

8 September 2017

UK Commercial Property Trust Limited

UKCPT lets 7,700 sq ft to Indian restaurant Tiffins at Regent Circus, Swindon

UK Commercial Property Trust Limited (“UKCPT” or the “Company”), (FTSE 250, LSE: UKCM), which is advised by Standard Life Investments and owns a diversified portfolio of high quality income producing UK commercial property, announces that it has agreed a new 20 year FRI lease with popular Indian buffet restaurant Tiffins, for a total of 7,700 sq ft across two units at Regent Circus in Swindon.

UKCPT has agreed a rent of £132,000 per annum with Tiffins in line with ERV. The Indian restaurant is due to open at the 97,000 sq ft family-orientated leisure development in November. Regent Circus is anchored by a six-screen Cineworld and a 49,000 sq ft Morrisons supermarket, and also includes restaurant brands Prezzo, Gourmet Burger Kitchen, Nandos, ASK Italian and Coal Bar & Grill. Following this letting, Regent Circus has only one vacant 3,500 sq ft unit remaining.

Tiffins was first launched in 2008 in Cwmbram, Wales, and has since expanded to include locations in Newport, Wales and Taunton, Somerset.

Will Fulton, Fund Manager at Aberdeen Standard Investments, said: “This letting to Tiffins represented an opportunity to not only diversify Regent Circus’s strong line up of national restaurant operators, but also enhance the income profile of our portfolio through the leasing of void space to a good tenant at ERV. We look forward to introducing visitors to Tiffins’ exciting Indian dining experience in November.”

UKCPT were represented by R & C (UK) Limited and JLL.

ENDS

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Notes to Editors

UK Commercial Property Trust

UK Commercial Property Trust aims to provide shareholders with an attractive level of income together with the potential for capital and income growth from investing in and managing a diversified portfolio of high-quality, income producing UK commercial property. The Company is



advised by Standard Life Investments and owns an over £1.3bn portfolio, which in 2016 produced £68.6 million of rental income, and is diversified by location and sector across the UK, with a strong bias towards prime, institutional quality properties. UKCPT listed on the Main Market of the London Stock Exchange with a market cap of approximately £1.2 billion and is a closed-ended Guernsey registered investment company.

The Company was formed in September 2006, since when it has consistently delivered above benchmark portfolio returns leading to a NAV total return of 72.3% and share price total return of 75.7%, both considerably in excess of the wider FTSE All-Share REIT index which returned -11.8% over the same period.

Aberdeen Standard Investments is a leading global asset manager dedicated to creating long-term value for our clients, and is a brand of the investment businesses of Aberdeen Asset Management and Standard Life Investments.

For further information on UK Commercial Property Trust, please visit <https://www.ukcpt.co.uk/>.