



# Value and Indexed Property Income Trust PLC

## Monthly Factsheet March 2021

PLEASE NOTE – At a General Meeting of the Company held on 7 January 2021, Shareholders approved the Company's new objective and investment policy and these are reflected in this factsheet. Shareholders also approved an amendment to the Company's Articles of Association and the updated Articles can be found on the Company's website, hosted by the Investment Managers at <https://olimproperty.co.uk/value-and-indexed-property-income-trust.html>

### KEY FACTS

Market Capitalisation	£95.0m
Total Assets (cum income)	£175.1m
Net Assets (cum income, debt at par)	£118.1m
Net Gearing (debt at par)	-8%
Net Yield	5.6%
Five Year Average Annual Dividend Growth	6.1%
Year End	March
Dividends Paid	Jan, Apr, Jul, Oct
Ticker	VIP.L, VIP LN
ISIN	GB0008484718
AIC Sector	Property UK Commercial
Next AGM	July 2021

### INVESTMENT POLICY & AIMS

Value & Indexed Property Income Trust's ("VIP") policy is to invest in directly held UK commercial property, property backed securities listed on the London Stock Exchange and cash or near cash securities. VIP will not normally invest in overseas property or securities or unquoted companies. UK directly held property will usually account for at least 80% of the total portfolio but it may fall below that level if relative market levels and investment value, or a desired increase in cash or near cash securities, make it appropriate. The Company aims to achieve long term real growth in dividends and capital value without undue risk.

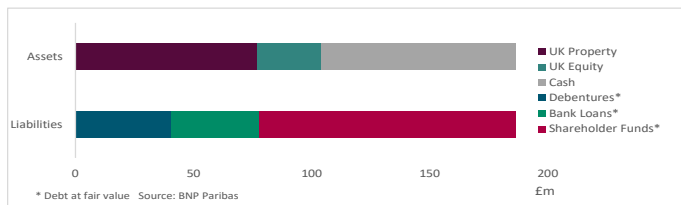
### CHARGES

Annual Management Charges	0.6%
OCR to 24/4/20	5.1%
OCR to 24/4/20 excluding debt costs	2.1%

### KEY STATISTICS

Share Price	218.0p
NAV (cum income, debt at par)	271.1p
Discount (debt at par)	19.6%
NAV (cum income, debt at fair value)	258.1p
Discount (debt at fair value)	15.5%

### DISTRIBUTION OF ASSETS & LIABILITIES



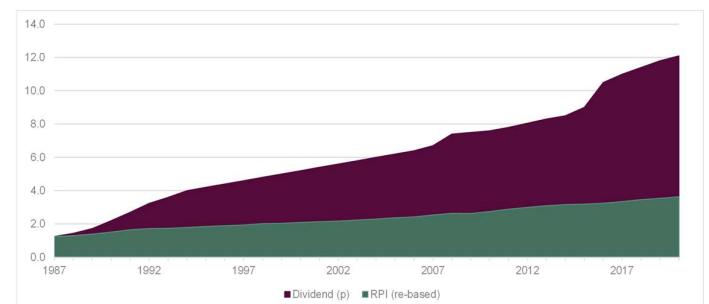
### BENCHMARK

The fund is actively managed and is benchmarked against the FTSE All Share Index. The benchmark is a target that the fund seeks to outperform. The index has been chosen as the fund's target benchmark as it best reflects the scope of the fund's investment policy. The benchmark is used solely to measure the fund's performance and does not constrain the fund's portfolio construction.

### SHARE PRICE / NAV PERFORMANCE



### DIVIDEND HISTORY



### CUMULATIVE PERFORMANCE

To 31/3/2021	1 year	3 year	5 year	10 year
<b>Total Shareholder Return</b>	39.2%	-2.4%	25.9%	81.4%
<b>NAV Total Return</b>	15.3%	-5.3%	5.3%	57.6%
<b>FTSE All Share Index Total Return</b>	26.7%	9.9%	35.7%	79.0%

Source: AIC, Morningstar

### DISCRETE PERFORMANCE

	Year to 31/3/2017	Year to 31/3/2018	Year to 31/3/2019	Year to 31/3/2020	Year to 31/3/2021
<b>Share Price Total Return</b>	21.7%	6.0%	1.2%	-30.7%	39.2%
<b>NAV Total return</b>	11.4%	-0.3%	5.7%	-22.3%	15.3%
<b>FTSE All Share Index Total Return</b>	22.0%	1.2%	6.4%	-18.5%	26.7%

Source: AIC, Morningstar



Louise Cleary

louise.cleary@olimproperty.co.uk

+44 (0) 20 7647 6701

OLIM  
Property



Patrick Harrington

patrick.harrington@olimproperty.co.uk

+44 (0) 20 7647 6701

OLIM  
Property

## PROPERTY COMMENTARY

**VIP Property Portfolio:** Specialises in commercial properties with long, index-related income streams to deliver strong, long-term real returns.

**VIP Property Portfolio Total Returns:** Over the six months to end March 2021 the Property Portfolio gave a Total Return of 4.3%. The total return for the year is 2.3%.

**VIP Property Portfolio Valued Independently as at 31 March 2021:** £80,550,000.

**Purchases in 2021:** Three index-linked supermarkets let to the Co-operative Group Food Ltd completed for £6.4m including costs at a net initial yield of 5.3% with a weighted unexpired lease length of 12.4 years.

**Sales in 2021:** Two sales at Horsham (Leasehold) and Manchester completed for £4.7m (after costs) at a combined net sale yield of 6.9% (19% above valuation).

**Rent Reviews:** 4 index-linked reviews completed in March (a combined 1.8% increase on their rents passing).

**All 31 Properties and 32 Tenancies:** Let on full repairing and insuring leases (tenants are responsible for repair, maintenance and outgoing), with upwards only rent reviews and a weighted average unexpired lease term of 17 years (15 years if the tenants' break options are exercised).

**Contracted Index-Related Income:** 91%.

**COVID-19 and Rent Collection:** It continues to be a challenging period for rent collection in some property sectors. For the December 2020 quarter to end March 2021 83% of contracted rents have been collected with 15% on agreed payment plans or granted rent free in return for lease extensions with 2% in negotiations.

## EQUITY COMMENTARY

March saw a further advance in world stock markets amidst optimism that large scale vaccination programmes would lead to many countries being able to ease lockdown measures and thus help global economies to continue their recovery. The UK stock market performed a little better than many world markets in the month, rising by 3.5% and delivering a total return of 4.0%, as infection numbers declined sharply after more than half the adult population had received their first vaccine dose.

Consequently, the UK population is gradually being released from lockdown and many service-related businesses will be able to recommence trading in the coming weeks. Economists are expecting a strong rebound in UK economic activity as pent-up demand is released and due to the continuing fiscal stimulus being applied. Despite the strong rebound, the UK economy is not expected to recoup all of its pandemic inspired losses for another two years.

VIP's equity portfolio performed ahead of the index in March, leaving it in line with the index for the year to the end of March 2021, adjusted for the large sales that have been undertaken since the change of investment policy was approved by shareholders. The performance was driven by some strong share price performances from several of the portfolio's remaining holdings including Devro (+11%), Spectris (+10%) and Unilever (+9%). The portfolio also benefitted from the February sale of its mining holdings, which fell sharply in March.

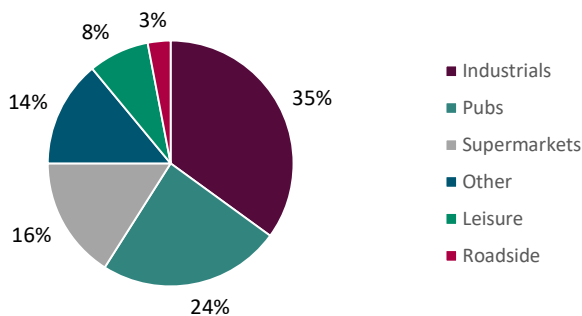
## TOP 10 HOLDINGS – PROPERTY PORTFOLIO

Holiday Park, Dover (Caravan Park)	12%
Aylesford (Industrial)	8%
Milton Keynes (Industrial)	7%
Gloucester (Industrial)	6%
Fareham (Industrial)	6%
Aberdeen (Industrial)	4%
Kirriemuir (Supermarket)	4%
York (Supermarket)	4%
London (Pub)	4%
Thetford (Industrial)	3%

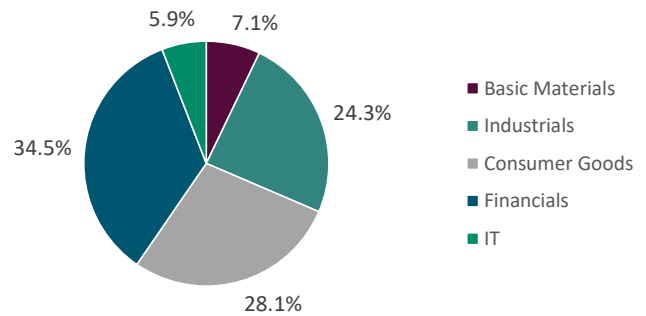
## TOP 10 HOLDINGS – EQUITY PORTFOLIO

Legal & General	14.9%
Unilever	12.8%
Spectris	11.6%
Phoenix Group	10.5%
Devro	9.3%
DS Smith	9.2%
M&G	9.1%
Croda International	7.1%
Wm Morrison	6.1%
FDM Group	5.9%

## PROPERTY SECTOR ALLOCATION



## EQUITY SECTOR ALLOCATION



## DISCLAIMER

**Please Note:** Following the change in Investment Policy to a mainly direct property trust this factsheet will in future be issued quarterly as at the end of June, September, December and March.

Please remember past performance is not a reliable indicator of future results. The value of shares and the income from them can go down as well as up as a result of market and currency fluctuations. You may not get back the amount you invest. Before any investment in Value and Indexed Property Income Trust plc (the "Company"), you should obtain and review the current Key Information Document (KID) and Investor Disclosure Document for the Company which is available at: <https://www.olimproperty.co.uk/value-and-indexed-property-income-trust.html>. Nothing in this factsheet should be considered to be or relied upon as constituting investment advice or an investment recommendation. If you are unsure about the suitability of an investment, you should contact your financial advisor. Certain risks: External factors may cause an entire asset class to decline in value and values of all shares or property may decline at the same time, or fluctuate in response to general market conditions. The Company may utilise gearing (borrowing) which will exaggerate market movements both up and down and so may magnify gains or losses. The Company may have investments concentrated in a limited number of companies and/or properties which can be more risky than holding a wider range of investments. The Company has significant exposure to property investments. These assets may be difficult to buy or sell, so changes in their price may be greater. The Company can buy-back its own shares, which can have the effect of increasing gearing. The information and opinions in this factsheet are subject to change. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions or projections contained herein. To the fullest extent permitted by law the Company, Value and Indexed Property Income Services Limited and their respective representatives shall not have any responsibility or liability whatsoever (for negligence or otherwise) for any loss howsoever arising from any use of this factsheet or its contents or otherwise arising in connection with this document. Company information, including performance calculations and other data is provided by BNP Paribas Securities Services unless otherwise stated. The ongoing charges ratio (OCR) includes the annual management charge and all other operating expenses. Issued and approved by Value and Indexed Property Income Services Limited (No: 467598), registered in Scotland with registered office at Kintyre House, 205 West George Street, Glasgow G2 2LW. Authorised and regulated by the Financial Conduct Authority.