



Aviva Investors UK Property Fund, Aviva Investors UK Property Feeder Inc Fund & Aviva Investors UK Property Feeder Acc Fund (the “Funds”)

Decision to close the Funds

Questions and Answers for ISA Investors

With effect from 19 July 2021 the Funds will be placed into termination (closure). All dealing in the Funds will continue to be suspended.

If you bought units/shares in any of the Funds through a platform or fund supermarket, please contact your provider directly so they can confirm their arrangements for dealing with the closure.

We're here to help

We appreciate you may have some questions about our decision to close the Funds. We've answered some of the common questions we expect you may have here.

Please don't hesitate to contact us if you want to discuss any of these points or have any other questions; we'll be pleased to help. You can call us free on 0800 051 2003* (internationally on +44 1268 44 8219*) or you can write to us at

Aviva Investors Administration Office PO Box 10410 Chelmsford CM99 2AY

<https://www.avivainvestors.com/en-gb/paif/>

* Calls may be recorded for training and monitoring purposes, and to comply with applicable law and regulations. Details of call charges are given below:

0800 051 2003 – Calls are free from UK landlines and mobiles.

+44 1268 448219 – Call charges to this number will depend on the call package you have arranged with your landline or mobile provider.

Notice of planned closure

We are now progressing with the sale of all of the properties in the Funds and the closure will formally begin on 19 July 2021. Once the properties have been sold and the proceeds returned to investors, the Funds will be wound-up and closed.

Current Position

Q. Why have you made the decision to close the Funds?

A. As investors will be aware, dealing was suspended in March 2020 due to material uncertainty over the valuation of property in the portfolio brought about by the Covid-19 pandemic. During this period of economic uncertainty, it has become increasingly challenging to generate positive returns whilst also providing the necessary liquidity to re-open the Funds.

On 31 January 2021 the Value Assessment for these Funds determined that a strategic review should be undertaken to ensure investors' long-term interests could continue to be served. This review, combined with forecast redemption levels upon re-opening, concluded that the Funds' ability to fully benefit from the economies of scale and the diversification of investments that collective investment schemes normally bring would soon be limited. Size is particularly important for funds that invest in property directly because the costs involved in acquiring, managing and disposing of properties are usually much higher than the costs associated with other asset types.

As such we have decided that it would now be in investors' interests to close the Funds and return cash to investors in a fair and orderly manner.

Q. Why have you made the decision to continue suspension of dealing in the Fund?

A. To ensure the fair treatment of all investors throughout the closure process, it is necessary to continue the suspension of all dealing in the Funds. It means that all investors will share equitably in the proceeds raised by the sale of each property.

As it takes considerable time to sell a property, continuing the suspension of dealing in the Funds enables us to sell properties in an orderly manner. This will help us to maximise the sales values achieved and act in the best interests of all investors.

The closure of the Funds will be managed in the best interests of investors. We will continue to value the Funds on a daily basis and make any income payments due, but all other investor dealing remains suspended.

The continued suspension means that you remain unable to buy, sell, transfer, switch or exchange shares/units in the Funds other than as set out in this Q&A document.

Q. Who made the decision?

A. The Board of Aviva Investors UK Fund Services Limited, the Authorised Fund Manager of the Funds, has made the decision.

Q. How does this affect my investments in other funds managed by Aviva Investors UK Fund Services Limited?

A. The other funds Aviva Investors UK Fund Services Limited operates are unaffected and you are still able to buy and sell shares in them.

Closure Process

Q. How will the closure work?

A. We will begin an orderly sale of all properties owned by the Funds. Whilst being mindful of the need to return the proceeds of your investment as quickly as possible, our priority will be to maximise the value for the benefit of investors. Given the nature of the assets, this may mean that the termination process takes a little longer, but we believe that this priority is the correct one and is in the overall interests of all of the Funds' investors.

Due to the complexities of selling commercial property and the current market situation arising from Covid-19, it is difficult to accurately forecast how long it may take to sell all of the properties. We expect it will take 12-24 months, although it may take longer than this, depending on market conditions.

As these sales complete, cash will be received by the Funds. The Manager intends to make a series of payments to investors throughout the closure process to make sure this cash is distributed to investors as efficiently as possible.

Your investment will be returned to you in phases and, depending on your instructions, will be switched into another fund within the Aviva Investors Investment ISA, transferred out to a new ISA manager, or paid to you. If we do not receive any instructions from you by 19 July 2021, the first payment of proceeds from your investment in the Funds will be automatically switched into the Aviva Investors Multi-asset Core Fund I to protect your investment's ISA status. We will continue to switch all subsequent payments from the closure of the Funds in this way, unless you provide us with alternative instructions.

The amount of money you receive from the Funds' closure will be dependent of the sale value of the properties.

Q. When should I expect the first payment from the Funds?

A. We expect to make an initial payment to you in late July 2021 comprising the available cash held by the Funds, less an amount held back to cover anticipated future costs and expenses the Funds will need to pay. This payment will be approximately 40% of the total net asset value of the Funds, as at the date of the closure.

Q. When will subsequent payments or switches be made to investors?

A. At this point it is not possible to confirm when the second and subsequent payments or switches will be made from the Funds. Much depends on the UK property market, and our ability to sell the properties at a value which we determine acceptable.

Following the sale of each property, the Manager will consider the amount of cash held by the Funds and decide whether a further payment should be made to investors.

We will keep you informed of our progress throughout the closure – see “Keeping you informed” below.

Q. What are my choices?

A. You may choose to switch your investment into another fund(s) within the Aviva Investors Investment ISA, or receive the proceeds, by completing the enclosed yellow instruction form and returning it to us in the enclosed reply-paid envelope by 12 noon on 19 July 2021. In either case, this will be completed in phases as and when the Funds distribute the cash they have available, as part of the Funds' closure process.

You can also transfer your ISA to another ISA manager, but the proceeds from your investment in the Funds will first need to be invested in another Aviva Investors Fund before any such transfer can take place. You can choose which Fund you would like the proceeds from your investment in the Funds to be invested in by completing the enclosed yellow instruction form. To initiate your ISA transfer, you will need to contact your chosen ISA provider in the first instance, who will be responsible for arranging the transfer on your behalf. Once we have received the fully completed ISA transfer form from your new ISA provider, we will transfer your ISA to them.

If you choose to transfer your ISA to another manager before the Funds' closure process is complete, you will need to contact your chosen ISA provider to discuss their requirements.

If you do not provide us with any instructions before 12 noon on 19 July 2021, we will automatically switch the proceeds from your investment in the Funds into the Aviva Investors Multi-Asset Core Fund 1 to preserve your ISA status. You will then be able to sell or switch your shares in that fund, or transfer to another ISA manager, in the normal manner.

You may provide alternative instructions at any point in the closure process as set out below in the question "Will I be able to change my mind?", otherwise the original instructions you provide will apply to all payments made by the Funds as part of their closure.

Please note that if we do not receive instructions from you prior to 12 noon on 19 July 2021, the first payment from the Funds in respect of your ISA investment will automatically be switched into the Aviva Investors Multi-asset Core Fund I within your Aviva Investors Investment ISA.

Q. Will I be able to change my mind?

A. Should you wish to amend your instruction at any time during the closure process, please contact us on 0800 051 2003* and we will send you a new instruction form.

We need to receive any change of instruction from you at least 7 business days before we can apply the change. Any change of instructions will apply to future proceeds only, and will not affect any switches or payments that have already been made in line with your previous instructions.

Q. What if I choose to switch my investment into another fund(s) within the Aviva Investors Investment ISA?

A. If you choose to switch your investment into another of our funds available within the Aviva Investors Investment ISA, these will take place in phases when each payment from the Funds is made to investors.

A list of our funds that you may wish to switch into is provided in the enclosed yellow instruction form, however this should not be interpreted as advice. The Key Investor Information Documents can be found at www.avivainvestors.com/en-gb/capabilities/fund-centre/ by calling us on 0800 051 2003* (internationally on +44 1268 44 8219*) or writing to us at the address on the last page of this document.

If you wish to switch into another of our funds, no entry charge is payable (other than for the Aviva Investors US Equity Income Fund, a sub-fund of Aviva Investors Select Funds ICVC, where an entry charge of 5% would be applied).

Each time the Funds distribute some of the available cash to investors, the payment will be used to purchase shares in the new Aviva Investors fund you have selected to switch into. Shares in the new fund will be purchased at the share price on the date of each switch, and you will receive a contract note following each transaction.

The value of your investment and any income from it can fall as well as rise and is not guaranteed. Further details of the fund risks can be found in the Key Investor Information Documents. We recommend that you speak to your financial adviser before making any investment decisions. You should not interpret anything in this document or accompanying letter as financial advice. If you do not have a financial adviser then you can obtain details of independent financial advisers in your area by visiting www.unbiased.co.uk.

Please note that if you are switching funds you will not need to meet the minimum investment level requirements of your chosen fund(s) within the Aviva Investors Investment ISA, as stated in the Fund's ISA Terms and Conditions. However once your investment in the Funds has been switched in full, you will then be required to meet the minimum investment level requirements for any future investments into our other funds.

As an ISA investor, switching to another Aviva Investors fund that is not in the Aviva Investors Investment ISA will result in the loss of ISA status, and the associated tax advantages that your investment currently benefits from within the Aviva Investors Investment ISA wrapper.

Q. What if I choose to receive the proceeds from my investment in the Funds?

A. We will make a series of payments to you, subject to any identity verification requirements being satisfied. If you would like us to pay the proceeds of your investment to your bank or building society account directly, please ensure that you complete the yellow instruction form, and return it to us by 19 July 2021.

The proceeds of your investment will be paid to your bank each time the Funds distribute the available cash to investors. You will receive a contract note following each payment.

As an ISA investor, choosing to receive the cash from your investment in the Funds will result in the loss of tax advantages that your investment currently benefits from within the Aviva Investors Investment ISA wrapper.

We recommend that you speak to your financial adviser before making any investment decisions. You should not interpret anything in this document or accompanying letter as financial advice. If you do not have a financial adviser then you can obtain details of independent financial advisers in your area by visiting www.unbiased.co.uk.

Q. What if I choose to Transfer my ISA to another ISA manager?

A. You can transfer your ISA to another ISA manager, but the proceeds from your investment in the Funds will first need to be invested in another Aviva Investors Fund before any such transfer can take place. You can choose which Fund you would like the proceeds from your investment in the Funds to be invested in by completing the enclosed yellow instruction form. To initiate your ISA transfer, you will need to contact your chosen ISA provider in the first instance, who will be responsible for arranging the transfer on your behalf. Once we have received the fully completed ISA transfer form from your new ISA provider, we will transfer your ISA to them.

If you choose to transfer your ISA to another manager before the Funds' closure process is complete, you will need to contact your chosen ISA provider to discuss their requirements. Your chosen ISA provider may treat each transfer payment to them as a separate transfer which will require multiple instructions from you. You may need to ensure that each transfer payment meets their minimum investment amount.

Aviva Investors cannot be held responsible for any delays in receiving the ISA transfer form from your new ISA provider, and you will need to ensure that we receive an accurate and completed form from your new ISA provider.

We do not charge any fees for transferring your ISA to a new ISA provider. Please check with your chosen ISA provider for any fees that they may charge.

When will the proceeds of my investment be transferred to a new ISA provider?

A. The proceeds from your investment in the Funds will be switched into your chosen alternative Aviva Investors Fund in phases, as the properties are sold and cash becomes available. You can instruct your new ISA provider to transfer your Aviva Investors ISA to them as soon as each switch has taken place. You will receive a contract note following each switch to confirm the transaction has been completed.

It may be possible to transfer your ISA to your new ISA manager in a series of transactions following the completion of each switch, but you should speak to your new ISA manager to discuss any requirements they may have, such as minimum transfer amounts. It may be necessary to wait until all of the payments from the Funds have been switched into your new Fund before instructing the transfer.

Q. What happens if I do not provide any instruction?

A. If we do not receive instructions from you to either switch the proceeds of your investment into another Aviva Investors Fund, or to receive payment of the proceeds of your investment, by 12 noon on 19 July 2021, we will switch your investment into another Aviva Investors Fund in order to preserve the ISA status of your investment. Each payment from your investment in the Funds will be used to buy new shares in the Multi-asset Core I Fund within your Aviva Investors Investment ISA.

This automatic switch will only occur if you do not provide any instructions regarding your investment in the Funds by 12 noon on 19 July 2021. Once your ISA is invested in the Aviva Investors Multi-asset Core I Fund, you will be able to instruct the sale, switch, or transfer of your investment in the usual way.

Q. Why are you putting my money into the Aviva Investors Multi-asset Core Fund I if I have not responded?

We believe that protecting the ISA status of your investment is of primary importance. If we pay the proceeds of your investment to you, you will not be able to recover its ISA status unless you use your current year ISA contribution allowance.

We have therefore decided that, in the absence of any specific instructions from you, the proceeds should be invested in an alternative Fund within your ISA so that you can retain the tax advantages of your ISA. The information given in this section aims to provide you with information about the Fund your investment will be switched to if you do not respond, and should not be viewed as a recommendation or financial advice.

Due to the unique nature of the assets that the Aviva Investors UK Property Fund invests in, we do not have an equivalent or similar fund within the Aviva Investors Investment ISA which can be used as a default fund. The Aviva Investors Multi-asset Core Fund I has been chosen as it is a defensive fund, being at the lower end of the risk spectrum. However, it is important to note that being at the lower end of the risk spectrum does not mean that the Aviva Investors Multi-asset Core Fund I is risk free and the value of your investment may fall as well as rise. It is therefore very important that you understand the differences between your current investment in one of the Funds and the Aviva Investors Multi-asset Core Fund I. Please also refer to the enclosed Key Investor Information Document for further details about the Aviva Investors Multi-asset Core Fund I, its objectives, and key risks.

The table below provides comparative information about your current investment and the Aviva Investors Multi-asset Core Fund I, however please also refer to the Fund Documents that provide more detailed information and can be found here:

<https://www.avivainvestors.com/en-gb/capabilities/multi-asset-macro/multi-asset-core-fund-i/>

Comparison of the Funds and Aviva Investors Multi-asset Core Fund I

Detail	Closing Funds	Default Fund
Name of Fund/s	Aviva Investors UK Property Funds	Aviva Investors Multi-asset Core Fund I
ICVC	Aviva Investors Property Funds ICVC	Aviva Investors Portfolio Funds ICVC
Fund investment objective	<p>The Fund aims to provide a combination of income and growth over the long term (5 years or more), by investing in UK property.</p> <p>The Fund is structured as a Property Authorised Investment Fund.</p> <p>The investment objective of the Fund is to carry on Property Investment Business and to manage the cash raised from investors for investment in the Property Investment Business.</p>	<p>The Fund aims to grow your investment over the long term (5 years or more) through a combination of income and capital growth.</p> <p>The Fund targets an overall average return before charges and taxes of at least 0.30% greater than the performance benchmark per year, measured over 3-year rolling periods.</p> <p>The performance benchmark is a composite index, comprising 20% MSCI® All Countries World Index (Net) GBP and 80% Bloomberg Barclays® Global Aggregate Bond Index Hedged GBP (the “Performance Index”).</p> <p>The Fund is managed to a “defensive” risk profile and aims to remain within a defined risk range of 16% to 24% of the volatility of “Global Equities”, targeting 20%. The benchmark we use to represent the volatility of “Global Equities” is MSCI® All Countries World Index (Net) GBP (the “Volatility Index”). Volatility is measured on an annualised basis, over 3-year rolling periods, using the volatility figures as at the end of each month.</p>
Fund investment policy	<p>Core investment: At least 70% of the Fund will be directly invested in UK property (in normal market conditions), which will mainly consist of commercial properties (such as offices, shops and shopping centres, distribution hubs and warehouses), although other types of property may also be held (such as student accommodation, hotels, residential property). The Fund may also invest indirectly in property through partnerships, companies, property-related shares, or other funds (including funds managed by Aviva Investors companies).</p> <p>Other investments: The Fund may also invest in bonds issued by companies, governments or supranational organisations, cash, and deposits.</p> <p>Derivatives may be used from time to time, to gain a particular market exposure which would otherwise be difficult or costly to achieve, or to manage the Fund’s cash flows in a cost-effective manner. This type of derivative usage is called “efficient portfolio management”.</p>	<p>Core Investment: The Fund will invest in a variety of global asset classes, namely shares of both developed and emerging market companies, bonds issued by companies, governments, or large institutional organisations in developed and emerging markets, cash and money market instruments. It will gain this exposure by investing directly in these assets, through the use of derivatives or investing in other funds managed by Aviva Investors companies.</p> <p>Derivatives may be used for investment purposes to generate additional returns for the Fund but will not materially alter the risk profile. They are also used to gain exposure to asset classes which may otherwise be difficult or costly to achieve, or to manage the Fund’s cash flows in a cost-effective manner. Derivatives may also be used to reduce risk, such as foreign currency risk within the Fund.</p> <p>Other Investments: The Fund may also invest in property via real estate investment trusts, and indirectly in commodities, for example through another collective investment scheme, exchange traded commodity or a derivative.</p>

	<p>Strategy: The Fund is actively managed and the Investment Manager aims to use detailed analysis, expertise and relationships to drive income and growth for investors, rather than relying on property market movements alone. This will include making decisions such as actively managing property transactions, redeveloping properties and the negotiation of leases.</p> <p>Environmental, social and governance (“ESG”) factors: ESG factors are integrated into the due diligence performed before purchasing assets for the Fund, and throughout the life of the investment, with the intention of reducing risk, protecting value, and delivering enhanced income and growth. This includes engagement with the occupiers of properties to reduce energy consumption and waste, and to increase community engagement. Identification of ESG risks does not preclude investment in or the continued holding of an asset, as our ability to mitigate risks through active management of assets is also taken into account, and the Investment Manager retains discretion over the investments that are selected. Aviva Investors’ investment policy includes limited ESG restrictions, and further information on how we integrate Responsible Investment and these restrictions into our investment approach, and how we engage with companies is available on our website and in the prospectus.</p> <p>Performance & Risk Measurement: The Fund’s performance is compared against the Investment Association UK Direct Property Sector (the “Sector”). The Sector is an industry benchmark made up of funds which meet the Sector criteria, which includes investing at least 70% of their assets directly in UK property on average over 5 year rolling periods. The Sector has been selected as a benchmark for performance and risk measurement because the Fund will be managed in line with the criteria of the Sector, and it is an independent measure of the performance of investment funds which are comparable to those of the Fund. It is therefore an appropriate comparator for the Fund’s performance</p>	<p>Strategy: The Fund is actively managed and uses an asset allocation technique to blend asset classes for diversification aiming to provide returns consistent with the Fund’s “defensive” risk profile and return target. Based on a longer-term outlook, the Fund uses an asset allocation model which determines, within a range, the Fund’s allocation to the different asset classes. The asset mix of the Fund will be rebalanced on a periodic basis taking into account the results of the model, the “defensive” risk profile and market conditions.</p> <p>The Fund aims to efficiently gain exposure to global asset classes and may make use of active, passive and semi passive methods to do so. Specifically, for the exposure to shares in global companies, it will use a passive sampling approach, with an active ESG overlay which is described further below.</p> <p>The Fund is part of a range of five multi asset core funds, each with their own risk profile, ranging from I (the lowest) to V (the highest). This Fund is number I in the range. For more information on these funds please refer to the prospectus.</p> <p>Environmental, Social & Governance (ESG): ESG factors are integrated into the investment process in various ways.</p> <p>Where the Fund invests in shares of global companies the Fund will use the Investment Manager’s proprietary ESG model to employ an active ESG overlay to its passive approach. The expectation is that the Fund’s exposure to shares in global companies will have a better ESG profile relative to the ESG profile of the underlying markets, whilst still seeking to align to their performance.</p> <p>For all asset classes ESG factors will be considered alongside a range of financial metrics and research, and the investment manager is not restricted in which assets can be selected by reference to these ESG factors.</p> <p>We also actively engage with companies and use voting rights with the aim of positively influencing company behaviour and helping to create competitive returns. In addition, the Fund has limited exclusions based on Aviva Investors' UK Responsible Investment policy. Further information on how we integrate ESG and the Aviva Investors UK Responsible Investment policy into our investment approach, and how we engage with companies is available on our website and in the prospectus.</p> <p>Performance & Risk Measurement: The Fund does not base its investment process on either the Performance Index or the Volatility Index, so will not hold every asset in them, and may also hold assets that do not form part of them. The Fund’s returns could therefore be very different from those of the Performance Index and the Volatility Index. Volatility measures how much the returns of the Fund may fluctuate and is an indicator of the level of risk taken by the Investment Manager. There may be times when the Fund operates outside of its defined risk range.</p>
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		<p>The MSCI® All Country World Index (Net) GBP (representing 20% of the Performance Index and 100% of the Volatility Index) comprises large and medium-sized companies, as determined by their market capitalisation (total market value of a company's outstanding shares), from both developed and emerging markets, and the index is designed to provide a broad measure of global equity market performance. The Bloomberg Barclays® Global Aggregate Bond Index Hedged GBP (representing 80% of the Performance Index) is a measure of global investment grade debt from twenty-four local currency markets.</p> <p>The Performance Index has been selected as a target benchmark for performance because it is representative of the type of assets in which the Fund is likely to invest, and it is therefore an appropriate measure for the Fund's performance. For the purposes of calculating the 20%/80% weighting, the Performance Index is re-balanced as at the end of each month.</p> <p>The Volatility Index has been selected as a benchmark for risk measurement due to the broad range of companies that it represents, and it is therefore an appropriate measure of the volatility of Global Equities.</p>
Authorised Corporate Director	Aviva Investors UK Fund Services Limited	Aviva Investors UK Fund Services Limited
Share classes	Class 1 (Net Acc) shares. Class 1 (Net Inc) shares.	Class 1 Net Accumulation Shares
Ongoing charges	1.02%	0.30%
Charges taken from	Income	Income
Accounting dates	Annual: 30 September, Interim: 31 March	Annual: 28 February, Interim: 31 August
Income Allocation dates	Annual: 30 November, Interim: 31 May	Annual: 30 April, Interim: 31 October
Maximum Initial Charge	0.00%	0.00%
ISA Qualifying	Yes	Yes
Minimum initial investment	£500	£5000 (waived for the purposes of the Fund closure)
Minimum holding	£500	£500 (waived for the purposes of the Fund closure)
Minimum withdrawal	£500	£250 (waived for the purposes of the Fund closure)
Minimum top up	£250	£250 (waived for the purposes of the Fund closure)
Regular Savings	£50	£50

Investment Association Sector	Property	Specialist
Valuation Point	12 noon	11.59pm
Dealing cut off	12 noon	12 noon
Pricing Basis	<p>Dual</p> <p>Dual priced funds have two different prices that are quoted at each valuation point; a price at which investors buy shares (known as the offer price) and a price at which investors sell shares (known as the bid price). The offer price is based on the buying prices of the fund's assets, plus associated costs for purchasing the assets and any initial charge for investing in the fund. The bid price is based on the selling prices of the fund's assets, plus associated costs for selling the assets.</p>	<p>Single</p> <p>Single priced funds have just one price that is quoted at each valuation point, at which investors can both buy and sell shares. This is the mid price, based on the mid-point between the buying and selling prices of the fund's assets.</p>
<p>Fund Specific Risks</p> <p>Please note that the risks described do not represent all of the risks associated with investing in the funds. Please refer to the Key Investor Information Document (KIID) and the Prospectus for further details regarding the risk and reward profile of the funds</p>	<p>Investments in property are relatively illiquid and more difficult to realise than equities or bonds.</p> <p>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.</p> <p>The performance of the Fund would be adversely affected by a downturn in the property market in terms of capital value or a weakening of rental yields. Commercial property values are affected by such factors as the level of interest rates, economic growth, fluctuations in property yields and tenant default. In the event of a default by an occupational tenant, the Company will suffer a rental shortfall and is likely to incur additional cost including legal expenses, in maintaining, insuring and re-letting the property. In addition, certain significant expenditures, including operating expenses, must be met by the owner even when the property is vacant.</p>	<p>Bond values are affected by changes in interest rates, and the bond issuer's creditworthiness. Bonds that produce a higher level of income usually have a greater risk of default.</p> <p>An investment in shares of other funds will assume any specific risks associated with those funds. Unregulated funds carry higher risk as they have less rules governing them.</p> <p>Where a third party appointed to manage transactions or ensure the safe keeping of assets fails in their duty a loss may occur.</p> <p>Financial derivatives may only require a low initial deposit relative to the asset exposure, a relatively small price movement in the underlying asset may result in substantial losses to the Fund.</p>

Q. Will my investment remain within an ISA tax wrapper?

A. Your investment in the Funds will remain within your Aviva Investors ISA whilst the Funds are suspended. The existing ISA status of your investment will continue if the proceeds of your investment are switched to another Fund within the Aviva Investors ISA, or transferred to another ISA provider.

If you choose to receive payment of the proceeds from your investment as part of the closure of the Funds, the ISA status of this investment will be lost, and you will not be able to re-invest this money unless you use any ISA contribution allowance available to you at the time of re-investment.

Q. What share price will I switch or sell my shares/units in the Funds at?

A. The switch or sale of your shares/units will happen in a number of phases as described above. All transactions will use the share price at the valuation point on the date the transaction takes place. As each sale/switch will take place at a different valuation point, it is likely that each switch/sale will use a different share price. We will send you a contract note each time we switch or sell some of your shares which will tell you the share price that was used.

Q. Are there any tax consequences?

A. Both receiving the proceeds from your investment, or using that payment to purchase shares in a different fund, will be deemed a disposal for capital gains tax purposes and may give rise to a capital gains tax liability. This will depend on your individual circumstances. If you are in any doubt as to the tax consequences of your actions you should contact your financial adviser. If you do not have a financial adviser then you can obtain details of independent financial advisers in your area by visiting www.unbiased.co.uk.

Q. What are the changes to the Fund Management Fees?

A. We will aim to return or switch your investment as quickly as possible once properties are sold, however, the Funds may hold some cash above the amount required for running costs for short periods of time. Ordinarily, a Fund would be expected to retain some cash to enable it to be actively managed. This might be to provide a liquidity buffer, or in anticipation of an imminent investment opportunity for example.

As the Funds are now being closed, cash is no longer required for these fund management purposes, and so we have decided not to charge the Fund Management Fee on any cash held in the Funds. We have made this change to the charges effective 4 May 2021.

As properties will continue to be actively managed throughout the closure, however, the Fund Management Fee will continue to be charged on this portion of the Funds.

Q. Will there be any costs to close the Fund?

A. The costs of selling the properties will be borne by the Funds, as they ordinarily would be. The regular day to day running costs will also continue to be charged to the Funds in the normal manner. This is explained in the Funds' prospectus.

Other costs specifically associated with the closure of the Funds, such as printing, mailing and third-party project costs will be paid by Aviva Investors UK Funds Services Limited, the Authorised Fund Manager of the Funds.

Income payments

Q. Will any income from the Funds be paid to investors during the closure?

A. As the Funds will remain suspended, any future income payments from the Funds will be paid to you. It is no longer possible to reinvest any income payments to buy additional shares or units, because all dealing in the Funds is suspended.

Q. Will the level of income payment be affected?

A. The amount of income paid from the Funds depends on the rental income received from tenants who occupy the properties owned by the Funds. Our communication to you in November 2020 explained some of the challenges we have experienced in collecting that rent as a consequence of the market conditions created by the Covid-19 Pandemic. It is likely that these challenges will continue over the coming months, and we expect income payments from the Funds will remain reduced compared with previous periods as a result. This is not a consequence of the decision to close the Funds.

As we complete property sales from the Funds, rental income will reduce accordingly, and therefore income distribution will also reduce over time.

Q. What happens if an investor has previously chosen to reinvest income to buy additional shares or units in the Funds?

A. As all dealing in the Fund is permanently suspended it is not possible to reinvest income payments to purchase further shares/units. Any income available to distribute from the Funds will be paid to all investors by cheque or direct debit on the usual income payment dates.

If you currently receive these payments by cheque, you can provide your bank or building society account details to have future payments credited directly to your bank. Please complete the enclosed yellow instruction form and return it in the enclosed reply-paid envelope.

If you invest in the Funds through a fund supermarket or platform, please contact them directly for advice.

The treatment of income in respect of accumulation shares will not be affected by the suspension and closure.

It has also not been possible to reinvest tax credits to purchase further shares/units whilst the Funds have been suspended. If tax credits are due to you they will be paid by cheque or direct debit, and we will write to impacted investors again when we are able to make the payment(s). If you wish to receive these payments by direct debit please complete the enclosed yellow instruction form and return it in the enclosed reply-paid envelope.

Regular payments

Q. Does the suspension of dealing impact investors that make regular payments into the Fund?

A. We have not collected any direct debit payments from investors to purchase additional shares/units in these Funds since the suspension of dealing was first implemented, in March 2020. All dealing in the Funds remains suspended whilst it is closed, and it will not be possible to purchase any further shares in the Funds in the future, by direct debit or otherwise.

Please call us on 0800 051 2003* (internationally on +44 1268 44 8219*) if you would like to start contributing to a new Aviva Investors fund(s) by Direct Debit.

Any regular payments to invest in other Aviva Investors funds will continue as normal.

If investments have been made through a fund supermarket or platform, please contact the provider who will be able to explain their individual regular payment process.

Keeping you informed

Q. I want to speak to an investment expert. Who can I speak to?

A. If you would like advice on your options then you should speak to your financial adviser. If you do not have a financial adviser then you can obtain details of independent financial advisers in your area by visiting www.unbiased.co.uk.

Q. How will you inform investors and advisers about the sale of properties held by the Fund and the return of proceeds to investors?

A. We have today written to all investors on the Funds' register and their advisers. We have also shared this communication with fund supermarkets and similar platforms so they can inform customers who invest in the Funds with them.

We will write to all investors again when we are able to make the next payment from the Fund. We will also continue to keep you informed about progress made with the sale of properties and subsequent closure of the Funds. We will do this by including updates in our bi-annual statements and the Funds Report and Accounts.

If you have any other questions or would like to speak to us about your investment please phone us on 0800 051 2003*.

Q. How does this decision relate to the recent published Value Assessment?

A. The latest annual Value Assessment published for the Funds on 31st January 2021 indicated that the Funds had performed below the range of expected outcomes and, as such, a strategic review of the Funds would be conducted. The decision to close the Funds is also the outcome from this strategic review.

Q. Our commitment to real estate

A. Aviva Investors remain fully committed to UK real estate. In line with Aviva plc's strategy to focus the overall business portfolio, Real Estate is a core capability within Real Assets which is a key component of the overall business growth strategy for Aviva Investors. The decision to close these funds is consistent with the simplification strategy, and the business' focus on innovative scalable solutions which we believe will best serve our clients' needs, incorporating ESG as standard, and ensuring client interests remain at the heart of all that we do.