AVIVA INVESTORS PROPERTY TRUST

Short Report

For the year ended 31 May 2016

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INVESTMENT OBJECTIVE AND APPROACH

INVESTMENT OBJECTIVE

The investment objective of the Aviva Investors Property Trust (the "Trust") is to obtain optimum returns compatible with security via income and capital appreciation primarily through investment in certain kinds of real property, property related securities, government and other public securities and units in collective investment schemes.

INVESTMENT APPROACH

In order to achieve its objective the Trust will primarily invest in:

- approved immovables which will, initially, be properties within the United Kingdom but the Manager may, in due course, consider it appropriate to invest in real property in other countries permitted by the Regulations. The Trust may invest up to 100% of its property in approved immovables but will typically invest no more than 90% of its property in this way;
- transferable securities, with an emphasis on property-related securities. The Trust may hold up to 100% of its property in transferable securities but will typically hold not more than 30% in property company shares;
- government and other public securities to the extent permitted by rules set out by the Financial Conduct Authority ("the FCA") in the Collective Investment Schemes Sourcebook ("the Regulations"); and
- units in regulated and unregulated collective investment schemes, each to the extent permitted by the Regulations.

The Trust also has maximum flexibility to invest in such other investments which the Manager deems appropriate, including money-market instruments, derivatives and forward transactions, deposits and gold, but subject always to the Regulations.

Full details of the Investment Restrictions can be found in the Prospectus.

It is the Trust's normal investment strategy to hold around 10-15% of its assets in cash or liquid securities (e.g. listed real estate equities), however at times of significant cash inflows or outflows this figure can vary.

As at 31 May 2016, the Trust has around 83% of its assets in direct real estate.

FUND MANAGER'S REPORT

For the year ended 31 May 2016

RISK PROFILE

The performance of the Trust would be adversely affected by a downturn in the property market in terms of capital value or a weakening of rental yields. Commercial property values are affected by such factors as the level of interest rates, economic growth, fluctuations in property yields and tenant default. Hence, on the realisation of the investment, investors may receive less than the original amount invested. In the event of a default by an occupational tenant, the Trust will suffer a rental shortfall and is likely to incur additional cost including legal expenses, in maintaining, insuring and re-letting the property. In addition, certain significant expenditures, including operating expenses, must be met by the owner even when the property is vacant.

Property valuations are a matter of the independent valuer's opinion rather than fact. Investments in property are relatively illiquid and more difficult to realise than equities or bonds. The Trust is therefore exposed to cash flow/liquidity risk and, in line with standard industry practice for valuing dual priced funds, can switch between a bid price basis and an offer price basis and vice versa. Where funds are invested in property, investors may not be able to switch or cash in their investment when they want to because property in the Trust may not always be readily saleable. If this is the case we may suspend dealing in the Trust.

There is no assurance that the estimates resulting from the valuation process will reflect the actual sales price even where a sale occurs shortly after the valuation date.

The value of investments and the income from them will change over time.

TOTAL PERFORMANCE

During the twelve month period under review, the Trust (retail unit class) produced a total return (after the deduction of charges and non-recoverable expenses) of -0.12%[1].

The returns from the direct property element and listed securities element (before charges and non-recoverable expenses) held throughout the period under review were as follows: direct property 9.7%[2]; listed real estate securities -6.59%[3].

TRUST PROFILE AND PORTFOLIO REVIEW

The total net assets of the Trust as at 31 May 2016 were £1,975.4m excluding accumulated income (£1,849.7m as at 31 May 2015)[4].

The asset split was 83.8% in direct property (60 properties), 7% in listed securities and 9.2% in cash[4].

The Trust benchmarks its direct property performance against the other authorised property unit trust funds within the peer group, which are independently measured by Investment Property Databank (IPD). Whilst we do not have data to end of May, due to the benchmark publication being quarterly, we can say that as at the 31 March 2016 the sector split within the direct property portfolio as compared with the Investment Property Databank (IPD) Authorised Property Unit Trust Funds benchmark was offices 33.6% (32%), retail 36.1% (39.2%), industrial 15.9% (19.9%) and other 14.5% (8.9%)[5].

FUND MANAGER'S REPORT (CONTINUED)

For the year ended 31 May 2016

PORTFOLIO REVIEW (CONTINUED)

The Trust aims to be overweight to sectors that we forecast to out-perform the wider UK commercial property market over our forecast period. This is supported by the top down analysis, and in particular, the sector forecast analysis conducted by our in-house real estate research and strategy team. In terms of the Trust's asset allocation, this is primarily driven by the risk and reward analysis of the underlying properties, which is complimented by the top-down analysis. This is preferable to a pure sector-led strategy so as to ensure that property specific risk, and the investment opportunity offered by each property, is fully captured in addition to the market and economic risk captured from the top down analysis.

The Trust has been positioned to maximise the potential to outperform at this point in the property cycle. Our work has involved strong conviction on sales and purchases. Furthermore, we have invested into our existing assets, through development and refurbishment programmes, in order to capture the upswing in the occupier markets.

SALES

During the period under review the Trust sold six properties for a total of just over £179.51m.

Birstall Shopping Park, Leeds – Q3 2015

The Trust's share of the property was sold with net receipts of £18.6m.

The Trust owned a 17.5% interest in this large retail park on the edge of Leeds next to the M62. Having achieved some of the top rents in the country a few years ago, the park has been in steady decline following increased local competition, particularly from Leeds city centre with the opening of the Trinity Shopping Centre a couple of years ago, and now Castleford where a new out-of-town scheme is proposed. Whilst occupiers still traded well from the park, we felt that the rental levels could not be supported and with the short-term nature of the current leases the co-owners, including the Trust, have been under pressure to maintain occupancy by dropping rents significantly. We therefore felt the sale of the asset was appropriate for the Trust.

Cornwall Street and Armada Way, Plymouth – Q3 2015

The sale of the properties was completed with net receipts of £12.41m.

This was identified as a non-core holding and deemed appropriate for sale. Plymouth as a retail centre has struggled due to the recession and the opening of the Drake Circus Shopping Centre which has limited occupational demand. Prime Zone A levels had fallen significantly from the peak and due to the void levels in the vicinity there was limited expectation of rental growth. The sale price achieved valuation level.

FUND MANAGER'S REPORT (CONTINUED)

For the year ended 31 May 2016

PORTFOLIO REVIEW (CONTINUED)

Dover Street, London – Q4 2015

The property was sold with net receipts of £14m.

Dover Street was identified as a non-core holding for the Trust. The property is a leasehold building, with five upper floors of vacant office accommodation.

Feasibility analysis was undertaken to establish whether a refurbishment or a sale provided a better risk adjusted return for the Trust, and a sale was identified as the best strategy for the asset. The sale was significantly ahead of valuation as the property was sold to an owner occupier.

Endeavour Drive, Basildon – Q1 2016

The property was sold with net receipts of £20m.

The property is a c.117, 000 sq ft single let office building in a secondary location on the outskirts of London. The office is let to FDR Limited who has a break option in September 2019. The rent roll of the asset is currently in excess of £1.785m per annum.

Sensitivity analysis was undertaken to establish the risk and reward benefits of the tenant remaining in occupation or the break being operated and the property requiring refurbishment and re-letting. It was decided that a sale was the best risk reward strategy for the Trust due to the building being oversized for the local market and the cost of refurbishing the property and splitting it for multiple occupancy were prohibitive.

Cross Point, Coventry – Q2 2016

The property was sold with net receipts of £6.5m.

The property offers limited short term potential for asset management initiatives to be undertaken or longer term development potential, with Tenpin having a minimum car park provision in their lease. There are planned leisure developments in the pipeline within and near Coventry which will increase competition and erode performance. With the two leases having 6.4 years to expiry the property's value will start to materially reduce in the coming years as it starts to get classified as short income. The property is over-rented which will be a drag on performance.

We believe this property will under perform during the next five years and the decision was therefore made to sell the asset.

Academy House, London – Q2 2016

The property was sold with net receipts of £108m.

The Trust had originally planned to redevelop the building to provide a new prime 45,000 sq ft scheme consisting of office and retail accommodation. During the marketing of the property the Trust was able to find a special purchaser who required the entire premises for owner occupation. The property was sold at £108m achieving a sale price commensurate with the Trust's aspirations for the completed building, including a profit margin. The sale has benefitted the Trust by achieving pricing aspirations, whilst simultaneously reducing development void by 4.46%, de-risking the development, delivering the performance to the Trust at least six months earlier than anticipated, and not having to expend the £16m of capital to refurbish the project.

FUND MANAGER'S REPORT (CONTINUED)

For the year ended 31 May 2016

PORTFOLIO REVIEW (CONTINUED)

PURCHASES

The Trust completed on one purchase during the year.

66 Queen Square, Bristol – Q4 2015

The Trust completed the purchase of 66 Queen Square, Bristol in December 2015. The property comprises of a new five storey office development, behind a retained Georgian façade. Queen Square itself sits adjacent to Bristol's floating harbour and is surrounded by waterfront cafes and bars and is only a ten minute walk from the City's major shopping destinations and from Bristol Temple Meads railway station. The building is 85% let to leading professional services firm KMPG LLP, at a contracted rent of over £1.4m. The Trust obtained a rental cover for the remaining vacant space and we anticipate letting this space in the near future.

KEY ASSET MANAGEMENT INITIATIVES

In addition to purchases and sales the Trust continues to focus on value-add to the existing portfolio, through active asset management initiatives. Indeed, the Trust's portfolio has seen a continuing improvement in occupier activity over the review period. Some markets are seeing strong recovery, and are showing rental growth through increased levels of demand and a lack of supply. However, demand remains very asset specific, and therefore the focus will remain on higher quality assets in key markets/economic areas.

Below are examples of key development projects currently underway, that we believe will deliver improved capital and rental performance in the period ahead.

Redevelopment – Corn Exchange, Manchester

The Corn Exchange has been remodelled and transformed into the City's premium dining destination. The property location benefits from being in the heart of Manchester's city centre and close to all the major tourist attractions. Agreements have been signed with leading restaurant operators such as Zizzi, Pizza Express, Restaurant Bar & Grill, Tampopo and Salvi's Deli with many of the operators choosing the Corn Exchange for their first regional exposure outside of London, demonstrating the quality of location and consumer demand. The centre has recently been awarded 'Catering and Leisure – Gold Winner' by the British Council of Shopping Centres. The redevelopment was completed on time in Q3 2015.

The development has also obtained planning approval for the development of a 100 room hotel in the upper levels of the centre which is due for completion during Q1 2017. The hotel has already been pre-let.

FUND MANAGER'S REPORT (CONTINUED)

For the year ended 31 May 2016

KEY ASSET MANAGEMENT INITIATIVES (CONTINUED)

Redevelopment – Guildhall, Exeter

This shopping centre is located within a strong university city, which benefits from an affluent and extensive catchment. The Trust has capitalised on the opportunity to reconfigure the listed ambulatory element into the city's premier dining destination via the creation of twelve restaurant units and two roof top bars. This will include refurbishing the public realm and the two entrances, to improve the customer experience and add value to the retail offer. With completion due in the second quarter of 2016 we currently have 100% of the restaurant space already exchanged or under offer to operators including Comptoir Libanais, GBK, Kupp and Cabana.

Refurbishment – 20 Soho Square, London

This office property comprises 65,000 sq ft of offices over lower ground, ground and seven upper floors and occupies a prominent position on one of Soho's most exclusive squares. The property is currently undergoing a full programme of refurbishment with completion expected in Q4 2016. The appointed architect is the award winning practice, Buckley Grey Yeoman, and with the shortage of supply in the West End occupational market we are confident the scheme will appeal to a wide range of potential occupiers. The building has been pre-let to US technology firm Palantir at 4% ahead of the estimated rental value.

Refurbishment – Forum St. Pauls (formerly Abacus House), London

This office property comprises 60,500 sq ft of offices over lower ground, ground and seven upper floors. The building is currently undergoing a full programme of refurbishment works with completion scheduled in Q2 2017. Planning has been obtained to create roof top terraces, a redesigned ground floor co-working space and to replace the car parking with an external communal realm for the benefit of the tenants. The property location benefits from being in the heart of London's City Centre, close to major transport nodes and St Paul's Cathedral.

VOID RATE

The amount of un-let (void) accommodation as at 31 May 2016 stood at 6.32%. We would expect it to continue to reduce over the coming months and quarters with potential sales and completion of asset management activity.

Our portfolio of listed real estate securities remains focused on the large liquid UK quoted Real Estate Investment Trusts (REITs) that has the ability to deliver a reliable and attractive income stream from high-quality real estate portfolios. Our two largest positions are in British Land and Land Securities which together represent over half of the REITs portfolio by value.

FUND MANAGER'S REPORT (CONTINUED)

For the year ended 31 May 2016

UK REAL ESTATE MARKET REVIEW

2015 saw returns continue at well above their long-term average for a third consecutive year with the IPD Quarterly Index (IPDQI), delivering 3% in the final quarter to bring total annual returns to 13.1%. Although a significant decline on the 17.9% seen in 2014, this was still the second strongest year for the UK real estate market since 2010. Last year also saw another record for UK real estate transactions. Despite a noticeable slow down in the second half of the year, the £70 billion of deals recorded by Propertydata.com was an 11% increase over the previous record set in 2014. Real estate returns are moderating as the pace of yield compression eases after falling rapidly in recent years. According to the IPDQI, the UK all-property equivalent yield declined by 32bps through the course of 2015 to stand at 5.8% by the end of the year, it's lowest level since 2007. However, the pace of rental growth continues to climb steadily promising a better balance to future returns. By December last year, the IPDQI estimates that all-property rental growth was running at 4% year-on-year, the strongest pace of growth seen since 2007.

The offices and industrial sectors continue to lead performance, with total returns picking-up quickly in regional markets. The retail sector trails behind overall but is polarised between the south-east of England, where conditions are often buoyant, and the regions, where rental declines continue to drag on performance in many locations. Overall, retail rental growth was positive at 1.1% (year-on-year) in December, but retail rents still remain almost 8% below their 2008 peak. By contrast, industrial rents have almost returned to their peak levels while office rents have actually moved higher. This lag in rental recovery helps to explain why the retail sector continues to underperform. According to the IPDQI, the retail sector delivered a still healthy total return of 9% in 2015, but this was significantly behind the 17.6% from offices and the 16.5% delivered by industrial properties. Despite the modest decline in manufacturing output seen late in 2015 and the fact that total output is still below the 2008 peak, leasing activity in the industrial and logistics sectors remains robust, largely due to the growth of online retailing and trade counter operators. This is maintaining downward pressure on availability and upward pressure on rents. By December, the IPDQI estimated rental growth was 4.6% year-on-year, up from 2.5% a year earlier. This is the strongest rate of growth since the latter part of 2000 and although rental growth remains far stronger in the south-east (5.6%) than in the rest of the country (3.2%), the pace of growth is accelerating across the country. Offices, meanwhile, continued to see strong rental growth in 2015 (8.2%), also concentrated in London and the south-east but increasingly spreading to the regions.

Moving into 2016 the March budget contained an unexpected sting for the commercial real estate sector with changes to the Stamp Duty Land Tax (SDLT) in England & Wales that effectively amount to an increase in this transactions tax from 4% to 5%. This increase has shown up immediately in real estate valuations. According to the IPD Monthly Index (IPDMI), all-property capital values fell by 0.6% month on month in March as the changes were incorporated into asset valuations. This was the first monthly decline since April 2013 and was enough to generate a negative return on the month of 0.2%. For Q1 as a whole, values fell by 0.2% and the index delivered a total return of 1.1%. While the increase in SDLT distorted the return picture in Q1, the underlying pace of returns is easing nonetheless. In large part, this is because downward movement in real estate yields is tailing off in all major sectors.

FUND MANAGER'S REPORT (CONTINUED)

For the year ended 31 May 2016

UK REAL ESTATE MARKET PROSPECTS

Our view remains that the outlook for real estate returns is positive over the short and medium term even though returns from UK commercial real estate are easing and likely to ease further in coming quarters. Though yield compression is fading, as investor demand moderates amid financial market volatility and elevated geo-political risks, current yields look well supported given near record-low sovereign bond yields. As a result returns will become more dependent on income and rental growth prospects. Underlying occupier markets however appear solid and further rental growth is expected in most parts of the market. Debt markets remain open and monetary policy settings are likely to be extremely supportive for an extended period. Normalisation in bond yields and interest rates looks set to be a gradual multi-year process coinciding with ongoing economic and financial sector recovery. As such it is unlikely to cause a shock to real estate returns.

Our All-Property total returns expectations are 6.6% for 2016, and averaging 5.1% per annum between 2016 and 2020*.

In our view, performance over the next five years is likely to be strongest in regional offices and industrial assets, and weakest in more volatile segments, including prime London offices and retail. Yields in these parts of the market have reached all-time lows and they appear vulnerable to occupier demand shocks or unexpected interest rate tightening.

15 June 2016
(Please note that this commentary was written before the EU referendum and the Trust's temporary suspension of dealing. Please see page 23 for details of all the 'post balance sheet' events.)

* Reference to forecast return is Aviva Investors Q2 2016 internal forecasts which may or may not be achieved. The forecasts are based on internal business plan models and are provided for information purposes only. They are property market-level and not fund-level forecasts.

As noted below, the performance figures in this commentary have been sourced from Lipper and are based on published prices. The performance figures quoted in the comparative tables on pages 10 and 16 are based on the net asset value per the published accounts and may be different due to post year end accounting adjustments.

Sources:

[1] Source: Lipper for Investment Management (performance calculated on a bid to bid basis, net income reinvested) as at 31 May 2016 (Class 1 Income units)

[2] Source: Investment Property Databank (IPD) Balanced Monthly Index Funds benchmark (AIPT) as at 31 May 2016

[3] Source: Aviva Investors 31 May 2016

[4] Source: Aviva Investors as at 31 May 2016

[5] Source: Aviva Investors IPD APUT benchmark report March 2016

Some of the information within this is based upon Aviva Investors estimates. These have been calculated by Aviva Investors Real Estate Strategy and Research Team based on data sourced from recent market transactions and should not to be relied on by anyone else for the purpose of making investment decisions. Past performance is not a guide to future.

COMPARATIVE TABLES

Class 1 Income	2016 p per unit	2015 p per unit	2014 p per unit
Change in net assets per unit			
Opening net asset value per unit	116.47	109.02	102.39
Return before operating charges†	8.15	12.10	11.62
Operating charges	(2.38)	(2.36)	(2.16)
Return after operating charges†	5.77	9.74	9.46
Distributions on income units	(1.86)	(2.29)	(2.83)
Closing net asset value per unit	120.38	116.47	109.02
Retained distributions on accumulation units	–	–	–
† after direct transaction costs of	(0.08)	(0.07)	(0.06)
Performance			
Return after charges	4.95%	8.95%	9.24%
Other information			
Closing net asset value (£000)	277,345	451,661	612,027
Closing number of units	230,382,687	387,796,434	561,396,809
Operating charges (%)‡	2.00%	2.04%	2.02%
Direct transaction costs (%)#	0.07%	0.06%	0.06%
Prices≈			
Highest unit price	130.81	129.17	121.13
Lowest unit price	115.73	112.99	100.96

‡ The operating charges are calculated on an ex-post basis and as such may differ from the Ongoing Charges Figure where:

(a) Changes to fee rates were made during the year and the Ongoing Charges Figure has been amended to be future proofed for this change.

(b) The Ongoing Charges Figure has been annualised for a unit class that has not yet been open for a full year.

The direct transaction costs have been stated after deducting, in the case of single-priced funds, the proportion of the amounts collected from dilution adjustments or dilution levies that relates to direct transaction costs and, in the case of dual-priced funds, the amounts collected in relation to direct transaction costs added to, or subtracted from, the valuations by virtue of COLL 6.3.6 G (4).

≈ The high and low prices disclosed are the high and low prices for the accounting period and not the calendar year, and are on a mid market value basis and include revenue whereas the closing net asset value per share is at bid market value and excludes income.

Class 1 Accumulation	2016 p per unit	2015 p per unit	2014 p per unit
Change in net assets per unit			
Opening net asset value per unit	165.43	151.84	138.91
Return before operating charges†	11.67	16.89	15.87
Operating charges	(3.39)	(3.30)	(2.94)
Return after operating charges†	8.28	13.59	12.93
Distributions on income units	–	–	–
Closing net asset value per unit	173.71	165.43	151.84
Retained distributions on accumulation units	2.70	3.20	3.86
† after direct transaction costs of	(0.12)	(0.10)	(0.09)
Performance			
Return after charges	5.01%	8.95%	9.31%
Other information			
Closing net asset value (£000)	399,227	463,704	530,218
Closing number of units	229,821,283	280,295,402	349,195,150
Operating charges (%)‡	2.00%	2.04%	2.02%
Direct transaction costs (%)#	0.07%	0.06%	0.06%
Prices≈			
Highest unit price	187.19	181.65	166.29
Lowest unit price	164.32	157.39	137.04

‡ The operating charges are calculated on an ex-post basis and as such may differ from the Ongoing Charges Figure where:

(a) Changes to fee rates were made during the year and the Ongoing Charges Figure has been amended to be future proofed for this change.

(b) The Ongoing Charges Figure has been annualised for a unit class that has not yet been open for a full year.

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≈ The high and low prices disclosed are the high and low prices for the accounting period and not the calendar year, and are on a mid market value basis and include revenue whereas the closing net asset value per share is at bid market value and excludes income.

COMPARATIVE TABLES (CONTINUED)

Class 2 Income	2016 p per unit	2015 p per unit	2014 p per unit
Change in net assets per unit			
Opening net asset value per unit	107.91	101.03	94.87
Return before operating charges†	7.48	11.07	10.68
Operating charges	(1.51)	(1.52)	(1.39)
Return after operating charges†	5.97	9.55	9.29
Distributions on income units	(2.33)	(2.67)	(3.13)
Closing net asset value per unit	111.55	107.91	101.03
Retained distributions on accumulation units	–	–	–
† after direct transaction costs of	(0.08)	(0.06)	(0.06)
Performance			
Return after charges	5.53%	9.45%	9.80%
Other information			
Closing net asset value (£000)	563,573	599,848	341,225
Closing number of units	505,239,241	555,872,412	337,741,211
Operating charges (%)‡	1.37%	1.41%	1.39%
Direct transaction costs (%)#	0.07%	0.06%	0.06%
Prices≈			
Highest unit price	115.44	114.27	107.17
Lowest unit price	107.32	104.75	93.61

‡ The operating charges are calculated on an ex-post basis and as such may differ from the Ongoing Charges Figure where:

(a) Changes to fee rates were made during the year and the Ongoing Charges Figure has been amended to be future proofed for this change.

(b) The Ongoing Charges Figure has been annualised for a unit class that has not yet been open for a full year.

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≈ The high and low prices disclosed are the high and low prices for the accounting period and not the calendar year, and are on a mid market value basis and include revenue whereas the closing net asset value per share is at bid market value and excludes income.

COMPARATIVE TABLES (CONTINUED)

Class 2 Accumulation	2016 p per unit	2015 p per unit	2014 p per unit
Change in net assets per unit			
Opening net asset value per unit	116.18	106.10	96.56
Return before operating charges†	8.10	11.70	10.98
Operating charges	(1.64)	(1.62)	(1.44)
Return after operating charges†	6.46	10.08	9.54
Distributions on income units	–	–	–
Closing net asset value per unit	122.64	116.18	106.10
Retained distributions on accumulation units	2.53	2.82	3.22
† after direct transaction costs of	(0.08)	(0.07)	(0.06)
Performance			
Return after charges	5.56%	9.50%	9.88%
Other information			
Closing net asset value (£000)	568,002	418,227	160,301
Closing number of units	463,163,327	359,970,304	151,090,173
Operating charges (%)‡	1.37%	1.41%	1.39%
Direct transaction costs (%)#	0.07%	0.06%	0.06%
Prices≈			
Highest unit price	125.54	121.50	110.66
Lowest unit price	115.50	110.03	95.29

‡ The operating charges are calculated on an ex-post basis and as such may differ from the Ongoing Charges Figure where:

(a) Changes to fee rates were made during the year and the Ongoing Charges Figure has been amended to be future proofed for this change.

(b) The Ongoing Charges Figure has been annualised for a unit class that has not yet been open for a full year.

The direct transaction costs have been stated after deducting, in the case of single-priced funds, the proportion of the amounts collected from dilution adjustments or dilution levies that relates to direct transaction costs and, in the case of dual-priced funds, the amounts collected in relation to direct transaction costs added to, or subtracted from, the valuations by virtue of COLL 6.3.6 G (4).

≈ The high and low prices disclosed are the high and low prices for the accounting period and not the calendar year, and are on a mid market value basis and include revenue whereas the closing net asset value per share is at bid market value and excludes income.

COMPARATIVE TABLES (CONTINUED)

Class 4 Income	2016 p per unit	2015 p per unit	2014 p per unit
Change in net assets per unit			
Opening net asset value per unit	107.74	100.90	94.82
Return before operating charges†	7.51	11.08	10.78
Operating charges	(1.81)	(1.82)	(1.56)
Return after operating charges†	5.70	9.26	9.22
Distributions on income units	(2.08)	(2.42)	(3.14)
Closing net asset value per unit	111.36	107.74	100.90
Retained distributions on accumulation units	–	–	–
† after direct transaction costs of	(0.08)	(0.06)	(0.06)
Performance			
Return after charges	5.29%	9.18%	9.72%
Other information			
Closing net asset value (£000)	76	108	47
Closing number of units	68,557	99,945	46,568
Operating charges (%)‡	1.65%	1.69%	1.67%
Direct transaction costs (%)#	0.07%	0.06%	0.06%
Prices≈			
Highest unit price	121.01	119.66	112.37
Lowest unit price	107.11	104.59	93.54

‡ The operating charges are calculated on an ex-post basis and as such may differ from the Ongoing Charges Figure where:

(a) Changes to fee rates were made during the year and the Ongoing Charges Figure has been amended to be future proofed for this change.

(b) The Ongoing Charges Figure has been annualised for a unit class that has not yet been open for a full year.

The direct transaction costs have been stated after deducting, in the case of single-priced funds, the proportion of the amounts collected from dilution adjustments or dilution levies that relates to direct transaction costs and, in the case of dual-priced funds, the amounts collected in relation to direct transaction costs added to, or subtracted from, the valuations by virtue of COLL 6.3.6 G (4).

≈ The high and low prices disclosed are the high and low prices for the accounting period and not the calendar year, and are on a mid market value basis and include revenue whereas the closing net asset value per share is at bid market value and excludes income.

COMPARATIVE TABLES (CONTINUED)

Class 4 Accumulation	2016 p per unit	2015 p per unit	2014 p per unit
Change in net assets per unit			
Opening net asset value per unit	115.51	105.73	96.47
Return before operating charges†	8.08	11.72	10.95
Operating charges	(1.95)	(1.94)	(1.69)
Return after operating charges†	6.13	9.78	9.26
Distributions on income units	–	–	–
Closing net asset value per unit	121.64	115.51	105.73
Retained distributions on accumulation units	2.14	2.55	2.96
† after direct transaction costs of	(0.08)	(0.07)	(0.06)
Performance			
Return after charges	5.31%	9.25%	9.60%
Other information			
Closing net asset value (£000)	185	400	87
Closing number of units	151,787	346,779	81,906
Operating charges (%)‡	1.65%	1.69%	1.67%
Direct transaction costs (%)#	0.07%	0.06%	0.06%
Prices≈			
Highest unit price	130.92	126.83	115.79
Lowest unit price	114.78	109.61	95.18

‡ The operating charges are calculated on an ex-post basis and as such may differ from the Ongoing Charges Figure where:

(a) Changes to fee rates were made during the year and the Ongoing Charges Figure has been amended to be future proofed for this change.

(b) The Ongoing Charges Figure has been annualised for a unit class that has not yet been open for a full year.

The direct transaction costs have been stated after deducting, in the case of single-priced funds, the proportion of the amounts collected from dilution adjustments or dilution levies that relates to direct transaction costs and, in the case of dual-priced funds, the amounts collected in relation to direct transaction costs added to, or subtracted from, the valuations by virtue of COLL 6.3.6 G (4).

≈ The high and low prices disclosed are the high and low prices for the accounting period and not the calendar year, and are on a mid market value basis and include revenue whereas the closing net asset value per share is at bid market value and excludes income.

COMPARATIVE TABLES (CONTINUED)

Class 5 Income	2016 p per unit	2015 p per unit	2014* p per unit
Change in net assets per unit			
Opening net asset value per unit	111.65	104.51	100.00
Return before operating charges†	7.73	11.48	7.80
Operating charges	(1.49)	(1.52)	(1.30)
Return after operating charges†	6.24	9.96	6.50
Distributions on income units	(2.47)	(2.82)	(1.99)
Closing net asset value per unit	115.42	111.65	104.51
Retained distributions on accumulation units	–	–	–
† after direct transaction costs of	(0.08)	(0.07)	(0.06)
Performance			
Return after charges	5.59%	9.53%	6.50%
Other information			
Closing net asset value (£000)	41,265	41,471	1
Closing number of units	35,752,355	37,142,689	573
Operating charges (%)‡	1.30%	1.34%	1.32%
Direct transaction costs (%)#	0.07%	0.06%	0.06%
Prices≈			
Highest unit price	119.45	118.27	110.97
Lowest unit price	111.05	108.43	103.87

‡ The operating charges are calculated on an ex-post basis and as such may differ from the Ongoing Charges Figure where:

(a) Changes to fee rates were made during the year and the Ongoing Charges Figure has been amended to be future proofed for this change.

(b) The Ongoing Charges Figure has been annualised for a unit class that has not yet been open for a full year.

The direct transaction costs have been stated after deducting, in the case of single-priced funds, the proportion of the amounts collected from dilution adjustments or dilution levies that relates to direct transaction costs and, in the case of dual-priced funds, the amounts collected in relation to direct transaction costs added to, or subtracted from, the valuations by virtue of COLL 6.3.6 G (4).

≈ The high and low prices disclosed are the high and low prices for the accounting period and not the calendar year, and are on a mid market value basis and include revenue whereas the closing net asset value per share is at bid market value and excludes income.

* From 15 November 2013 (date of launch) to 31 May 2014.

TRUST FACTS AND SUMMARY OF PERFORMANCE

FUND FACTS

Accounting dates	Ex-dividend dates	Distribution dates
31 May	1 June	31 July
30 November	1 December	31 January

Ongoing Charges Figure

Unit	OCF* 31.05.16	OCF* 31.05.15	PER** 31.05.16	PER** 31.05.15
Class 1	1.37%	1.37%	0.63%	0.67%
Class 2	0.74%	0.74%	0.63%	0.67%
Class 4	1.02%	1.02%	0.63%	0.67%
Class 5	0.67%	0.67%	0.63%	0.67%

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

** The Property Expense Ratio (PER) reflects any additional costs associated with the day-to-day operation of the direct property assets and is presented as a percentage of average net assets over the year.

Performance Record

	Percentage return for the year
Income Units[2]	
Class 1	(0.12)%
Class 2	0.38%
Class 4	0.16%
Class 5	0.44%
Accumulation Units[2]	
Class 1	(0.09)%
Class 2	0.42%
Class 4	0.22%
Gross return on Direct Properties only[3]	9.7%
Investment Property Databank Monthly Monitor Report[3]	9.8%

[2] Source: Lipper, bid to bid, net income reinvested year ended 31 May 2016.

[3] Source: Investment Property Databank (IPD) year ended 31 May 2016 (the nearest comparable date).

SUMMARY OF PERFORMANCE (CONTINUED)

Revenue Record – Income Units

The revenue record table below shows the net distribution rates per calendar year on a payment date basis for an investment made on 3 January 2011 for Class 1, 10 December 2012 for Classes 2 and 4 and 15 November 2013 for Class 5.

Unit	Calendar year	Net revenue per unit (p)	Per £1,000 invested (£)
Class 1	2014	2.8295	25.68
	2015	2.2868	20.76
	2016*	1.8645	16.92
Class 2	2014	3.1341	31.34
	2015	2.6654	26.65
	2016*	2.3264	23.26
Class 4	2014	3.1403	31.40
	2015	2.4239	24.24
	2016*	2.0761	20.76
Class 5	2014	1.9885	19.88
	2015	2.8236	28.24
	2016*	2.4742	24.74

* Up to 31 July 2016 (the final distribution payment date).

Revenue Record – Accumulation Units

The revenue record table below shows the net distribution rates per calendar year on a payment date basis for an investment made on 3 January 2011 for Class 1 and 10 December 2012 for Classes 2 and 4.

Unit	Calendar year	Net revenue per unit (p)	Per £1,000 invested (£)
Class 1	2014	3.8621	27.75
	2015	3.2028	23.01
	2016*	2.7039	19.43
Class 2	2014	3.2192	32.19
	2015	2.8172	28.17
	2016*	2.5283	25.28
Class 4	2014	2.9614	29.61
	2015	2.5531	25.53
	2016*	2.1429	21.43

* Up to 31 July 2016 (the final distribution payment date).

SUMMARY OF PERFORMANCE (CONTINUED)

Calendar Year Performance – Income Units	
Total Return	**Unit Trust[4]**
2013	
Class 1	11.68
Class 2	12.23
Class 4	12.12
Class 5*	2.21
2014	
Class 1	11.15
Class 2	11.68
Class 4	11.49
Class 5	11.76
2015	
Class 1	0.06
Class 2	0.55
Class 4	0.35
Class 5	0.61
2016**	
Class 1	1.74
Class 2	1.96
Class 4	1.86
Class 5	1.99

[4] Source: Lipper, bid to bid, net income reinvested.
* From 15 November 2013 (date of launch).
** Up to 31 May 2016.

Calendar Year Performance – Accumulation Units	
Total Return	**Unit Trust[4]**
2013	
Class 1	11.61
Class 2	12.23
Class 4	11.95
2014	
Class 1	11.28
Class 2	11.86
Class 4	11.57
2015	
Class 1	0.10
Class 2	0.60
Class 4	0.40
2016*	
Class 1	1.73
Class 2	1.95
Class 4	1.85

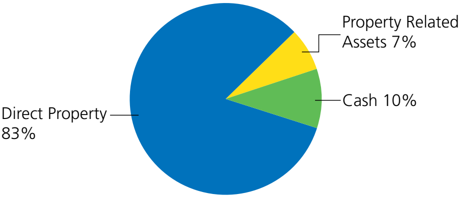
[4] Source: Lipper, bid to bid, net income reinvested.
* Up to 31 May 2016.

The value of an investment in the Aviva Investors Property Trust and any revenue from it can go down as well as up. You may not get back the original amount invested. Past performance is not a guide to future performance.

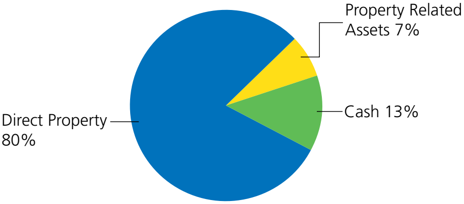
SUMMARY OF PERFORMANCE (CONTINUED)

Portfolio Information

Spread of investments by asset class as at 31 May 2016



Spread of investments by asset class as at 31 May 2015



Top Ten Holdings

31.05.16
Omni Centre, Greenside Place, Edinburgh
20 Soho Square, London, W1
Ealing Cross, 85 Uxbridge Road, London W5
Lombardy Retail Park, Hayes
Guildhall Shopping Centre, Exeter
Colmore Gate, 2-6 Colmore Row, Birmingham
Tesco Superstore, Carina Road, Kettering Business Park
Abacus House, 33 Gutter Lane, London, EC2V
Corn Exchange, Exchange Square, Manchester
Collegelands, Block C, Havannah Street, Glasgow

Top Ten Holdings

31.05.15
Omni Centre, Greenside Place, Edinburgh
Ealing Cross, 85 Uxbridge Road, London W5
20 Soho Square, London, W1
Lombardy Retail Park, Hayes
Tesco Superstore, Carina Road, Kettering Business Park
Colmore Gate, 2-6 Colmore Row, Birmingham
Academy House, 161/7 Oxford St & 36 Poland St, London, W1
Guildhall Shopping Centre, Exeter
Abacus House, 33 Gutter Lane, London, EC2V
Broadway Plaza, Fiveways, Birmingham

TRUST INFORMATION

Manager

Aviva Investors UK Fund Services Limited
No. 1 Poultry
London, EC2R 8EJ

Aviva Investors UK Fund Services Limited (the "Manager") 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 Manager is a member of the Investment Association and is authorised and regulated by the Financial Conduct Authority.

The Manager is authorised as an Alternative Investment Fund Manager ("AIFM") under the Alternative Investment Fund Managers Directive ("AIFMD").

Directors

P Neville (resigned 30 June 2015)
I K Buckle
E E Potter (resigned 19 October 2015)
J Misselbrook
D Dahan (resigned 31 March 2016)
S Ebenston
C Abrahams (appointed 1 July 2015, resigned 31 December 2015)
A Brown (appointed 2 February 2016, resigned 22 July 2016)
M Craston (appointed 22 March 2016)
G Cass (appointed 16 June 2016)

Administrator and Registrar

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

Investment Adviser

Aviva Investors Global Services Limited
No.1 Poultry
London, EC2R 8EJ

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.

Trustee

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

On 1 January 2016, the Trustee and Depositary, Citibank International Limited, was replaced by Citibank Europe plc, UK Branch. All legal obligations, personnel and resources of Citibank International Limited were transferred to Citibank Europe plc, UK Branch. Citibank Europe plc, UK Branch, has the same substance and capability as Citibank International Limited.

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

TRUST INFORMATION (CONTINUED)

Independent Auditors
PricewaterhouseCoopers LLP
7 More London Riverside
London, SE1 2RT

PricewaterhouseCoopers have been reappointed as auditors of the Trust.

Independent Property Valuer
Knight Frank LLP
55 Baker Street
London, W1U 8AN

Risk Information
Investors may not be able to switch or cash in their investment when they want to because property in the Trust may not always be readily saleable. If this is the case we may suspend dealing in the Trust. Please see the following paragraph for details in relation to the current suspension of the Trust.

Temporary Suspension of Dealing
Over recent months we have been experiencing higher than usual volumes of requests to sell units in the Trust, and this coupled with challenging market conditions in light of investor sentiment regarding the EU referendum, has reduced the amount of cash held by the Trust. As it takes time to sell property, the Manager has had to temporarily suspend all dealing in the Trust with effect from 12 noon on 4 July 2016 until the amount of the cash held in the Trust increases. Suspension of dealing means that we cannot accept instructions to buy, sell, transfer or switch units in the Trust until further notice. The decision was made to safeguard the interests of existing investors with agreement from the Depositary and Trustee of the Trust, Citibank Europe plc, UK Branch. We continue to monitor the liquidity situation on a daily basis and are in regular contact with the Trustee and Depositary, Citibank Europe plc, UK Branch, who is also monitoring the situation. We will, together with Citibank, agree the appropriate time to re-open the Trust. However, this has not impacted the fair value of assets and liabilities reported at the balance sheet date (31 May 2016). Further information in relation to the current suspension of the Trust can be found on our website at www.avivainvestors.com.

Publication of Prices
Information on the prices of Units 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.

TRUST INFORMATION (CONTINUED)

Report and Financial Statements
Copies of the annual and half yearly long form report and financial statements are available free of charge by calling us on 0800 051 2003, or by writing to us at:

Aviva Investors Administration Office
PO Box 10410
Chelmsford
Essex, CM99 2AY

Calls to this number may be recorded for training and monitoring purposes. Calls are free from landlines and mobiles.

Paper Information
The paper used to produce this document originates from forests that are managed in accordance with the principles and criteria of the Forest Stewardship Council (FSC). The paper is chlorine free.

Other Information
More information about the activities and performance of the Trust for this and previous periods can be obtained from the Manager. The future returns and opinions expressed should not be relied upon as indicating any guarantee of return for investment in our funds. The information contained within this document should not be construed as a recommendation to purchase or sell stocks.

Significant Information
There have been three pricing basis changes on the Trust since 31 May 2015:

On 13 July 2015, the Manager switched the Trust from an offer-price basis to a bid-price basis following a period of investor cash flows out of the Trust.

On 7 December 2015, the Manager switched the Trust from a bid-price basis to an offer-price basis following a period of investor cash flows into the Trust.

On 14 December 2015, the Manager switched the Trust from an offer-price basis to a bid-price basis following a period of investor cash flows out of the Trust.

After the year end, all dealing in the Trust was suspended with effect from 12 noon on 4 July 2016. Please see the previous page for further details.

After the year end, following the EU referendum result, the frequency of valuations by a standing independent valuer was increased from monthly to weekly (or such other increased frequency as the Manager considers appropriate) until such time as the Manager may determine.

As a result of the suspension of dealing in the Trust, the conversion of the Trust to a Property Authorised Investment Fund, which was scheduled for 15 July 2016, has been temporarily postponed. A new conversion date will be advised in due course.

TRUST INFORMATION (CONTINUED)

Changes To FCA Rules On Delivery Versus Payment (DVP) Exemption From 1 June 2015

The FCA's Client Assets regulations require that we protect money belonging to investors in a dedicated client money account to ensure it is not used for our own account and that it is safe in the unlikely event we become insolvent. Changes have been made to the rules we follow to improve the protection given to investors' money while it is not invested. For money held in relation to a direct investment in a collective investment scheme provided by Aviva Investors UK Fund Services Limited, the FCA grant an exemption, known as the Delivery Versus Payment (DVP) exemption, from the regulations requiring protection at all times.

We previously made use of this exemption which means that we had three business days to deal with investors' money in accordance with their instructions before having to transfer it to a protected client money account.

From 1 June 2015, the maximum period during which we were allowed to hold investors' money in a non-client money account under the DVP exemption was reduced from three business days to one business day.

We adopted this reduction early and from April 2015 the maximum period that uninvested money was held in non-protected accounts is one business day, unless the investment is settled via a Commercial Settlement System (such as EMX or Clearstream) in which case it will continue to be three business days. For further details please refer to the Prospectus.

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.

Regular Savings Mandates set up before 31 December 2012

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

Further information about Aviva Investors can be found on our website

avivainvestors.com

Please use the details below to ask for additional information, to buy or sell investments, or if you wish to complain to us.

If you wish to write to us:

Aviva Investors Administration Office
PO Box 10410
Chelmsford CM99 2AY

If you wish to call us:

Customer services: 0800 051 2003
(8.30am – 5.30pm Monday to Friday)

Dealing services: 0800 051 2003
(8.30am – 5.00pm Monday to Friday)

Calls to this number may be recorded for training and monitoring purposes. Calls are free from landlines and mobiles.

Aviva Investors UK Fund Services Limited.
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