

UPDC Real Estate Investment Trust

ABOUT THE FUND

The UPDC Real Estate Investment Trust (the "REIT") is a closed-ended Real Estate Investment Trust which is listed on the Nigerian Exchange Limited (NGX). The units can be bought and sold through a licensed stockbroker on the floor of the exchange. The underlying assets of the REIT comprises a diversified portfolio of commercial and residential real estate assets. Investors may face some degree of risk due to unpredictable economic and social situations that may positively or negatively impact rental income and the price of REITs on the floor of the Nigerian Stock Exchange.

The REIT made a distribution payment of 16kobo on 31 May 2023 as the final dividend payment for 2022. This represents a dividend yield of 4.92% as at the 31 May 2023. The Q1 2023 management report was released to the public on the 30th of April 2023. From the income statement: Income from investment Property was N354.7m, a YoY growth of 8.2%, PBT was N303.6m, a YoY rise of 4.7% due to increase in property income and interest income on the back of high fixed income yields. From the Statement of financial position (compared with Mar '22): Investment Property and Property and Equipment are N23bn (N21.4bn : Mar 2022) and N89.3m (N28.4M : Mar 2022) respectively featuring a 7.5% and 217.8% growth due to the ongoing multistorey car park project, increase in REIT's property valuation and recent upgrades on some of the properties. Total Assets grew from N26.0bn to N27.4bn representing a 3.58% growth.

RISK PROFILE

Conservative	Moderately Conservative	Moderate	<b>Moderately Aggressive</b>	Aggressive	Very Aggressive
--------------	-------------------------	----------	------------------------------	------------	-----------------

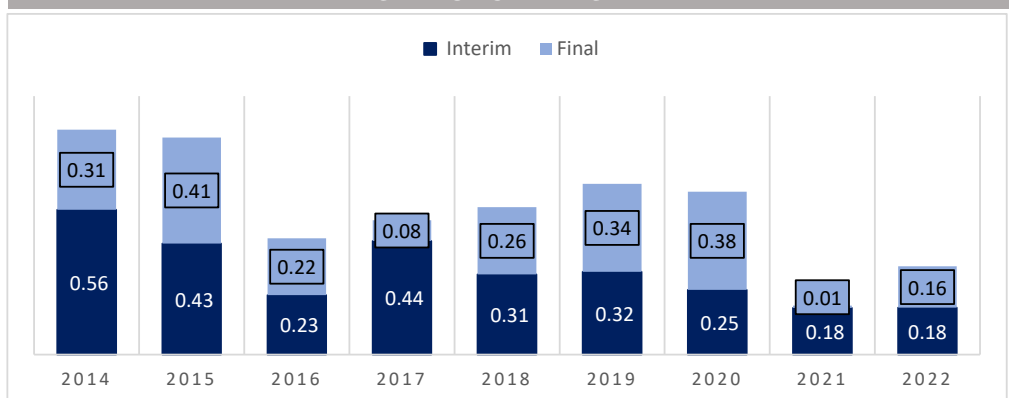
FUND INFORMATION

No of properties	6
Fund inception date	05-Jun-2013
Fund benchmark	NA
Market Value (NGX) as at 31 May 2023	N8,671,875,875
No of units	2,668,269,500
Management Fee per annum	0.4% of Net Asset Value (NAV)
Auditor	PricewaterhouseCoopers
Fund Rating	A-(NG)
Rating Agency	Global Credit Rating Co.
Joint Trustees	United Capital and FBNQuest Trustees Ltd
Custodian	United Bank for Africa
Dividend Policy	To distribute at least 90% of net profit
Dividend Distribution	Semi-annually
Valuation Frequency	Annually
Market Price per unit as at 31 May 2023	N3.25k
REIT type	Equity REIT
Property Distribution	Commercial, Residential, and PBSA***
Occupancy rate (Avg)	88.00%
Average property age	22yrs
Property locations	Lagos and Abuja

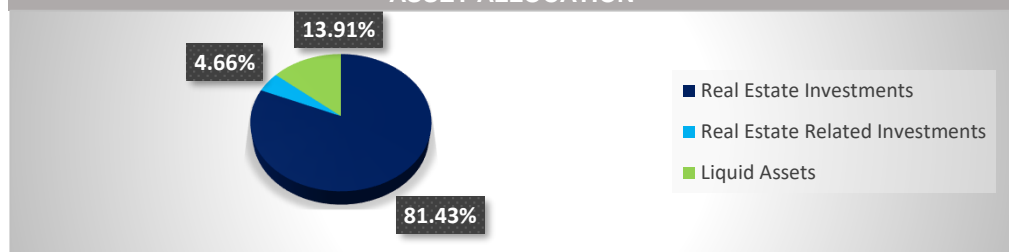
FINANCIAL INFORMATION (as of March 2023)

Balance Sheet	Amount (₦)
Current Assets	4,316,734,858.00
Non-current Assets	23,154,705,431.14
Total Assets	27,471,440,289.14
Current Liabilities	1,028,071,324.01
Non-current Liabilities	17,208,000.00
Total Liabilities	1,045,279,324.01
Net Asset Attributed to Unitholders	26,426,160,965.13
Units Issued	2,668,269,500.00

DISTRIBUTION PER SHARE



ASSET ALLOCATION



MARKET INDICATORS



**Inflation : 22.22%\***

Nigeria's inflation rate in the month of April 2023 inched from 22.04% recorded in March 2023 to 22.22%.



**FX Reserve : \$34.36bn\*\***

FX reserves has declined by 4.69% Year-to-Date as of May 31, 2023



**Monetary Policy Rate : 18.50%\*\***

The Monetary Policy Committee increased the MPR from 18.00% to 18.50% at the last MPC Meeting which held May 23 2023



**GDP: 2.31%\***

Nigeria's real GDP grew by 2.31% quarter on quarter in Q1 2023.

\*National Bureau of Statistics    \*\* CBN    \*\*\*PBSA - Purpose Built Student Accommodation

Disclaimer: Whilst proper and reasonable care has been taken in the preparation and accuracy of the facts and figures presented in this report, no responsibility or liability is accepted by Stanbic IBTC Asset Management Limited or its employees for any error, omission or opinion expressed herein. This report is not an investment research or a research recommendation and should not be regarded as such. The information provided herein is by no means intended to provide a sufficient basis on which to make an investment decision.

Past Performance is not an indicator of future performance and individual investors' returns may differ depending on individual investment period.

CONTACT US: Olubiyi Adekunbi or Taiwo Ojobo WEALTH HOUSE Plot 1678 Olakunle Bakare Close Off Sanusi Fafunwa Victoria Island Lagos P. O. Box 71707 Victoria Island, Email: SIAMLRRealEstateInvestment@stanbicibt.com, Website: <https://www.stanbicibtassetmanagement.com>