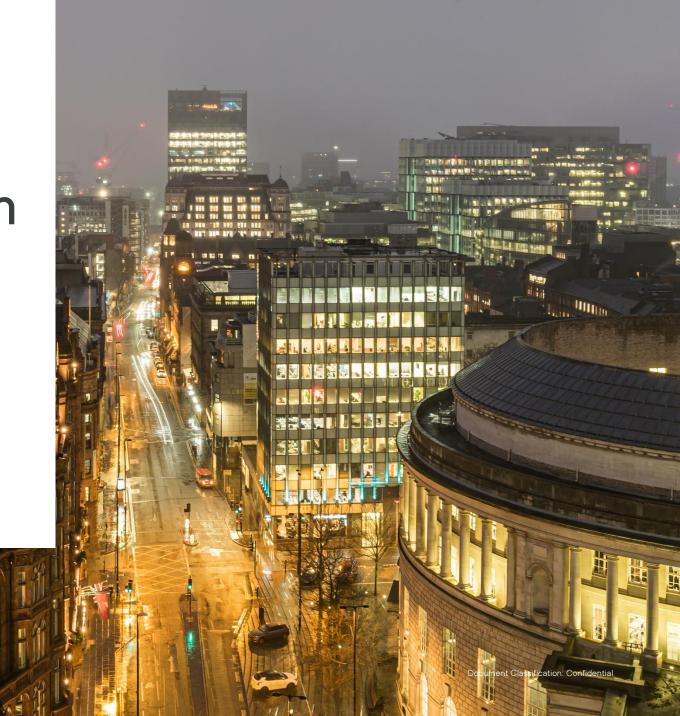
# London Borough of Hammersmith & Fulham Pension Fund

Investment Performance Report to 31 December 2024





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The contacts at Isio in connection with this report are:

### Andrew Singh

Associate Director Investment Advisory +44 (0)1312023916 Andrew.Singh@isio.com

### Jonny Moore

Manager Investment Advisory +44 (0)1313222469 Jonny.Moore@isio.com

#### Alexander Antonov

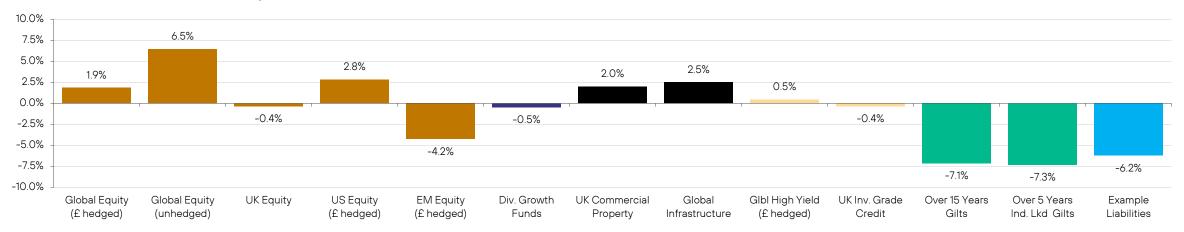
Consultant Investment Advisory +44 (0)1412609701 Alexander.Antonov@isio.com

### Jeconia Hogan

Assistant Consultant Investment Advisory +44 (0)1312023911 Jeconia.Hogan@isio.com

# Market Summary – Overview Q4 2024

### Market movements over the quarter



### **Key Upcoming Events**

#### Notable events

• US Presidential Inauguration (20 Jan), UK Spring Forecast (26 March)

### Q1 2025 Base rate publications

- UK: The dates for the Bank of England's Monetary Policy Committee ("MPC") announcements are 6 February and 20 March.
- US: The dates for the US Federal Reserve's Federal Open Market Committee ("FOMC") meetings are 28 January and 18 March.

### Q1 2025 Inflation publications

- UK: 15 January, 19 February, 26 March
- US: 15 January, 12 February, 12 March

### Commentary

- Global equities delivered positive performance over the final quarter of 2024, despite
  continued volatility in global markets, influenced by a mix of economic data and geopolitical
  tensions. US equities reached record highs in November following Trump's victory and
  expectations that his policies will lower taxes and cut regulation. Emerging Markets were
  negatively impacted over the quarter by a stronger dollar and higher US Treasury yields.
- High yield bonds outperformed their investment grade counterparts due to the expectations
  of pro-business policies under the incoming Trump administration. UK investment grade
  bonds experienced modest negative performance over Q4, being hampered by the
  expectations of a looser fiscal outlook for the UK.
- UK gilt yields rose over Q4 in reaction to the planned increase in Government borrowing, which was announced in Labour's October budget. Additionally, concerns remain about the UK economic outlook, with the prospect of higher for longer global inflation.
- UK commercial property performed positively for another quarter, as transaction volumes continued to increase over the period led by the industrial sector.

# Executive Summary – Q4 2024

Fund Performance to 31 December 2024		3 months (%)		1 year (%)			3 years (% p.a.)			
		Fund	Benchmark	Relative	Fund	Benchmark	Relative	Fund	Benchmark	Relative
Fauity	LCIV Global Equity Quality	3.7	6.0	(2.4)	15.0	19.6	(4.6)	5.7	8.2	(2.5)
Equity	LGIM Low Carbon Mandate	7.7	7.7	0.0	22.6	22.9	(0.3)	9.6	9.8	(0.2)
	LCIV Absolute Return Fund	(3.1)	2.2	(5.3)	(1.1)	9.3	(10.3)	(1.0)	7.8	(8.8)
Dynamic Asset Allocation	LCIV Long Duration B&M	(2.8)	(2.5)	(0.3)	-3.1	-3.4	0.4	n/a	n/a	n/a
Dynamic Asset Allocation	LCIV Short Duration B&M	0.9	0.8	0.0	5.0	4.9	0.2	n/a	n/a	n/a
	Allspring Climate Transition Global B&M	(0.6)	(2.7)	2.2	6.8	(2.5)	9.3	n/a	n/a	n/a
	Partners Group MAC <sup>2</sup>	2.0	2.2	(0.2)	9.3	9.3	0.0	5.6	7.8	(2.2)
	Oak Hill Advisors	0.9	2.2	(1.3)	8.0	9.3	(1.3)	5.2	7.8	(2.6)
Secure Income	abrdn MSPC Fund <sup>3</sup>	2.4	0.1	2.3	11.4	2.9	8.5	0.9	(0.9)	1.7
Secure income	Darwin Alternatives	0.2	2.6	(2.4)	(25.3)	11.3	(36.6)	n/a	n/a	n/a
	Partners Group Infra <sup>2</sup>	6.8	3.0	3.7	9.9	13.3	(3.3)	15.2	11.8	3.4
	Quinbrook Renewables Impact <sup>4</sup>	1.8	1.7	0.1	(1.4)	5.1	(6.5)	n/a	n/a	n/a
	abrdn Long Lease Property Fund	1.7	(2.6)	4.3	1.0	(1.3)	2.3	(8.1)	(6.6)	(1.5)
Inflation Protection	Alpha Real Capital	1.0	(12.0)	13.0	3.9	(18.6)	22.5	n/a	n/a	n/a
	Man Group	0.2	2.2	(2.0)	(0.4)	9.3	(9.6)	2.0	7.8	(5.8)
Total Fund <sup>1</sup>		3.0	2.1	0.8	9.9	9.4	0.4	3.4 4.4 (1.0)		(1.0)

#### Commentary

- The Total Fund delivered a positive return of 3.0% on a net of fees basis in absolute terms over the quarter to 31 December 2024, outperforming the fixed weight benchmark by 0.8%. The Total Fund delivered positive absolute returns of 9.9% and 3.4% p.a. on a net of fees basis over the year and annualised three years respectively to 31 December 2024, outperforming its fixed weight benchmark by 0.4% over the year, whilst underperforming by 1.0% p.a. over the annualised three years.
- · Short term deviations from benchmark can be expected where the underlying fund is measured against a target that does not move in line with the respective asset class, for example a number of the private markets funds are measured against a cash-plus target. Details of the benchmarks used for each fund can be found in the Appendix.
- · The chart to the right compares the net performance of the Fund relative to the fixed weight benchmark over the three years to 31 December 2024. The 3-year rolling excess return remained negative over the fourth quarter of 2024 with the Fund having underperformed the fixed weight benchmark over six of the last eight quarters to end December 2024 despite delivering positive returns on an absolute basis.

#### Total Fund Performance - Last Three Years



### Asset Allocation as at 31 December 2024

Fund		Actual Asset Allocation						
	30 September 2024 (£m)	31 December 2024 (£m)	30 September 2024 (%)	31 December 2024 (%)	Benchmark Allocation (%)			
LCIV Global Equity Quality	184.8	191.2	13.5	13.4	13.0			
LGIM Low Carbon Mandate	427.3	460.2	31.1	32.2	27.0			
Total Equity	612.1	651.4	44.6	45.6	40.0			
LCIV Absolute Return Fund	154.8	150.0	11.3	10.5	10.0			
Allspring Buy & Maintain (Climate Transition)	138.5	137.7	9.9	9.6	10.0			
LCIV Buy & Maintain (Long Duration)	32.7	31.4	2.5	2.2	2.5			
LCIV Buy & Maintain (Short Duration)	33.2	33.1	2.4	2.3	2.5			
Total Dynamic Asset Allocation	359.2	352.2	26.2	24.7	25.0			
Partners Group MAC <sup>1</sup>	6.9	3.2	0.5	0.2	-			
Oak Hill Advisors Diversified Credit Strategies	76.8	77.4	5.6	5.4	5.0			
Partners Group Direct Infrastructure <sup>1</sup>	34.0	34.4	2.5	2.4	5.0			
Quinbrook Renewables Impact	42.2	45.3	3.1	3.2	3.5			
abrdn Multi Sector Private Credit	50.3	51.1	3.7	3.6	4.0			
Darwin Alternatives Leisure Development Fund	21.6	21.7	1.6	1.5	2.5			
Secure Income	231.7	233.1	16.9	16.3	20.0			
Abrdn Long Lease Property	50.4	51.3	3.7	3.6	5.0			
Alpha Real Capital Inflation Linked Income Fund	78.6	77.9	5.7	5.5	7.5			
Man Group	25.8	26.8	1.9	1.9	2.5			
Total Inflation Protection	154.8	156.1	11.3	10.9	15.0			
Bank Balance	15.7	35.1	1.1	2.4	-			
Total Assets	1,373.6	1,427.9	100.0	100.0	100.0			

Source: Northern Trust (Custodian) and have not been independently verified. Figures may not sum to total due to rounding. ¹Partners Group Multi Asset Credit and Direct Infrastructure valuations provided by Northern Trust with a month's lag (i.e. as at 31 August 2024 and as at 30 November 2024). Total Fund valuation includes £34k which is invested in private equity allocations with Unicapital, with these investment currently in wind down. Total Fund valuation as at 30 September 2024 doesn't include £6.7m which was redeemed from Aviva on 30 September 2024 but not yet received into the Trustee bank account at the time of reporting.

# Fund Activity (1)

Item	Action points / Considerations	Status
Infrastructure and Renewable Infrastructure	<ul> <li>Quinbrook Renewables Impact Fund</li> <li>Over the quarter, Quinbrook issued a draw down request for £2.4m for payment by 3 December 2024, funded from cash held in the Trustee bank account. Following quarter end, Quinbrook issued a further draw down request for £1.4m for payment by 7 February 2025, also funded from cash held in the Trustee bank account. Resultantly, following payment of the February draw down request, the Fund's remaining unfunded commitment stands at c.£3.5m, with the Fund's £45m commitment c. 92% drawn.</li> <li>At the 26 November 2024 Pension Fund Committee Meeting, the Committee agreed to commit £35m to the second vintage of the Quinbrook Renewables Impact Fund range (Quinbrook Renewables Impact Fund II) to broadly maintain the Fund's total strategic allocation to the renewables mandate. Following quarter end, Quinbrook issued an initial equalisation drawdown request for £6.8m for payment by 29 January 2025. Following payment, the Fund's £35m commitment is c. 19% drawn.</li> <li>Partners Group Direct Infrastructure</li> <li>Over the quarter, Partners Group issued two capital distributions for €0.8m on 21 November 2024 and €1.4m on 20 December 2024 following portfolio asset sales. Resultantly, Partners Group has distributed c.88% of the Fund's total commitment as at 31 December 2024 as the Direct Infrastructure Fund continues to wind down.</li> </ul>	•
Affordable Housing	<ul> <li>Man Group Community Housing</li> <li>Man Group issued one capital call during the fourth quarter of 2024 for £1.0m for payment by 25 October 2024, funded from excess cash held in the Trustee bank account. As such, as at 31 December 2024, the Fund's total commitment is c. 87% drawn for investment.</li> <li>Following quarter end, in January 2025, Man Group announced that the Man Group Community Housing Fund will be changing its valuation provider from CBRE to JLL following the strategy's expansion and expiration of the existing three-year contract with CBRE. Man Group believes that JLL is the most suitable candidate as the Fund's valuation provider owing to JLL's expertise and well-known reputation in the market. Man Group has confirmed the valuation methodology will not materially change as a result of this update and they are comfortable with JLL's approach to fairly reflect the value of the Fund's assets.</li> <li>An update on the Community Housing Fund's investments in Grantham, Wellingborough and Saltdean can be found in the Private Appendix to this report.</li> </ul>	•

### Summary

This page sets out the key Fund activity updates over the quarter and following quarter end.

Any updates that require action or discussion are flagged accordingly with the key below.

### Status key

- Action
- Decision
- Discussion
- Information only

# Fund Activity (2)

Item	Action points / Considerations	Status
	On 21 January 2025, the London CIV formally announced the appointment of Jenny Buck, former Tesco Pension Investment Limited's Chief Investment Officer, as new CIO – replacing Aoiffin Devitt who departed the role during Q4 2024. Jenny has more than 30 years' experience in investment management, with extensive expertise in business and people management, asset allocation and investment solutions across multiple asset classes.	
	At Tesco Pension Investment, Jenny held several senior roles, including Head of Property, Head of Private Markets and Deputy CIO, before being appointed Chief Investment Officer in 2021. As part of that role, Jenny oversaw the UK gilts strategy, the build out of the Responsible Investment Department and the transition of the investment management of the c.£12.9bn Tesco Defined Benefit Pension Scheme to Schroders (February 2024).	
London CIV	• Jenny also brings a wealth of experience in private markets having at one stage been responsible for the annual deployment of over a £1bn p.a. into private markets across private equity, infrastructure, private credit, absolute return strategies as well as real estate.	•
	<ul> <li>Prior to Tesco, Jenny spent nearly 10 years at Schroders, where she was Head of Global Property Fund of Funds. Many of the clients were local authority mandates, providing her with familiarity of the governance nuances within the public sector.</li> </ul>	
	Given the government's recent proposals to redefine how LGPS pools across England and Wales work together with their Partner Funds in the coming months and years, the London CIV board believes that Jenny's appointment comes at a pivotal time for the London LGPS community.	
	Jenny will take up her new role at London CIV in early March 2025.	
	While it is positive that London CIV has acted quickly to appoint a new CIO, we are continuing to monitor developments on the business side, new fund launches and changes in personnel. There is no immediate action to take on this news.	

### Summary

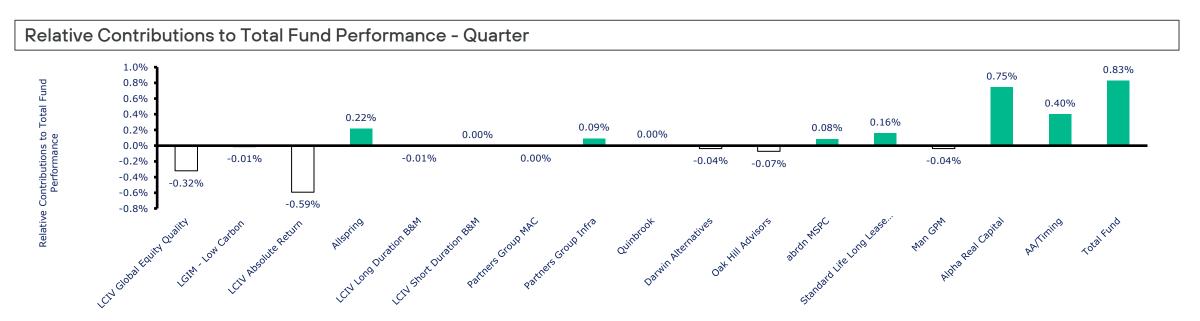
This page sets out the key Fund activity updates over the quarter and following quarter end.

Any updates that require action or discussion are flagged accordingly with the key below.

### Status key

- Action
- Decision
- Discussion
- Information only

### Attribution of Performance to 31 December 2024

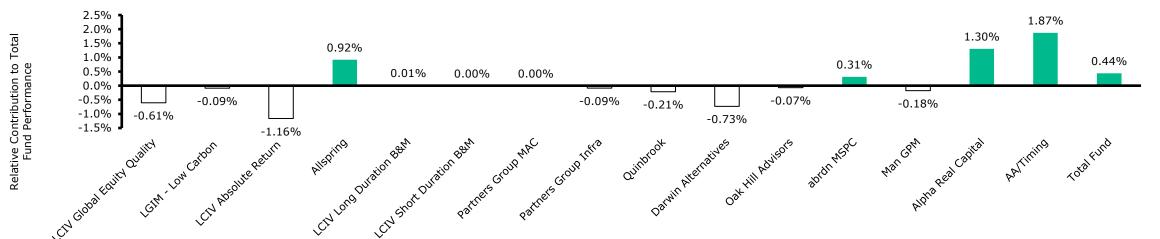


Key area	Comments
Commentary	<ul> <li>The Fund outperformed its fixed weight benchmark by c. 0.8% over the quarter to 31 December 2024.</li> <li>Outperformance can primarily be attributed to the Alpha Real Capital commercial ground rents strategy, which materially outperformed its benchmark over the quarter. Outperformance was driven predominantly by the negative impact of rising gilt yields on the strategy's long-dated index-linked gilts benchmark comparator, while the ground rents mandate continued to deliver stable positive returns. Both the abrdn Long Lease Property Fund and Partners Group Direct Infrastructure Fund also contributed positively to outperformance, as both funds delivered positive returns on an absolute basis and outperformed their gilts and cash-plus benchmarks respectively.</li> <li>Key detractors to Total Fund outperformance were the LCIV Absolute Return Fund and the LCIV Global Equity Quality Fund. The LCIV Absolute Return Bond delivered a negative return on an absolute basis and underperformed its cash-plus target, owing to the strategy's defensive positioning and large weighting to government bonds which detracted over the period. While the LCIV Global Equity Quality Fund delivered a positive return on an absolute basis, but underperformed the wider market due to its quality-tilt.</li> <li>The positive attribution of the Fund's overweight equity exposure is reflected by the "AA/Timing" bar.</li> </ul>

Sources: Investment managers, Isio calculations

### Attribution of Performance to 31 December 2024





Key area	Comments
	Over the year to 31 December 2024, the Fund outperformed its fixed weight benchmark by c. 0.4%.
	Outperformance has been driven primarily by Alpha Real Capital, Allspring and the overall overweight equity allocation.
Commentary	Alpha Real Capital has significantly outperformed its long-dated inflation-linked gilts benchmark, with rising yields over the year acting to reduce the value of the benchmark measure. Allspring has outperformed the wider corporate bond market owing to the portfolio's shorter duration alongside positive impact from the strategy's climate transition-tilted portfolio. While the impact of the Fund's overweight equities position during a period of strong absolute returns is reflected by the "AA/Timing" bar.
	The LCIV Absolute Return Fund detracted from overall outperformance over the year, owing to the negative impact of rising yields on the defensively-positioned portfolio.  Darwin Alternatives also detracted, with the Leisure Development Fund's assets written down by c.23% over Q3 2024.
	• In addition, while equity markets have continued to deliver strong returns through year, the LCIV Global Equity Quality mandate has struggled to outperform the MSCI world equity comparator, largely due to the Fund's quality bias over a period where growth stocks have outperformed due to an improved economic outlook and corporate earnings.

Sources: Investment managers, Isio calculations.

# Investment Manager Updates

# London CIV (1)

Sub-fund	Asset Class	Manager	Total AuM as at 30 Sept 2024 (£m)	Total AuM as at 31 Dec 2024 (£m)	Number of London CIV clients	Inception Date
LCIV Global Alpha Growth	Global Equity	Baillie Gifford	1,442	1,496	5	11/04/16
LCIV Global Alpha Growth Paris Aligned	Global Equity	Baillie Gifford	2,347	2,446	11	13/04/21
LCIV Global Equity	Global Equity	Newton	621	634	3	22/05/17
LCIV Global Equity Quality	Global Equity	Morgan Stanley Investment Management	577	753	3	21/08/20
LCIV Global Equity Focus	Global Equity	Longview Partners	1,269	1,308	6	17/07/17
LCIV Global Equity Value	Global Equity	Wellington Management International Limited	-	188	2	28/10/24
LCIV Emerging Market Equity	Global Equity	Henderson Global Investors	606	542	8	11/01/18
LCIV Sustainable Equity	Global Equity	RBC Global Asset Management (UK)	1,438	1,532	8	18/04/18
LCIV Sustainable Equity Exclusion	Global Equity	RBC Global Asset Management (UK)	751	789	5	11/03/20
LCIV PEPPA	Global Equity	State Street Global Advisors	975	1,042	4	01/12/2021
LCIV Global Total Return	Diversified Growth Fund	Pyrford	104	103	1	17/06/16
LCIV Diversified Growth	Diversified Growth Fund	Baillie Gifford	296	269	4	15/02/16
LCIV Absolute Return	Diversified Growth Fund	Ruffer	1,003	984	10	21/06/16
LCIV Real Return	Diversified Growth Fund	Newton	114	40	1	16/12/16
LCIV Global Bond	Fixed Income	PIMCO	929	916	10	30/11/18
LCIV Short Duration B&M Credit Fund	Fixed Income	Insight Investment Management	139	138	2	06/12/23
LCIV Long Duration B&M Credit Fund	Fixed Income	Insight Investment Management	806	803	7	06/12/23
LCIV All Maturities B&M Fund	Fixed Income	Insight Investment Management	-	489	3	09/10/24
LCIV MAC	Fixed Income	CQS & PIMCO	1,965	2,074	17	31/05/18
LCIV Alternative Credit	Fixed Income	CQS	590	643	5	31/01/22
Total			15,972	17,189		

### Investment Performance to 31 Dec 2024

#### Business

As at 31 December 2024, the London CIV had assets under management of £17.2bn within the 20 sub-funds (not including of private markets strategies), an increase of £1.2bn over the quarter owing to positive investment returns across the sub-funds available on the platform.

Two new sub-funds were added to the London CIV platform over the quarter: LCIV Global Equity Value Fund and LCIV All Maturities B&M Fund.

As at 31 December 2024, the total assets under oversight, including passive investments held outside the London CIV platform, stood at £34.2m, an increase of c.£1.7bn over the quarter. Total commitments raised by the private market funds stood at c. £3.6bn of which c. £1.8bn had been drawn as at 31 December 2024.

The table to the left provides an overview of the public market sub-funds currently available on the London CIV platform.

# London CIV (2)

Sub-fund	Total Commitment as at 31 Dec 2024 (£'000)	Called to Date (£'000)	Fund Value as at 30 Sept 2024 (£'000)	Number of London CIV clients	Inception Date
LCIV Infrastructure Fund	475,000	370,791	441,326	6	31/10/2019
LCIV Real Estate Long Income Fund	213,000	213,000	156,776	3	11/06/2020
LCIV Renewable Infrastructure Fund	1,108,500	576,884	600,318	16	29/03/2021
LCIV Private Debt Fund	625,000	420,091	502,973	8	29/03/2021
LCIV UK Housing Fund	530,000	132,796	72,501	9	31/03/2023
LCIV Private Debt Fund II	228,000	n/a	n/a	3	28/06/2024
LCIV Nature Based Solutions Fund	175,000	n/a	n/a	2	12/07/2024
The London Fund	250,000	110,954	107,383	4	15/12/2020

Source: London CIV

### Investment Performance to 30 Sept 2024

The table to the left provides an overview of the London CIV's private markets investments as at 31 December 2024.

Over the quarter, having launched the LCIV Private Debt Fund II and the LCIV Nature Based Solutions Fund in June and July 2024 respectively, both funds reached first close in December 2024.

In addition, London CIV is in the process of launching an indirect property proposition. London CIV aims to launch the service on 31 March 2025

# LCIV - Global Equity Quality

Key area	Performance commentary
	The LCIV Global Equity Quality Fund delivered a positive absolute return of 3.7% on a net of fees basis over the quarter, underperforming the MSCI-based benchmark by 2.4% over the period.
Commentary	The LCIV Global Equity Quality Fund's portfolio is predominantly comprised of quality franchises with strong recurring cash flows, and the strategy therefore has a low allocation to cyclical stocks.  Resultantly, the strategy is expected to outperform during market downturns, but may not fully participate in periods of market uplift. The strategy's quality bias proved detrimental over the fourth quarter of 2024, underperforming the wider market during a period of equity market growth. Underperformance was negatively impacted by both sector and security selections.
	The Sub Fund has delivered positive returns of 15.0% and 5.7% p.a. over the year and three years to 31 December 2024 respectively on a net of fees basis, but underperformed the MSCI-based benchmark by 4.6% and 2.5% p.a. respectively with the portfolio's quality bias proving detrimental over a period where growth stocks outperformed driven by optimism over AI stocks and hardware/semiconductor companies which the manager perceives as cyclical.

#### Investment Performance to 31 December 2024

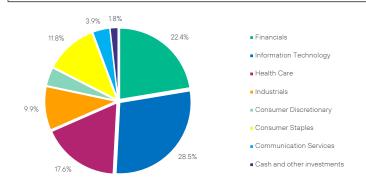
	Last Quarter	One Year	Three Years
	(%)	(%)	(% p.a.)
Net of fees	3.7	15.0	5.7
Benchmark (MSCI World Net Index)	6.0	19.6	8.2
Net Performance relative to Benchmark	-2.4	-4.6	-2.5

Relative performance may not tie due to rounding

#### **Fund Overview**

Morgan Stanley Investment Management was appointed to manage an active equity portfolio with a focus on sustainability when selecting investment opportunities, held as a sub-fund on the London CIV platform from 30 September 2020. The aim of the fund is to outperform the MSCI AC World Index.

#### Portfolio Sector Breakdown



### **Key Statistics**

	LCIV Global Equity Quality Fund
No. of Holdings	42
No. of Countries	9
No. of Sectors*	6
No. of Industries*	19

### Holdings

	% of NAV
Microsoft	5.9
SAP SE	5.8
Visa	5.7
Alphabet Inc Class A	3.9
Procter & Gamble	3.7
Aon	3.6
L'Oreal	3.6
Accenture Plc	3.4
Keyence Corp	3.0
CME Group	2.9
Total	41.3

# LGIM – World Low Carbon Equity

Key area	Performance Commentary		
Commentary	<ul> <li>The LGIM MSCI World Low Carbon Index Fund delivered a positive absolute return of 7.7% on a net of basis over the quarter to 31 December 2024 as global equities continued to perform strongly over the quarter. The fund performed broadly in line with its benchmark.</li> <li>The LGIM MSCI World Low Carbon Index Fund delivered an absolute return of 22.6% on a net of fees basis over the one-year-period to 31 December 2024, slightly underperforming its MSCI World Low Carbon Target benchmark by 0.3%. Over the longer three-year and five-year periods, the strategy delivered positive absolute returns of 9.7% p.a. and 13.0% p.a. on a net of fees basis, slightly underperforming its MSCI World Low</li> </ul>		
	Carbon Target benchmark by 0.2% p.a. and 0.1% p.a. respectively.		

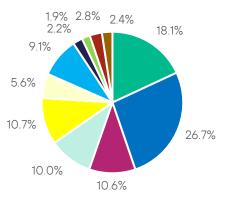
#### Investment Performance to 31 December 2024

	Last Quarter (%)	One Year (%)	Three Years (% p.a.)	Five Years (% p.a.)
Net of fees	7.7	22.6	9.7	13.0
Benchmark (MSCI World Low Carbon Target)	7.7	22.9	9.8	13.1
Net Performance relative to Benchmark	0.0	-0.3	-0.2	-0.1

Relative performance may not tie due to rounding

#### Portfolio Sector Breakdown at 31 December 2024

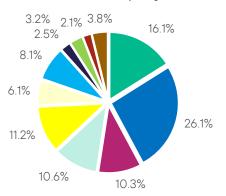
### LGIM MSCI World Low Carbon Fund



Returns net of fees. Sources: Northern Trust and LGIM.

- Financials
- Information Technology
- Health Care
- Industrials
- Consumer Discretionary
- Consumer Staples
- Communication Services
- Utilities
- Materials
- Energy

### MSCI World Equity Index



#### **Fund Overview**

Legal and General Investment Management ("LGIM") was appointed on 18 December 2018 to manage a low carbon portfolio with the aim of replicating the performance of the MSCI World Low Carbon Target Index. The manager has an annual management fee, in addition to On Fund Costs.

The bottom left charts compare the relative weightings of the sectors in the LGIM MSCI World Low Carbon Index Fund and the MSCI World Equity Index as at 31 December 2024.

The LGIM MSCLL ow Carbon Index Fund has a larger allocation to financials than the MSCI World Equity Index, whilst the relatively lower allocation to materials, industrials and energy reflect the 'low carbon' nature of the Fund

### LCIV - Absolute Return

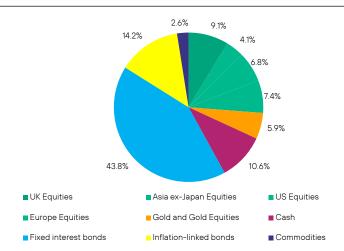
Key area	Performance Commentary			
Commentary	The LCIV Absolute Return Fund has delivered a negative return of -3.1% over the quarter, underperforming its SONIA+5% p.a. target by 5.3%. Negative absolute returns were primarily driven by the impacts of rising yields across the globe on the strategy's bonds exposure. Additionally, owing to the strategy's defensive positioning, there exists a relatively low equity allocation meaning that the manager failed to fully take part in short-term global profits emanating from Trump's presidential victory.			
	The Sub Fund has delivered mixed returns over longer time periods, but underperformed the cash-based benchmark. Ruffer attributes its underperformance to the portfolio's defensive bias and tilt to downside protection strategies, which have an ongoing cost if markets rise (across credit, equity and volatility).			

#### Investment Performance to 31 December 2024

	Last Quarter (%)	One Year (%)	Three Years (% p.a.)	Five Years (% p.a.)
Net of fees	-3.1	-1.1	-1.0	3.3
Target	2.2	9.3	7.8	6.4
Net performance relative to Target	-5.3	-10.3	-8.8	-3.1

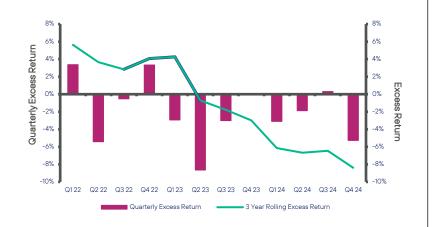
Relative performance may not tie due to rounding

#### Portfolio Sector Breakdown at 31 December 2024



#### Total exceeds 100% as a result of negative derivative exposures not included in the chart.

#### Investment Performance to 31 December 2024



#### **Fund Overview**

Ruffer was appointed to manage an absolute return mandate, held as a subfund under the London CIV platform from 21 June 2016, with the aim of outperforming the 3-month Sterling SONIA benchmark by 4% p.a. The manager has a fixed fee based on the value of assets.

The LCIV Absolute Return Fund aims to deliver growth throughout the investment cycle and acts as a return-seeking diversifier from equities through a relatively defensively positioned portfolio. The manager has the ability to regularly alter the underlying asset allocation in response to market conditions.

While the manager, Ruffer, maintains its view that investors are too bullish about prospects for interest rate cuts and that equity and credit markets are not pricing in downside risks, the manager has opted to retain some level of risk-on assets that will help capture upside if growth asset returns remain consistently positive.

# LCIV – Short and Long Duration Buy & Maintain (1)

Key area	Performance Commentary		
Commentary	<ul> <li>The Short Duration Sub Fund delivered a positive return of 0.9% over the quarter as a tightening in credit spreads acted to offset the impact of rising underlying yields across the maturity curve over the three-month period. Relative to the reference index, the impact of rising yields was marginally positive due to the portfolio's positioning within different parts of the yield curve. The Sub Fund performed broadly in line with its iBoxx 0-5 Years credit index measurement.</li> <li>Yields rose more prominently at the longer end of the yield over the fourth quarter. As such the long-dated Sub Fund delivered a negative return of -2.8% on a net of basis over the quarter, underperforming its</li> </ul>		
	benchmark by 0.3%. The underperformance was primarily attributed to the Sub Fund's exposure to US Dollar denominated bonds, which are not part of the index and with spreads on its UK counterparts tightening more prominently.		

Key Statistics						
Short Duration Long Duration						
	30 Sept	31 Dec	30 Sept	31 Dec		
	2024	2024	2024	2024		
Weighted Average Credit Rating	А	Α-	Α-	A-		
Yield to Maturity	5.12	5.42	5.38	5.79		
Current Yield	3.90	3.99	4.76	5.32		
Interest Rate Duration (Years)	2.38	2.33	11.38	11.19		
Spread Duration (Years)	2.18	2.07	10.94	10.46		

	Investment Performance to 31 December 2024				
	Short Duration	Last Quarter (%)	One Year (%)		
- 1	Net of fees	0.9	5.0		
	Benchmark / Target	0.8	4.9		
	Net performance relative to Benchmark	0.0	0.2		
	Long Duration	Last Quarter (%)	One Year (%)		
	Net of fees	-2.8	-3.1		
	Benchmark / Target	-2.5	-3.4		
	Net performance relative to Benchmark	-0.3	0.4		

Relative performance may not tie due to rounding

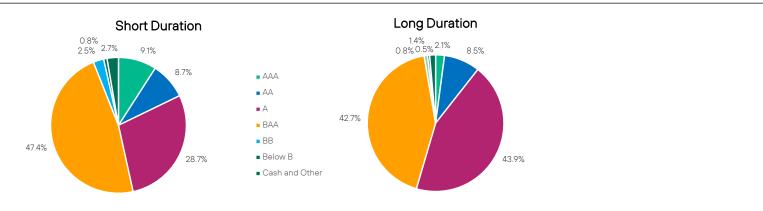
#### **Fund Overview**

Insight Investment Management was appointed to manage a buy & maintain credit mandate across both a short and long duration strategy, held as sub-funds under the London CIV platform from 6 December 2023.

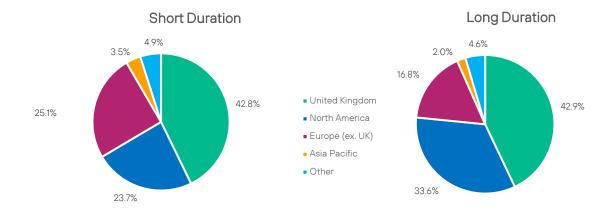
The aim of the short and long duration subfunds is to achieve a portfolio yield to maturity in line with the iBoxx GBP Collateralized & Corporates 0-5 Index and the iBoxx £ Collateralized & Corporates 10+ Index respectively while limiting turnover. The manager has a fixed fee based on the value of assets

# LCIV – Short and Long Duration Buy & Maintain (2)





#### Portfolio Regional Breakdown as at 31 December 2024



Source: Northern Trust and London CIV. Note that figures may not sum to 100% due to rounding and due to the potential for the manager to use short holdings in cash and currency forwards.

#### **Fund Overview**

The charts to the left represent the split of the Short and Long duration portfolios by credit rating and by region as at 31 December 2024.

# Allspring - Climate Transition Global Buy & Maintain (1)

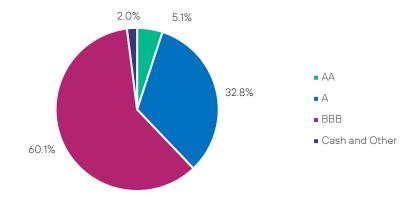
Key area	Performance Commentary	
Commentary	<ul> <li>The Allspring Climate Transition Global Buy and Maintain Fund has delivered a negative return of -0.6% over the quarter to 31 December 2024 on a net of fees basis, outperforming its target by 2.2%.</li> <li>Negative returns were primarily driven by the impact of increasing global bond yields across the maturity curve – particularly in the UK and US. Negative returns were offset, to some extent, by tightening credit spreads over Q4 2024.</li> </ul>	

#### Investment Performance to 31 December 2024

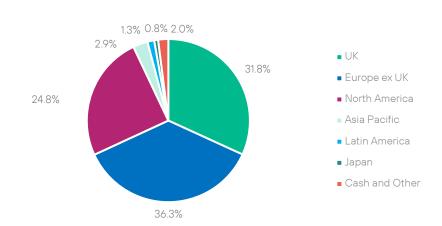
	Last Quarter (%)	One Year (%)
Net of fees	-0.6	6.8
Target	-2.7	-2.5
Net performance relative to Target	2.2	9.3

Relative performance may not tie due to rounding

#### Portfolio Credit Rating Breakdown as at 31 December 2024



#### Portfolio Regional Breakdown as at 31 December 2024



#### **Fund Overview**

Allspring was appointed on 7 November 2023 to manage a global climate transition buy and maintain credit mandate.

The aim of the Fund is to broadly track the performance of the ICE BofA Sterling Corporate Index, while simultaneously achieving various climate transition related targets. The manager has a fixed fee based on the value of assets.

The charts to the bottom left represent the split of the Allspring Climate Transition Global Buy & Maintain Fund by credit rating and by region as at 31 December 2024.

# Allspring - Climate Transition Global Buy & Maintain (2)

#### FSG Metrics as at 31 December 2024

	Allspring Climate Transition Global Buy & Maintain		Bencl	nmark
	Value	Coverage	Value	Coverage
MSCI ESG Score	7.5	98%	7.1	92%
Sustainalytics ESG Risk Score	18	97%	20	95%
Carbon to Value Invested (metric tons CO <sub>2</sub> e/\$1m invested)*	31	88%	45	73%
Weighted Average Carbon Intensity (metric tons CO <sub>2</sub> e/\$1m revenues)*	61	96%	110	90%
Coal Emissions (metric tons CO <sub>2</sub> e/\$1m invested)	0	N/A	29,292	N/A
Gas Emissions (metric tons CO <sub>2</sub> e/\$1m invested)	6,693	N/A	6,334	N/A
Oil Emissions (metric tons CO <sub>2</sub> e/\$1m invested)	14,211	N/A	8.934	N/A

MSCI ESG Score: scale of 0-10 (10-best)

Sustainalytics ESG Risk Score: scaled of 0-100 (0-no ESG Risk, >40-severe ESG Risk)

#### **ESG Metrics**

Allspring integrates the objectives of the EU Climate Transition Benchmark pathway into its investment approach but targets a carbon intensity reduction trajectory that is more ambitious than the prescribed 1.5°C pathway to net zero by 2050.

Allspring, however, does not automatically exclude industries with high historical carbon emissions and instead focuses on firms' forward transition performance. For example, where many ESG strategies exclude fossil fuels on the view that historical carbon intensity will continue indefinitely, Allspring takes a prospective view on firms' climate and financial performance with the outlook that some of today's heaviest emitters may be tomorrow's decarbonisation outperformers. As such, we would expect the strategy's carbon intensity metrics and ESG scores to improve over time.

The table to the left compares the ESG metrics of the Climate Transition Global Buy & Maintain Fund with those of the reference benchmark as at 31 December 2024.

Please note that we have included definitions of each of the metrics in the Appendix to this report.

<sup>\*</sup>Operational and Tier 1 supply chain emissions

# Partners Group - Multi Asset Credit

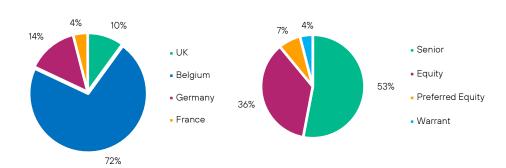
Key area	Performance Commentary
Commentary	<ul> <li>The Multi Asset Credit strategy delivered a positive absolute return of 2.0% on a net of fees basis over the quarter to 30 November 2024, underperforming its 3 Month SONIA +4% benchmark by 0.2%.</li> <li>Strong performance over the three-year period reflects the rebound in performance of the strategy's sub-portfolio of tail investments for which the Fund lifespan was extended for in 2021 and again during 2024, which were initially particularly acutely impacted by the COVID-19 related impact but that have now rebounded.</li> </ul>
Activity	<ul> <li>The Partners Group Multi Asset Credit Fund had made 54 investments, of which 51 have been fully realised as at 31 December 2024 with one further realisation taking place since 30 September 2024. The Fund's three-year investment period ended in July 2017 and therefore, any investments realised have subsequently been repaid to investors.</li> <li>Over the quarter, Partners Group issued a capital distribution of £3.3m following portfolio exits, paid on 30 October 2024.</li> </ul>

#### Investment Performance to 30 November 2024

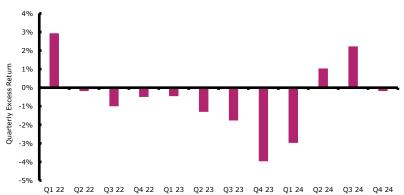
	Last Quarter (%)	One Year (%)	Three Years (% p.a.)	Five Years (% p.a.)
Net of fees	2.0	9.3	5.6	7.8
Benchmark / Target	2.2	9.3	7.8	6.4
Net performance relative to Benchmark	-0.2	0.0	-2.2	1.5

Relative performance may not tie due to rounding

#### Portfolio Regional and Debt Type Breakdown at 31 December 2024



#### Quarterly Excess Returns



#### **Fund Overview**

Partners Group was appointed to manage a multi asset credit mandate with the aim of outperforming the 3-month Sterling SONIA benchmark by 4% p.a. The manager has an annual management fee and performance

The charts to the bottom left show the regional split and allocation by debt type of the Fund as at 31 December 2024, based on the three positions remaining in the portfolio. The last loan is set to expire in

On 17 June 2024. Partners Group received investor approval to extend the term of the strategy to 28 July 2027. Partners Group anticipates that the majority of asset exits will complete within the next 12-18 months, but proposed a 3 year extension to allow flexibility.

### abrdn - Multi-Sector Private Credit Fund

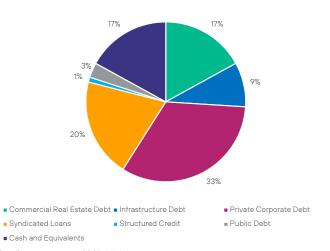
Key area	Performance Commentary		
Commentary	<ul> <li>The MSPC Fund has delivered a positive return of 2.4% on a net of fees basis over the quarter. Positive absolute returns were driven by a tightening in spreads despite rising underlying yields. Abrdn's valuation methodologies take account of credit spreads and government bond yield movement.</li> <li>The strategy has also outperformed its corporate bond-based target by 2.3%, owing to the index' greater sensitivity to movements in the yield curve and the illiquidity premium attached to the Fund's assets.</li> </ul>		
Portfolio Composition	<ul> <li>As at 31 December 2024, the MSPC Fund portfolio has reached target allocation and consists of 18 private assets: <ul> <li>4 infrastructure debt investments;</li> <li>5 senior commercial real estate debts investments; and</li> <li>9 private corporate debt investments.</li> </ul> </li> <li>The MSPC Fund has also made investments in syndicated loans, structured credit and public bonds.</li> </ul>		

#### Investment Performance to 31 December 2024

	Last Quarter	One Year (%)	Three Years
	(%)		(% p.a.)
Net of fees	2.4	11.4	0.9
Benchmark / Target	0.1	2.9	-0.9
Net performance relative	2.3	8.5	1.7
to Benchmark			

Relative performance may not tie due to rounding. Please note that abrdn MSPC Fund performance is provided by Northern Trust with a quarter lag.

#### Portfolio Asset Type Breakdown at 31 December 2024



#### **Investment Metrics**

	30 Sep 2024	31 Dec 2024
Duration (years)	3.88	3.74
Average rating	BBB+	BBB+
Average portfolio spread	264bps	258bps
Average illiquidity premium	118bps	117bps
Average yield to maturity	6.57%	6.41%

#### **Fund Overview**

abrdn was appointed to manage a multi sector private credit mandate, with the Fund drawing down capital for investment on 8 April 2020.

The Multi Sector Private Credit Fund aims to outperform the ICE ML Sterling BBB Corporate Bond Index once it has been fully deployed. The manager has a fixed annual management fee based on the value of investments.

abrdn has confirmed that there have been no asset-related issues and the manager believes the portfolio is well positioned to sustain a potential recession given the focus on more defensive sectors.

As at 31 December 2024, c. 80% of the MSPC Fund portfolio has been invested in illiquid assets that will make up the longterm portfolio, while the remaining c. 20% of the portfolio remains invested in a liquid transition portfolio in order to avoid a cash drag for liquidity purposes. The asset allocation as at 31 December 2024 is provided in the chart to the left.

## Darwin Alternatives - Leisure Development Fund (1)

Key area	Performance Commentary
Commentary	The Leisure Development Fund delivered a slightly positive absolute return of 0.2% over the quarter to 31 December 2024, but underperformed its cash +6% p.a. target by 2.4%. Over the one-year period, the Fund has delivered an absolute return of -25.3%, underperforming its target by 36.6%  Positive returns were driven by holiday rentals, which were ahead of
	budget. Particularly, increased bookings at Blenheim Palace over the Christmas period. Portfolio costs were below budget for the period, largely due to lower utilities charges and lower than budgeted maintenance costs.
	Significant underperformance over the one-year period can primarily be attributed to Darwin revising downward its management projections of revenues and costs, which resulted in a fall in the NAV of the Fund by c. 23% over Q3 2024. Further detail is provided in a separate Committee report, to be discussed at the March 2025 Pension Fund Committee Meeting.
	<ul> <li>Darwin remains focussed on operational improvements and cost- cutting measures such as reducing the main costs of staffing, cleaning and utilities. As well as the expansion of stately home partnerships, aiming to replicate the success of the Blenheim asset.</li> </ul>

	Last Quarter (%)	One Year (%)
Net of fees	0.2	-25.3
Benchmark / Target	2.6	11.3
Net performance relative to Benchmark	-2.4	-36.6

Relative performance may not tie due to rounding

#### **Fund Overview**

Darwin Alternatives was appointed to manage a leisure property development mandate, with the Fund drawing down capital for investment on 1 January 2022.

The Leisure Development Fund aims to outperform the 3-month Sterling SONIA target by 6% p.a. The manager has an annual management fee and performance fee.

Details of the Fund's underlying assets can be found overleaf.

#### Activity

- The Board of the Manager of the Fund is implementing a change to the management team at the holiday parks. They are currently in the process of appointing a new Managing Director, who will be tasked with implementing a revised strategy which will include:
  - Increasing holiday rental yield.
  - Boosting occupancy during off-peak periods, with a renewed focus on events and non-leisure bookings.
  - Driving holiday home sales across the portfolio by offering ex-holiday rental lodges for sale.
  - Continuing to lower operating costs, utilising technology where possible to

- make efficiencies.
- Stronger focus on customer retention through improved marketing to existing customers.
- The Fund has agreed for a sale at Plas Isaf.
- Increasing development costs have resulted in the Fund to re-evaluate the plans for the remaining three development sites in Suffolk, Shropshire and Peebles. The Manager wants to ensure the sites can provide a suitable return on investment before committing to the projects, but this has slowed the development growth in the Fund.

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# Darwin Alternatives – Leisure Development Fund (2)

#### Portfolio Holdings

Park	Purchase Rationale	Size (Acres)	Purchase Date
Stratford Armouries,	Develop site into luxury	9	June 2017
Warwickshire	lodge retreat		
Norfolk Woods, Norfolk	Redevelop to holiday resort	15	June 2017
	with leisure facilities		
The Springs, Oxfordshire	Upgrade golf facilities and	133	July 2017
	add lodges to create small		
	lodge resort		
Rivendale, Derbyshire	Redevelop to holiday resort	35	January 2018
	with leisure facilities		
Dundonald Links, Ayrshire	Add lodges and central	268	March 2019
	facilities to create lodge		
	resort		
Kilnwick Percy, East	Add additional lodges to	150	March 2020
Yorkshire	existing golf resort		
Rosetta, Peeblesshire	Redevelop to holiday resort	47	May 2020
	with leisure facilities		
Plas Isaf, North Wales	Add additional lodges	39	June 2020
	utilising existing planning		
Bleathwood, Shropshire	Develop site into luxury	12	December 2020
	lodge retreat		
High Lodge, Suffolk	Redevelop to holiday resort	64	April 2021
	with leisure facilities		
Blenheim Palace,	Develop site into luxury	10	December 2021
Oxfordshire	lodge retreat		

• The Fund also owns a stake in Modular, a lodge manufacturing business.

### Portfolio

The table to the left shows details of the parks underlying the Darwin Alternatives Leisure Development Fund portfolio as at 31 December 2024.

## Oak Hill Advisors – Diversified Credit Strategies

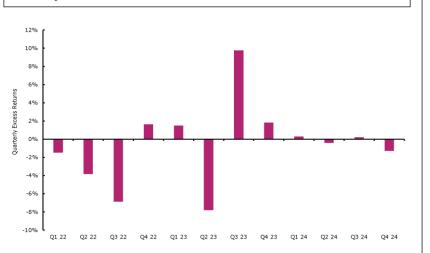
Key area	Performance Commentary
	The strategy delivered a positive return of 0.9% on a net of fees basis over the quarter to 31 December 2024, underperforming the benchmark by 1.3%. As the strategy is measured against a Sterling cash-plus benchmark, we would expect relative performance differences over shorter time horizons.
Commentary	Despite delivering gains for the year, market momentum stalled in December due to uncertainties around the outlook for monetary policy in the U.S. and the implementation of the new US administration's agenda.
	The strategy's opportunistic nature means that the fund can take on restructuring opportunities for issuers. There were no defaults over the fourth quarter of 2024 within the Diversified Credit Strategies portfolio, while seven positions representing c. 1.4% of the total portfolio were downgraded. Each position was non-investment grade.
Portfolio Sector Br	eakdown at 31 December 2024



	Last Quarter	One Year	Three Years	Five Years
	(%)	(%)	(% p.a.)	(% p.a.)
Net of fees	0.9	8.0	5.2	4.7
Benchmark / Target	2.2	9.3	7.8	6.4
Net Performance relative to Benchmark	-1.3	-1.3	-2.6	-1.7

Relative performance may not tie due to rounding

#### **Quarterly Excess Returns**

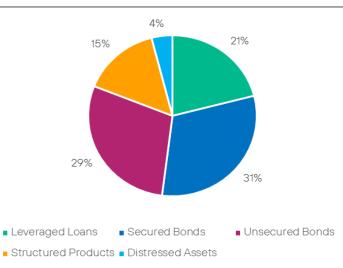


#### **Fund Overview**

Oak Hill Advisors was appointed to manage a multi asset credit mandate with the aim of outperforming the 3-month Sterling SONIA benchmark by 4% p.a. The manager has an annual management fee and performance

It should be noted, however, that the DCS Fund is denominated in US Dollars. There is no hedging in place in respect of this investment and therefore short-term returns are impacted by exchange rate fluctuations. Oak Hill Advisors highlights that the strategy has delivered 8.5% on a net of fees basis over the year to 31 December 2024 once currency fluctuations have been stripped out. Oak Hill Advisors compares the performance of the Diversified Credit Strategies Fund against a blended index of high yield credit and leveraged loans, which delivered a return of 8.6% over the year to 31 December 2024.

The chart to the bottom left shows the composition of the Diversified Credit Strategies Fund's portfolio as at 31 December 2024



# Partners Group - Direct Infrastructure

Key area	Performance Commentary	
	The Direct Infrastructure Fund's investment period ended on 30 September 2021 and the Fund will therefore make no further investments going forward, having made 22 investments.	
Activity	As at 30 September 2024, the Partners Group Direct Infrastructure Fund was in its realisation phase with an active portfolio of 13 investments having realised 9 positions to date.	
	As at 30 September 2024, the Fund has delivered a net IRR of 14.0% since inception.	

#### Investment Performance to 31 December 2024

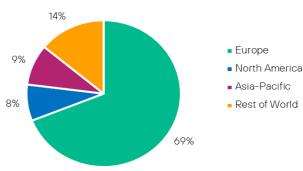
	Last Quarter	One Year	Three Years	Five Years
	(%)	(%)	(% p.a.)	(% p.a.)
Net of fees	6.8	9.9	15.2	16.3
Benchmark / Target	3.0	13.3	11.8	10.4
Net Performance relative to Benchmark	3.7	-3.3	3.4	5.9

Relative performance may not tie due to rounding

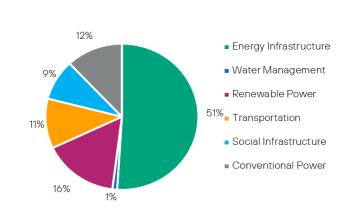
Portfolio Breakdown by Region and Sector as at 30 September 2024



Regional Allocation



### Allocation by Sector



#### **Fund Overview**

Partners Group was appointed to manage a global infrastructure mandate with the aim of outperforming the 3-month Sterling SONIA benchmark by 8% p.a. The manager has an annual management fee and performance fee.

The charts to the bottom left show the regional split of the Direct Infrastructure Fund and a breakdown of the Fund by infrastructure sector as at 30 September 2024.

### Capital Calls and Distributions

Partners Group have confirmed that the Direct Infrastructure Fund is unlikely to draw any further capital into the strategy. Remaining capital is held back for the purposes of meeting potential future currency hedging calls or follow-on capital for portfolio companies.

Over the quarter, Partners Group issued two capital distributions for €0.8m on 21 November 2024 and €1.4m on 20 December 2024 following portfolio asset sales.

# Quinbrook - Renewables Impact Fund (1)

Key area	Performance Commentary	
	The London Borough of Hammersmith & Fulham Pension Fund committed £45m to the Quinbrook Renewables Impact Fund ("QRIFI") in August 2023 and £35m to the Quinbrook Renewables Impact Fund II ("QRIFII") in November 2024.  Over the fourth quarter of 2024, Quinbrook issued one capital call	
Capital Calls and Distributions	notice in respect of QRIF I and, following quarter end, Quinbrook issued an initial equalisation drawdown request in respect of QRIF II:  • A QRIF I capital call of £2.4m for payment by 3 December 2024, drawn entirely for investments; and  • A QRIF II equalisation capital call of £6.8m for payment by 29 January 2025.	
	Resultantly, the Fund's £45m commitment to QRIF I is c. 92% drawn for investment as at 31 December 2024 and the Fund's £35m commitment to QRIF II is c.19% drawn as at 29 January 2025.	

	Last Quarter (%)	One Year (%)
Net of fees	1.8	-1.4
Benchmark / Target	1.7	5.1
Net performance relative to Benchmark	0.1	-6.5

Relative performance may not tie due to rounding

#### **Fund Overview**

Quinbrook was appointed to manage a UK renewable infrastructure mandate with the aim of outperforming the 3-month Sterling SONIA benchmark by 6% p.a. The manager has a base annual management fee and a performance fee.

The Renewables Impact Fund achieved final close on 29 September 2023 having raised £620m in commitments, exceeding the initial £500m target.

As at 30 September 2024, the Renewables Impact Fund has delivered a net IRR of 7.7% since inception.

#### Activity over the quarter to 30 September 2024

- Construction continued at Project Fortress over the recent quarter, with 92% of piles, In Q2 2024, Uskmouth received a stage two offer for an additional 119.9 MW. 75% of solar mounting structures and 52% of modules installed at quarter end. Metlen (the Project's EPC contractor) capitalised on the favourable summer weather conditions by installing the equivalent of 145 MW of modules in the quarter, leaving the Project well positioned for 20% energisation in Q4 2024, and 100% energisation in Q1 2025.
- A 6-week delay by the Transmission Owner ("TO") at the Thurso site is anticipated to delay COD to January 2025. The Manager is actively working to expedite this timeline, which remains ahead of the Pathfinder contract's longstop date.
- At Uskmouth, construction is progressing on budget with works on site involving installation of BESS and power conversion system ("PCS") foundations, which are now 79% complete.

- Combined with the series of planning amendments to vary the layout to accommodate 349.99 MW, achieved in Q12024, the project now has the required land, planning and grid to potentially offer a near-term extension to the current project.
- Habitat secured a further 13% increase in its contracted assets under management during Q3 2024 after signing 242 MW of UK BESS across three counterparties, a noteworthy success in a competitive and tough UK BESS market.
- Construction of the Thistle synchronous condenser portfolio advanced significantly during the quarter. The Rothienorman and Gretna sites are progressing according to plan, with expected Commercial Operation Dates ("COD") scheduled for December 2024 and January 2025 respectively aligning with their Pathfinder contract timelines.

# Quinbrook – Renewables Impact Fund (2)

Project Name	Fund Ownership	Investment Date	Technology	Location
Rassau	100%	Dec-20	Synchronous Condenser	UK
Thurso South	100%	Jul-21	Synchronous Condenser	Scotland
Rothienorman	100%	Jul-21	Synchronous Condenser	Scotland
Gretna	100%	Jul-22	Synchronous Condenser	Scotland
Neilston Grid Services	100%	Jul-22	Synchronous Condenser	Scotland
Reggie Development Loan	100%	Dec-20	Synchronous Condenser	UK
	<u> </u>			
Cleve Hill	100%	Oct-21	Solar and Battery Storage	UK
Uskmouth	100%	May-22	Battery Storage	Wales
Habitat	100%	Jul-21	Trading Platform	UK
Dawn	100%	Mar-22	Battery Storage	T UK
Teffont	100%	Apr-23	Battery Storage	UK

#### Portfolio

The table to the left shows a list of the investments held by the Quinbrook Renewables Impact Fund as at 30 September 2024. Data as at 31 December 2024 is not available as at the time of writing.

# abrdn - Long Lease Property

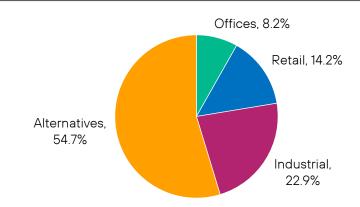
Key area	Performance Comments
Commentary	<ul> <li>The Long Lease Property Fund has delivered a positive return of 1.7% over the quarter to 31 December 2024 and outperformed its gilts-based benchmark by 4.3% with bond yields rising over the quarter. The Fund has, however, underperformed the wider property market over the quarter and longer periods. Further detail is provided overleaf.</li> <li>abrdn has realised collection rates of 100% for 2020, 2021, 2022, 2023, and 2024 rent, with the manager stating that rent collection levels are back to pre-COVID levels. None of the Long Lease Property Fund's rental income is subject to deferment arrangements.</li> </ul>
1	

#### Investment Performance to 31 December 2024

	Last Quarter	One Year	Three Years	Five Years
	(%)	(%)	(% p.a.)	(% p.a.)
Net of fees	1.7	1.0	-8.1	-2.5
Benchmark / Target	-2.6	-1.3	-6.6	-2.7
Net Performance relative to Benchmark	4.3	2.3	-1.5	0.2

Relative performance may not tie due to rounding

#### Portfolio Sector Breakdown at 31 December 2024



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Top 10 Tenants (% of net rental income) as of 31 December 2024

Tenant	% Net Income	Credit Rating
Amazon UK Services Limited	8.3	AA
Marston's plc	8.0	BB
Viapath Services LLP	7.8	А
J Sainsbury plc	7.6	BBB
Salford Villages Limited	6.7	А
Poundland	5.7	В
Park Holidays	5.7	Ground Rent (A)
Next Group plc	5.6	BBB
Lloyds Bank plc	5.2	Not available
Premier Inn Hotels Limited	4.9	BBB
Total	65.6*	

#### **Fund Overview**

abrdn was appointed to manage a long lease property mandate with the aim of outperforming the FT British Government All Stocks Index benchmark by 2.0% p.a. The manager has an annual management

abrdn acknowledges that further asset sales will be required to meet redemption requests over 2024. The manager will monitor the portfolio with a focus on selling weaker credits or those with poor ESG scores, and further reducing its office exposure where possible. The Fund completed 4 sales over the quarter to 31 December 2024, for a combined total of c. f89m

As at 31 December 2024, 2.1% of the Fund's NAV is invested in ground rents via an indirect holding in the abrdn Ground Rent Fund, with 24.3% of the Fund invested in income strip assets.

The top 10 tenants contributed c. 65.6% of the total net income of the Fund as at 31 December 2024

The unexpired lease term as at 31 December 2024 stood at 26.3 years, a decrease of 0.4 years over the fourth guarter of 2024. The proportion of income with fixed. CPI or RPI rental increases decreased by 0.7% over the fourth quarter of 2024 to 93.8% as at 31 December 2024.

# abrdn – Long Lease Property

Key area	Performance Comments	Outlook
Commentary (continued)	<ul> <li>abrdn has attributed negative absolute returns over the last three years primarily to the combination of the following factors:</li> <li>Property market and long income decline at the end of 2022 and early 2023 – starting from a position of materially low market yields over early 2022, following the September 2022 UK Mini Budget and corresponding sharp rise in yields the property market has seen a large relative re-pricing in asset valuation. The characteristically longer duration of long income assets means that the impact of increasing yields has had a greater proportional effect on long income assets than the wider property market.</li> <li>Asset sales at depressed pricing – owing to rising gilt yields following the UK Mini Budget in September 2022, abrdn received a number of redemption requests from corporate defined benefit schemes. Initially to provide liquidity to meet collateral calls relating to these schemes' leveraged liability driven investment allocations in order to maintain their hedge position, and subsequently for schemes looking to complete insurer buy-out in the shorter-term as a result of short-term significant funding level improvements. Resultantly, abrdn was a forced seller of assets during a period of property valuation decline. As a result of the lack of liquidity and poor market demand, abrdn estimates that disposals over 2022 were completing on average at c. 10% discount to NAV, and over 2023 at around 5-10% discounts. abrdn however highlights that, owing to the general recovery in the property market, most sales over 2024 have completed either broadly at NAV or slightly above.</li> <li>Sector exposure – while the wider property market has recognised a valuation recovery or stabilisation leading into 2024, this has been driven primarily by retail warehousing, multi-let industrial, private residential, and other sectors that don't lend themselves well to long income. Resultantly, the Long Lease Property Fund has had minimal to no exposure to these asset classes, and therefore</li></ul>	<ul> <li>The manager, abrdn, is confident that the Long Lease Property Fund is well positioned to take advantage of the continued recovery in the wider property market. The Fund has shown shoots of recovery over recent quarters, largely driven by income growth, and abrdn anticipates that capital value growth will be recognised going forward. From a sector perspective, the Fund has a large exposure to industrials and alternatives – two sectors which the manager anticipates are well placed to capture the market recovery.</li> <li>Transaction volumes have been low over 2024 to date, however with improving investor liquidity and looser monetary policy transaction activity is set to increase over the coming year.</li> <li>In continuing to build out the Long Lease Property Fund portfolio, abrdn is targeting quality UK real estate with long leases and strong tenant covenants, with a key focus on only purchasing assets that are deemed "best-in-class" from an ESG perspective, abrdn are also working with the Fund's current assets, collaborating with tenants to ensure that the properties are meeting all sustainability requirements (such as the installation of solar panels and electric vehicle charging stations where possible) and are in the process of delivering social initiatives across the asset base.</li> <li>The manager recognises a general lack of supply for these "best-in-class" properties in the wider market as construction costs have fed through to emerging pipelines, abrdn anticipates that this will feed through into improved pricing for the quality assets already held in the portfolio.</li> </ul>

# Alpha Real Capital – Index Linked Income

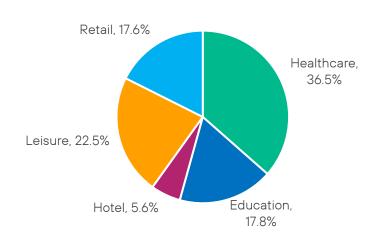
Key area	Comments
Commentary	<ul> <li>The Index Linked Income Fund has delivered a positive return of 1.0% on a net of fees basis over the quarter to 31 December 2024 and outperformed its long-dated inflation-linked gilts benchmark by 13.0% over the three-month period as a result of the negative impact of rising gilt yields at the long end of the curve on the benchmark measure. Alpha Real Capital has collected c. 100% of the Fund's Q4 2024 rental income.</li> <li>Over the quarter, the Index-Linked Income Fund completed the sale of the Middle 8 Hotel for £48.3m, at book value. The Fund also sold three individual properties within larger portfolios for a total of £1.3m for a small premium to book value. Following quarter end, in January 2025, Inspiring Learning Ltd, the tenant of the Kingswood portfolio entered administration. The portfolio consists of 5 outdoor education sites with a book value of £26.7m (1.9% NAV, 2.0% Rent). The 3 largest properties are in the process of being transferred to PGL, the market leading operator in the sector. The remaining two sites with book value £14.6m (0.5% NAV, 0.6% rent) are ceasing operations. Both sites have received interest from several alternative operators, and Alpha Real Capital is exploring an off-market sales process.</li> </ul>

#### Investment Performance to 31 December 2024

	Last Quarter (%)	One Year (%)
Net of fees	1.0	3.9
Benchmark / Target	-12.0	-18.6
Net performance relative to Benchmark	13.0	22.5

Relative performance may not tie due to rounding

#### Portfolio Sector Breakdown at 31 December 2024



### Top Ten Holdings by Value as 31 December 2024

Tenant	Value (%)	Credit Rating
Elysium Healthcare	12.7	A2
Parkdean	11.2	A2
Dobbies	10.2	A3
HC One	10.4	A2
PGL	6.8	Baa2
Away Resorts	6.2	A3
Busy Bees	4.9	A2
Grange Hotels	3.8	N/A
Booths	2.7	N/A
Dobbies (Phase 2)	2.2	A3
Total	71.1	

Alpha Real Capital was appointed to manage a ground rents mandate with the aim of outperforming the BoAML Long-Dated UK Inflation-Linked Gilts Index benchmark by 2.0% p.a. over a 5-year period. The manager has an annual management fee.

The average lease length stood at c. 143 years as at 31 December 2024, reducing by one year over the quarter following asset sales. The Index Linked Income Fund's portfolio is 100% linked to RPI (or CPI) with no fixed rent reviews in the portfolio.

The sector allocation in the Index Linked Income Fund as at 31 December 2024 is shown in the chart to the left.

The table shows details of the top ten holdings in the Fund measured by value as at 31 December 2024. The top 10 holdings in the Index Linked Income Fund accounted for c. 71% of the Fund as at 31 December 2024.

# Man Group - Affordable Housing

Investments Held

Key area	Comments		
	Capital Calls and Distributions The Fund committed £30m to Man Group in February 2021.  Man Group issued one capital call during the fourth quarter of 2024 for £1.0m for payment by 25 October.  As such, as at 31 December 2024, the Fund's total commitment is c. 87% drawn for investment.		
Commentary	Activity     Having completed the strategy's eleventh investment, Man Group has confirmed that no further investments will be added to the Community Housing Fund portfolio.		
	As at 30 September 2024, the Fund has contracted 1,295 homes and delivered 319 homes.		
	An update on the Fund's investments in Grantham, Wellingborough and Saltdean can be found in the Private Appendix to this report.		

Investments Held				
Investment	Number of Homes	Affordable Homes (%)	Gross Cost (£m)	Capital Invested (£m)
Atelier, Lewes	41	95	13	13
Alconbury, Cambridgeshire	95	100	22	22
Grantham, Lincolnshire	227	82	46	31
Campbell Wharf, Milton Keynes	79	100	22	21
Towergate, Milton Keynes	55	100	18	17
Coombe Farm, Saltdean	71	83	28	22
Chilmington, Ashford	225	85	71	61
Tattenhoe, Milton Keynes	34	100	6	5
Glenvale Park, Wellingborough	146	100	35	13
Old Malling Farm, Lewes	226	100	83	31
Stanhope Gardens, Aldershot	96	100	39	24
Total	1,295	93	383	259

Man Group was appointed to manage an affordable housing mandate following the manager selection exercise in February 2021. The manager has an annual management fee.

The table to the left shows a list of the projects currently undertaken by the Man Group Community Housing Fund as at 30 September 2024.

As at 30 September 2024, the Man Group Community Housing Fund has a weighted average expected levered IRR of 8.8%.

# **Appendices**

A1: Fund and Manager Benchmarks

A2: Yield Analysis

A3: Explanation of Market Background

A4: Allspring – ESG Metrics

A5: Disclaimers

# Fund and Manager Benchmarks

Manager	Asset Class	Allocation	Benchmark	Inception Date
LCIV	Global Equity Quality	13.0%	MSCI AC World Index	30/09/20
LGIM	Low Carbon Target		MSCI World Low Carbon Target Index	18/12/18
Ruffer	Dynamic Asset Allocation	10.0%	3 Month Sterling SONIA +4% p.a.	31/07/08
LCIV	Short Duration Buy & Maintain Credit	2.5%	iBoxx £ Collateralized & Corporates 0-5	06/12/2023
LCIV	Long Duration Buy & Maintain Credit	2.5%	iBoxx £ Collateralized & Corporates 10+	06/12/2023
Allspring	Climate Transition Global Buy & Maintain	10.0%	ICE BofA Sterling Corp Bond	07/11/2023
Partners Group	Multi Asset Credit	0.0%	3 Month Sterling SONIA +4% p.a.	28/01/15
Oak Hill Advisors	Multi Asset Credit	5.0%	3 Month Sterling SONIA +4% p.a.	01/05/15
abrdn	Multi Sector Private Credit	4.0%	3 Month Sterling SONIA / ICE ML Sterling BBB Corporate Bond Index	08/04/2020
Partners Group	s Group Infrastructure Fund		3 Month Sterling SONIA +8% p.a.	31/08/15
Quinbrook	uinbrook Renewables Impact Fund		3 Month Sterling SONIA +6% p.a.	24/08/23
Darwin Alternatives	vin Alternatives Leisure Development Fund		3 Month Sterling SONIA +6% p.a.	01/01/22
abrdn	Long Lease Property		FT British Government All Stocks Index +2.0%	09/04/15
Alpha Real Capital	Ground Rents	7.5%	BoAML >5 Year UK Inflation-Linked Gilt Index +2.0%	17/05/21
Man Group	Affordable / Supported Housing	2.5%	3 Month Sterling SONIA +4% p.a. (Target)	02/06/21
	Total	100.0%		

# **Yield Analysis**

Manager	Asset Class	Yield as at end December 2024
LCIV Global Sustain	Global Equity	1.28%
LGIM MSCI Low Carbon	Global Equity	1.75%
LCIV Absolute Return	Dynamic Asset Allocation	1.28%
Allspring Climate Transition B&M	Dynamic Asset Allocation	4.84%
LCIV Short B&M	Dynamic Asset Allocation	3.99%
LCIV Long B&M	Dynamic Asset Allocation	5.32%
Partners Group MAC	Secure Income	5.10%
abrdn MSPC Fund	Secure Income	6.41%
Oak Hill Advisors	Secure Income	7.10%
Standard Life Long Lease Property	Inflation Protection	4.91%
Alpha Real Capital	Inflation Protection	4.02%*
	Total	2.60%

<sup>\*</sup>As at 30 September 2024.

## **Explanation of Market Background**

This glossary explains the components of the Market Background charts at the beginning of this report.

All returns are in Sterling terms, unhedged, unless otherwise stated. Where "hedged" returns are quoted, these are local currency returns (i.e. any costs and imprecisions in hedging are assumed to be negligible).

#### Market Background Overview

- Returns by Asset Class The market indices underlying this chart are as follows:
- UK Equity: FTSE All-Share
- Global Equity: FTSE World (Unhedged and Hedged)
- · Emerging Market Equity: MSCI Emerging Markets
- Diversified Growth Funds: mean of a sample of DGF managers
- Property: IPD Monthly UK
- Global High Yield: BoAML Global High Yield (GBP Hedged)
- UK Inv. Grade Credit: BoAML Sterling Non-Gilt
- Over 15 Years Gilts: FTSE Over 15 Year Gilt
- Over 5 Years Index-Linked Gilts: FTSE Over 5 Year Index-Linked Gilt
- Example Liabilities: a simplified calculation illustrating how a typical pension scheme's past-service liabilities may have moved

#### Market Background - Yields

- Yields Yields shown are annual yields (i.e. they have been converted from the "continuously compounded" basis quoted by the Bank of England).
- Example Liabilities This illustrates how a typical scheme's past-service liabilities may have moved.
- It is based on a simplified calculation assuming a scheme with duration 20 years and liabilities split 70% inflation-linked and 30% fixed.
- Liability movement is calculated using yield changes and unwinding (short-term interest rate with no premium) only, with no accrual, outgo, or inflation experience.
- A rise in yields equates to a fall in the calculated value of the liabilities (due to the higher discount rate at which the future cashflows are valued); conversely, a fall in yields means a rise in liabilities.

# Allspring – ESG Metrics (1)

Data Source	Metric	Scoring	Description
MSCI	MSCI ESG	Scores range from 10 (best) to 0	MSCI measures and analyses companies' risk and opportunities arising from environmental, social and
	Scores	(worst)	governance issues. By assessing indicators typically not identified by traditional securities analysis, ESG Ratings
			uncover hidden risks and value potential for investors. Ratings range from AAA (best) to CCC (worst). Scores
			range from 10 (best) to 0 (worst).
Sustainalytics	ESG Risk	ESG Risk assessment ranging from	ESG Risk assessment consisting of Negligible (best), Low, Medium, High, and Severe (worst).
	Score	Negligible (best) to Severe (worst)	
Trucost	Carbon	GHG emissions over which the	Greenhouse gases emitted by the direct operations of and suppliers to a company (scope 1, 2, and upstream
	Intensity-	company has control, or derive	scope 3) divided by revenue.
	Direct+First	from direct suppliers, divided by	
	Tier Indirect	revenue	
	(tonnes		
	CO2e/\$MM)		
Trucost	Carbon-	GHG emissions over which the	Greenhouse gases emitted by the direct operations of and suppliers to a company (scope 1, 2, and upstream
	Direct+First	company has control (Direct + First	scope 3).
	Tier Indirect	Tier indirect)	
	(tonnes CO2e)		
Trucost	Carbon-Scope	GHG emissions from operations	Greenhouse gas emissions generated from burning fossil fuels and production processes which are owned or
	1 (tonnes	that are owned or controlled by the	controlled by the company (reference: GHG Protocol).
	CO2e)	company	
Trucost	Carbon-Scope	GHG emissions from consumption	Greenhouse gas emissions from consumption of purchased electricity, heat or steam by the company
	2 (tonnes	of purchased electricity, heat or	(reference: GHG Protocol).
	CO2e)	steam by the company	
Trucost	Carbon-Scope	Other indirect GHG emissions not	Other upstream indirect greenhouse gas emissions, such as from the extraction and production of purchased
	3 (tonnes	covered in Scope 2	materials and fuels, transport-related activities in vehicles not owned or controlled by the reporting entity,
	CO2e)		electricity-related activities (e.g. T&D losses) not covered in Scope 2, outsourced activities, waste disposal, etc.
			(in line with GHG Protocol standards) (reference: GHG Protocol).

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# Allspring – ESG Metrics (2)

Data Source	Metric	Scoring	Description
Trucost	Reserves CO2	GHG emissions embedded in coal	GHG emissions embedded in coal reserves in tonnes CO2.
	emissions from	reserves in tonnes CO2	
	Coal (tonnes)		
Trucost	Reserves CO2	GHG emissions embedded in gas	GHG emissions embedded in gas reserves in tonnes CO2.
	emissions from	reserves in tonnes CO2	
	Gas (tonnes)		
Trucost	Reserves CO2	GHG emissions embedded in oil	GHG emissions embedded in oil reserves in tonnes CO2.
	emissions from	reserves in tonnes CO2	
	Oil (tonnes)		
Trucost	tCO2e	tCO2e (under)/over 2°C carbon	This indicates the difference between a company's projected emissions pathway and the required pathway to
	(under)/over	budget base year-horizon year	reach 2°C alignment over the time horizon assessed, measured in tonnes of carbon dioxide equivalent. A
	2°C carbon		negative value indicates a company's transition pathway is aligned with a 2°C outcome, while a positive value
	budget base		indicates a company's transition pathway is misaligned with a 2°C outcome.
	year-horizon		
	year		

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### Contacts

### **Emily McGuire**

Partner +44 (0)207 046 9997 Emily.McGuire@isio.com

### **Andrew Singh**

Associate Director +44 (0)131 202 3916 Andrew.Singh@isio.com

### Jonny Moore

Manager +44 (0)131 222 2469 Jonny.Moore@isio.com

### **Alexander Antonov**

Assistant Manager +44 (0)141 260 9701 Alexander.Antonov@isio.com

### Jeconia Hogan

Graduate Trainee +44 (0)131 202 3911 Jeconia.Hogan@isio.com