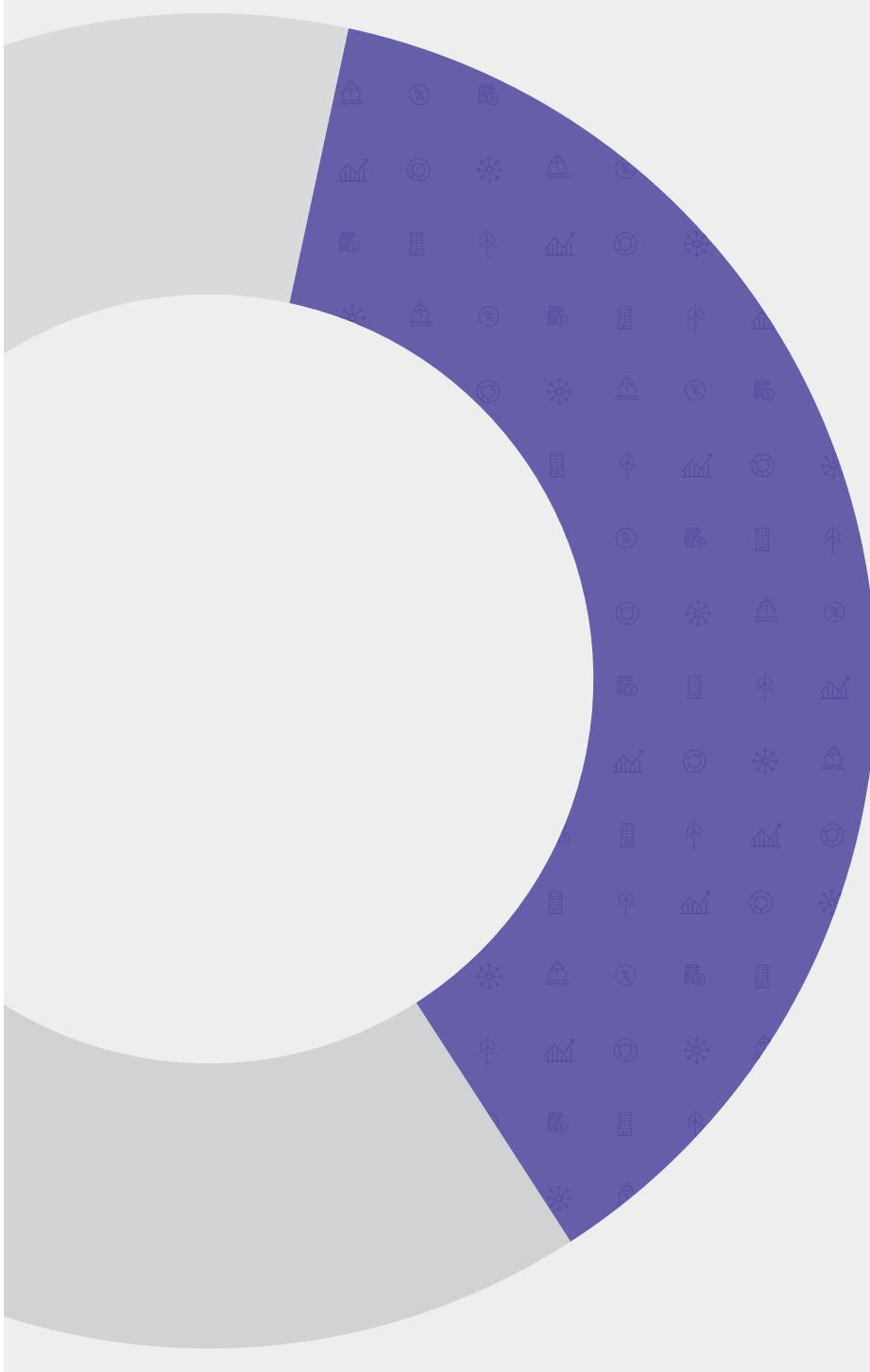


# JPMorgan Global Core Real Assets Limited

Annual Report & Financial Statements for the period from 22nd February 2019 to 29th February 2020



## KEY FEATURES

JPMorgan Global Core Real Assets Limited (the 'Company' or 'JARA') is a closed-ended investment company incorporated in accordance with the Companies (Guernsey) Law, 2008. The address of its registered office is at 1st Floor, Les Echelons Court, Les Echelons, South Esplanade, St Peter Port, Guernsey GY1 1AR. The principal activity of the Company is investing in securities as set out in the Company's Investment Objective and Investment Policy.

### Investment Objective

The Company will seek to provide shareholders with stable income and capital appreciation from exposure to a globally diversified portfolio of Core Real Assets.

### Investment Policy

The Company will pursue its investment objective through diversified investment in private funds or managed accounts managed or advised by entities within J.P. Morgan Asset Management (collectively referred to as 'JPMAM'), the asset management business of JPMorgan Chase & Co.

Please refer to pages 23 and 24 for full details of the Company's investment policies.

### Dividend Policy

On the basis of the initial issue price, the Company is targeting in respect of the first 12 months after the date of admission (24th September 2019), an initial annual dividend yield of 2 to 3 per cent. and, once the Company is fully invested, a target annual dividend yield of 4 to 6 per cent., based on the initial issue price.

### Capital Structure

As at 29th February 2020, the Company's share capital comprised 200,802,887 ordinary shares of nil par value.

### Management Company

The Company employs JPMorgan Funds Limited ('JPMF' or the 'Manager') as its Alternative Investment Fund Manager. JPMF delegates the management of the Company's portfolio to JPMorgan Asset Management (UK) Limited ('JPMAM UK') which further delegates the management to J.P. Morgan Asset Management, Inc., Security Capital Research & Management Inc. and J.P. Morgan Alternative Asset Management Inc. (collectively referred to as 'JPMAM' or the 'Investment Manager' or 'Investment Managers'). All of these entities are wholly owned subsidiaries of J.P. Morgan Chase & Co.

### Management Fees

JPMF is entitled to receive from the Company, including management fees incurred in the underlying funds, a management fee in respect of that part of the Company's net asset value which is invested in JPMAM products, calculated at the rate of 0.05 per cent. per annum. The Company's investments in the JPMAM products also bear the management fee charged by the relevant manager at the level of the relevant JPMAM product (the 'underlying management fees'). The total overall management fee payable to JPMAM is the aggregate of the management fee and the underlying management fees. No management fee is charged on uninvested assets held in cash or cash equivalents.

The total overall management fee borne by the Company is currently 0.97% per annum, falling on a tiered basis to 0.86% per annum if the Company's net asset value is £1 billion or more, based on the initial portfolio, as set out in the table below:

Company's Net Asset Value invested in JPMAM Products	Total Overall Management Fee
£100m	0.97%
£300m	0.96%
£500m	0.90%
£1,000m	0.86%

Further details on the management fee and the underlying fees payable to JPMF and the underlying fees payable to the relevant managers of the JPMAM Products can be found on page 32.

### Administrator

The Company employs J.P. Morgan Administration Services (Guernsey) Limited as its administrator.

### Gearing

The Company may use gearing, in the form of a bank facility or revolving credit facility, for cash management, currency hedging purposes or other short term needs. Borrowings may be in Sterling or other currencies. The Company's total borrowings will not exceed 20 per cent. of net asset value calculated at the time of drawdown. The Company does not currently have any borrowing facilities.

### Continuation Resolution

In accordance with the Company's Articles of Incorporation, the Directors are required to propose a resolution that the Company continue as a closed-ended investment company at the Annual General Meeting in 2024 and every fifth year thereafter.

### Financial Conduct Authority ('FCA') regulation of 'non-mainstream pooled investments' and MiFID II 'complex instruments'

The Company currently conducts its affairs so that its shares can be recommended by Independent Financial Advisers to ordinary retail investors in accordance with the rules of the FCA in relation to non-mainstream investment products and intends to continue to do so for the foreseeable future.

The shares are excluded from the FCA's restrictions which apply to non-mainstream investment products because they are shares in an investment company. The Company's shares are not classified as 'complex instruments' under the FCA's revised 'appropriateness' criteria adopted in the implementation of MiFID II.

### Association of Investment Companies ('AIC')

The Company is a member of the AIC.

### Website

The Company's website, which can be found at [www.jpmrealassets.co.uk](http://www.jpmrealassets.co.uk) includes useful information on the Company, such as daily share prices, factsheets and will show current and historic half year and annual reports once available.

## J.P. Morgan Asset Management's Alternative Solutions Group

The Global Alternatives Platform of J.P. Morgan Asset Management ('JPMAM') manages £109 billion in net assets, as of 31st December 2019, across a range of alternatives strategies. It is this existing platform, and importantly, the real assets part of it (£54 billion in net assets) which JARA looks to access to create a highly diversified, foundational allocation for investors' portfolios. The primary responsibility of managing the Company's portfolio goes to JPMAM's Alternative Solutions Group ('ASG').

The ASG division includes over 30 investment professionals, located primarily in London, New York, Hong Kong, and Singapore. The ASG division was formed to design, build, and implement diversified alternative investment solutions across more than 35 strategies spanning real assets and other alternatives categories offered by JPMAM. ASG takes a team approach to portfolio management with the Investment Committee constructing and managing the Company's portfolio by receiving insights and analytics from the Alternative Investment Strategy and Solutions Team. The Investment Committee utilises the insight and analytics to periodically assess the portfolio allocations and the Company's investments in different real asset strategies and JPMAM products. ASG can trace its heritage back over 25 years from when JPMAM started managing hedge fund solutions for clients; collectively the team now manages in excess of \$13 billion in assets under management ('AUM') across a range of alternatives solutions.

## Real Assets: Building Blocks of Productive Societies

JPMAM defines real assets in part by what they are: large-scale, long-life, productive, tangible hard assets. They are also fundamental building blocks of productive societies. The investible universe of these real asset categories is dominated by the trio of real estate, infrastructure and transport.

JPMAM defines real estate as properties where people live, work, shop and store goods. Infrastructure is defined as essential facilities and services upon which a community's economic productivity depends and that are vital to the movement and storage of goods, people, data, water and energy. Transport is defined as 'moving infrastructure': maritime vessels, energy logistics, aircraft, rail and vehicles, and other surface and air transport segments.

Collectively, real estate, infrastructure and transport represent more than 95% of the real asset market, making these three the most available and scalable real asset categories in a total market with a value that is estimated to be more than \$20 trillion globally.



These examples do not represent investments in J.P. Morgan's real assets funds. Image source: Shutterstock.

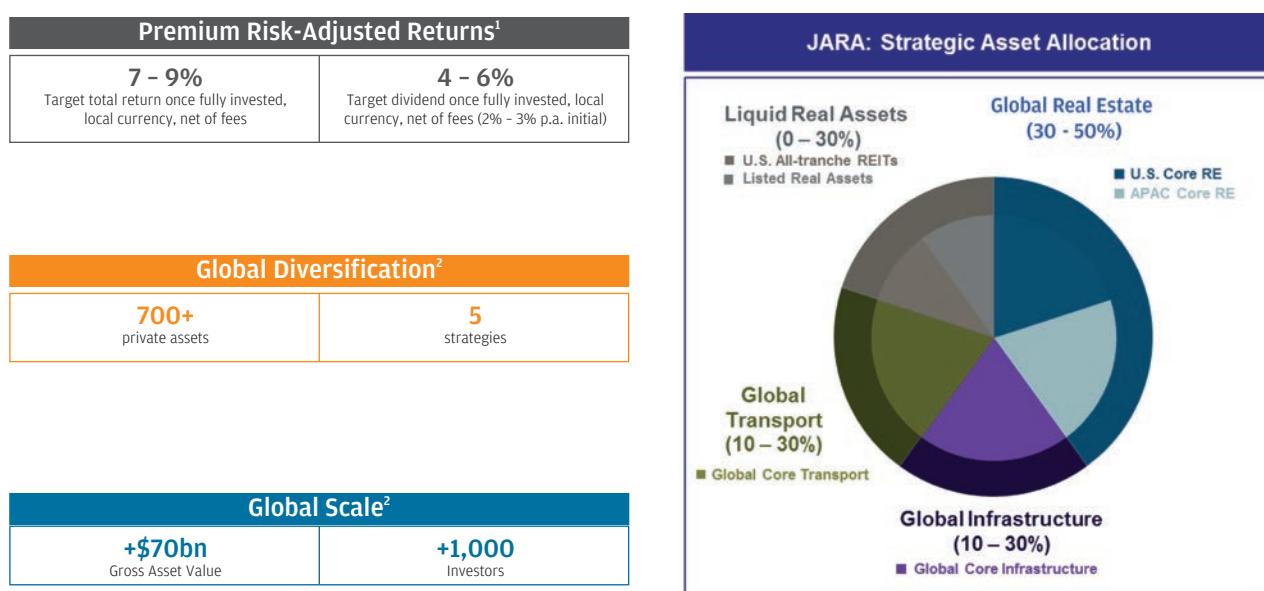
## KEY FEATURES

### Investment Philosophy

The Company intends to provide shareholders with a globally diversified portfolio of income producing Core Real Assets, primarily in private markets, across global real estate assets, global transport assets and global infrastructure assets. The Company will allocate to these markets using JPMAM strategies, many of which are already sizeable. By allocating to these existing strategies the Company will gain exposure to a pool of over 700 individual underlying private real assets providing a significantly greater level of diversification - both by number of assets and by geography - than the Company would be able to achieve allocating directly.

It is the intention of the Manager that the Company will invest in real asset strategies within the allocation ranges of the strategic asset allocation below. The portfolio is constructed to provide a high level of diversification across asset types and sectors - many of which are uncorrelated with each other - in an attempt to provide a greater level of stability and an uncorrelated source of return. The Manager may also evaluate new real asset strategies as well as strategic changes to the asset allocation from time to time whilst ensuring the portfolio remains consistent with the risk and return profile of the Company.

### JPMorgan Global Core Real Assets: Initial Portfolio Allocation



<sup>1</sup> On the basis of the initial issue price, the Company is targeting in respect of the first 12 months after the date of initial admission, an initial annual dividend yield on the ordinary shares of 2 to 3 per cent. and, once the Company is fully invested, a target annual dividend yield on the ordinary shares of 4 to 6 per cent. (the 'target dividend'). The target returns are net compound returns for illustrative purposes only and are subject to significant limitations. The total return and income range are shown net of estimated Company management fees and operating expenses. An investor should not expect to achieve actual returns similar to the target returns shown above. Because of the inherent limitations of the target returns, potential investors should not rely on them when making a decision on whether or not to invest in the strategy.

<sup>2</sup> Based on underlying strategies as of 31st December 2019.

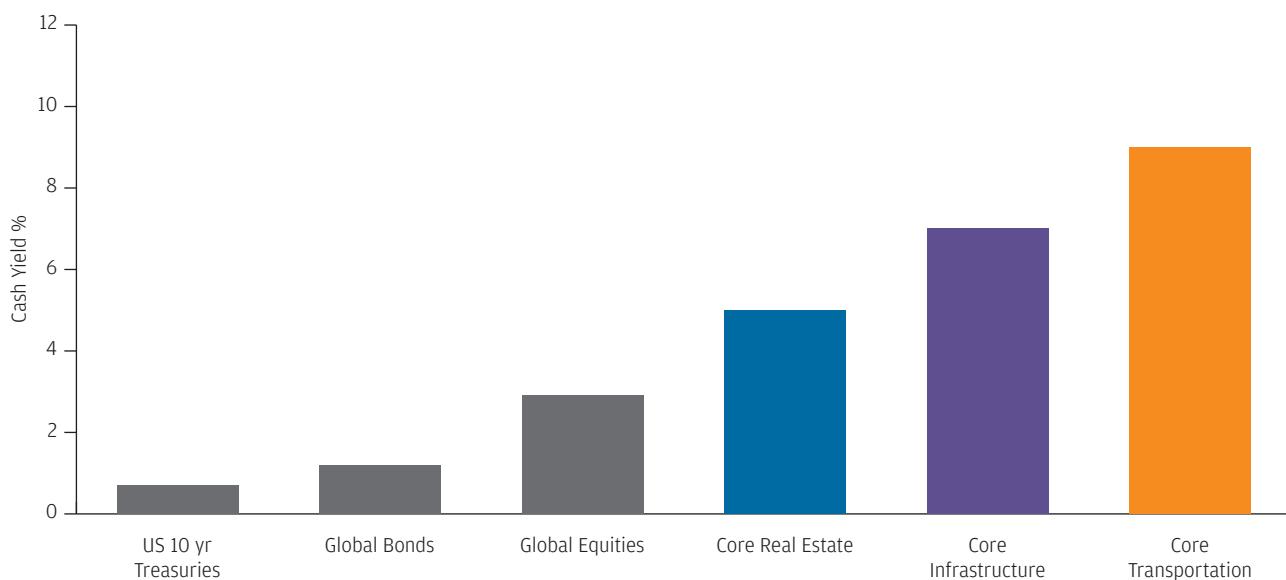
While most real assets provide access to a source of returns from a single category of real assets, as detailed above, the Company will provide access to a range of real assets strategies. The real asset strategies to which the Company has access would generally not be available to most investors, either because the underlying investments are held through private funds, which are not publicly offered, or because of the size of commitment needed to gain access to these strategies. Further to this, most real asset strategies available for investment in the UK market are domestically focused, whereas the Company will enable shareholders to gain exposure to global real assets. The Company's underlying asset mix is therefore designed to sit at the centre of a shareholder's alternative or real asset portfolio and provide complementary exposures to their existing allocations. Access to these types of assets is especially relevant in the current environment of compressed yields and increased market volatility - increasing the need for uncorrelated sources of returns. The Manager believes that the JPMAM platform is one of the few platforms globally that has the spread of real asset strategies to allow the diversification of allocations that should help the Company produce the stability of returns intended from the portfolio.

## The Real Asset Spectrum

The Company predominantly allocates towards a range of 'core' real asset strategies. JPMAM defines certain real assets as 'core' if their cash flows are forecastable for long time periods with a low margin of error. This is in contrast to non-core or value-add and opportunistic assets that tend to have a higher risk/higher return profile but generally require new construction or improvement and are more dependent on capital appreciation than on cash flow for returns.

Core real assets include well-leased properties in major developed markets; regulated utilities, and other infrastructure sectors with transparent, predictable cash flows; and transport assets (maritime vessels, aircraft, rail cars, etc.) that feature long-term contracts with high-credit quality counterparties.

Global core real assets can generate two or three times more income than financial assets with less than half the volatility. There are also clear differences among the asset classes that fall under the definition of core alternatives, notably in what they are (a real estate property versus a port, for example), their purpose within a portfolio and the drivers of their returns. These variations are important as sources of additional diversification, allowing the assets to complement one another when core alternatives are added to a portfolio.



As at 31st March 2020. Source: J.P. Morgan Asset Management. For illustrative purposes only.

Beyond their tangibility, which is a refreshing characteristic for investors, core real assets can play a key role in portfolios. They offer hybrid characteristics, providing the opportunity for a stable, volatility-reducing income stream along with the potential for some upside from price appreciation. Given current challenges facing investors whether acting as a diversifier versus public equities or as a supplement to lower yielding fixed income assets, core real assets may enhance the outcomes for investors' portfolios.

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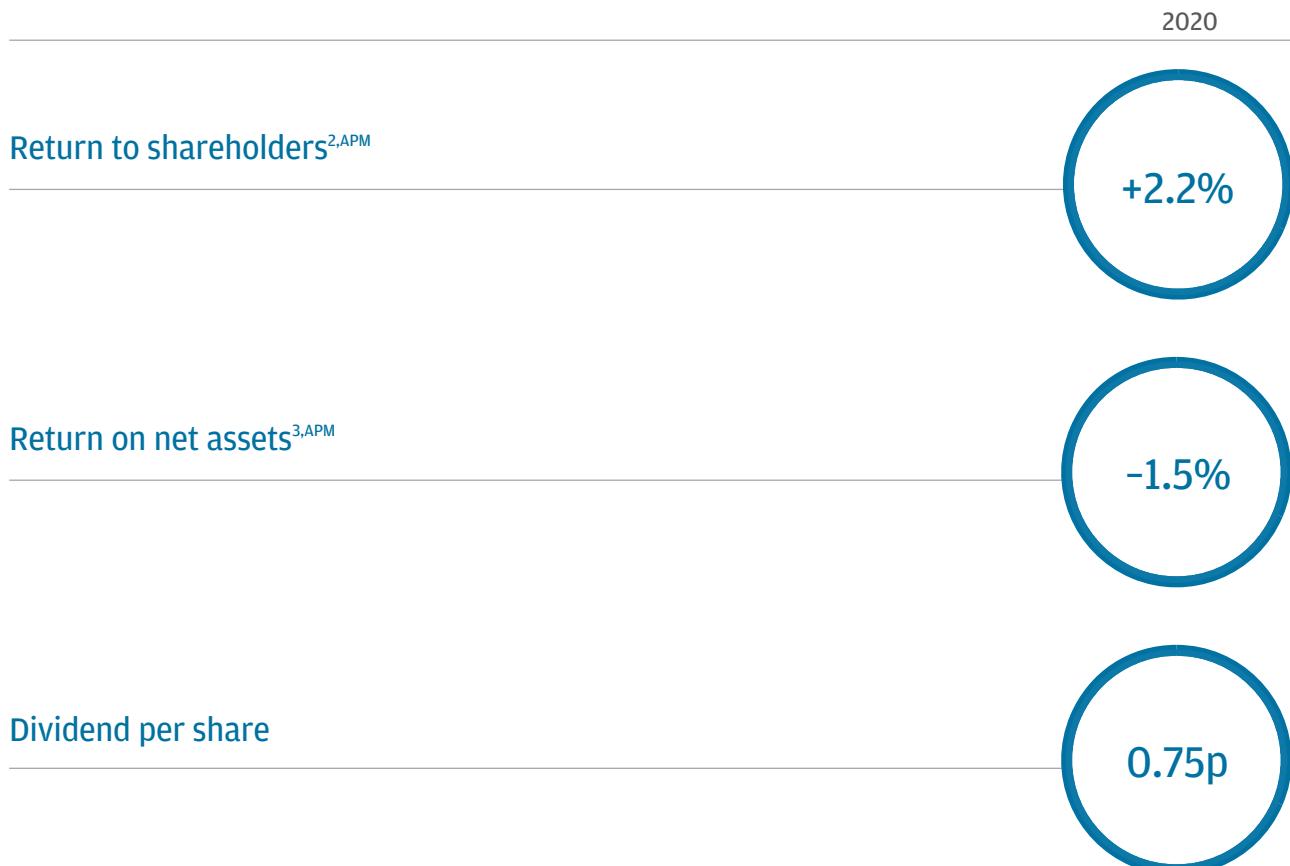
# Strategic Report

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## FINANCIAL HIGHLIGHTS

### TOTAL RETURNS (INCLUDING DIVIDENDS REINVESTED)

PERIOD FROM 22ND FEBRUARY 2019 TO 29TH FEBRUARY 2020<sup>1</sup>



<sup>1</sup> The Company's first day of trading was on 24th September 2019 and the opening share price was 100.0p per share. The Company was incorporated on 22nd February 2019.

<sup>2</sup> Source: Morningstar. This is the total return on the Company's opening share price of 100.0p per share on the launch day 24th September 2019 to 29th February 2020.

<sup>3</sup> Source: Morningstar/J.P. Morgan. This is the total return on the Company's opening net asset value of 99.0p per share on the launch day 24th September 2019 to 29th February 2020.

APM Alternative Performance Measure ('APM').

A glossary of terms and APMs is provided on pages 81 and 82.

## SUMMARY OF RESULTS

29th February  
2020

<b>Total returns for the period ended 29th February</b>	
Return to shareholders <sup>1,APM</sup>	+2.2%
Return on net assets <sup>2,APM</sup>	-1.5%
<b>Net asset value, share price, discount and market data at 29th February</b>	
Shareholders' funds (£'000)	194,415
Net asset value per share <sup>APM</sup>	96.8p
Share price	101.5p
Share price premium to net asset value per share <sup>APM</sup>	4.9%
Shares in issue	200,802,887
<b>Loss for the period ended 29th February</b>	
Loss attributable to shareholders (£'000)	(4,728)
Loss per share	(2.79)p
Dividend per share <sup>3</sup>	0.75p
<b>Gearing/(net cash)<sup>4,APM</sup></b>	(65.1)%
<b>Ongoing charges<sup>4,APM</sup></b>	0.37%

<sup>1</sup> The Company's first day of trading was on 24th September 2019. The Company's opening share price was 100.0p per share.<sup>2</sup> Source: Morningstar/J.P. Morgan, using net asset value per share, cum income. The Company's opening net asset value was 99.0p per share.<sup>3</sup> Under Guernsey company law, the Company is permitted to pay dividends despite losses provided solvency tests are performed and passed ahead of dividend declaration.<sup>4</sup> The ongoing charges calculation excludes the underlying costs incurred in the period in the management of the Strategic Property Fund FIV5 (which comprise 16.7% of shareholders' funds) as the relevant information is not readily available in a form consistent with the ongoing charges calculation methodology produced by the Association of Investment Companies ('AIC').<sup>APM</sup> Alternative Performance Measure ('APM').

A glossary of terms and APMs is provided on pages 81 and 82.



**John Scott**  
Chairman

I am delighted to present the first Annual Report & Financial Statements for JPMorgan Global Core Real Assets Limited (the 'Company' or 'JARA'), the newly-listed closed-ended investment company incorporated on 22nd February 2019 and registered under the laws of Guernsey.

### Launch

Your Company obtained a premium listing on the London Stock Exchange on 24th September 2019 following a successful initial public offering ('IPO') in which 148,974,889 ordinary shares were issued. This was made up of 97,521,273 ordinary shares issued under the placing and 51,453,616 shares issued under the intermediaries offer and offer for subscription.

The Initial Issue Price was 100.0p per ordinary share, with an opening Net Asset Value ('NAV') of 99.0p per ordinary share, meaning the opening net assets of the Company were £147.5 million.

### Objective and Features

The Company's objective is to provide shareholders with stable income and capital appreciation from exposure to a globally diversified portfolio of core real assets, being those real assets that offer reliable, highly forecastable, long term cash flows. These are focused on unlisted assets held in private funds investing in the global infrastructure, real estate and transportation sectors alongside a more liquid element of the portfolio investing directly in listed real assets.

Once fully invested the Company will provide diversified access to what is currently over 700 underlying private real assets through private funds and accounts managed by JPMorgan Asset Management.

The Company aims to provide investors with a long-term target NAV return of 7 to 9 per cent. per annum once fully invested, inclusive of a dividend yield of 2 to 3 per cent. in respect of the first year following listing, increasing to 4 to 6 per cent. per annum once the Company is fully invested.

### Capital Deployment

Your Company has so far invested approximately 40% of the proceeds arising from its IPO and from subsequent share issuance. The current turmoil in financial markets has meant capital has been drawn down slower than originally intended, but we remain on course to be fully invested at or around 12 months following the IPO, as stated in the Company's prospectus. Importantly, this does not affect the Company's long term return expectations and may in fact prove beneficial as it may provide the opportunity to commit capital to the private strategies at reduced valuations. The Company will continue to inform shareholders, via a regulatory news service, as investments into the underlying strategies are undertaken.

### Investment and Share Price Performance

From the Company's first day of trading (24th September 2019) to 29th February 2020, the Company recorded a total return on net assets of -1.5%. The total return for shareholders who subscribed for shares in the initial issue has been +2.2% over the same period. The Investment Manager's report reviews the Company's performance and gives a detailed commentary on the investment strategy and portfolio construction, and their outlook for the strategies.

The Company's share price was 101.5p per share at the financial year end and in the period under review the shares traded in a range of 100.8p to 108.5p per share. Since the year end, the Company's share price has not been immune to market volatility and the sharp sell-off in listed equity markets as a result of concerns over the COVID-19 pandemic, at one point experiencing a sharp sell-off down to a low of 73.5p per share. This reflects a broad rise in risk aversion on the part of investors, combined with a reduction in secondary market liquidity, rather than any fundamental change in the investment performance of the Company. It is pleasing to note that subsequent to this sharp sell-off the Company's share price has recovered and the Company's shares trade at 109.0p per share as at the date of this Statement.

## Revenue and Dividends

The Board declared an interim dividend of 0.75p per share, which was paid on 27th February 2020. The Board has also declared the first interim dividend, in respect of the Company's year ending 28th February 2021, of 0.75p per share, which was paid on 28th May 2020 to shareholders on the register on 1st May 2020. These distributions are in line with the Company's target of paying in the Company's first 12 months after the date of initial admission an initial gross dividend yield of 2 to 3 per cent. based on the initial issue price of 100.0p per share.

In response to the COVID-19 pandemic, central banks have cut interest rates across the globe. As a result, the interest income which the Company is receiving on its largely dollar denominated near-cash instruments has declined. Given the high proportion of the Company's asset base held in liquidity funds awaiting investment into the underlying private funds, this fall in interest income results in a significant short term reduction in the net revenue available to shareholders.

The Directors intend to maintain the current level of dividend payments and see no immediate threat to the level of quarterly dividends being paid; in part, they are able to maintain this by drawing on the reserves from the share premium account which, following payment of the interim dividend paid on 28th May 2020, stands at approximately 1.62p per share. Over the longer term, however, the ability to maintain and grow the dividend will depend on the rate at which the Company can invest and in the continuing success of the underlying strategies.

## Placing Programme and Share Issuance

Since IPO, the Company has taken advantage of the premium to NAV at which the shares have traded over the period to issue an additional 53,666,063 shares, pursuant to the placing programme. The shares were issued at a premium to NAV and resulted in net proceeds of £55.4 million. These proceeds are invested in line with the Company's investment policies across the underlying investment strategies. Share issuance has always taken place at a premium to the prevailing cum-income NAV per share and so is accretive to the returns of existing shareholders. If conditions are appropriate, the Company will continue to issue new shares which, as well as assisting with premium management, will also enhance liquidity and continue to underpin the Company as an attractive investment.

## Corporate Governance

The Board is committed to maintaining and demonstrating high standards of corporate governance, which is essential to foster the long-term, strategic thinking that will create and protect value for all stakeholders. The Board has considered the principles and provisions of the 2019 Association of Investment Companies Code of Corporate Governance (the 'AIC Code'). The AIC Code addresses all the principles and provisions set out in the UK Corporate Governance Code, as well as setting out additional principles and provisions on issues that are of specific relevance to investment companies. The Board considers that reporting in accordance with the principles and provisions of the AIC Code provides relevant and comprehensive information to shareholders.

I am pleased to report that throughout the period ended 29th February 2020, the Company complied with the recommendations of the AIC Code except, as explained in the Directors' Report, where it has not yet had the opportunity to do so.

## The Board

In accordance with the Company's Articles of Incorporation, all Directors will be retiring and seeking election by shareholders at the Company's first Annual General Meeting. The Board's knowledge and experience is detailed on page 31.

### Annual General Meeting

The Company's first Annual General Meeting will be held on 31st July 2020 at 1.00 p.m. and we hope that it will be possible to arrange this at Les Echelons Court, Les Echelons, South Esplanade, St Peter Port, Guernsey GY1 1AR. However, given the continued impact of the COVID-19 outbreak, it may be difficult to hold the Annual General Meeting in the format typically expected by shareholders (and in particular for non-Guernsey based shareholders to attend). Your Board will continue to review arrangements for the Annual General Meeting in light of any further measures imposed or eased by the States of Guernsey and will update shareholders of any changes.

With effect from 20th June 2020, the States of Guernsey will implement Phase 5 of its transitional plan to ease the stay at home and travel restrictions originally introduced on 25th March 2020 in light of COVID-19. Whilst restrictions within the Bailiwick of Guernsey have been eased, permitting gatherings to take place within the Bailiwick of Guernsey, any persons arriving into the Bailiwick of Guernsey are presently required to self-isolate for a period of 14 days upon arrival. Due to the restrictions in place from 20th June 2020, whilst Guernsey based shareholders are permitted to physically attend the Annual General Meeting, shareholders from outside of the Bailiwick of Guernsey are strongly encouraged to appoint the chairman of the Annual General Meeting as their proxy.

Shareholders from outside of the Bailiwick of Guernsey are encouraged to raise any questions in advance of the meeting with the Company Secretary at the Company's registered address, or via the 'Ask Us a Question' link which can be found in the 'Contact Us' section on the Company's website. Separate conference dial-in facilities will be provided to allow shareholders to listen to and participate in (but not vote at) proceedings at the Annual General Meeting. This is to ensure that all shareholders have the opportunity to participate in the meeting. Details of how to access the dial-in facilities will be provided to shareholders on application to the following email address: [alison.c.vincent@jpmorgan.com](mailto:alison.c.vincent@jpmorgan.com) with details of their shareholding.

The Board strongly encourages shareholders to participate in the meeting by submitting any questions in advance and to participate in the relevant private telephone conference dial-in facilities. Any specific questions on the business of the Annual General Meeting can be submitted by no later than 48 hours prior to the relevant meeting (or any adjournment thereof) by email to [alison.c.vincent@jpmorgan.com](mailto:alison.c.vincent@jpmorgan.com).

Should circumstances change and restrictions be further eased or tightened prior to the date of the Annual General Meeting, the Company will announce, via its website and, as appropriate, through an announcement on the London Stock Exchange, any change in the arrangements which it feels would be reasonable and practical to implement.

### Outlook

These are early days for JARA but the first six months of the Company's existence as a public Company have certainly been a baptism of fire. The short period since your Company's launch has seen unprecedented volatility as the world has sought to contain, mitigate and control the spread of the COVID-19 pandemic. Despite huge levels of support from governments across the world, the economic impact of the virus is likely to be severe and long lasting.

Although no asset class has been immune from the immediate effects of the pandemic or will fully protect investors from its longer term effects, the attributes of a broadly diversified portfolio real assets, with their relatively stable asset values and predictable cash flows, should prove attractive when compared with other asset classes. It is pleasing that the Company's shares have traded predominately at a premium to NAV and that the Company has successfully issued a further 53,666,063 shares since IPO.

Deployment of the Company's capital into the underlying real asset strategies has been slowed by current economic conditions. This does not change the long term returns we expect the Company to provide investors; indeed the opportunity to enter these strategies at lower prices may ultimately enhance returns.

**John Scott**

*Chairman*

18th June 2020

## Welcome

Firstly, please let us start this inaugural Investment Manager's Report with a message of welcome to all shareholders. We are delighted to be able to bring JPMorgan Global Core Real Assets Limited (the 'Company' or 'JARA') to the investment company market in what was a difficult period for IPOs and we thank all those investors who trusted us with their capital. As the investment outlook continues to be uncertain across a range of markets we feel JARA's position as an income focused, foundational allocation within shareholder portfolios is more important than ever and we look forward to being a fiduciary of your capital and working with the Board to achieve successful outcomes for years to come.

## Portfolio Review

Given the timing of the launch, this year's Investment Manager's Report covers a condensed period of 24th September 2019 (date of IPO) through to 29th February 2020. In addition to this, given it takes time to get invested into our target underlying private strategies, the portfolio was predominantly cash throughout this reporting period. Given these facts, we do encourage shareholders not just to read this Portfolio Review section but also take note of the sections around Capital Deployment, our Real Asset Outlook and Key Portfolio Themes - each of which will hopefully be instructive on how we see the portfolio evolving from here.

Since IPO, the Company's portfolio has had a total return on net assets of -1.5%, inclusive of a 0.75p per share dividend. The main driver of this negative return was sterling's appreciation versus most major currencies following a decisive General Election result shortly after the Company's IPO. Of particular note was that, between launch and the Company's year-end, sterling strengthened by 3.2% against the US dollar and by 2.7% against the euro, creating a foreign exchange ('FX') loss. As a reminder, the Company's portfolio is unhedged and therefore, when allocating overseas (at year end 97.4% of JARA's exposure was non-sterling), FX risk is present. Historically, FX gains/losses have tended to cancel themselves out as they 'revert to mean' over time. Given this historical precedence; the structural risk that hedging illiquid assets can bring and the impact the cost of hedging can have on income, the decision not to hedge FX exposure was taken at IPO alongside discussion with key shareholders.

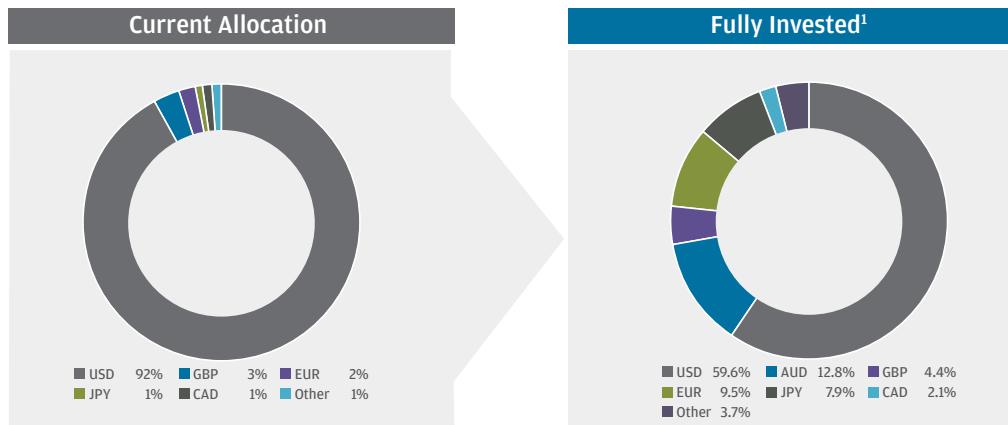
At the end of the period approximately 40% of initial IPO proceeds had been invested into our listed real assets strategies and our private US real estate strategy. Following further share issuance in the secondary market the Company had a cash balance of 65% at its financial year end and, as shown below, has a bias towards real estate within its invested portfolio. As can be seen below, as JARA gets further invested, it will diversify into a range of different sectors across the real asset spectrum.

### JARA Top 10 Sector Exposures

Current Allocation Top 10		Fully Invested Top 10 <sup>1</sup>	
Sector	% Allocation	Sector	% Allocation
Cash	65.1%	Office	17.6%
Office	7.5%	Maritime	15.9%
Residential	5.8%	Residential	12.3%
Retail	4.9%	Utilities	8.7%
Other Real Estate	4.8%	Industrial/Logistics	8.3%
Industrial/Logistics	4.7%	Retail	7.6%
Utilities	3.9%	Renewable Energy	6.2%
Aviation	1.3%	Aviation	5.4%
Rolling Stocks	1.1%	Other Real Estate	5.1%
Conventional Energy	0.3%	Liquid Bulk Storage	3.7%

As of 29th February 2020 shareholder portfolios. <sup>1</sup>This allocation presumes the current portfolio is fully invested as per the underlying funds' strategies existing exposures. Between now and full investment these exposures are subject to change.

As the portfolio gets further invested it is expected that the look through currency exposure will diversify away from the US dollar, however we do expect the US dollar to remain the principal currency exposure at about 60%.



As of 29th February 2020. <sup>1</sup>This allocation presumes the current portfolio is fully invested as per the underlying funds' strategies existing exposures. Between now and full investment these exposures are subject to change.

At the end of the period the listed real assets strategies represented 18.5% of the portfolio, marginally below the long-term strategic asset allocation of 20% for this portion of the portfolio. As a reminder, JARA's listed real asset allocation is made up of two distinct strategies: US all-tranche REITs and an allocation more broadly across a variety of listed real assets. Both of these strategies recorded negative performance over the period, which was driven by a market-wide COVID-19 sell-off which started in February.

Within the all-tranche REIT strategy, since inception, we have been positioned in a relatively risk off position with around 50% of this strategy allocated to common equity REITs and the other 50% in more senior parts of the capital structure or cash. Although this equity allocation did increase towards the end of the period, to 53.9%, this is still at the lower range of what we expect for our equity allocation. We view the flexibility to invest in different parts of the REIT capital structure as key in providing comparative stability and income during these volatile times. This general risk off approach was a beneficial one in what were challenging markets over the period. This strategy produced a -3.3% net return in US dollar terms, quite a significant outperformance compared to pure-equity US REIT benchmarks.

Within our other listed real assets allocation there was also negative performance as with broader negative equity markets. The largest contributor to this was the performance by listed transportation investments (representing 1.3% of JARA's exposure at period end). Since inception this was down 5.3% in US dollar terms.

The Company had its initial allocation into private US Real Estate drawn on 8th November 2019. Since then, as the Company has issued new shares, it has continued to subscribe as appropriate to the underlying private strategies and, as such, some top-up investments have been made. Allocations within our real estate strategies are being driven by 'millennial trends' at this current time. This has led to a general focus of increasing exposure to industrial/logistics assets, reducing retail and to us seeing a number of opportunities in the residential sector. These are trends which may very well be accelerated due to the COVID-19 pandemic and are covered in more detail in the Key Portfolio Trends and Outlook sections below.

## Capital Deployment

As detailed in the prospectus the initial target was to have the proceeds from IPO invested within 12 months following launch at the end of September 2019. It was also expected that, after six months, around 80% of the net initial proceeds would be invested. At the end of the reporting period the Company had so far invested approximately 40% of the proceeds and given the current turmoil in financial markets, we were subsequently unable to meet the initial six month deployment target. However JPMAM believes that the

Company remains on course to be fully invested at or around the 12 month period, as stated in the prospectus.

Whilst disappointing not to meet the interim deployment target this meant that the Company was well positioned - given its high cash levels - during the volatility throughout February and March. In the current market environment, the management team feel it is only natural for the pace of investment to slow as the underlying investment teams implement business continuity procedures and markets adjust to the new (often remote) way of working. There is also the need for any investments in the pipeline to be re-evaluated given the significant change in market conditions and this may result in some acquisitions (and sales) being dropped or delayed. Finally, we are aware that whilst the levels of market volatility we have seen can, at times, create opportunities, there remains the need to proceed cautiously given how uncertain the forward looking environment remains - this means any new purchases will need to be on very sound footing.

The Company will inform investors as and when further investments into the underlying strategies are made.

### Key Portfolio Themes

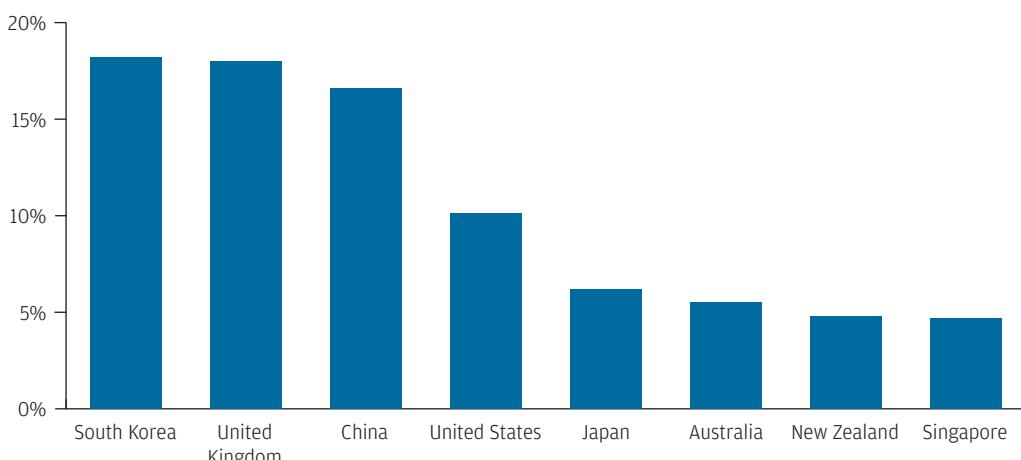
Within JARA's portfolio there are several global trends which are driving portfolio positioning across a number of strategies. Below we have highlighted three of these key trends; we intend to keep investors updated on these trends and how they impact portfolio positioning, as well as others which become apparent on an ongoing basis.

#### Millennial Trends

The millennial generation and their preferences have created a range of 'new normals'. These are currently best reflected within our real estate allocation.

- 'Generation rent' in the United States and Asia-Pacific has changed how we think about residential real estate with big opportunities for single-family rental development and with smaller apartments in Japan.
- The 'E-commerce effect' has for some years made logistic assets the place to invest. Given the strength of e-commerce in the United States and Asia-Pacific (below), we are optimistic on the sector.
- Given the COVID-19 pandemic and the impact it has had on shopping habits we expect this e-commerce trend to accelerate, particularly in locations closer to urban centres that enable 'last mile' distribution and the speed of delivery so many of us expect.
- JARA: As of 29th February 2020, within the private real estate strategies there was an average industrial/logistics weighting of 16.2%. This position is expected to increase over the course of 2020.

#### Online retail sales as % of total retail sales



As of 31st December 2019. Source: Oxford Economics.

## Embracing Sustainability

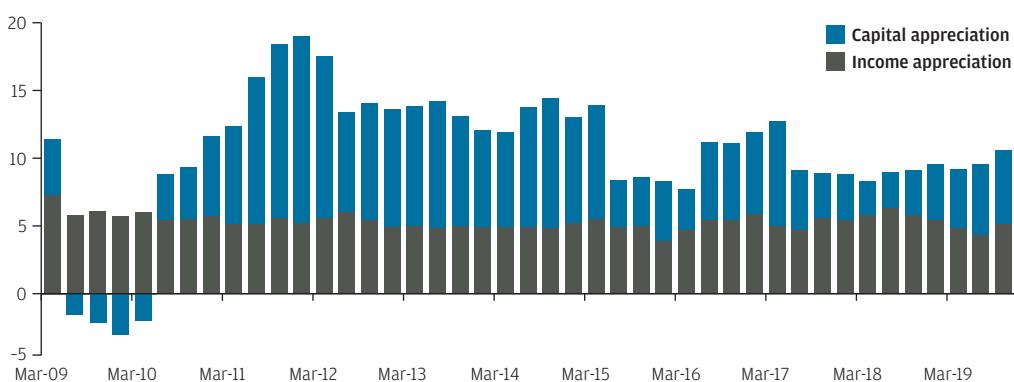
- Over the past decade, focus on sustainable investing and, in particular, renewable energy has risen steadily.
- This trend can also be seen in transportation where we feel there is a long term competitive advantage for newer, more environmentally friendly assets, which are both better for the environment and more cost efficient to run than older assets.
- JARA: All of the private strategies within JARA are 'ESG-integrated', that is, each of the strategies explicitly and systematically include ESG factors where material and relevant throughout the investment process.

## Positioning for Durability

- There are a number of ways core real asset strategies can be positioned for providing downside resilience during market volatility. For example, over the course of the past decade, core infrastructure (below) has delivered steady income returns from contracted and regulated sources.
- We expect a similar type of return profile from other types of real assets and that the portfolio as a whole will have additional durability because the different real asset categories are uncorrelated to each other.
- JARA: To maximise the durability of the portfolio, we continue to focus on:
  - High quality credit counterparties.
  - Prudent leverage levels with leverage in the underlying strategies, averaging 33.1% on a look through basis.
  - Maximising length of contracted income, with current average length of private real estate leases in excess of five years.

## Global core infrastructure returns\*

Rolling 4-quarter returns from income and capital appreciation



Source: MSCI, J.P. Morgan Asset Management. As of 31st December 2019. \*Asset class returns based on MSCI Global Quarterly Infrastructure Asset Index. Past performance is not a reliable indicator of current and future results.

## Real Asset Market Outlook

Early 2020 marked the end of the longest bull market in history. While it is difficult to predict, you can plan and, given the length of the cycle, the focus was on building portfolio resiliency. We advocated a strategic asset allocation for real assets with an emphasis on stable cash flows and income growth over price appreciation. Although we did not have insight into the unprecedented shutdown to come, this approach turned out to be correct and, if anything, has been strengthened. One could argue core real assets look even more appealing right now as investors look for asset classes which could act as a relative safe haven compared to broader markets and, given recent central bank action, are even more attractive for those searching for income. Finally, given the nature of the fiscal stimulus around the world and the possibility for turbocharged levels of demand once lockdown restrictions are lifted, there is the possibility of increased inflation over the medium term. Although this has not been a necessary consideration for investors for some time, should such a scenario arise, historically, real assets have protected against inflation well.

Please see below for an outlook on the real asset categories either allocated within or soon to be allocated within JARA; Real Estate, Infrastructure and Transportation.

### Real Estate

Coming into the COVID-19 pandemic, real estate was relatively fully priced; however, given the low to negative interest rate environment, real estate spreads to corporate BBBs, a common measure of value in the asset class, were at healthy levels. As this pandemic plays out, as with all asset classes, it is expected that lower leverage, income focused strategies with, on average, higher quality tenants will outperform. Looking at core sectors (residential, retail, office and industrial/logistics) we expect the retail sector to be hardest hit, whilst other sectors such as logistics should prove more durable. Outside traditional core assets there are a number of sectors which will be hit hard, most notably hospitality, however the Company's core focus means it has very limited exposure to these more esoteric sectors. This pandemic is likely to expedite trends we were already witnessing in the real estate market - such as the rise of e-commerce and the shift towards more flexible working arrangements.

Of longer term importance is how the definition of core real estate looks set to evolve. 'Core' does not just refer to assets whose returns are mainly from stable cash flows, but also refers to the central role these properties play in the functioning of an economy. As economies evolve, through technology, demographics and other structural trends, so should the definition of Core (traditionally the office, industrial/logistics, residential and retail sectors) - and so core allocations need to adapt. As with past trends in real estate, this is initially being seen in the REIT market where 'extended core' sectors have become an ever increasing part of the investment universe - this includes property types such as single family rentals, self-storage, bio-tech facilities and data centres. To illustrate this growth, these less traditional sectors now account for over 40% of the US REIT market capitalisation - but less than 5% of the market of the comparable private US benchmark. We expect extended core sectors to make up an increasing share of private real estate allocations as investors come to better understand these opportunities along with their risks and roles within a diversified core portfolio.

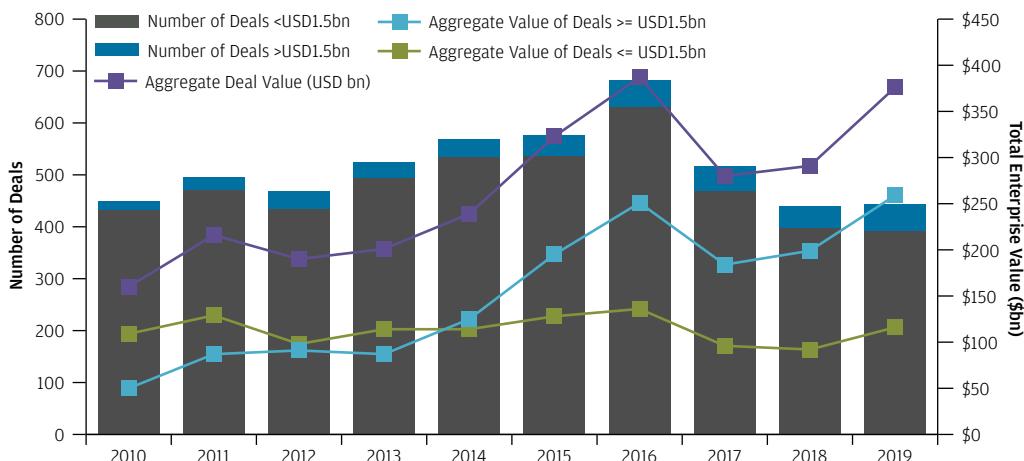
### Infrastructure

Core infrastructure is one of real asset categories we expect to be more resilient during the current downturn, albeit there will be some differences between sub-sectors. For example, regulated utilities that provide heat, water and electricity remain essential to daily life whether at home or at work and, given their regulated and essential nature, we expect these businesses to be broadly less affected than other market segments during this period. Similarly, power generation such as solar, wind and natural gas, coupled with long term offtake agreements, should be relatively resilient. However, more GDP sensitive/demand based assets such as toll roads, airports and sea ports may struggle. This sector by sector difference advocates the need for well diversified portfolios both by asset type and by geography.

Beyond the current market environment, we continue to hear the refrain that has become increasingly frequent in the infrastructure market: 'Too much money is chasing too few deals.' Yet this narrative does not capture the full picture. Although significant capital has been raised, it is from a relatively low base, and private capital remains a small percentage of the market's overall financing. While on an absolute basis infrastructure returns have fallen over time, in our view they remain attractive relative to traditional asset

classes, particularly on a risk-adjusted basis. It is our view that the most promising transactions will appear in middle-market, regulated and contracted assets in OECD markets providing a robust legal framework. Mid-market transactions represent more than 90% of all infrastructure transactions by number but a minority of the deal value, and hence they are more insulated from the typically intense competition for large, core 'trophy' assets—where the 'too much money' narrative often arises.

### Infrastructure transactions, 2010-19



Source: J.P. Morgan Asset Management data as of 30th November 2019.

### Transportation

Following a year dominated by 'Trade War' discussions (although these had a less severe impact on seaborne trade than many expected – with only an estimated 0.5% decline in global seaborne trade over the year) 2020 looked to be a less uncertain year for transportation. However, COVID-19 creates new unknowns and reminds us of the advantages to a pan-transportation strategy which is not focused on any one sector or asset type. The transportation market is an incredibly diverse and nuanced place meaning different sectors will see divergent fortunes over this period. For example, whilst the aviation industry is under severe stress, this is contrasted by a more buoyant tanker market, which has benefited from the low cost of oil and acute demand for storage capacity, floating or otherwise. This has seen significant demand for the vessels as people look to buy and store oil at today's low prices – in such market environments product tankers are being utilised as a form of floating storage. Whilst the full impact of COVID-19 is yet to be known on the transportation market, we expect to see this type of sector divergence and, given the size and scale of the JPM transport platform, coupled with the longevity of the team and presence of permanent capital, we stand well placed to capitalise on dislocations as they arise.

Beyond the shorter term, a big change going on in the transportation industry is the move to a more sustainable marketplace. A great example of this is that, from 1st January 2020, a new International Maritime Organisation regulation requires vessels to meet more demanding fuel emission standards. To comply, vessels can either switch to low sulphur fuels or they can install exhaust gas cleaning systems (scrubbers) to reduce their emissions of sulphur oxide and nitrous oxide. We expect these trends will continue, causing us to favour newer, more fuel efficient assets. We also anticipate that a number of older, less fuel-efficient ships will be scrapped, potentially limiting supply. Finally, we project that average vessel speeds could slow to reduce fuel consumption again benefitting larger, newer vessels.

Investment Manager

J.P. Morgan Asset Management's Alternative Solutions Group

18th June 2020

## KEY STATISTICS

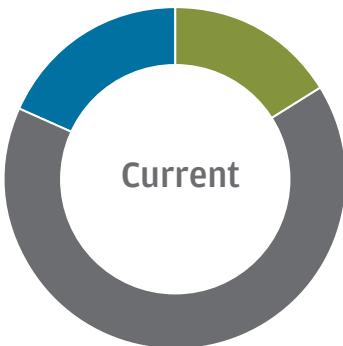
Current

Investment level	Diversification & Scale			Look through Leverage
40% Of initial IPO Proceeds	3 strategies	150+ private assets	+\$35bn Gross Asset Value	3.8% LTV

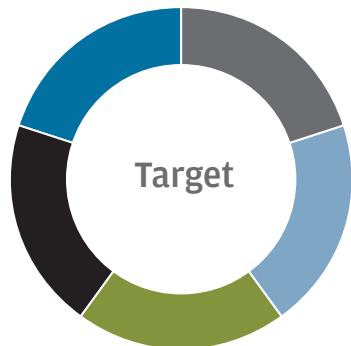
Target

100% Invested	5 strategies	700+ private assets	+\$70bn Gross Asset Value	33.1% LTV
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## ASSET ALLOCATION



■ Private US Real Estate	17%
■ Cash	65%
■ Liquid Real Assets	18%



■ Private US Real Estate	20%
■ Private APAC Real Estate	20%
■ Private Global Infrastructure	20%
■ Private Global Transportation	20%
■ Liquid Real Assets	20%

Based on underlying funds as of 29th February 2020. Leverage is based on a weighted average, look through basis to the underlying strategies. There is no leverage at the Company level.

## SECTOR EXPOSURE

## Current Allocation Top 10

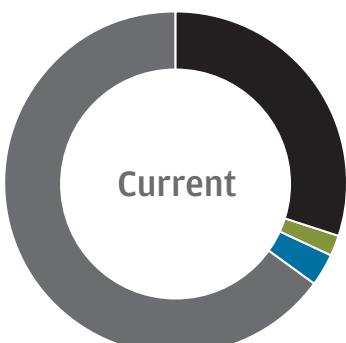
Sector	% Allocation
Cash	65.1%
Office	7.5%
Residential	5.8%
Retail	4.9%
Other Real Estate	4.8%
Industrial/Logistics	4.7%
Utilities	3.9%
Aviation	1.3%
Rolling Stocks	1.1%
Conventional Energy	0.3%

Fully Invested Top 10<sup>1</sup>

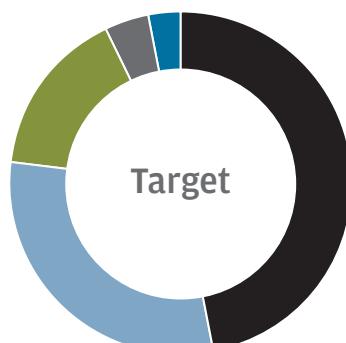
Sector	% Allocation
Office	17.6%
Maritime	15.9%
Residential	12.3%
Utilities	8.7%
Industrial/Logistics	8.3%
Retail	7.6%
Renewable Energy	6.2%
Aviation	5.4%
Other Real Estate	5.1%
Liquid Bulk Storage	3.7%

## PORTFOLIO INFORMATION

### GEOGRAPHIC EXPOSURE

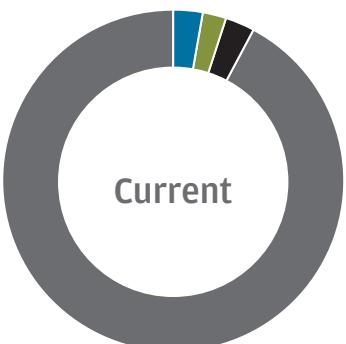


■ North America	30%
■ APAC	2%
■ Europe & UK	3%
■ Cash	65%



■ North America	47%
■ APAC	30%
■ Europe	16%
■ UK	4%
■ Other	3%

### CURRENCY EXPOSURE



■ GBP	3%
■ EUR	2%
■ Other	3%
■ USD	92%



■ GBP	4%
■ EUR	9%
■ JPY	8%
■ Other	6%
■ AUD	13%
■ USD	60%

Please note that the target allocation presumes the current portfolio is fully invested as per the underlying fund strategies existing exposures. Between now and full investment these exposures are subject to change.

## LIST OF INVESTMENTS

AT 29TH FEBRUARY 2020

Company	Valuation £'000	Company	Valuation £'000	Company	Valuation £'000
<b>EQUITIES</b>		<b>EQUITIES CONT.</b>		<b>EQUITIES CONT.</b>	
<i>United States</i>		<i>United States cont.</i>		<i>United States cont.</i>	
Prologis	913	Dominion Energy	117	OGE Energy	87
AvalonBay Communities	619	CenterPoint Energy	117	Edison International	86
Digital Realty	581	TerraForm Power	116	Matson	86
American Homes 4 Rent	540	Clearway Energy	109	Exelon	84
Equinix	536	Gaming and Leisures Properties	105	Public Storage	83
Public Storage	458	Kilroy Realty	105	ALLETE	83
Healthpeak Properties	443	Saul Centers	101	Consolidated Edison	82
Equity Residential	443	VEREIT	101	VEREIT	82
Welltower	350	Macquarie Infrastructure	99	Spire	81
Apartment Investment & Management	347	Evergy	99	IDACORP	81
Simon Property	340	Pinnacle West Capital	98	Southwest Airlines	81
Boston Properties	338	American Homes 4 Rent	98	American Finance	80
Alexandria Real Estate Equities	319	Avangrid	98	WP Carey	80
Kilroy Realty	311	Vornado Realty	98	DTE Energy	79
Duke Realty	283	American Homes 4 Rent	96	Mid-America Apartments	79
Digital Realty	272	Norfolk Southern	96	GEO	79
Taubman Centers	261	Avista	96	Rexford Industrial Realty	78
Douglas Emmett	255	Entergy	95	National Fuel Gas	78
Public Storage	253	Pattern Energy	94	Public Service Enterprise	78
Taubman Centers	251	Ameren	94	Tanger Factory Outlet Centers	78
Public Storage	245	NorthWestern	94	Alaska Air	78
Host Hotels & Resorts	245	PPL	94	Monmouth Real Estate Investment	77
Vornado Realty	243	Union Pacific	91	Vornado Realty	76
Regency Centers	242	Taubman Centers	91	CH Robinson Worldwide	75
CubeSmart	232	National Health Investors	91	Forward Air	74
CoreSite Realty	222	Sunstone Hotel Investors	90	Delta Air Lines	73
Federal Realty Investment	198	American Electric Power	90	Ryder System	73
SL Green Realty	180	Omega Healthcare Investors	90	Cousins Properties	73
Ventas	179	FirstEnergy	89	United Parcel Service	70
Invitation Homes	177	Industrial Logistics Properties	89	Diversified Healthcare	69
Weingarten Realty Investors	167	WEC Energy	89	Coreenergy Infrastructure	68
Brandywine Realty	160	Hawaiian Electric Industries	89	Macerich	66
Life Storage	141	Global Net Lease	89	Digital Realty Preference	66
Hudson Pacific Properties	138	Brookfield Property	88	Preferred Apartment Communities	65
Duke Energy	131	Portland General Electric	88	Pebblebrook Hotel	63
SL Green Realty	128	Iron Mountain	88	Retail Properties of America	61
Essex Property	122	Allegiant Travel	88	National Retail Properties	60
Southern	122	Public Storage	88	Site Centers	58

## PORTFOLIO INFORMATION

### LIST OF INVESTMENTS CONTINUED

Company	Valuation £'000	Company	Valuation £'000	Company	Valuation £'000																																																																																																																																		
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<i>United States cont.</i>																																																																																																																																							
Public Storage	56	Chugoku Electric Power	96	Transalta Renewables	101																																																																																																																																		
American Homes 4 Rent	54	Kyushu Railway	92	TFI International	97																																																																																																																																		
Public Storage	50	Nippon Express	86	Atco	95																																																																																																																																		
Pebblebrook Hotel	49	Yamato	84	Fortis	90																																																																																																																																		
American Homes 4 Rent	47	Kansai Electric Power	82	Innergex Renewable Energy	87																																																																																																																																		
Gladstone Commercial	45	Kintetsu	81	RioCan Real Estate Investment	86																																																																																																																																		
Sunstone Hotel Investors	45	Tohoku Electric Power	80	Canadian National Railway	84																																																																																																																																		
Armada Hoffler Properties	43	Hitachi Transport System	80	Cominar Real Estate Investment	84																																																																																																																																		
Site Centers	41	Kenedix Retail	80	Superior Plus	79																																																																																																																																		
Digital Realty	40	Sankyu	80	H&R Real Estate Investment	78																																																																																																																																		
Public Storage	39	Nagoya Railroad	80	Northview Apartment Real Estate Investment	76																																																																																																																																		
PS Business Parks	38	Seino	79	Boralex	62																																																																																																																																		
QTS Realty	36	Japan Airlines	77	Exchange Income	49																																																																																																																																		
UMH Properties	35	Seibu	77	Chorus Aviation	39																																																																																																																																		
Public Storage	35	Mirai	75	Mullen	36																																																																																																																																		
Federal Realty Investment	33	Sotetsu	73		<b>1,993</b>																																																																																																																																		
Urstadt Biddle Properties	32	East Japan Railway	72	<i>United Kingdom</i>																																																																																																																																			
Unitil	30	West Japan Railway	72	PS Business Parks	29	ANA	72	SSE	146	Public Storage	27	SG	69	Atlantica Yield	141	Boston Properties	24	Senko	69	Pennon	139	Sunstone Hotel Investors	22	One	68	Severn Trent	115	Digital Realty	21	Hoshino Resorts	67	United Utilities	112	Digital Realty	21	Invincible Investment	63	Centrica	111	Hersha Hospitality	19	Star Asia Investment	55	National Grid	111	Xcel Energy	18	Nikkon	51	easyJet	103	National Storage Affiliates	17	Okinawa Electric Power	43	Drax	97	PS Business Parks	16	Sakai Moving Service	37	Hammerson	87	Vornado Realty	12	Hamakyorex	31	Royal Mail	76	Spirit Realty	12	Samty Residential Investment	26	Go-Ahead	75	Kilroy Realty	11		<b>2,097</b>	National Express	71	Public Storage	10	<i>Canada</i>		Stagecoach	55	Hersha Hospitality	9	Hydro One	134	Telecom Plus	49	Digital Realty	5	Northland Power	133	Civitas Social Housing	42	Pebblebrook Hotel	5	Emera	127	NewRiver	39	Summit Hotel Properties	5	Canadian Utilities	125	Clarkson	19	EPR Properties	3	Capital Power	125		<b>1,588</b>	Public Storage	1	Algonquin Power & Utilities	105			Urstadt Biddle Properties	1	AltaGas	101				<b>18,939</b>				
PS Business Parks	29	ANA	72	SSE	146																																																																																																																																		
Public Storage	27	SG	69	Atlantica Yield	141																																																																																																																																		
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Digital Realty	21	Hoshino Resorts	67	United Utilities	112																																																																																																																																		
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Digital Realty	5	Northland Power	133	Civitas Social Housing	42																																																																																																																																		
Pebblebrook Hotel	5	Emera	127	NewRiver	39																																																																																																																																		
Summit Hotel Properties	5	Canadian Utilities	125	Clarkson	19																																																																																																																																		
EPR Properties	3	Capital Power	125		<b>1,588</b>																																																																																																																																		
Public Storage	1	Algonquin Power & Utilities	105																																																																																																																																				
Urstadt Biddle Properties	1	AltaGas	101																																																																																																																																				
	<b>18,939</b>																																																																																																																																						

Company	Valuation £'000	Company	Valuation £'000	Company	Valuation £'000				
<b>EQUITIES CONT.</b>									
<b>Australia</b>									
Spark Infrastructure	115	SIA Engineering	23	E.ON	137				
Shopping Centres Australasia Property	101	First Real Estate Investment	22	Uniper	89				
AGL Energy	89	AIMS APAC	12	Deutsche EuroShop	86				
AusNet Services	89		<b>842</b>	Deutsche Post	83				
Transurban	87	<b>Italy</b>							
APA	86	Snam	123	Deutsche Lufthansa	76				
Charter Hall Retail	85	ERG	110		<b>471</b>				
Sydney Airport	81	Enel	106	<b>Bermuda</b>					
Qantas Airways	80	Terna Rete Elettrica Nazionale	98	CK Infrastructure	125				
Aurizon	74	Italgas	93	Pacific Basin Shipping	57				
Cromwell Property	71	A2A	90	Kerry Logistics Network	34				
National Storage	64	Iren	65	Golden Ocean	19				
Centura Office	11	Enav	62		<b>235</b>				
	<b>1,033</b>	ACEA	55	<b>Switzerland</b>					
<b>Spain</b>		Hera	7	Kuehne + Nagel	92				
Enagas	129		<b>809</b>	Flughafen Zurich	75				
Red Electrica	121	<b>France</b>							
Endesa	117	Veolia Environnement	109	BKW	41				
Naturgy Energy	111	Suez	102		<b>208</b>				
International Consolidated Airlines	105	Engie	100	<b>Belgium</b>					
Iberdrola	101	Covivio	91	Cofinimmo	105				
Cia de Distribucion Integral Logista	94	Bolllore	74	bpost	75				
Aena SME	83	Mercialys	47	Befimmo	26				
Lar Espana Real Estate Socimi	33	Europcar Mobility	45		<b>206</b>				
	<b>894</b>	ALD	24	<b>New Zealand</b>					
<b>Singapore</b>			<b>592</b>	Contact Energy	112				
Mapletree Logistics	107	<b>China and Hong Kong</b>		Meridian Energy	33				
Mapletree Industrial	106	Power Assets	128	Infratil	27				
Singapore Airlines	83	CLP	127	Air New Zealand	27				
SATS	77	HKT Trust & HKT	98		<b>199</b>				
Mapletree North Asia Commercial	76	MTR	90	<b>Denmark</b>					
ComfortDelGro	73	Cathay Pacific Airways	81	Dfds	92				
Singapore Post	45	Yuexiu Real Estate Investment	57	AP Moller - Maersk	87				
Keppel Infrastructure	44		<b>581</b>		<b>179</b>				
Manulife US Real Estate Investment	39	<b>Portugal</b>							
Frasers Commercial	38	EDP - Energias de Portugal	113						
CapitaLand Retail China	34	REN - Redes Energeticas Nacionais	41		<b>154</b>				
Hutchison Port	32								
ESR	31								

## PORTFOLIO INFORMATION

### LIST OF INVESTMENTS CONTINUED

Company	Valuation £'000	Company	Valuation £'000
<b>EQUITIES CONT.</b>			
<i>Finland</i>			
Fortum	88	VEREIT Operating	409
Finnair	33	Ventas Realty	328
	<b>121</b>	Life Storage	299
<i>Netherlands</i>			
Postnl	70	Post Apartment Homes <sup>2</sup>	286
	<b>70</b>	Healthpeak Properties	277
<i>Austria</i>			
Oesterreichische Post	55	Corporate Office	263
	<b>55</b>	CubeSmart	256
<i>Sweden</i>			
Nobina	52	Ventas Realty	221
	<b>52</b>	Welltowe	219
<i>Norway</i>			
Fjordkraft	26	Retail Properties of America	154
	<b>26</b>	CubeSmart	154
<i>Ireland</i>			
Irish Continental	17	Senior Housing Properties	127
	<b>17</b>	Corporate Office Properties	123
<b>TOTAL EQUITIES</b>	<b>31,361</b>	CubeSmart	102
<b>COLLECTIVE INVESTMENT SCHEMES</b>			
Strategic Property Fund FIV5 (Lux)			
SCSP <sup>1</sup>	32,448	American Homes 4 Rent	92
	<b>32,448</b>	Digital Realty	80
<b>TOTAL COLLECTIVE INVESTMENT SCHEMES</b>	<b>32,448</b>	VEREIT Operating Partnership	74
<b>TOTAL INVESTMENTS<sup>2</sup></b>			
		Lexington Realty	73
		Equinix	73
		Columbia Property	73
		Essex Portfolio	72
		Kilroy Realty	64
		Weingarten Realty Investors	49
		Site Centers	40
		Office Properties	38
		Welltower	37
		Healthpeak Properties	35
		Mid-America Apartments	30
			<b>4,048</b>
		<b>Total Bonds</b>	<b>4,048</b>
		<b>TOTAL INVESTMENTS<sup>2</sup></b>	<b>67,857</b>

<sup>1</sup> Invests into the Strategic Property Fund providing access into the US property market.

<sup>2</sup> All investments are listed on a stock exchange, except the Strategic Property Fund FIV 5 (Lux) SCSP.

The aim of the Strategic Report is to provide shareholders with the ability to assess how the Directors have performed their duty to promote the success of the Company during the period under review. To assist shareholders with this assessment, the Strategic Report sets out the structure and objective of the Company, its investment policies and risk management, investment restrictions and guidelines, performance, total return, revenue and dividends, key performance indicators, share capital, Board diversity, discount, employees, social, community and human rights issues, principal and emerging risks and how the Company seeks to manage those risks and finally its long term viability.

## The Company's Purpose, Values, Strategy and Culture

The purpose of the Company is to provide a cost effective, sustainable investment vehicle for investors who seek a stable income and capital appreciation from exposure to a globally diversified portfolio of core real assets, taking account of wider issues including environmental, social and governance. To achieve this, the Board of Directors is responsible for employing and overseeing an investment management company that has appropriate investment expertise, resources and controls in place to meet the Company's investment objective. To ensure that it is aligned with the Company's purpose, values and strategy, the Board comprises Directors from a diverse background who have a breadth of relevant experience and contribute in an open boardroom culture that both supports and challenges the investment management company and its other third party suppliers. For more information, please refer to page 31.

## Investment Objective

The Company seeks to provide shareholders with stable income and capital appreciation from exposure to a globally diversified portfolio of core real assets.

## Structure of the Company

JPMorgan Global Core Real Assets Limited is a non-cellular company limited by shares, incorporated under the Companies (Guernsey) Law, 2008, as amended and has been authorised by the Guernsey Financial Services Commission as a registered closed ended investment scheme.

In seeking to achieve its objective, the Company employs JPMorgan Funds Limited ('JPMF' or the 'Manager') as its Alternative Investment Fund Manager. JPMF delegates the management of the Company's portfolio to JPMorgan Asset Management (UK) Limited ('JPMAM') which further delegates the management to J.P. Morgan Asset Management, Inc., Security Capital Research & Management Inc. and J.P. Morgan Alternative Asset Management Inc. (collectively the 'Investment Manager' or 'Investment Managers'), to manage the Company's assets actively. The Board has determined an investment policy and related guidelines and limits, as described below. The Company is subject

to Guernsey, UK and European legislation and regulations including Guernsey company law, International Financial Reporting Standards, the UK Listing Rules, Prospectus, Disclosure Guidance and Transparency Rules, the Market Abuse Regulation, taxation law and the Company's own Articles of Incorporation. The Company's underlying investments are also subject to some worldwide regulations.

## Investment Policies and Risk Management

The Company pursues its investment objective through diversified investment in private funds or managed accounts managed or advised by JPMAM. These JPMAM products comprise 'private funds', being private collective investment vehicles, and 'managed accounts', which will typically take the form of a custody account the assets in which are managed by a discretionary manager. For more information on the underlying investments and the Company's current and planned capital deployment please refer to the Investment Manager's Report on pages 11 to 16.

### Core Real Assets

JPMAM defines real assets as 'Core' if their cash flows are stable and forecastable for long time periods of typically five years or more with a low margin of error.

The Company will initially seek exposure to core real assets through the pursuit of the following strategies:

- (1) Global Real Estate Asset Strategy;
- (2) Global Transport Asset Strategy;
- (3) Global Infrastructure Asset Strategy; and
- (4) Global Liquid Real Asset Strategy, (together, 'real asset strategies').

The real asset strategies will initially allow the Company to be exposed to global real estate assets, global transport assets, global infrastructure assets and global liquid real assets, once the Company's assets are fully deployed. Further information on these real asset strategies is set out on pages 1 to 3.

The Manager intends that the real asset strategies listed above will be implemented by the Company in the long term. The Manager may, however, also evaluate existing and any new real asset strategies launched by JPMAM in order to assess whether the real assets concerned are suitable for the Company's portfolio and consistent with the risk and return profile of the Company from time to time. The Company may, dependent on the form of any real asset strategy, also invest in equity, equity-related instruments, debt, physical assets and/or other instruments with similar economic characteristics as such assets, with the objective of providing exposure to core real assets.

The Manager intends to make long term, strategic asset allocation decisions as between the various real asset strategies available on the JPMAM platform based on the perceived stability of the blended long term cash flows potentially available from such real

asset strategies, coupled with adherence to an overall strategic outlook. The Manager will maintain a diverse portfolio at the underlying investment level and the Company's exposure will be spread across primarily OECD Countries and certain emerging markets that satisfy the risk profile of the Company from time to time, in compliance with the investment restrictions set out below. The Manager will seek to grow the income and capital value of the Company using this long term approach.

Where the Company invests in private funds it may do so by subscribing for shares in new or existing funds. Such investments may require the Company to make a capital commitment that is drawn down, or called, from time to time, at the absolute discretion of the manager of that private fund.

### Investment restrictions

The Company will observe the following investment restrictions when its capital is fully deployed:

Strategy	Range for Strategy Allocation (% of Assets)*
Global Real Estate Assets	20 - 50%
Global Transport Assets	10 - 30%
Global Infrastructure Assets	10 - 30%
Global Liquid Real Assets	0 - 30%
Cash/Cash Equivalent	0 - 10%

\*The NAV percentage allocation restriction for each real asset strategy does not take into account indirect exposure to real asset strategies through the Company's investment in global liquid real assets.

- The Company will not hold more than 30% of its assets in real asset strategies other than those listed above, which may include mezzanine investments or other assets that share similar characteristics to the allocation across real asset strategies from time to time.
- The Company will not invest or commit more than 20% of its assets in the securities, or other interests, of any single company or other entity.<sup>1</sup>
- The Company will not invest or commit more than 10% of its assets in other listed closed-ended investment companies, provided that this restriction does not apply to investments in any such listed closed-ended investment companies which themselves have published investment policies to invest no more than 15% of their total assets in other such closed-ended investment companies, in which case the limit will be no more than 15% of assets.

Each of the above restrictions will be calculated at the time of investment or commitment (as appropriate) and, where applicable, on a look-through basis. Since these investment restrictions apply at the time of investment or commitment, the

Company will not be required to rebalance its portfolio in accordance with such investment restrictions as a result of a change in the value of any investment or of the Company as a whole.

### Performance

In the period from 22nd February 2019 to 29th February 2020, the Company produced a total return to shareholders of +2.2% and a total return on net assets of -1.5%. At 29th February 2020, shareholder funds amounted to £194 million. The Investment Manager's Report on pages 11 to 16 includes a review of developments during the year as well as information on investment activity within the Company's portfolio and the factors likely to affect the future performance of the Company.

### Total Return, Revenue and Dividends

As detailed on page 53, total loss for the period amounted to £4.0 million and net loss after finance costs, administrative expenses and taxation, amounted to £4.7 million.

The Company paid an interim dividend of 0.75p per share on 27th February 2020. Directors have declared a first interim dividend in respect of the Company's year ending 28th February 2021 of 0.75p per share, payable on 28th May 2020 to shareholders on the register at the close of business on 1st May 2020. These distributions total £1.5 million each. After payment of the first 2021 interim dividend, the retained earnings will amount to £(7.7) million.

### Key Performance Indicators ('KPIs')

The Board uses a number of financial KPIs to monitor and assess the performance of the Company. The principal KPIs are:

- Performance against the Company's peers**  
The principal objective is to achieve stable income and capital appreciation for shareholders. However, the Board also monitors performance relative to a broad range of appropriate competitor funds, both in the UK and the US.
- Share price relative to net asset value ('NAV') per share**  
The Board recognises that the possibility of a widening premium or discount can be a disadvantage of investment companies that can discourage investors and influence the liquidity of the Company's shares. The Board therefore has a share issuance and repurchase programme that seeks to address imbalances in supply of and demand for the Company's shares within the market and thereby reduce the volatility and absolute level of the discount or premium to NAV at which the Company's shares trade. In the period from 24th September 2019 to 29th February 2020, the shares traded between a premium of 1.0% and 10.5% (daily figures calculated to include income).

<sup>1</sup> The Company does not have the ability to control or influence investment decisions made at the JPMAM product-level but it will assess on an ongoing basis its exposure to underlying assets and it will rebalance its portfolio to ensure that its exposure in any securities, or other interests of any single company or entity, does not exceed 20% of its assets.

### • **Ongoing charges ratio**

The ongoing charges ratio represents the Company's management fee and all other operating expenses, excluding finance costs expressed as a percentage of the average daily net assets during the year. The ongoing charges ratio for the period ended 29th February 2020 was 0.37%.

### **Share Capital**

On 24th September 2019, 148,974,889 ordinary shares were issued fully paid pursuant to an initial placing, intermediaries offer and offer for subscription, for gross proceeds of £149.0 million. During the period a further 51,827,998 ordinary shares were issued to satisfy demand, for gross proceeds of £53.4 million. Further details are given in note 16 on page 80.

Since the period end, the Company has issued a further 1,838,065 new ordinary shares for total consideration of £1,968,000. All new ordinary shares have been issued at a premium to NAV. As disclosed in the prospectus dated 19th July 2019, the Company has the authority to allot up to one billion ordinary shares and/or C shares on a non pre-emptive basis for five years up to the date of the Company's 2024 Annual General Meeting and, therefore, no resolution authorising the allotment of ordinary shares or C shares is being proposed at this year's Annual General Meeting. Upon the expiry of the Company's current prospectus on 18th July 2020, a further prospectus will be required should the Company wish to issue more than 20% of issued share capital in a 12 month period.

The Company has the authority to repurchase shares in the market for cancellation. However, no shares were repurchased during the period. A resolution to renew the authority to repurchase shares will be put to shareholders at the forthcoming Annual General Meeting. More details are given on page 33 and the full text of the resolution is set out in the Notice of Meeting on page 78.

### **Board Diversity**

When recruiting a new Director, the Board's policy is to appoint individuals on merit. Diversity is important in bringing an appropriate range of skills and experience to the Board and an assessment is made of the qualities and skills of the existing Board before appointing new directors. Full details of the skills and experience of the Directors can be found on page 31. At 29th February 2020, there were three male Directors and one female Director on the Board. Please refer to page 36 for more information on the workings of the Nomination Committee.

### **Employees, Social, Community and Human Rights Issues**

The Company has a management contract with JPMF. It has no employees and all of its Directors are non-executive, the day to day activities being carried out by third parties. There are therefore no disclosures to be made in respect of employees.

### **Environmental, Social and Governance ('ESG')**

The Board notes JPMAM's global policy statements in respect of Environmental, Social and Governance issues, as highlighted in *italics*:

*JPMAM believes that companies should act in a socially responsible manner. We believe environmental, social and governance ('ESG') considerations, particularly those related to governance, can play a critical role in long-term investment strategy. As an active investment manager, engagement is an important and ongoing component of our investment process, and we view frequent and direct contact with company management as critically important. When considering investment options, we supplement our proprietary thinking with research from a variety of third-party specialist providers and engage directly with companies on a wide array of ESG issues. Our governance specialists regularly attend scheduled one-on-one company meetings alongside investment analysts to help identify and discuss relevant issues. Although our priority at all times is the best economic interests of our clients, we recognise that ESG issues have the potential to impact the share price, as well as the reputation of companies.*

*JPMAM is also a signatory to the United Nations Principles of Responsible Investment, which commits participants to six principles, with the aim of incorporating ESG criteria into their processes when making stock selection decisions and promoting ESG disclosure. The Manager has implemented a policy which seeks to restrict investments in securities issued by companies that have been identified by an independent third party provider as being involved in the manufacture, production or supply of cluster munitions, depleted uranium ammunition and armour and/or anti-personnel mines. Shareholders can obtain further details on the policy by contacting the Manager.*

### **The Modern Slavery Act 2015 (the 'MSA')**

The MSA requires companies to prepare a slavery and human trafficking statement for each financial year of the organisation. As the Company has no employees and does not supply goods and services, the MSA does not apply directly to it. The MSA requirements more appropriately relate to JPMF, JPMAM UK and JPMAM. JPMorgan's statement on the MSA can be found on the following website:  
<https://www.jpmorganchase.com/corporate/Corporate-Responsibility/document/modern-slavery-act.pdf>

### **Greenhouse Gas Emissions**

The Company has no premises, consumes no electricity, gas or diesel fuel. Consequently, the Company does not have a net measurable carbon footprint.

JPMAM incorporates ESG as part of the due diligence process during acquisitions and assessing resiliency of its assets relating to climate risks and consistently measures, monitors, and seeks to

meet reduction targets for energy, greenhouse gas emissions, water and waste.

*JPMAM UK and JPMAM are signatories to the Carbon Disclosure Project. JPMorgan Chase is also a signatory to the Equator Principles on managing social and environmental risk in project finance.*

## Criminal Corporate Offence

The Company maintains zero tolerance towards tax evasion. Shares in the Company are purchased through intermediaries or brokers, therefore no funds flow directly into the Company.

## Principal and Emerging Risks

The Directors confirm that they have carried out a robust assessment of the principal and emerging risks facing the Company, including those that would threaten its business model, future performance, solvency or liquidity. With the assistance of JPMF, the Audit Committee and Market Risk Committee, chaired by Helen Green and Simon Holden respectively, have drawn up a risk matrix, which identifies the principal and emerging risks to the Company in its first reporting period and is based upon its current investment portfolio. These risks will be reviewed and discussed on a regular basis by the Board and amended as required to reflect the composition of the portfolio as and when further deployments of the Company's capital are completed. At the current time, the principal risks identified and the mitigating factors employed by the Board, fall broadly into the following categories:

- Investment and Strategy**

An inappropriate investment strategy or poor asset allocation may lead to underperformance against the Company's peer companies, and or insufficient income may be generated by the underlying strategies to enable the Company to meet its target dividend. The Board mitigates this risk by insisting on diversification of investments through its investment restrictions and guidelines which are monitored and reported on regularly by the Managers. JPMF provides Directors with timely and accurate management information, including performance data, revenue estimates and liquidity reports. The Board monitors the implementation and results of the investment process with representatives of the investment managers, who attend the majority of Board meetings.

Investment into underlying strategies could be delayed resulting in loss of expected income and capital growth opportunity. The Manager monitors and reports to the Board on 'queue' length and the underlying pattern of deployment in the underlying strategies. Any slowing of deployment patterns are reported to Board and the income impact is modelled.

If the share price of an investment company is lower than the NAV per share, the shares are said to be trading at a discount, if the

share price is higher than the NAV per share, the shares are said to be trading at a premium. Prolonged periods where the prevailing share price trades below NAV may inhibit the Company's ability to issue new equity capital and volatility in the premium or discount may harm investors' risk adjusted returns. The Manager monitors the rating of the Company's shares on a daily basis and any prolonged concerns are raised with the Board.

- Valuation of Investments**

Once fully invested the Company's portfolio is mainly comprised of direct investments in unquoted, hard-to-value assets and, in particular, investments in private funds on the JPMAM platform holding unquoted assets. There is a risk of variation between the Company's estimated valuations and the realisable values of investments. Accordingly, the quarterly NAV figures issued by the Company should be regarded as indicative only and investors should be aware that the realisable NAV per share may be materially different from those figures. The Board is reliant upon the valuations of the underlying investments through the publication of their audited annual results. However, given that the underlying strategies do not have contemporaneous reporting periods with that of the Company, there will be timing issues and judgements on pricing have to be undertaken by the Manager in the production of the Company's Annual Report and ultimately by the Board. Such judgements utilise the audited financial statements and quarterly valuations from the underlying unquoted investments. These are adjusted based on material changes in benchmarks and other industry data, FX movements and net income generation, to obtain an estimated valuation at the period end for the Company's reporting requirements.

- Counterparties**

The nature of the contractual frameworks that underpin many of the real assets within the underlying strategies necessitate close partnerships with a range of counterparties. These include customers or clients, lenders, and delivery partners, including construction and maintenance subcontractors. Such counterparties to which the Company is ultimately exposed will increase as the Company's assets continue to be deployed. Counterparty risk would primarily manifest itself as either counterparty failure or underperformance of contractors. The Board is able to seek information from the Manager in relation to counterparty concentration and correlation of providers. As counterparty quality is key to maintaining predictable income streams, the Manager seeks regular contact with key counterparties throughout the supply chain and with revenue-providing counterparties, while also actively monitoring the financial strength and stability of all these entities.

- Operational and Cybercrime**

Disruption to, or failure of, the Manager's accounting, dealing or payments systems or the custodian's or depositary's records could prevent accurate reporting and monitoring of

the Company's financial position. The Company has appointed Bank of New York Mellon (International) Limited to act as its depositary, responsible for overseeing the operations of the custodian, JPMorgan Chase Bank, N.A., and the Company's cash flows. Details of how the Board monitors the services provided by the Manager and its associates and the key elements designed to provide effective internal control are included in the Internal Control section of the Corporate Governance report on pages 36 and 37. The threat of cyber attack, in all its guises, is regarded as at least as important as more traditional physical threats to business continuity and security. JPMF has assured the Directors that the Company benefits directly or indirectly from all elements of JPMorgan's Cyber Security programme. The information technology controls around the physical security of JPMorgan's data centres, security of its networks and security of its trading applications are tested by independent reporting accountants and reported every six months against the AAF Standard.

- **Geopolitical Events and Regulatory Change**

The Company's investments are exposed to various geopolitical and macro-economic risks incidental to investing. Political, economic, military and other events around the world (including trade disputes) may impact the economic conditions in which the Company operates, by, for example, causing exchange rate fluctuations, interest rate changes, heightened or lessened competition, tax advantages or disadvantages, inflation, reduced economic growth or recession, and so on. Such events are not in the control of the Company and may impact the Company's performance. Various legal and regulatory changes may adversely impact the Company and its underlying investments. This could take the form of legislation impacting the supply chain or contractual costs or obligations to which the underlying strategies are exposed. Certain investments in the underlying strategies are subject to regulatory oversight. Regular price control reviews by regulators determine levels of investment and service that the portfolio company must deliver and revenue that may be generated. Particularly severe reviews may result in poor financial performance of the affected investment. As the Company invests in transportation assets, the chance of legal and regulatory change impacting the Company's investments will increase.

The Company invests in real assets via a series of private funds. The operation of these entities including their ability to be bought, held or sold by investors across a number of jurisdictions and the taxation suffered within the funds and by investors into the funds depend on a complex mix of regulatory and tax laws and regulations across a wide range of countries. These may be subject to change that may threaten the Company's access to and returns earned from the private funds.

The United Kingdom voted to leave the European Union in a referendum on 23rd June 2016 and, on 29th March 2017, the UK Government exercised its right under Article 50 of the

Treaty on the European Union to give notice of the UK's intention to withdraw from the European Union. The European Union (Withdrawal) Act was passed in January 2020, and the UK is now in the transition period. The political, economic, legal and social consequences of this, and the ultimate outcome of the negotiations between the UK and the European Union, are currently uncertain and may remain uncertain for some time to come.

The Manager and its advisers continually monitor any potential or actual changes to regulations to ensure its assets and service providers remain compliant. Most social and transportation infrastructure concessions provide a degree of protection, through their contractual structures, in relation to changes in legislation which affect either the asset or the way the services are provided. Regulators seek to balance protecting customer interests with making sure that investments have enough money to finance their functions.

- **Over reliance on the Manager and other J.P. Morgan Chase & Co. entities**

Since the Manager, the JPM delegates, investment managers, Company Secretary, fund accounting function, broker and custodian are all represented by entities within the same group company, the Company is heavily reliant upon JPMorgan Chase & Co. to implement the strategies and deliver its objectives. The Investment Manager's team is responsible for fund, portfolio and asset management, as well as investment selection and pricing discipline. A performance deterioration of any of these functions could have a material impact on the Company's objectives. The Investment Manager has a record of investing and managing real asset capabilities for over 10 years. Certain entities within JPMAM have been direct managers of real estate investments for over 45 years. It has depth of resource and knowledge in the asset class, as well as appropriate and detailed policies, procedures and compliance systems. The Investment Manager's team benefits from a group of individuals possessing relevant qualifications, relationships and experience for their roles.

The sudden departure of the investment managers or several members of the wider investment management team could result in a deterioration in investment performance. Loss of a 'key person' could lead to gaps in the 'corporate knowledge'. The Manager takes steps to reduce the likelihood of such an event by ensuring appropriate succession planning and the adoption of a team based approach.

- **Climate Change**

Climate change, which barely registered with investors a decade ago, has today become one of the most critical issues confronting asset managers and their investors. Investors can no longer ignore the effect that the world's changing climate will have on their portfolios, with the impact of climate change on returns now inevitable. This will result from the physical consequences of climate change, and also from government

policy and consumer behaviour changes to arrest the pace of adverse climate change. This has the potential to impact the financial performance of the Company's underlying investments. The Board expects its Manager to ensure the integration of ESG factors into its investment process. The Board is also considering the threat posed by the direct impact on climate change on the operations of the Manager and other major service providers. As extreme weather events become more common, the resiliency, business continuity planning and the location strategies of our services providers will come under greater scrutiny.

Although mitigated to some extent by contracted lease commitments, the Company may be exposed to substantial risk of loss from environmental claims arising in respect of its underlying real assets that have environmental problems, and the loss may exceed the value of such underlying assets. Furthermore, changes in environmental laws and regulations or in the environmental condition of investments may create liabilities that did not exist at the time of acquisition of an underlying asset and that could not have been foreseen. It is also possible that certain underlying assets to which the Company will be exposed could be subject to risks associated with natural disasters (including fire, storms, hurricanes, cyclones, typhoons, hail storms, blizzards and floods) or man-made disasters (including terrorist activities, acts of war or incidents caused by human error). Generally, the Manager (or, in the case of an investment made by a JPMAM product, the relevant manager) performs market practice environmental due diligence of all of the investments to identify potential sources of pollution, contamination or other environmental hazard for which such investment may be responsible and to assess the status of environmental regulatory compliance.

- **Global Pandemics**

The recent emergence and spread of COVID-19 has raised the awareness of global pandemics, in whatever form a pandemic takes. COVID-19 poses a risk to the Company's portfolio and has contributed to significant volatility in trading recently. The global reach and disruption to markets of this pandemic is unprecedented, so we have no direct comparatives from history to learn from. However, seismic events and situations in the past have also been the catalyst for violent market contractions. Time after time, markets have recovered, albeit over varying and sometimes extended periods, and so we do have an expectation that the portfolio's investments will not suffer a material long-term impact and should recover once containment measures ease. Should the virus spread more aggressively or become more virulent than the experts are predicting, it may present risks to the operations of the Company, its Manager and other major service providers.

Should efforts to control a pandemic prove ineffectual or meet with substantial levels of public opposition, there is the risk of social disorder arising at a local, national or international level. Even limited or localised societal

breakdown may threaten both the ability of the Company to operate, the ability of investors to transact in the Company's securities and ultimately the ability of the Company to pursue its investment objective and purpose.

Specifically in relation to the Company's Strategic Property Fund investment, the assets have exposure to: (i) businesses that, as a result of COVID-19, are likely to experience a slowdown or temporary suspension in business activities; and/or (ii) tenants who have become unemployed or furloughed which, in each case could, among other things, impair their ability to pay rent. Moreover, global pandemics and other public health crises, such as that posed by COVID-19, may result in: (i) a slowdown or downturn in the commercial real estate market, including, among other things, reduced demand for rentals and downward pressure on rental prices; (ii) construction stoppages on new developments and redevelopments; (iii) reduced availability of credit; and (iv) increased costs related to property management or an inability to adequately perform or obtain such services. The duration of the business disruption and related financial impact caused by a widespread health crisis such as COVID-19 cannot be reasonably estimated. Prudent liquidity risk management implies maintaining sufficient cash, the availability of funding from outstanding capital from investors, leveraging line of credit and the ability to close out market conditions. Given the illiquid nature of the investments held by the investment, it aims to maintain flexibility required to meet ongoing liquidity requirements by holding an appropriate level of cash.

### Long Term Viability

The AIC Code of Corporate Governance requires the Directors to make a statement regarding the viability of the Company, the period for which they have made the assessment and why they consider that period to be appropriate.

Taking account of the Company's current position and strategy, the principal and emerging risks that it faces and their potential impact on its future development and prospects, the Directors have assessed the prospects of the Company, to the extent that they are able to do so, over the next three years.

They have made that assessment by considering those principal and emerging risks, the Company's investment objective and strategy, current cash levels, the current and projected level of income generated by the Company, a sustainable value proposition intrinsic to the assets that make up our diverse portfolio, the investment and operational capabilities of the Manager and the current outlook for relevant markets. They have taken into account the robustness of performance to date, against the backdrop of significant market turbulence arising from the COVID-19 pandemic.

In determining the appropriate period of assessment, the Directors consider that, given the Company's objective of providing shareholders with stable income and capital

appreciation from exposure to a globally diversified portfolio of core real assets, shareholders should consider the Company as a long term investment proposition. The Company, in the majority, targets core assets whose cash flows are stable and forecastable for periods of typically three years or more with a low margin of error. Thus, the Directors consider three years to be an appropriate time horizon to assess the Company's viability.

The Directors confirm that, taking account of the Company's risk profile set out in note 22 on pages 67 to 72, and other factors set out under this heading, they remain confident in the fundamentals of the markets in which the Company has invested and will invest, and have a reasonable expectation that the Company will be able to continue in operation and meet its liabilities as they fall due over the three-year period to February 2023.

By order of the Board  
Alison Vincent, for and on behalf of  
JPMorgan Funds Limited,  
Secretary

18th June 2020

# Directors' Report

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**John Scott (Chairman)**

John Scott (Chairman)

A Director since 2019.

Last reappointed to the Board: N/A.

Remuneration: £60,000.

Mr Scott is a former investment banker who spent 20 years with Lazard and is currently a director of several investment trusts and was, until 2017, Chairman of Scottish Mortgage Investment Trust PLC (the UK's largest investment trust and a FTSE 100 company). He is also Chairman of Alpha Insurance Analysts, Impax Environmental Markets plc and Jupiter Emerging & Frontier Income Trust plc. In addition to those stated above, Mr Scott holds other public company directorships in Bluefield Solar Income Fund Limited, and CC Japan Income & Growth Trust plc. Former director of JPMorgan Claverhouse Investment Trust plc.

Shared directorships with other Directors: None.

**Simon Holden (Chair of the Market Risk Committee and Senior Independent Director)**

A Director since 2019.

Last reappointed to the Board: N/A.

Remuneration: £54,000.

Mr Holden, a Guernsey resident, brings board experience from both private equity and portfolio company operations roles at Candover Investments then Terra Firma Capital Partners. Since 2015, he has become an active independent director on listed alternative investment companies (HICL Infrastructure Plc, Hipgnosis Songs Fund Limited, Trian Investors 1 Limited and Merian Chrysalis Investment Company Limited), private equity funds and trading company boards, including a trading asset owned by the States of Guernsey.

He holds the Diploma in Company Direction from the Institute of Directors, graduated from the University of Cambridge with an MEng and MA in manufacturing engineering and is an active member of Guernsey's GIFA, NED Forum and IP Commercial Group.

Shared directorships with other Directors: None.

**Helen Green (Chair of the Audit Committee)**

A Director since 2019.

Last reappointed to the Board: N/A.

Remuneration: £50,000.

Mrs Green, a Guernsey resident, is a chartered accountant and has been employed by Saffery Champness, a top 20 firm of chartered accountants, since 1984. She qualified as a chartered accountant in 1987 and became a partner in the London office in 1998. Since 2000 she has been based in the Guernsey office where she is Client Liaison Director, responsible for trust and company administration. She is a director of CQS Natural Resources Growth and Income plc, Aberdeen Emerging Markets Investment Company Limited, Landore Resources Limited and UK Mortgages Limited. She is a member of the Guernsey Investment Funds Association (GIFA) NED Committee and Chairman of the Guernsey NED Forum.

Shared directorships with other Directors: None.

**Chris Russell (Chair of the Nomination Committee)**

A Director since 2019.

Last reappointed to the Board: N/A.

Remuneration: £42,000.

Mr Russell, a Guernsey resident, is a non-executive director of Ruffer Investment Company and of Hanseatic Asset Management LBG. He has recently retired as chairman and from the boards of the London listed F&C Commercial Property Trust Limited and Macau Property Opportunities Fund Limited and from the board of HICL Infrastructure Company Limited. He was a former non-executive director of JPMorgan Fleming Japan Smaller Companies Investment Trust Plc and director of Gartmore Investment Management Plc, where he was Head of Gartmore's businesses in the US and Japan, after being a holding board director of the Jardine Fleming Group in Asia. He is a Fellow of the UK Society of Investment Professionals and a Fellow of the Institute of Chartered Accountants in England and Wales.

Shared directorships with other Directors: None.

# DIRECTORS' REPORT

The Directors present their Annual Report & Financial Statements for the period from 22nd February 2019 to 29th February 2020.

## Management of the Company

The Manager and Company Secretary is JPMF, a company authorised and regulated by the FCA. JPMF is a wholly-owned subsidiary of JPMorgan Chase Bank which, through other subsidiaries, also provides marketing, banking and dealing services to the Company. Custodian services are provided by a JPMorgan Chase Bank subsidiary, via a contract with the Company's depositary.

The Investment Management Agreement is subject to an initial period of five years and thereafter will continue until terminated at any time by either party giving to the other not less than six months' written notice. The Company may also terminate the Investment Management Agreement with immediate effect on the occurrence of certain circumstances, including: if JPMF commits a material breach which is not remedied within a 30 day grace period; certain insolvency events occurring; if required by an applicable regulatory authority; if JPMF ceases to be authorised under FSMA; or if JPMF ceases to maintain its permission with the FCA to act as an AIFM.

The Board will be conducting a formal evaluation of the Manager on an annual basis. The evaluation will include consideration of the investment strategy and the process of the Manager, performance against a relevant peer group over the long term and the support the Company receives from the Manager. The results of the evaluation process, will determine if the Board can confirm that it is satisfied that the continuing appointment of the Manager is in the interest of shareholders as a whole, from next year and going forward.

## The Alternative Investment Fund Managers Directive ('AIFMD')

JPMF is the Company's alternative investment fund manager ('AIFM'). JPMF has been approved as an AIFM by the FCA. For the purposes of the AIFMD the Company is an alternative investment fund ('AIF').

JPMF has delegated responsibility for the day to day management of the Company's portfolio to JPMAM UK which further delegates the management to JPMorgan Asset Management, Inc., Security Capital Research & Management Inc. and J.P. Morgan Alternative Asset Management Inc. The Company has appointed Bank of New York Mellon (International) Limited ('BNY') as its depositary. BNY has appointed JPMorgan Chase Bank, N.A. as the Company's custodian. BNY remains responsible for the oversight of the custody of the Company's assets and for monitoring its cash flows.

The AIFMD requires certain information to be made available to investors in AIFs before they invest and requires that material changes to this information be disclosed in the annual report of

each AIF. An Investor Disclosure Document, which sets out information on the Company's investment strategy and policies, leverage, risk, liquidity, administration, management, fees, conflicts of interest and other shareholder information is available on the Company's website at [www.jpmrealassets.co.uk](http://www.jpmrealassets.co.uk). There have been no material changes (other than those reflected in these financial statements) to this information requiring disclosure. Any information requiring immediate disclosure pursuant to the AIFMD will be disclosed to the London Stock Exchange through a primary information provider.

The Company's leverage and JPMF's remuneration disclosures are set out on pages 75 and 76.

## Management Fees

JPMF is entitled to receive from the Company a management fee in respect of that part of the Company's net asset value which is invested in JPMAM products, calculated at the rate of 0.05% per annum. The Company's investments in the JPMAM products also bear the management fee charged by the relevant manager at the level of the relevant JPMAM product (the 'underlying management fees'). The total overall management fee payable to JPMAM is the aggregate of the management fee and the underlying management fees. No management fee is charged on uninvested assets held in cash or cash equivalents.

The total overall management fee borne by the Company, including management fees incurred in the underlying funds, is currently 0.97% per annum, falling on a tiered basis to 0.86% per annum if the Company's net asset value is £1 billion or more, based on the initial portfolio, as set out in the table below:

Company's Net Asset Value invested in JPMAM Products	Total Overall Management Fee
£100m	0.97%
£300m	0.96%
£500m	0.90%
£1,000m	0.86%

The element of the management fees payable by the Company to JPMF is calculated and paid quarterly, in arrears, based on the last published net asset value and based on the Company's portfolio allocation as at the date on which the last published net asset value was calculated.

## Directors

The Directors of the Company who held office at the end of the year are detailed on page 31. The Company's Articles of Incorporation require that at each annual general meeting of the Company all Directors will retire from office and each Director may offer himself for election or re-election by the shareholders. All Directors will be standing for election at the Company's forthcoming Annual General Meeting.

The terms and conditions of Directors' appointments are set out in formal letters of appointment, copies of which are available for inspection on request at the Company's registered office and at the Annual General Meeting.

### Director Indemnification and Insurance

As permitted by the Company's Articles of Incorporation, the Directors have the benefit of an indemnity which is a qualifying third party indemnity. The indemnity was in place during the period and as at the date of this report.

An insurance policy is maintained by the Company which indemnifies the Directors of the Company against certain liabilities arising in the conduct of their duties. There is no cover against fraudulent or dishonest actions.

### Disclosure of information to Auditor

In the case of each of the persons who are Directors of the Company at the time when this report was approved:

- (a) so far as each of the Directors is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- (b) each of the Directors has taken all the steps that he ought to have taken as a Director in order to make himself aware of any relevant audit information (as defined) and to establish that the Company's auditor is aware of that information.

### Independent Auditor

PricewaterhouseCoopers CI LLP has expressed its willingness to continue in office as Auditor to the Company and a resolution proposing its reappointment and authorising the Directors to determine its remuneration for the ensuing year will be put to shareholders at the Annual General Meeting.

### Capital Structure and Voting Rights

#### Capital Structure

The Company's capital structure is summarised on the inside front cover of this report.

#### Voting Rights in the Company's shares

Details of the voting rights in the Company's shares as at the date of this report are given in note 16 to the Notice of Annual General Meeting on page 80.

#### Notifiable Interests in the Company's Voting Rights

At the date of this report, the following had declared a notifiable interest in the Company's voting rights:

Shareholders	Number of voting rights	%
Quilter Plc	37,012,023	18.3
Brewin Dolphin	10,073,448	5.0

The rules concerning the appointment and replacement of Directors, amendment of the Articles of Incorporation and powers to issue or repurchase the Company's shares are contained in the Articles of Incorporation of the Company and Companies Law.

There are no restrictions concerning the transfer of securities in the Company; no special rights with regard to control attached to securities; no agreements between holders of securities regarding their transfer known to the Company; no agreements which the Company is party to that affect its control following a takeover bid; and no agreements between the Company and its Directors concerning compensation for loss of office.

#### Listing Rule 9.8.4R

Listing Rule 9.8.4R requires the Company to include certain information in the identifiable section of the Annual Report & Financial Statements or a cross reference table indicating where the information is set out. The Directors confirm that there are no disclosures to be made in this report.

### Annual General Meeting

**The notice covering the Annual General Meeting of the Company to be held on 31st July 2020 is given on pages 78 to 80. The full text of the Resolutions is set out in this notice.**

Resolutions relating to the following items of special business will be proposed at the forthcoming Annual General Meeting:

#### (i) Authority to repurchase the Company's shares (Resolution 9)

A resolution will be proposed at the Annual General Meeting that the Company be authorised to repurchase in the market up to 14.99% of the Company's issued share capital as at the date of the passing of the resolution.

If resolution 9 is passed at the Annual General Meeting, shares repurchased might not be cancelled but rather held as Treasury shares. The Company does not have authority to re-issue shares from Treasury at a discount to NAV, therefore any reissue of shares from Treasury would be at a premium to the prevailing NAV.

The full text of the resolution is set out in the Notice of Meeting on pages 78 to 80. Repurchases will be made at the discretion of the Board and will only be made in the market at prices below the prevailing NAV per share, thereby enhancing the NAV of the remaining shares as and when market conditions are appropriate.

#### (ii) Approval of dividend policy (resolution 10)

The Directors seek approval of the Company's dividend policy to continue to pay four quarterly interim dividends during the year.

### Recommendation

The Board considers that resolutions 9 and 10 are likely to promote the success of the Company and are in the best interests of the Company and its shareholders as a whole. The Directors

unanimously recommend that you vote in favour of the resolutions as they intend to do in respect of their own beneficial holdings which amount in aggregate to 285,000 shares representing approximately 0.1% of the existing issued share capital of the Company.

## Corporate Governance Statement

### Compliance

The Board is committed to high standards of corporate governance. It has considered the principles and provisions of the AIC Code of Corporate Governance published in 2019 (the 'AIC Code'), which addresses the principles and provisions set out in the UK Corporate Governance Code (the 'UK Code') published in 2018, as they apply to investment companies. It considers that reporting against the AIC Code, which has been endorsed by the UK Financial Reporting Council and the Guernsey Financial Services Commission, provides more appropriate information to the Company's shareholders. Through ongoing advice throughout the period from the Company Secretary and the use of a detailed checklist the Board confirms that the Company has complied with the principles and provisions of the AIC Code, in so far as they apply to the Company's business, and in having regard to the lifespan of the Company, which was incorporated on 22nd February 2019 but commenced trading from 24th September 2019. Areas to include Board succession planning and evaluations of Board, Manager and key service providers, have not been completed given that it would be too soon in the life of the Company to do so.

Furthermore, as all of the Company's day-to-day management and administrative functions are outsourced to third parties, it has no executive directors, employees or internal operations and therefore has not reported in respect of the following:

- the role of the executive directors and senior management;
- executive directors' and senior management remuneration;
- the need for an internal audit function; and
- the workforce.

Copies of the UK Code and AIC Code may be found on the respective organisations' websites: [www.frc.org.uk](http://www.frc.org.uk) and [www.theaic.co.uk](http://www.theaic.co.uk)

### Directors' Duty to promote the success of the Company

Section 172 of the UK Companies Act 2006 requires that a Director must act in the way they consider, in good faith, would be most likely to promote the success of the Company for the benefit of its members (i.e. shareholders) as a whole and in doing so, have regard (amongst other matters) to the likely consequences of any decision in the long term; the need to foster the Company's business relationships with suppliers, customers

and others; the impact of the Company's operations on the community and the environment; the desirability of the Company maintaining a reputation for high standards of business conduct; and the need to act fairly as between members of the Company.

The Board ensures that it promotes the success of the Company by engaging specialist key service providers with appropriate performance records, resources and controls in place to deliver the services that the Company requires. Their performance will be monitored by the Board and its committees, who have oversight of the Company's operations. The principal key service provider is the Manager, in particular the investment management team who are responsible for managing the Company's assets in order to achieve its stated investment objective. The Board maintains a good working relationship with the Manager, who also provides administrative support and promotes the Company through its investment company sales and marketing teams. The Manager's investment management function is fundamental to the long term success of the Company through the pursuit of the investment objective. The Board monitors the Company's investment performance at each Board Meeting in relation to its objective and also to its investment policy and strategy. Whilst strong long term investment performance is essential, the Board recognises that to provide an investment vehicle that is sustainable over the long term, both it and the Manager must have regard to ethical and environmental issues that impact society. Hence environmental, social and governance considerations are in the process of being integrated into the Manager's investment process and will continue to evolve. The Board has sought to engage with and understand the views of the Company's shareholders and other key stakeholders as it regards an understanding of their views as essential in being able to fulfil its duty.

The Directors confirm that they have considered Section 172 when making decisions during the financial year under review.

To ensure continuing engagement with shareholders, the Chairman and Directors make themselves available as and when requested. The Manager also conducts a significant number of shareholder meetings each year and provides the Board with ongoing feedback. In normal circumstances, shareholders are encouraged to attend the Company's Annual General Meeting or contact the Directors via the Company Secretary.

### Role of the Board

A management agreement between the Company and JPMF sets out the matters over which the Manager has delegated authority. This includes management of the Company's assets within the guidelines established by the Board from time to time and the provision of accounting, company secretarial, administration and some marketing services. All other matters are reserved for the approval of the Board. A formal schedule of matters reserved to the Board for decision has been approved. This includes determination and monitoring of the Company's investment objectives and policy and its future strategic direction, gearing

policy, management of the capital structure, appointment and removal of third party service providers, review of key investment and financial data and the Company's corporate governance and risk control arrangements.

The Board will meet on at least four occasions each year and additional meetings will be arranged as necessary. Full and timely information is provided to the Board to enable it to function effectively and to allow Directors to discharge their responsibilities. The Board has carried out an on-site visit to the Manager in London and intends to visit the Manager's New York offices later in 2020 when travel restrictions are lifted. Full and timely information is provided to the Board to enable it to function effectively and to allow Directors to discharge their responsibilities. Further information on meetings and committees can be found below.

The Board has procedures in place to deal with potential conflicts of interest and confirms that the procedures have operated effectively during the period under review.

There is an agreed procedure for Directors to take independent professional advice in the furtherance of their duties and at the Company's expense. This is in addition to the access that every Director has to the advice and services of the Company Secretary, JPMF, which is responsible to the Board for ensuring adherence to Board procedures and compliance with applicable rules and regulations.

## Board Composition

The Board consists of four non-executive Directors and is chaired by John Scott. All Directors are considered to be independent of the Company's Manager. The Directors have a breadth of investment knowledge, business and financial skills and experience relevant to the Company's business and brief biographical details of each Director are set out on page 31.

A review of Board composition and balance is included as part of the annual performance evaluation of the Board, details of which may be found below. Simon Holden, the Senior Independent Director, will lead the evaluation of the performance of the Chairman and is available to shareholders if they have concerns that cannot be resolved through discussion with the Chairman.

## Reappointment of Directors

The Directors of the Company and their brief biographical details are set out on page 31. The skills and experience that each Director brings to the Board, and hence why their contributions are important to the long term success of the Company, are summarised below. All of the Directors held office throughout the period under review and will stand for election at the forthcoming Annual General Meeting.

The Board confirms that each of the Directors standing for election at the forthcoming Annual General Meeting has

contributed effectively since the inception of the Company and recommends that shareholders vote in favour of their election.

## Tenure

Directors are initially appointed until the following Annual General Meeting when, under the Company's Articles of Incorporation, it is required that they be elected by shareholders. Thereafter, subject to the performance evaluation carried out each year, the Board will agree whether it is appropriate for each Director to seek re-election. In accordance with corporate governance best practice, Directors continuing in office seek annual re-election and no Director, including the Chairman, will normally seek re-election after having served for nine years on the Board. The Board keeps plans for its orderly succession and refreshment under continual review. The terms and conditions of Directors' appointments are set out in formal letters of appointment, copies of which are available for inspection on request at the Company's registered office and at the Annual General Meeting.

A list of potential conflicts of interest for each Director is maintained by the Company. These are considered carefully, taking into account the circumstances surrounding them, and, if considered appropriate, are approved.

## Induction and Training

On appointment, the Manager and Company Secretary provide all Directors with induction training. Thereafter, regular briefings are provided on changes in law and regulatory requirements that affect the Company and Directors. Directors are encouraged to attend industry and other seminars covering issues and developments relevant to investment companies. Reviews of the Directors' training needs will be carried out by the Board by means of the evaluation process described below.

## Meetings and Committees

The Board delegates certain responsibilities and functions to committees. Details of membership of committees are shown with the Directors' profiles on page 31.

The table below details the number of formal Board and Committee meetings attended by each Director.

	Board	Audit Committee	Market Risk Committee	Nomination Committee
John Scott	3	1	1	1
Helen Green	3	1	1	1
Simon Holden	3	1	1	1
Chris Russell	3	1	1	1

As well as the formal meetings detailed above, the Board meets on a quarterly basis to discuss and approve dividend payments and communicates frequently by email, videoconference or telephone to deal with day to day matters as they arise.

# CORPORATE GOVERNANCE STATEMENT

## Board Committees

### Nomination Committee

The Nomination Committee, chaired by Chris Russell, consists of all of the Directors and will meet at least annually. The Nomination Committee reviews the composition, structure and diversity of the Board, succession planning, the independence of the Directors and whether each Director has sufficient time available to discharge their duties effectively. The Committee confirms that it believes that the Board has an appropriate balance of skills and experience, that all Directors should be considered as independent in accordance with the provisions of the AIC Code of Corporate Governance and that all Directors have the time available to discharge their duties effectively.

The Board's policy on diversity, including gender, is to take account of the benefits of this during the appointment process. The Board remains committed to appointing the most appropriate candidate and seeks to ensure that it does not unwittingly exclude any group. Therefore, no targets have been set against which to report.

The Committee will in due course conduct an annual performance evaluation of the Board, its committees and individual Directors to ensure that all Directors have devoted sufficient time and contributed adequately to the work of the Board and its Committees. The evaluation of the Board will consider the balance of experience, skills, independence, corporate knowledge, its diversity, and how it works together. The evaluation of individual Directors will be led by the Chairman. The Senior Independent Director will be lead the evaluation of the Chairman's performance, which will include an appraisal of his Board leadership and effectiveness in the role.

### Market Risk Committee

The Market Risk Committee, chaired by Simon Holden, consists of all the Directors and will meet at least twice a year. Additionally the Market Risk Committee meets ahead of initial capital deployment into the underlying private strategies to complete a risk assessment. It has done so post the period end in respect of the forthcoming investment into the Global Transport Income Fund ('GTIF'). The Committee has the responsibility for overseeing the market risk in relation to the Investment Policy. The Market Risk Committee is tasked with analysing and assessing the Company's risk assessment policies with a view to updating the policies where relevant and making sure they remain fit for purpose in the current market. The Market Risk Committee will also assess the performance of the Investment Manager in addressing the Company's key risks.

### Audit Committee

The report of the Audit Committee is set out on page 39.

## Terms of Reference

The Nomination, Market Risk and Audit Committees have written terms of reference which define clearly their respective responsibilities, and copies of which are available on the Company's website and for inspection on request at the Company's registered office and at the Annual General Meeting.

## Relations with Shareholders

The Board regularly monitors the shareholder profile of the Company. It aims to provide shareholders with a full understanding of the Company's activities and performance and will report formally to shareholders twice a year by way of the Annual Report & Financial Statements and the Half Year Report. This is supplemented by the quarterly publication, through the London Stock Exchange, of the net asset value of the Company's shares.

In normal circumstances, shareholders have the opportunity, and are encouraged, to attend the Company's Annual General Meeting, at which the Directors and representatives of the Manager are available in person to meet shareholders and answer their questions.

During the period the Company's Manager held regular discussions with larger shareholders and made the Board fully aware of their views. The Chairman and Directors made themselves available as and when required to support these meetings and to address shareholder queries. The Directors may be contacted through the Company Secretary whose details are shown on page 85.

The Company's Annual Report & Financial Statements is published in time to give shareholders at least 20 working days' notice of the Annual General Meeting. Shareholders who cannot attend the meeting but wish to raise questions in advance of the meeting are encouraged to write to the Company Secretary at the address shown on page 85.

Details of the proxy voting position on each resolution will be published on the Company's website shortly after the Annual General Meeting.

## Risk Management and Internal Control

The AIC Code requires the Directors, at least annually, to review the effectiveness of the Company's system of risk management and internal control and to report to shareholders that they have done so. This encompasses a review of all controls, which the Board has identified to include business, financial, operational, compliance and risk management.

The Directors are responsible for the Company's system of risk management and internal control which is designed to safeguard the Company's assets, maintain proper accounting records and ensure that financial information used within the business, or

published, is reliable. However, such a system can only be designed to manage rather than eliminate the risk of failure to achieve business objectives and therefore can only provide reasonable, but not absolute, assurance against fraud, material misstatement or loss.

Since investment management, custody of assets and all administrative services are provided to the Company by JPMF and its associates, the Company's system of risk management and internal control mainly comprises monitoring the services provided by the Manager and its associates, including the operating controls established by them, to ensure that they meet the Company's business objectives. There is an ongoing process for identifying, evaluating and managing the significant risks faced by the Company (see Principal and Emerging Risks on pages 26 to 28). This process has been in place for the period under review and up to the date of the approval of the Annual Report & Financial Statements and it accords with the Financial Reporting Council's guidance. Given the foregoing, and in common with most investment trust companies, the Company does not have an internal audit function of its own. The Manager's internal audit department conducts regular and rigorous reviews of the various functions within its asset management business. Any significant findings that are relevant to the Company and/or the Manager's investment trust business are reported to the Board. The key elements designed to provide effective internal control are as follows:

*Financial Reporting* - Regular and comprehensive review by the Board of key investment and financial data, including revenue projections, analysis of transactions and performance comparisons.

*Management Agreement* - Evaluation and appointment of a manager and custodian regulated by the FCA, whose responsibilities are clearly defined in a written agreement.

*Management Systems* - The Manager's system of risk management and internal control includes organisational agreements which clearly define the lines of responsibility, delegated authority, control procedures and systems. These are monitored by JPMorgan's Compliance department which regularly monitors compliance with FCA rules and reports to the Board.

*Investment Strategy* - Authorisation and monitoring of the Company's investment strategy and exposure limits by the Board.

The Board keeps under review the effectiveness of the Company's system of risk management and internal control by monitoring the operation of the key operating controls of the Manager and its associates as follows:

- the Board, through the Audit Committee, reviews the terms of the investment management agreement and receives regular reports from JPMorgan's Compliance department;

- the Board reviews a report, which is also independently reviewed, on the internal controls and the operations of its custodian, JPMorgan Chase Bank;
- the Board reviews every six months a report from the Company's Depositary, Bank of New York Mellon (International) Limited, which summarises the activities performed by the Depositary during the reporting period; and
- the Board reviews every six months an independent report on the internal controls and the operations of JPMF's investment trust department.

By means of the procedures set out above, the Board confirms that it has reviewed the effectiveness of the Company's system of risk management and internal control for the period from 22nd February 2019 to 29th February 2020, and to the date of approval of the Annual Report & Financial Statements.

During the course of its review of the system of risk management and internal control, the Board has not identified nor been advised of any failings or weaknesses which it has determined to be significant. Therefore a confirmation in respect of necessary actions has not been considered appropriate.

## Corporate Governance and Voting Policy

The Company delegates responsibility for voting to JPMAM. The following information in *italics* is a summary of JPMAM's policy statements on corporate governance, voting policy and stewardship/engagement issues, which has been reviewed and noted by the Board. Details on social and environmental issues are included in the Strategic Report on pages 25 and 26.

### Corporate Governance

*JPMAM believes that corporate governance is integral to its investment process. As part of its commitment to delivering superior investment performance to clients, it expects and encourages the companies in which it invests to demonstrate the highest standards of corporate governance and best business practice. JPMAM examines the share structure and voting structure of the companies in which it invests, as well as the board balance, oversight functions and remuneration policy. These analyses then form the basis of JPMAM's proxy voting and engagement activity.*

### Proxy Voting

*JPMAM manages the voting rights of the shares entrusted to it as it would manage any other asset. It is the policy of JPMAM to vote in a prudent and diligent manner, based exclusively on reasonable judgement of what will best serve the financial interests of clients. So far as is practicable, JPMAM will vote at all of the meetings called by companies in which it is invested.*

### Stewardship/Engagement

*JPMAM recognises its wider FRC stewardship responsibilities to its clients as a major asset owner. To this end, it supports the*

## CORPORATE GOVERNANCE STATEMENT

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*introduction of the FRC Stewardship Code, which sets out the responsibilities of institutional shareholders in respect of investee companies. Under the Code, managers should:*

- publicly disclose their policy on how they will discharge their stewardship responsibilities to their clients;*
- disclose their policy on managing conflicts of interest;*
- monitor their investee companies;*
- establish clear guidelines on how they escalate engagement;*
- be willing to act collectively with other investors where appropriate;*
- have a clear policy on proxy voting and disclose their voting record; and*
- report to clients.*

*JPMAM endorses the FRC Stewardship Code for its UK investments and supports the principles as best practice elsewhere. We believe that regular contact with the companies in which we invest is central to our investment process and we also recognise the importance of being an 'active' owner on behalf of our clients.*

JPMAM's Voting Policy and Corporate Governance Guidelines are available on request from the Company Secretary or can be downloaded from JPMAM's website:

<https://am.jpmorgan.com/uk/institutional/corporate-governance> which also sets out its approach to the seven principles of the FRC Stewardship Code, its policy relating to conflicts of interest and its detailed voting record.

By order of the Board  
Alison Vincent, for and on behalf of  
JPMorgan Funds Limited,  
Secretary

18th June 2020

## Audit Committee Report

The Audit Committee, chaired by Helen Green, consists of all Directors, and meets at least twice each year. Given the size of the Board it has been determined that the Chair of the Board, John Scott, should be a member of the Audit Committee. The members of the Audit Committee consider that at least one member has recent and relevant financial experience and that the Committee as a whole has competence relevant to the sector in which the Company operates. The Committee reviews the actions and judgements of the Manager in relation to the Half Year and Annual Report & Financial Statements and the Company's compliance with the AIC Code. It examines the effectiveness of the Company's internal control systems, receives information from the Manager's Compliance department and also reviews the scope and results of the external audit, its cost effectiveness and the independence and objectivity of the external Auditor. The Audit Committee has reviewed the independence and objectivity of the Auditor and is satisfied that the Auditor is independent. The Audit Committee also has the primary responsibility for making recommendations to the Board on the reappointment and the removal of the external Auditor.

### Financial Statements and Significant Accounting Matters

During its review of the Company's financial statements for the period from 22nd February 2019 to 29th February 2020, the Audit Committee considered the following significant accounting matters, including those communicated by the Auditor during its reporting:

Significant issue	How the issue was addressed
Valuation, existence and ownership of investments	The valuation of investments is undertaken in accordance with the accounting policies, disclosed in note 2 to the financial statements. In relation to unquoted investments, the Audit Committee relies upon the audited financial statements and quarterly valuations from the underlying unquoted investments. Given that the underlying unquoted investments do not have contemporaneous reporting periods with that of the Company, these are adjusted based on material changes in benchmarks and other industry data, FX movements and net income generation, to obtain an estimated valuation at the period end for the Company's reporting requirements. The Company has appointed Bank of New York Mellon (International) Limited ('BNY') as its depositary. BNY has appointed JPMorgan Chase Bank, N.A., as the Company's custodian. BNY remains responsible for the oversight of the custody of the Company's assets. A representative from BNY reports directly to the Audit Committee on an annual basis.
Calculation of management fees	The management fees are calculated in accordance with the Investment Management Agreement. The Board reviews controls reports, expense schedules and the management fee calculation.
Recognition of investment income	The recognition of investment income is undertaken in accordance with accounting policy note 2.3 c to the financial statements. Income recording is conducted by the Manager and the methodology is reported upon to the Board within a six monthly independent report on the operations of the Manager.

The Board was made fully aware of any significant financial reporting issues and judgements made in connection with the preparation of the financial statements.

### Going Concern

The Directors believe that having considered the Company's objective (see page 23), risk management policies (see pages 67 to 72), capital management policies and procedures (see page 72), the nature of the portfolio and expenditure projections, the Company has adequate resources, an appropriate financial structure and suitable management arrangements in place to continue in operational existence for a period of at least 12 months from the date of approval of these financial statements. They have not identified any material uncertainties to the Company's ability to continue to do so over a period of at least 12 months from the date of approval of these financial statements. This conclusion also takes into account the Board's assessment of the risks arising from the COVID-19 pandemic on the current and future operations of the Company.

### Auditor Appointment and Tenure

Representatives of the Company's Auditor, PricewaterhouseCoopers CI LLP, attended the Audit Committee meeting at which the draft Annual Report & Financial Statements were considered and also engage with Directors as and when required. Having reviewed the performance of the external Auditor, including assessing the quality of work, timing of communications and work with the Manager, the Committee considered it appropriate to recommend its reappointment. The Board supported this recommendation which will be put to shareholders at the forthcoming Annual General Meeting. The Board reviews and approves any non-audit services provided by the independent Auditor and assesses the impact of any non-audit work on the ability of the Auditor to remain independent. Details of the Auditor's fees paid for audit are disclosed in note 7 on page 61. The fees for non audit services provided by the Auditor relate to reporting accountant's work ahead of the Company's IPO. These fees amounted to £110,000 and are included in share issue costs in note 17 on page 64.

The current tenure of the external Auditor dates from the inception of the Company, accordingly the Company's current engagement leader has been in the position since 2019.

### Fair, Balanced and Understandable

As a result of the work performed, the Committee has concluded that the Annual Report & Financial Statements for the period from 22nd February 2019 to 29th February 2020, taken as a whole, are fair, balanced and understandable and provide the information necessary for shareholders to assess the Company's position and performance, business model and strategy, and has reported on these findings to the Board. The Board's conclusions in this respect are set out in the Statement of Directors' Responsibilities on page 44.

Helen Green  
Audit Committee Chair  
18th June 2020



The Board presents the Directors' Remuneration Report for the period from 22nd February 2019 to 29th February 2020.

As all of the Directors are non-executive, the Board has not established a Remuneration Committee. Instead remuneration of the Directors is considered by the Board on a regular basis.

## Directors' Remuneration Policy

The Board has decided to seek annual approval of the Directors' Remuneration Policy from shareholders. An ordinary resolution to approve this report will be put to shareholders at the forthcoming Annual General Meeting. The policy subject to the vote, is set out in full below and is currently in force.

The Board's policy for this period and subsequent years is that Directors' fees should properly reflect the time spent by the Directors on the Company's business and should be at a level to ensure that candidates of a high calibre are recruited to the Board and retained. The Chairman of the Board, the Chairman of the Audit Committee and the Chairman of the Market Risk Committee are paid higher fees, reflecting the greater time commitment involved in fulfilling those roles.

Reviews are based on information provided by the Manager and industry research carried out by third parties on the level of fees paid to the directors of the Company's peers and within the investment trust industry generally. The involvement of remuneration consultants has not been deemed necessary as part of this review. The Company has no Chief Executive Officer and no employees and therefore no consultation of employees is required and there is no employee comparative data to provide in relation to the setting of the remuneration policy for Directors.

All of the Directors are non-executive. There are no performance-related elements to their fees and the Company does not operate any type of incentive, share scheme, award or pension scheme and therefore no Directors receive bonus payments or pension contributions from the Company or hold options to acquire shares in the Company. Directors are not granted exit payments and are not provided with compensation for loss of office. No other payments are made to Directors, other than the reimbursement of reasonable out-of-pocket expenses incurred in attending the Company's business.

The Directors' current level of remuneration is £42,000 per annum for each Director other than the Chairman, who receives an additional £18,000 per annum and the chair of the Audit Committee and the chair of the Market Risk Committee, who receive an additional £8,000 and £6,000 per annum, respectively. The senior independent director receives a further £6,000 per annum. No additional fee is payable to the Chair of the Nomination Committee.

The Company's Articles of Association provide that any increase in the maximum aggregate annual limit on Directors' fees, currently £300,000, requires both Board and shareholder approval.

The Company has not sought shareholder views on its remuneration policy. The Board considers any comments received from shareholders on remuneration policy on an ongoing basis and takes account of those views.

The terms and conditions of Directors' appointments are set out in formal letters of appointment which are available for review at the Company's Annual General Meeting and the Company's registered office. Details of the Board's policy on tenure are set out on page 35.

## Directors' Remuneration Policy Implementation

The Directors' Remuneration Report, which includes details of the Directors' remuneration policy and its implementation, is subject to an annual advisory vote and therefore an ordinary resolution to approve this report will be put to shareholders at the forthcoming Annual General Meeting. There are no changes currently proposed for the year ending 28th February 2021.

Details of voting on both the Remuneration Policy and the Directors' Remuneration Report from the 2020 Annual General Meeting will be given in the annual report for the year ending 28th February 2021.

Details of the implementation of the Company's remuneration policy are given below.

## Single total figure of remuneration

The single total figure of remuneration for each Director is detailed below.

## Single total figure table<sup>1</sup>

Directors	Fees £	2020 Total £
John Scott	61,247	61,247
Helen Green	51,039	51,039
Simon Holden	55,122	55,122
Chris Russell	42,873	42,873
<b>TOTAL</b>	<b>210,281</b>	<b>210,281</b>

<sup>1</sup> Other subject headings for the single figure table are not included because there is nothing to disclose in relation thereto.

## Directors' Shareholdings<sup>1</sup>

There are no requirements pursuant to the Company's Articles of Incorporation for the Directors to own shares in the Company. The Directors' beneficial shareholdings are detailed below. All shares are held beneficially.

Directors' Name	29th February 2020
John Scott	125,000
Helen Green	10,000
Simon Holden	50,000
Chris Russell	75,000

Since the end of the reporting period, Mr Russell has acquired a further 25,000 shares.

As at the latest practicable date before the publication of this document, there have been no changes to the Directors' shareholdings.

## Expenditure by the Company on remuneration and distributions to shareholders

	Period ended 29th February 2020
Remuneration paid to all Directors	£210,281
Distribution to shareholders – by way of dividend	£1,431,000

For and on behalf of the Board

John Scott

*Chairman*

18th June 2020



## STATEMENT OF DIRECTORS' RESPONSIBILITIES

The Directors are responsible for preparing the Annual Report & Financial Statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare the Financial Statements for each financial year. Under that Law, the Directors have elected to prepare the financial statements in accordance with International Financial Reporting Standards to meet the requirements of applicable law and regulations. Under company Law the Directors must not approve the Financial Statements unless they are satisfied that, taken as a whole, the Annual Report & Financial Statements are fair, balanced and understandable, provide the information necessary for shareholders to assess the Company's position, performance, business model and strategy and that they give a true and fair view of the state of affairs of the Company and of the total return or loss of the Company for that period. In order to provide these confirmations, and in preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable International Financial Reporting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business

and the Directors confirm that they have done so.

The Directors are responsible for keeping proper accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies (Guernsey) Law, 2008. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The accounts are published on the [www.jpmrealassets.co.uk](http://www.jpmrealassets.co.uk) website, which is maintained by the Company's Manager. The maintenance and integrity of the website maintained by the Manager is, so far as it relates to the Company, the responsibility of the Manager. The work carried out by the Auditor does not involve consideration of the maintenance and integrity of this website and, accordingly, the Auditor accepts no responsibility for any changes that have occurred to the accounts since they were initially presented on the website.<sup>1</sup> The accounts are prepared in accordance with International Financial Reporting Standards.

Under applicable law and regulations the Directors are also responsible for preparing a Directors' Report, Strategic Report, Corporate Governance Statement and Directors' Remuneration Report that comply with that law and those regulations.

Each of the Directors, whose names and functions are listed on page 31 confirms that, to the best of their knowledge:

- the financial statements, which have been prepared in accordance with International Financial Reporting Standards and applicable law, give a true and fair view of the assets, liabilities, financial position and return or loss of the Company; and
- the Strategic Report includes a fair review of the development and performance of the business and the position of the Company, together with a description of the principal and emerging risks and uncertainties that it faces.

The Board also confirms that it is satisfied that the Strategic Report and Directors' Report include a fair review of the development and performance of the business, and the position of the Company, together with a description of the principal and emerging risks and uncertainties that the Company faces.

For and on behalf of the Board

John Scott

*Chairman*

18th June 2020

<sup>1</sup> Legislation in Guernsey governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.



## To the members of JPMorgan Global Core Real Assets Limited

### Report on the audit of the financial statements

#### Our opinion

In our opinion, the financial statements give a true and fair view of the financial position of JPMorgan Global Core Real Assets Limited (the 'Company') as at 29th February 2020 and of its financial performance and its cash flows for the period from 22nd February 2019 to 29th February 2020 (the 'period') in accordance with International Financial Reporting Standards and have been properly prepared in accordance with the requirements of The Companies (Guernsey) Law, 2008.

#### What we have audited

The Company's financial statements comprise:

- the statement of financial position as at 29th February 2020;
- the statement of comprehensive income for the period then ended;
- the statement of changes in equity for the period then ended;
- the statement of cash flows for the period then ended; and
- the notes to the financial statements, which include a description of the significant accounting policies.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing ('ISAs'). Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Independence

We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements of the Company, as required by the Crown Dependencies' Audit Rules and Guidance. We have fulfilled our other ethical responsibilities in accordance with these requirements. We are also independent in accordance with SEC Independence Rules.

#### Our audit approach

##### Overview



##### Materiality

- Overall materiality was £3.89 million which represents 2% of net assets.

##### Audit scope

- The Company is a closed-ended registered collective investment scheme, incorporated in Guernsey, whose ordinary shares are admitted to trading on the Main Market of the London Stock Exchange.
- The Company engages JPMorgan Funds Limited to manage its assets. JPMorgan Funds Limited delegates the management of the Company's portfolio to JPMorgan Asset Management (UK) Limited, which further delegates the management to J.P. Morgan Asset Management, Inc., Security Capital Research & Management Inc. and J.P. Morgan Alternative Asset Management Inc. JPMorgan Funds Limited and its delegates are collectively referred to as the 'Manager'.
- We conducted our audit of the financial statements in Guernsey using information provided by J.P. Morgan Administration Services (Guernsey) Limited (the 'Administrator') and its related group entities to whom the Board of Directors (the 'Board') has delegated the provision of certain functions. We also had significant interaction with representatives of the Manager in completing aspects of our overall audit work.

##### Key audit matters

- Valuation of investments held at fair value through profit or loss.
- Management's consideration of the potential impact of COVID-19.

***Audit scope***

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements. In particular, we considered where the Directors made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the financial statements as a whole, taking into account the structure of the Company, the accounting processes and controls, and the industry in which the Company operates.

***Materiality***

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance whether the financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall Company materiality for the financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and in aggregate on the financial statements as a whole.

<b>Overall Company materiality</b>	£3.89 million
<b>How we determined it</b>	2% of net assets
<b>Rationale for the materiality benchmark</b>	We believe net assets to be the most appropriate basis for determining materiality since this is a key consideration for members when assessing financial performance. It is also a generally accepted measure used for companies in this industry.

We agreed with the Audit Committee that we would report to them misstatements identified during our audit above £194,000, as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.

***Key audit matters***

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

## Key audit matter

### Valuation of investments held at fair value through profit or loss

*Refer to note 12 to the financial statements.*

The Company's investments of £67.9 million currently consist of publicly listed securities held through managed accounts (c£35.4 million) and an investment in an unlisted private fund (c£32.5 million), all of which are managed or advised by entities within the JPMorgan group.

The publicly listed securities are traded in active markets and their fair values are based on quoted market prices at the close of trading on the reporting date.

The investment in the unlisted private fund is illiquid, valued using data that is not necessarily observable in the market and may be subject to significant levels of estimation and judgment, all of which could materially impact the outcome of the valuation.

As investments are material by value, are subject to some level of estimation and judgement and are a key indicator that shareholders will consider in their assessment of the performance of the Company, we have considered the valuation of investments to be a significant audit risk.

## How our audit addressed the key audit matter

In auditing the fair value of the Company's investments:

- We assessed the accounting policy for investments, as set out in note 2.3, for compliance with International Financial Reporting Standards ('IFRS').
- We understood and evaluated the internal controls in place at the Administrator over the valuation of investments and production of the Company's net asset value. We also discussed the asset selection and monitoring process with representatives of the Manager.
- We independently obtained confirmation from BNY Mellon (International) Limited (the 'Depository') of the existence of all investments and checked that these agreed to or were appropriately reconciled to the Company's financial records.

### Publicly listed securities

- We re-priced 100% of the publicly listed securities per-share/unit prices as at the statement of financial position date using independently obtained pricing information.
- We recalculated the fair value of the publicly listed securities using the per-share/unit prices independently obtained and the independently reconciled holdings as at the period end.

### Unlisted private fund

- We obtained direct confirmation from the independent administrator of the Company's investment as at the period end. We confirmed the commitment, percentage ownership and cost as at 29th February 2020 and agreed these to the Company's financial records.
- We understood how the unlisted private fund is structured and what drives its net asset value, which included obtaining from the Manager evidence of the latest available net asset value of the ultimate investment into which the unlisted private fund invests.

This assisted in understanding how the net asset value, that represents the fair value of the Company's investment in the unlisted private fund is constructed and to determine its compliance with IFRS 13 - Fair Value Measurement.

- We assessed the appropriateness of the Manager's valuation, and any respective estimates and judgements made in the valuation (being the estimate of the net asset value) and recalculated the net asset value calculation provided.
- We also challenged the valuation as of 29th February 2020 (being a non-contemporaneous valuation to the regular net asset value reporting cycle of the unlisted private fund) provided by the Manager by assessing it against both the 31st December 2019 and 31st March 2020 regular quarterly net asset values of the unlisted private fund and against the wider general and real asset economic market indicators over this period.

No significant issues or concerns were noted with regard to the valuation of financial assets at fair value through profit or loss which required reporting to those charged with corporate governance.

**Key audit matter****Management's consideration of the potential impact of COVID-19**

Management and the Board have considered the potential impact of events that have been caused by the pandemic, COVID-19, on the current and future operations of the Company. In doing so, management has made estimates and judgements that are critical to the outcomes of these considerations with a particular focus on the Company's ability to continue as a going concern for a period of at least 12 months from the date of approval of these financial statements.

As a result of the impact of COVID-19 on the wider financial markets and the Company's share price, we have determined management's consideration of the potential impact of COVID-19 (including their associated estimates and judgements) to be a key audit matter.

**How our audit addressed the key audit matter**

- We obtained from management their latest assessments that support the Board's assessment and conclusions with respect to the statements of going concern and viability respectively.
- We discussed with management and the Board the critical estimates and judgements applied in their latest assessments so we could understand and challenge the underlying factors incorporated and the sensitivities applied as a result of COVID-19.
- We inspected the impact assessments provided to evaluate their consistency with our understanding of the operations of the Company, the investment portfolio and with any market commentary already made by the Manager.
- We reviewed the impact assessment stress testing to confirm that both management and the Board had considered adverse circumstances in their assessment of the potential impact of COVID-19 on the Company.
- We considered the appropriateness of the disclosures made by management and the Board in respect of the potential impact of COVID-19.
- We confirmed that the Directors have analysed and are satisfied with the business continuity plans of all key service providers as part of their COVID-19 operational resilience review.
- In discussing, challenging and evaluating the estimates and judgments made by management and the Board in their impact assessments, we noted the following factors that were considered to be fundamental in their consideration of the potential impact of COVID-19 on the current and future operations of the Company and which support the statements of going concern and viability respectively:
  - The Company is not leveraged, and there are currently no plans to enter into borrowing facilities.
  - As at 29th February 2020, the Company had cash and cash equivalents of £127 million, other payables of £0.7 million and uncalled commitments outstanding to collective investment scheme investments of £120 million, which management expect to be called over the next 12 month period.
  - Whilst some sectors will have a higher degree of impact relative to other sectors, the investment portfolio is considered by management and the Board to have sufficient diversification across the core real assets sector.
  - We noted that management and the Directors remain confident in the fundamentals of the markets in which the Company has invested and the investees' business plans for these assets over the medium to long term.

Based on our procedures and the information available at the time of the Directors' approval of the financial statements, we have not identified any matters to report with respect to both management's and the Board's consideration and disclosure of the impact of COVID-19 on the current and future operations of the Company.

**Other information**

The Directors are responsible for the other information. The other information comprises all the information included in the Annual Report & Financial Statements (the 'Annual Report') but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

# INDEPENDENT AUDITOR'S REPORT

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In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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## Responsibilities of the Directors for the financial statements

The Directors are responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards, the requirements of Guernsey law and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

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## Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern over a period of at least 12 months from the date of approval of the financial statements. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## Use of this report

This independent auditor's report, including the opinions, has been prepared for and only for the members as a body in accordance with Section 262 of The Companies (Guernsey) Law, 2008 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

## Report on other legal and regulatory requirements

### **Company Law exception reporting**

Under The Companies (Guernsey) Law, 2008 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit;
- proper accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records.

We have no exceptions to report arising from this responsibility.

### ***Listing Rules of the Financial Conduct Authority (FCA)***

The Company has reported compliance against the 2019 AIC Code of Corporate Governance (the 'Code') which has been endorsed by the UK Financial Reporting Council as being consistent with the UK Corporate Governance Code for the purposes of meeting the Company's obligations, as an investment Company, under the Listing Rules of the FCA.

We have nothing material to add or draw attention to in respect of the following matters which we have reviewed based on the requirements of the Listing Rules of the FCA:

- The Directors' confirmation that they have carried out a robust assessment of the principal and emerging risks facing the Company, including a description of the principal risks, what procedures are in place to identify emerging risks, and an explanation of how those risks are being managed or mitigated.
- The Directors' explanation as to how they have assessed the prospects of the Company, over what period they have done so and why they consider that period to be appropriate, and their statement as to whether they have a reasonable expectation that the Company will be able to continue in operation and meet its liabilities as they fall due over the period of their assessment, including any related disclosures drawing attention to any necessary qualifications or assumptions.

We have nothing to report having performed a review of the Directors' statement that they have carried out a robust assessment of the principal and emerging risks facing the Company and the Directors' statement in relation to the longer-term viability of the Company. Our review was substantially less in scope than an audit and only consisted of making inquiries and considering the Directors' process supporting their statements; checking that the statements are in alignment with the relevant provisions of the Code; and considering whether the statements are consistent with the knowledge and understanding of the Company and its environment obtained in the course of the audit.

Additionally, we have nothing to report in respect of our responsibility to report when:

- The Directors' statement relating to Going Concern in accordance with Listing Rule 9.8.6R(3) is materially inconsistent with our knowledge obtained in the audit.
- The statement given by the Directors that they consider the Annual Report taken as a whole to be fair, balanced and understandable, and provides the information necessary for the members to assess the Company's position and performance, business model and strategy is materially inconsistent with our knowledge of the Company obtained in the course of performing our audit.
- The section of the Annual Report describing the work of the Audit Committee does not appropriately address matters communicated by us to the Audit Committee.
- The Directors' statement relating to the Company's compliance with the Code does not properly disclose a departure from a relevant provision of the Code specified, under the Listing Rules, for review by the auditors.

Roland Mills  
For and on behalf of PricewaterhouseCoopers CI LLP  
Chartered Accountants and Recognised Auditor  
Guernsey, Channel Islands

18th June 2020

## Financial Statements

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## STATEMENT OF COMPREHENSIVE INCOME AND STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD FROM INCORPORATION ON 22ND FEBRUARY 2019 TO 29TH FEBRUARY 2020

	Notes	2020 £'000
Losses on investments held at fair value through profit or loss	4	(2,341)
Net foreign currency losses		(3,209)
Investment income	5	608
Interest receivable and similar income	5	894
<b>Total loss</b>		<b>(4,048)</b>
Management fee	6	(113)
Other administrative expenses	7	(497)
<b>Loss before finance costs and taxation</b>		<b>(4,658)</b>
Finance costs	8	(1)
<b>Loss before taxation</b>		<b>(4,659)</b>
Taxation	9	(69)
<b>Net loss</b>		<b>(4,728)</b>
<b>Loss per share</b>	10	<b>(2.79)p</b>

The Company does not have any income or expense that is not included in the net loss for the period. Accordingly the 'Net loss for the period, is also the 'Total comprehensive expense' for the period, as defined in IAS1 (revised).

All items in the above statement derive from continuing operations. No operations were acquired or discontinued in the period.

The notes on pages 56 to 73 form an integral part of these financial statements.

## STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD FROM INCORPORATION ON 22ND FEBRUARY 2019 TO 29TH FEBRUARY 2020

	Share premium £'000	Retained earnings £'000	Total £'000
<b>Period ended 29th February 2020</b>			
<b>At 22nd February 2019</b>	—	—	—
Issue of ordinary shares at launch on 24th September 2019	148,899	—	148,899
Share issue costs	(1,713)	—	(1,713)
Issue of ordinary shares	53,388	—	53,388
Loss for the period	—	(4,728)	(4,728)
Dividends paid in the period (note 11)	—	(1,431)	(1,431)
<b>At 29th February 2020</b>	<b>200,574</b>	<b>(6,159)</b>	<b>194,415</b>

The notes on pages 56 to 73 form an integral part of these financial statements.

# STATEMENT OF FINANCIAL POSITION

AS AT 29TH FEBRUARY 2020

	Notes	2020 £'000
<b>Assets</b>		
<b>Non current assets</b>		
Investments held at fair value through profit or loss	12	67,857
<b>Current assets</b>		
Other receivables	13	550
Cash and cash equivalents	14	126,713
		127,263
<b>Liabilities</b>		
<b>Current liabilities</b>		
Other payables	15	(705)
<b>Net current assets</b>		126,558
<b>Total assets less current liabilities</b>		194,415
<b>Net assets</b>		194,415
<b>Amounts attributable to shareholders</b>		
Share premium	17	200,574
Retained earnings	17	(6,159)
<b>Total shareholders' funds</b>		194,415
<b>Net asset value per share</b>	18	96.8p

The financial statements on pages 53 to 73 were approved by the Directors and authorised for issue on 18th June 2020 and are signed on their behalf by:

John Scott  
*Chairman*

The notes on pages 56 to 73 form an integral part of these financial statements.

Incorporated in Guernsey with the company registration number: 66082.

## STATEMENT OF CASH FLOWS

FOR THE PERIOD FROM INCORPORATION ON 22ND FEBRUARY 2019 TO 29TH FEBRUARY 2020

	2020 £'000
<b>Operating activities</b>	
Loss before taxation	(4,659)
Deduct dividends received	(577)
Deduct investment income - interest	(31)
Deduct deposit and liquidity fund interest received	(894)
Add interest paid	1
Add losses on investments held at fair value through profit or loss	2,341
Increase in prepayments and accrued income	(19)
Increase in other payables	485
Exchange gains/(losses) on cash and cash equivalents	3,556
<b>Net cash inflow from operating activities before interest and taxation</b>	<b>203</b>
Taxation	(69)
Interest paid	(1)
Dividends received	526
Investment income - interest	15
Bank interest received	722
Purchases of investments held at fair value through profit or loss	(75,415)
Sales of investments held at fair value through profit or loss	5,145
<b>Net cash outflow from operating activities</b>	<b>(68,874)</b>
<b>Financing activities</b>	
Issue of ordinary shares at launch on 25th September 2019	148,899
Share issue costs	(1,713)
Issue of ordinary shares	53,388
Dividends paid	(1,431)
<b>Net cash inflow from financing activities</b>	<b>199,143</b>
Increase in cash and cash equivalents	130,269
Cash and cash equivalents at the start of the period	—
Exchange movements	(3,556)
<b>Cash and cash equivalents at the end of the period</b>	<b>126,713</b>

The notes on pages 56 to 73 form an integral part of these financial statements.

# NOTES TO THE FINANCIAL STATEMENTS

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## FOR THE PERIOD FROM INCORPORATION ON 22ND FEBRUARY 2019 TO 29TH FEBRUARY 2020

### 1. General information

The Company is a closed-ended investment company incorporated in accordance with the Companies (Guernsey) Law, 2008. The address of its registered office is at 1st Floor, Les Echelons Court, Les Echelons, South Esplanade, St Peter Port, Guernsey GY1 1AR.

The principal activity of the Company is investing in securities as set out in the Company's Objective and Investment Policies.

The Company was incorporated on 22nd February 2019. The Company was admitted to the Main market of the London Stock Exchange and had its first day of trading was on 24th September 2019.

#### **Investment objective**

The Company will seek to provide Shareholders with stable income and capital appreciation from exposure to a globally diversified portfolio of core real assets.

#### **Investment policy**

The Company will pursue its investment objective through diversified investment in private funds or accounts managed or advised by entities within J.P. Morgan Asset Management (together referred to as 'JPMAM'), the asset management business of JPMorgan Chase & Co. These JPMAM Products will comprise 'Private Funds', being private collective investment vehicles, and 'Managed Accounts', which will typically take the form of a custody account the assets in which are managed by a discretionary manager.

### 2. Summary of significant accounting policies

#### 2.1 Basis of Preparation

##### **(a) Statement of compliance**

The Company's financial statements have been prepared in accordance with International Financial Reporting Standards ('IFRS'), which comprise standards and interpretations approved by the International Accounting Standards Board ('IASB'), the IFRS Interpretations Committee and interpretations approved by the International Accounting Standards Committee ('IASC') that remain in effect and the Companies (Guernsey) Law, 2008.

##### **(b) Basis of accounting**

These financial statements have been prepared on a going concern basis in accordance with IAS 1, applying the historical cost convention, except for the measurement of financial assets including derivative financial instruments designated as held at fair value through profit or loss ('FVTPL') that have been measured at fair value.

All of the Company's operations are of a continuing nature.

##### **(c) Standards and amendments to existing standards effective 22nd February 2019**

There are no standards, amendments to standards or interpretations that are effective for annual periods beginning on 22nd February 2019 that have a material effect on the financial statements of the Company.

##### **(d) New standards, amendments and interpretations effective after 22nd February 2019 and have not been early adopted**

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 22nd February 2019, and have not been early adopted in preparing these financial statements. None of these are expected to have a material effect on the financial statements of the Company.

##### **(e) Going Concern**

The financial statements have been prepared on a going concern basis.

## 2.2 Foreign currency translation

### (a) Functional and presentation currency

The Board of Directors considers pound sterling as the currency that most faithfully represents the economic effects of the underlying transactions, events and conditions. The financial statements are presented in pound sterling, which is the Company's functional and presentation currency.

### (b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign currency assets and liabilities are translated into the functional currency using the exchange rate prevailing at the statement of financial position date.

Foreign exchange gains and losses arising from translation are included in the statement of comprehensive income.

Foreign exchange gains and losses relating to cash and cash equivalents are presented in the statement of comprehensive income within 'net foreign currency gains or losses'.

Foreign exchange gains and losses relating to the financial assets and liabilities carried at fair value through profit or loss are presented in the statement of comprehensive income within 'Gains/(Losses) on investments held at fair value through profit or loss'.

## 2.3 Financial assets and financial liabilities at fair value through profit or loss

### (a) Classification

#### (i) Assets

The Company classifies its investments based on both the Company's business model for managing those financial assets and the contractual cash flow characteristics of the financial assets. The portfolio of financial assets is managed and performance is evaluated on a fair value basis. The Company is primarily focused on fair value information and uses that information to assess the assets' performance and to make decisions. The Company has not taken the option to irrevocably designate any equity securities as fair value through other comprehensive income. The contractual cash flows of the Company's debt securities are solely principal and interest, however, these securities are neither held for the purpose of collecting contractual cash flows nor held both for collecting contractual cash flows and for sale. The collection of contractual cash flows is only incidental to achieving the Company's business model's objective. Consequently, all investments are measured at fair value through profit or loss.

#### (ii) Liabilities

Derivative contracts that have a negative fair value are presented as derivative financial liabilities at fair value through profit or loss. As such, the Company classifies all of its investment portfolio as financial assets or liabilities at fair value through profit or loss. The Company's policy requires the Investment Manager and the Board of Directors to evaluate the information about these financial assets and liabilities on a fair value basis together with other related financial information.

### (b) Recognition, derecognition and measurement

Regular purchases and sales of investments are recognised on the trade date - the date on which the Company commits to purchase or sell the investment. Financial assets and financial liabilities at fair value through profit or loss are initially recognised at fair value. Transaction costs are expensed as incurred in the statement of comprehensive income.

Financial assets are derecognised when the rights to receive cash flows from the investments have expired or the Company has transferred substantially all risks and rewards of ownership.

Subsequent to initial recognition, all financial assets and financial liabilities at fair value through profit or loss are measured at fair value. Gains and losses arising from changes in the fair value of the 'financial assets or financial liabilities at fair value through profit or loss' category are presented in the statement of comprehensive income within net changes in fair value of financial assets and liabilities at fair value through profit or loss in the period in which they arise.

### 2. Summary of significant accounting policies *continued*

#### 2.3 Financial assets and financial liabilities at fair value through profit or loss *continued*

##### (c) Fair value estimation

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of financial assets and liabilities traded in active markets (such as publicly traded derivatives and trading securities) are based on quoted market prices at the close of trading on the reporting date. The Company utilises the last traded market price for both financial assets and financial liabilities where the last traded price falls within the bid-ask spread. In circumstances where the last traded price is not within the bid-ask spread, management will determine the point within the bid-ask spread that is most representative of fair value.

If a significant movement in fair value occurs subsequent to the close of trading on the year end date, valuation techniques will be applied to determine the fair value. A significant event is any event that occurs after the last market price for a security, close of market or close of the foreign exchange, but before the Company's valuation time that materially affects the integrity of the closing prices for any security, instrument, currency or securities affected by that event so that they cannot be considered 'readily available' market quotations.

The fair value of financial assets and liabilities that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques. The Company uses a variety of methods and makes assumptions that are based on market conditions existing at each reporting date. Valuation techniques used include the use of comparable recent ordinary transactions between market participants, reference to other instruments that are substantially the same, discounted cash flow analysis, option pricing models and other valuation techniques commonly used by market participants making the maximum use of market inputs and relying as little as possible on entity-specific inputs. Illiquid investments not traded in active markets are valued based upon the last available NAV of the investment. This may be adjusted for expected income and capital returns to the year-end date where the available NAV is not the same as the Company's year-end date.

##### (d) Transfers between levels of the fair value hierarchy

Transfers between levels of the fair value hierarchy are deemed to have occurred at the end of the reporting period.

#### 2.4 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the company or the counterparty.

#### 2.5 Due from and due to brokers

Amounts due from and to brokers represent receivables for securities sold and payables for securities purchased that have been contracted for but not yet settled or delivered on the statement of financial position date respectively. The due from brokers balance is held for collection.

These amounts are recognised initially at fair value and subsequently measured at amortised cost. At each reporting date, the Company shall measure the loss allowance on amounts due from broker at an amount equal to the lifetime expected credit losses if the credit risk has increased significantly since initial recognition. If, at the reporting date, the credit risk has not increased significantly since initial recognition, the Company shall measure the loss allowance at an amount equal to 12-month expected credit losses. Significant financial difficulties of the broker, probability that the broker will enter bankruptcy or financial reorganisation, and default in payments are all considered indicators that a loss allowance may be required. If the credit risk increases to the point that it is considered to be credit impaired, interest income will be calculated based on the gross carrying amount adjusted for the loss allowance. A significant increase in credit risk is defined by management as any contractual payment which is more than 30 days past due. Any contractual payment which is more than 90 days past due is considered credit impaired.

**2.6 Cash and cash equivalents**

Cash and cash equivalents includes cash in hand, deposits held at call with banks and other short-term investments in an active market with original maturities of three months or less, bank overdrafts and liquidity funds. Cash and cash equivalents are shown in current assets while bank overdrafts are shown in current liabilities in the statement of financial position.

**2.7 Accrued expenses**

Accrued expenses are recognised initially at fair value and subsequently stated at amortised cost using the effective interest method.

**2.8 Interest income and interest from financial assets at fair value through profit or loss**

Interest is recognised on a time-proportionate basis using the effective interest method. Interest income includes interest from cash and cash equivalents. Interest from financial assets at fair value through profit or loss includes interest from debt securities.

**2.9 Dividend income**

Dividend income is recognised when the right to receive payment is established.

**2.10 Transaction costs**

Transaction costs are costs incurred to acquire financial assets or liabilities at fair value through profit or loss. They include fees and commissions paid to agents, advisers, brokers and dealers. Transaction costs, are immediately expensed as they are incurred.

**2.11 Taxation**

The Company has been granted exemption from Guernsey Income Tax under the Income Tax (Exempt Bodies) (Guernsey) Ordinance, 1989, and is charged an annual fee of £1,200.

The Company incurs withholding taxes imposed by certain countries on investment income and capital gains. Such income or gains are recorded gross of withholding taxes in the statement of comprehensive income. Withholding taxes are shown as a separate item in the statement of comprehensive income.

**2.12 Collateral**

Cash collateral provided by the Company is identified in the statement of financial position as margin cash and is not included as a component of cash and cash equivalents. For collateral other than cash, if the party to whom the collateral is provided has the right by contract or custom to sell or re-pledge the collateral, the Company classifies that asset in its statement of financial position separately from other assets and identifies the asset as pledged collateral. Where the party to whom the collateral is provided does not have the right to sell or re-pledge, a disclosure of the collateral provided is made in the notes to the financial statements.

**3. Critical accounting estimates and judgements**

**3.1 Critical accounting estimates and assumptions**

Management makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities are outlined below.

**(a) Fair value of derivative financial instruments**

The Company may, from time to time, hold financial instruments that are not quoted in active markets, such as over-the counter derivatives. Fair values of such instruments are determined by using valuation techniques. Where valuation techniques (for example, models) are used to determine fair values, they are validated and periodically reviewed by experienced personnel at JPMorgan Asset Management, independent of the party that created them. Models are calibrated by back-testing to actual transactions to ensure that outputs are reliable.

**3. Critical accounting estimates and judgements *continued***

**3.1 Critical accounting estimates and assumptions *continued***

**(b) Fair value of securities not quoted in an active market**

The fair value of such securities not quoted in an active market may be determined by the Company using reputable pricing sources (such as pricing agencies) or indicative prices from bond/debt market makers. Broker quotes as obtained from the pricing sources may be indicative and not executable or binding. The Company would exercise judgement and estimates on the quantity and quality of pricing sources used. Where no market data is available, the Company may value positions using its own models, which are usually based on valuation methods and techniques generally recognised as standard within the industry. The models used to determine fair values are validated and periodically reviewed by experienced personnel at JPMorgan Asset Management, independent of the party that created them. The models used for private investment funds are based mainly on the net asset value per share of such underlying private investment funds. Non-coterminous illiquid investments not traded in active markets are valued based upon the last available NAV of the investment, adjusted for expected income and capital returns to the year-end date. The adjustment for income returns is based on the assumption the net income accrues evenly. The adjustment for capital returns is based upon a review of comparable index sources.

Models use observable data, to the extent practicable. However, areas such as credit risk (both own and counterparty), volatilities and correlations require management to make estimates. Changes in assumptions about these factors could affect the reported fair value of financial instruments. The sensitivity to unobservable inputs is based on management's expectation of reasonable possible shifts in these inputs, taking into consideration historical volatility and estimations of future market movements.

The determination of what constitutes 'observable' requires significant judgement by the Company. The Company considers observable data to be market data that is readily available, regularly distributed or updated, reliable and verifiable, not proprietary, and provided by independent sources that are actively involved in the relevant market.

**3.2 Critical judgements**

***Functional currency***

The Board of Directors considers pound sterling the currency that most faithfully represents the economic effect of the underlying transactions, events and conditions. Pound sterling is the currency in which the Company measures its performance and reports its results, as well as the currency in which the Company issues shares to its investors.

**4. Losses on investments held at fair value through profit or loss**

	2020 £'000
Net realised losses on sales of investments	(193)
Net change in unrealised gains and losses on investments	(2,129)
Other capital charges	(19)
<b>Total losses on investments held at fair value through profit or loss</b>	<b>(2,341)</b>

## NOTES TO THE FINANCIAL STATEMENTS

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### 5. Income

	2020 £'000
<b>Investment income</b>	
Overseas dividends	577
Investment income - interest	31
	<b>608</b>
<b>Interest receivable and similar income</b>	
Deposit interest	34
Income from liquidity fund	860
	<b>894</b>
<b>Total income</b>	<b>1,502</b>

### 6. Management fee

	2020 £'000
Management fee	113

Details of the management fee is given in the Directors' Report on page 32.

### 7. Other administrative expenses

	2020 £'000
Other administration expenses	202
Directors' fees <sup>1</sup>	210
Auditor's remuneration for audit services	75
Depositary fees <sup>2</sup>	10
	<b>497</b>

<sup>1</sup> Full disclosure is given in the Directors' Remuneration Report on pages 41 and 42.

<sup>2</sup> Includes £2,000 irrecoverable VAT.

### 8. Finance costs

	2020 £'000
Interest on bank overdrafts	1

## NOTES TO THE FINANCIAL STATEMENTS

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### 9. Taxation

As a tax-exempt Guernsey investment company no tax is payable on capital gains and, as the Company principally invests in assets which do not result in a revenue tax, the only overseas tax arises on assets domiciled in countries with which Guernsey has no double-taxation treaty.

The overseas tax charge consists of tax withheld by local governments on dividends that the Company has received. This overseas tax was suffered on dividends from Australia, Belgium, Canada, France, Italy, Japan, New Zealand, Norway, Singapore, Spain, and the United States of America. This overseas tax charge is irrecoverable.

### 10. Loss per share

	2020 £'000
Total loss	(4,728)
Weighted average number of shares in issue during the period	169,914,631
<b>Total loss per share</b>	<b>(2.79)p</b>

### 11. Dividends

	2020 £'000
<b>Dividends paid</b>	
2019/2020 interim dividend of 0.75p per share	1,431
<b>Total dividends paid in the period</b>	<b>1,431</b>
<b>Dividend declared</b>	
2020/2021 First interim dividend declared of 0.75p per share	1,506

**12. Investments held at fair value through profit or loss**

	2020 £'000
Investments listed on a recognised stock exchange	35,409
Investments in Collective Investment Scheme	32,448
	<b>67,857</b>
	2020 £'000
Opening book cost	—
Opening investment holding gains	—
Opening valuation	—
Movements in the period:	
Purchases at cost	75,635
Sales proceeds	(5,441)
Losses on investments held at fair value through profit or loss	(193)
EIR Adjustment	(15)
Net movement in investment holding gains and losses	(2,129)
<b>Closing valuation</b>	<b>67,857</b>
Closing book cost	69,998
Closing investment holding losses	(2,141)
<b>Closing valuation</b>	<b>67,857</b>

**CURRENT ASSETS**
**13. Other receivables**

	2020 £'000
Securities sold awaiting settlement	277
Dividends and interest receivable	51
Bond interest receivable	203
Prepayments and accrued income	19
	<b>550</b>

The Directors consider that the carrying amount of other receivables approximates to their fair value.

**14. Cash and cash equivalents**

Cash and cash equivalents comprises bank balances, liquidity funds and short term bank deposits held by the Company. The carrying amount of these represents their fair value.

	2020 £'000
JPM US Dollar Liquidity Fund	122,732
JPM Sterling Liquidity Fund	3,411
Cash at bank	570
	<b>126,713</b>

## NOTES TO THE FINANCIAL STATEMENTS

### CURRENT LIABILITIES

#### 15. Other payables

	2020 £'000
Securities purchased awaiting settlement	220
Other creditors and accruals	485
	<b>705</b>

The Directors consider that the carrying amount of other payables approximates to their fair value.

#### 16. Share capital

##### (a) Authorised share capital

Unlimited number of shares at no par value.

##### (b) Issued

	Number of Shares
As at 22nd February 2019	—
Shares issued during the period	200,802,887
<b>As at 29th February 2020</b>	<b>200,802,887</b>

##### Share capital transactions

The ordinary shares carry the right to receive all dividends declared by the Company, are entitled to all the surplus assets of the Company on a winding up and hold all rights to vote in the Annual General Meeting of shareholders.

#### 17. Reserves

	2020	Share Premium £'000	Retained Earnings £'000	Total £'000
As at 22nd February 2019	—	—	—	—
Realised foreign currency losses on cash and short term deposits	—	(3,209)	(3,209)	
Realised losses on sale of investments	—	(193)	(193)	
Net change in unrealised gains and losses on investments	—	(2,129)	(2,129)	
Issue of ordinary shares	202,287	—	202,287	
Share issue costs	(1,713)	—	(1,713)	
Other capital charges	—	(19)	(19)	
Net revenue for the period	—	822	822	
Dividends paid in the period	—	(1,431)	(1,431)	
<b>As at 29th February 2020</b>	<b>200,574</b>	<b>(6,159)</b>	<b>194,415</b>	

**18. Net asset value per share**

	2020
Shareholders funds (£'000)	194,415
Number of shares in issue	200,802,887
<b>Net asset value per share</b>	<b>96.8p</b>

**19. Contingent assets, contingent liabilities and capital commitments**

As at reporting date, the Company is committed to invest in units of alternative investment funds as indicated below:

Investment	Currency	Commitment	GBP equivalent
Infrastructure Investment Fund UK 1 LP	USD	48,561,950	38,019,221
Global Transport Income Fund Feeder Partnership SCSP	USD	48,561,861	38,019,152
Strategic Property Fund FIV5 (Lux) SCSP	USD	7,715,124	6,040,182
Strategic Property Fund Asia SCSP	USD	48,561,861	38,019,152
<b>Total commitments</b>			<b>120,097,707</b>

There are no other contingent assets or contingent liabilities as at reporting date.

**20. Transactions with the Manager and related parties**

Details of the management contract are set out in the Directors' Report on page 32. The management fee payable to the Manager for the period was £113,000 of which £107,000 was outstanding at the period end.

The Company holds cash in JPMorgan Sterling Liquidity Fund, which is managed by JPMF. At the period end, this was valued at £3.4 million. Interest amounting to £10,000 was receivable during the period of which £2,000 was outstanding at the period end.

The Company holds cash in JPMorgan US Dollar Liquidity Fund, which is managed by JPMF. At the period end, this was valued at £122.7 million. Interest amounting to £850,000 was receivable during the period of which £172,000 was outstanding at the period end.

Included in administrative expenses in note 7 on page 61 are safe custody fees amounting to £17,000 payable to JPMorgan Chase N.A. of which £17,000 was outstanding at the year end.

Handling charges on dealing transactions amounting to £19,000 were payable to JPMorgan Chase N.A. during the period of which £12,000 was outstanding at the period end.

At the period end, a bank balance of £570,000 was held with JPMorgan Chase N.A. A net amount of interest of £34,000 was receivable by the Company during the period from JPMorgan Chase N.A. of which £nil was outstanding at the period end.

Full details of Directors' remuneration and shareholdings can be found on page 42 and in note 7 on page 61. Directors received a dividend from their shares over the reporting period commensurate with their shareholdings.

## 21. Disclosures regarding financial instruments measured at fair value

The disclosures required by the IFRS 13: 'Fair Value Measurement' are given below. The Company's financial instruments within the scope of IFRS 13 that are held at fair value comprise its investment portfolio and derivative contracts.

The investments are categorised into a hierarchy consisting of the following three levels:

Level 1 - valued using unadjusted quoted prices in active markets for identical assets and liabilities.

Level 2 - valued by reference to valuation techniques using other observable inputs not included within Level 1.

Level 3 - valued by reference to valuation techniques using unobservable inputs.

Categorisation within the hierarchy has been determined on the basis of the lowest level input that is significant to the fair value measurement of the relevant asset. Details of the valuation techniques used by the Company are given in note 2 on pages 56 to 59.

The following tables set out the fair value measurements using the IFRS 13 hierarchy at 29th February:

	2020			
	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
<b>Financial instruments held at fair value through profit or loss</b>				
<b>As at 29th February 2020</b>				
Equity investments	31,361	—	—	31,361
Debt securities	—	4,048	—	4,048
Private Collective Investment Scheme <sup>1</sup>	—	—	32,448	32,448
Liquidity fund <sup>2</sup>	126,143	—	—	126,143
<b>Total</b>	<b>157,504</b>	<b>4,048</b>	<b>32,448</b>	<b>194,000</b>

<sup>1</sup> Consists of the Collective Investment Scheme Strategic Property Fund FIV5 (Lux) SCSP.

<sup>2</sup> Presented under Cash and cash equivalents in Statement of Financial Position.

There were no transfers between level 1, 2 or 3 during the period.

A reconciliation of the movement in level 3 financial instruments for the period ended 29th February 2020 is set out below.

	2020 Total £'000
<b>Level 3</b>	—
At 22nd February 2019	—
Commitment drawdown in the period	33,142
Unrealised gain/(loss) on investments	(694)
<b>As at 29th February 2020</b>	<b>32,448</b>

The level 3 financial instrument consists of the Collective Investment Scheme Strategic Property Fund FIV5 (Lux) SCSP. This was valued based upon the latest available valuation (31st December 2019) provided by the unlisted private fund's manager and, because this valuation is non-coterminous with the Company's year-end, adjusted for estimated income and capital returns, as per note 3.1(b). Both of these elements of the valuation are considered to be unobservable inputs of the level 3 financial instrument valuation.

The latest available valuation was \$10.20 per unit and the estimated income and capital return was \$0.11 per unit.

If the price per unit varied by 1%, this would result in a change of £324,000 to the valuation of the Strategic Property Fund FIV5 (Lux) SCSP.

### 22. Financial instruments' exposure to risk and risk management policies

The Directors have delegated to the Manager the management of day-to-day investment activities, borrowings and hedging of the Company which are fully described in the Strategic Report and the Directors' Report.

As a closed ended investment company, the Company's investments include, but are not restricted to, equities and equity linked securities, fixed interest securities, alternative assets and derivatives held for the long term so as to secure its investment objective stated on the 'Features' page. In pursuing this objective, the Company is exposed to a variety of financial risks that could result in a reduction in the Company's net assets or a reduction in the profits available for dividends.

These financial risks include market risk (comprising currency risk, interest rate risk and other price risk), liquidity risk and credit risk. The Company Secretary, in close cooperation with the Board and the Manager, coordinates the Company's risk management policy.

The objectives, policies and processes for managing the risks and the methods used to measure the risks are set out below.

The Company's classes of financial instruments are as follows:

- investments in equity shares, fixed interest securities, alternative assets and derivatives, which are held in accordance with the Company's investment objective;
- cash held within a liquidity fund;
- short term debtors, creditors and cash arising directly from its operations; and
- short term forward foreign currency contracts, the purpose of which is to manage the currency risk arising from the Company's investment activities.

#### (a) Market risk

The fair value of future cash flows of a financial instrument held by the Company may fluctuate because of changes in market prices. This market risk comprises three elements - currency risk, interest rate risk and other price risk. Information to enable an evaluation of the nature and extent of these three elements of market risk is given in parts (i) to (iii) of this note, together with sensitivity analyses where appropriate. The Board reviews and agrees policies for managing these risks. The Manager assesses the exposure to market risk when making each investment decision and monitors the overall level of market risk on the whole of the investment portfolio on an ongoing basis.

##### (i) Currency risk

Certain of the Company's assets, liabilities and income are denominated in currencies other than sterling which is the Company's functional currency and the currency in which it reports. As a result, movements in exchange rates may affect the sterling value of those items.

##### Management of currency risk

The Manager monitors the Company's exposure to foreign currencies on a daily basis and reports to the Board, which meets on at least four occasions each year. The Manager measures the risk to the Company of the foreign currency exposure by considering the effect on the Company's net asset value and income of a movement in the rates of exchange to which the Company's assets, liabilities, income and expenses are exposed. Income denominated in foreign currencies is converted to sterling on receipt. The Company may use short term forward foreign currency contracts to manage working capital requirements.

**22. Financial instruments' exposure to risk and risk management policies *continued***

**(a) Market risk *continued***

**(i) Currency risk *continued***

**Foreign currency exposure**

The fair value of the Company's monetary items that have foreign currency exposure at 29th February 2020 are shown below. Where the Company's equity investments (which are not monetary items) are priced in a foreign currency, they have been included separately in the analysis so as to show the overall level of exposure.

	2020		
	US Dollar £'000	Others £'000	Total £'000
Current assets	123,606	26	123,632
Creditors	(219)	-	(219)
Foreign currency exposure on net monetary items	123,387	26	123,413
Investments held at fair value through profit or loss	55,666	10,641	66,307
<b>Total net foreign currency exposure</b>	<b>179,053</b>	<b>10,667</b>	<b>189,720</b>

In the opinion of the Directors, the above period end amounts are broadly representative of the exposure to foreign currency risk.

**Foreign currency sensitivity**

The following table illustrates the sensitivity of return after taxation for the period and net assets with regard to the Company's monetary financial assets and financial liabilities and exchange rates. The sensitivity analysis is based on the Company's monetary currency financial instruments held at each balance sheet date and the income receivable in foreign currency and assumes a 10% appreciation or depreciation in sterling against the currencies to which the Company is exposed, which is considered to be a reasonable illustration based on the volatility of exchange rates during the period.

	2020	
	If sterling strengthens by 10% £'000	If sterling weakens by 10% £'000
Statement of Comprehensive Income - return after taxation		
Total return after taxation for the period	(12,481)	12,481
<b>Net assets</b>	<b>(12,481)</b>	<b>12,481</b>

In the opinion of the Directors, the above sensitivity analysis is broadly representative of the current period.

**(ii) Interest rate risk**

Interest rate risk represents the risk that the fair value or the future cash flows of a financial instrument could fluctuate because of changes in market interest rate levels. Interest rate risk comprises the fair value (present value) risk on fixed interest financial instruments as well as the risk associated with cash flows from variable interest (floating rate) financial instruments. It is related above all to long-term financial instruments. These longer terms can be material for financial assets, securities and financial liabilities.

Interest rate movements may affect:

- the fair value of the investments in fixed-interest rate securities;
- the level of income receivable on cash deposits and floating rate investments; and
- the interest payable on variable rate borrowings.

**Management of interest rate risk**

The possible effects on fair value and cash flows that could arise as a result of changes in interest rates are taken into account as part of the portfolio management and borrowings processes of the Manager.

The Company may employ gearing up to a maximum of 20% of Net Asset Value at the time of borrowing. Gearing is expected to be used tactically to make investments consistent with the Company's investment objective and policy and for working capital purposes.

The Board reviews on a regular basis the investment portfolio and borrowings. This encompasses the valuation of fixed-interest and floating rate securities and gearing levels.

**Interest rate exposure**

The following table shows the Company's exposure to interest rate risk at the balance sheet date arising from its investments, monetary financial assets and liabilities.

	Within one year £'000	More than one year £'000	Total £'000
<b>Exposure to floating interest rates:</b>			
JPMorgan US Dollar Liquidity Fund	122,732	-	122,732
JPMorgan Sterling Liquidity Fund	3,411	-	3,411
Cash and cash equivalents	570	-	570
<b>Exposure to fixed interest rates:</b>			
Investments held at fair value through profit or loss	-	7,970	7,970
<b>Net exposure to interest rates</b>	<b>126,713</b>	<b>7,970</b>	<b>134,683</b>

Interest receivable on cash balances is at a margin below LIBOR.

The target interest earned on the JPMorgan Sterling Liquidity Fund is the 7 day sterling London Interbank Bid Rate and the target interest earned on the JPMorgan US Dollar Liquidity Fund is the 7 day US Dollar London Interbank Bid Rate.

**Interest rate sensitivity**

The following table illustrates the sensitivity of loss after taxation for the period and net assets to a 1% increase or decrease in interest rate in regards to monetary financial assets and financial liabilities. This level of change is considered to be a reasonable illustration based on observation of current market conditions. The sensitivity analysis is based on the monetary financial instruments held at the balance sheet date, with all other variables held constant.

	2020 1% Increase in rate £'000	2020 1% Decrease in rate £'000
<b>Statement of Comprehensive Income - return after taxation</b>		
Total return after taxation for the period	1,267	(1,267)
<b>Net assets</b>	<b>1,267</b>	<b>(1,267)</b>

In the opinion of the Directors, the above sensitivity analysis is broadly representative of the whole period as the level of exposure to floating interest rates may fluctuate.

**22. Financial instruments' exposure to risk and risk management policies *continued***

**(a) Market risk *continued***

**(iii) Other price risk**

Other price risk includes changes in market prices, other than those arising from interest rate risk or currency risk, which may affect the value of investments. Fair value impacts of changes in interest rates on fixed interest investments are also captured within other price risk.

**Management of other price risk**

The Board meets each quarter to consider the asset allocation of the portfolio and the risk associated with particular industry sectors. The investment management team has responsibility for monitoring the portfolio, which is selected in accordance with the investment objective and seeks to ensure that individual securities meet an acceptable risk/reward profile.

**Other price risk exposure**

The Company's exposure to other changes in market prices at 29th February on its investments are as follows:

	2020 £'000
Equity investments held at fair value through profit or loss	27,439
Interest rate securities	4,048
Convertible preference	3,922
Mutual Funds	32,448
	<b>67,857</b>

**Other price risk sensitivity**

The following table illustrates the sensitivity of loss after taxation for the period and net assets to an increase or decrease of 10% in the fair value of investments. This level of change is considered to be a reasonable illustration based on observation of current market conditions. The sensitivity analysis is based on investments and adjusting for change in the management fee, but with all other variables held constant.

The other price sensitivity analysis is based on the valuation of investments directly held by the Company. For underlying investment funds this is based on the net assets of such underlying funds as included in the Company's portfolio of investments at reporting date.

The value of certain investments, in particular positions held in underlying funds may vary due to currency, interest rate and credit risks and such risks are not directly considered in the other price risk sensitivity analysis.

Effect of a 10% increase in fair value:

	2020 10% increase in fair value £'000	10% decrease in fair value £'000
Statement of Comprehensive Income - return after taxation		
Total return after taxation for the period	6,720	(6,720)
<b>Net assets</b>	<b>6,720</b>	<b>(6,720)</b>

**(b) Liquidity risk**

This is the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset.

**Management of the risk**

Liquidity risk is not currently significant as the Company's assets comprise readily realisable securities, which can be sold to meet funding requirements if necessary. Short term flexibility is achieved through the use of overdraft facilities.

**Liquidity risk exposure**

Contractual maturities of the financial liabilities at the period end, based on the earliest date on which payment can be required by the lender are as follows:

	2020				Total £'000	
	Three months or less £'000	More than three months but not more than one year £'000		More than one year £'000		
		Three months or less £'000	More than three months but not more than one year £'000			
Creditors: amounts falling due within one year						
Securities purchased for future settlement	220	—	—	—	220	
Other creditors and accruals	485	—	—	—	485	
Outstanding commitment to invest in units of collective investment schemes <sup>1</sup>	—	120,098	—	—	120,098	
	<b>705</b>	<b>120,098</b>		<b>—</b>	<b>120,803</b>	

<sup>1</sup> Outstanding commitments are estimated forecasted calls as at 29th February 2020.

The liabilities shown above represent future contractual payments and therefore may differ from the amounts shown in the Statement of Financial Position.

Credit risk is the risk that the counterparty to a transaction fails to discharge its obligations under that transaction which could result in a loss to the Company.

**Management of credit risk**

**Portfolio dealing**

The Company primarily invests in markets that operate Delivery Versus Payment ('DVP'). The process of DVP mitigates the risk of losing the principal of a trade during the settlement process. The Manager continuously monitors dealing activity to ensure best execution, a process that involves measuring various indicators including the quality of trade settlement and incidence of failed trades. Counterparty lists are maintained and adjusted accordingly.

**Cash and cash equivalents**

Counterparties are subject to regular credit analysis by the Manager and deposits can only be placed with counterparties that have been approved by JPMAM's Counterparty Risk Group. The Board regularly reviews the counterparties used by the Manager.

Cash and cash equivalents comprise balances held at JPMorgan Chase Bank, N.A. The liquidity funds which the company invests in have credit ratings of AAA.

**22. Financial instruments' exposure to risk and risk management policies *continued***

**(c) Credit risk**

***Exposure to JPMorgan Chase***

JPMorgan Chase Bank, N.A. is the custodian of the Company's assets. The Company's assets are segregated from JPMorgan Chase's own trading assets. Therefore these assets are designed to be protected from creditors in the event that JPMorgan Chase were to cease trading.

The Depositary, Bank of New York Mellon (International) Limited, is responsible for the safekeeping of all custodial assets of the Company and for verifying and maintaining a record of all other assets of the Company. However, no absolute guarantee can be given on the protection of all the assets of the Company.

***Credit risk exposure***

The amounts shown in the Statement of Financial Position under investments, other receivables and cash and cash equivalents represent the maximum exposure to credit risk at the period end.

**(d) Fair values of financial assets and financial liabilities**

All financial assets and liabilities are either included in the statement of financial position at fair value, or the carrying amount in the Statement of Financial Position is a reasonable approximation of fair value.

**23. Capital management policies and procedures**

The Company's capital comprises the following:

	2020 £'000
<b>Equity:</b>	
Reserves	194,415
<b>Total capital</b>	<b>194,415</b>

The Company's capital management objectives are to ensure that it will continue as a going concern and to maximise the income and capital return to its shareholders through an appropriate level of gearing.

The Board's policy is that total borrowings will not exceed 20% of net asset value at the time of drawdown.

The Board, with the assistance of the Manager, monitors and reviews the broad structure of the Company's capital on an ongoing basis. This review includes:

- the planned level of gearing, which takes into account the Manager's views of the market;
- the need to buy back equity shares, either for cancellation or to hold in Treasury, which takes into account the share price discount or premium; and
- the opportunity for issues of new shares, including issues from Treasury.

## 24. Subsequent events

### Outbreak of COVID-19

A recent outbreak of a respiratory disease caused by novel coronavirus was first detected in China in Autumn 2019 and has now spread internationally. COVID-19 has resulted in closing borders, enhanced health screenings, healthcare service preparation and delivery, quarantines, cancellations, disruptions to supply chains and customer activity, as well as general concern, uncertainty and some 500,000 deaths. The impact of COVID-19, and other epidemics and pandemics that may arise in the future, could affect the economies of many nations, individual companies and the market in general in ways that cannot necessarily be foreseen at the present time. In addition, the impact of infectious diseases in developing or emerging market countries may be greater due to less established health care systems. Health crises caused by the COVID-19 outbreak may exacerbate other pre-existing political, social and economic risks in certain countries. This is likely to have both short and long term impacts on financial markets and on the Company's investment portfolio. The Board and the Manager will continue to monitor the situation. As at the date of this report, there are no further impacts of COVID-19 on the Company or its portfolio that are reportable at this time.

Since the 29th February 2020, the net asset value per share of the Company has changed as follows:

	29th February 2020	31st May 2020 <sup>1</sup>	Movement
NAV per share	96.8p	97.6p	1.0%

<sup>1</sup> Date of the latest available estimated NAV for the Company.

Since the 29th February 2020, the share price of the Company has changed as follows:

	29th February 2020	18th June 2020	Movement
Share price	101.5p	109.0p	7.4%

## Regulatory Disclosures

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## ALTERNATIVE INVESTMENT FUND MANAGERS DIRECTIVE ('AIFMD') DISCLOSURES (UNAUDITED)

### Leverage

For the purposes of the Alternative Investment Fund Managers Directive ('AIFMD'), leverage is any method which increases the Company's exposure, including the borrowing of cash and the use of derivatives. It is expressed as a ratio between the Company's exposure and its net asset value and is calculated on a gross and a commitment method in accordance with AIFMD. Under the gross method, exposure represents the sum of the Company's positions without taking into account any hedging and netting arrangements. Under the commitment method, exposure is calculated after certain hedging and netting positions are offset against each other.

The Company's maximum and actual leverage levels at 29th February 2020 are shown below:

	Gross Method	Commitment Method
Leverage Exposure		
Maximum limit	400%	400%
Actual	100%	100%

JPMorgan Funds Limited (the '**Management Company**') is the authorised manager of JPMorgan Global Core Real Assets Limited (the '**Company**') and is part of the J.P. Morgan Chase & Co. group of companies. In this section, the terms 'J.P. Morgan' or 'Firm' refer to that group, and each of the entities in that group globally, unless otherwise specified.

This section of the annual report has been prepared in accordance with the Alternative Investment Fund Managers Directive (the 'AIFMD'), the European Commission Delegated Regulation supplementing the AIFMD, and the 'Guidelines on sound remuneration policies' issued by the European Securities and Markets Authority under the AIFMD. The information in this section is in respect of the most recent complete remuneration period ('**Performance Year**') as at the reporting date.

This section has also been prepared in accordance with the relevant provisions of the Financial Conduct Authority Handbook (FUND 3.3.5).

### Remuneration Policy

A summary of the Remuneration Policy currently applying to the Management Company (the '**Remuneration Policy Statement**') can be found at <https://am.jpmorgan.com/gb/en/asset-management/gim/per/legal/emea-remuneration-policy>. This Remuneration Policy Statement includes details of how remuneration and benefits are calculated, including the financial and non-financial criteria used to evaluate performance, the responsibilities and composition of the Firm's Compensation and Management Development Committee, and the measures adopted to avoid or manage conflicts of interest. A copy of this policy can be requested free of charge from the Management Company.

The Remuneration Policy applies to all employees of the Management Company, including individuals whose professional activities may have a material impact on the risk profile of the Management Company or the Alternative Investment Funds it manages ('**AIFMD Identified Staff**'). The AIFMD Identified Staff include members of the Board of the Management Company (the '**Board**'), senior management, the heads of relevant Control Functions, and holders of other key functions. Individuals are notified of their identification and the implications of this status on at least an annual basis.

The Board reviews and adopts the Remuneration Policy on an annual basis, and oversees its implementation, including the classification of AIFMD Identified Staff. The Board last reviewed and adopted the Remuneration Policy that applied for the 2019 Performance Year in June 2019 with no material changes and was satisfied with its implementation.

## REGULATORY DISCLOSURES

### Quantitative Disclosures

The table below provides an overview of the aggregate total remuneration paid to staff of the Management Company in respect of the 2019 Performance Year and the number of beneficiaries. These figures include the remuneration of all staff of JP Morgan Asset Management (UK) Ltd (the relevant employing entity) and the number of beneficiaries, both apportioned to the Management Company on an Assets Under Management ('AUM') weighted basis.

Due to the Firm's operational structure, the information needed to provide a further breakdown of remuneration attributable to the Company is not readily available and would not be relevant or reliable. However, for context, the Management Company manages 30 Alternative Investment Funds (with 4 sub-funds) and 2 UCITS (with 38 sub-funds) as at 31st December 2019, with a combined AUM as at that date of £13.8 billion and £17.1 billion respectively.

	Fixed remuneration	Variable remuneration	Total remuneration	Number of beneficiaries
All staff of the Management Company (US\$'000s)	15,972	9,139	25,111	119

The aggregate 2019 total remuneration paid to AIFMD Identified Staff was USD \$57,449,000, of which USD \$4,425,000 relates to Senior Management and USD \$53,024,000 relates to other Identified Staff.<sup>1</sup>

<sup>1</sup> Since 2017, the AIFMD identified staff disclosures includes employees of the companies to which portfolio management has been formally delegated in line with the latest ESMA guidance.

### SECURITIES FINANCING TRANSACTIONS REGULATION ('SFTR') DISCLOSURES (UNAUDITED)

The Company does not engage in Securities Financing Transactions - as defined in Article 3 of Regulation (EU) 2015/2365 securities financing transactions include repurchase transactions, securities or commodities lending and securities or commodities borrowing, buy-selling back transactions or sell-buy back transactions and margin lending transactions - or Total Return Swaps. Accordingly, disclosures required by Article 13 of the Regulation are not applicable for the period ended 29th February 2020.

## Shareholder Information

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# NOTICE OF ANNUAL GENERAL MEETING

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Notice is hereby given that the first Annual General Meeting of JPMorgan Global Core Real Assets Limited will be held at the 1st Floor, Les Echelons Court, Les Echelons, South Esplanade, St Peter Port, Guernsey GY1 1AR on Friday, 31st July 2020 at 1.00 p.m. for the following purposes:

1. To receive the Directors' Report & Accounts and the Auditor's Report for the year ended 29th February 2020.
2. To approve the Company's Remuneration Policy.
3. To approve the Directors' Remuneration Report for the year ended 29th February 2020.
4. To elect John Scott as a Director of the Company.
5. To elect Helen Green as a Director of the Company.
6. To elect Simon Holden as a Director of the Company.
7. To elect Chris Russell as a Director of the Company.
8. To re-appoint PricewaterhouseCoopers CI LLP as Auditor of the Company and to authorise the Directors to determine their remuneration.

## Special Business

To consider the following resolutions:

### Authority to repurchase the Company's shares - Ordinary Resolution

9. THAT the Company be generally and subject as herein after appears unconditionally authorised in accordance with the Companies (Guernsey) Law, 2008 as amended to make market purchases of its issued shares in the capital of the Company.

### PROVIDED ALWAYS THAT

- (i) the maximum number of ordinary shares hereby authorised to be purchased shall be 30,375,878 or, if different, that number of ordinary shares which is equal to 14.99% of the Company's issued share capital (excluding Treasury shares) as at the date of the passing of this resolution;
- (ii) the minimum price which may be paid for an ordinary share shall be 1p;
- (iii) the maximum price which may be paid for an ordinary share shall be an amount equal to the highest of: (a) 105% of the average of the middle market quotations for an ordinary share taken from and calculated by reference to the London Stock Exchange Daily Official List for the five business days immediately preceding the day on which the ordinary share is contracted to be purchased; or (b) the price of the last independent trade; or (c) the highest current independent bid;

- (iv) any purchase of ordinary shares will be made in the market for cash at prices below the prevailing net asset value per ordinary share (as determined by the Directors);
- (v) the authority hereby conferred shall expire on 31st January 2022 unless the authority is renewed at the Company's Annual General Meeting in 2021 or at any other general meeting prior to such time; and
- (vi) the Company may make a contract to purchase ordinary shares under the authority hereby conferred prior to the expiry of such authority which contract will or may be executed wholly or partly after the expiry of such authority and may make a purchase of ordinary shares pursuant to any such contract.

### Approval of dividend policy - Ordinary Resolution

10. THAT the shareholders approve the Company's dividend policy to continue to pay four quarterly interim dividends during the year.

By order of the Board  
Alison Vincent, for and on behalf of  
JPMorgan Funds Limited,  
*Company Secretary*

25th June 2020

## Notes

These notes should be read in conjunction with the notes on the reverse of the proxy form.

1. With effect from 20th June 2020, the States of Guernsey will implement Phase 5 of its transitional plan to ease the stay at home and travel restrictions originally introduced on 25th March 2020 in light of COVID-19. Whilst restrictions within the Bailiwick of Guernsey have been eased, permitting gatherings to take place within the Bailiwick of Guernsey, any persons arriving into the Bailiwick of Guernsey are presently required to self-isolate for a period of 14 days upon arrival. In light of the restrictions in place from 20th June 2020, whilst Guernsey based shareholders are permitted to physically attend the Annual General Meeting, shareholders from outside of the Bailiwick of Guernsey are strongly encouraged to appoint the chairman of the Annual General Meeting as their proxy.
2. A member entitled to attend and vote at the Meeting may appoint another person(s) (who need not be a member of the Company) to exercise all or any of his rights to attend, speak and vote at the Meeting. A member can appoint more than one proxy in relation to the Meeting, provided that each proxy is appointed to exercise the rights attaching to different shares held by him. Proxy appointments should be submitted as early as possible and in any event no later than 1.00 p.m. on Wednesday 29th July 2020.
3. A proxy does not need to be a member of the Company but must attend the Meeting to represent you. Your proxy could be the Chairman, another director of the Company or another person who has agreed to attend to represent you. Details of how to appoint the Chairman or another person(s) as your proxy or proxies using the proxy form are set out in the notes to the proxy form. If a voting box on the proxy form is left blank, the proxy or proxies will exercise his/their discretion both as to how to vote and whether he/they abstain(s) from voting. Your proxy must attend the Meeting for your vote to count. Appointing a proxy or proxies does not preclude you from attending the Meeting and voting in person.
4. Any instrument appointing a proxy, to be valid, must be lodged in accordance with the instructions given on the proxy form.
5. You may change your proxy instructions by returning a new proxy appointment. Where two or more valid separate appointments of proxy are received in respect of the same share in respect of the same Meeting, the one which is last sent shall be treated as replacing and revoking the other or others. In order to terminate a proxy appointment you must serve notice of such termination on the Company before the deadline for receipt of proxy appointments.
6. To allow effective constitution of the meeting, if it is apparent to the Chairman that no shareholders will be present in person or by proxy, other than by proxy in the Chairman's favour, then the Chairman may appoint a substitute to act in his stead for any shareholder, provided that such substitute proxy shall vote on the same basis as the Chairman.
7. To be entitled to attend and vote at the Meeting (and for the purpose of the determination by the Company of the number of votes they may cast), members must be entered on the Company's register of members as at close of business two business days prior to the Meeting (the 'specified time'). If the Meeting is adjourned to a time not more than 48 hours after the specified time applicable to the original Meeting, that time will also apply for the purpose of determining the entitlement of members to attend and vote (and for the purpose of determining the number of votes they may cast) at the adjourned Meeting. If however the Meeting is adjourned for a longer period then, to be so entitled, members must be entered on the Company's register of members as close of business two business days prior to the adjourned Meeting or, if the Company gives notice of the adjourned Meeting, at the time specified in that notice.
8. Entry to the Meeting will be restricted to shareholders, with guests admitted only by prior arrangement.
9. A corporation, which is a shareholder, may appoint an individual(s) to act as its representative(s) and to vote in person at the Meeting (see instructions given on the proxy form). In accordance with the provisions of the Company's Articles of Incorporation, each such representative(s) may exercise the same powers as the corporation could exercise if it were an individual member of the Company, provided that they do not do so in relation to the same shares. It is therefore no longer necessary to nominate a designated corporate representative. Representatives should bring to the meeting evidence of their appointment, including any authority under which it is signed.
10. Members that satisfy the thresholds in the Company's Articles of Incorporation can require the Company to publish a statement on its website setting out any matter relating to: (a) the audit of the company's accounts (including the auditor's report and the conduct of the audit) that are to be laid before the AGM; or (b) any circumstances connected with an auditor of the company ceasing to hold office since the previous AGM; which the members propose to raise at the meeting. The Company cannot require the members requesting the publication to pay its expenses. Any statement placed on the website must also be sent to the Company's Auditors no later than the time it makes its statement available on the website.
11. The Company must cause to be answered at the AGM any question relating to the business being dealt with at the AGM which is put by a member attending the meeting; no answer need be given if it is undesirable in the interests of the Company or the good order of the meeting.
12. Members meeting the threshold requirements in the Company's Articles of Incorporation have the right to require the Company: (i) to give, to members of the Company entitled to receive notice of the Meeting, notice of a resolution which those members intend to move (and which may properly be moved) at the Meeting; and/or (ii) to include in the business to be dealt with at the Meeting any matter (other than a proposed resolution) which may properly be included in the business at the Meeting. A resolution may properly be moved, or a matter properly included in the business unless: (a) (in the case of a resolution only) it would, if passed, be ineffective (whether by reason of any inconsistency with any enactment or the Company's constitution or otherwise); (b) it is defamatory of any person; or (c) it is frivolous or vexatious. A request made pursuant to this right may be in hard copy or electronic form, must identify the resolution of which notice is to be given or the matter to be included in the business, must be accompanied by a statement setting out the grounds for the request, must be authenticated by the person(s) making it and must be received by the Company not later than the date that is six clear weeks before the Meeting, and (in the case of a matter to be included in the business only) must be accompanied by a statement setting out the grounds for the request.

## NOTICE OF ANNUAL GENERAL MEETING

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13. In accordance with the Company's Articles of Incorporation, the contents of this notice of meeting, details of the total number of shares in respect of which members are entitled to exercise voting rights at the AGM, the total voting rights members are entitled to exercise at the AGM and, if applicable, any members' statements, members' resolutions or members' matters of business received by the Company after the date of this notice will be available on the Company's website [www.jpmrealassets.co.uk](http://www.jpmrealassets.co.uk)
14. The register of interests of the Directors and connected persons in the share capital of the Company is available for inspection at the Company's registered office during usual business hours on any weekday (Saturdays, Sundays and public holidays excepted). It will also be available for inspection at the Annual General Meeting.
15. You may not use any electronic address provided in this Notice of Meeting to communicate with the Company for any purposes other than those expressly stated.
16. As at 18th June 2020 (being the latest business day prior to the publication of this Notice), the Company's issued share capital consists of 202,640,952 ordinary Shares (excluding nil shares held in Treasury) carrying one vote each. Therefore the total voting rights in the Company are 202,640,952.

### **Electronic appointment – CREST members**

CREST members who wish to appoint a proxy or proxies by utilising the CREST electronic proxy appointment service may do so for the Meeting and any adjournment(s) thereof by using the procedures described in the CREST Manual. See further instructions on the proxy form.

## GLOSSARY OF TERMS AND ALTERNATIVE PERFORMANCE MEASURES ('APMs') (UNAUDITED)

An APM is a numerical measure of current, historical or future financial performance, financial position or cash flow that is not defined in accounting standards or law. The following are considered APMs. For each APM a definition and calculation (where necessary) is outlined to provide further detail on each measure.

### **Return to Shareholders (APM)**

Total return to the shareholder, on a last traded price to last traded price basis, assuming that all dividends received were reinvested, without transaction costs, into the shares of the Company at the time the shares were quoted ex-dividend.

Total return calculation	Page	Period ended 29th February 2020	
Opening share price (p)	7	100.0	(a)
Closing share price (p)	7	101.5	(b)
Total distribution adjustment factor <sup>1</sup>		1.007246	(c)
Adjusted closing share price (d = b x c)		102.2	(d)
<b>Total return to shareholders (e = d / a - 1)</b>		<b>2.2%</b>	<b>(e)</b>

<sup>1</sup> The distribution adjustment factor is calculated on the assumption that the distributions paid out by the Company are reinvested into the shares of the Company at the last traded price quoted at the ex-dividend date.

### **Return on Net Assets (APM)**

Total return on net asset value ('NAV') per share, on a bid value to bid value basis, assuming that all distributions paid out by the Company were reinvested, without transaction costs, into the shares of the Company at the NAV per share at the time the shares were quoted ex-dividend.

Total return calculation	Page	Period ended 29th February 2020	
Opening cum-income NAV per share (p)	7	99.0	(a)
Closing cum-income NAV per share (p)	7	96.8	(b)
Total distribution adjustment factor <sup>1</sup>		1.007876	(c)
Adjusted closing cum-income NAV per share (d = b x c)		97.4	(d)
<b>Total return on net assets (e = d / a - 1)</b>		<b>-1.5%</b>	<b>(e)</b>

<sup>1</sup> The distribution adjustment factor is calculated on the assumption that the distributions paid out by the Company are reinvested into the shares of the Company at the cum-income NAV at the ex-dividend date.

### **Net asset value per share (APM)**

The value of the Company's net assets (total assets less total liabilities) divided by the number of ordinary shares in issue. Please see note 18 on page 65 for detailed calculations.

### **Gearing/(Net Cash) (APM)**

Gearing represents the excess amount above shareholders' funds of total investments, expressed as a percentage of the shareholders' funds. If the amount calculated is negative, this is shown as a 'net cash' position.

Gearing calculation	Page	Period ended 29th February 2020	
Investments held at fair value through profit or loss	54	67,857	(a)
Net assets	54	194,415	(b)
<b>Gearing/(net cash) (c = a / b - 1)</b>		<b>(65.1)%</b>	<b>(c)</b>

**Ongoing Charges (APM)**

The ongoing charges represent the Company's management fee and all other operating expenses excluding finance costs payable, expressed as a percentage of the average of the daily cum-income net assets during the year and is calculated in accordance with guidance issued by the Association of Investment Companies.

Ongoing charges calculation	Page	Period ended 29th February 2020	
		£'000	
Management fee	61	113	
Other administrative expenses	61	497	
Total management fee and other administrative expenses	610		(a)
Average daily cum-income net assets	163,553		(b)
Ongoing charges (c = a / b)	0.37%		(c)

**Share Price Premium/(Discount) to Net Asset Value ('NAV') per Share (APM)**

If the share price of an investment trust is higher than the NAV per share, the shares are said to be trading at a premium. The premium is shown as a percentage of the NAV per share. The opposite of a premium is a discount.

J.P. Morgan investment companies are eligible investments within a stocks & shares individual savings account (ISA) and Junior ISA. For the 2020/2021 tax year from 6th April 2020 and ending 5th April 2021, the annual ISA allowance is £20,000 and the Junior ISA allowance is £9,000.

You can invest in a J.P. Morgan investment company through the following:

### 1. Via a third party provider

Third party providers include:

AJ Bell	Hargreaves Lansdown
Barclays Smart Investor	Interactive Investor
Charles Stanley Direct	Selftrade
Fidelity FundsNetwork	The Share Centre
Halifax	

Please note this list is not exhaustive and the availability of individual companies may vary depending on the provider. These websites are third party sites and J.P. Morgan Asset Management does not endorse or recommend any. Please observe each site's privacy and cookie policies as well as their platform charges structure.

The Board encourages all of its shareholders to exercise their rights and notes that many specialist platforms provide shareholders with the ability to receive company documentation, to vote their shares and to attend general meetings, at no cost. Please refer to your investment platform for more details, or visit the Association of Investment Companies ('AIC') website at [www.theaic.co.uk/aic/shareholder-voting-consumer-platforms](http://www.theaic.co.uk/aic/shareholder-voting-consumer-platforms) for information on which platforms support these services and how to utilise them.

### 2. Through a professional adviser

Professional advisers are usually able to access the products of all the companies in the market and can help you find an investment that suits your individual circumstances. An adviser will let you know the fee for their service before you go ahead. You can find an adviser at [unbiased.co.uk](http://unbiased.co.uk)

You may also buy investment trusts through stockbrokers, wealth managers and banks.

To familiarise yourself with the Financial Conduct Authority ('FCA') adviser charging and commission rules, visit [fca.org.uk](http://fca.org.uk)

### Be ScamSmart

**Investment scams are designed to look like genuine investments**

#### Spot the warning signs

Have you been:

- contacted out of the blue
- promised tempting returns and told the investment is safe
- called repeatedly, or
- told the offer is only available for a limited time?

If so, you might have been contacted by fraudsters.

#### Avoid investment fraud

##### 1 Reject cold calls

If you've received unsolicited contact about an investment opportunity, chances are it's a high risk investment or a scam. You should treat the call with extreme caution. The safest thing to do is to hang up.

##### 2 Check the FCA Warning List

The FCA Warning List is a list of firms and individuals we know are operating without our authorisation.

##### 3 Get impartial advice

Think about getting impartial financial advice before you hand over any money. Seek advice from someone unconnected to the firm that has approached you.

**Remember: if it sounds too good to be true, it probably is!**

#### Report a Scam

If you suspect that you have been approached by fraudsters please tell the FCA using the reporting form at [www.fca.org.uk/consumers/report-scam-unauthorised-firm](http://www.fca.org.uk/consumers/report-scam-unauthorised-firm). You can also call the FCA Consumer Helpline on **0800 111 6768**

If you have lost money to investment fraud, you should report it to Action Fraud on 0300 123 2040 or online at [www.actionfraud.police.uk](http://www.actionfraud.police.uk)

**Find out more at**  
[www.fca.org.uk/scamsmart](http://www.fca.org.uk/scamsmart)



## FINANCIAL CALENDAR

Financial year-end date	28th/29th February
Distributions payable	February, May, August and November
Final results announced	June
Annual General Meeting	July
Half year end	31st August
Half year results announced	November

### History

JPMorgan Global Core Real Assets Limited is a Guernsey-incorporated investment company which was launched in September 2019 with assets of £149.0 million.

### Directors

John Scott (Chairman)  
Helen Green  
Simon Holden  
Chris Russell

### Company Numbers

Company Registration Number: 66082  
London Stock Exchange ISIN Code: GG00BJVKW831  
Bloomberg: JARA  
LEI: 549300D8JHZTH6GI8F97  
SEDOL: BJVKW83

### Market Information

The Company's unaudited net asset value ('NAV') is published quarterly via the London Stock Exchange.

The Company's shares are listed on the London Stock Exchange. The market price is shown daily in the Financial Times, and on the Company's website at [www.jpmrealassets.co.uk](http://www.jpmrealassets.co.uk), where the share price is updated every 15 minutes during trading hours.

### Website

The Company's website can be found at [www.jpmrealassets.co.uk](http://www.jpmrealassets.co.uk) and includes useful information about the Company, such as daily prices, factsheets and will include current and historic half year and annual reports once available.

### Share Transactions

The Company's shares may be dealt in directly through a stockbroker or professional adviser acting on an investor's behalf.

### Manager and Company Secretary

JPMorgan Funds Limited

### Administrator

J.P. Morgan Administration Services (Guernsey) Limited

### Company's Registered Office

1st Floor  
Les Echelons Court  
Les Echelons  
South Esplanade  
St Peter Port  
Guernsey GY1 1AR.

For Company Secretarial and administrative matters, please contact Alison Vincent at the above address.

### Depositary

The Bank of New York Mellon (International) Limited  
1 Canada Square  
London E14 5AL

The Depositary has appointed JPMorgan Chase Bank, N.A. as the Company's custodian.

### Custodian

J.P. Morgan Chase Bank, National Association  
25 Bank Street  
Canary Wharf  
London E14 5JP

### Registrars

Link Asset Services (Guernsey) Limited  
Mont Crevelt House  
Bulwer Avenue  
St Sampson  
Guernsey GY2 4LH  
Telephone number: 0371 664 0300  
(Calls cost 10p per minute plus network extras)

Calls to this number cost 10p per minute plus your telephone company's access charge. Lines open 8.30 a.m. to 5.30 p.m. Monday to Friday. The overseas helpline number is +44 (0)121 415 0224.

Email: [shareholder.services@capita.co.uk](mailto:shareholder.services@capita.co.uk)

Registered shareholders can obtain further details on their holdings on the internet by visiting [www.capitashareportal.com](http://www.capitashareportal.com).

### Independent Auditor

PricewaterhouseCoopers CI LLP  
PO Box 321  
Royal Bank Place  
1 Glategny Esplanade  
St Peter Port  
Guernsey GY1 4ND

### Brokers

J.P. Morgan Securities plc  
25 Bank Street  
Canary Wharf  
London E14 5JP



The Association of  
Investment Companies

A member of the AIC

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## CONTACT

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