

LPPI Real Estate ACS

Interim Report & Financial Statements (Unaudited)
for the period from 1 April 2021 to 30 September 2021

LPPI Real Estate ACS

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Annual Reports

The annual report of the LPPI Real Estate Authorised Contractual Scheme ("the ACS") will normally be published within four months from the end of each annual accounting period and the half yearly report will be published within two months of each interim accounting period. A report containing the full accounts is available on the Local Pensions Partnership Investments Ltd ("the ACS Manager") website at www.localpensionspartnership.org.uk to any person free of charge.

Documents of the ACS

The following documents may be inspected by any Unitholder or potential Unitholder free of charge during normal business hours on any Business Day at the Principal Place of Business of the ACS Manager at 1 Finsbury Avenue, London, EC2M 2PF:

- the Prospectus;
- the most recent annual and half yearly reports of the ACS; and
- the ACS Deed (and any amending documents).

Unitholders may obtain copies of the above documents from the ACS Manager. The ACS Manager may make a charge at its discretion for copies of documents (apart from the most recent annual and half yearly reports of the ACS and the Prospectus which are available free of charge to any Unitholder or potential Unitholder).

LPPI Real Estate ACS

ACS Manager's Report for the period ended 30 September 2021

About the Scheme

LPPI Real Estate ACS (the "Scheme") is an authorised contractual scheme in co-ownership form authorised by the Financial Conduct Authority ("FCA") with effect from 9 September 2019. The Scheme is a Qualified Investor Scheme under the FCA rules and is subject to the limits on investments set out in the FCA Collective Investment Schemes Sourcebook.

The Scheme is organised as an umbrella authorised contractual scheme comprising separate Sub-funds. As at 30 September 2021, the following Sub-fund was available to investors:

LPPI Real Estate Fund

Cross Sub-fund holdings within the Scheme:

As at 30 September 2021 there were no cross Sub-fund holdings within the Scheme.

The Alternative Investment Fund Managers Regulations 2013

The ACS Manager is authorised and regulated by the FCA with permission to carry on the activity of "managing an AIF" in the United Kingdom. As such, the ACS Manager has been appointed to be the alternative investment fund manager of the Scheme which is an alternative investment fund, or 'AIF', for the purposes of the Alternative Investment Fund Managers Directive ("AIFMD").

In this document the term "AIFMD" means, collectively, Directive 2011/61/EU, as implemented by Commission Delegated Regulation (EU) No. 231/2013 and transposed in the UK by SI 2013/1773 entitled 'Financial Services and Markets; The Alternative Investment Fund Managers Regulations 2013' and any other applicable UK national implementing measures, including (without limitation) the rules contained in the FCA handbook, each as may be amended or updated from time to time.

Significant Events

There were no significant events for the period from 1 April 2021 to 30 September 2021.



Richard J. Tomlinson
Chief Investment Officer
On behalf of Local Pensions Partnership Investments Ltd
26 November 2021

LPPI Real Estate ACS
Notes applicable to the Financial Statements

for the period from 1 April 2021 to 30 September 2021

Accounting Policies

The financial statements have been prepared in compliance with UK Financial Reporting Standard (“FRS”) 102 and in accordance with the Statement of Recommended Practice for Authorised Funds (the “SORP”) issued by the Investment Management Association (now known as the Investment Association) in May 2014.

All accounting and distribution policies used to prepare the interim financial statements are as per the audited financial statements for the period from 1 April 2020 to 31 March 2021.

LPPI Real Estate ACS About the Sub-fund

for the period from 1 April 2021 to 30 September 2021

Investment Objective & Policy

The LPPI Real Estate Fund (the "Sub-fund") seeks a total return (comprising income and capital growth) exceeding that of the Consumer Prices Index by 3% to 5% each year measured over a rolling 10 year period net of all fees and expenses at portfolio level.

The Sub-fund will invest in a diverse portfolio of real estate assets in the UK and globally. As well as investing directly, the Sub-fund's investment in real estate may be indirect, through collective investment schemes (including those managed by the ACS Manager), REITs and other transferable securities and derivatives.

The Sub-fund may invest in cash, money market instruments and collective investment schemes for cash management purposes and may also use derivatives for the purpose of Efficient Portfolio Management.

The Sub-fund may borrow up to 35% of its Net Asset Value ("NAV") for such purposes which include, but are not limited to, funding acquisitions, and/or redemptions or the repayment of other property related costs including, but not limited to, property development costs and property refurbishment costs and fees.

Performance Table

	1/4/2021 to 30/9/2021	1/4/2020 to 30/9/2020
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Total Return

Unit Class I

LPPI Real Estate Fund	6.9%	0.4%
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The figures quoted are based on single prices and are calculated net of fees. Performance returns are cumulative. All returns are in Sterling.

All financial investments involve an element of risk. Therefore, the value of the investment and the income from it will vary and the return of the initial investment amount cannot be guaranteed. Changes in exchange rates may cause the value of an investment to fluctuate. Past performance is not a guide to future performance and should not be the sole factor of consideration when selecting a product.

LPPI Real Estate ACS Investment Report

for the period from 1 April 2021 to 30 September 2021

LPPI Real Estate Fund ('The Sub-fund')

The Sub-fund was authorised by the FCA on 9 September 2019 and began trading on 1 October 2019.

Summary of Performance over the period

The Sub-fund returned 6.9% (net of fees) over the period from 1 April 2021 to 30 September 2021. Its benchmark over that period (MSCI UK Quarterly Property Index) returned 7.3%. Inception to date the Fund has returned 4.2% annualised versus 3.3% for the benchmark over the same period.

ACS Manager's Commentary

Rental levels and valuations across high street and shopping centre retail sectors continue to remain depressed with footfall still yet to fully recover to pre-pandemic levels. Improvement will likely take time as consumer preferences were forcefully shifted toward the practicalities of online retail. It is anticipated that retail will linearly recover in prime locations with office take-up; however, some managers have taken the opportunity to repurpose functional space for alternative amenities (car parks, cinemas, retirement accommodation) to create a more dynamic and robust yield.

Consequently, due to the shift in online retail, logistics hubs, retail warehouses and last mile solutions have outperformed and continue to grow as a sector. Asset valuations remain high; however, forecasts are equally positive, with the market much more susceptible to long-leases boasting strong income yields on assets which can be quickly repurposed for a variety of uses if a tenant vacates.

Demand continues to rise and support stable rents for Grade-A, best in-class offices with a marked increase in demand for breakout spaces, gyms & shower facilities. There is an increasing preference for a fully serviced 'plug and play' option rather than the time-consuming custom fit-out. While working from home appears here to stay, confidence remains that office take-up may continue to rise as companies designate days where they may want increased headcount for collaborative work.

UK build to rent residential remains attractive, with occupancy and rent collection rates reportedly averaging above 90% across the sector throughout 2020 during Covid-19 despite supply increases of 50% year on year since 2015.

In the alternative real estate sectors healthcare has performed well for those with best-in-class purpose-built assets as Covid highlighted inadequacies in much of the current stock. Purpose built assets that had the capability of supporting distancing and isolation significantly improved tenant welfare through the pandemic.

The Fund's total return of 6.9% over the two quarters ending 30 September 2021, comprised capital growth of 5.0% and an income return of 1.9%. Top performing holdings included two of the Fund's direct UK Industrial and Distribution assets (managed by Knight Frank Investment Management), where prices have appreciated on the back of strong lettings and optimism towards the sector, resulting in yield compression. Other contributors to performance were one of the Fund's hotel development assets which benefited from a revaluation on completion and a reversal to previous valuation falls experienced by Basecamp Student Housing Fund II, as sentiment in the sector recovered from its Covid-19 low point. Detractors over the same period came somewhat from negative foreign currency movement on the Fund's overseas holdings due to the relative weakness of GBP versus USD. In addition, a fall in capital value of one of the Fund's retail assets and the impact of the J-Curve on the DOOR SLP holding also negatively impacted Fund returns.

Global rent and service charge collection rates continue to be suppressed due to the pandemic's impact and particularly in the UK where a moratorium on pursuing commercial rent arrears was implemented by the UK Government. This remains in place and was extended to 25 March 2022. The direct UK portfolio within the Fund continues to exceed rent collection rates within the REMIT benchmark and improvement is slowly being seen across the UK overall, with the calendar Q3 2021 being the strongest across all sectors within the benchmark.

During the period, a commitment was made to the Blackstone Biomed Life Science Real Estate Fund. LPPI Real Estate Fund was able to gain access to the fund despite it being oversubscribed. The LPPI Real Estate Fund is invested in the Blackstone fund providing this commitment.

Moving forward, the ACS Manager remains confident that the Sub-fund will meet its long-term return objectives and the Sub-fund is well placed in terms of its exposure to sectors expected to outperform. These include Industrial (37%), Residential (11%) and 'Alternatives'/Other real estate asset classes which includes Healthcare and Life Science Offices (13%).

The ACS Manager is actively pursuing opportunities to invest in the UK healthcare / retirement living sector. The living sectors remain attractive due to the stable and secure income streams; therefore, consideration is being made to increasing commitments to complement current exposure.

LPPI Real Estate ACS Statistics

Net Asset Value History by Unit Class

Unit Class I as at	Net Asset Value £'000	£ per unit	Units in issue
30 September 2021	1,684,963	10,102.49	165,208
31 March 2021	1,584,077	9,588.41	165,208
30 September 2020	1,606,662	9,725.11	165,208
31 March 2020	1,386,720	10,018.45	138,417

Operating Charges Figure

Unit Class	30/9/2021	31/3/2021
Unit Class I	0.36%	0.38%

The Operating Charges figure represents the annual operating expenses of the Sub-fund expressed as a percentage of the average net assets for the period – it does not include initial charges. The Operating Charges figure includes the ACS Manager's periodic charge and all charges which are deducted directly from the Sub-fund. The Operating Charges figure is expressed as an annual percentage rate.

LPPI Real Estate ACS

Distribution Table

for the period from 1 April 2021 to 30 September 2021

First Interim Distribution in £ per unit

Group 1 – Units purchased on or after 1 January 2021

Unit Class I	Net Revenue (£ per unit)	Amount paid on 28/5/2021 (£ per unit)	Amount paid on 28/5/2020 (£ per unit)
Group 1	92.77	92.77	95.74

Second Interim Distribution in £ per unit

Group 1 – Units purchased on or after 1 April 2021

Unit Class I	Net Revenue (£ per unit)	Amount paid on 31/8/2021 (£ per unit)	Amount paid on 28/8/2020 (£ per unit)
Group 1	101.64	81.31	43.94

Third Interim Distribution in £ per unit

Group 1 – Units purchased on or after 1 July 2021

Unit Class I	Net Revenue (£ per unit)	Amount payable on 30/11/2021 (£ per unit)	Amount paid on 30/11/2020 (£ per unit)
Group 1	79.11	63.28	67.62

*Income from each Sub-fund will normally be distributed within two months of the accounting dates but the ACS Manager reserves the right to pay at a later date but no later than four months after the accounting date. For this Sub-fund, income equalisation does not apply as per Appendix 1 of Scheme's Prospectus.

LPPI Real Estate ACS

Portfolio Statement

as at 30 September 2021

Nominal Value (£000's)	Investment	Market Value (£000's)	% of Total Net Assets
Investment Property 53.40%			
13,121	Kingsland Trading Estate, St Philips Road, BRISTOL, Bristol, BS2 OJZ	14,000	0.83%
8,500	Cala Trading Estate, Ashton Vale Road, Ashton Vale, BRISTOL, Bristol, BS3 2HA	10,500	0.62%
11,400	Units 1 & 2 Kelvin Lane, CRAWLEY, West Sussex, GU10 9EZ	12,000	0.71%
29,215	Woodside Business Park, Foster Avenue, DUNSTABLE, Bedfordshire, LU5 5TA	36,700	2.18%
8,700	Crown Road, Unit C, Crown Road, ENFIELD, Greater London, EN1 1TH	16,200	0.96%
12,100	Slyfield Industrial Estate, GUILDFORD, Surrey, GU1 1SQ	13,500	0.80%
14,900	Scimitar Park, Roydon Road, HARLOW, Essex, CM19 5GU	15,000	0.89%
24,200	Oxonian Park, 1-12 Oxonian Park, KIDLINGTON, Oxfordshire, OX5 1FP	30,600	1.81%
28,800	Spectrum West, 20/20 Business Park, St Lawrence Avenue/St Barnabus Close, MAIDSTONE, Kent, ME1 6OLL	32,700	1.94%
23,800	Tuscany Way, Wakefield Westport, Normanton, WAKEFIELD, Yorkshire, WF6 2UA	27,285	1.62%
20,750	Wakefield Distribution Centre, Wakefield Europort, Normanton, WAKEFIELD, Yorkshire, WF6 2UA	25,700	1.52%
54,800	1-6 Weir Rd & 15 Endeavour Way, Units 1-6, Weir Road, WIMBLEDON, Greater London, SW19 8UG	67,850	4.02%
8,435	GWR Building, 1 Passage Street, BRISTOL, Bristol, BS2 OJF	9,425	0.56%
17,000	Eastgate Court, High Street, GUILDFORD, Surrey, GU1 3DE	13,600	0.81%
16,000	Wates House, Station Approach, LEATHERHEAD, Surrey, KT22 7SQ	16,125	0.96%
37,539	33, Wellington Street, LEEDS, Yorkshire, LS1 4JP	40,400	2.40%
21,000	Lower James Street, 8 - 10, Lower James Street, LONDON, Greater London, W1F 9EL	19,600	1.16%
33,750	Dufferin Street, 1- 3, Dufferin Street, LONDON, Greater London, EC1Y 8NA	32,000	1.90%
16,000	41-53 Goswell Road, LONDON, Greater London, EC1V 7EH	14,850	0.88%
19,105	Norfolk House, 7 Norfolk Street, MANCHESTER, Greater Manchester, M2 1DW	19,200	1.14%
23,500	Victoria Square, 4 Victoria Square, ST ALBANS, Hertfordshire, AL1 3TF	22,600	1.34%
16,200	Riverside House, Riverside Walk, WINDSOR, Berkshire, SL4 1NA	15,950	0.95%
17,450	Waitrose, Station Road, CHEADLE HULME, Greater Manchester, SK8 5AE	17,450	1.03%

LPPI Real Estate ACS

Portfolio Statement (continued)

as at 30 September 2021

Nominal Value (£000's)	Investment	Market Value (£000's)	% of Total Net Assets
15,700	Collingham Hse/Lime Tree Hse, Russell Road & Gladstone Road, WIMBLEDON, Greater London, SW19 1QT	12,000	0.71%
19,350	1-2 Woodbridge Meadows, 1-2 Woodbridge Meadows, GUILDFORD, Surrey, GU1 1BD	17,000	1.01%
36,600	8-18 Clarence St, 22 Church St & The Cloisters, KINGSTON, Surrey, KT1 1NX	18,600	1.10%
9,050	The Whitehouse, Units 2 and 6, Belvedere Road, LONDON, Greater London, SE1 8YR	7,600	0.45%
19,900	35-38 George Street, RICHMOND UPON THAMES, Greater London, TW9 1HY	11,000	0.65%
19,600	71-77a, St Peters Street, ST ALBANS, Hertfordshire, AL1 3ED	17,500	1.04%
16,821	Dolphin Square, WESTON-SUPER-MARE, Somerset, BS23 ITT	10,300	0.61%
13,600	Waitrose Food Store, Tuttlles Lane, WYMONDHAM, Norfolk, NR18 0NS	12,000	0.71%
25,000	Princes Mead, Shopping Centre, FARNBOROUGH, Hampshire, GU14 6YA	18,350	1.09%
10,270	Warren Retail Park, Simone Weil Avenue, ASHFORD, Kent, TN24 8XH	7,300	0.43%
18,500	St Edmundsbury Retail Park, Easlea Road, BURY ST EDMUNDS, Suffolk, IP32 7BT	16,500	0.98%
9,500	Wickes Retail Warehouse, Vincent Lane, DORKING, Surrey, RH4 3HQ	9,000	0.53%
13,750	London Road Retail Park, London Road, HEMEL HEMPSTEAD, Hertfordshire, HP3 9AA	9,000	0.53%
13,000	Stukeley Road Retail Park, Stukeley Road, HUNTINGDON, Cambridgeshire, PE29 6DA	11,500	0.68%
16,930	Effra Road Retail Park, Effra Road, BRIXTON, Greater London, SW2 1BZ	19,000	1.13%
15,800	Guiselley Retail Park, Leeds Road, LEEDS, Yorkshire, LS20 8QH	10,000	0.59%
27,443	Manchester Stay City, Mason Street, MANCHESTER, Greater Manchester, M4 5EG	28,200	1.67%
23,028	Travelodge, 53 St Peters Street, ST ALBANS, Hertfordshire, AL1 3DY	25,000	1.48%
20,800	DC 1 Apex Park, Nasmyth Road, DAVENTRY, Northamptonshire, NN11 8NF	24,600	1.46%
7,550	DC 2 Apex Park, Nasmyth Road, DAVENTRY, Northamptonshire, NN11 8NF	8,565	0.51%
10,250	DC 3 Apex Park, Nasmyth Road, DAVENTRY, Northamptonshire, NN11 8NF	11,600	0.69%
26,000	Mitre House, 223-237 Borough High Street, LONDON, Greater London, SE1 4XW	26,500	1.57%
24,110	B & Q, Tangent Link, Gallows Corner, ROMFORD, Greater London, RM3 8GZ	23,000	1.36%
24,608	Beacon Retail Park, Watling Street, BLETCHLEY, Buckinghamshire, MK1 1BN	23,500	1.39%
		900,850	53.40%

LPPI Real Estate ACS

Portfolio Statement (continued)

as at 30 September 2021

Nominal Value Investment (£000's)		Market Value (£000's)	% of Total Net Assets
Investment in collective investment schemes* 45.89%			
10,351	Brookfield Brazil AgriLand Fund	12,224	0.72%
214,803	CBRE GIP London Limited Partnership	237,064	14.06%
65,081	Multiply Logistics North LP**	72,583	4.30%
58,845	Vesta Limited Partnership	61,970	3.67%
26,021	Gatefold Hayes LP	26,597	1.58%
377	Multiply Logistics North Holdings Limited	377	0.02%
25,867	BaseCamp Real Estate ICAV	29,823	1.77%
29,733	Kames Target Healthcare Property Unit Trust	31,449	1.86%
51,018	M&G European Property Fund SICAV-FIS	52,167	3.09%
38,079	DOOR S.L.P	39,664	2.35%
171,600	LaSalle Investors Global Fund of Funds	177,319	10.51%
8,700	Schroder Residential Land Partnership	7,500	0.44%
21,739	Blackstone BioMed Life Science Real Estate	25,632	1.52%
		774,369	45.89%
Investment Portfolio Summary			
	Investment Property	900,850	53.40%
	Investment in collective investment schemes	774,369	45.89%
	Other net current assets	11,280	0.71%
	Total net assets	1,686,499	100.00%

*From the above list of collective investment schemes, only BaseCamp Real Estate ICAV, Kames Target Healthcare Property ICAV and M&G European Fund SICAV-FIS are regulated.

**From the above list of collective investment schemes Multiply Logistics North LP is a jointly controlled entity where the Scheme holds 80% of the entity.

LPPI Real Estate ACS

Statement of Total Return

for the period from 1 April 2021 to 30 September 2021

	1/4/2021 to 30/9/2021		1/4/2020 to 30/9/2020	
	£000's	£000's	£000's	£000's
Income				
Net capital gains/losses		101,705		(31,445)
Revenue	35,827		26,561	
Expenses	(5,836)		(6,192)	
Interest payable and similar charges	(150)		(154)	
Net revenue before taxation	29,841		20,215	
Taxation	-		-	
Net revenue after taxation		29,841		20,215
Total return before distributions		131,546		(11,230)
Distributions		(29,124)		(32,162)
Change in net assets attributable to Unitholders from investment activities		102,422		(43,392)

Statement of Changes in Net Assets Attributable to Unitholders

for the period from 1 April 2021 to 30 September 2021

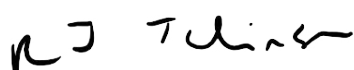
	1/4/2021 to 30/9/2021		1/4/2020 to 30/9/2020	
	£000's	£000's	£000's	£000's
Opening net assets attributable to Unitholders		1,584,077		1,386,720
Amounts receivable on issue of units	-		75,000	
Transfer in species on issue of units	-		188,334	
Amounts payable on cancellation of units	-		-	
		1,584,077		1,650,054
Dilution levy		-		-
Change in net assets attributable to Unitholders from investment activities (see above)		102,422		(43,392)
Closing net assets attributable to Unitholders		1,686,499		1,606,662

The opening net assets attributable to unitholders for the current period do not equal the closing net assets attributable to unitholders for the comparative period as they are not consecutive periods.

**LPPI Real Estate ACS
Balance Sheet**

as at 30 September 2021

	30/9/2021		31/3/2021	
	£000's	£000's	£000's	£000's
ASSETS				
Fixed assets				
Investment properties		900,850		842,930
Investment in collective investment schemes		774,369		684,749
Current assets				
Debtors	25,488		16,882	
Cash and bank balances	25,227		77,292	
Prepayments	-		93	
Total other assets		50,715		94,267
Total assets		1,725,934		1,621,946
LIABILITIES				
Creditors				
Borrowings	(159)		-	
Other creditors	39,594		37,869	
Total liabilities		39,435		37,869
Net assets attributable to Unitholders		1,686,499		1,584,077



Richard J. Tomlinson
Chief Investment Officer
On behalf of Local Pensions Partnership Investments Ltd
26 November 2021



Adrian Taylor
Chief Financial Officer
On behalf of Local Pensions Partnership Investments Ltd
26 November 2021

LPPI Real Estate ACS

Cash Flow Statement

for the period from 1 April 2021 to 30 September 2021

	1/4/2021 to 30/9/2021 £000's	1/4/2020 to 30/9/2020 £000's
Cash flow from operating activities		
Reconciliation from net revenue before taxation to net cash flows from operating activities		
Net revenue before taxation	29,861	20,215
Interest (receivable)/payable and other charges	(16,441)	154
Effect of foreign exchange movements	1,426	-
(Increase)/decrease in debtors	(8,731)	3,238
(Decrease)/increase in creditors	(14,794)	2,206
Net cash flows from operating activities	(8,679)	25,813
Cash flows used in investment activities		
Purchase of investment properties and development costs	(20,396)	(4,271)
Amounts invested in collective investment schemes	(29,393)	(45,464)
Distribution received from collective investment schemes	2,508	1,842
Net cash flows used in investment activity	(47,281)	(47,893)
Cash flows from financing activities		
Amounts received on creation of the units	-	75,000
Repayments of borrowings	-	(23,800)
Interest and other charges received/(paid)	16,591	(51)
Distribution paid	(12,696)	(19,444)
Net cash flows from financing activity	3,895	31,705
Net (decrease)/increase in cash and bank balances	(52,065)	9,625
Cash and bank balances at the beginning of the period	77,292	40,089
Cash and bank balances at the end of the period	25,227	49,714

Statement of ACS Manager's Responsibilities

The ACS Manager is required by the rules of the Sourcebook to prepare the financial statements for each financial period. These financial statements must be prepared in accordance with generally accepted accounting standards in the United Kingdom to give a true and fair view of the state of affairs of the Scheme at the period end and of the net revenue for the period.

The financial statements should comply with the disclosure requirements of the UK Financial Reporting Standard ("FRS") 102 and with the Statement of Recommended Practice (the "SORP") for Authorised Funds issued by the Investment Association, compliance with this SORP is required by the Financial Conduct Authority's (FCA's) Regulations.

In preparing the financial statements the ACS Manager is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- comply with the disclosure requirements of the SORP relating to Financial Statements of Authorised Funds as well as in accordance with FRS 102.
- follow applicable accounting standards; and
- keep proper accounting records which enable it to demonstrate that the financial statements as prepared comply with the above requirements.

The ACS Manager is responsible for the management of the ACS in accordance with the Prospectus which has been prepared in accordance with the FCA Collective Investment Schemes Sourcebook and the FCA Investment Funds Sourcebook.

The ACS Manager is responsible for managing and administering the ACS's affairs in compliance with the COLL Sourcebook. The ACS Manager may delegate its management and administration functions, but not responsibility, to third parties subject to the rules in the COLL Sourcebook.

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

LPPI Real Estate ACS

Statement of the Depositary's Responsibilities in Respect of the Scheme and Report of the Depositary to the Unitholders of the LPPI Real Estate ACS (the "Scheme") for the period ended 30 September 2021

The Depositary must ensure that the Scheme is managed in accordance with the Financial Conduct Authority's Collective Investment Schemes Sourcebook, the Investment Funds Sourcebook, the Financial Services and Markets Act 2000, as amended, the Collective Investment in Transferable Securities (Contractual Scheme) Regulations 2013 (together "the Regulations"), and the Contractual Scheme Deed and Prospectus (together "the Scheme documents") as detailed below.

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

The Depositary is responsible for the safekeeping of all the Scheme Property (other than tangible moveable property) of the ACS and has a duty to take reasonable care to ensure that the ACS is managed in accordance with the ACS Deed and the provisions of the COLL Sourcebook relating to the pricing of, and dealing in, Units and relating to the income and the investment and borrowing powers of the Sub-funds. In order for the depositary to safeguard property assets, the property is put in the name of a nominee controlled by the depositary, thus assuring the depositary of control over title.

The Depositary must ensure that:

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

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

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

- (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 Regulations and the Scheme documents; and
- (ii) has observed the investment and borrowing powers and restrictions applicable to the Scheme in accordance with the Regulations and the Scheme documents.

**NatWest Trustee and
Depositary Services Limited**
26 November 2021

LPPI Real Estate ACS

General Information

ACS Manager:

Local Pensions Partnership Investments Ltd

Registered Office:

First Floor, 1 Finsbury Avenue,
London,
EC2M 2PF

Principal Place of Business:

First Floor, 1 Finsbury Avenue,
London,
EC2M 2PF

Authorised and regulated by the Financial Conduct Authority.

Depository:

NatWest Trustee and Depository Services Limited
Drummond House
1 Redheughs Avenue
Edinburgh
EH12 9JN

Authorised and regulated by the Financial Conduct Authority

Registrar and Transfer Agent:

Langham Hall UK LLP
8th Floor
1 Fleet Place
London
EC4M 7RA

Legal Advisers to the ACS:

Eversheds Sutherland LLP
One Wood Street
London
EC2V 7WS

Auditors:

Grant Thornton UK LLP
30 Finsbury Square
London
EC2A 1AG

Custodian:

The Bank of New York Mellon
One Canada Square
London
E14 5AL

Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority

Directors of the ACS Manager:

Sally Bridgeland - Chair of LPPI Board*
Sarah Laessig - Director*
Martin Tully - Director*
Margaret Ammon - Director* (appointed 1 September 2021)
Malcolm Cooper - Director* (appointed 1 September 2021)
Robert Vandersluis - Chair of LPPI Audit and Risk Committee*
Christopher Rule - Chief Executive Officer
Thomas Richardson - Chief Risk Officer
Richard J. Tomlinson - Chief Investment Officer
Adrian Taylor - Chief Financial Officer

*Non-executive Director.

Investment Manager of the ACS:

Knight Frank Investment Management
55 Baker Street
London
W1U 8AN