

AVIVA INVESTORS PROPERTY FUNDS ICVC

Interim Report and Financial Statements

For the six months ended 31 March 2017

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* These items comprise the Authorised Corporate Director's Report for the purposes of the rules contained in the Collective Investment Schemes Sourcebook ("the Regulations").

COMPANY INFORMATION

AUTHORISED CORPORATE DIRECTOR

Aviva Investors UK Fund Services Limited
St Helen's
1 Undershaft
London, EC3P 3DQ

Aviva Investors UK Fund Services Limited (the ACD) is a wholly owned subsidiary of Aviva Investors Holdings Limited, a company incorporated in the United Kingdom and within the Aviva Group of Companies. The ACD is a member of the Investment Association and is authorised and regulated by the Financial Conduct Authority.

Changes to Registered Office

With effect from 19 December 2016, the registered office for the ACD was changed to St Helen's, 1 Undershaft, London, EC3P 3DQ. Prior to this date, the registered office was No. 1 Poultry, London, EC2R 8EJ.

DIRECTORS

I Buckle
J Misselbrook
S Ebenston
M Craston (resigned 8 February 2017)
G Cass (resigned 8 February 2017)
D Skinner (appointed 10 February 2017)
D Dahan (resigned 31 March 2016)
A Brown (resigned 22 July 2016)
J Leadsom (appointed 6 April 2017)
D Clayton (appointed 5 April 2017)

ADMINISTRATOR AND REGISTRAR

International Financial Data Services (UK) Limited
IFDS House
St Nicholas Lane
Basildon
Essex, SS15 5FS

INVESTMENT MANAGER

Aviva Investors Global Services Limited
St Helen's
1 Undershaft
London, EC3P 3DQ

Aviva Investors Global Services Limited is a member of the Investment Association and is authorised and regulated by the Financial Conduct Authority. The ultimate parent company of Aviva Investors Global Services Limited is Aviva Plc.

The Investment Manager has appointed JPMorgan Asset Management Real Assets (Singapore) Pte. Ltd. to provide investment advisory services in relation to the Aviva Investors Asia Pacific Property Fund:

JPMorgan Asset Management Real Assets (Singapore) Pte. Ltd.
186 Robinson Road
17-01
Singapore 068912

Changes to Registered Office

With effect from 19 December 2016, the registered office for the Investment Manager was changed to St Helen's, 1 Undershaft, London, EC3P 3DQ. Prior to this date, the registered office was No. 1 Poultry, London, EC2R 8EJ.

DEPOSITARY

Citibank Europe plc, UK Branch
Citigroup Centre
Canada Square
Canary Wharf
London, E14 5LB

Citibank Europe plc is authorised and regulated by the Central Bank of Ireland, however, the UK branch is subject to Financial Conduct Authority (FCA) regulation.

INDEPENDENT AUDITORS

PricewaterhouseCoopers LLP
7 More London Riverside
London, SE1 2RT

INDEPENDENT PROPERTY VALUERS (FOR THE AVIVA INVESTORS EUROPEAN PROPERTY FUND ONLY)

CBRE Limited
St Martin's Court
10 Paternoster Row
London, EC4M 7HP

REPORT OF THE AUTHORISED CORPORATE DIRECTOR

THE COMPANY

Aviva Investors Property Funds ICVC ("the Company") is an Open-Ended Investment Company (OEIC) with variable capital incorporated in England and Wales since 2 May 2008. The property of the Company is entrusted to Citibank Europe plc, UK Branch ("the Depository"). The shareholders are not liable for any debts of the Company.

The object of the Company is to invest the scheme property in transferable securities, money market instruments, units in collective investment schemes, deposits, cash, near cash, derivative instruments and forward transactions, immovables (directly or indirectly) and gold with the aim of spreading investment risk and giving its shareholders the benefit of the results of the management of that property.

The Company has an umbrella structure which means that it may contain more than one Fund, each with a different investment objective. There are currently two Funds in the Aviva Investors Property Funds ICVC; the Aviva Investors Asia Pacific Property Fund and the Aviva Investors European Property Fund. In the financial statements you will find an investment review for each Fund which includes details of the investment objectives.

With effect from 19 December 2016, the registered office for the Aviva Investors Property Funds ICVC was changed to St Helen's, 1 Undershaft, London, EC3P 3DQ. Prior to this date, the registered office was No. 1 Poultry, London, EC2R 8EJ.

AUTHORISED STATUS

From 2 May 2008 the Company was authorised as an Open-Ended Investment Company under Regulation 12 of the Open-Ended Investment Companies Regulations 2001.

The Company is authorised to operate as a "Non-UCITS Retail Scheme" for the purposes of the COLL Sourcebook and as an Authorised Investment Fund (AIF) for the purposes of the FUND Sourcebook. These sourcebooks form part of the regulatory handbook issued by the Financial Conduct Authority (FCA).

THE FINANCIAL STATEMENTS

We are pleased to present the interim financial statements of the Company for the six months ended 31 March 2017. As required by the Regulations, information for each of the Funds has been included in these financial statements. On the following pages we review the performance of each of those Funds during the period. We hope that you find our review useful and informative.

ANNUAL GENERAL MEETINGS

The Company will not be holding any Annual General Meetings.

SIGNIFICANT INFORMATION

As advised in a letter to investors dated 20 July 2015, dealing in the Aviva Investors Asia Pacific Property Fund was suspended after the midday valuation on 20 July 2015. The two largest investors in the Fund (representing over 75% of the Fund's value) advised the ACD that they wished to withdraw their investment in full. This would have required the sale of the majority of properties in the Fund with adverse consequences for the diversity of investments and economies of scale achievable by the Fund. It was decided that it was in the best interests of all the investors to close the Fund. Following the suspension of dealing and the investor notification, the Fund commenced termination on 21 August 2015. As advised in the investor letter, proceeds will be returned to the investors (or switched into other Aviva Investors funds, depending on investors' instructions) in stages as properties are sold and cash becomes available. The first redemption payment (or switch) was made to investors on 7 September 2015, the second redemption payment (or switch) was made on 1 February 2016 and the third redemption payment (or switch) was made on 21 March 2016. The fourth payment was made on 20 June 2016 and the fifth payment was made on 30 August 2016. A further payment is expected to be made in June 2017.

As advised in a letter to investors dated 8 December 2015, dealing in the Aviva Investors European Property Fund was suspended after the midday valuation on 8 December 2015. The Fund has been experiencing challenges over the past few years in relation to net outflows, liquidity, risk and performance. In addition to this, the largest investor in the Fund (representing circa 71% of the Fund's value) advised the ACD that they wished to withdraw their investment in full. This would have required the sale of the majority of properties in the Fund with adverse consequences for the diversity of investments and economies of scale achievable by the Fund. It was decided that it was in the best interests of all the investors to close the Fund. Following the suspension of dealing and the investor notification, the Fund commenced termination on 21 January 2016. As advised in the investor letter, proceeds will be returned to the investors (or switched into other Aviva Investors funds, depending on investors' instructions) in stages as properties are sold and cash becomes available. The first redemption payment (or switch) was made on 8 February 2016 and a second payment was made on 13 February 2017. A third payment is expected to be made in June 2017.

From 13 April 2016, the ACD has discounted the initial charge in full on all future investment made in each of the Funds through regular investment mandates set up before 31 December 2012.

On 12 August 2016, we made several updates to our prospectuses, as we do annually to include updated fund performance information and to make sure all elements of the prospectus are up to date. One of the changes made was to set out that if, following the closure of one of our funds, any amount remaining after the payment of all amounts due to shareholders and the liabilities of the fund is agreed with the Fund's depository to be "immaterial", this amount will be paid to charity. We also made some changes to the way in which the charges applicable to the Funds are displayed, in order to make this clearer for our investors.

REPORT OF THE AUTHORISED CORPORATE DIRECTOR (CONTINUED)

SIGNIFICANT INFORMATION (CONTINUED)

FATCA AND CRS REPORTING

Tax regulations require us to collect information about your tax residency and you will have therefore provided this at the time of making your investment with us. The term tax regulations refers to the International Tax Compliance Regulations 2015 which implements the Foreign Account Tax Compliance Act (FATCA) and the OECD Common Reporting Standard (CRS) for Automatic Exchange of Financial Account Information. As a result, in certain circumstances we will be obliged to share information about your account(s) with Her Majesty's Revenue & Customs (HMRC) who may in turn share this information with any or all jurisdictions that have agreed to exchange information under FATCA and CRS. The information previously provided by you at the time of making your investment will be used by us to report to HMRC regarding your account(s), where so required. This does not apply where you have invested with us solely via an ISA.

STATEMENT OF CROSS HOLDINGS

There are no cross holdings as at 31 March 2017.

AVIVA INVESTORS ASIA PACIFIC PROPERTY FUND

INVESTMENT OBJECTIVE

To seek income and long term capital appreciation.

INVESTMENT APPROACH

To invest principally in immovable property, with an emphasis on commercial property, and/or property related transferable securities the issuers of which are domiciled in, or have significant operations or interests in, the Asia Pacific region or Australasia. The Fund may also invest in units in regulated and unregulated collective investment schemes, money market instruments, deposits, cash and near cash or derivatives. Derivatives may be used for the purposes of efficient portfolio management.

The Fund may hold its immovable property through intermediate holding vehicles. In such instances, the Fund's direct holdings will generally be debentures, or other permitted debt and debt instruments and securities of subsidiary entities of the Company, the ACD or their respective Associates. These subsidiaries may in turn invest in immovable property via intermediate holding vehicles appropriate for the jurisdiction in which the immovable property is located.

In order to allow the payment of interest distributions, the Fund intends to hold at least 60% of its assets in debentures, or other permitted debt and debt instruments of subsidiaries and cash, or other such combination and proportions of assets as would enable it to make interest distributions and to facilitate efficient management of the Fund or for other purposes which may reasonably be regarded as ancillary to the investment objective of the Fund.

FUND MANAGER'S REPORT

FUND PROFILE AND PORTFOLIO REVIEW

Total assets under management as at 31 March 2017 were £44.0 million.

The Fund suspended dealing on 21 July 2015, pending ultimate closure of the Fund, following consultation with the FCA and after having met the necessary regulatory approvals. All properties have accordingly now been sold from the Fund.

The Fund is in the process of liquidating the entities which were incorporated to hold the properties in the respective countries, following which a final payment will be made to investors.

ECONOMIC BACKGROUND FOR ASIA PACIFIC REAL ESTATE

Concerns over China's economic growth have abated in the last twelve months. Having met their growth target of 6.7% in 2016, policymakers have established a target for 2017 at "around 6.5%". We expect authorities to focus on stability in the lead up to the 19th Party Congress in November; fiscal policy should remain supportive and monetary policy prudent in order to contain financial risks.

Net exports have boosted Japanese growth figures in recent quarters, however consumption and inflation remain subdued. Until there is a rise in inflation expectations, we do not expect the Bank of Japan (BoJ) to change its current stance on monetary policy. Despite spreads over bond yields remaining high, expectations of further yield compression in Japanese markets have been pared down following a stabilisation of pricing. Yield spreads between Tokyo and other cities are likely to narrow as investors focus their attention on the next level of top tier markets. There is also growing evidence of Japanese investors looking beyond their domestic market in order to achieve higher returns.

The Australian economy has also benefited from recovering external demand, as net trade continues to be an important contributor to growth. There are some concerns over the sustainability of household consumption however, with spending in recent years largely being driven by a reduction in saving ratios as opposed to a meaningful rise in disposable incomes.

Leasing activity in Asia ended the year as it started: mixed fortunes determined by local market forces. The strongest rental growth over the last year was in Sydney (22%) and Melbourne office markets (13%). Conversely, prime Singapore office rents saw double digit movement in the opposite direction, posting 11% negative rental growth over the year. Rental recovery forecasts are at risk of being pushed back if headwinds such as trade barriers materialise over coming months.

Weak occupier markets and an expectation of gradual outward yield movement build a weak case for entry into Hong Kong at the present time. Tightening from the US Federal Reserve is expected to exert pressure on cap rates given the close historical relationship.

May 2017

Unless stated otherwise any opinions expressed are those of Aviva Investors Global Services Limited. They should not be viewed as indicating any guarantee of return from an investment managed by Aviva Investors nor as advice of any nature. Past performance is not a guide to the future. The value of an investment and any income from it may go down as well as up and the investor may not get back the original amount invested.

AVIVA INVESTORS ASIA PACIFIC PROPERTY FUND (CONTINUED)

CONSOLIDATED MATERIAL PORTFOLIO CHANGES

There were no purchases or sales of property during the period.

FUND MATERIAL PORTFOLIO CHANGES

There were no purchases and seven sales during the period.

Sales

Finger Wharf Profit Participating Loan 12/06/2018

Yamashita Equity

Kanda Interest Bearing Loan

Kanda Equity

Yamashita Profit Participating Loan

INVESTMENT PERFORMANCE

Net Asset Value – Income Shares

Share class	As at	Net asset value* £000	Shares in issue	Per share in class currency
Class A (GBP)	30.09.14	92,402	126,076,443	73.29p
	30.09.15	69,618	102,624,344	67.84p
	30.09.16	19,888	19,453,739	102.23p
	31.03.17	18,841	19,451,754	96.86p
Class A (USD)	30.09.14	89	169,822	84.78c
	30.09.15	76	157,596	73.77c
	30.09.16	22	30,687	94.89c
	31.03.17	21	30,687	86.41c
Class I (GBP)	30.09.14	10,353	12,820,820	80.75p
	30.09.15	7,393	9,864,942	74.94p
	30.09.16	2,130	1,870,236	113.87p
	31.03.17	2,028	1,872,015	108.34p

* Valued at bid market prices. The net asset value of income shares will exclude any distributions paid/payable to investors.

Net Asset Value – Accumulation Shares

Share class	As at	Net asset value* £000	Shares in issue	Per share in class currency
Class A (GBP)	30.09.14	83,376	84,033,289	99.22p
	30.09.15	73,105	77,397,221	94.45p
	30.09.16	22,953	14,671,813	156.44p
	31.03.17	22,066	14,671,813	150.39p
Class A (EUR)	30.09.14	1,189	373,229	409.18c
	30.09.15	454	149,787	410.84c
	30.09.16	146	29,091	583.12c
	31.03.17	141	29,091	563.06c
Class A (USD)	30.09.14	1,329	571,755	376.10c
	30.09.15	638	288,383	336.30c
	30.09.16	206	56,153	475.21c
	31.03.17	198	56,153	438.97c
Class I (GBP)	30.09.14	2,535	2,251,311	112.60p
	30.09.15	1,484	1,373,813	107.98p
	30.09.16	470	260,467	180.30p
	31.03.17	453	260,467	174.03p

* Valued at bid market prices.

Share Price Record – Income Shares

Share class	Calendar year	Highest offer price*	Lowest bid price**
Class A (GBP)	2014	83.38p	72.85p
	2015	78.61p	62.31p
	2016	98.43p	67.45p
	2017***	99.22p	83.92p
Class A (USD)	2014	97.37c	84.56c
	2015	90.44c	69.53c
	2016	91.25c	72.18c
	2017***	90.65c	75.29c
Class I (GBP)	2014	86.56p	80.24p
	2015	82.53p	68.74p
	2016	109.61p	74.52p
	2017***	110.56p	93.63p

* These prices include revenue and initial charge.

** These prices include revenue.

*** Up to 31 March 2017.

With effect from 21 July 2015 the Fund has issued bid prices only.

Share Price Record – Accumulation Shares

Share class	Calendar year	Highest offer price*	Lowest bid price**
Class A (GBP)	2014	109.43p	96.77p
	2015	105.60p	85.95p
	2016	138.51p	93.83p
	2017***	149.28p	130.30p
Class A (EUR)	2014	430.35c	372.05c
	2015	457.75c	383.24c
	2016	512.46c	408.14c
	2017***	561.37c	493.10c
Class A (USD)	2014	420.73c	367.96c
	2015	398.09c	314.04c
	2016	420.40c	329.02c
	2017***	438.11c	382.50c
Class I (GBP)	2014	116.52p	109.23p
	2015	113.64p	98.13p
	2016	159.61p	107.26p
	2017***	172.63p	150.39p

* These prices include revenue and initial charge.

** These prices include revenue.

*** Up to 31 March 2017.

With effect from 21 July 2015 the Fund has issued bid prices only.

Ongoing Charges Figure*

Share class	31.03.17	30.09.16
Class A (GBP)	2.86%	3.24%
Class A (EUR)	2.86%	3.24%
Class A (USD)	2.86%	3.24%
Class I (GBP)	2.06%	2.44%

* The Ongoing Charges Figure (OCF) is calculated as the ratio of the total ongoing charges to the average net asset value of the Fund over the period. The OCF is made up of the Annual Management Charge and other operating costs deducted from the assets of the Fund during the period, except for those payments that are explicitly excluded (performance fees).

Revenue Record – Income Shares

The revenue record table below shows the net distribution rates per financial year on a payment date basis for an investment made on 1 October 2013.

Share class	Financial year	Net revenue per share	Per 1,000 invested in class currency
Class A (GBP)	2014	2.2640p	£28.99
	2015	1.9834p	£25.39
	2016	9.7875p	£125.31
	2017*	0.0000p	£0.00
Class A (USD)	2014	3.6825c	\$65.10
	2015	2.0569c	\$36.36
	2016	9.1332c	\$161.46
	2017*	0.0000c	\$0.00
Class I (GBP)	2014	2.4837p	£29.11
	2015	2.6198p	£30.71
	2016	10.8870p	£127.60
	2017*	0.0000p	£0.00

* Up to 31 May 2017 (the interim distribution payment date).

Revenue Record – Accumulation Shares

The revenue record table below shows the net distribution rates per financial year on a payment date basis for an investment made on 1 October 2013.

Share class	Financial year	Net revenue per share	Per 1,000 invested in class currency
Class A (GBP)	2014	2.9406p	£28.68
	2015	2.6326p	£25.68
	2016	13.7012p	£133.65
	2017*	0.0000p	£0.00
Class A (EUR)	2014	12.4630c	€37.86
	2015	17.0050c	€51.66
	2016	51.2778c	€155.79
	2017*	0.0000c	€0.00
Class A (USD)	2014	11.6822c	\$48.64
	2015	11.9313c	\$49.68
	2016	41.8545c	\$174.26
	2017*	0.0000c	\$0.00
Class I (GBP)	2014	4.5517p	£39.44
	2015	2.7783p	£24.07
	2016	15.7712p	£136.64
	2017*	0.0000p	£0.00

* Up to 31 May 2017 (the interim distribution payment date).

CONSOLIDATED PORTFOLIO STATEMENT

As at 31 March 2017 (unaudited)

Investment	Currency	Holding	Market Value	
			£000	% of Net Assets
Direct properties 0.00% (0.00%)				
Total direct properties			–	–
Liquidity Funds 0.01% (0.01%)¹				
Aviva Investors Sterling Liquidity Fund Class 3, Income shares, GBP [†]			3	0.01
Liquidity Funds total			3	0.01
Investment assets ²			3	0.01
Net other assets			43,745	99.99
Net assets			43,748	100.00

The comparative percentage figures in brackets are as at 30 September 2016.

[†] Investment in or managed by a related party.

¹ Cash equivalents.

² Includes cash equivalents.

FUND PORTFOLIO STATEMENT

As at 31 March 2017 (unaudited)

Investment		Currency	Holding	Market Value £000	% of Net Assets
Australia 0.00% (7.23%)					
Castlereagh Equity	§	AUD	6,010	–	–
Castlereagh Perpetual	§	AUD	12,030	–	–
Finger Wharf Equity	§	AUD	4,415	–	–
Finger Wharf Profit Participating Loan 12/06/2018	§	AUD	2,619,303	–	–
La Trobe Interest Bearing Loan	§	AUD	28,711	–	–
NSIP Australia Interest Bearing Loan	§	AUD	2	–	–
Pioneer Clarence Equity	§	AUD	1,249,077	–	–
Pioneer Clarence Profit Participating Loan 12/06/2018	§	AUD	1,925,821	–	–
Pioneer Esplanade Equity	§	AUD	2,286,794	–	–
Pioneer Esplanade Profit Participating Loan 12/06/2018	§	AUD	7,227,704	–	–
Sussex Street Equity	§	AUD	6,010	–	–
Sussex Street Profit Participating Loan	§	AUD	19,695	–	–
Australia total				–	–
Japan 0.00% (3.58%)					
Kanda Interest Bearing Loan	§	JPY	1	–	–
NSIP Interest Bearing Loan	§	JPY	1	–	–
NSIP Investment ZCP Interest Bearing Loan 06/12/2020	§	JPY	14,692,856	–	–
NSIP Master Lessee Interest Bearing Loan	§	JPY	611,118	–	–
NSIP Master Lessee Interest Bearing Loan 2	§	JPY	360,650	–	–
Uchikanda Interest Bearing Loan 2	§	JPY	1	–	–
Yamashita Profit Participating Loan	§	JPY	462,930,036	–	–
Japan total				–	–
Luxembourg 46.10% (1.07%)					
Asia Pacific Investment Holdings SARL	§	GBP	63	20,166	46.10
Luxembourg total				20,166	46.10
New Zealand 2.93% (2.80%)					
Shore City Equity	§	NZD	8,925,803	–	–
Shore Profit Participating Loan	§	NZD	24,787,922	1,283	2.93
New Zealand total				1,283	2.93
Singapore 27.77% (63.01%)					
Asia Pacific Investment Holdings Pte Ltd	§	GBP	59,795	12,149	27.77
Pioneer Panda Profit Participating Loan 12/06/2018	§	SGD	1	–	–
Singapore total				12,149	27.77
United Kingdom 0.00% (0.00%)					
Commerce Point Profit Participating Loan 18/11/2020	§	GBP	857,032	–	–
United Kingdom total				–	–
Liquidity Funds 0.01% (0.01%)¹					
Aviva Investors Sterling Liquidity Fund Class 3, Income shares, GBP [†]		GBP	2,972	3	0.01
Liquidity Funds total				3	0.01
Investment assets ²				33,601	76.81
Net other assets				10,147	23.19
Net assets				43,748	100.00

The comparative percentage figures in brackets are as at 30 September 2016.

§ All holdings are unquoted securities.

† Investment in or managed by a related party.

1 Cash equivalents.

2 Includes cash equivalents.

STATEMENT OF TOTAL RETURN

For the six months ended 31 March 2017 (unaudited)

	Consolidated		Aviva Investors Asia Pacific Property Fund	
	Six months ended 31.03.17 £000	Six months ended 31.03.16 £000	Six months ended 31.03.17 £000	Six months ended 31.03.16 £000
Income				
Net capital (losses)/gains	(358)	24,123	(358)	24,123
Revenue	194	6,115	4	2,373
Expenses	(1,015)	(4,953)	(387)	(1,263)
Interest payable and similar charges	(697)	–	(1,481)	–
Net (expense)/revenue before taxation	(1,518)	1,162	(1,864)	1,110
Taxation	(191)	(967)	155	(915)
Net (expense)/revenue after taxation	(1,709)	195	(1,709)	195
Total return before distributions	(2,067)	24,318	(2,067)	24,318
Distributions	–	(1,325)	–	(1,325)
Change in net assets attributable to shareholders from investment activities	(2,067)	22,993	(2,067)	22,993

STATEMENT OF CHANGE IN NET ASSETS ATTRIBUTABLE TO SHAREHOLDERS

For the six months ended 31 March 2017 (unaudited)

	Consolidated		Aviva Investors Asia Pacific Property Fund	
	Six months ended 31.03.17 £000	Six months ended 31.03.16 £000	Six months ended 31.03.17 £000	Six months ended 31.03.16 £000
Opening net assets attributable to shareholders	45,815	152,768	45,815	152,768
Movements due to issue and cancellation of shares:				
Amounts payable on cancellation of shares	–	(76,065)	–	(76,065)
	–	(76,065)	–	(76,065)
Change in net assets attributable to shareholders from investment activities (see above)	(2,067)	22,993	(2,067)	22,993
Retained distribution on accumulation shares	–	523	–	523
Closing net assets attributable to shareholders	43,748	100,219	43,748	100,219

The Statement of Recommended Practice (2014) requires that comparatives are shown for the above report. As the comparatives should be for the comparable interim period, the net asset value at the end of the previous period will not agree to the net asset value at the start of the period. The published net asset value as at 30 September 2016 was £45,815,000.

BALANCE SHEET

As at 31 March 2017 (unaudited)

	Consolidated		Aviva Investors Asia Pacific Property Fund	
	As at 31.03.17 £000	As at 30.09.16 £000	As at 31.03.17 £000	As at 30.09.16 £000
Assets:				
Investments	–	–	33,598	35,597
Current assets:				
Debtors	1,388	5,816	4,497	8,387
Cash and bank balances	42,776	45,295	6,142	5,357
Cash equivalents	3	3	3	3
Total other assets	44,167	51,114	10,642	13,747
Total assets	44,167	51,114	44,240	49,344
Liabilities:				
Creditors:				
Distribution payable	–	(3,140)	–	(3,140)
Other creditors	(419)	(2,159)	(492)	(389)
Total liabilities	(419)	(5,299)	(492)	(3,529)
Net assets attributable to shareholders	43,748	45,815	43,748	45,815

CASH FLOW STATEMENT

For the six months ended 31 March 2017 (unaudited)

	Consolidated		Aviva Investors Asia Pacific Property Fund	
	Six months ended 31.03.17 £000	Six months ended 31.03.16 £000	Six months ended 31.03.17 £000	Six months ended 31.03.16 £000
Net cash inflow/(outflow) from operating activities	2,430	(9,513)	2,385	6,289
Servicing of finance				
Distributions paid	(1,925)	(724)	(1,925)	(724)
	(1,925)	(724)	(1,925)	(724)
Taxation				
Taxation paid	(1,993)	(612)	(957)	(574)
	(1,993)	(612)	(957)	(574)
Financial investments				
Sales of investments	1,124	143,370	3,571	107,360
Fees paid from capital	(320)	(1,182)	(320)	(1,182)
	804	142,188	3,251	106,178
Financing				
Amounts paid on cancellation of shares	–	(76,064)	–	(76,064)
Exchange rate movement	(2,871)	4,753	(1,969)	581
	(2,871)	(71,311)	(1,969)	(75,483)
(Decrease)/increase in cash in the period	(3,555)	60,028	785	35,686
Net cash at the start of the period	45,298	13,480	5,360	1,252
Net cash at the end of the period	42,779	73,508	6,145	36,938

AVIVA INVESTORS EUROPEAN PROPERTY FUND

INVESTMENT OBJECTIVE

To seek income and long term capital appreciation through real estate investment in the European Economic Area (excluding the UK) and Switzerland.

INVESTMENT APPROACH

To invest principally in commercial immovable real estate, together with real estate related listed securities, whose investments and activities are principally based within the European Economic Area (excluding the UK) and Switzerland. The Fund may also invest in units in regulated and unregulated collective investment schemes, money market instruments, deposits, cash and near cash and derivatives. Derivatives may be used for the purposes of Efficient Portfolio Management.

The Fund may hold its immovable property through intermediate holding vehicles. In such instances, the Fund's direct holdings will generally be debentures, or other permitted debt and debt instruments and securities of subsidiary entities of the Company, the ACD or their respective Associates. These subsidiaries may in turn invest in immovable property via intermediate holding vehicles appropriate for the jurisdiction in which the immovable property is located.

In order to allow the payment of interest distributions, the Fund intends to hold at least 60% of its assets in debentures, or other permitted debt and debt instruments of subsidiaries and cash, or such other combination and proportions of assets as would enable it to make interest distributions and to facilitate efficient management of the Fund or for other purposes which may reasonably be regarded as ancillary to the investment objective of the Fund.

FUND MANAGER'S REPORT

FUND PROFILE AND PORTFOLIO REVIEW

Total assets under management as at 31 March 2017 were £124.1 million, which includes nine properties invested across six countries. The net initial yield on the underlying properties in the Fund is currently 5.9%. At the end of March 2017, the total unrestricted cash position for the Fund stood at approximately 4.5%.

The Fund suspended dealing on 8 December 2015, pending ultimate closure of the Fund, following consultation with the FCA and after having met the necessary regulatory approvals. The Real Estate Investment Trust (REIT) holdings were subsequently sold in December 2015, and the Fund received the associated proceeds. As confirmed with the FCA, termination of the Fund officially commenced on 21 January 2016.

The Fund had initially been exploring selling its properties as a single portfolio. However, following a materially reduced offer from the preferred bidder, and after taking advice from our broker and the investment manager, it was held to be in the best interests of the Fund's investors to pursue a sale of the properties individually to maximise the proceeds of sale.

Good progress is being made in relation to the sale of the individual properties held in the Fund. As at 24 April 2017 three properties have been sold, and legally binding commitments for sale have been agreed on six assets which will complete over the coming months. Bids have been received on the remaining three properties and negotiations continue with the prospective purchasers. Investors received a second payment to investors on the 8th February 2017 amounting to 10.5% of the suspension NAV, followed by a third payment to investors on the 27th March 2017 amounting to 15.0% of the suspension NAV.

We are pleased with the level of offers received so far but would like to remind investors that until the sale of a property completes the sale values may be subject to change and the expected time frame for returning investments cannot be confirmed. Even when we have completed on a property it will still take some time for us to be able to return proceeds of the sales due to the complex structure of the Fund. We continue to be mindful of the need to return the proceeds as quickly as possible whilst aiming to maximise the sale price of the Fund's properties.

AVIVA INVESTORS EUROPEAN PROPERTY FUND (CONTINUED)

FUND MANAGER'S REPORT (CONTINUED)

REAL ESTATE MARKET REVIEW AND OUTLOOK

The Eurozone economy expanded by 1.8% y/y (0.3% q/q) in Q4 2016, thus modestly exceeding expectations. The current above-trend growth is a result of improving business and consumer confidence as well as a supportive monetary policy. Unemployment has fallen from 10.4% at the start of 2016 to 9.5% in February 2017. Headline inflation ticked up to 2% in February but subsequently slowed to 1.5% in March as the impact of higher energy and commodity prices appears to have run its course. While the European Central Bank (ECB) extended its asset buying programme until the end of 2017, it has also signalled that the exit route is being planned. While any further upward surprises in headline inflation levels may put the ECB under pressure to rein in the monetary stimulus sooner, we expect the bank to concentrate on core inflation, which remains subdued (0.9% in February and 0.7% in March), and stick to its schedule.

Loose monetary conditions have continued to boost demand for real estate, with all-sector investment volumes for ten Eurozone countries tracked by CBRE increasing from €132bn in 2015 to €133.9bn in 2016. Investor demand remains robust, driven by favourable relative pricing and improving market fundamentals. However, the premium to government bonds is expected to gradually normalise over the medium term as the monetary stimulus is phased out.

Prime European office markets continue to see steady improvements in occupier demand, which combined with limited development resulted in a fall in the vacancy rate (to 8.2% for EU-15 in Q4 – the lowest level since Q1 2009) and a pick-up in rental growth (to 3.4% y/y for EU-15 in Q4). Investor demand for European office property remained robust, with transactional levels increasing particularly significantly in Denmark, Sweden, Portugal, Belgium and the Netherlands in 2016. Prime average EU-15 (ex UK) office yields hit a fresh record low of 4.12% in Q4 after compressing by 10bps compared to Q3, according to CBRE.

Consumer confidence in the euro area is on a par with the 2007 levels and after a soft patch seen in 2015 and early 2016, gradual improvements have been recorded. Good quality, centrally located prime retail real estate continues to perform strongly as it benefits from structural changes such as urbanisation and ecommerce. EU-15 prime retail rents again outperformed offices and industrials and recorded 6% y/y growth in Q4. Total retail investment volumes for 10 Eurozone countries tracked by CBRE declined by 13% in 2016 meanwhile which we consider to be due to low supply of prime product and limited demand for secondary assets. CBRE's EU-15 (ex UK) prime retail yield compressed by 9bps in Q4, to 3.48%.

The Eurozone industry appears to be growing robustly, with industrial production growing in y/y terms for the 7th consecutive quarter in February. Markit's Eurozone Manufacturing PMI indicates a robust expansion ahead, with a 56.2 reading in April (a near 6-year high). Improvements in manufacturing, combined with ongoing growth of ecommerce, have resulted in solid occupier demand for prime industrial space. As pockets of new development emerged, average prime industrial rental growth in EU-15 slowed to 2.7% y/y in Q3 and 2.8% in Q4 however (from 4.3% in Q2). Meanwhile, investment demand remained healthy as the wide yield spread to retail and offices enticed yield-hungry investors to the asset class. Industrial investment volumes for 10 Eurozone countries tracked by CBRE increased by 12.3% to €10.9bn in 2016, while prime EU-15 (ex UK) yields compressed by 6bps to 5.87% in Q4.

May 2017

Unless stated otherwise any opinions expressed are those of Aviva Investors Global Services Limited. They should not be viewed as indicating any guarantee of return from an investment managed by Aviva Investors nor as advice of any nature. Past performance is not a guide to the future. The value of an investment and any income from it may go down as well as up and the investor may not get back the original amount invested.

CONSOLIDATED MATERIAL PORTFOLIO CHANGES

There were no purchases and three sales of property during the period.

Sales

Manttaalitie 5-7, 01530 Vantaa, Finland

Megaron B, 17-19, Dynamostraße, Germany

Zamdorfer Straße 88, 81677, Munich, Germany

FUND MATERIAL PORTFOLIO CHANGES

There were no purchases and one sale during the period.

Sales

Megaron B Financing Perpetual

INVESTMENT PERFORMANCE

Net Asset Value – Income Shares

Share class	As at	Net asset value* £000	Shares in issue	Per share in class currency
Class A (GBP)	30.09.14	2,046	1,914,307	106.89p
	30.09.15	1,872	1,894,707	98.82p
	30.09.16	1,650	1,545,967	106.71p
	31.03.17	1,167	1,166,893	105.28p
Class A (EUR)	30.09.14	59	64,677	117.52c
	30.09.15	55	64,677	114.59c
	30.09.16	48	52,513	106.00c
	31.03.17	34	39,593	105.03c
Class R (GBP)	30.09.14	16,116	15,159,815	106.31p
	30.09.15	11,338	11,541,762	98.23p
	30.09.16	9,928	9,359,972	106.08p
	31.03.17	7,023	7,022,621	104.65p
Class I (GBP)	30.09.14	120,142	112,808,209	106.50p
	30.09.15	112,563	114,339,887	98.45p
	30.09.16	99,025	93,173,008	106.28p
	31.03.17	69,948	69,947,852	104.71p

* Valued at bid market prices. The net asset value of income shares will exclude any distributions paid/payable to investors.

Net Asset Value – Accumulation Shares

Share class	As at	Net asset value* £000	Shares in issue	Per share in class currency
Class A (EUR)	30.09.14	9,283	7,909,109	150.79c
	30.09.15	8,762	7,909,109	150.12c
	30.09.16	7,816	6,421,550	141.29c
	31.03.17	5,568	6,492,766	140.85c
Class A (USD)	30.09.14	174	82,650	341.51c
	30.09.15	165	82,650	302.80c
	30.09.16	147	67,005	283.70c
	31.03.17	105	130,304	270.56c
Class I (EUR)	30.09.14	71,286	57,682,411	158.77c
	30.09.15	63,785	54,352,130	159.04c
	30.09.16	56,316	43,417,053	150.58c
	31.03.17	40,277	46,962,406	150.68c

* Valued at bid market prices.

Share Price Record – Income Shares

Share class	Calendar year	Highest offer price*	Lowest bid price**
Class A (GBP)	2014	124.70p	107.07p
	2015	115.72p	94.60p
	2016	109.44p	93.63p
	2017***	110.12p	102.34p
Class A (EUR)	2014	124.66c	115.39c
	2015	124.76c	114.73c
	2016	121.18c	103.96c
	2017***	106.99c	102.26c
Class R (GBP)	2014	124.00p	106.53p
	2015	115.08p	94.08p
	2016	108.78p	93.07p
	2017***	109.46p	101.73p
Class I (GBP)	2014	118.10p	107.10p
	2015	109.92p	94.41p
	2016	109.23p	93.38p
	2017***	109.74p	102.23p

* These prices include revenue and initial charge.

** These prices include revenue.

*** Up to 31 March 2017.

With effect from 8 December 2015 the Fund has issued bid prices only.

Share Price Record – Accumulation Shares

Share class	Calendar year	Highest offer price*	Lowest bid price**
Class A (EUR)	2014	157.92c	145.79c
	2015	160.06c	148.77c
	2016	158.44c	137.94c
	2017***	142.64c	136.32c
Class A (USD)	2014	389.62c	338.13c
	2015	362.74c	287.00c
	2016	324.21c	276.94c
	2017***	279.80c	261.08c
Class I (EUR)	2014	158.37c	152.91c
	2015	161.03c	156.86c
	2016	160.04c	146.95c
	2017***	152.23c	145.83c

* These prices include revenue and initial charge.

** These prices include revenue.

*** Up to 31 March 2017.

With effect from 8 December 2015 the Fund has issued bid prices only.

Ongoing Charges Figure*

Share class	31.03.17	30.09.16
Class A (GBP)	3.35%	3.34%
Class A (EUR)	3.35%	3.34%
Class A (USD)	3.35%	3.34%
Class R (GBP)	3.35%	3.34%
Class I (GBP)	2.60%	2.59%

* The Ongoing Charges Figure (OCF) is calculated as the ratio of the total ongoing charges to the average net asset value of the Fund over the period. The OCF is made up of the Annual Management Charge and other operating costs deducted from the assets of the Fund during the period, except for those payments that are explicitly excluded (performance fees).

Revenue Record – Income Shares

The revenue record table below shows the net distribution rates per financial year on a payment date basis for an investment made on 1 October 2013.

Share class	Financial year	Net revenue per share	Per 1,000 invested in class currency
Class A (GBP)	2014	2.2403p	£19.29
	2015	2.1007p	£18.09
	2016	1.8339p	£15.79
	2017*	0.0000p	£0.00
	Class A (EUR)	2014	2.4413c
Class A (EUR)	2015	2.4570c	€24.72
	2016	1.9443c	€19.56
	2017*	0.0000c	€0.00
	Class R (GBP)	2014	2.3138p
2015		2.1221p	£18.36
2016		1.8247p	£15.79
2017*		0.0000p	£0.00
Class I (GBP)	2014	2.9673p	£25.63
	2015	2.7098p	£23.41
	2016	2.4848p	£21.46
	2017*	0.0000p	£0.00

* Up to 31 May 2017 (the interim distribution payment date).

Revenue Record – Accumulation Shares

The revenue record table below shows the net distribution rates per financial year on a payment date basis for an investment made on 1 October 2013.

Share class	Financial year	Net revenue per share	Per 1,000 invested in class currency
Class A (EUR)	2014	2.9685c	€23.74
	2015	3.1699c	€25.35
	2016	2.5296c	€20.23
	2017*	0.0000c	€0.00
Class A (USD)	2014	6.9855c	€31.06
	2015	6.2449c	€27.77
	2016	5.1583c	€22.94
	2017*	0.0000c	\$0.00
Class I (EUR)	2014	4.0756c	€31.14
	2015	4.4500c	€34.00
	2016	3.6457c	€27.85
	2017*	0.0000c	€0.00

* Up to 31 May 2017 (the interim distribution payment date).

CONSOLIDATED PORTFOLIO STATEMENT

As at 31 March 2017 (unaudited)

Investment	Currency	Holding	Market Value £000	% of Net Assets
Direct Properties 77.59% (82.55%)				
Market value up to £5,000,000 5.00% (1.10%)				
Avenue de St Mathurin, ZA de Merlemont, 60000 Allonne, France				
Edificio Amper, 3, Marconi, Tres Cantos, Madrid, Spain				
Total market value up to £5,000,000			6,201	5.00
Market value between £5,000,000 and £10,000,000 18.33% (15.09%)				
Prumysolva Zona Nove Pole, Karvina, Czech Republic				
ZAC de la Crau, 13300 Salon de Provence, France				
Industrial Zone Kadaň, Královskývrch 1990, Kadaň, Czech Republic				
Total market value between £5,000,000 and £10,000,000			22,750	18.33
Market value between £10,000,000 and £15,000,000 18.75% (12.38%)				
Poland Rockwell Automation, ul. Roździeńska 49, Katowice, Poland				
Birsta Syd Retail Warehousing Scheme, Sundsvall, Sweden				
Total market value between £10,000,000 and £15,000,000			23,269	18.75
Market value between £15,000,000 and £20,000,000 15.61% (39.74%)				
Konigsteiner Straße 9-13/Emmerich-Josef-Straße 21-25, Frankfurt am Main, Germany				
Total market value between £15,000,000 and £20,000,000			19,383	15.61
Market value over £20,000,000 19.90% (14.24%)				
City Carrée, 1 Albert-Schweitzer-Straße, Salzgitter, Germany				
Total market value over £20,000,000			24,697	19.90
Total direct properties			96,300	77.59
Liquidity Funds 3.01% (7.09%)¹				
Aviva Investors Euro Liquidity Fund Class 3, Income shares, EUR [†]				
Liquidity Funds total			3,741	3.01
Investment assets ²			100,041	80.60
Net other assets			24,081	19.40
Net assets			124,122	100.00

The comparative percentage figures in brackets are as at 30 September 2016.

[†] Investment in or managed by a related party.

¹ Cash equivalents.

² Includes cash equivalents.

FUND PORTFOLIO STATEMENT

As at 31 March 2017 (unaudited)

Investment		Currency	Holding	Market Value €000	% of Net Assets
Czech Republic 7.44% (7.86%)					
Kadan Capex Interest Bearing Loan	§	EUR	4,000,000	1,181	0.95
Kadan Equity ZCP Perpetual	§	EUR	32,100	–	–
Kadan Financing ZCP Perpetual	§	EUR	7,916,552	2,187	1.76
Kadan Holding ZCP Perpetual	§	EUR	181,765	–	–
Karvina Equity Perpetual	§	EUR	19,250	–	–
Karvina Financing Perpetual	§	EUR	9,955,142	5,866	4.73
Karvina Holding Perpetual	§	EUR	62,666	–	–
Czech Republic total				9,234	7.44
Finland 0.11% (10.03%)					
Vantaa Equity ZCP Perpetual	§	EUR	1,297,375	–	–
Vantaa Financing	§	EUR	21,127,559	142	0.11
Vantaa Holding	§	EUR	7,260,915	–	–
Finland total				142	0.11
France 8.29% (5.82%)					
Galileo Equity Perpetual	§	EUR	1,510,675	–	–
Galileo Financing Perpetual	§	EUR	25,987,897	10,284	8.29
Galileo Holding ZCP Perpetual	§	EUR	8,422,276	–	–
France total				10,284	8.29
Germany 43.21% (38.40%)					
Gretlade Equity ZCP Perpetual	§	EUR	444,825	–	–
Gretlade Holding ZCP Perpetual	§	EUR	2,415,770	–	–
Hochst Equity ZCP	§	EUR	999,400	857	0.69
Hochst Financing Perpetual	§	EUR	15,545,950	13,333	10.74
Hochst Holding Perpetual	§	EUR	5,663,168	5,124	4.13
Megaron B Equity ZCP Perpetual	§	EUR	1,092,750	2,149	1.73
Megaron B Financing Perpetual	§	EUR	200,000	171	0.14
Megaron B Holding	§	EUR	6,154,340	5,416	4.36
Munich Equity ZCP Perpetual	§	EUR	43,825	–	–
Munich Financing	§	EUR	15,704,042	1,874	1.51
Munich Holding ZCP Perpetual	§	EUR	247,988	–	–
Salzgitter Equity 12/06/2020	§	EUR	1,603,525	–	–
Salzgitter Financing Perpetual	§	EUR	24,943,450	21,393	17.24
Salzgitter Holding 12/06/2020	§	EUR	9,086,543	3,312	2.67
Germany total				53,629	43.21
Luxembourg 6.47% (4.97%)					
European Property Holdings SARL	§	EUR	55,868	8,025	6.47
Luxembourg total				8,025	6.47
Netherlands 0.00% (0.00%)					
Busitel II Equity ZCP Perpetual	§	EUR	1,408,725	–	–
Busitel II Holding Perpetual	§	EUR	7,982,690	–	–
Netherlands total				–	–
Poland 7.55% (5.53%)					
Katowice Equity ZCP Perpetual	§	EUR	531,525	456	0.37
Katowice Financing	§	EUR	6,150,558	5,369	4.33
Katowice Holding ZCP Perpetual	§	EUR	2,297,060	3,537	2.85
Poland total				9,362	7.55
Spain 3.16% (1.70%)					
Tres Cantos Equity ZCP Perpetual	§	EUR	822,950	–	–
Tres Cantos Financing ZCP Perpetual	§	EUR	18,204,000	3,919	3.16
Tres Cantos Holding ZCP Perpetual	§	EUR	4,663,270	–	–
Spain total				3,919	3.16

FUND PORTFOLIO STATEMENT (CONTINUED)

As at 31 March 2016 (unaudited)

Investment		Currency	Holding	Market Value £000	% of Net Assets
Sweden 9.54% (8.50%)					
Kista 0% CPEC	§	SEK	923,700	–	–
Kista Equity Perpetual	§	SEK	1,175	–	–
Kista Financing Perpetual	§	SEK	133,639	–	–
Sundsvall Equity	§	EUR	759,154	–	–
Sundsvall Financing ZCP Perpetual	§	SEK	185,635,830	11,840	9.54
Sundsvall Holding Perpetual	§	SEK	55,856,727	–	–
Sweden total				11,840	9.54
Liquidity Funds 3.01% (7.09%)¹					
Aviva Investors Euro Liquidity Fund Class 3, Income shares, EUR [†]		GBP	4,394,827	3,741	3.01
Liquidity Funds total				3,741	3.01
Investment assets ²				110,176	88.76
Net other assets				13,946	11.24
Net assets				124,122	100.00

The comparative percentage figures in brackets are as at 30 September 2016.

§ All holdings are unquoted securities.

† Investment in or managed by a related party.

¹ Cash equivalents.

² Includes cash equivalents.

STATEMENT OF TOTAL RETURN

For the six months ended 31 March 2017 (unaudited)

	Consolidated		Aviva Investors European Property Fund	
	Six months ended 31.03.17 £000	Six months ended 31.03.16 £000	Six months ended 31.03.17 £000	Six months ended 31.03.16 £000
Income				
Net capital (losses)/gains	(2,814)	10,921	(2,814)	10,921
Revenue	5,597	7,096	2,288	4,247
Expenses	(4,266)	(3,880)	(907)	(892)
Interest payable and similar charges	(30)	–	–	–
Net revenue before taxation	1,301	3,216	1,381	3,355
Taxation	(14)	130	(94)	(9)
Net revenue after taxation	1,287	3,346	1,287	3,346
Total return before distributions	(1,527)	14,267	(1,527)	14,267
Distributions	(1,290)	(3,351)	(1,290)	(3,351)
Change in net assets attributable to shareholders from investment activities	(2,817)	10,916	(2,817)	10,916

STATEMENT OF CHANGE IN NET ASSETS ATTRIBUTABLE TO SHAREHOLDERS

For the six months ended 31 March 2017 (unaudited)

	Consolidated		Aviva Investors European Property Fund	
	Six months ended 31.03.17 £000	Six months ended 31.03.16 £000	Six months ended 31.03.17 £000	Six months ended 31.03.16 £000
Opening net assets attributable to shareholders	174,930	198,540	174,930	198,540
Movements due to issue and cancellation of shares:				
Amounts receivable on issue of shares	–	377	–	377
Amounts payable on cancellation of shares	(48,459)	(39,095)	(48,459)	(39,095)
	(48,459)	(38,718)	(48,459)	(38,718)
Change in net assets attributable to shareholders from investment activities (see above)	(2,817)	10,916	(2,817)	10,916
Retained distribution on accumulation shares	468	969	468	969
Closing net assets attributable to shareholders	124,122	171,707	124,122	171,707

The Statement of Recommended Practice (2010) requires that comparatives are shown for the above report. As the comparatives should be for the comparable interim period, the net asset value at the end of the previous period will not agree to the net asset value at the start of the period. The published net asset value as at 30 September 2016 was £174,930,000.

BALANCE SHEET

As at 31 March 2017 (unaudited)

	Consolidated		Aviva Investors European Property Fund	
	As at 31.03.17 £000	As at 30.09.16 £000	As at 31.03.17 £000	As at 30.09.16 £000
Assets:				
Investments	96,300	144,409	106,435	144,857
Current assets:				
Debtors	4,792	5,784	13,460	15,838
Cash and bank balances	26,960	19,912	1,496	3,044
Cash equivalents	3,741	12,402	3,741	12,402
Total other assets	35,493	38,098	18,697	31,284
Total assets	131,793	182,507	125,132	176,141
Liabilities:				
Provision for liabilities	–	(11)	–	–
Creditors:				
Distribution payable	(822)	(1,015)	(822)	(1,015)
Other creditors	(6,849)	(6,551)	(188)	(196)
Total liabilities	(7,671)	(7,577)	(1,010)	(1,211)
Net assets attributable to shareholders	124,122	174,930	124,122	174,930

CASH FLOW STATEMENT

For the six months ended 31 March 2017 (unaudited)

	Consolidated		Aviva Investors European Property Fund	
	Six months ended 31.03.17 £000	Six months ended 31.03.16 £000	Six months ended 31.03.17 £000	Six months ended 31.03.16 £000
Net cash inflow from operating activities	6,495	3,316	3,771	436
Servicing of finance				
Distributions paid	(797)	(1,646)	(797)	(1,646)
	(797)	(1,646)	(797)	(1,646)
Taxation				
Taxation paid	(816)	(626)	(312)	(660)
	(816)	(626)	(312)	(660)
Financial investments				
Purchases of investments	(409)	(501)	–	(1,598)
Sales of investments	39,078	13,059	38,587	23,598
Miscellaneous charges	(4)	(7)	(4)	(7)
	38,665	12,551	38,583	21,993
Financing				
Amounts received on issue of shares	–	380	–	380
Amounts paid on cancellation of shares	(48,459)	(39,098)	(48,459)	(39,098)
Exchange rate movement	3,299	3,246	(2,995)	3,106
	(45,160)	(35,472)	(51,454)	(35,612)
Decrease in cash in the period	(1,613)	(21,877)	(10,209)	(15,489)
Net cash at the start of the period	32,314	52,771	15,446	30,570
Net cash at the end of the period	30,701	30,894	5,237	15,081

STATEMENT OF THE AUTHORISED CORPORATE DIRECTOR'S RESPONSIBILITIES

The Collective Investment Schemes Sourcebook of the Financial Conduct Authority requires the Authorised Corporate Director (ACD) to prepare financial statements for each accounting period which give a true and fair view of the financial position of the Company at the period end and of the net income and net gains or losses on the scheme property of the Company for the period then ended.

In preparing the financial statements the ACD is required to:

- follow applicable accounting standards;
- make judgements and estimates that are reasonable and prudent;
- select suitable accounting policies and then apply them consistently;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in operation for the foreseeable future; and
- comply with the Instrument of Incorporation and the Statement of Recommended Practice for Authorised Funds.

The ACD is required to keep proper accounting records and to manage the Company in accordance with the Regulations and the Instrument of Incorporation.

The ACD is responsible for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUTHORISED CORPORATE DIRECTOR'S STATEMENT

We hereby approve the Report and Financial Statements of Aviva Investors Property Funds ICVC for the six months ended 31 March 2017 on behalf of Aviva Investors UK Fund Services Limited in accordance with the requirements of the Collective Investment Schemes Sourcebook of the Financial Conduct Authority.

I K Buckle
Director

S Ebenston
Director
31 May 2017

INDEPENDENT PROPERTY VALUERS' REPORT TO THE SHAREHOLDERS

We confirm that we have valued the immovables of Aviva Investors European Property Fund as at 31 March 2017 in accordance with the regulations and RICS Valuation – Professional Standards, March 2012 published by the Royal Institution of Chartered Surveyors. The reported figure represents the sum of the market values of those individual immovables.

Each property is inspected by us at the time of purchase and subsequently at least once each year. We are of the opinion that, as at 31 March 2017, the market value of the immovables of Aviva Investors European Property Fund were 98,483,000 Euros and 140,700,000 Swedish Krona.

The valuation of each immovable is considered individually and excludes any additional value which might arise by the aggregation of the entire portfolio or a group of properties for sale to one purchaser. No allowance has been made for any expenses of realisation or for any liability for taxation which might arise on disposal.

CBRE Limited
London
31 May 2017

SECURITIES FINANCING TRANSACTIONS REGULATION DISCLOSURE (UNAUDITED)

None of the Funds in the Company currently undertakes securities financing transactions (as defined in Article 3 of Regulation (EU) 2015/2365) or uses total return swaps.

GENERAL INFORMATION

Investments in Aviva Investors Property Funds ICVC are intended to be medium to long term investments and should not be considered as a short term investment.

Past performance is not a guide to the future.

The value of an investment in the funds and the revenue from it may go down as well as up, and you may not get back the original amount invested.

Where funds are invested abroad, the value of your investment may rise and fall purely on account of movement in exchange rates.

Please refer to the Key Investor Information Document (which is available on the internet at www.avivainvestors.com or from the ACD on request) for a full description of the risks involved when investing in the sub-funds.

Any future returns and opinions expressed are those of the Investment Manager and should not be relied upon as indicating any guarantee of return from investment in the Funds.

The information contained within this document should not be construed as a recommendation to purchase or sell stocks.

The value of capital and revenue will fluctuate as property values and rental income rise and fall and the value of dividends, Government and other public securities and units in collective investment schemes change.

Property valuations are a matter of opinion and all properties are valued monthly by an independent valuer. Market conditions may mean certain property valuations are not easily realisable. Investors may not be able to switch or cash in their investment when they want because property in the Fund may not be readily saleable. If this is the case, we may defer a request to cash in shares. Dealing in the Aviva Investors Asia Pacific Property Fund and the Aviva Investors European Property Fund is suspended and the Funds are in the process of being closed.

Publication of Prices

Information on the prices of Shares will be available by calling 0800 051 2003 or on the internet at www.avivainvestors.com. Calls to this number may be recorded for training or monitoring purposes. Calls are free from landlines and mobiles.

Aviva Investors UK Fund Services Limited.
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Authorised and regulated by the Financial Conduct Authority.
FCA Registered No. 119310.
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