

# Aegon Asset Management UK Unit Trust

Annual Report and Financial Statements  
for the year ended 31 March 2023

# Aegon Asset Management UK Unit Trust

## Contents

Trust Information*	2
Report of the Authorised Fund Manager*	3
Aegon Asset Management UK Unit Trust closure	4
Statements of Responsibility	5
Authorised Fund Manager's Statement*	5
Trustee's Report	6
Independent Auditors' Report to the Unitholders of Aegon Asset Management UK Unit Trust	7
Accounting Policies	9
Aegon Property Income Feeder (Income) Fund	13
Aegon Property Income Feeder (Accumulation) Fund	25
Further Information (Unaudited)*	37

\*Collectively these comprise the Authorised Fund Managers' Report. Information specific to the sub-funds is detailed within its respective section.

# Aegon Asset Management UK Unit Trust

## Trust Information

### Authorised Fund Manager (Manager)

Aegon Asset Management UK plc<sup>1</sup>  
3 Lochside Crescent  
Edinburgh  
EH12 9SA

### Directors of the Manager

Adrian Hull<sup>3</sup>  
Andrew Mack (independent non-executive director)<sup>5</sup>  
David Watson (independent non-executive director)<sup>6</sup>  
Jane Daniel<sup>7</sup>  
Kirstie MacGillivray<sup>8</sup>  
Mary Kerrigan (independent non-executive director)  
Stephen Jones  
Tom Scherer (non-executive director)

### Secretary of the Authorised Fund Manager

Gordon Syme<sup>9</sup>  
Tom Scherer<sup>10</sup>

### Registrar

Northern Trust Global Services SE UK Branch<sup>4</sup>  
50 Bank Street  
London  
E14 5NT

### Property Manager<sup>11</sup>

Savills (UK) Limited  
33 Margaret Street  
London  
W1G 0JD

### Trustee

Citibank UK Limited<sup>2</sup>  
Citigroup Centre  
Canada Square  
Canary Wharf  
London  
E14 5LB

### Custodian

Citibank N.A. London Branch<sup>4</sup>  
Citigroup Centre  
Canada Square  
Canary Wharf  
London  
E14 5LB

### Independent Auditors

PricewaterhouseCoopers LLP  
Atria One  
144 Morrison Street  
Edinburgh  
EH3 8EX

### Independent Valuer<sup>11</sup>

CBRE Limited  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

<sup>1</sup> Aegon Asset Management UK plc is authorised and regulated by the Financial Conduct Authority as an Alternative Investment Fund Manager as of 21 July 2014.

<sup>2</sup> Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

<sup>3</sup> Adrian Hull was appointed as a Director of Aegon Asset Management UK plc on 1 September 2022.

<sup>4</sup> Authorised and regulated by the Financial Conduct Authority.

<sup>5</sup> Andrew Mack was appointed as a Director of Aegon Asset Management UK plc on 21 September 2022.

<sup>6</sup> David Watson resigned as a Director of Aegon Asset Management UK plc on 21 September 2022.

<sup>7</sup> Jane Daniel resigned as a Director of Aegon Asset Management UK plc on 30 December 2022.

<sup>8</sup> Kirstie MacGillivray was appointed as a Director of Aegon Asset Management UK plc on 1 September 2022.

<sup>9</sup> Gordon Syme resigned as the Secretary of the Authorised Fund Manager on 1 July 2022.

<sup>10</sup> Tom Scherer was appointed as the Secretary of the Authorised Fund Manager on 1 July 2022.

<sup>11</sup> For the property investment held within the Master Fund Aegon Property Income Fund.

# Aegon Asset Management UK Unit Trust

## Report of the Authorised Fund Manager

### The Trust

Aegon Asset Management UK Unit Trust (the "Trust") is an authorised umbrella unit trust, with 2 sub-funds (the "Feeder Funds") as at 31 March 2023. The Trust was launched for those investors unable to invest directly in the Aegon Property Income Fund (the "Master Fund").

### Authorised Status

The Trust is a Collective Investment Scheme as defined in the Financial Services and Markets Act 2000 which is categorised as a Non-UCITS Retail Scheme ("NURS"). The Trust was authorised by the Financial Conduct Authority ("FCA") on 26 February 2014 and is governed by the Trust Deed. The Trust is an Alternative Investment Fund ("AIF") for the purposes of the FCA Rules. The Trust was granted AIF status on 21 July 2014.

### The Financial Statements

We are pleased to present the annual financial statements for the year ended 31 March 2023.

As required by the Regulations, information for each of the sub-funds has been included in these financial statements. For each sub-fund we have provided a detailed description of the strategy that was adopted during the year under review.

### Sub-fund cross holdings

At the end of the year none of the units in the sub-funds of the Trust were held by any of the sub-funds of the Trust.

### Changes to the Prospectus

There were no changes to the prospectus in the period from 1 April 2022 to 31 March 2023.

### Value Statement

The value statement for the Aegon Asset Management UK Unit Trust is available as part of a stand-alone composite report on our website <https://www.aegonam.com/en/uk-value-assessment/>.

### Significant Events

The decision was taken to close the sub-funds on 9 August 2021. The objective is now to liquidate all the assets in the Master Fund in a fair and orderly manner whilst seeking to maximise returns for investors and return their capital at the earliest opportunity.

Aegon Asset Management UK plc waived the Annual Management Charge (the "AMC") of 0.60% in full as of 1 March 2023.

# **Aegon Asset Management UK Unit Trust**

## **Report of the Authorised Fund Manager (continued)**

### **Aegon Asset Management UK Unit Trust closure**

On 9 July 2021 Aegon Asset Management UK plc confirmed that the Master Fund and the Feeder funds would close on 9 August 2021.

On closure we made a pro-rata distribution to shareholders, representing 44% of the value of the Funds. This was paid on 12 August 2021.

On 19 November 2021 we made the second pro-rata distribution to shareholders of £6m, a third pro-rata distribution of £30m on 15 February 2022, a fourth distribution of £27m on 22 April 2022, a fifth pro-rata distribution of £22m on 30 June 2022, and a sixth pro-rata distribution of £27m on 7 December 2022.

The total amount distributed back to investors is 74% of the closure NAV.

There was a seventh pro-rata distribution of £19m on 28 April 2023, and an eighth pro-rata distribution of £14m was paid on 27 June 2023.

We are also undertaking capital expenditure on several properties to enable us to optimize sale values and have retained sufficient funds to finance these commitments.

We are continuing the process of selling the remaining properties in the Aegon Property Income Fund in a fair and orderly manner, aiming to return capital to shareholders as soon as is practicable, while optimizing sale value through completion of asset management initiatives. We have committed to making further distributions to shareholders on at least a quarterly basis if enough properties have been sold in that period to enable us to make a material distribution.

# Aegon Asset Management UK Unit Trust

## Statements of Responsibility

### Statement of Authorised Fund Manager's Responsibilities

The Rules of the Financial Conduct Authority's Collective Investment Schemes Sourcebook require the Manager to prepare financial statements for each accounting year that give a true and fair view of the financial affairs of the Trust and of its net revenue and the net capital losses for the year.

In preparing the financial statements the Manager is required to:

- comply with the Prospectus and applicable accounting standards, subject to any material departures which are required to be disclosed and explained in the financial statements;
- comply with UK accounting standards, including FRS 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland and the Statement of Recommended Practice for UK Authorised Funds issued by the Investment Management Association (now known as The Investment Association) in May 2014 and amended in June 2017;
- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on a basis other than going concern as it is inappropriate to presume that the company will continue in operation for the foreseeable future. In light of the closure of the Fund on 9 August 2021, the financial statements have been prepared on a basis other than going concern; and
- take reasonable steps for the prevention and detection of fraud, error, and non-compliance with law or regulations.

The Manager is required to keep proper accounting records and to manage the Trust in accordance with the Regulations and the Trust Deed.

The report has been prepared in accordance with the Financial Conduct Authority's Collective Investment Schemes sourcebook.

### Authorised Fund Manager's Statement

In accordance with the requirements of the Financial Conduct Authority's Collective Investment Schemes sourcebook, we hereby certify the report on behalf of the Board of Aegon Asset Management UK plc.



Kirstie MacGillivray



Stephen Jones

Edinburgh  
26 July 2023

# Aegon Asset Management UK Unit Trust

## Trustee's Report

### **Statement of the Trustee's Responsibilities in Respect of the Scheme and Report of the Trustee to the Unitholders of the Aegon Asset Management UK Unit Trust ("the Trust") for the Period ended 31 March 2023.**

The Trustee is responsible for the safekeeping of all property of the Trust which is entrusted to it and ensuring proper registration of tangible moveable property, and for the collection of income arising from all such scheme property.

It is the duty of the Trustee to take reasonable care to ensure that the Trust is managed and operated in accordance with the Financial Conduct Authority's Collective Investment Schemes Sourcebook ("the Sourcebook"), the Financial Services and Markets Act 2000, as amended, and the Trust Deed and the Prospectus of the Trust, concerning: the pricing of and dealing in Trust Units; the application of income of the scheme; and the Trust investment portfolio and borrowing activities.

Having carried out procedures and enquiries considered duly necessary to discharge our responsibilities as Trustee of the scheme, based on information and explanations provided to us, we believe that, in all material respects, the Manager:

- (i) has carried out the issue, sale, redemption and cancellation, and calculation of the price of the scheme's units and the application of the scheme's income in accordance with the Sourcebook, the Trust Deed and Prospectus;
- (ii) has observed the investment and borrowing powers and restrictions applicable to the scheme; and
- (iii) has, otherwise, ensured the proper operation of the Trust.

Citibank UK Limited  
London

26 July 2023

# Aegon Asset Management UK Unit Trust

## Independent Auditors' report to the Unitholders of Aegon Asset Management UK Unit Trust

### Report on the audit of the financial statements

#### Opinion

In our opinion, the financial statements of Aegon Asset Management UK Unit Trust (the "Trust"):

- give a true and fair view of the financial position of the Trust and each of the sub-funds as at 31 March 2023 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.

Aegon Asset Management UK Unit Trust is an Authorised Unit Trust with two 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 31 March 2023; 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; 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 1 to the financial statements which describes the directors' 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 Authorised Fund 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.

Based on our work undertaken in the course of the audit, the Collective Investment Schemes sourcebook requires us also to report certain opinions as described below.

#### Authorised Fund Manager's Report

In our opinion, the information given in the Authorised Fund 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 Authorised Fund Manager for the financial statements

As explained more fully in the Statement of Authorised Fund Manager's Responsibilities, the Authorised Fund 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 Authorised Fund 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 Authorised Fund 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 Authorised Fund Manager either intends to wind up or terminate the Trust or an individual sub-fund, or has no realistic alternative but to do so.



# Aegon Asset Management UK Unit Trust

## Independent Auditors' report to the Unitholders of Aegon Asset Management UK Unit Trust (continued)

### *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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the Trust/industry, we identified that the principal risks of non-compliance with laws and regulations related to breaches of the Collective Investment Schemes sourcebook, and we considered the extent to which non-compliance might have a material effect on the financial statements, in particular those parts of the sourcebook which may directly impact on the determination of amounts and disclosures in the financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to increase revenue or to increase the net asset value of the Trust. Audit procedures performed included:

- Discussions with the Authorised Fund Manager, including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Reviewing relevant meeting minutes, including those of the Authorised Fund Manager's board of directors;
- Identifying and testing journal entries, specifically any journals posted as part of the financial year end close process; and
- Designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

### *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  
Glasgow

26 July 2023

# Aegon Asset Management UK Unit Trust

## Accounting Policies

### 1 Accounting policies

#### a) Basis of accounting

These financial statements have been prepared under the historical cost basis, as modified by the revaluation of investments. The Financial Statements have been prepared in accordance with The Financial Reporting Standard ("FRS 102") and the Statement of Recommended Practice ("SORP") for Financial Statements of Authorised Funds issued by the Investment Management Association (now known as the Investment Association) in May 2014 (revised June 2017), the Financial Conduct Authority's Collect Investment Schemes Sourcebook ("COLL") and the Trust's Trust Deed.

The Authorised Fund Manager intends to terminate the Trust and each of its sub-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. Winding up provisions have been recognised as and when the costs became obligated to the Trust. These have been disclosed within Note 6 Expenses, and Notes 12 and 10 Other creditors within the individual sub-funds.

#### b) Basis of valuation of investments

The Trust invests all or substantially all of its capital in Class F share classes of the Master Fund. This is valued at fair value, which is deemed to be the net asset value per share reported in the comparative table in the Master Funds Annual Report and Financial Statements at the end of the current accounting year.

#### c) Revenue

Income from the Master Fund is recognised on an accruals basis by reference to the amount of distributable income in the underlying investment and treated as revenue. Income received in respect of purchases of the investment during the accounting year will include an element of equalisation which includes the average amount of distributed income included in the price paid for the units. The equalisation is treated as a return of capital for taxation purposes and is not included in the distributable income.

Revenue is accrued in the Feeder Funds on a daily basis derived from the income accrued in the Master Fund, in lieu of the reporting income which is adjusted for in the subsequent accounting year when it is made available. Estimated income is calculated by looking through to the revenue of the Master Fund. Reporting revenue for the previous year is recognised in the accounting year when it is made available. Any difference adjusted for between the reporting income on the Master Fund and the estimated revenue from the Master Fund is recognised in the accounting year when it is made available.

Distributions received from the Master Fund are in three streams (dividend, interest and property).

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

#### d) Expenses

All expenses relating to the purchase and sale of investments are deemed to be a capital expense and as such are included in the cost of purchase or net proceeds from the sale of investments.

The Manager's periodic charge and all other expenses are initially charged to the revenue property of the Trust, and are accounted for on an accruals basis. These are then transferred to capital on an accruals basis for the purpose of calculating any distribution as detailed in the distribution policies.

#### e) Taxation

Provision for Corporation Tax is based at the current rate, as appropriate, on the excess of taxable revenue over allowable expenses.

Income received from the Master Fund is taxed depending on the income stream. Property Income Distributions ("PID") are received net of tax at 20%, interest distributions are received gross and dividend distributions are received gross.

Deferred taxation is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay less or receive more tax. Deferred tax assets are recognised only to the extent that the Manager considers that it will be more likely than not that there will be taxable profits from which underlying timing differences can be deducted.

#### f) Cash flow statement

The Master Fund is no longer classed as a liquid investment therefore a cash flow statement has been provided.

### 2 Distribution policies

#### a) Distribution policy

If at the end of the accounting year, revenue exceeds expenses and tax, the net revenue of the sub-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. Where a transfer is made between the revenue and capital of the same class it is acceptable not to take into account marginal tax relief in determining the distribution.

Income is distributed, at unit class level, to the unitholders in accordance with the sub-funds' prospectus on a monthly basis.

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

As the proceeds from property sales are generated, expenses related to these sales will be deducted. Any excess will be returned to investors via a capital distribution.

# Aegon Asset Management UK Unit Trust

## Accounting Policies (continued)

### 2 Distribution policies (continued)

#### b) Expenses

The Aegon Property Income Feeder (Income) Fund and the Aegon Property Income Feeder (Accumulation) Fund deduct the Manager's periodic charge and Registrar fees from capital for the purposes of calculating any distribution.

#### c) 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.

### 3 Risk management policies

The risk management systems to which the Aegon Risk and Operations teams have access for independent monitoring and risk measurement purposes include:

- BlackRock Aladdin for monitoring cash levels;
- Our valuers provide market and property sector information that allows monitoring concentration and liquidity risk. Fund Manager review and agreement of property valuations is required for the monitoring of valuation risk;
- Bloomberg and CoStar for market data and price checking.

The sub-funds invest solely in the Aegon Property Income Fund (the "Master Fund").

Risks associated with the portfolio and the Fund are monitored and reviewed at the monthly Global Real Assets Control Committee ("GRACC"). Compliance with relevant FCA, COLL and PAIF regulations, along with additional limits set in the Fund Prospectus is reported to the GRACC.

The main risks arising from financial instruments and the Manager's policies for managing these risks are stated below.

#### Market risk

Market risk is the potential for change in market value of instruments due to adverse movements in property, equity, bond, commodity, currency and other market prices, indices or interest rates or changes in the anticipated or calculated volatility of these movements.

Market risk is managed at the level of the Master Fund.

The majority of the market risk exposure of the sub-fund is to directly-held commercial properties within the Master Fund.

The market risk arising from investing in collective investment schemes and property related equities will be minimal as these assets will form a small part of the portfolio and standard statistical risk modelling is used where market data is available. We will monitor the level of investment in those asset types and where deemed appropriate we will perform standard statistical risk modelling where market data is available.

#### Concentration risk

Concentration risk is the risk of a portfolio being too concentrated in particular positions or too exposed to certain issuers. Highly concentrated positions can exacerbate market, liquidity, and counterparty risk.

Concentration risk is managed at the level of the Master Fund.

The Master Fund's assets are invested mainly in direct properties. As such the Master Fund is exposed to concentration risk through its investment strategy. To manage this risk, the Master Fund's direct portfolio is diversified geographically and by sector e.g. retail or industrial.

During the Master Fund's closure process a diversified portfolio may not be maintained as the objective is to optimise sales proceeds to investors, rather than track benchmark weightings or the previous structure of the fund. Asset sales will be carried out when business plan initiatives are completed or when market conditions are favourable.

#### Valuation risk

Valuation risk is managed at the level of the Master Fund.

This is the risk that an asset is overvalued and is worth less than expected when it matures or is sold. Immovable property and immovable property-related assets are inherently difficult to value due to the individual nature of each property. As a result, valuations are subject to uncertainty and are a matter of an independent valuer's opinion and not fact. 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.

To manage this risk, properties are valued in accordance with Royal Institution of Chartered Surveyors Valuation - Professional Standards (January 2020) on a monthly basis.

The returns available from investments in direct property depend on the amount of income earned and capital appreciation generated by the relevant property as well as expenses incurred. If the underlying properties do not generate sufficient revenues to meet their operating expenses, including capital expenditure, the direct property (and thus the Master Fund) will be adversely affected. The values of direct properties are driven by their expected yield and therefore the significant risk to the value is the Yield risk.

# Aegon Asset Management UK Unit Trust

## Accounting Policies (continued)

### 3 Risk management policies (continued)

#### Yield risk

Valuation risk is managed at the level of the Master Fund.

This is the risk that income generated by the Master Fund fluctuates over time in response to changing market conditions. In terms of yields available from investments in direct property, if sufficient revenues are not generated to meet the operating expenses from the properties there is a risk that the Master Fund's revenue can be affected. The yield from the property may be affected by tenant failure or availability of supply in the sector. Similarly, should expenditure be incurred which is nonrecoverable from the tenant due to default or because a property is void, this will also impact the yield.

To manage this risk appropriate due diligence is conducted on all tenants and direct property purchases. This includes tenant covenant assessment and a full review of the underlying occupational market. Once assets are acquired, a proactive approach to asset management is adopted. This involves regular communication with existing tenants and the implementation of asset management initiatives such as letting strategies, rent reviews and lease extensions.

If the yield of every property within the Master Fund portfolio increased by 0.5% it is estimated that the net asset value of the Aegon Property Income Feeder (Income) Fund would fall by £494,936 (31 March 2022: £2,163,528). If the yields decreased by 0.5% it is estimated that the net asset value of the Aegon Property Income Feeder (Income) Fund would rise by £550,055 (31 March 2022: £2,500,681). If the yield of every property within the Master Fund portfolio increased by 5% it is estimated that the net asset value of the Aegon Property Income Feeder (Income) Fund would fall by £3,411,171 (31 March 2022: £13,465,580) and if the yields increased by 10% the net asset value would fall by £5,071,177 (31 March 2022: £18,971,392). If the yield of the Master Fund decreased by 1% it is estimated that the net asset value of the Aegon Property Income Feeder (Income) Fund would rise by £1,164,979 (31 March 2022: £5,423,986), and if the yields decrease by 5% the net asset value would rise by £11,026,353 (31 March 2022: £83,706,693). These estimates are subject to the prevailing conditions at the time.

If the yield of every property within the Master Fund portfolio increased by 0.5% it is estimated that the net asset value of the Aegon Property Income Feeder (Accumulation) Fund would fall by £1,087,656 (31 March 2022: £4,630,142). If the yields decreased by 0.5% it is estimated that the net asset value of the Aegon Property Income Feeder (Accumulation) Fund would rise by £1,208,783 (31 March 2022: £5,351,679). If the yield of every property within the Master Fund portfolio increased by 5% it is estimated that the net asset value of the Aegon Property Income Feeder (Accumulation) Fund would fall by £7,496,282 (31 March 2022: £28,817,532) and if the yields increased by 10% the net asset value would fall by £11,144,258 (31 March 2022: £40,600,457). If the yield of the Master Fund decreased by 1% it is estimated that the net asset value of the Aegon Property Income Feeder (Accumulation) Fund would rise by £2,560,122 (31 March 2022: £11,607,809), and if the yields decrease by 5% the net asset value would rise by £24,231,165 (31 March 2022: £179,139,730). These estimates are subject to the prevailing conditions at the time.

#### Liquidity risk

Liquidity risk includes both market liquidity risk and funding risk. Market liquidity risk is the inability to trade an instrument at the desired price due to a lack of supply or market demand. Funding risk is where a fund has insufficient cash to meet its financial obligations.

Liquidity risk is primarily managed at the level of the Master Fund with the ability for the Feeder Funds to hold additional cash when necessary.

Direct property is relatively illiquid compared to other asset classes such as bonds or equities. In exceptional market conditions or where the Master Fund is subject to a high level of redemption requests the Master Fund may not be able to meet redemption requests because of increased market liquidity risk and/or increased funding risk. In these circumstances the Fund Manager may, with the prior agreement of the Depositary temporarily suspend dealing in the Master Fund.

Liquidity management is governed by the Fund Manager's Liquidity Management Policy. The policy covers liquidity limits, the use of liquidity management tools and ongoing liquidity monitoring. In order to manage liquidity risk under normal market conditions the Master Fund will generally hold cash or other liquid assets which can quickly be sold to cover redemptions.

All the creditors are payable within one year.

The negative macroeconomic impact of the Ukraine/ Russia conflict weakened investor sentiment towards UK commercial property markets, requiring repricing reflecting this, reducing market liquidity. The UK Government's mini budget caused further significant uncertainty in the market, reducing liquidity.

#### Interest rate risk

Interest rate risk is the risk that interest receivable will fluctuate as a result of changes in interest rates. Interest rate risk is managed by the Fund Manager through continuous review of interest rates inflation expectations.

The sub-funds invest cash in term deposits and as a result the exposure to floating interest rates is considered insignificant.

#### Counterparty risk

Counterparty risk is managed by applying limits to the aggregated counterparty exposures for the Master Fund with any cash held at the level of the Feeder Funds.

Counterparty risk in the Master Fund is managed by applying limits on the aggregate exposure taken to counterparties through cash, deposits, and money-market instruments. These limits are set in the FCA's rules and detailed in the prospectus.

Unless the counterparty is approved, the Master Fund cannot use the counterparty.

# Aegon Asset Management UK Unit Trust

## Accounting Policies (continued)

### 3 Risk management policies (continued)

#### 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 sub-fund increases its exposure through borrowing or the use of derivatives. The Aegon Property Income Feeder (Income) Fund and the Aegon Property Income Feeder (Accumulation) Fund were not leveraged during the year.

#### Property default risk

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

The negative impact of the Ukraine/ Russia conflict in terms of expected slowdown in economic growth and higher inflation may result in increased rental defaults in the Master Fund.

### 4 Critical accounting estimation uncertainty

#### a) Fair value of investment property

The fair value of investment property represents a significant proportion of the Master Fund's net asset at 51.76% (31 March 2022: 80.11%). Therefore the estimates and assumptions made to determine their carrying value during valuation are critical to the Master Fund's financial position and performance. The fair value of investment property is based on current prices in an active market for properties of a similar nature, condition or location - suitably adjusted. Recent prices for similar properties on less active markets, with suitable adjustments for differences, are also used for the estimation of the fair values. Furthermore, investment property is valued using discounted cash flow projections if reliable estimates and reasonable assumptions (such as rental income and operating expenses) can be made, based on external evidence. Future expenditure that will improve the property is not included in the fair value. The risk-adjusted discount rates used in the cash flow projections reflect the specific nature and location of the individual properties. The cash flows used in the projections are based on actual rental income on a suitable basis. Cost is reflected in the cash flows based on actual and accrued expenditure approved by management. The cash flows include inflation.

The year end direct property valuation the Valuers ("CBRE") have broadly applied a capital value deduction across the retail and leisure sector based on capital deduction and rent deducted as a capital sum. Capital value deductions across all other sectors have been more selective and based upon factors such as uncertainty with rental income.

Sensitivity analysis has been performed over one of the factors in determining the fair value of investment property, property yield, within Yield Risk on page 11.

#### b) Sub-fund closure expenses

Accruals have been included in the accounts in relation to the sub-fund closure for expenses. The Expenses have been accrued for the expected charges for the year ending 31 March 2024.

# Aegon Property Income Feeder (Income) Fund

## Investment objective

The investment objective is to provide income with potential for capital growth by investing in the Aegon Property Income Fund (the "Master Fund"), which invests mainly in commercial property. In light of the closure of the sub-fund on 9 August 2021, the objective will be pursued by liquidating all the assets in a fair and orderly manner whilst seeking to maximise returns for investors and return their capital at the earliest opportunity.

## Investment policy

The sub-fund will invest solely in the Master Fund. Cash may be held from time to time for the purposes of efficient portfolio management.

## Risk profile

The sub-fund was designed for retail and institutional investors seeking pooled exposure from investments mainly in commercial property in the British Isles through the Master Fund, but who are unable to invest directly into the Master Fund, and who are comfortable with a medium level of investment risk. In most cases, we expect the sub-fund to be held as part of a diversified portfolio which may include other assets such as bonds, equities and cash. Unit prices will fluctuate and may fall significantly in value. Consequently, it is important to understand that the sub-fund should be viewed as a longer term investment.

Investors should be aware of the following risk factors:

- Investment property is not as liquid as other asset classes such as bonds or equities. Investors may not be able to switch or cash-in their investment when they want to because property in the Master Fund may not always be readily saleable.
- Investment property transaction charges are higher than those which apply in other asset classes. High volumes of transactions would have a material impact on the Master Fund's returns.
- The Master Fund's investment portfolio is exposed to market price fluctuations. Property valuations are a matter of the independent valuer's opinion rather than fact.
- The yield from the investment property may be negatively affected by tenant failure or availability of supply in the sector.

The Master Fund is actively managed and exposed to a range of risks, which are listed and defined in the Aegon Property Investments Prospectus. The most material risks from this list also appear in our Key Investor Information documents ("KIID") where they are summarised in an easy-to-read format. You can find both of these documents on our website at [www.aegonam.com](http://www.aegonam.com).

## Structure

The Aegon Asset Management UK Unit Trust was launched for investors who are unable to invest directly in the Master Fund for operational or other reasons. The Aegon Asset Management UK Unit Trust is comprised of two sub-funds; Aegon Property Income Feeder (Accumulation) Fund and Aegon Property Income Feeder (Income) Fund.

The Aegon Property Income Feeder (Income) Fund gives investors the opportunity to invest indirectly into an income share class in the Master Fund (F Gross Income), where distributions of the net revenue from the Master Fund are paid out in cash each month.

As the Aegon Asset Management UK Unit Trust invests solely in the underlying Master Fund, the review of investment activity below relates directly to the Master Fund.

## Review of Fund activities\*

The Master Fund announced on 9 August 2021 that the Aegon Asset Management UK Board, in agreement with the Depositary, had decided to take the required steps to close the Aegon Property Income Fund ("APIF") and its associated Feeder Funds. This decision was taken having reassessed and stress-tested our assumptions for likely redemptions in view of a continued deterioration in investor sentiment seen across the sector. We noted an increase in the level of anticipated redemptions, which means that more property sales would be required to raise further liquidity. Given these factors, we were concerned about our ability to meet the Master Funds' investment objectives whilst also delivering daily liquidity to investors. Accordingly, we believe it is in the best interests of all our investors to close the Master Fund and focus on returning capital to investors as quickly as possible.

On 12 August 2021, 44% of the closing NAV was returned to investors, with the expectation that there would be quarterly capital payments to investors following property sales. At the time of the liquidation announcement it was expected that it would take 2 years to liquidate the portfolio. Whilst we had hoped to conclude the majority of sales by December 2022, the UK Government's mini budget in September 2022 stalled our sales as buyers became nervous as a result of the negative effect the mini budget had on pricing, confidence and appetite in all sectors. As at 31 March 2023, the Master Fund held 48.47% liquidity and up till this date had made six distributions equating to 74% of the NAV at the time of the closure announcement. An additional capital distribution of £19m was paid on 28 April 2023 and a further £14m was paid on 27 June 2023.

## Rent collection\*

Quarterly rent collection has now recovered to the levels that we saw pre-pandemic. We continue to work closely with our occupiers to monitor financial performance and to ensure the historic arrears that accrued during the pandemic are recovered.

## Sales update\*

Since the Master Fund closed in August 2021, the Master Fund has sold 29 assets for a total of circa £134m. The Master Fund has four assets remaining, with one exchanged at £11.275m. All three of the remaining assets are under offer for sale, with the purchasers undertaking their due diligence on the properties. We expect to have completed all the sales by the end of 2023, but this is dependent on market conditions and the macro-economic environment.

# Aegon Property Income Feeder (Income) Fund

## Performance\*

The Master Fund returned (37.67)% over the twelve month period to 31 March 2023, compared to (10.80)% for the IA UK Direct Property benchmark. The Master Fund changed to this benchmark in Quarter 3 2019.

The Master Fund's below benchmark performance over the twelve months reflects the continued impact of the downturn in the market caused by global events such as the aftermath of the pandemic, the war in Ukraine as well as the UK Government's mini budget which caused shock waves through the markets. The Master Fund is also selling down its assets in line with its announcement to close and so has true market price discovery for all its assets in a rapidly falling market.

The Aegon Property Income Feeder (Income) Fund returned (34.88)%.

\*For the property investment held within the Master Fund Aegon Property Income Fund.

Source: Lipper, % growth, income re-invested at pay date, NAV-NAV, GBP, net of Basic Rate Tax. Index returns are gross of Basic Rate Tax. Investors are invited to compare the Master Fund's performance against the performance of other funds within Investment Association UK Direct Property Sector. Comparison of the Master Fund against this Sector will give investors an indication of how the Master Fund is performing compared with funds investing in a similar but not identical investment universe. The above comparison should be performed over at least a 7 year period (or period since inception) to provide the most useful long term comparison.

## Authorised status

The Trust is a Non-UCITS Retail Scheme ("NURS"), in accordance with the classifications of the Collective Investment Schemes Sourcebook of the Financial Conduct Authority. The sub-fund is an Alternative Investment Fund ("AIF") for the purposes of the FCA rules.

Expense ratios	2023	2022
	B Net Inc	B Net Inc
Manager's periodic charge <sup>1</sup>	0.57%	0.60%
Other sub-fund operating expenses	0.11%	0.05%
Sub-fund closure expenses <sup>2</sup>	(0.90)%	0.35%
Synthetic OCF <sup>3</sup>	(0.19)%	0.47%
Ongoing charges figure ("OCF") <sup>4</sup>	(0.41)%	1.47%
Synthetic property expense ratio ("PER") <sup>5</sup>	2.53%	1.41%
Real estate expense ratio (OCF + PER) <sup>6</sup>	2.12%	2.88%

<sup>1</sup> The B unit class Manager fee changed from 0.60% to 0.00% on 1 March 2023.

<sup>2</sup> Sub-fund closure expenses includes estimated expenses in relation to the sub-fund liquidation, and additional accrued sub-fund operating expenses for the next year. These sub-fund closure expenses are being accrued under accounting policies and are not an estimate by Aegon Asset Management on when the sub-fund will be closed.

<sup>3</sup> The Synthetic includes Master Fund closure expenses of (0.56)% (2022: 0.30%).

<sup>4</sup> The Ongoing Charges Figures ("OCF") is calculated as the ratio of the total expenses to the average net asset value of the sub-fund over the year. The OCF is made up of the Manager's periodic charge and other operating costs deducted from the assets of the sub-fund during the year, except for those payments that are explicitly excluded by regulations.

<sup>5</sup> The Synthetic Property Expense Ratio ("PER") reflects any additional costs associated with the day-to-day operation of the direct property assets and is presented as a percentage of average net assets over the year.

<sup>6</sup> The Real Estate Expense Ratio represents the aggregate charges of the feeder (the "sub-fund") and its qualifying master scheme (the "Master Fund").

## Aegon Property Income Feeder (Income) Fund

### Comparative table

<b>B Net Income units</b>	<b>2023</b>	<b>Restated 2022</b>	<b>2021</b>
	(pence per unit)	(pence per unit)	(pence per unit)
<b>Change in net asset value per unit</b>			
Opening net assets per unit	74.21	82.73	95.02
Return before operating charges and property expenses*	(24.72)	(3.59)	(6.58)
Operating charges	(0.69)	(0.64)	(0.72)
Sub-fund closure expenses	0.59	(0.28)	-
Master Fund closure expenses	0.36	(0.23)	-
Property expenses	(1.65)	(1.11)	(1.90)
Return after operating charges and property expenses*	(26.11)	(5.85)	(9.20)
Distributions	(2.09)	(2.67)	(3.09)
Retained distributions on accumulation units	-	-	-
Closing net assets per unit	46.01	74.21	82.73
*after transaction costs of:	0.20	0.00	0.20
<b>Performance</b>			
Return after charges	(35.18)%	(7.07)%	(9.68)%
<b>Other information</b>			
Closing net asset value (£'000)	9,677	31,885	76,918
Closing number of units	21,030,037	42,967,479	92,976,365
Operating charges	1.05%	0.82%	0.73%
Sub-fund closure expenses	(0.90)%	0.35%	-
Master Fund closure expenses	(0.56)%	0.30%	-
Property expenses	2.53%	1.41%	2.15%
Direct transaction costs <sup>†</sup>	0.31%	(0.01)%	0.23%
<b>Prices</b>			
Highest unit price	76.31	81.92	93.88
Lowest unit price	46.37	75.59	81.82

<sup>†</sup>In line with the requirements of the 2014 Statement of Recommended Practice for authorised funds, direct transaction costs are stated after the proportion of the amounts collected from dilution adjustments in relation to direct transaction costs. These costs might appear positive or negative depending on the timing of investment activity within the sub-fund. The current negative charge reflects the fact that the sub-fund has collected a dilution adjustment but has not yet incurred all costs of fully investing the portfolio.



# Aegon Property Income Feeder (Income) Fund

## Portfolio Statement

The sub-fund's investments as at 31 March 2023

Holding	Investment	Market value £'000	Total net assets %
	<b>Collective Investment Schemes (31 March 2022: 100.93%)</b>		
19,598,148	Aegon Property Income Fund - Share Class F Gross Income	9,602	99.22
	<b>Portfolio of investments</b>	<b>9,602</b>	<b>99.22</b>
	Net other assets	75	0.78
	<b>Total net assets attributable to unitholders</b>	<b>9,677</b>	<b>100.00</b>

## Aegon Property Income Feeder (Income) Fund

### Statement of Total Return for the year ended 31 March 2023

	Note	£'000	2023 £'000	£'000	2022 £'000
<b>Income</b>					
Net capital losses	4		(8,161)		(6,042)
Revenue	5	671		2,049	
Expenses	6	<u>40</u>		<u>(510)</u>	
<b>Net revenue before taxation</b>		<b>711</b>		<b>1,539</b>	
Taxation	7	<u>(33)</u>		<u>(289)</u>	
Net revenue after taxation			<u>678</u>		<u>1,250</u>
Total return before distributions			(7,483)		(4,792)
Distributions	8		<u>(638)</u>		<u>(1,760)</u>
<b>Change in net assets attributable to unitholders from investment activities</b>			<b>(8,121)</b>		<b>(6,552)</b>

### Statement of Change in Net Assets Attributable to Unitholders for the year ended 31 March 2023

	£'000	2023 £'000	£'000	2022 £'000
Opening net assets attributable to unitholders		31,885		76,918
Capital distributions paid to unitholders	(14,082)		(38,481)	
Amounts payable on cancellation of units	<u>(5)</u>		<u>-</u>	
		(14,087)		(38,481)
Change in net assets attributable to unitholders from investment activities		<u>(8,121)</u>		<u>(6,552)</u>
<b>Closing net assets attributable to unitholders</b>		<b>9,677</b>		<b>31,885</b>

## Aegon Property Income Feeder (Income) Fund

### Balance Sheet as at 31 March 2023

	Note	£'000	2023 £'000	£'000	2022 £'000
<b>Assets</b>					
Current assets:					
Investments*		9,602		32,181	
Debtors	9	53		-	
Cash and cash equivalents	10	<u>42</u>		<u>-</u>	
Total assets			9,697		32,181
<b>Liabilities</b>					
Creditors					
Bank overdrafts	11	-		1	
Distribution payable		1		4	
Other creditors	12	<u>19</u>		<u>291</u>	
Total liabilities			<u>20</u>	<u>296</u>	
<b>Net assets attributable to unitholders</b>			<b>9,677</b>		<b>31,885</b>

\*Investments are classified as current assets as the Master Fund has been prepared on a basis other than going concern.

## Aegon Property Income Feeder (Income) Fund

### Cash Flow Statement for the year ended 31 March 2023

	2023	2022
	£'000	£'000
<b>Cash flows from operating activities</b>		
Net revenue before taxation	711	1,539
Adjustments for:		
Interest received	(3)	(1)
(Increase)/decrease in debtors	(53)	142
(Decrease)/increase in creditors	(188)	117
<b>Cash from operations</b>	<b>467</b>	<b>1,797</b>
Corporation tax paid	(116)	(149)
<b>Net cash generated from operating activities</b>	<b>351</b>	<b>1,648</b>
<b>Cash flows from investing activities</b>		
Proceeds from sale of investments	14,418	38,647
Interest received	3	1
<b>Net cash generated from investing activities</b>	<b>14,421</b>	<b>38,648</b>
<b>Cash flows from financing activities</b>		
Amounts paid on cancellation of units	(6)	-
Capital distributions paid to unitholders	(14,090)	(38,516)
Distributions paid	(633)	(1,845)
<b>Net cash used in financing activities</b>	<b>(14,729)</b>	<b>(40,361)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>43</b>	<b>(65)</b>
Cash and cash equivalents at beginning of year	(1)	64
<b>Cash and cash equivalents at end of year</b>	<b>42</b>	<b>(1)</b>

# Aegon Property Income Feeder (Income) Fund

## Notes to the Financial Statements

### 1 Accounting policies

The applicable accounting policies for the sub-fund are available on page 9.

### 2 Distribution policies

The applicable distribution policies for the sub-fund are available on pages 9 and 10.

### 3 Risk management risks

The applicable risk management policies for the sub-fund are available on pages 10 to 12.

### 4 Net capital losses

Net capital losses comprise:

	2023	2022
	£'000	£'000
Losses on non-derivative securities	(8,161)	(6,042)
<b>Net capital losses</b>	<b>(8,161)</b>	<b>(6,042)</b>

Total realised losses for the year were £8,496,000 (2022: losses of £13,046,000) and the movement in unrealised gains were £335,000 (2022: gains of £7,004,000). Where realised gains include amounts arising in previous years, a corresponding (loss)/gain is included in unrealised gains/(losses).

### 5 Revenue

	2023	2022
	£'000	£'000
Franked component of dividend distribution from collective investment schemes	375	274
Interest distributions from collective investment schemes	19	5
Property income distributions	274	1,769
Bank interest	3	1
<b>Total revenue</b>	<b>671</b>	<b>2,049</b>

### 6 Expenses\*†

	2023	2022
	£'000	£'000
<b>Payable to the Manager, associates of the Manager and agents of either of them:</b>		
Manager's periodic charge	111	307
Registration fees	21	23
Sub-fund closure expenses**	(172)	180
<b>Total expenses</b>	<b>(40)</b>	<b>510</b>

\*All expenditure stated above is inclusive of irrecoverable VAT where applicable.

\*\*The sub-fund closure expenses figure is impacted by the Balance Sheet figure included in Note 12 Other creditors, Accrued Fund closure expenses. The impact this year has resulted in a negative expense.

†The audit fee (excluding VAT) incurred during the year was £99,739 (2022: £96,834). The fee is borne by the Aegon Property Income Fund and includes £13,518 (excluding VAT) (2022: £13,124) charged for the audit of the Aegon Property Income Feeder (Income) Fund and Aegon Property Income Feeder (Accumulation) Fund. These funds are Feeder funds within the Master Feeder structure of the Aegon Property Authorised Investment Fund.

### 7 Taxation

#### a) Analysis of charge in the year

	2023	2022
	£'000	£'000
<b>Current tax:</b>		
UK corporation tax on profits in the year	33	289
<b>Total tax charge for the year</b>	<b>33</b>	<b>289</b>

# Aegon Property Income Feeder (Income) Fund

## Notes to the Financial Statements (continued)

### 7 Taxation (continued)

#### b) Factors affecting tax charge for the year

The tax assessed for the year is lower (2022: lower) than the standard rate of corporation tax for Authorised Unit Trusts of 20% (2022: 20%).

The differences are explained below:

	2023	2022
	£'000	£'000
Net revenue before taxation	711	1,539
Corporation tax 20% (2022: 20%)	142	308
Effects of:		
Revenue not subject to taxation	(75)	(55)
Wind up expenses not subject to tax	(34)	36
<b>Current tax charge for the year</b>	<b>33</b>	<b>289</b>

### 8 Distributions

#### a) Distributions

The distributions take account of amounts receivable on the issue of units and amounts deductible on the cancellation of units, and comprise:

	2023	2022
	£'000	£'000
Interim distributions	629	1,720
Final distribution	1	4
	<b>630</b>	<b>1,724</b>
Add: amounts deductible on cancellation of units	8	36
<b>Distributions</b>	<b>638</b>	<b>1,760</b>

Details of the distributions are set out in the table on page 24.

#### b) Movement between net revenue and distribution

	2023	2022
	£'000	£'000
Net revenue after taxation	678	1,250
Expenses transferred to capital	132	330
Closure expenses charged to capital	(172)	180
<b>Distributions</b>	<b>638</b>	<b>1,760</b>

### 9 Debtors

	2023	2022
	£'000	£'000
Accrued revenue	53	-
<b>Debtors</b>	<b>53</b>	<b>-</b>

### 10 Cash and cash equivalents

	2023	2022
	£'000	£'000
Cash and bank balances	42	-
<b>Cash and cash equivalents</b>	<b>42</b>	<b>-</b>

### 11 Bank overdrafts

	2023	2022
	£'000	£'000
Bank overdrafts	-	1
<b>Bank overdrafts</b>	<b>-</b>	<b>1</b>

# Aegon Property Income Feeder (Income) Fund

## Notes to the Financial Statements (continued)

### 12 Other creditors

	2023	2022
	£'000	£'000
Accrued expenses*	7	22
Accrued sub-fund closure expenses**	7	180
Corporation tax payable	5	89
<b>Other creditors</b>	<b>19</b>	<b>291</b>

\*Includes accrued Manager's periodic charge of £Nil (2022: £17,000).

\*\*Additional expenses accrued for the year ending March 2024 in relation to the sub-fund closure. For further information please see the accounting policy 1 (a) on page 9.

### 13 Related Parties

The Manager's periodic charge paid to Aegon Asset Management UK plc, (the Manager) is shown in Note 6 and details of amounts received and paid on units issued and cancelled are shown in the Statement of Change in Net Assets Attributable to Unitholders. The balance due to the Manager in respect of these transactions as at 31 March 2023 is £Nil (2022: £17,000 due to the Manager), a breakdown can be found in Note 12. At the year-end 38.43% (2022: 38.43%) of the units in issue were owned by AEGON Group or AEGON UK companies.

The ultimate controlling party of Aegon Asset Management UK plc is Aegon N.V. and the transactions associated with Aegon N.V., its subsidiaries and other funds managed by Aegon Asset Management UK plc are as follows:

- a) The aggregate value of purchases and sales transactions was £14,418,000 (2022: £38,647,000) and the balance outstanding at the year end was £Nil (2022: £Nil).
- b) Revenue receivable for the year was £668,000 (2022: £2,048,000) and the balance outstanding at the year end was £Nil (2022: £Nil).
- c) The aggregate value of investments held at the year end was £9,602,000 (2022: £32,181,000).

### 14 Contingent assets, liabilities and commitments

As at 31 March 2023, the sub-fund had no capital commitments and no contingent assets or liabilities (2022: Nil).

### 15 Financial instruments

The risks associated with the sub-fund are market, concentration, valuation, liquidity, and counterparty risk. Narrative disclosures are on pages 10 to 12.

### 16 Direct transaction costs

Due to the nature of the investments held, no transaction costs or taxes were incurred on the sub-fund's purchases or sales during the current year ended 31 March 2023. The total purchases for the year amounted to £Nil (2022: £Nil) and the total sales amounted to £14,418,000 (2022: £38,647,000). There is no corporate actions/in species in this sub-fund.

There is no average dealing spread on the sub-fund at 31 March 2023.

### 17 Unit classes

The sub-fund currently has 1 unit class; B. The Manager's periodic charge on the unit class is as follows:

B unit class\*: 0.00%

\*The B unit class Manager fee changed from 0.60% to 0.00% on 1 March 2023.

The net asset value of each unit class, the net asset value per unit, and the number of units in each class are given in the comparative tables on page 15. The distribution per unit class is given in the distribution tables on page 24. All unit classes have the same rights on winding up.

#### Unit class movement reconciliation

	Opening	Issued	Redeemed	Converted	Closing
31.03.2023					
B Net Income	42,967,479	-	(21,937,442)	-	21,030,037

# Aegon Property Income Feeder (Income) Fund

## Notes to the Financial Statements (continued)

### 18 Fair value hierarchy

The fair value hierarchy is intended to prioritise the inputs that are used to measure the fair value of assets and liabilities. The fair value hierarchy has the following levels:

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.

Basis of valuation	2023	2022
	£'000	£'000
1 - Unadjusted quoted prices	-	-
2 - Observable market data	-	-
3 - Unobservable data	9,602	32,181
	<b>9,602</b>	<b>32,181</b>

The sub-fund invests all or substantially all of its capital in Class F gross income share class of the Master Fund. This is valued at fair value, which is deemed to be the net asset value per unit reported in the comparative table in the Master Funds Annual Report and Financial Statements at the end of the current accounting year.

### 19 Post balance sheet events

Subsequent to balance sheet date, the net asset value movements per unit class have been disclosed within the table below to 24 July 2023. This movement takes into account routine transactions but also reflects the market movements over the period.

#### Net assets per unit

	31.03.2023	24.07.2023	Movement
B Net Income	46.97	45.51	(3.11)%

Net assets attributable to unitholders have moved from £9,677,000 on 31 March 2023 to £3,596,000 on 24 July 2023, a reduction of 62.84%. The April and June distributions have reduced the liquidity percentage on the Master Fund to 14.29%.

Since 31 March 2023 the Fund has completed the sale of City Walk, Leeds on 9 May for £11,275,000.

On 28 April 2023 a seventh pro-rata distribution of £19m was paid to shareholders by the Master Fund, and on 27 June 2023 an eighth pro-rata distribution of £14m was paid. This takes the total distributed to 81.6% of the NAV at time of closure.

On 28 April 2023 a seventh pro-rata distribution of £3m was paid to unitholders, and 27 June 2023 an eighth pro-rata distribution of £3m was paid.

The Manager has engaged Citibank to take over the provision of transfer agency services from Northern Trust from 31 July 2023.

### 20 Prior period restatements

Disclosure on the Master Fund property closure expenses has changed. In the prior year accounts, the Master Fund property closure expenses were shown in Expenses Note, but in the current year the balances have been included within the Net capital losses Note. This is because of the over-accrual of expenses in the prior year. The prior year numbers have therefore been restated. This has changed the synthetic expenses figures in the sub-fund, leading to a restatement of the Comparative table.



## Aegon Property Income Feeder (Income) Fund

### Distribution Tables

The sub-fund pays 12 distributions to its unitholders each year on the last calendar day of each month ("pay date"). Those distributions are based on the net distributable income for the previous month and are paid to those unitholders on the register on the last day of the previous month ("period end").

#### Unit Class B Net Income

Period end	Pay date	Group	Net Revenue	Equalisation*	Total Payable	2021/22 Total Paid
30/04/22	31/05/22	Group 1	0.0593	N/A	0.0593	0.2238
		Group 2	0.0593	0.0000		
31/05/22	30/06/22	Group 1	0.2415	N/A	0.2415	0.3406
		Group 2	0.2415	0.0000		
30/06/22	31/07/22	Group 1	0.6085	N/A	0.6085	0.1039
		Group 2	0.6085	0.0000		
31/07/22	31/08/22	Group 1	0.3310	N/A	0.3310	0.2003
		Group 2	0.3310	0.0000		
31/08/22	30/09/22	Group 1	0.1351	N/A	0.1351	0.2083
		Group 2	0.1351	0.0000		
30/09/22	31/10/22	Group 1	0.2379	N/A	0.2379	0.3893
		Group 2	0.2379	0.0000		
31/10/22	30/11/22	Group 1	0.1875	N/A	0.1875	0.2404
		Group 2	0.1875	0.0000		
30/11/22	31/12/22	Group 1	0.0072	N/A	0.0072	0.4242
		Group 2	0.0072	0.0000		
31/12/22	31/01/23	Group 1	0.0082	N/A	0.0082	0.1976
		Group 2	0.0082	0.0000		
31/01/23	28/02/23	Group 1	0.0078	N/A	0.0078	0.2670
		Group 2	0.0078	0.0000		
28/02/23	31/03/23	Group 1	0.2594	N/A	0.2594	0.0687
		Group 2	0.2594	0.0000		
31/03/23	30/04/23	Group 1	0.0027	N/A	0.0027	0.0097
		Group 2	0.0027	0.0000		

All distributions above are in pence per unit unless specifically stated.

\*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.

# Aegon Property Income Feeder (Accumulation) Fund

## Investment objective

The investment objective is to provide income with potential for capital growth by investing in the Aegon Property Income Fund (the "Master Fund"), which invests mainly in commercial property. In light of the closure of the sub-fund on 9 August 2021, the objective will be pursued by liquidating all the assets in a fair and orderly manner whilst seeking to maximise returns for investors and return their capital at the earliest opportunity.

## Investment policy

The sub-fund will invest solely in the Master Fund. Cash may be held from time to time for the purposes of efficient portfolio management.

## Risk profile

The sub-fund was designed for retail and institutional investors seeking pooled exposure from investments mainly in commercial property in the British Isles through the Master Fund, but who are unable to invest directly into the Master Fund, and who are comfortable with a medium level of investment risk. In most cases, we expect the sub-fund to be held as part of a diversified portfolio which may include other assets such as bonds, equities and cash. Unit prices will fluctuate and may fall significantly in value. Consequently, it is important to understand that the sub-fund should be viewed as a longer term investment.

Investors should be aware of the following risk factors:

- Investment property is not as liquid as other asset classes such as bonds or equities. Investors may not be able to switch or cash-in their Investment when they want to because property in the Master Fund may not always be readily saleable.
- Investment property transaction charges are higher than those which apply in other asset classes. High volumes of transactions would have a material impact on the Master Fund's returns.
- The Master Fund's Investment portfolio is exposed to market price fluctuations. Property valuations are a matter of the independent valuer's opinion rather than fact.
- The yield from the Investment property may be negatively affected by tenant failure or availability of supply in the sector.

The Master Fund is actively managed and exposed to a range of risks, which are listed and defined in the Aegon Property Investments Prospectus. The most material risks from this list also appear in our Key Investor Information documents ("KIID") where they are summarised in an easy-to-read format. You can find both of these documents on our website at [www.aegonam.com](http://www.aegonam.com).

## Structure

The Aegon Asset Management UK Unit Trust was launched for investors who are unable to invest directly in the Master Fund for operational or other reasons. The Aegon Asset Management UK Unit Trust is comprised of two sub-funds; Aegon Property Income Feeder (Accumulation) Fund and Aegon Property Income Feeder (Income) Fund.

The Aegon Property Income Feeder (Accumulation) Fund gives investors the opportunity to invest indirectly into an accumulation share class in the Master Fund (F Gross Accumulation), where distributions of the net revenue from the Master Fund are automatically reinvested.

As the Aegon Asset Management UK Unit Trust invests solely in the underlying Fund, the review of investment activity below relates directly to the Master Fund.

## Review of investment activities\*

The Master Fund announced on 9 August 2021 that the Aegon Asset Management UK Board, in agreement with the Depositary, had decided to take the required steps to close the Aegon Property Income Fund ("APIF") and its associated Feeder Funds. This decision was taken having reassessed and stress-tested our assumptions for likely redemptions in view of a continued deterioration in investor sentiment seen across the sector. We noted an increase in the level of anticipated redemptions, which means that more property sales would be required to raise further liquidity. Given these factors, we were concerned about our ability to meet the Master Funds' investment objectives whilst also delivering daily liquidity to investors. Accordingly, we believe it is in the best interests of all our investors to close the Master Fund and focus on returning capital to investors as quickly as possible.

On 12 August 2021, 44% of the closing NAV was returned to investors, with the expectation that there would be quarterly capital payments to investors following property sales. It is expected to take up to 2 years to liquidate the whole portfolio. Whilst we had hoped to conclude the majority of sales by December 2022, the UK Government's mini budget in September 2022 stalled our sales as buyers became nervous as a result of the negative effect the mini budget had on pricing, confidence and appetite in all sectors. As at 31 March 2023, the Master Fund held 48.47% liquidity and has made an additional six distributions to date equating to 74% of the NAV at the time of closure. An additional capital distribution of £19m was paid on 28 April 2023 and a further £14m was paid on 27 June 2023.

## Rent collection

Quarterly rent collection has now recovered to the levels that we saw pre-pandemic. We continue to work closely with our occupiers to monitor financial performance and to ensure the historic arrears that accrued during the pandemic are recovered.

## Sales update

Since the Master Fund closed in August 2021, the Master Fund has sold 29 assets for a total of circa £134m. The Master Fund has four assets remaining, with one exchanged at £11.275m. All three of the remaining assets are under offer for sale, with the purchasers undertaking their due diligence on the properties. We expect to have completed all the sales by the end of 2023, but this is dependent on market conditions and the macro-economic environment.

## Aegon Property Income Feeder (Accumulation) Fund

### Performance\*

The Master Fund returned (37.67)% over the twelve month period to 31 March 2023, compared to (10.80)% for the IA UK Direct Property benchmark. The Master Fund changed to this benchmark in Quarter 3 2019.

The Master Fund's below benchmark performance over the twelve months reflects the continued impact of the downturn in the market caused by global events such as the aftermath of the pandemic, the war in Ukraine as well as the UK Government's mini budget which caused shock waves through the markets. The Master Fund is also selling down its assets in line with its announcement to close and so has true market price discovery for all its assets in a rapidly falling market.

The Aegon Property Income Feeder (Accumulation) Fund returned (37.83)%.

\*For the property investment held within the Master Fund Aegon Property Income Fund.

Source: Lipper, % growth, income re-invested at pay date, NAV-NAV, GBP, net of Basic Rate Tax. Index returns are gross of Basic Rate Tax. Investors are invited to compare the Master Fund's performance against the performance of other funds within Investment Association UK Direct Property Sector. Comparison of the Master Fund against this Sector will give investors an indication of how the Master Fund is performing compared with funds investing in a similar but not identical investment universe. The above comparison should be performed over at least a 7 year period (or period since inception) to provide the most useful long term comparison.

### Authorised status

The Trust is a Non-UCITS Retail Scheme ("NURS"), in accordance with the classifications of the Collective Investment Schemes Sourcebook of the Financial Conduct Authority. The sub-fund is an Alternative Investment Fund ("AIF") for the purposes of the FCA rules.

Expense ratios	2023	2022
	B Net Acc	B Net Acc
Manager's periodic charge <sup>1</sup>	0.57%	0.60%
Other sub-fund operating expenses	0.05%	0.02%
Sub-fund closure expenses <sup>2</sup>	(0.83)%	0.33%
Synthetic OCF <sup>3</sup>	(0.19)%	0.47%
Ongoing charges figure ("OCF") <sup>4</sup>	(0.40)%	1.42%
Synthetic property expense ratio ("PER") <sup>5</sup>	2.53%	1.41%
Real estate expense ratio (OCF + PER) <sup>6</sup>	2.13%	2.83%

<sup>1</sup> The B unit class Manager fee changed from 0.60% to 0.00% on 1 March 2023.

<sup>2</sup> Sub-fund closure expenses includes estimated expenses in relation to the sub-fund liquidation, and additional accrued sub-fund operating expenses for the next year.

<sup>3</sup> The Synthetic includes Master Fund closure expenses of (0.56)% (2022: 0.30%).

<sup>4</sup> The Ongoing Charges Figures ("OCF") is calculated as the ratio of the total expenses to the average net asset value of the sub-fund over the year. The OCF is made up of the Manager's periodic charge and other operating costs deducted from the assets of the sub-fund during the year, except for those payments that are explicitly excluded by regulations.

<sup>5</sup> The Synthetic Property Expense Ratio ("PER") reflects any additional costs associated with the day-to-day operation of the direct property assets and is presented as a percentage of average net assets over the year.

<sup>6</sup> The Real Estate Expense Ratio represents the aggregate charges of the feeder (the "sub-fund") and its qualifying master scheme (the "Master Fund").

## Aegon Property Income Feeder (Accumulation) Fund

### Comparative table

<b>B Net Accumulation units</b>	<b>2023</b>	<b>Restated 2022</b>	<b>2021</b>
	(pence per unit)	(pence per unit)	(pence per unit)
<b>Change in net asset value per unit</b>			
Opening net assets per unit	104.69	112.71	125.02
Return before operating charges and property expenses*	(35.96)	(4.95)	(8.83)
Operating charges	(0.94)	(0.86)	(0.95)
Sub-fund closure expenses	0.78	(0.36)	-
Master Fund closure expenses	0.53	(0.32)	-
Property expenses	(2.38)	(1.53)	(2.53)
Return after operating charges and property expenses*	(37.97)	(8.02)	(12.31)
Distributions	(2.97)	(3.69)	(4.13)
Retained distributions on accumulation units	2.97	3.69	4.13
Closing net assets per unit	66.72	104.69	112.71
*after direct transaction costs of:	0.29	(0.01)	0.26
<b>Performance</b>			
Return after charges	(36.27)%	(7.12)%	(9.85)%
<b>Other information</b>			
Closing net asset value (£'000)	21,269	68,236	158,964
Closing number of units	31,879,539	65,176,039	141,032,286
Operating charges	0.99%	0.79%	0.71%
Sub-fund closure expenses	(0.83)%	0.33%	-
Master Fund closure expenses	(0.56)%	0.30%	-
Property expenses	2.53%	1.41%	2.15%
Direct transaction costs <sup>†</sup>	0.31%	(0.01)%	0.22%
<b>Prices</b>			
Highest unit price	107.99	111.61	123.68
Lowest unit price	67.21	104.95	111.48

<sup>†</sup>In line with the requirements of the 2014 Statement of Recommended Practice for authorised funds, direct transaction costs are stated after the proportion of the amounts collected from dilution adjustments in relation to direct transaction costs. These costs might appear positive or negative depending on the timing of investment activity within the sub-fund. The current negative charge reflects the fact that the sub-fund has collected a dilution adjustment but has not yet incurred all costs of fully investing the portfolio.

# Aegon Property Income Feeder (Accumulation) Fund

## Portfolio Statement

The sub-fund's investments as at 31 March 2023

Holding	Investment	Market value £'000	Total net assets %
	<b>Collective Investment Schemes (31 March 2022: 100.85%)</b>		
28,063,326	Aegon Property Income Fund - Share Class F Gross Accumulation	21,295	100.12
	<b>Portfolio of investments</b>	<b>21,295</b>	<b>100.12</b>
	Net other liabilities	(26)	(0.12)
	<b>Total net assets attributable to unitholders</b>	<b>21,269</b>	<b>100.00</b>

## Aegon Property Income Feeder (Accumulation) Fund

### Statement of Total Return for the year ended 31 March 2023

	Note	£'000	2023 £'000	£'000	2022 £'000
<b>Income</b>					
Net capital losses	4		(17,939)		(12,612)
Revenue	5	1,450		4,287	
Expenses	6	84		(1,018)	
<b>Net revenue before taxation</b>		<b>1,534</b>		<b>3,269</b>	
Taxation	7	(75)		(609)	
Net revenue after taxation			1,459		2,660
Total return before distributions			(16,480)		(9,952)
Distributions	8		(1,375)		(3,678)
<b>Change in net assets attributable to unitholders from investment activities</b>			<b>(17,855)</b>		<b>(13,630)</b>

### Statement of Change in Net Assets Attributable to Unitholders for the year ended 31 March 2023

	£'000	2023 £'000	£'000	2022 £'000
Opening net assets attributable to unitholders		68,236		158,964
Capital distributions paid to unitholders	(30,458)		(80,702)	
Amounts payable on cancellation of units	(12)		0	
		(30,470)		(80,702)
Change in net assets attributable to unitholders from investment activities		(17,855)		(13,630)
Retained distribution on accumulation units		1,358		3,604
<b>Closing net assets attributable to unitholders</b>		<b>21,269</b>		<b>68,236</b>

## Aegon Property Income Feeder (Accumulation) Fund

### Balance Sheet as at 31 March 2023

	Note	£'000	2023 £'000	£'000	2022 £'000
<b>Assets</b>					
Current assets:					
Investments*		21,295		68,817	
Debtors		-		-	
Cash and cash equivalents	9	<u>2</u>		<u>2</u>	
Total assets			21,297		68,819
<b>Liabilities</b>					
Creditors					
Other creditors	10	<u>28</u>		<u>583</u>	
Total liabilities			<u>28</u>	<u>583</u>	
<b>Net assets attributable to unitholders</b>			<b>21,269</b>		<b>68,236</b>

\*Investments are classified as current assets as the Master Fund has been prepared on a basis other than going concern.

## Aegon Property Income Feeder (Accumulation) Fund

### Cash Flow Statement for the year ended 31 March 2023

	2023	2022
	£'000	£'000
<b>Cash flows from operating activities</b>		
Net revenue before taxation	1,534	3,269
Adjustments for:		
Interest received	(2)	(1)
(Decrease)/increase in creditors	(379)	229
<b>Cash from operations</b>	<b>1,153</b>	<b>3,497</b>
Corporation tax paid	(251)	(317)
<b>Net cash generated from operating activities</b>	<b>902</b>	<b>3,180</b>
<b>Cash flows from investing activities</b>		
Proceeds from sale of investments	31,011	81,715
Purchases of investments	(1,428)	(4,194)
Interest received	2	1
<b>Net cash generated from investing activities</b>	<b>29,585</b>	<b>77,522</b>
<b>Cash flows from financing activities</b>		
Amounts paid on cancellation of units	(12)	-
Capital distributions paid to unitholders	(30,475)	(80,776)
<b>Net cash used in financing activities</b>	<b>(30,487)</b>	<b>(80,776)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>-</b>	<b>(74)</b>
Cash and cash equivalents at beginning of year	2	76
<b>Cash and cash equivalents at end of year</b>	<b>2</b>	<b>2</b>



# Aegon Property Income Feeder (Accumulation) Fund

## Notes to the Financial Statements

### 1 Accounting policies

The applicable accounting policies for the sub-fund are available on page 9.

### 2 Distribution policies

The applicable distribution policies for the sub-fund are available on pages 9 and 10.

### 3 Risk management risks

The applicable risk management policies for the sub-fund are available on pages 10 to 12.

### 4 Net capital losses

Net capital losses comprise:

	2023	2022
	£'000	£'000
Losses on non-derivative securities	(17,939)	(12,612)
<b>Net capital losses</b>	<b>(17,939)</b>	<b>(12,612)</b>

Total realised losses for the year were £18,042,000 (2022: losses of £27,284,000) and the movement in unrealised gains were £103,000 (2022: gains of £14,672,000). Where realised gains/(losses) include amounts arising in previous years, a corresponding (loss)/gain is included in unrealised gains/(losses).

### 5 Revenue

	2023	2022
	£'000	£'000
Franked component of dividend distribution from collective investment schemes	815	577
Interest distributions from collective investment schemes	40	12
Property income distributions	593	3,697
Bank interest	2	1
<b>Total revenue</b>	<b>1,450</b>	<b>4,287</b>

### 6 Expenses<sup>†</sup>

	2023	2022
	£'000	£'000
<b>Payable to the Manager, associates of the Manager and agents of either of them:</b>		
Manager's periodic charge	241	643
Registration fees	21	22
Sub-fund closure expenses <sup>**</sup>	(346)	353
<b>Total expenses</b>	<b>(84)</b>	<b>1,018</b>

\* All expenditure stated above is inclusive of irrecoverable VAT where applicable.

\*\*The sub-fund closure expenses figure is impacted by the Balance Sheet figure included in Note 10 Other creditors, Accrued Fund closure expenses. The impact this year has resulted in a negative expense.

<sup>†</sup>The audit fee (excluding VAT) incurred during the year was £99,739 (2022: £96,834). The fee is borne by the Aegon Property Income Fund and includes £13,518 (excluding VAT) (2022: £13,124) charged for the audit of the Aegon Property Income Feeder (Income) Fund and Aegon Property Income Feeder (Accumulation) Fund. These funds are Feeder funds within the Master Feeder structure of the Aegon Property Authorised Investment Fund.

### 7 Taxation

#### a) Analysis of charge in the year

	2023	2022
	£'000	£'000
<b>Current tax:</b>		
UK corporation tax on profits in the year	75	609
<b>Total tax charge for the year</b>	<b>75</b>	<b>609</b>

# Aegon Property Income Feeder (Accumulation) Fund

## Notes to the Financial Statements (continued)

### 7 Taxation (continued)

#### b) Factors affecting tax charge for the year

The tax assessed for the year is lower (2022: lower) than the standard rate of corporation tax for Authorised Unit Trusts of 20% (2022: 20%).

The differences are explained below:

	2023	2022
	£'000	£'000
Net revenue before taxation	1,534	3,269
Corporation tax 20% (2022: 20%)	307	654
Effects of:		
Revenue not subject to taxation	(163)	(116)
Wind up expenses not subject to tax	(69)	71
<b>Current tax charge for the year</b>	<b>75</b>	<b>609</b>

### 8 Distributions

#### a) Distributions

The distributions take account of amounts receivable on the issue of units and amounts deductible on the cancellation of units, and comprise:

	2023	2022
	£'000	£'000
Interim distributions	1,358	3,596
Final distribution	-	8
	<b>1,358</b>	<b>3,604</b>
Add: amounts deductible on cancellation of units	17	74
<b>Distributions</b>	<b>1,375</b>	<b>3,678</b>

Details of the distributions are set out in the table on page 36.

#### b) Movement between net revenue and distribution

	2023	2022
	£'000	£'000
Net revenue after taxation	1,459	2,660
Expenses transferred to capital	262	665
Closure expenses charged to capital	(346)	353
<b>Distributions</b>	<b>1,375</b>	<b>3,678</b>

### 9 Cash and cash equivalents

	2023	2022
	£'000	£'000
Cash and bank balances	2	2
<b>Cash and cash equivalents</b>	<b>2</b>	<b>2</b>

# Aegon Property Income Feeder (Accumulation) Fund

## Notes to the Financial Statements (continued)

### 10 Other creditors

	2023	2022
	£'000	£'000
Accrued expenses*	8	41
Accrued sub-fund closure expenses**	7	353
Corporation tax payable	13	189
<b>Other creditors</b>	<b>28</b>	<b>583</b>

\*Includes accrued Manager's periodic charge of £Nil (2022: £36,000).

\*\*Additional expenses accrued for the year ending March 2024 in relation to the sub-fund closure. For further information please see the accounting policy 1 (a) on page 9.

### 11 Related Parties

The Manager's periodic charge paid to Aegon Asset Management UK plc, (the Manager) is shown in Note 6 and details of amounts received and paid on units issued and cancelled are shown in the Statement of Change in Net Assets Attributable to Unitholders. The balance due to the Manager in respect of these transactions as at 31 March 2023 is £Nil (2022: £36,000 due to the Manager), a breakdown can be found in Note 10. At the year-end 20.12% (2022: 20.11%) of the units in issue were owned by AEGON Group or AEGON UK companies.

The ultimate controlling party of Aegon Asset Management UK plc, is Aegon N.V. and the transactions associated with Aegon N.V., its subsidiaries and other funds managed by Aegon Asset Management UK plc are as follows:

- a) The aggregate value of purchases and sales transactions was £31,011,000 (2022: £81,715,000) and the balance outstanding at the year end was £Nil (2022: £Nil).
- b) Revenue receivable for the year was £1,448,000 (2022: £4,286,000) and the balance outstanding at the year end was £Nil (2022: £Nil).
- c) The aggregate value of investments held at the year end was £21,727,000 (2022: £68,817,000).

### 12 Contingent assets, liabilities and commitments

As at 31 March 2023, the sub-fund had no capital commitments and no contingent assets or liabilities (2022: Nil).

### 13 Financial instruments

The risks associated with the sub-fund are market, concentration, valuation, liquidity, and counterparty risk. Narrative disclosures are on pages 10 to 12.

### 14 Direct transaction costs

Due to the nature of the investments held, no transaction costs or taxes were incurred on the sub-fund's purchases or sales during the current year ended 31 March 2023. The total purchases for the year amounted to £Nil (2022: £Nil) and the total sales amounted to £31,011,000 (2022: £81,715,000). There is no corporate actions/in species in this sub-fund.

There is no average dealing spread on the sub-fund at 31 March 2023.

### 15 Unit classes

The sub-fund currently has 1 unit class; B. The Manager's periodic charge on each unit class is as follows:

B unit class\*: 0.00%

\*The B unit class Manager fee changed from 0.60% to 0.00% on 1 March 2023.

The net asset value of each unit class, the net asset value per unit, and the number of units in each class are given in the comparative tables on page 27. The distribution per unit class is given in the distribution tables on page 36. All unit classes have the same rights on winding up.

#### Unit class movement reconciliation

31.03.2023	Opening	Issued	Redeemed	Converted	Closing
B Net Accumulation	65,176,039	-	(33,296,500)	-	31,879,539

# Aegon Property Income Feeder (Accumulation) Fund

## Notes to the Financial Statements (continued)

### 16 Fair value hierarchy

The fair value hierarchy is intended to prioritise the inputs that are used to measure the fair value of assets and liabilities. The fair value hierarchy has the following levels:

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.

Basis of valuation	2023 £'000	2022 £'000
1 - Unadjusted quoted prices	-	-
2 - Observable market data	-	-
3 - Unobservable data	21,295	68,817
	<b>21,295</b>	<b>68,817</b>

The sub-fund invests all or substantially all of its capital in Class F share classes of the Master Fund. This is valued at fair value, which is deemed to be the net asset value per unit reported in the comparative table in the Master Funds Annual Report and Financial Statements at the end of the current accounting year.

### 17 Post balance sheet events

Subsequent to balance sheet date, the net asset value movements per unit class have been disclosed within the table below to 24 July 2023. This movement takes into account routine transactions but also reflects the market movements over the period.

#### Net assets per unit

	31.03.2023	24.07.2023	Movement
B Net Accumulation	68.10	66.30	(2.64)%

Net assets attributable to unitholders have moved from £21,269,000 on 31 March 2023 to £7,934,000 on 24 July 2022, a reduction of 62.70%. The April and June distributions have reduced the liquidity percentage on the Master Fund to 14.29%.

Since 31 March 2023 the Fund has completed the sale of City Walk, Leeds on 9 May for £11,275,000.

On 28 April 2023 a seventh pro-rata distribution of £19m was paid to shareholders by the Master Fund, and on 27 June 2023 an eighth pro-rata distribution of £14m was paid. This takes the total distributed to 81.6% of the NAV at time of closure.

On 28 April 2023 a seventh pro-rata distribution of £8m was paid to unitholders, and 27 June 2023 an eighth pro-rata distribution of £6m was paid.

The Manager has engaged Citibank to take over the provision of transfer agency services from Northern Trust from 31 July 2023.

### 18 Prior period restatements

Disclosure on the Master Fund property closure expenses has changed. In the prior year accounts, the Master Fund property closure expenses were shown in Expenses Note, but in the current year the balances have been included within the Net capital losses Note. This is because of the over-accrual of expenses in the prior year. The prior year numbers have therefore been restated. This has changed the synthetic expenses figures in the sub-fund, leading to a restatement of the Comparative table.

# Aegon Property Income Feeder (Accumulation) Fund

## Distribution Tables

The sub-fund pays 12 distributions to its unitholders each year on the last calendar day of each month ("pay date"). Those distributions are based on the net distributable income for the previous month and are paid to those unitholders on the register on the last day of the previous month ("period end").

### Unit Class B Net Accumulation

Period end	Pay date	Group	Net Revenue	Equalisation*	Total Payable	2021/22 Total Paid
30/04/22	31/05/22	Group 1	0.0787	N/A	0.0787	0.3048
		Group 2	0.0787	0.0000		
31/05/22	30/06/22	Group 1	0.3407	N/A	0.3407	0.4633
		Group 2	0.3407	0.0000		
30/06/22	31/07/22	Group 1	0.8635	N/A	0.8635	0.1422
		Group 2	0.8635	0.0000		
31/07/22	31/08/22	Group 1	0.4724	N/A	0.4724	0.2750
		Group 2	0.4724	0.0000		
31/08/22	30/09/22	Group 1	0.1905	N/A	0.1905	0.2866
		Group 2	0.1905	0.0000		
30/09/22	31/10/22	Group 1	0.3426	N/A	0.3426	0.5378
		Group 2	0.3426	0.0000		
31/10/22	30/11/22	Group 1	0.2702	N/A	0.2702	0.3340
		Group 2	0.2702	0.0000		
30/11/22	31/12/22	Group 1	0.0089	N/A	0.0089	0.5908
		Group 2	0.0089	0.0000		
31/12/22	31/01/23	Group 1	0.0093	N/A	0.0093	0.2764
		Group 2	0.0093	0.0000		
31/01/23	28/02/23	Group 1	0.0123	N/A	0.0123	0.3743
		Group 2	0.0123	0.0000		
28/02/23	31/03/23	Group 1	0.3751	N/A	0.3751	0.0965
		Group 2	0.3751	0.0000		
31/03/23	30/04/23	Group 1	0.0012	N/A	0.0012	0.0119
		Group 2	0.0012	0.0000		

All distributions above are in pence per unit unless specifically stated.

\*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.

# Aegon Asset Management UK Unit Trust

## Further Information (unaudited)

### Base currency

The Trust's base currency is Sterling.

### Units

Each sub-fund may have up to three unit class types, B, Q and S class. Further information on investment limits, management charges, and currency denomination is available from the Manager on request. The sub-funds may offer different types of units within the classes.

Income units - Investors with this type of unit receive income payments from their unitholding periodically.

Accumulation units - With this type of unit all income earned on investments will be reinvested into the sub-fund.

### Valuation point

The valuation point for the sub-funds is midday on each dealing day. The sub-funds deal on a forward basis.

### Buying and selling units

As the sub-funds have now closed there will be no buying or selling units. Upon closure the Manager has initiated the process of making pro-rata distributions to unitholders. The Manager aims to make payments on at least a quarterly basis if enough properties have been sold in that period to enable the Master Fund to make a material distribution. The Manager will continue with this process until all properties have been sold and the sub-funds are terminated.

A copy of this announcement and a Q&A document can be found on the fund page of our website.

### Securities Financial Transactions Regulations

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

### Alternative Investment Fund Managers Directive

#### Leverage

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 Aegon Property Income Feeder (Income) Fund and the Aegon Property Income Feeder (Accumulation) Fund were not leveraged during the year.

#### Liquidity

In accordance with the AIFMD the AIFM is required to disclose the percentage of the AIF's assets which are subject to special arrangements arising from their illiquid nature. The Aegon Property Income Feeder (Income) Fund and the Aegon Property Income Feeder (Accumulation) Fund had no such assets during the year.

#### Risk

In accordance with the AIFMD the AIFM is required to disclose the current risk profile of the AIF and the risk management systems employed by the AIFM to manage those risks. These disclosures have been made within the main body of this document.

Further details on our services and products are available from our Customer Services Team whom you can call free on 0800 45 44 22 or on our website at [www.aegonam.com](http://www.aegonam.com).

### Remuneration Policy

Aegon Asset Management UK Unit Trust is managed by Aegon Asset Management UK plc.

The Remuneration Committee of Aegon Asset Management UK plc has established a Remuneration Policy to ensure that the requirements of the AIFM Remuneration Code are met proportionately for all AIFM Remuneration Code Staff. This policy applies to Aegon Asset Management UK plc and the AIFs it manages.

Further information with respect to Aegon Asset Management UK Plc's remuneration policy is available in Aegon Asset Management UK Plc's regulatory Pillar III disclosure (which is available on the responsible investing part of the Aegon Asset Management website).

# Aegon Asset Management UK Unit Trust

## Further Information (unaudited) (continued)

### Employee Remuneration Disclosure

The table below provides an overview of the following:

- Aggregate total remuneration paid by Aegon Asset Management UK plc to all Aegon Asset Management UK plc staff, and
- Aggregate total remuneration paid by Aegon Asset Management UK plc to Remuneration Code Staff

	Headcount	Total Remuneration £'000
Aegon Asset Management UK plc staff	314	37,187
of which		
Fixed remuneration	314	23,810
Variable remuneration	314	13,377

Due to the nature of the business in which Aegon Asset Management UK plc operates, it is not possible to accurately allocate the time spent by each employee on AIFMD business. As such it has been deemed appropriate to disclose total remuneration information for Aegon Asset Management UK plc.

	Headcount	Total Remuneration £'000
Aegon Asset Management UK plc	9	4,458
of which		
Remuneration Code Staff	9	4,458

### AIFM activities

The following table provides an overview of the size and composition of the Funds managed by Aegon Asset Management UK plc, including Aegon Asset Management UK Unit Trust. This shows the total number of Funds managed, the split between, and proportions of AIFs, UCITS and segregated mandates (money managed on behalf of other clients):

	Number of Funds	AUM £'000	% of AUM
Aegon Asset Management UK plc	30	32,565,315	100.00
of which			
Alternative Investment Funds	4	53,292	0.16
UCITS Funds	11	1,803,410	5.54
Money managed on behalf of other clients		27,660,338	84.94
Aegon Asset Management UK Unit Trust*	15	3,048,275	9.36

\* The figures stated for Aegon Asset Management UK Investment Portfolios ICVC include the AUM invested through Aegon Asset Management UK Unit Trust (i.e. the 2 feeder funds) as well as those invested directly in Aegon Property Income Fund. These figures are presented to the nearest £million in line with all others in the table.

## Glossary

### AIFM Remuneration Code Staff

Total remuneration will be reported for all AIFM Remuneration Code Staff as at the financial year-end. Broadly speaking, AIFM Remuneration Code Staff are those employees who are considered could have a material impact on the risk profile of Aegon Asset Management UK plc or any of the AIFs it manages (including Aegon Asset Management UK QIF plc).

### AuM

Assets under management are measured at fair market value on the relevant cut-off date. The latest available valuations are reported in the Annual Report & Accounts.

### Other Code Staff

AIFM Remuneration Code Staff that are not considered Senior Management, per the definition below.

### Senior Management

AIFM Remuneration Code Staff who are members of Aegon Asset Management UK plc board.

### Total Remuneration

Total remuneration reported will be the sum of salary, cash bonus, any deferred annual bonus, the fair value of any long term incentive awards, plus the value (actual or estimated) of any pension or benefits in kind, awarded in respect of performance in the reportable financial year, i.e. 1 January 2022 – 31 December 2022.

# Who to contact

## Investors

 [aegonam@ntrs.com](mailto:aegonam@ntrs.com)

 **0800 358 3009**

Our investor helpdesk is open from 8.30am to 5.30pm (Monday to Friday)

To improve customer service, and for training purposes, call may be recorded.