

UK Commercial Property Trust Limited ("UKCPT" or "the Company")

Net Asset Value at 31 March 2015

UK Commercial Property Trust Limited (LSE: UKCM), the largest Guernsey based, UK focused, London listed commercial property investment company, announces its unaudited quarterly Net Asset Value ("NAV") as at 31 March 2015.

Net Asset Value ("NAV")

The unaudited NAV per share as at 31 March 2015 was 84.1 pence*, representing an increase of 1.3% on the audited NAV per share of 83.0 pence as at 31 December 2014 and a total return of 2.4% in the quarter. The portfolio increased by 1.2% in the quarter on a like for like basis. This compares to an IPD balanced monthly index funds capital movement of 1.6% over the same period.

Analysis of Movement in NAV

The following tables provide an analysis of the movement in the unaudited NAV per share for the period from 1 January 2015 to 31 March 2015 and a sector analysis as at 31 March 2015:

UK Commercial Property Trust Limited Per	Share	Attributable	
1			
	(p)	Assets (£m)	
Net assets as at 1 January 2015	83.0	1,078.9	
Unrealised increase in valuation of	1.2	14.3	1.2% like for like
property portfolio			increase in property
			valuation
Capital expenditure during the period	(0.1)	(0.5)	Relates to costs
			incurred on Q1 sales
			and asset
			management
			initiatives at The
			Parade, Swindon
Income earned for the period	1.4	17.6	Equates to dividend
			cover of 96%.
Expenses for the period	(0.5)	(6.1)	Significant cash
			resources still to
Dividend paid on 27 February 2015	(0.9)	(12.0)	invest as detailed
			below.
Interest rate swaps mark to market	(0.0)	0.3	Marginal movements
revaluation			in interest rate
			expectations.
Net assets as at 31 March 2015	84.1	1,092.5	
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Sector Analysis

	Portfolio Value as at 31 Mar 2015 (£m)	Exposure as at 31 Mar 2015 (%)	Capital Value Shift (%)	Capital Value Shift (£m)
Valuation as at 31 December 2014	(2111)	(70)	(70)	1,272.3
Retail	537.2	43.4	0.2	1.3
High St – South East		9.6	0.1	0.1
High St- Rest of UK		2.2	0.8	0.2
Shopping Centres		8.9	0.4	0.4
Retail Warehouse		22.7	0.2	0.6
Offices	268.3	21.6	2.2	5.9
London - West End		11.3	1.6	2.2
South East		1.7	0.0	0.0
Rest of UK		8.6	3.6	3.7
Industrial	339.2	27.4	2.1	6.9
South East		16.9	2.1	4.2
Rest of UK		10.5	2.1	2.7
Leisure/Other	92.5	7.5	0.2	0.2
Purchase of Car Park at Regent Circus, Swindon	1.8	0.1	0.0	1.8
Sale of Pall Mall Court, Manchester				-19.5
Sale of The Sovereign Centre, Weston-super- Mare				-29.9
External valuation at 31 Mar 15	1,239.0	100.0	1.2	1,239.0

^{*}The NAV per share is calculated under International Financial Reporting Standards ("IFRS") and is unaudited. It is based on the external valuation of the Company's direct property portfolio prepared by CBRE Limited. It includes all current period income and is calculated after the deduction of all dividends paid prior to 31 March 2015. It does not include provision for any unpaid dividends relating to periods prior to 31 March 2015, i.e. the proposed dividend for the period to 31 March 2015.

The NAV per share at 31 March 2015 is based on 1,299,412,465 shares of 25p each, being the total number of shares in issue at that time.

The EPRA NAV per share (excluding swap liabilities) is 84.7p (Dec 2014 – 83.7p).

Portfolio

Sales

As previously reported in February, the Company completed the sale of The Pall Mall Court office building in Manchester for £19.5 million and The Sovereign Shopping Centre, Weston-super-Mare for £29.9 million. Both sales allowed the Company to crystallise valuation uplifts from recent asset management activity and reduce exposure to both the regional office and retail sectors, in line with strategy, while achieving an overall sale price ahead of valuation.

Purchases

On 6 February, with all relevant conditions satisfied, the Company completed a further stage payment of £1.8 million for the purchase of the car park at Regent Circus, Swindon, which is let at an annual rent of £120,000. One further payment of £2.7 million remains to be paid on completion of the letting of restaurant units 7/8.

Voids

The Company's void position as at 31 March was 3.2%, compared to 2.6% in December 2014. This rise was predominantly due to positive asset management activity which should lead to improved income and value in the future. Allowing for tenant failures through administrations, the void rate could increase to 3.9%. However, it should be highlighted that administrations do not always equate to a loss in income or value and both figures remain comfortably below the IPD benchmark void rate of 6.8%.

Gearing & Cash

Following the debt refinancing detailed below, the blended rate of interest across all the Group's debt facilities, assuming the revolving credit facility ("RCF") remains unutilised, is an attractive 2.89% with gross gearing of 18.6%* (net gearing - 10.5%**) and an average debt maturity of 7.8 years. The Company now has cash of approximately £120 million available for reinvestment through acquisitions and tactical asset management initiatives, in line with the Company's portfolio strategy.

On 8 April the Company announced it had taken out a 12 year, £100 million loan from Cornerstone Real Estate Advisers Europe LLP, a member of the MassMutual Financial Group. This loan has a fixed interest rate of 3.03% and was used to repay the £80 million Lloyds facility and associated swaps, all of which were due to expire in June 2015.

The Company also announced in April it had taken out a £50 million RCF for five years with Barclays Bank which can be drawn down or repaid at any time, at a margin of 1.5% over LIBOR. As part of this facility, Barclays agreed to reduce the margin on the existing £150 million loan facility by 0.2% to 1.5% over LIBOR and extend the term of the loan to April 2020 from May 2018. The Company also repaid the existing swaps and took out a new swap to match the extended maturity on this loan.

The debt transactions above are not reflected in the 31 March 2015 NAV as they completed in April. The effect of these transactions on the 31 March NAV would be minimal.

^{*}Gross gearing - borrowings excluding swaps divided by total assets less current liabilities

^{**}Net gearing - borrowings excluding swaps less cash divided by total assets less current liabilities and cash

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The above information is unaudited and has been calculated by Standard Life Investments Limited.