

AEW UK REIT

AEW UK REIT plc is a value-driven real estate investment trust (REIT) focused on delivering attractive total returns through investment in smaller, higher-yielding UK commercial properties. The Company invests in mispriced assets where it believes value can be created through asset management initiatives.

Key attributes:

- » Target dividend: 8.0p per share annually.
- » **Actively managed** portfolio of freehold and leasehold assets across all sectors of the commercial property sector.
- » Sector-agnostic with focus on **strong commercial locations** and **shorter leases**.
- » Specialists in **mispriced, underappreciated assets**.
- » Strong bias outside of London (95%+)
- » **Balanced exposure across the UK** – from Scotland to South West
- » **One of the world's largest real estate investment managers with:**
 - » €78.7bn AUM
 - » 860+ staff globally
 - » 19 offices worldwide



Visit our website to download the latest factsheet and find out more about the Real Assets Growth & Income (RAGI) Fund

Momentum.co.uk/RAGI



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Investment Case: active asset management in action

UK REITs have repriced materially, opening up new value

With UK interest rates on a downward trajectory, AEW UK REIT offers a rare blend of high yield and capital growth potential.

Falling interest rates increase the relative appeal of income-focused strategies

Source: AEW UK REIT Q3 2024.



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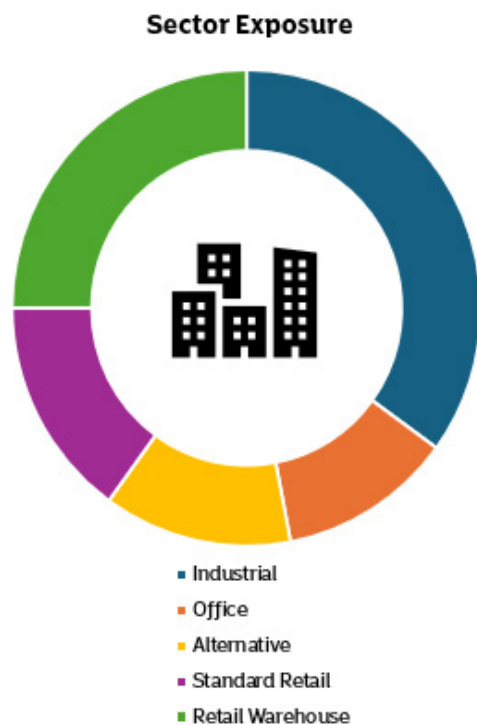
Key metrics

Metric	Value
Target dividend (annualised)	8p per share per annum
No. of Properties	32
No. of Tenants	Approx. 130
Focus	Smaller commercial assets (< £15m)
Management	AEW UK Investment Team



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Diversification



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