
Closing number of shares	7,604,891	8,148,198	50,426,113	85,526,523
Closing net asset value per share (pence)	101.30	108.77	121.62	119.35
Change in net asset value per share	(6.87%)	(10.57%)	1.90%	3.93%
Total expense ratio	0.82%	0.81%	0.81%	0.81%
Property expense ratio	0.79%	0.48%	0.44%	0.36%

Share Class M - Accumulation [^]	30 June 2020	31 December 2019	31 December 2018
Closing net asset value (£'000)	1	1	-
Closing number of shares	1,112	1,112	101
Closing net asset value per share (pence)	87.00	92.08	99.93
Change in net asset value per share	(5.52%)	(7.86%)	(0.07%)
Total expense ratio	0.95%	0.95%	0.94%
Property expense ratio	0.79%	0.48%	0.44%

Share Class M - Income [^]	30 June 2020	31 December 2019	31 December 2018
Closing net asset value (£'000)	1	1	-
Closing number of shares	1,136	1,136	101
Closing net asset value per share (pence)	82.96	89.07	99.90
Change in net asset value per share	(6.86%)	(10.84%)	(0.10%)
Total expense ratio	0.95%	0.95%	0.94%
Property expense ratio	0.79%	0.48%	0.44%

Share Class Y - Accumulation [^]	30 June 2020	31 December 2019
Closing net asset value (£'000)	1	1
Closing number of shares	1,016	1,014
Closing net asset value per share (pence)	88.83	93.66
Change in net asset value per share	(5.16%)	(6.34%)
Total expense ratio	0.15%	0.14%
Property expense ratio	0.79%	0.48%

The closing net asset value (£'000) divided by the closing number of shares may not calculate to the closing net asset value per share (pence) due to rounding differences. The published closing net asset value per share (pence) is based on unrounded values and represents the actual price.

The change in the net asset value per share is the change from the beginning of the period to the close of the period.

[^] M Income and accumulation launched on 29 November 2018, Y Income and Accumulation launched on 10 April 2019.

Share Class Y - Income [^]	30 June 2020	31 December 2019		
Closing net asset value (£'000)	1	1		
Closing number of shares	1,011	1,011		
Closing net asset value per share (pence)	85.02	91.29		
Change in net asset value per share	(6.87%)	(8.71%)		
Total expense ratio	0.01%	0.01%		
Property expense ratio	0.79%	0.48%		

Share Class Z - Accumulation	30 June 2020	31 December 2019	31 December 2018	31 December 2017
Closing net asset value (£'000)	20,633	31,953	36,935	44,694
Closing number of shares	15,403,747	22,618,669	24,202,612	30,744,734
Closing net asset value per share (pence)	133.95	141.27	152.61	145.37
Change in net asset value per share	(5.18%)	(7.43%)	4.98%	7.41%
Total expense ratio	0.15%	0.14%	0.14%	0.14%
Property expense ratio	0.79%	0.48%	0.44%	0.36%

The closing net asset value (£'000) divided by the closing number of shares may not calculate to the closing net asset value per share (pence) due to rounding differences. The published closing net asset value per share (pence) is based on unrounded values and represents the actual price.

The change in the net asset value per share is the change from the beginning of the period to the close of the period.

[^] M Income and accumulation launched on 29 November 2018, Y Income and Accumulation launched on 10 April 2019.

Portfolio Statement

As at 30 June 2020

	Market Value £'000	Total Net Assets %
INVESTMENT PROPERTIES 89.45% (2019: 94.92%)		
INDUSTRIAL 15.32% (2019: 18.32%)[†]		
Properties valued between £0 and £34.0m		
Triple Two Centre, Tannery Close, Beckenham		
Stratton Business Park, Biggleswade		
Eastman House, Fleming Way, Crawley		
Ashton Road, Colchester		
Boulevard Industry Park, Speke, Liverpool		
Elms Industrial Estate, London		
Axis Park, Manasty Road, Peterborough		
	151,849	15.32
OFFICES 9.50% (2019: 8.47%)[†]		
Properties valued between £0 and £55.7m		
Sunlight House, Manchester		
Hobart House, Edinburgh		
Commonwealth House, Manchester Airport, Manchester [^]		
	94,239	9.50
OTHER 25.04% (2019: 21.86%)[†]		
Properties valued between £0 and £74.2m		
Russell Way, Crawley		
Crawley, Land Off London Road		
1 George the IV Bridge, Edinburgh [^]		
180 Stratford High Street, London		
24 Minorities, London		
Horspath Driftway, Slade Park, Oxford		
Huntercombe Lane, Taplow		
	248,266	25.04
RETAIL 29.13% (2019: 28.49%)[†]		
Properties valued between £0 and £88.5m		
Sainsburys, Excalibur Drive, Cardiff		
9/11 St Martin's Court, London [^]		
20-24 Queen Street, Oxford [^]		
Colchester Road, Romford		
Carousel Way, Riverside Business Park, Northampton		
The Broadwalk Centre, Station Road, Edgware		
The Moor, Sheffield [#]		
Windsor Yards, Windsor [^]		
	288,809	29.13

	Market Value £'000	Total Net Assets %
RETAIL WAREHOUSES 10.46% (2019: 17.78%)[†]		
Properties valued between £0 and £54.4m		
A1 Shopping Park, London Road, Biggleswade		
400 Newmarket Road, Cambridge		
Inshes Retail & Leisure Park, Inverness		
1, 10 & 11 Longman Road, Inverness		
St Mary's Gate, Sheffield		
	103,735	10.46
Total Investment Properties	886,898	89.45
Portfolio of investments	886,898	89.45
Net other assets	104,610	10.55
Total Net Assets	991,508	100.00%

All investments are approved securities as defined in the Collective Investment Schemes sourcebook unless otherwise stated.

The investment properties were valued on the basis of market value by Knight Frank LLP, Valuation Adviser, as at 30 June 2020 in accordance with the appraisal and valuation standards of the Royal Institution of Chartered Surveyors.

Comparative figures shown in brackets relate to 31 December 2019.

[†] The Other property category relates to multipurpose properties and those that cannot be easily categorised into either Industrial, Office, Retail or Retail Warehouse.

[^] Denotes leasehold properties. All other properties are freehold.

[#] These properties consist of a combination of leasehold and freehold units.

[‡] Land and Buildings.

Statement of total return

For the six months ended 30 June 2020

	30 June 2020		30 June 2019	
	£'000	£'000	£'000	£'000
Income:				
Net capital losses		(74,716)		(81,095)
Revenue	34,534		49,704	
Expenses	(12,885)		(13,722)	
Interest payable and similar charges	(14)		(25)	
Net revenue before taxation	21,635		35,957	
Taxation	-		-	
Net revenue after taxation		21,635		35,957
Total return before distributions		(53,081)		(45,138)
Distributions		(21,635)		(35,961)
Change in net assets attributable to shareholders from investment activities		(74,716)		(81,099)

Statement of change in net assets attributable to shareholders

For the six months ended 30 June 2020

	30 June 2020		30 June 2019	
	£'000	£'000	£'000	£'000
Opening net assets attributable to shareholders		1,161,528		2,078,215
Amounts receivable on the issue of shares	3,162		57,584	
Amounts payable on the cancellation of shares	(116,891)		(365,503)	
		(113,729)		(307,919)
Dilution adjustment		1,185		3,121
Change in net assets attributable to shareholders from investment activities (see above)		(74,716)		(81,099)
Retained distribution on accumulation shares		17,233		27,867
Unclaimed distributions		7		-
Closing net assets attributable to shareholders		991,508		1,720,185

Comparative information is provided for the statement of change in net assets attributable to shareholders. Since this information is for the prior interim period, the net assets at the end of that period do not correspond to the net assets at the start of the current period.

Balance sheet

As at 30 June 2020

	30 June 2020		31 December 2019	
	£'000	£'000	£'000	£'000
Assets:				
Fixed assets:				
Land and buildings		886,898		1,102,560
Current assets:				
Debtors	38,483		32,852	
Cash and bank balances	133,697		106,961	
		172,180		139,813
Total assets		1,059,078		1,242,373
Liabilities:				
Distribution payable	(1,452)		(2,213)	
Creditors	(66,118)		(78,632)	
Total liabilities		(67,570)		(80,845)
Net assets attributable to shareholders		991,508		1,161,528

Statement of cash flows

For the six months ended 30 June 2020

	30 June 2020 £'000	30 June 2019 £'000
Cash flows from operating activities		
Net revenue before taxation	21,635	35,957
Interest paid	(14)	(25)
Net revenue before finance costs and taxation	21,621	35,932
Movement in debtors	(14,840)	13,517
Movement in creditors	5,729	(3,736)
Cash from operations	12,510	45,713
Returns on investments and servicing of finance		
Interest received	165	625
Revenue distributions paid	(8,044)	(5,632)
Net cash used in operating activities	(7,879)	(5,007)
Cash flows from investing activities		
Acquisition of property investments and capital expenditure	(9,142)	(9,189)
Disposal of property investments	147,038	229,500
Net cash generated from investing activities	137,896	220,311
Cash flows from financing activities		
Inflow from disposal of other investments held as liquid assets	-	226,000
Issue of accumulation and income shares	3,208	57,586
Redemption of accumulation and income shares	(120,184)	(366,289)
Dilution adjustment	1,185	3,121
Net cash outflow from servicing of finance	(115,791)	(305,582)
Net increase in cash and cash equivalents	26,736	181,435
Cash and cash equivalents brought forward	106,961	80,656
Cash and cash equivalents at the end of the period	133,697	262,091

Comparative information is provided for the cash flow. Since this information is for the prior interim period, the balance carried forward does not correspond to the balance brought forward at the beginning of the period.

Distribution tables

For the six months ended 30 June 2020 (in pence per share)

First interim interest distribution

Group 1 - shares purchased prior to 1 January 2020

Group 2 - shares purchased between 1 January 2020 and 31 March 2020

	Revenue	Equalisation	Distribution paid 29/05/20	Distribution paid 31/05/19
A Accumulation shares				
Group 1	1.2364	-	1.2364	0.8934
Group 2	0.4708	0.7656	1.2364	0.8934
A Income shares				
Group 1	0.8170	-	0.8170	0.6055
Group 2	0.6288	0.1882	0.8170	0.6055
F Accumulation shares				
Group 1	1.1574	-	1.1574	0.9353
Group 2	0.6632	0.4942	1.1574	0.9353
I Accumulation shares				
Group 1	1.4219	-	1.4219	1.0705
Group 2	0.8500	0.5719	1.4219	1.0705
I Income shares				
Group 1	0.9010	-	0.9010	0.6978
Group 2	0.5195	0.3815	0.9010	0.6978
J Accumulation shares				
Group 1	1.3320	-	1.3320	1.0109
Group 2	0.3824	0.9496	1.3320	1.0109
J Income shares				
Group 1	1.0707	-	1.0707	0.8314
Group 2	0.9538	0.1169	1.0707	0.8314
M Accumulation shares				
Group 1	0.8605	-	0.8605	0.6734
Group 2	0.2723	0.5882	0.8605	0.6734
M Income shares				
Group 1	0.8335	-	0.8335	0.7526
Group 2	0.8335	-	0.8335	0.7526

	Revenue	Equalisation	Distribution paid 29/05/20	Distribution paid 31/05/19
Y Accumulation shares				
Group 1	1.0617	-	1.0617	-
Group 2	0.3221	0.7396	1.0617	-
Y Income shares				
Group 1	1.0325	-	1.0325	-
Group 2	1.0325	-	1.0325	-
Z Accumulation shares				
Group 1	1.5792	-	1.5792	1.2502
Group 2	1.3651	0.2141	1.5792	1.2502

Second interim interest distribution

Group 1 - shares purchased prior to 1 April 2020

Group 2 - shares purchased between 1 April 2020 and 30 June 2020

	Revenue	Equalisation	Distribution paid 28/08/20	Distribution paid 31/08/19
A Accumulation shares				
Group 1	0.5330	-	0.5330	0.9161
Group 2	0.5330	-	0.5330	0.9161
A Income shares				
Group 1	0.3491	-	0.3491	0.6176
Group 2	0.3491	-	0.3491	0.6176
F Accumulation shares				
Group 1	0.6318	-	0.6318	0.9341
Group 2	0.2138	0.4180	0.6318	0.9341
I Accumulation shares				
Group 1	0.6834	-	0.6834	1.0951
Group 2	0.6834	-	0.6834	1.0951
I Income shares				
Group 1	0.4289	-	0.4289	0.7087
Group 2	0.4289	-	0.4289	0.7087
J Accumulation shares				
Group 1	0.6508	-	0.6508	1.0315
Group 2	0.6508	-	0.6508	1.0315
J Income shares				
Group 1	0.5177	-	0.5177	0.8484
Group 2	0.5177	-	0.5177	0.8484
M Accumulation shares				
Group 1	0.4063	-	0.4063	0.7194
Group 2	0.4063	-	0.4063	0.7194
M Income shares				
Group 1	0.3795	-	0.3795	0.6917
Group 2	0.3795	-	0.3795	0.6917

	Revenue	Equalisation	Distribution paid 28/08/20	Distribution paid 31/08/19
Y Accumulation shares				
Group 1	0.6050	-	0.6050	0.7648
Group 2	0.6050	-	0.6050	0.7648
Y Income shares				
Group 1	0.5696	-	0.5696	0.7648
Group 2	0.5696	-	0.5696	0.7648
Z Accumulation shares				
Group 1	0.8619	-	0.8619	1.2741
Group 2	0.8619	-	0.8619	1.2741

Equalisation

This applies only to shares purchased during the distribution period (group 2 shares). It is the average amount of revenue included in the purchase price of group 2 shares and is refunded to the holders of these shares as a return of capital. Being capital it is not liable to income tax but must be deducted from the cost of shares for capital gains tax purposes.

Further Information

Aberdeen Property ICVC is an investment company with variable capital incorporated under the OEIC Regulations in England with registered number IC001029 and is authorised and regulated by the Financial Conduct Authority (the FCA) under regulation 12 of the Open-Ended Investment Companies Regulations 2001 (SI2001/1228) (the OEIC Regulations).

Consumers' rights and protections, including any derived from EU legislation, are currently unaffected by the result of UK referendum to leave the European Union and will remain unchanged unless and until the UK Government changes the applicable legislation.

Documentation

Copies of the current Prospectus and Key Investor Information Documents (KIIDs) for the Aberdeen Property ICVC, together with the latest Annual (and if issued later the interim) Report and Accounts for any fund, are available to download at aberdeenstandard.com. A paper copy of the Report and Accounts is available on request from the ACD.

The Annual Report of the Company will be published on or before 30 April and the half-yearly report on or before 31 August in each year.

Notices/Correspondence

Please send any notices to Aberdeen Standard Fund Managers Limited, PO Box 12233, Chelmsford CM99 2EE. Any notice to the ACD will only be effective when actually received by the ACD. All notices will be sent to the investor at the address set out in the Application form or the latest address which the investor has notified to the ACD, and will be deemed to have been received three days after posting. Events detailed in these terms and conditions will be carried out on the dates specified, unless the dates are a non-business day, when they will be carried out on the next business day.

Complaints and Compensation

Complaints about the operation of the Company and the funds may be made by the investor by writing to the ACD or the Depositary. Any complaint will be investigated and the outcome will be notified to the investor, within eight weeks. If the investor is not satisfied with the outcome, he/she may also write directly to the Financial Ombudsman Service, Exchange Tower, London E14 9SR. If the ACD cannot meet its financial obligations to the investor, the investor may be entitled to compensation under the Investor's Compensation Scheme, under the Financial Services Markets Act 2000. Details of the investor's rights to compensation can be obtained from the ACD on request.

Personal taxation

Unless your shares are held within an ISA, if you sell your shares this is treated as a disposal for Capital Gains Tax purposes. Tax rules can change. The value to an investor of the tax advantages of an ISA will depend on personal circumstances, which may change.

Shareholders are recommended to consult with their professional tax advisers if they are in any doubt about their position.

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