

AVIVA INVESTORS UK PROPERTY FEEDER TRUST

Annual Report and Financial Statements

For the year ended 30 September 2020

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

TRUST INFORMATION

MANAGER

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

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).

TRUSTEE AND DEPOSITARY

J.P. Morgan Europe Limited
25 Bank Street
Canary Wharf
London, E14 5JP

INDEPENDENT AUDITORS

PricewaterhouseCoopers LLP
Atria One, 144 Morrison Street,
Edinburgh, EH3 8EX

PricewaterhouseCoopers LLP have been reappointed as auditors of the Trust.

DIRECTORS

I Buckle
M Craston
D Clayton (resigned 31 August 2020)
S Ebenston (resigned 31 March 2021)
M White
A Coates
K McClellan (appointed 23 April 2020)
M Versey (appointed 30 September 2020 –
resigned 30 April 2021)
D Macmillan (appointed 17 November 2020)

REGISTRAR AND ADMINISTRATOR

SS&C Financial Services Europe Ltd
SS&C House
St Nicholas Lane
Basildon
Essex, SS15 5FS

On 31 March 2020, DST Financial Services Europe Ltd changed their name to SC&C Financial Services Europe Ltd.

FUND ACCOUNTING AND PRICING AGENT

J.P. Morgan Chase Bank, National Association (London Branch)
25 Bank Street
Canary Wharf
London, E14 5JP

MANAGER'S REPORT

THE TRUST

Aviva Investors UK Property Feeder Trust (the Trust) is a Unit Trust incorporated in England and Wales since 18 August 2017. The property of the Trust is entrusted to Citibank Europe plc, UK Branch (the Trustee and Depositary). The shareholders are not liable for any debts of the Trust.

The object of the Trust is to invest solely in the Aviva Investors UK Property Fund with the exception of cash balances which may also be held for the purposes of maintaining sufficient liquidity to enable the Trust to meet its commitments, such as expenses and redemptions.

The Trust 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 UK Property Feeder Trust; the Aviva Investors UK Property Feeder Accumulation Fund and the Aviva Investors UK Property Feeder Income Fund (the "Feeder Funds"). In the financial statements you will find an investment review for each fund which includes details of the investment objectives.

Winding up provisions for both the Aviva Investors UK Property Feeder Accumulation Fund and the Aviva Investors UK Property Income Fund have been recognised at the Balance Sheet date representing an estimate of the costs that are expected to be incurred in liquidating and subsequently terminating the sub-fund and its related subsidiary undertakings and investment assets have been reclassified from Fixed Assets to Current Assets.

AUTHORISED STATUS

The Trust is a Non-UCITS Retail Scheme under the rules of the COLL Sourcebook and is an alternative investment fund or AIF for the purposes of the FUND Sourcebook. Units in the Trust are not listed on any investment exchange. The Trust is authorised by the FCA as an "umbrella" scheme, in that the Trust issues units linked to different sub-funds which have been established. Each sub-fund is invested in accordance with the investment objective and investment policy applicable to that sub-fund and as if it were a separate Non-UCITS Retail Scheme for the purposes of the COLL Sourcebook. For investment purposes the assets of each sub-fund will be treated as separate from those of every other sub-fund.

THE FINANCIAL STATEMENTS

We are pleased to present the annual report and financial statements of the Trust for the year ended 30 September 2020. 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 Trust will not be holding any Annual General Meetings.

CLOSURE OF THE AVIVA INVESTORS UK PROPERTY FUND, THE AVIVA INVESTORS UK PROPERTY FEEDER INC FUND AND THE AVIVA INVESTORS UK PROPERTY FEEDER ACC FUND (THE "FUNDS")

Aviva Investors UK Fund Services Limited took the decision to suspend all dealing in the Aviva Investors UK Property Fund, the Aviva Investors UK Property Feeder Inc Fund and the Aviva Investors UK Property Feeder Acc Fund with effect from 12 noon on 18 March 2020. This was due to the Standing Independent Valuer advising us of "material valuation uncertainty" for all direct property assets within the portfolio and the associated risk that investors could have bought and sold shares/units at a price which did not fairly reflect the value of those shares/units had dealing been allowed to continue.

On 31 January 2021 the Value Assessment for these Funds determined that a strategic review should be undertaken to ensure investors' long-term interests could continue to be served. This review, combined with forecast redemption levels upon re-opening, concluded that the Funds' ability to fully benefit from the economies of scale and the diversification of investments that collective investment schemes normally bring would soon be limited.

As such Aviva Investors UK Fund Services Limited concluded that it would now be in investors' interests to wind-up the Funds and return cash to investors in a fair and orderly manner.

The Funds will continue to be suspended and with effect from 19 July 2021 will be placed into termination.

For further information, please visit our dedicated website at <https://www.avivainvestors.com/en-gb/paif/>.

SIGNIFICANT INFORMATION

From 15 July 2019, for the UK Property Fund Jones Lang LaSalle may now be appointed to act as external property manager depending on the location of the property and also from 2 January 2020 also depending on the investment strategy employed for the relevant property.

The Authorised Corporate Director has adopted a policy whereby funds within its OEIC range that are actively managed by investment managers within the Aviva group, such as Aviva Investors Global Services Limited, will no longer be permitted to directly or indirectly invest in or hold Aviva Plc shares and other securities issued by Aviva Plc such as bonds, commercial paper and derivatives of these securities (collectively "Aviva Securities"), with effect from 3 February 2020.

MANAGER'S REPORT (CONTINUED)

SIGNIFICANT INFORMATION (CONTINUED)

RESPONSIBLE INVESTMENT POLICY

With effect from 30 April 2020, Aviva Investors UK Fund Services Limited ("ACD") updated the Responsible Investment Policy ("Policy") to prohibit funds from investing in companies which derive prescribed levels of revenue from Controversial Weapons and Civilian Firearms ("Excluded Companies").

Further details on the Policy

We have defined Controversial Weapons as weapons that have been subject to widespread ban or restriction by International Treaties and Conventions, on the basis they have one or more of the following characteristics:

- The weapon is indiscriminate, i.e. there is an increased risk of civilian casualties.
- The weapon can be classified as a weapon of mass destruction with a single incident resulting in a large number of deaths.
- The weapon is considered to be excessively injurious, i.e. it causes an inordinate amount of pain and suffering.
- The weapon may have long term health impacts on the populations in areas where they are used.

We have defined Civilian Firearms as firearms and small arms ammunitions designed for civilian use, excluding products exclusively sold for the military, government, and law enforcement markets.

Aviva Investors UK Fund Services Limited has prohibited direct investment by the Funds into any Excluded Companies. The Funds are also prohibited from having indirect exposure to Excluded Companies except where:

- The Fund has indirect exposure to a financial index and Excluded Companies are constituents of the financial index and,
- The Fund invests in other funds managed by third parties. While, consideration of environmental, social, and governance factors are an integral part of the Fund selection process, the underlying funds may not operate exclusions equivalent to the Policy.

The Policy has been updated to reflect these prohibitions and was available from 30 April 2020 on the Aviva Investors website.

Impact on our funds

The Policy applies to all our funds, however, the Aviva Investors UK Property Feeder Inc Fund and the Aviva Investors UK Property Feeder Acc Fund purely invest into the Aviva Investors UK Property Fund (which is within the scope of the Policy) and cash, and therefore will not have any exposure to Excluded Companies.

From 30 April 2020 all fund Prospectuses have been updated to reflect the amended Policy.

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 30 September 2020.

POLICIES AND RISKS

ACCOUNTING POLICIES

a Basis of accounting

The financial statements have been prepared under the historical cost basis, as modified by the revaluation of investments, and in accordance with the Statement of Recommended Practice for UK Authorised Funds issued by The Investment Management Association in May 2014 (SORP 2014), and in accordance with United Kingdom Generally Accepted Accounting Practice as defined within FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland.

The Manager intends to terminate the Funds at the earliest opportunity and therefore the financial statements have been prepared on a basis other than going concern. In applying this basis of preparation, the assets and liabilities continue to be stated at their fair values which materially equate to their realisable values.

Wind up costs for both the Aviva Investors UK Property Feeder Accumulation Fund and the Aviva Investors UK Property Feeder Income Fund will be borne by the Manager. Investment assets have been reclassified from Fixed Assets to Current Assets.

b Unit classes

Aviva Investors UK Property Feeder Accumulation Fund has three unit classes (classes 1, 2 and 6) and they are all accumulation units. Unit classes 1 and 6 are retail units and unit class 2 is institutional units.

Aviva Investors UK Property Feeder Income Fund has five unit classes (classes 1, 2, 5, 6 and 7) and they are all income units. Unit classes 1 and 6 are retail units and unit classes 2, 5 and 7 are institutional units.

c Recognition of revenue

Distributions receivable from the underlying investment in the Aviva Investors UK Property Fund (the Master Fund) are recognised on an accruals basis. The distributions receivable are accrued and recognised in three streams (dividend, interest and property) in line with the nature and breakdown of the underlying revenue earned by the Master Fund. Revenue received from the Master Fund depends on the income stream; Property Income Distributions (PID) are received net of tax at 20%, whilst interest distributions and dividend distributions are received gross.

Deposit interest and any other revenue are also accounted for on an accruals basis.

d Basis of valuation of investments

The Aviva Investors UK Property Feeder Accumulation Fund invests all or substantially all of its scheme property in the Class D accumulation share class of the Master Fund. The Aviva Investors UK Property Feeder Income Fund invests all or substantially all of its scheme property in the Class D income share class of the Master Fund. Holdings in the Master Fund are valued at fair value, which is deemed to be the net asset value per share as reported in the comparative table in the Master Fund's Annual Report & Accounts at the end of the current accounting period. The valuation is also in accordance with FRS102.

The investment value is a product of rent and yield derived using comparison techniques. In undertaking the valuation of properties under this method, an assessment has been made on the basis of a collation and analysis of appropriate comparable investment, rental and sale transaction, together with evidence of demand within the vicinity of subject property.

e Property purchases and sales

Property purchases and sales are recognised on completion of the purchase or sale. Any adjustments to sales are recognised on or following completion of the sale.

f Exchange rates

Assets and liabilities held in foreign currencies are translated at the rate ruling at midday on the last business day of the accounting year. Revenue and expenditure items are translated at the rate ruling at the date of the transaction.

g Expenses

All expenses, except those relating to the purchase and sale of investments and transaction charges, are charged to revenue of the respective Funds, on an accruals basis.

Winding up provisions for both the Aviva Investors UK Property Fund and the Aviva Investors European Property Fund have been recognised at the Balance Sheet date. Any additional Expenses relating to the winding up of the Aviva Investors UK Property Fund and the Aviva Investors European Property Fund will be paid via the Fund Management Fee (FMF).

h Taxation and deferred taxation

Provision for Corporation Tax is based at the current rate, as appropriate, on the excess of taxable revenue over allowable expenses and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes. Deferred taxation is provided using the liability method on all timing differences, and is calculated at the rate at which it is anticipated the timing differences will reverse. Deferred tax assets are recognised only when, on the basis of available evidence, it is more likely than not that there will be taxable profits in the future against which the deferred tax asset can be offset.

i Unclaimed distributions

Any distribution remaining unclaimed after a period of six years is paid back to the relevant Fund and forms part of the capital property of the Fund.

j Cash flow statement

A cash flow statement has been included as the Funds hold investments in Aviva Property UK Fund PAIF.

A cash flow statement was not required in the prior year accounts. Due to the impact of COVID-19 pandemic the Financial Conduct Authority requirement that the Funds must suspend dealing where the standing independent valuer expresses material uncertainty regarding the value of 20% of the scheme property, and the subsequent suspension of the Fund, the company is no longer classes as liquid investment therefore a cash flow statement has been provided. These risks will likely prevail therefore cash flow statements will be provided in subsequent annual financial statements.

POLICIES AND RISKS (CONTINUED)

DISTRIBUTION POLICIES

a Distribution policy

If at the end of the accounting period, revenue exceeds expenses and tax, the net revenue of the Funds is available to be distributed to unitholders. Should expenses and taxation exceed revenue, there will be no distribution and the shortfall will be met from capital.

Income is distributed, at unit class level, to the unitholders in accordance with the Funds' Prospectus.

Revenue attributable to accumulation unitholders is retained at the end of the distribution period and represents a reinvestment of revenue.

b Equalisation

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

RISK MANAGEMENT POLICIES

The Trust's financial instruments comprise investments in the Master Fund, bank balances and debtors and creditors that arise directly from its operations, for example, in respect of sales and purchases awaiting settlement, amounts receivable for issues and payable for cancellations, and debtors for accrued revenue.

The Trust has exposure to a number of different risks to varying degrees. The main risks the Trust faces from its financial instruments are directly related to the risks attached to the underlying investments held by the Master Fund and the Investment Manager's policies for managing these risks are summarised below:

a Foreign currency risk

The Funds can be exposed to foreign currency risk as a result of investing in assets denominated in currencies other than Sterling. Where the Manager deems it necessary, this exposure to foreign currency fluctuations is mitigated by the use of forward foreign currency contracts. Numerical disclosures can be found in the notes to the financial statements for each Fund.

b Interest rate risk

The value of debt securities may be affected by interest rate movements or the expectation of such movements in the future. Interest receivable on bank deposits or payable on bank overdraft positions will be affected by fluctuations in interest rates. The Manager manages this risk by maintaining a balanced portfolio with due consideration to interest rate risk and redemption profiles. Interest rate risk is also managed by ensuring that deposits mature within a relatively short period. Numerical disclosures can be found in the notes to the financial statements for each Fund.

c Market risk

There is a risk that a property might be sold for a different value to the Independent Valuer's valuation, due to market conditions, economic risks and environmental risks being different to the valuer's assumptions. There is also a risk that the price at which an asset is valued may not be realisable in the event of sale. This could be due to a mis-estimation of the asset's value, other investment opportunities or due to lack of liquidity in the relevant market. The Manager ensures that the valuer is independent, holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

Further information on the investment portfolios is set out in the investment reports and portfolio statements, of the individual Funds.

d Liquidity risk

This is the risk that there is insufficient liquidity which restricts a Fund's investment opportunities or ability to pay liabilities at short notice. This risk is managed with the use of cash and cash equivalents and by ensuring that overdrafts are monitored and maintained within investment limits and exposure to unquoted or illiquid securities is limited. In line with standard industry practice for valuing property funds, the Funds can switch between a bid price basis and an offer price basis.

Property investments are relatively illiquid compared to bonds and equities. Where Funds are invested in property, investors may not be able to switch or cash in their investment when they want because property in the Fund may not always be readily saleable.

e Concentration risk

Concentration risk is the risk of a portfolio being too concentrated in particular positions or too exposed to certain factors. Highly concentrated positions can exacerbate market and liquidity risk. The Company's assets are invested mainly in direct properties. As such each Fund is exposed to concentration risk through its investment strategy. To manage this risk, each Fund's direct portfolio is diversified geographically and/or by sector (such as commercial versus non-commercial).

f Leverage risk

In accordance with the Alternative Investment Funds Management Directive (AIFMD) the Alternative Investment Fund Manager (AIFM) is required to disclose the leverage of the Alternative Investment Fund (AIF). Leverage is defined as any method by which the Fund increases its exposure through borrowing or the use of derivatives. The Funds were not leveraged during the period.

g Property default risk

Tenants in the Company's properties may become unable to pay rent. As a result, the Fund's income may be impacted and further costs incurred.

Adherence to regulatory and fund investment guidance and to investments and borrowing powers mitigates the risk of exposure to any type of security or issuer.

h Counterparty Risk

There is a risk that the Counterparty will not be able to settle its obligations under the agreement. This is mitigated by an assessment of the credit worthiness of the Counterparty, and the use of multiple counterparties to ensure that no more than 20% of the Fund value is exposed to one counterparty.

Further information on the investment portfolio is set out in the investment reports and portfolio statements.

AVIVA INVESTORS UK PROPERTY FEEDER ACCUMULATION FUND

INVESTMENT OBJECTIVE

The Fund aims to provide a combination of income and growth over the long term (5 years or more), through exposure to UK property.

The Fund will be closed on 19 July 2021 and will be terminated in due course. The remaining properties held within the Fund will be sold and proceeds from the resulting sales will be distributed to Investors in due course. The below Investment Objective and Investment Approach sections set out the Fund objectives and approach prior to the Fund's closure on 19 July 2021.

INVESTMENT APPROACH

Core investment

The Fund will be invested solely in the Aviva Investors UK Property Fund (the "Master Fund") other than cash and deposits, which will only be held to ensure that the Fund can meet its payment obligations.

Master Fund Strategy and environmental, social and governance ("ESG") factors

The Fund aims to achieve similar investment returns to the Master Fund. However, returns may be different as a result of the cash and deposits held by the Fund.

The Master Fund is structured as a Property Authorised Investment Fund and will invest at least 70% of its assets in UK property in normal market conditions. The Master Fund's strategy, including its consideration of ESG factors, is set out below:

The Master Fund is actively managed and the Investment Manager aims to use detailed analysis, expertise and relationships to drive income and growth for investors, rather than relying on property market movements alone. This will include making decisions such as actively managing property transactions, redeveloping properties and the negotiation of leases.

ESG factors are integrated into the due diligence performed before purchasing assets for the Master Fund, and throughout the life of the investment, with the intention of reducing risk, protecting value, and delivering enhanced income and growth. This includes engagement with the occupiers of properties to reduce energy consumption and waste, and to increase community engagement. Identification of ESG risks does not preclude investment in or the continued holding of an asset, as our ability to mitigate risks through active management of assets is also taken into account, and the Investment Manager retains discretion over the investments that are selected for the Master Fund. Aviva Investors' investment policy includes limited ESG restrictions, and further information on how we integrate Responsible Investment and these restrictions into our investment approach, and how we engage with companies is available on our website and in the prospectus.

Investors may wish to refer to the Key Investor Information Document and prospectus for the Master Fund for full details of its investment objective and the investments it can make.

Performance & Risk Measurement

The Fund's performance is compared against the Investment Association UK Direct Property Sector (the "Sector"). The Sector is an industry benchmark made up of funds which meet the Sector criteria, which includes investing at least 70% of their assets directly in UK property on average over 5 year rolling periods. The Sector also includes funds whose policy is to dedicate investment into one of the funds which meet the Sector criteria, which is the case for the Fund.

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

RISK PROFILE

The Trust invests in the Aviva Investors UK Property Fund (the Master Fund), which invests a significant proportion of its assets in physical property that at times may not always be readily saleable. Investors should be aware that during such times that the Trust's property of the Master Fund is not readily saleable, the ACD of the Master Fund may defer redemptions or suspend dealing in shares of the Master Fund, meaning that the Manager will necessarily defer redemptions of units, or suspend dealing in units in the Trust. As a result of this, the Trust may be suitable only for those investors who have capital which may be committed on a long-term basis.

Investments in property are relatively illiquid and more difficult to realise than equities or bonds.

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.

FUND MANAGER'S REPORT

Aviva Investors UK Fund Services Limited took the decision to suspend all dealing in the Aviva Investors UK Property Fund, the Aviva Investors UK Property Feeder Inc Fund and the Aviva Investors UK Property Feeder Acc Fund with effect from 12 noon on 18 March 2020. This was due to the Standing Independent Valuer advising us of "material valuation uncertainty" for all direct property assets within the portfolio and the associated risk that investors could have bought and sold shares/units at a price which did not fairly reflect the value of those shares/units had dealing been allowed to continue.

On 31 January 2021 the Value Assessment for these Funds determined that a strategic review should be undertaken to ensure investors' long-term interests could continue to be served. This review, combined with forecast redemption levels upon re-opening, concluded that the Funds' ability to fully benefit from the economies of scale and the diversification of investments that collective investment schemes normally bring would soon be limited.

As such Aviva Investors UK Fund Services Limited concluded that it would now be in investors' interests to wind-up the Funds and return cash to investors in a fair and orderly manner.

The Funds will continue to be suspended and with effect from 19 July 2021 will be placed into termination. For further information, please visit our dedicated website at <https://www.avivainvestors.com/en-gb/paif/>

The below Fund Managers commentary was written before the above mentioned value assessment review on the 31 January 2021 and are the Managers view of the previous twelve months performance and activity of the Fund.

AVIVA INVESTORS UK PROPERTY FEEDER ACCUMULATION FUND (CONTINUED)

FUND MANAGER'S REPORT (CONTINUED)

TOTAL PERFORMANCE

Over the twelve months to 30 September 2020, the Fund* delivered a total return of -14.7% per cent (Share Class 1 Accumulation net of fees) compared to the Investment Association UK Direct Property Sector average of -11.85%.

AVIVA INVESTORS UK PROPERTY FUND PROFILE AND PORTFOLIO REVIEW

As the Feeder Fund invests solely in units of the Aviva Investors UK Property Fund, the following information relates to the underlying portfolio of that Fund.

During the period, the Fund Managers have continued to embed the overarching strategy of Aviva Investors Real Estate in the Fund, taking into account current and forecast structural trends and technological changes which are changing customer requirements in the property sector. However, it must be acknowledged that the global COVID-19 pandemic has significantly impacted the Fund's strategy and performance as well as resulting in an increase to significant bad debts and arrears held within the Fund. However, where appropriate, these have been provided for within the NAV on a "live" basis.

Following the announcement by the Fund's independent valuer Knight Frank that there was "material uncertainty" in the valuation of the Fund's direct property portfolio, trading in the Fund was suspended on 18 March 2020 in line with FCA guidance. The Fund remains suspended at the date of publication.

In the quarters prior to March, the Fund had sought to build a defensive cash position in anticipation of various political events including the Conservative leadership contest, a Brexit deadline and ultimately a General Election. This strategy meant that the Fund was holding a cash buffer in the region of 20% at the point of suspension.

Over-riding market conditions during and in the wake of the initial "lockdown" have made both asset disposals and day-to-day asset management activity in the Fund challenging. Initially for logistical reasons, with physical inspections being impossible and latterly as a result of increasing economic uncertainty on the part of occupiers and nervousness around growing structural trends on the part of some investors.

The Fund has therefore not undertaken any transactional activity in the year ending 30 September 2020, however it has continued to carry out asset management activity as summarised below:

- Seven rent reviews resulting in a net uplift of close to £100,000 p.a. in rent
- Eight lease renewals and re-gears, including the surrender of the majority of the Fund's St. James Gate, Newcastle asset and the subsequent re-letting to various sub-tenants resulting in a substantially de-risked overall income profile
- Five new lettings resulting in a net uplift of close to £300,000 p.a. in rent

OUTLOOK

The global economy has proven to be more robust to the COVID-19 crisis than many anticipated. Following the unparalleled decline in activity in first half of the year, activity has bounced back sharply, as mobility restrictions have been eased and the pressures on hospital systems have remained low. Caution on the part of most households and businesses has undoubtedly helped in preventing a more rapid spread of the virus. However, the combination of caution and restrictions on travel and hospitality continue to impede the recovery in those sectors.

This has not been a normal downturn. Although very deep, it has been decidedly short, and the start of the subsequent economic recovery is also easily identifiable. We are now four months into this economic revival. Q3 will see the strongest GDP growth rates in the post-war period, but the path of the economy after that is less clear-cut.

Given the continued uncertainty it will be important for the Fund to remain defensively positioned both in terms of its cash weighting but also from an asset management perspective, where prioritising tenant retention ahead of growth will remain important in the majority of sectors in the short term.

At the end of September, the Fund's independent valuer advised that there was sufficient evidence in the market to value the properties in the portfolio with the usual degree of certainty. The Fund Managers welcome the lifting of the "material uncertainty" clause and are optimistic that this will lead to improved liquidity in the property market. However, we are also mindful of the continuing influence of COVID-19 on the property market, and the potential impact on our near-term ability to sell properties efficiently so the Fund can maintain an adequate cash buffer to meet anticipated investors redemptions when the Fund re-opens. Consequently, the Fund will remain suspended while we continue to test the market and take action to ensure a flow of liquidity going forward.

November 2020

* Source: Lipper for Investment Management (performance calculated on a bid to bid basis, net income reinvested) as at 30 September 2020 (share class 1 accumulation, net of fees).

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.

PROPERTY RELATED SECURITIES SALES

Aviva Investors UK Property Fund[†]

[†] Investment managed by a related party.

PROPERTY RELATED SECURITIES PURCHASES

Aviva Investors UK Property Fund[†]

[†] Investment managed by a related party.

Performance History – Accumulation Shares

Calendar year	Share Class 1 %	Share Class 2 %	Benchmark* %
31.12.15 to 31.12.16	-3.86	-3.37	0.48
31.12.16 to 31.12.17	8.51	9.06	7.54
31.12.17 to 31.12.18	3.40	3.70	3.24
31.12.18 to 31.12.19	-7.80	-7.60	-0.60
31.12.19 to 31.12.20	-13.60	-13.40	-5.30

* Benchmark – Investment Association UK Direct Property Sector.

COMPARATIVE TABLES

Class 1 Accumulation units	2020 p per unit	2019 p per unit	2018 p per unit
Change in net assets per unit			
Opening net asset value per unit	105.48	107.41	101.27
Return before operating charges [†]	(16.40)	(0.85)	7.43
Operating charges	(0.98)	(1.08)	(1.29)
Return after operating charges [†]	(17.38)	(1.93)	6.14
Distributions	(1.34)	(2.34)	(1.88)
Retained distributions on accumulation units	1.34	2.34	1.88
Closing net asset value per unit	88.10	105.48	107.41
[†] after direct transaction costs of	–	–	–
Performance			
Return after operating charges	(16.48)%	(1.80)%	6.06%
Other information			
Closing net asset value (£000)	61,830	92,780	118,036
Closing number of units	70,178,567	87,956,504	109,891,220
Operating charges (%) [†]	1.02%	1.02%	1.25%
Direct transaction costs (%) [‡]	–	–	–
Prices[≈]			
Highest unit price	102.26	106.29	108.85
Lowest unit price	87.18	102.24	99.89

Class 2 Accumulation units	2020 p per unit	2019 p per unit	2018 p per unit
Change in net assets per unit			
Opening net asset value per unit	106.21	107.91	101.33
Return before operating charges [†]	(16.60)	(0.91)	7.33
Operating charges	(0.71)	(0.79)	(0.75)
Return after operating charges [†]	(17.31)	(1.70)	6.58
Distributions	(1.45)	(2.59)	(2.30)
Retained distributions on accumulation units	1.45	2.59	2.30
Closing net asset value per unit	88.90	106.21	107.91
[†] after direct transaction costs of	–	–	–
Performance			
Return after operating charges	(16.30)%	(1.58)%	6.49%
Other information			
Closing net asset value (£000)	116,221	168,292	238,273
Closing number of units	130,730,362	158,446,290	220,804,617
Operating charges (%) [†]	0.74%	0.74%	0.73%
Direct transaction costs (%) [‡]	–	–	–
Prices[≈]			
Highest unit price	102.95	106.33	106.00
Lowest unit price	87.97	102.94	99.96

Class 6 Accumulation units	2019* p per unit	2018 p per unit
Change in net assets per unit		
Opening net asset value per unit	107.64	101.30
Return before operating charges [†]	(107.56)	7.38
Operating charges	(0.08)	(1.04)
Return after operating charges [†]	(107.64)	6.34
Distributions	–	(2.08)
Retained distributions on accumulation units	–	2.08
Closing net asset value per unit	–	107.64
[†] after direct transaction costs of	–	–
Performance		
Return after operating charges	–	6.26%
Other information		
Closing net asset value (£000)	–	463
Closing number of units	–	430,486
Operating charges (%) [†]	–	1.01%
Direct transaction costs (%) [‡]	–	–
Prices[≈]		
Highest unit price	105.82	109.08
Lowest unit price	105.14	99.93

* Unit class was closed on 26 October 2018.

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

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

(b) The Ongoing Charge 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 based on published prices. The net asset value per unit price is based on the net asset value in the published accounts and may be different due to post period end accounting adjustments.

Ongoing Charges Figure†**

Unit class	OCF* 30.09.20	PER** 30.09.20	Total*** 30.09.20	OCF* 30.09.19	PER** 30.09.19	Total*** 30.09.19
Class 1	1.02%	1.02%	2.04%	1.02%	1.02%	2.04%
Class 2	0.74%	1.02%	1.76%	0.74%	1.02%	1.76%

* 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 year. The OCF is made up of the Fund Management Fee and, where a fund invests a substantial portion of its assets in other funds, an amount for the pro-rated charges of those other funds (referred to as "synthetic charges" or the "synthetic" part of the ongoing charge). The figure for ongoing charges excludes performance fees and portfolio transaction costs, except in the case of an entry/exit charge paid by the Fund when buying or selling shares/units in another collective investment scheme.

** 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 the average net value of the Fund over the year.

*** The Total Ratio represents the aggregate charges of the feeder (the sub-fund) and its qualifying master scheme (the Master fund).

† The Fund purchases Share class D of the UK Property Fund which does not carry an annual management charge.

Please remember that past performance is not a guide to future performance and it might not be repeated. The value of investments and the revenue from them may go down as well as up and investors may not get back the amount originally invested. Because of this, you are not certain to make a profit on your investments and you may lose money.

FUND PORTFOLIO STATEMENT

As at 30 September 2020

Investment	Currency	Holding	Market Value £000	% of Net Assets
Collective Investment Schemes 99.81% (97.76%)				
Aviva Investors UK Property Fund†	GBP	196,760,338	177,716	99.81
Total collective investment schemes			177,716	99.81
Investment assets			177,716	99.81
Net other assets			335	0.19
Net assets			178,051	100.00

The comparative percentage figures in brackets are as at 30 September 2019.

† Investment managed by a related party.

STATEMENT OF TOTAL RETURN

For the year ended 30 September 2020

	Notes	£000	Year ended 30.09.20 £000	£000	Year ended 30.09.19 £000
Income					
Net capital losses	2		(32,296)		(7,378)
Revenue	3	4,994		10,816	
Expenses					
	4	(1,705)		(2,577)	
Net revenue before taxation		3,289		8,239	
Taxation	5	(391)		(1,180)	
Net revenue after taxation			2,898		7,059
Total return before distributions			(29,398)		(319)
Distributions	6		(3,055)		(7,059)
Change in net assets attributable to unitholders from investment activities			(32,453)		(7,378)

STATEMENT OF CHANGE IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

For the year ended 30 September 2020

	£000	Year ended 30.09.20 £000	£000	Year ended 30.09.19 £000
Opening net assets attributable to unitholders		261,072		356,772
Movement due to issue and cancellation of units:				
Amounts receivable on issue of units	(3,283)		19,284	
Amounts payable on cancellation of units	(50,872)		(116,946)	
		(54,155)		(97,662)
Dilution adjustment		755		2,758
Change in net assets attributable to unitholders from investment activities (see above)		(32,453)		(7,378)
Retained distribution on accumulation units		2,832		6,582
Closing net assets attributable to unitholders		178,051		261,072

BALANCE SHEET

As at 30 September 2020

	Notes	As at 30.09.20 £000	As at 30.09.19 £000
Current assets:			
Investments	7	177,716	254,968
Debtors	8	2,814	9,811
Cash and bank balances	9	2	9
Total assets		180,532	264,788
Liabilities:			
Creditors:			
Other creditors	10	(2,481)	(3,716)
Total liabilities		(2,481)	(3,716)
Net assets attributable to unitholders		178,051	261,072

CASH FLOW STATEMENT

For the year ended 30 September 2020

	Note	£000	Year ended 30.09.20 £000	£000	Year ended 30.09.19 £000
Net cash outflow from operating activities	17		(981)		(2,610)
Taxation					
Taxation received			637		87
Financial investments					
Purchases of investments		(6,592)		(30,212)	
Sales of investments		52,595		118,680	
			46,003		88,468
Financing					
Interest paid from income		4		–	
Amounts received on issue of shares		5,955		30,671	
Amounts paid on cancellation of shares		(51,625)		(116,602)	
			(45,666)		(85,931)
(Decrease)/increase in cash in the year			(7)		14
Net cash and cash equivalents at the start of the year			9		(5)
Net cash and cash equivalents at the end of the year			2		9

NOTES TO THE FINANCIAL STATEMENTS

1 Accounting basis and policies

Please see pages 7 and 7 for accounting basis and policies.

2 Net capital losses

	Year ended 30.09.20 £000	Year ended 30.09.19 £000
Net capital losses on investment during the year comprise:		
Realised non-derivative securities (losses)/gains	(912)	4,244
Unrealised non-derivative securities losses	(31,384)	(11,622)
Net capital losses	(32,296)	(7,378)

3 Revenue

	Year ended 30.09.20 £000	Year ended 30.09.19 £000
Bank and deposit interest	4	1
Interest on debt securities	130	244
Property income distributions	3,526	8,232
UK dividends	1,334	2,339
Total revenue	4,994	10,816

4 Expenses*

	Year ended 30.09.20 £000	Year ended 30.09.19 £000
Payable to the Manager, associates of the Manager and agents of either of them:		
Fund Management Fee	1,705	2,576
Payable to the Trustee, associates of the Trustee or agents of either of them:		
Interest payable	-	1
Total expenses	1,705	2,577

* Audit Fee: The audit fee for the Aviva Investors UK Property Fund master feeder structure is borne at the level of the Aviva Investors UK Property Fund. The audit fee (excluding VAT) incurred during the year was £89,201 (2019: £60,241). The audit fee (excluding VAT) for Aviva Investors UK Property Feeder Accumulation Fund and Aviva Investors UK Property Feeder Income Fund was £11,528 (2019: £11,639).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5 Taxation**a Analysis of tax charge**

	Year ended 30.09.20 £000	Year ended 30.09.19 £000
Corporation tax	391	1,180
Total current tax (see note 5b)	391	1,180

b Factors affecting current tax charge

The tax assessed for the year is lower (2019: lower) than the standard rate of corporation tax in the UK for an Authorised Investment Fund (20%) (2019: 20%).

The differences are explained below:

	Year ended 30.09.20 £000	Year ended 30.09.19 £000
Net revenue before taxation	3,289	8,239
Corporation tax at 20%	658	1,648
Effects of:		
UK dividends not subject to corporation tax	(267)	(468)
Current tax charge (see note 5a)	391	1,180

Authorised Investment Funds are exempt from tax on capital gains. Therefore, any capital return is not included in the above reconciliation.

c Deferred tax

There was no provision for deferred tax at the year end (2019: £nil).

6 Distributions

	Year ended 30.09.20 £000	Year ended 30.09.19 £000
The distributions take account of revenue received on the issue of units and revenue deducted on the cancellation of units, and comprise:		
Interim distribution	2,832	2,822
Final distribution	–	3,760
	2,832	6,582
Add: Revenue deducted on cancellation of units	259	597
Deduct: Revenue received on issue of units	(36)	(120)
Total distributions	3,055	7,059

Details of the distributions per unit are set out in the distribution tables on page 20.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

7 Fair value hierarchy

	As at 30.09.20 Assets £000	As at 30.09.19 Assets £000
Level 3: Unobservable data	177,716	254,968
Total value	177,716	254,968

The purpose of the fair value hierarchy is to prioritise the inputs that should be used to measure the fair value of assets and liabilities.

The highest priority is given to quoted prices at which a transaction can be entered into and the lowest priority is given to unobservable inputs. Disclosure is required of the value in each category in order to give an insight into the extent to which fair value measurements are subjective.

The disclosure is split into the following categories:

Level 1: Unadjusted quoted price in an active market for an identical instrument;

Level 2: Valuation techniques using observable inputs other than quoted prices within level 1;

Level 3: Valuation techniques using unobservable inputs.

8 Debtors

	As at 30.09.20 £000	As at 30.09.19 £000
Accrued revenue	463	4,994
Amounts receivable on issue of units	–	108
Income tax recoverable	2,351	3,552
Sales awaiting settlement	–	1,157
Total debtors	2,814	9,811

9 Cash and bank balances

	As at 30.09.20 £000	As at 30.09.19 £000
Cash and bank balances	2	9
Total cash and bank balances	2	9

10 Other creditors

	As at 30.09.20 £000	As at 30.09.19 £000
Accrued expenses	910	185
Amounts payable for cancellation of units	–	973
Corporation tax payable	1,571	2,449
Purchases awaiting settlement	–	109
Total other creditors	2,481	3,716

11 Contingent liabilities and commitments

There were no contingent liabilities or commitments at the year end (2019: £nil).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

12 Related party transactions

Aviva Investors UK Fund Services Limited, Aviva Investors Global Services Limited and the Aviva Group are deemed to be related parties per section 33.10 of FRS 102 as they are entities with control, joint control or significant influence over the entity.

The Fund Management Fee paid to Aviva Investors UK Fund Services Limited ("the Manager") are shown in note 4 and details of units issued and cancelled by the Manager are shown in the statement of change in net assets attributable to unitholders. The balance due to the Manager at the year end in respect of Manager periodic charges was £909,799 (2019: £185,130). Any balance due from the Manager in respect of issues is shown in note 8. Any balance due to the Manager in respect of cancellations is shown in note 10.

Distributions payable to the Manager and related parties of the Manager during the year amounted to £1,013,008 (2019: £1,757,670). The amount outstanding at the year end was £nil (2019: £1,064,367). Related parties of the Manager are deemed to be all companies under the control of Aviva Plc. This will include companies which hold shares in the Fund on behalf of other external investors.

Any investments managed and advised by Aviva Investors Global Services Limited or associated with the Aviva Group are identified on the portfolio statement.

The total purchases and sales on these investments during the year amounted to £6,482,770 (2019: £29,385,411) and £51,438,450 (2019: £118,822,218) respectively. The income received during the year amounted to £4,990,785 (2019: £10,814,615).

Holdings at the year end and movements during the year are as follows:

	Holdings at 30.09.20 (units)	Movement (units)	Holdings at 30.09.19 (units)
Manager and related parties (Class 1 Accumulation units)	37,367,601	–	37,367,601
Manager and related parties (Class 2 Accumulation units)	33,436,542	–	33,436,542

The Manager and related parties of the Manager are ineligible to vote at any general meeting.

13 Unitholder funds

The Fund currently has two unit classes: Class 1 (Retail) and Class 2 (Institutional). The Fund Management Fee are as follows:

Class 1: 1.02%

Class 2: 0.74%

The net asset value per unit class, the net asset value per unit and the number of units in the class are shown on page 10. The distributions per unit class are given in the distribution tables on page 20. All the unit classes have the same rights on winding up.

14 Units in issue reconciliation

	Number of units in issue at 30.09.19	Number of units issued	Number of units cancelled	Number of units converted	Number of units in issue at 30.09.20
Class 1 Accumulation units	87,956,504	1,296,828	(19,074,765)	–	70,178,567
Class 2 Accumulation units	158,446,290	4,278,427	(31,994,355)	–	130,730,362

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

15 Derivatives and other financial instruments

The policies applied in the management of financial instruments are set out on page 7.

Fair value of financial assets and financial liabilities

There is no significant difference between the carrying values of the financial assets and liabilities and their fair values (2019: £nil).

Currency risk

The Fund's financial assets and liabilities are all denominated in Sterling. As a result, the Fund has no exposure to currency movement.

Interest rate risk

At the year end date 0.00% (2019: 0.00%) of the net assets of the Fund were interest bearing and as such the interest rate risk is not considered significant.

The floating rate on bank balances is linked to the Trustee's base rate.

The floating rate on deposits is linked to LIBOR or its overseas equivalent.

Market price risk

At the year end date, 99.81% (2019: 97.66%) of the net assets of the Fund were invested in ordinary shares or stock units or debt securities admitted to an official stock exchange. If the market value were to change by 10%, the value of the Fund would change by 9.98% (2019: 9.77%).

16 Direct transaction costs

Due to the nature of the investments held, no transaction costs or taxes were incurred on the Fund's purchases or sales during the current year ended 30 September 2020 (2019: £nil). The total purchases for the year amounted to £6,482,770 (2019: £29,385,411) and the total sales amounted to £51,438,450 (2019: £118,822,218).

Dealing spread

As at 30 September 2020, the average portfolio dealing spread was nil% (2019: nil%). This spread represents the difference between the values determined retrospectively by reference to the bid and offer prices of investments expressed as a percentage of the value determined by reference to the offer price.

17 Reconciliation of net revenue before taxation to net cash inflow from operating activities

	As at 30.09.20 £000	As at 30.09.19 £000
Net revenue before taxation	3,289	8,239
Removal of capital items	(4,994)	(10,816)
Decrease/(Increase) in creditors	724	(33)
Net cash outflow from operating activities	(981)	(2,610)

18 Post balance sheet events

There are no post balance sheet events which require adjustment or disclosure at the year end (2019: £nil).

Following a value assessment review dated 31 January 2021, Aviva Investors UK Fund Services Limited concluded that it would now be in investors' interests to wind-up the Aviva Investors UK Property Feeder Accumulation Fund and return cash to investors in a fair and orderly manner. With effect from 19 July 2021 the Fund will be placed into termination.

As a result of market movements since the balance sheet date on 30 September 2020, the price of each share class has changed as follows:

Share Class	Share Price in class currency 30.09.20	Share Price in class currency 28.09.21	Increase/ (Decrease) %	Net Asset Value (£) 28.09.21
Class 1 Accumulation	88.10	82.57	-6.28	31,530,067
Class 2 Accumulation	88.90	83.52	-6.05	59,414,510

DISTRIBUTION TABLES

Final distribution payable in pence per unit for the six months ended 30 September 2020

Accumulation units		Net revenue	Equalisation	Final distribution payable 30 November 2020	Final distribution paid 30 November 2019
Class 1 Accumulation units	Group 1	0.0000	–	0.0000	1.4404
	Group 2	0.0000	0.0000	0.0000	1.4404
Class 2 Accumulation units	Group 1	0.0000	–	0.0000	1.5735
	Group 2	0.0000	0.0000	0.0000	1.5735

Final Distribution

Group 1 units are those units purchased at or before 12.00 noon on 31 March 2020.

Group 2 units are those units purchased after 12:00 noon on 31 March 2020.

Interim distribution paid in pence per unit for the six months ended 31 March 2020

Accumulation units		Net revenue	Equalisation	Interim distribution paid 31 May 2020	Interim distribution paid 31 May 2019
Class 1 Accumulation units	Group 1	1.3416	–	1.3416	0.8967
	Group 2	0.5339	0.8077	1.3416	0.8967
Class 2 Accumulation units	Group 1	1.4464	–	1.4464	1.0153
	Group 2	0.8607	0.5857	1.4464	1.0153

Interim Distribution

Group 1 units are those units purchased at or before 12.00 noon on 30 September 2019.

Group 2 units are those units purchased after 12:00 noon on 30 September 2019.

Equalisation

Equalisation applies only to Group 2 units, in other words units purchased during the relevant period. It is the average amount of revenue included in the purchase price of all Group 2 units and is refunded to the holders of these units as return of capital. Being capital, it is not liable to income tax but must be deducted from the cost of units for capital gains tax purposes.

AVIVA INVESTORS UK PROPERTY FEEDER INCOME FUND

INVESTMENT OBJECTIVE

The Fund aims to provide a combination of income and growth over the long term (5 years or more), through exposure to UK property.

INVESTMENT APPROACH

Core investment

The Fund will be invested solely in the Aviva Investors UK Property Fund (the "Master Fund") other than cash and deposits, which will only be held to ensure that the Fund can meet its payment obligations.

Master Fund Strategy and environmental, social and governance ("ESG") factors

The Fund aims to achieve similar investment returns to the Master Fund. However, returns may be different as a result of the cash and deposits held by the Fund.

The Master Fund is structured as a Property Authorised Investment Fund and will invest at least 70% of its assets in UK property in normal market conditions. The Master Fund's strategy, including its consideration of ESG factors, is set out below:

The Master Fund is actively managed and the Investment Manager aims to use detailed analysis, expertise and relationships to drive income and growth for investors, rather than relying on property market movements alone. This will include making decisions such as actively managing property transactions, redeveloping properties and the negotiation of leases.

ESG factors are integrated into the due diligence performed before purchasing assets for the Master Fund, and throughout the life of the investment, with the intention of reducing risk, protecting value, and delivering enhanced income and growth. This includes engagement with the occupiers of properties to reduce energy consumption and waste, and to increase community engagement. Identification of ESG risks does not preclude investment in or the continued holding of an asset, as our ability to mitigate risks through active management of assets is also taken into account, and the Investment Manager retains discretion over the investments that are selected for the Master Fund. Aviva Investors' investment policy includes limited ESG restrictions, and further information on how we integrate Responsible Investment and these restrictions into our investment approach, and how we engage with companies is available on our website and in the prospectus.

Investors may wish to refer to the Key Investor Information Document and prospectus for the Master Fund for full details of its investment objective and the investments it can make.

Performance & Risk Measurement

The Fund's performance is compared against the Investment Association UK Direct Property Sector (the "Sector"). The Sector is an industry benchmark made up of funds which meet the Sector criteria, which includes investing at least 70% of their assets directly in UK property on average over 5 year rolling periods. The Sector also includes funds whose policy is to dedicate investment into one of the funds which meet the Sector criteria, which is the case for the Fund.

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

RISK PROFILE

The Trust invests in the Aviva Investors UK Property Fund (the Master Fund), which invests a significant proportion of its assets in physical property that at times may not always be readily saleable. Investors should be aware that during such times that the Trust's property of the Master Fund is not readily saleable, the ACD of the Master Fund may defer redemptions or suspend dealing in shares of the Master Fund, meaning that the Manager will necessarily defer redemptions of units, or suspend dealing in units in the Trust. As a result of this, the Trust may be suitable only for those investors who have capital which may be committed on a long-term basis.

Investments in property are relatively illiquid and more difficult to realise than equities or bonds.

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.

FUND MANAGER'S REPORT

TOTAL PERFORMANCE

Over the twelve months to 30 September 2020, the Fund* delivered a total return of -14.7% per cent (Share Class 1 Accumulation net of fees) compared to the Investment Association UK Direct Property Sector average of -11.85%.

AVIVA INVESTORS UK PROPERTY FUND PROFILE AND PORTFOLIO REVIEW

As the Feeder Fund invests solely in units of the Aviva Investors UK Property Fund, the following information relates to the underlying portfolio of that Fund.

During the period, the Fund Managers have continued to embed the overarching strategy of Aviva Investors Real Estate in the Fund, taking into account current and forecast structural trends and technological changes which are changing customer requirements in the property sector. However, it must be acknowledged that the global COVID-19 pandemic has significantly impacted the Fund's strategy and performance as well as resulting in an increase to significant bad debts and arrears held within the Fund. However, where appropriate, these have been provided for within the NAV on a "live" basis.

Following the announcement by the Fund's independent valuer Knight Frank that there was "material uncertainty" in the valuation of the Fund's direct property portfolio, trading in the Fund was suspended on 18 March 2020 in line with FCA guidance. The Fund remains suspended at the date of publication.

In the quarters prior to March, the Fund had sought to build a defensive cash position in anticipation of various political events including the Conservative leadership contest, a Brexit deadline and ultimately a General Election. This strategy meant that the Fund was holding a cash buffer in the region of 20% at the point of suspension.

Over-riding market conditions during and in the wake of the initial "lockdown" have made both asset disposals and day-to-day asset management activity in the Fund challenging. Initially for logistical reasons, with physical inspections being impossible and latterly as a result of increasing economic uncertainty on the part of occupiers and nervousness around growing structural trends on the part of some investors.

AVIVA INVESTORS UK PROPERTY FEEDER INCOME FUND (CONTINUED)

FUND MANAGER'S REPORT (CONTINUED)

AVIVA INVESTORS UK PROPERTY FUND PROFILE AND PORTFOLIO REVIEW (CONTINUED)

The Fund has therefore not undertaken any transactional activity in the year ending 30 September 2020, however it has continued to carry out asset management activity as summarised below:

- Seven rent reviews resulting in a net uplift of close to £100,000 p.a. in rent
- Eight lease renewals and re-gears, including the surrender of the majority of the Fund's St. James Gate, Newcastle asset and the subsequent re-letting to various sub-tenants resulting in a substantially de-risked overall income profile
- Five new lettings resulting in a net uplift of close to £300,000 p.a. in rent

OUTLOOK

The global economy has proven to be more robust to the COVID-19 crisis than many anticipated. Following the unparalleled decline in activity in first half of the year, activity has bounced back sharply, as mobility restrictions have been eased and the pressures on hospital systems have remained low. Caution on the part of most households and businesses has undoubtedly helped in preventing a more rapid spread of the virus. However, the combination of caution and restrictions on travel and hospitality continue to impede the recovery in those sectors.

This has not been a normal downturn. Although very deep, it has been decidedly short, and the start of the subsequent economic recovery is also easily identifiable. We are now four months into this economic revival. Q3 will see the strongest GDP growth rates in the post-war period, but the path of the economy after that is less clear-cut.

Given the continued uncertainty it will be important for the Fund to remain defensively positioned both in terms of its cash weighting but also from an asset management perspective, where prioritising tenant retention ahead of growth will remain important in the majority of sectors in the short term.

At the end of September, the Fund's independent valuer advised that there was sufficient evidence in the market to value the properties in the portfolio with the usual degree of certainty. The Fund Managers welcome the lifting of the "material uncertainty" clause and are optimistic that this will lead to improved liquidity in the property market. However, we are also mindful of the continuing influence of COVID-19 on the property market, and the potential impact on our near-term ability to sell properties efficiently so the Fund can maintain an adequate cash buffer to meet anticipated investors redemptions when the Fund re-opens. Consequently, the Fund will remain suspended while we continue to test the market and take action to ensure a flow of liquidity going forward.

November 2020

* Source: Lipper for Investment Management (performance calculated on a bid to bid basis, net income reinvested) as at 30 September 2020 (share class 1 accumulation, net of fees).

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.

PROPERTY RELATED SECURITIES SALES

Aviva Investors UK Property Fund†

† Investment managed by a related party.

PROPERTY RELATED SECURITIES PURCHASES

Aviva Investors UK Property Fund†

† Investment managed by a related party.

Performance History – Income Shares

Calendar year	Share Class 1 %	Share Class 2 %	Share Class 5 %
31.12.15 to 31.12.16	-3.90	-3.36	-3.32
31.12.16 to 31.12.17	8.54	9.19	9.85
31.12.17 to 31.12.18	3.40	3.70	-1.00
31.12.18 to 31.12.19	-7.70	-7.60	-8.70
31.12.19 to 31.12.20	-13.50	-13.30	-16.20

Performance History – Income Shares

Calendar year	Share Class 7** %	Benchmark Performance* %
31.12.15 to 31.12.16	N/A	0.48
31.12.16 to 31.12.17	N/A	7.54
31.12.17 to 31.12.18	N/A	3.24
31.12.18 to 31.12.19	-4.90	-0.60
31.12.19 to 31.12.20	-17.00	-5.30

* Benchmark – Investment Association UK Direct Property Sector.

** Please note that as these Funds, or Classes, are recently launched no significant past performance data is currently available.

COMPARATIVE TABLES

Class 1 Income units	2020 p per unit	2019 p per unit	2018 p per unit
Change in net assets per unit			
Opening net asset value per unit	99.16	104.03	100.74
Return before operating charges [†]	(13.85)	(1.52)	6.43
Operating charges	(0.93)	(1.06)	(1.28)
Return after operating charges [†]	(14.78)	(2.58)	5.15
Distributions	(1.30)	(2.29)	(1.86)
Closing net asset value per unit	83.08	99.16	104.03
† after direct transaction costs of	–	–	–
Performance			
Return after operating charges	(14.91)%	(2.48)%	5.11%
Other information			
Closing net asset value (£000)	50,374	64,803	94,014
Closing number of units	60,635,341	65,349,024	90,371,585
Operating charges (%) [†]	1.02%	1.02%	1.25%
Direct transaction costs (%) [#]	–	–	–
Prices[°]			
Highest unit price	98.35	103.72	107.87
Lowest unit price	82.42	99.39	99.72

Class 2 Income units	2020 p per unit	2019 p per unit	2018 p per unit
Change in net assets per unit			
Opening net asset value per unit	99.16	104.04	100.74
Return before operating charges [†]	(13.95)	(1.63)	6.34
Operating charges	(0.68)	(0.77)	(0.75)
Return after operating charges [†]	(14.63)	(2.40)	5.59
Distributions	(1.38)	(2.48)	(2.29)
Closing net asset value per unit	83.15	99.16	104.04
† after direct transaction costs of	–	–	–
Performance			
Return after operating charges	(14.75)%	(2.31)%	5.55%
Other information			
Closing net asset value (£000)	53,027	97,051	123,394
Closing number of units	63,770,106	97,875,388	118,606,648
Operating charges (%) [†]	0.74%	0.74%	0.73%
Direct transaction costs (%) [#]	–	–	–
Prices[°]			
Highest unit price	98.34	103.71	104.35
Lowest unit price	82.48	99.46	99.72

Class 5 Income units	2020 p per unit	2019 p per unit	2018 p per unit
Change in net assets per unit			
Opening net asset value per unit	97.00	101.00	100.74
Return before operating charges [†]	(15.00)	(3.34)	0.90
Operating charges	–	(0.66)	(0.64)
Return after operating charges [†]	(15.00)	(4.00)	0.26
Distributions	–	–	–
Closing net asset value per unit	82.00	97.00	101.00
† after direct transaction costs of	–	–	–
Performance			
Return after operating charges	(15.46)%	(3.96)%	0.26%
Other information			
Closing net asset value (£000)	–	–	–
Closing number of units	1	1	1
Operating charges (%) [†]	0.67%	0.67%	0.63%
Direct transaction costs (%) [#]	–	–	–
Prices[°]			
Highest unit price	96.17	102.49	102.50
Lowest unit price	81.19	95.90	99.72

Class 6 Income units	2019* p per unit	2018 p per unit
Change in net assets per unit		
Opening net asset value per unit	104.03	100.74
Return before operating charges [†]	(103.95)	6.40
Operating charges	(0.08)	(1.04)
Return after operating charges [†]	(104.03)	5.36
Distributions	–	(2.07)
Closing net asset value per unit	–	104.03
† after direct transaction costs of	–	–
Performance		
Return after operating charges	–	5.32%
Other information		
Closing net asset value (£000)	–	1,966
Closing number of units	–	1,889,803
Operating charges (%) [†]	–	1.01%
Direct transaction costs (%) [#]	–	–
Prices[°]		
Highest unit price	103.61	108.02
Lowest unit price	102.94	99.72

COMPARATIVE TABLES (CONTINUED)

	2020 p per unit	2019 p per unit	2018** p per unit
Class 7 Income units			
Change in net assets per unit			
Opening net asset value per unit	98.00	100.00	100.00
Return before operating charges [†]	(16.00)	(1.27)	1.00
Operating charges	–	(0.73)	–
Return after operating charges [†]	(16.00)	(2.00)	1.00
Distributions	–	–	(1.00)
Closing net asset value per unit	82.00	98.00	100.00
[†] after direct transaction costs of	–	–	–
Performance			
Return after operating charges	(16.33)%	(2.00)%	1.00%
Other information			
Closing net asset value (£000)	–	–	–
Closing number of units	1	1	1
Operating charges (%) [‡]	0.74%	0.74%	0.00%
Direct transaction costs (%) [#]	–	–	–
Prices[≈]			
Highest unit price	97.16	100.42	100.51
Lowest unit price	81.19	96.89	99.02

* Unit class was closed on 26 October 2018.

** Unit class was launched on 24 August 2018.

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

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

(b) The Ongoing Charge 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 based on published prices. The net asset value per unit price is based on the net asset value in the published accounts and may be different due to post period end accounting adjustments.

Ongoing Charges Figure†**

Unit class	OCF*	PER**	Total***	OCF*	PER**	Total***
	30.09.20	30.09.20	30.09.20	30.09.19	30.09.19	30.09.19
Class 1	1.02%	1.02%	2.04%	1.02%	1.02%	2.04%
Class 2	0.74%	1.02%	1.76%	0.74%	1.02%	1.76%
Class 5	0.67%	1.02%	1.69%	0.67%	1.02%	1.69%
Class 7	0.74%	1.02%	1.76%	0.74%	1.02%	1.76%

* 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 year. The OCF is made up of the Fund Management Fee and, where a fund invests a substantial portion of its assets in other funds, an amount for the pro-rated charges of those other funds (referred to as "synthetic charges" or the "synthetic" part of the ongoing charge). The figure for ongoing charges excludes performance fees and portfolio transaction costs, except in the case of an entry/exit charge paid by the Fund when buying or selling shares/units in another collective investment scheme.

** 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 the average net value of the Fund over the year.

*** The Total Ratio represents the aggregate charges of the feeder (the sub-fund) and its qualifying master scheme (the Master fund).

† The Fund purchases Share class D of the UK Property Fund which does not carry an annual management charge.

The PER for the comparative year has been revised due to reallocation of property expenses during the current year.

Please remember that past performance is not a guide to future performance and it might not be repeated. The value of investments and the revenue from them may go down as well as up and investors may not get back the amount originally invested. Because of this, you are not certain to make a profit on your investments and you may lose money.

FUND PORTFOLIO STATEMENT

As at 30 September 2020

Investment	Currency	Holding	Market Value £000	% of Net Assets
Collective Investment Schemes 99.17% (99.05%)				
Aviva Investors UK Property Fund†	GBP	124,269,336	102,546	99.17
Total collective investment schemes			102,546	99.17
Investment assets			102,546	99.17
Net other assets			855	0.83
Net assets			103,401	100.00

The comparative percentage figures in brackets are as at 30 September 2019.

† Investment managed by a related party.

STATEMENT OF TOTAL RETURN

For the year ended 30 September 2020

	Notes	£000	Year ended 30.09.20 £000	£000	Year ended 30.09.19 £000
Income					
Net capital losses	2		(21,969)		(10,102)
Revenue	3	3,015		6,755	
Expenses					
	4	(1,055)		(1,641)	
Net revenue before taxation		1,960		5,114	
Taxation	5	(237)		(732)	
Net revenue after taxation			1,723		4,382
Total return before distributions			(20,246)		(5,720)
Distributions	6		(1,829)		(4,382)
Change in net assets attributable to unitholders from investment activities			(22,075)		(10,102)

STATEMENT OF CHANGE IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

For the year ended 30 September 2020

	£000	Year ended 30.09.20 £000	£000	Year ended 30.09.19 £000
Opening net assets attributable to unitholders		161,854		219,374
Movement due to issue and cancellation of units:				
Amounts receivable on issue of units	3,686		14,422	
Amounts payable on cancellation of units	(40,626)		(63,273)	
		(36,940)		(48,851)
Dilution adjustment		562		1,433
Change in net assets attributable to unitholders from investment activities (see above)		(22,075)		(10,102)
Closing net assets attributable to unitholders		103,401		161,854

BALANCE SHEET

As at 30 September 2020

	Notes	As at 30.09.20 £000	As at 30.09.19 £000
Current assets:			
Investments	7	102,546	160,316
Debtors	8	1,732	7,977
Cash and bank balances	9	646	9
Total assets		104,924	168,302
Liabilities:			
Creditors:			
Distribution payable		–	(2,387)
Other creditors	10	(1,523)	(4,061)
Total liabilities		(1,523)	(6,448)
Net assets attributable to unitholders		103,401	161,854

CASH FLOW STATEMENT

For the year ended 30 September 2020

	Note	£000	Year ended 30.09.20 £000	£000	Year ended 30.09.19 £000
Net cash inflow/(outflow) from operating activities	17		6,275		4,876
Servicing of finance					
Distributions paid			(4,053)		(2,379)
Taxation					
Taxation paid			(969)		(148)
Financial investments					
Purchases of investments		(5,183)		(17,387)	
Sales of investments		43,202		63,841	
			38,019		46,454
Financing					
Interest paid from income		3		1	
Amounts received on issue of shares		3,952		25,650	
Amounts paid on cancellation of shares		(42,590)		(72,440)	
			(38,635)		(48,789)
Increase in cash in the year			637		14
Net cash and cash equivalents at the start of the year			9		(5)
Net cash and cash equivalents at the end of the year			646		9

NOTES TO THE FINANCIAL STATEMENTS

1 Accounting basis and policies

Please see pages 7 and 7 for accounting basis and policies.

2 Net capital losses

	Year ended 30.09.20 £000	Year ended 30.09.19 £000
Net capital losses on investment during the year comprise:		
Realised non-derivative contracts (losses)/gains	(3,026)	462
Unrealised non-derivative contracts losses	(18,943)	(10,564)
Net capital losses	(21,969)	(10,102)

3 Revenue

	Year ended 30.09.20 £000	Year ended 30.09.19 £000
Bank and deposit interest	3	2
Interest on debt securities	80	152
Property income distributions	2,155	5,146
UK dividends	777	1,455
Total revenue	3,015	6,755

4 Expenses*

	Year ended 30.09.20 £000	Year ended 30.09.19 £000
Payable to the Manager, associates of the Manager or agents of either of them:		
Fund Management Fee	1,055	1,640
Payable to the Trustee, associates of the Trustee or agents of either of them:		
Interest payable	–	1
Total expenses	1,055	1,641

* Audit Fee: The audit fee for the Aviva Investors UK Property Fund master feeder structure is borne at the level of the Aviva Investors UK Property Fund. The audit fee (excluding VAT) incurred during the year was £89,201 (2019: £60,241). The audit fee (excluding VAT) for the Aviva Investors UK Property Feeder Accumulation Fund and Aviva Investors UK Property Feeder Income Fund was £11,528 (2019: £11,639).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5 Taxation**a Analysis of tax charge**

	Year ended 30.09.20 £000	Year ended 30.09.19 £000
Corporation tax	237	732
Total current tax (see note 5b)	237	732

b Factors affecting current tax charge

The tax assessed for the year is lower (2019: lower) than the standard rate of corporation tax in the UK for an Authorised Investment Fund (20%) (2019: 20%).

The differences are explained below:

	Year ended 30.09.20 £000	Year ended 30.09.19 £000
Net revenue before taxation	1,960	5,114
Corporation tax at 20%	392	1,023
Effects of:		
UK dividends not subject to corporation tax	(155)	(291)
Current tax charge (see note 5a)	237	732

Authorised Investment Funds are exempt from tax on capital gains. Therefore, any capital return is not included in the above reconciliation.

c Deferred tax

There was no provision for deferred tax at the year end (2019: £nil).

6 Distributions

	Year ended 30.09.20 £000	Year ended 30.09.19 £000
The distributions take account of revenue received on the issue of units and revenue deducted on the cancellation of units, and comprise:		
Interim distribution	1,667	1,741
Final distribution	–	2,387
	1,667	4,128
Add: Revenue deducted on cancellation of units	179	331
Deduct: Revenue received on issue of units	(17)	(77)
Total distributions	1,829	4,382

Details of the distributions per unit are set out in the distribution tables on page 34.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

7 Fair value hierarchy

Valuation technique	As at 30.09.20 Assets £000	As at 30.09.19 Assets £000
Level 3: Unobservable data	102,546	160,316
Total value	102,546	160,316

The purpose of the fair value hierarchy is to prioritise the inputs that should be used to measure the fair value of assets and liabilities.

The highest priority is given to quoted prices at which a transaction can be entered into and the lowest priority is given to unobservable inputs. Disclosure is required of the value in each category in order to give an insight into the extent to which fair value measurements are subjective.

The disclosure is split into the following categories:

Level 1: Unadjusted quoted price in an active market for an identical instrument;

Level 2: Valuation techniques using observable inputs other than quoted prices within level 1;

Level 3: Valuation techniques using unobservable inputs.

8 Debtors

	As at 30.09.20 £000	As at 30.09.19 £000
Accrued revenue	272	3,141
Amounts receivable on issue of units	–	70
Income tax recoverable	1,460	2,475
Sales awaiting settlement	–	2,291
Total debtors	1,732	7,977

9 Cash and bank balances

	As at 30.09.20 £000	As at 30.09.19 £000
Cash and bank balances	646	9
Total cash and bank balances	646	9

10 Other creditors

	As at 30.09.20 £000	As at 30.09.19 £000
Accrued expenses	555	121
Amounts payable for cancellation of units	–	2,169
Corporation tax payable	968	1,700
Purchases awaiting settlement	–	71
Total other creditors	1,523	4,061

11 Contingent liabilities and commitments

There were no contingent liabilities or commitments at the year end (2019: £nil).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

12 Related party transactions

Aviva Investors UK Fund Services Limited, Aviva Investors Global Services Limited and the Aviva Group are deemed to be related parties per section 33.10 of FRS 102 as they are entities with control, joint control or significant influence over the entity.

The Fund Management Fees paid to Aviva Investors UK Fund Services Limited ("the Manager") are shown in note 4 and details of units issued and cancelled by the Manager are shown in the statement of change in net assets attributable to unitholders. The balance due to the Manager at the year end in respect of Fund Management Fees was £555,302 (2019: £120,756). Any balance due from the Manager in respect of issues is shown in note 8. Any balance due to the Manager in respect of cancellations is shown in note 10.

Distributions payable to the Manager and related parties of the Manager during the year amounted to £87,853 (2019: £122,787). The amount outstanding at the year end was £nil (2019: £60,939). Related parties of the Manager are deemed to be all companies under the control of Aviva Plc. This will include companies which hold shares in the Fund on behalf of other external investors.

Any investments managed and advised by Aviva Investors Global Services Limited or associated with the Aviva Group are identified on the portfolio statement.

The total purchases and sales on these investments during the year amounted to £5,111,917 (2019: £17,220,132) and £40,911,657 (2019: £64,531,525) respectively. The income received during the year amounted to £3,012,000 (2019: £6,753,052).

Holdings at the year end and movements during the year are as follows:

	Holdings at 30.09.20 (units)	Movement (units)	Holdings at 30.09.19 (units)
Manager and related parties (Class 1 Income units)	4,437	–	4,437
Manager and related parties (Class 2 Income units)	4,038,014	–	4,038,014

The Manager and related parties of the Manager are ineligible to vote at any general meeting.

13 Unitholder funds

The Fund currently has four unit classes: Class 1 (Retail) and Class 2, Class 5 and Class 7 (Institutional). The Fund Management Fee are as follows:

Class 1:	1.02%
Class 2:	0.74%
Class 5:	0.67%
Class 7:	0.74%

The net asset value per unit class, the net asset value per unit and the number of units in the class are shown on pages 23 and 24. The distributions per unit class are given in the distribution table on page 34. All the unit classes have the same rights on winding up.

14 Units in issue reconciliation

	Number of units in issue at 30.09.19	Number of units issued	Number of units cancelled	Number of units converted	Number of units in issue at 30.09.20
Class 1 Income units	65,349,024	624,760	(5,338,443)	–	60,635,341
Class 2 Income units	97,875,388	3,258,273	(37,363,555)	–	63,770,106
Class 5 Income units	1	–	–	–	1
Class 7 Income units	1	–	–	–	1

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

15 Derivatives and other financial instruments

The policies applied in the management of financial instruments are set out on page 7.

Fair value of financial assets and financial liabilities

There is no significant difference between the carrying values of the financial assets and liabilities and their fair values (2019: £nil).

Currency risk

The Fund's financial assets and liabilities are all denominated in Sterling. As a result, the Fund has no exposure to currency movement.

Interest rate risk

At the year end date 0.62% (2019: 0.01%) of the net assets of the Fund were interest bearing and as such the interest rate risk is not considered significant.

The floating rate on bank balances is linked to the Trustee's base rate.

The floating rate on deposits is linked to LIBOR or its overseas equivalent.

Market price risk

At the year end date, 99.17% (2019: 99.05%) of the net assets of the Fund were invested in ordinary shares or stock units or debt securities admitted to an official stock exchange. If the market value were to change by 10%, the value of the Fund would change by 9.92% (2019: 9.91%).

16 Direct transaction costs

Due to the nature of the investments held, no transaction costs or taxes were incurred on the Fund's purchases or sales during the current year ended 30 September 2020 (2019: £nil). The total purchases for the year amounted to £5,111,917 (2019: £17,220,132) and the total sales amounted to £40,911,657 (2019: £64,531,525).

Dealing spread

As at 30 September 2020, the average portfolio dealing spread was nil% (2019: nil%). This spread represents the difference between the values determined retrospectively by reference to the bid and offer prices of investments expressed as a percentage of the value determined by reference to the offer price.

17 Reconciliation of net revenue before taxation to net cash inflow from operating activities

	As at 30.09.20 £000	As at 30.09.19 £000
Net revenue before taxation	1,960	5,114
Decrease in debtors	3,885	(212)
Increase/(decrease) in creditors	430	(26)
Net cash inflow from operating activities	6,275	4,876

18 Post balance sheet events

There are no post balance sheet events which require adjustment or disclosure at the year end (2019: £nil).

Following a value assessment review dated 31 January 2021, Aviva Investors UK Fund Services Limited concluded that it would now be in investors' interests to wind-up the Aviva Investors UK Property Feeder Income Fund and return cash to investors in a fair and orderly manner. With effect from 19 July 2021 the Fund will be placed into termination.

As a result of market movements since the balance sheet date on 30 September 2020, the price of each share class has changed as follows:

Share Class	Share Price in class currency 30.09.20	Share Price in class currency 28.09.21	Increase/ (Decrease) %	Net Asset Value (£) 28.09.21
Class 1 Income	83.08	77.49	-6.73	25,565,900
Class 2 Income	83.15	77.67	-6.59	26,947,842
Class 5 Income	82.00	76.68	-6.49	–
Class 7 Income	82.00	76.68	-6.49	–

DISTRIBUTION TABLES

Final distribution payable in pence per unit for the six months ended 30 September 2020

Income units		Net revenue	Equalisation	Final distribution payable 30 November 2020	Final distribution paid 30 November 2019
Class 1 Income units	Group 1	0.0000	–	0.0000	1.3941
	Group 2	0.0000	0.0000	0.0000	1.3941
Class 2 Income units	Group 1	0.0000	–	0.0000	1.5076
	Group 2	0.0000	0.0000	0.0000	1.5076
Class 5 Income units	Group 1	0.0000	–	0.0000	0.0000
	Group 2	0.0000	0.0000	0.0000	0.0000
Class 7 Income units	Group 1	0.0000	–	0.0000	0.0000
	Group 2	0.0000	0.0000	0.0000	0.0000

Final Distribution

Group 1 units are those units purchased at 12:00 noon on 31 March 2020.

Group 2 units are those units purchased after 12:00 noon on 31 March 2020.

Interim distribution paid in pence per unit for the six months ended 31 March 2019

Income units		Net revenue	Equalisation	Interim distribution paid 31 May 2020	Interim distribution paid 31 May 2019
Class 1 Income units	Group 1	1.3001	–	1.3001	0.8989
	Group 2	0.9639	0.3362	1.3001	0.8989
Class 2 Income units	Group 1	1.3777	–	1.3777	0.9699
	Group 2	0.9146	0.4631	1.3777	0.9699
Class 5 Income units	Group 1	0.0000	–	0.0000	0.0000
	Group 2	0.0000	0.0000	0.0000	0.0000
Class 7 Income units	Group 1	0.0000	–	0.0000	0.0000
	Group 2	0.0000	0.0000	0.0000	0.0000

Interim Distribution

Group 1 units are those units purchased at 12:00 noon on 30 September 2019.

Group 2 units are those units purchased after 12:00 noon on 30 September 2019.

Equalisation

Equalisation applies only to Group 2 units, in other words units purchased during the relevant period. It is the average amount of revenue included in the purchase price of all Group 2 units and is refunded to the holders of these units as return of capital. Being capital, it is not liable to income tax but must be deducted from the cost of units for capital gains tax purposes.

SECURITIES FINANCING TRANSACTIONS REGULATION DISCLOSURE (UNAUDITED)

The Trust currently doesn't undertake securities financing transactions (as defined in Article 3 of Regulation (EU) 2015/2365) or use total return swaps.

STATEMENT OF THE MANAGER'S AND TRUSTEE'S RESPONSIBILITIES

The Collective Investment Schemes Sourcebook of the Financial Conduct Authority requires the Manager to prepare financial statements for each annual accounting period, which give a true and fair view of the financial position of the Trust as at the end of the year, and of the net revenue and the net gains or losses on the property of the Trust for the year then ended. In preparing the financial statements, the Manager is required to:

- comply with the requirements of the Statement of Recommended Practice relating to Authorised Funds and the Trust Deed; and
- keep proper accounting records which enable it to demonstrate that the financial statements prepared comply with the above requirements.

The Manager is responsible for the management of the Trust in accordance with its Trust Deed, Prospectus and the Regulations.

The Trustee is responsible for safeguarding the property of the Trust, and must take reasonable care to ensure that the Trust is managed by the Manager in compliance with the Regulations, the provision of the Trust Deed and Prospectus.

The Manager and Trustee are responsible for taking reasonable steps for the prevention and detection of fraud and other irregularities.

TRUSTEE'S REPORT TO THE UNITHOLDERS

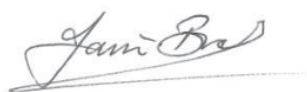
The Trustee is responsible for safeguarding the property of the Trust and, in fulfilling our obligations under the Collective Investment Schemes Sourcebook of the Financial Conduct Authority, having made due enquiries of the Manager and having carried out checks and monitoring procedures, it is the opinion of Citibank Europe Plc, UK Branch as Trustee of the Trust, to the best of our knowledge and belief, that in all respects the Manager has managed the Trust during the accounting year to 30 September 2020.

- in accordance with the limitations imposed on the investment and borrowing powers of the Manager and the Trustee by the Trust Deed, by the Prospectus and by all Regulations being in force under Section 243 of the Financial Services and Markets Act 2000; and
- otherwise in accordance with the provisions of the Prospectus and those Regulations.

Citibank Europe Plc, UK Branch
London
30 September 2021

MANAGER'S STATEMENT

We hereby approve the Report and Financial Statements of Aviva Investors UK Property Feeder Trust for the year ended 30 September 2020 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 Buckle
Director

Aviva Investors UK Fund Services Limited
London
30 September 2021

STATEMENT OF THE DEPOSITARY'S RESPONSIBILITIES AND DEPOSITARY'S REPORT TO THE UNITHOLDERS

The Depositary in its capacity as Trustee of Aviva Investors UK Property Feeder Trust must ensure that the Trust is managed in accordance with the Financial Conduct Authority's Collective Investment Schemes Sourcebook, and the Investment Funds Sourcebook, the Financial Services and Markets Act 2000, as amended, (together "the Regulations"), the Trust Deed and Prospectus (together 'the Scheme documents') as detailed below:

The Depositary must in the context of its role act honestly, fairly, professionally, independently and in the interests of the Trust and its investors.

The Depositary is responsible for the safekeeping of all custodial assets and maintaining a record of all other assets of the Trust in accordance with the regulations.

The Depositary must ensure that:

- the Trust's cash flows are properly monitored and that cash of the Trust is booked into the cash accounts in accordance with the regulations;
- the sale, issue, repurchase, redemption and cancellation of units are carried out in accordance with the regulations;
- the value of units of the Trust are calculated in accordance with the regulations;
- any consideration relating to transactions in the Trust's assets is remitted to the Trust within the usual time limits;
- the Trust's income is applied in accordance with the regulations; and
- the instructions of the Alternative Investment Fund Manager ('the AIFM' or 'the Manager') are carried out (unless they conflict with the regulations).

The Depositary also has a duty to take reasonable care to ensure that the Trust is managed in accordance with the regulations and Scheme documents of the Trust in relation to the investment and borrowing powers applicable to the Trust.

Having carried out such procedures as we consider necessary to discharge our responsibilities as Depositary of the Trust, it is our opinion, based on the information available to us and the explanations provided, that in all material respects the Trust, acting through the AIFM:

- (i) has carried out the issue, sale, redemption and cancellation, and calculation of the price of the Trust's units and the application of the Trust's income in accordance with the regulations and the Scheme documents of the Trust; and
- (ii) has observed the investment and borrowing powers and restrictions applicable to the Trust in accordance with the regulations and Scheme documents of the Trust.

J. P. Morgan Europe Limited
London
30 September 2021

INDEPENDENT AUDITORS' REPORT TO THE UNITHOLDERS OF AVIVA INVESTORS UK PROPERTY FEEDER TRUST

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINION

In our opinion, the financial statements of Aviva Investors UK Property Feeder Trust (the "Trust"):

- give a true and fair view of the financial position of the Trust and each of the sub-funds as at 30 September 2020 and of the net revenue and the net capital losses on the scheme property of the Authorised Unit Trust and each of the sub-funds for the year then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law), the Statement of Recommended Practice for UK Authorised Funds, the Collective Investment Schemes sourcebook and the Trust Deed.

Aviva Investors UK Property Feeder Trust is an Authorised Unit Trust with 2 sub-funds. The financial statements of the Trust comprise the financial statements of each of the sub-funds. We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the balance sheets as at 30 September 2020; the statements of total return, the statements of change in net assets attributable to unitholders and the cash flow statements for the year then ended; the distribution tables; the accounting policies (within the Policies and Risks section); and the notes to the financial statements.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the Trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

EMPHASIS OF MATTER – FINANCIAL STATEMENTS PREPARED ON A BASIS OTHER THAN GOING CONCERN

In forming our opinion on the financial statements, which is not modified, we draw attention to Note a on page 6 (Basis of accounting) which describes the Manager's reasons why the financial statements have been prepared on a basis other than going concern.

REPORTING ON OTHER INFORMATION

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The Manager is responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

Manager's Report

In our opinion, the information given in the Manager's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

RESPONSIBILITIES FOR THE FINANCIAL STATEMENTS AND THE AUDIT

Responsibilities of the Manager for the financial statements

As explained more fully in the Statement of the Manager's and Trustee's Responsibilities set out on page 36, the Manager is responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The Manager is also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Trust's and each of the sub-funds' ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to wind up or terminate the Trust or individual sub-fund, or has no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

INDEPENDENT AUDITORS' REPORT TO THE UNITHOLDERS OF AVIVA INVESTORS UK PROPERTY FEEDER TRUST (CONTINUED)

Use of this report

This report, including the opinions, has been prepared for and only for the Trust's unitholders as a body in accordance with paragraph 4.5.12 of the Collective Investment Schemes sourcebook and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

OTHER REQUIRED REPORTING

OPINION ON MATTER REQUIRED BY THE COLLECTIVE INVESTMENT SCHEMES SOURCEBOOK

In our opinion, we have obtained all the information and explanations we consider necessary for the purposes of the audit.

COLLECTIVE INVESTMENT SCHEMES SOURCEBOOK EXCEPTION REPORTING

Under the Collective Investment Schemes sourcebook we are also required to report to you if, in our opinion:

- proper accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records.

We have no exceptions to report arising from this responsibility.



PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Edinburgh
30 September 2021

GENERAL INFORMATION

Investments in Aviva Investors UK Property Feeder Trust to obtain returns via income and capital appreciation.

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 Manager on request) for a full description of the risks involved when investing in the 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.

The Annual Report of Aviva Investors Property Funds ICVC containing the Annual Report and Financial Statements of Aviva Investors UK Property Fund may be viewed on the internet at www.avivainvestors.com or is available from the Manager on request.

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 may be recorded for training or monitoring purposes and to comply with applicable law and regulations. Calls are free from UK landlines and mobiles.

VALUE ASSESSMENT

Value Assessments for the Aviva Investors UK Property Feeder Trust can now be found at www.avivainvestors.com/value-assessments.

REMUNERATION POLICY (UNAUDITED)

In line with the requirements of the Alternative Investment Fund Managers Directive ("AIFMD"), the ACD is subject to a remuneration policy which is consistent with the principles outlined in the European Securities and Markets Authority guidelines on sound remuneration policies under AIFMD.

Aviva Investors' remuneration framework is based on a total reward approach and is designed to reflect the success or failure against a range of personal and company performance objectives. There are four components of pay: base salary; annual bonus (including deferred bonus); long term incentive plan; and benefits. Aviva believes in rewarding strong performance and the achievement of our business and individual goals; however, the manner in which these goals are achieved is also an important factor in determining outcomes. Annual bonus awards are discretionary and where bonuses are £75,000 and over a 3 year deferral with pro-rata vesting in Aviva Investors funds and/or Aviva Group plc shares occurs.

The extent to which each aspect of performance affects the overall payment level depends on the role and responsibilities of the individual. Performance is measured against personal objectives, including Risk and Control objectives, as well as Aviva Investors' and the business unit performance against agreed targets, which are a combination of individual, business unit, Aviva Investors and Group performance over an appropriate period.

- The financial considerations includes the following comparisons:–
 - Actual results vs. prior period results
 - Actual results vs. agreed plans
 - Actual results relative to competitors
 - Actual results vs., and progress towards, our long-term target ambition.
- The non-financial considerations include risk, conduct, culture, customer and employee engagement metrics, with Aviva values clearly underpinning all our decisions. In certain roles, adherence to Responsible Investment and ESG principles will also be a consideration.
- The Performance assessment does not encourage risk taking outside the Aviva Investors stated risk appetite, and includes mechanisms by which performance against risk and conduct related measures has a significant impact on the availability and size of business and individual variable awards.

The remuneration policies are designed to ensure that any relevant conflicts of interest can be managed appropriately at all times and that the remuneration of its senior staff is in line with the risk policies and objectives of the Alternative Investment Funds ("AIF's") it manages, and takes into account the promotion of sound and effective risk management and the achievement of fair outcomes for all customers.

The ACD has no employees but is a wholly owned subsidiary of Aviva Investors Holdings Limited. For the year to 31 December 2019, apportioned remuneration based on the time assessed to be spent on the ACD AIFMD activity paid by Aviva Plc, the ultimate parent of the ACD, to its senior management team, and staff whose actions have a material impact on the risk profile of the ACD ("Code staff"), is as follows:

	Senior Management	Other Code Staff
Total Remuneration:	£1.8m	£1.5m
Of which, Fixed Remuneration:	20.5%	34.5%
Variable Remuneration:	72.5%	48.0%
Pension/Benefits:	7%	17.5%
Number of Code staff:	18	30

Aviva Investors UK Fund Services Limited.
Registered in England No. 1973412.
Authorised and regulated by the Financial Conduct Authority.
FCA Registered No. 119310.
Registered address: St Helen's, 1 Undershaft, London, EC3P 3DQ.
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