

County Buildings, Stafford
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Please ask for Mike Bradbury
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Pensions Panel

Tuesday, 6 March 2018

9.30 am

Ivanovo Room - County Buildings

John Tradewell
Director of Strategy, Governance and Change
26 February 2018

A G E N D A

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of meeting held on 5 December 2017** (Pages 1 - 4)
4. **Pension Fund Performance and Portfolio of Investments as at 31 December 2017** (Pages 5 - 26)
Report of the Director of Finance and Resources
5. **Approved Investment Strategy for Pension Fund Cash 2017/18** (Pages 27 - 34)
Report of the Director of Finance and Resources
6. **Dates of Future Meetings**
5 June 2018
24 July 2018 (Managers' Day)
4 September 2018
4 December 2018
5 March 2019

All meetings are scheduled to start at 9.30am at County Buildings, Stafford

7. **Exclusion of the Public**

The Chairman to move:-

'That the public be excluded from the meeting for the following items of business which involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) indicated below'.

PART TWO

(All reports in this section are on pink paper)

8. **Exempt Minutes of the Meeting held on 5 December 2017** (Pages 35 - 44)
(exemption paragraph 3)
9. **Pension Fund Performance and Manager Monitoring for the quarter ended 31 December 2017** (Pages 45 - 60)
(Exemption paragraph 3)
(Report of Portfolio Evaluation for the quarter ended 31 December 2017 enclosed for information)
10. **Pooling of LGPS Investments**
(Exemption paragraph 3)

Oral update by the Director of Finance and Resources
11. **Strategic Benchmark Review and Monitoring**
(Exemption paragraph 3)
 - a) Economic and Market Update (Pages 61 - 86)

Presentation by Hymans Robertson
 - b) Review of Position as at 31 December 2017 (Pages 87 - 100)

Report of the Director of Finance and Resources
12. **Responsible Investments (RI) Quarter 4 2017** (Pages 101 - 120)
(Exemption paragraph 3)

Report of the Director of Finance and Resources
13. **Property** (Pages 121 - 148)
(Exemption paragraph 3)

Property Investment Strategy for the year commencing 1 April 2018

Presentation by Colliers Capital

(Report of Colliers Capital for the year commencing 1 April 2018 enclosed for information)

14. **Managers' Presentations**
(Exemption paragraph 3)

(Pages 149 - 184)

Hearthstone Investment Management Ltd
(Property - Private Rental Sector)

Membership

Philip Atkins, OBE (Chairman)	Mike Sutherland
Derek Davis, OBE	Stephen Sweeney
Carolan Dobson	David Thomas
Graeme Johnston	

Note for Members of the Press and Public

Filming of Meetings

The Open (public) section of this meeting may be filmed for live or later broadcasting or other use, and, if you are at the meeting, you may be filmed, and are deemed to have agreed to being filmed and to the use of the recording for broadcast and/or other purposes.

Recording by Press and Public

Recording (including by the use of social media) by the Press and Public is permitted from the public seating area provided it does not, in the opinion of the chairman, disrupt the meeting.

Minutes of the Pensions Panel Meeting held on 5 December 2017

Present:

<p style="text-align: center;">Attendance</p> <p>Philip Atkins, OBE (Chairman) Stephen Sweeney Mike Sutherland</p>

Also in attendance: Carolan Dobson (Independent Adviser), Ian Jenkinson (Observer), Graeme Johnston (Hymans Robertson), Geoff Locke (Observer) and David Thomas (Independent Adviser).

Apologies: Derek Davis, OBE

PART ONE

80. **Declarations of Interest**

There were no Declarations of Interest on this occasion.

81. **Minutes of meeting held on 5 September 2017**

RESOLVED – That the minutes of the Meeting of the Pensions Panel held on 5 September 2017 be confirmed and signed by the Chairman.

82. **Pension Fund Performance and Portfolio of Investments as at 30 September 2017**

The Director of Finance and Resources submitted a summary of the performance of the Pension Fund, together with a portfolio of the Fund's investments, as at 30 September 2017.

The Panel were informed that the Fund had a market value of £4.8 billion as at 30 September 2017; the highest reported to date. Over the quarter the Fund returned 1.7%, slightly outperforming its strategic benchmark by 0.1%. The best performing asset classes relative to their benchmarks were UK Equities and the Alternatives pool. Allocations to low returning Corporate Bonds and Cash were marginal detractors from performance.

The Fund had outperformed its strategic benchmark in the year to date and 3 and 5 year time periods. Annualised returns over both 3 and 5 years were in excess of 11% per annum, well above the investment return assumptions used by the Actuary as part of the triennial valuation.

RESOLVED – That the Pension Fund Investment performance and the portfolio of investments for the quarter ended 30 September 2017 be noted.

83. **Dates of Future Meetings**

- 6 March 2018

Provisional Dates for 2018/19

- 5 June 2018
- 24 July 2018 (Managers Day)
- 4 September 2018
- 4 December 2018
- 5 March 2019

All meetings are scheduled to start at 9.30am at County Buildings, Stafford.

84. Exclusion of the Public

RESOLVED - That the public be excluded from the meeting for the following items of business which involve the likely disclosure of exempt information as defined in the paragraph of Part One of Schedule 12A of the Local Government Act 1972 (as amended) indicated below.

PART TWO

The Panel then proceeded to consider reports on the following issues:

85. Exempt Minutes of the Meeting held on 5 September 2017

(Exemption paragraph 3)

86. Pension Fund Performance and Manager Monitoring for the quarter ended 30 September 2017

(Exemption paragraph 3)

87. Pooling of LGPS Investments

(Exemption paragraph 3)

88. Strategic Benchmark Review and Monitoring

(Exemption paragraph 3)

a) Economic and Market Update

b) Review of Position as at 30 September 2017

89. Responsible Investment (RI) Quarter 3 2017

(Exemption paragraph 3)

90. Managers' Presentations

(Exemption paragraph 3)

Standard Life Investments (UK Active Equity Portfolio)

Chairman

Local Members Interest	

PENSIONS PANEL – 6 MARCH 2018

Report of the Director of Finance and Resources

PENSION FUND INVESTMENT PERFORMANCE 2017/18

1. Purpose of Report

1.1 To provide, for information;

- i) a summary of performance of the Staffordshire Pension Fund as at 31 December 2017; and
- ii) a portfolio of the Pension Fund's investments as at 31 December 2017.

2. Performance Summary

2.1 Period

	<u>Fund</u> %	<u>Benchmark</u> %	<u>Relative Performance</u> %
June 2017 Quarter	0.5	0.6	-0.1
September 2017 Quarter	1.7	1.6	0.1
December 2017 Quarter	3.8	4.0	-0.2
Year to Date	6.2	6.3	-0.1

2.2 Global equity markets accelerated higher in the final quarter of 2017, with many indices hitting all time highs. Japan in particular had a good quarter (rising 8.7%) helped by their Prime Minister winning a snap election by a landslide. The MSCI World rose a further 5.3% over Q4, taking the 2017 total to an impressive 18.5%.

2.3 UK stocks had a strong end to the year, driven by mining, oil and gas equities, with the FTSE 100 finishing 2017 at its highest ever level. UK commercial property also had a strong quarter with robust occupational demand and strengthening capital values driven by demand from overseas buyers. In November 2017 the Bank of England raised interest rates for the first time since 2007, this was on fears that inflation would continue to overshoot its target and this in turn caused the pound to strengthen.

2.4 In the US, the S&P 500 rose to a record high as investors were encouraged by reforms to the US tax code that included a significant cut to the rate of corporation tax. The Federal Reserve again raised interest rates over the quarter which caused the dollar to stabilise after falling for most of the year.

- 2.5 Emerging Markets continued to perform well, helped by global growth and a more stable US Dollar, they outperformed developed markets during the quarter.
- 2.6 In Europe, the economic signs were encouraging; unemployment fell over the quarter and annual GDP growth was 2.6%, the highest growth rate since 2011. As a result the European Central Bank reduced the pace of its economic stimulus programme. Despite the improving economic picture there was political uncertainty during the quarter, with the Catalan region of Spain attempting to declare independence and the break down of talks in Germany over the formation of a coalition government.

3. **Fund Value**

- 3.1 The Fund had a market value of £4.9 billion as at 31 December 2017; the highest reported to date. (N.B. Since the quarter end there has been a fall in global markets, which will have impacted the market value of the Fund.)
- 3.2 Over the quarter the Fund returned 3.8%, slightly underperforming its strategic benchmark by -0.2%. The best performing asset classes relative to their benchmarks were Bonds and the Alternatives portfolios. Underperformances in Property and Emerging Markets detracted from performance against the benchmark, although absolute returns were all positive.
- 3.3 Despite the marginal underperformance this quarter, the Fund has outperformed its strategic benchmark in the 1, 3 and 5 year time periods. Annualised returns over both 3 and 5 years are in excess of 11% per annum, well above the investment return assumptions used by the Actuary as part of the triennial valuation.

4. **Portfolio of Investments as at 31 December 2017**

- 4.1 A copy of the Staffordshire Pension Fund's portfolio of investments as at 31 December 2017 is attached.

Andrew Burns
Director of Finance and Resources

Contact : Melanie Stokes
Telephone No. (01785) 276330

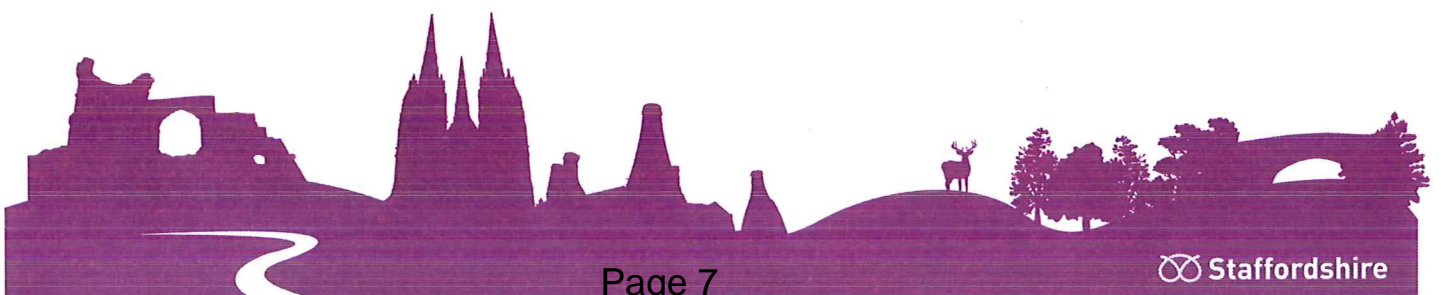
Background Documents:
Portfolio Evaluation Performance Measurement Data



Staffordshire
Pension Fund
Local Government Pension Scheme

Investment Portfolio

31 December 2017



STAFFORDSHIRE PENSION FUND

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STAFFORDSHIRE PENSION FUND
PORTFOLIO ANALYSIS AS AT 31 DECEMBER 2017

		<u>PREVIOUS QUARTER</u> <u>MARKET VALUE</u> £	<u>CURRENT QUARTER</u> <u>BOOK COST</u> £	<u>CURRENT QUARTER</u> <u>MARKET VALUE</u> £
UK	Equities	304,549,800.29	262,212,047.18	319,949,369.80
	Cash	6,427,370.21	4,572,418.99	4,572,418.99
GLOBAL	Equities	618,361,932.29	490,503,156.43	651,371,016.21
	Cash	14,994,221.38	12,422,629.67	12,422,629.67
BONDS	Global Corporate Bonds	365,975,004.27	383,212,977.29	374,199,554.05
	Passive UK Index Linked Gilts	279,350,947.31	182,768,964.69	290,202,370.62
	Cash	9,997,475.95	9,282,101.44	9,282,101.44
PASSIVE GLOBAL	Equities	2,021,843,744.59	1,608,174,458.21	2,122,418,348.65
EMERGING MARKETS		197,413,032.41	112,094,959.00	208,243,888.52
HEDGE FUNDS		86,025,962.39	70,240,579.00	86,589,448.38
PROPERTY		379,026,000.00	338,560,858.11	381,518,774.54
PRIVATE EQUITY		146,974,117.97	59,479,497.65	143,998,424.52
PRIVATE DEBT		117,189,479.51	127,240,936.26	127,240,936.26
CASH	Central Cash Fund	198,358,282.13	192,678,766.48	192,678,766.48
	Private Equity	5,831,971.65	7,081,097.40	7,081,097.40
	Private Debt	977.88	1,228.58	1,228.58
TRANSITION	Equities	0.59	0.58	0.58
	Cash	374,058.52	1,031.00	1,031.00
TOTAL INVESTMENTS		<u>4,516,710,999.50</u>	<u>3,634,488,434.40</u>	<u>4,705,732,132.13</u>
TOTAL CASH		<u>235,983,379.84</u>	<u>226,039,273.56</u>	<u>226,039,273.56</u>
TOTAL		<u><u>4,752,694,379.34</u></u>	<u><u>3,860,527,707.96</u></u>	<u><u>4,931,771,405.69</u></u>

STAFFORDSHIRE PENSION FUND

PORTFOLIO VALUATION

Fund - Standard Life (UK Equity)	Currency - Sterling			Report Date -		31-12-17
	Holding	Cost £	Average Cost £	Market Price £	Market Value £	Unrealised Gain/Loss £
UK EQUITIES & CONVERTIBLES						
Aerospace & Defense						
BAE SYSTEMS ORD GBP0.025	727,769	<u>3,921,204.48</u>	5.39	5.73	<u>4,170,116.37</u>	<u>248,911.89</u>
Automobiles & Parts						
GKN ORD GBP0.10	527,000	<u>1,134,726.96</u>	2.15	3.19	<u>1,683,238.00</u>	<u>548,511.04</u>
Banks						
BARCLAYS PLC ORD GBP0.25	2,319,768	4,793,727.79	2.07	2.03	4,711,448.81	(82,278.98)
HSBC HLDGS ORD USD0.50(UK REG)	902,386	5,514,133.27	6.11	7.67	6,920,398.23	1,406,264.96
LLOYDS BANKING GP ORD GBP0.1	2,583,433	1,613,589.37	0.62	0.68	1,758,284.50	144,695.13
STANDARD CHARTERED PLC SHS	891,983	5,589,982.95	6.27	7.80	6,958,359.38	1,368,376.43
VIRGIN MONEY HLDGS (UK) PLC ORD GBP0.0001 WI	587,859	1,765,688.04	3.00	2.84	1,670,695.28	(94,992.76)
		<u>19,277,121.42</u>			<u>22,019,186.20</u>	<u>2,742,064.78</u>
Beverages						
DIAGEO ORD PLC	65,051	<u>1,456,113.52</u>	22.38	27.25	<u>1,772,639.75</u>	<u>316,526.23</u>
Chemicals						
JOHNSON MATTHEY	185,960	5,295,999.68	28.48	30.75	5,718,270.00	422,270.32
SYNTHOMER PLC ORD GBP0.10	742,955	2,715,732.15	3.66	4.91	3,650,880.87	935,148.72
		<u>8,011,731.83</u>			<u>9,369,150.87</u>	<u>1,357,419.04</u>
Construction & Materials						
CRH PLC EQUITY	178,498	5,074,465.30	28.43	26.57	4,742,691.86	(331,773.44)
KIER GROUP ORD GBP0.01	145,046	1,695,790.87	11.69	10.88	1,578,100.48	(117,690.39)
POLYPIPE GROUP PLC ORD GBP0.001	738,378	1,868,563.83	2.53	3.93	2,903,302.30	1,034,738.47
		<u>8,638,820.00</u>			<u>9,224,094.64</u>	<u>585,274.64</u>
Financial Services						
ASHMORE GROUP ORD GBP0.0001	340,904	1,263,524.59	3.71	4.05	1,381,002.10	117,477.51
CLOSE BROS GROUP ORD GBP0.25	132,326	1,191,019.45	9.00	14.48	1,916,080.48	725,061.03
JOHN LAING GROUP P ORD GBP0.10	743,640	1,707,854.15	2.30	2.94	2,186,301.60	478,447.45
		<u>4,162,398.19</u>			<u>5,483,384.18</u>	<u>1,320,985.99</u>
Fixed Line Telecommunications						
BT GROUP ORD GBP0.05	755,564	1,980,043.03	2.62	2.72	2,052,867.39	72,824.36
TELECOM PLUS ORD GBP0.05	157,234	2,169,597.75	13.80	12.01	1,888,380.34	(281,217.41)
		<u>4,149,640.78</u>			<u>3,941,247.73</u>	<u>(208,393.05)</u>
Gas, Water & Multiutilities						
CENTRICA ORD GBP0.061728395	598,901	1,417,499.40	2.37	1.37	822,291.07	(595,208.33)
NATIONAL GRID ORD GBP0.12431289	513,891	4,866,143.76	9.47	8.75	4,497,060.14	(369,083.62)
PENNON GROUP ORD GBP0.407	250,525	1,990,915.01	7.95	7.83	1,961,610.75	(29,304.26)
SEVERN TRENT ORD GBP0.9789	148,552	3,193,697.97	21.50	21.62	3,211,694.24	17,996.27
		<u>11,468,256.14</u>			<u>10,492,656.20</u>	<u>(975,599.94)</u>
General Industrials						
RPC GROUP ORD GBP0.05	353,373	2,527,437.96	7.15	8.82	3,114,983.00	587,545.04
SMITH(DS) ORD GBP0.10	857,183	1,660,098.95	1.94	5.18	4,435,922.03	2,775,823.08
VESUVIUS PLC ORD GBP0.10	46,792	262,952.25	5.62	5.64	273,265.28	10,313.03
		<u>4,450,489.16</u>			<u>7,824,170.31</u>	<u>3,373,681.15</u>
General Retailers						
DIXONS CARPHONE PLC ORD GBP0.001	1,453,587	4,372,909.73	3.01	1.99	2,892,638.13	(1,480,271.60)
DUNELM GROUP LTD W/I	168,730	1,135,986.86	6.73	6.93	1,168,455.25	32,468.39
INCHCAPE ORD GBP0.10	598,734	3,580,164.58	5.98	7.83	4,685,093.55	1,104,928.97
JD SPORTS FASHION ORD GBP0.0025	434,751	1,482,548.78	3.41	3.36	1,461,632.86	(20,915.92)
		<u>10,571,609.95</u>			<u>10,207,819.79</u>	<u>(363,790.16)</u>
Health Care Equipment & Services						
NMC HEALTH PLC ORD GBP0.10	170,430	<u>2,230,840.94</u>	13.09	28.85	<u>4,916,905.50</u>	<u>2,686,064.56</u>
Household Goods & Home Construction						
BARRATT DEVELOPMENTS ORD GBP0.10	290,311	1,282,385.76	4.42	6.48	1,879,763.73	597,377.97
BELLWAY GBP0.125	43,267	783,935.52	18.12	35.63	1,541,603.21	757,667.69
COUNTRYSIDE PROPER ORD GBP0.01	699,405	1,745,841.41	2.50	3.53	2,468,899.65	723,058.24
CREST NICHOLSON H ORD GBP0.05	314,437	1,223,249.29	3.89	5.45	1,713,681.65	490,432.36
MCCARTHY & STONE P ORD GBP0.08	646,665	1,151,566.99	1.78	1.58	1,020,437.37	(131,129.62)
RECKITT BENCK GRP ORD GBP0.10	104,180	6,740,271.46	64.70	69.19	7,208,214.20	467,942.74
REDROW ORD GBP0.10	244,290	1,026,265.19	4.20	6.55	1,598,878.05	572,612.86
		<u>13,953,515.62</u>			<u>17,431,477.86</u>	<u>3,477,962.24</u>

STAFFORDSHIRE PENSION FUND

PORTFOLIO VALUATION

<u>Fund - Standard Life (UK Equity)</u>	<u>Currency - Sterling</u>			<u>Report Date -</u>		<u>31-12-17</u>
<u>Holding</u>	<u>Cost</u>	<u>Average</u>	<u>Market</u>	<u>Market</u>	<u>Unrealised</u>	
	<u>£</u>	<u>Cost</u>	<u>Price</u>	<u>Value</u>	<u>Gain/Loss</u>	
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Industrial Engineering						
BODYCOTE PLC ORD GBP0.1727272	366,386	<u>1,787,375.84</u>	4.88	9.13	<u>3,345,104.18</u>	<u>1,557,728.34</u>
Life Insurance						
AVIVA ORD GBP0.25	1,372,372	5,621,551.65	4.10	5.07	6,951,064.18	1,329,512.53
JUST GROUP PLC ORD GBP0.10	1,448,950	1,727,925.94	1.19	1.70	2,469,010.80	741,084.86
PHOENIX GROUP HOLD EUR0.0001 (DI)	593,592	4,398,109.64	7.41	7.82	4,641,889.44	243,779.80
PRUDENTIAL GBP0.05	761,626	7,781,190.83	10.22	19.06	14,512,783.43	6,731,592.60
		<u>19,528,778.06</u>			<u>28,574,747.85</u>	<u>9,045,969.79</u>
Media						
ENTERTAINMENT ONE ORD NPV	792,119	1,917,271.60	2.42	3.26	2,578,347.35	661,075.75
RELX PLC	362,159	4,174,618.62	11.53	17.39	6,297,945.01	2,123,326.39
RIGHTMOVE ORD GBP0.01	92,545	3,725,707.06	40.26	45.00	4,164,525.00	438,817.94
WPP PLC ORD GBP0.10	94,907	1,556,436.06	16.40	13.41	1,272,702.87	(283,733.19)
		<u>11,374,033.34</u>			<u>14,313,520.23</u>	<u>2,939,486.89</u>
Mining						
ANGLO AMERICAN USD0.54945	334,623	5,353,449.48	16.00	15.50	5,184,983.39	(168,466.09)
BHP BILLITON PLC USD0.50	228,654	3,492,312.68	15.27	15.23	3,481,257.15	(11,055.53)
GLENCORE PLC ORD USD0.01	1,999,382	4,025,063.09	2.01	3.90	7,797,589.80	3,772,526.71
PETRA DIAMONDS ORD GBP0.10 (DI)	1,717,875	1,542,260.08	0.90	0.78	1,339,942.50	(202,317.58)
RIO TINTO ORD GBP0.10	296,973	7,801,214.63	26.27	39.42	11,706,675.66	3,905,461.03
		<u>22,214,299.96</u>			<u>29,510,448.50</u>	<u>7,296,148.54</u>
Mobile Telecommunications						
VODAFONE GROUP ORD USD0.2095238	4,396,356	<u>8,678,861.27</u>	1.97	2.35	<u>10,331,436.60</u>	<u>1,652,575.33</u>
Nonlife Insurance						
DIRECT LINE INSURANCE PLC ORD GBP	812,502	2,312,650.23	2.85	3.82	3,101,320.13	788,669.90
HASTINGS GROUP HLD ORD GBP0.02	211,082	684,066.60	3.15	3.20	675,462.40	11,393.80
		<u>2,976,718.83</u>			<u>3,776,782.53</u>	<u>800,063.70</u>
Oil & Gas Producers						
BP ORD USD0.25	1,683,822	7,821,165.08	4.64	5.23	8,801,337.59	980,172.51
CAIRN ENERGY PLC ORD GBP0.0136686	498,569	999,605.56	2.00	2.14	1,065,940.52	66,334.96
ROYAL DUTCH SHELL 'B' ORD EUR0.07	187,498	2,685,098.28	14.32	25.09	4,703,387.33	2,018,289.05
TULLOW OIL ORD GBP0.10	1,161,934	2,037,733.64	1.75	2.07	2,400,555.64	362,822.00
		<u>13,543,602.56</u>			<u>16,971,221.08</u>	<u>3,427,618.52</u>
Oil Equipment, Services & Distribution						
PETROFAC ORD USD0.02	189,488	<u>2,070,703.95</u>	10.93	5.10	<u>966,388.80</u>	<u>(1,104,315.15)</u>
Personal Goods						
UNILEVER PLC ORD GBP0.031111	112,436	<u>2,573,986.02</u>	22.89	41.26	<u>4,638,547.18</u>	<u>2,064,561.16</u>
Pharmaceuticals & Biotechnology						
ASTRAZENECA ORD USD0.25	103,532	3,906,135.80	37.73	51.21	5,301,873.72	1,395,737.92
BTG ORD GBP0.10	584,802	3,012,764.43	5.33	7.63	4,306,615.25	1,293,850.82
GLAXOSMITHKLINE ORD GBP0.25	175,069	2,355,992.33	13.46	13.23	2,315,287.53	(40,704.80)
SHIRE PLC ORD GBP0.05	309,895	12,401,945.59	40.02	39.00	12,085,905.00	(316,040.59)
		<u>21,676,838.15</u>			<u>24,009,681.50</u>	<u>2,332,843.35</u>
Software & Computer Services						
SAGE GROUP GBP0.01051948	825,651	<u>4,603,570.57</u>	5.58	7.98	<u>6,588,694.98</u>	<u>1,985,124.41</u>
Support Services						
AA PLC ORD GBP0.001	825,665	2,494,782.59	3.02	1.70	1,403,630.50	(1,091,152.09)
AGGREKO ORD GBP0.048329113924	403,054	3,613,577.17	8.97	7.99	3,220,401.46	(393,175.71)
ASHTAD GROUP ORD GBP0.10	322,846	3,323,405.96	10.29	19.92	6,431,092.32	3,107,686.36
BABCOCK INTL GROUP ORD GBP0.60	871,774	7,707,957.30	8.84	7.06	6,150,365.57	(1,557,591.73)
FERGUSON PLC ORD GBP0.108030303	52,917	2,452,193.16	46.34	53.30	2,820,476.10	368,282.94
HOWDEN JOINERY GR ORD GBP0.10	245,097	484,184.67	1.98	4.67	1,144,112.80	659,928.13
IWG PLC ORD GBP0.01	752,658	2,039,657.31	2.71	2.57	1,937,341.69	(102,315.62)
WOOD GROUP (JOHN) ORD GBP0.0428571	395,683	2,602,298.79	6.58	6.50	2,571,939.50	(30,359.29)
		<u>24,718,056.95</u>			<u>25,679,359.94</u>	<u>961,302.99</u>
Tobacco						
BRITISH AMERICAN TOBACCO ORD GBP0.25	193,262	8,029,543.26	41.55	50.18	9,697,887.16	1,668,343.90
IMPERIAL BRANDS PLC GBP0.10	203,688	5,545,822.42	27.23	31.66	6,448,762.08	902,939.66
		<u>13,575,365.68</u>			<u>16,146,649.24</u>	<u>2,571,283.56</u>

STAFFORDSHIRE PENSION FUND

PORTFOLIO VALUATION

Fund - Standard Life (UK Equity)

Currency - Sterling

Report Date -

31-12-17

	<u>Cost</u>	<u>Average</u>	<u>Market</u>	<u>Market</u>	<u>Unrealised</u>	
<u>Cost</u>	<u>Cost</u>	<u>Price</u>	<u>Value</u>	<u>Gain/Loss</u>		
£	£	£	£	£	£	
<u>Cost</u>	<u>Average</u>	<u>Market</u>	<u>Market</u>	<u>Unrealised</u>		
£	£	£	£	£	£	
Travel & Leisure						
888 HOLDINGS ORD GBP0.005	610,000	1,486,723.55	2.44	2.82	1,718,370.00	231,646.45
CARNIVAL PLC ORD USD1.66	19,117	694,340.50	36.32	48.92	935,203.64	240,863.14
CINEWORLD GROUP ORD GBP0.01	96,882	542,448.72	5.60	6.01	582,260.82	39,812.10
EI GROUP PLC ORD GBP0.025	684,643	768,387.49	1.12	1.41	967,058.24	198,670.75
GO-AHEAD GROUP ORD GBP0.10	121,331	2,036,953.39	16.79	14.89	1,806,618.59	(230,334.80)
GVC HLDGS PLC ORD EUR0.01	617,475	3,639,416.17	5.89	9.25	5,711,643.75	2,072,227.58
LADBROKES CORAL GR ORD GBP0.28333	1,926,620	2,844,333.13	1.48	1.82	3,504,521.78	660,188.65
MITCHELLS & BUTLERS ORD GBP0.085416	672,634	2,268,784.34	3.37	2.83	1,904,226.85	(364,557.49)
THOMAS COOK GROUP ORD EUR0.01	1,286,400	1,554,067.12	1.21	1.23	1,580,985.60	26,918.48
TUI AG NPV (REGD)	162,204	1,579,712.63	9.74	15.40	2,497,941.60	918,228.97
		17,415,167.04			21,208,830.87	3,793,663.83
Unit Trusts						
STANDARD LIFE INVT POOLED UK EQTY SMALLER	1,395,450	2,048,219.97	1.47	3.84	5,351,868.92	3,303,648.95
Total Investments		262,212,047.18			319,949,369.80	57,737,322.62
Cash Balance		4,572,418.99			4,572,418.99	
Total Value of Portfolio		266,784,466.17			324,521,788.79	

STAFFORDSHIRE PENSION FUND

PORTFOLIO VALUATION

Funds - JP Morgan Asset Management,
Longview Partners (Global Equity)

Currency - Sterling

Report Date -

31-12-17

Holding	Cost £	Average Cost £	Market Price £	Market Value £	Unrealised Gain/Loss £	
EUROPE						
Belgium						
KBC GROEP NV NPV	51,182	<u>2,849,963.42</u>	55.68	63.12	<u>3,230,732.83</u>	<u>380,769.41</u>
Denmark						
DANSKE BANK A/S DKK10	111,062	3,315,989.18	29.86	28.80	3,199,080.13	(116,909.05)
DFDS AS DKK20	45,523	1,940,429.89	42.63	39.50	1,798,104.83	(142,325.06)
ISS A/S DKK1	121,500	2,517,231.20	20.72	28.65	3,480,909.62	963,678.42
NOVO-NORDISK AS DKK0.2 SERIES'B'	66,290	2,060,803.42	31.09	39.88	2,643,667.54	582,864.12
SYDBANK DKK10	13,132	410,081.26	31.23	29.79	391,254.93	(18,826.33)
TOPDANMARK AS DKK1	93,895	2,842,518.37	30.27	31.96	3,001,248.65	158,730.28
		<u>13,087,053.32</u>			<u>14,514,265.70</u>	<u>1,427,212.38</u>
Finland						
UPM-KYMMENE CORP NPV	64,118	<u>558,554.80</u>	8.71	23.00	<u>1,474,689.18</u>	<u>916,134.38</u>
France						
AIR FRANCE - KLM EUR8.50	35,350	416,422.92	11.78	12.05	426,130.19	9,707.27
ARCELORMITTAL NPV(POST STK SPLIT)	70,004	806,243.20	11.52	24.07	1,684,944.41	878,701.21
EURONEXT EUR1.60	41,336	1,934,363.90	46.80	45.99	1,901,057.07	(33,306.83)
ROTHSCHILD & CO EUR2	27,897	773,331.29	27.72	27.11	756,151.02	(17,180.27)
SANOFI EUR2	127,200	7,245,261.13	56.96	63.78	8,112,729.53	867,468.40
SODEXHO EUR4	17,259	1,647,305.84	95.45	99.46	1,716,645.44	69,339.60
VINCI EUR2.50	16,883	752,913.98	44.60	75.59	1,276,107.87	523,193.89
		<u>13,575,842.26</u>			<u>15,873,765.53</u>	<u>2,297,923.27</u>
Germany						
ALLIANZ SE NPV(REGD)(VINKULIERT)	2,400	419,179.38	174.66	169.99	407,974.61	(11,204.77)
AURUBIS AG NPV	43,478	3,014,737.66	69.34	68.87	2,994,142.37	(20,595.29)
CONTINENTAL AG ORD NPV	42,720	4,141,923.54	96.96	199.77	8,534,210.97	4,392,287.43
COVESTRO AG NPV	54,634	2,746,459.00	50.27	76.37	4,172,208.80	1,425,749.80
UNIPER SE NPV	100,941	1,391,723.51	13.79	23.08	2,329,668.16	937,944.65
		<u>11,714,023.09</u>			<u>18,438,204.91</u>	<u>6,724,181.82</u>
Italy						
ERG SPA EUR0.10	44,294	<u>844,145.90</u>	14.54	13.67	<u>605,506.40</u>	<u>(38,639.50)</u>
Netherlands						
ASR NEDERLAND NV EUR0.16	124,060	2,924,562.50	23.57	30.45	3,777,829.15	853,266.65
BE SEMICONDUCTOR EUR0.01	8,180	411,918.47	50.36	62.06	507,628.18	95,709.71
ING GROEP N.V. EUR0.01	270,075	2,629,744.50	9.74	13.60	3,673,990.10	1,044,245.60
PHILIPS LIGHTING EUR0.01	118,003	3,178,407.77	26.93	27.16	3,205,291.92	26,884.15
VAN LANSCHOT KEMPE CVA REP CLASS 'A' NPV	17,024	409,286.02	24.04	23.21	395,172.23	(14,113.79)
		<u>9,553,919.26</u>			<u>11,559,911.58</u>	<u>2,005,992.32</u>
Norway						
SPAREBANK 1 SMN NOK25	85,611	646,304.75	7.55	7.43	636,398.41	(9,906.34)
TELENOR ASA ORD NOK6	201,929	3,236,859.41	16.03	15.90	3,210,170.83	(26,688.58)
		<u>3,883,164.16</u>			<u>3,846,569.24</u>	<u>(36,594.92)</u>
Spain						
MERLIN PROPERTIES EUR1	43,980	<u>428,778.93</u>	9.75	10.03	<u>441,150.51</u>	<u>12,371.58</u>
Sweden						
ELECTROLUX AB SER'B'NPV (POST SPLIT)	121,153	3,098,397.01	25.57	23.86	2,891,095.42	(207,301.59)
FABEGE AB NPV	26,867	426,365.01	15.87	15.76	423,540.07	(2,824.94)
HEMFOSA FASTIGHETER AB NPV (POST SPLIT)	46,196	459,696.12	9.95	9.92	458,387.91	(1,308.21)
		<u>3,984,458.14</u>			<u>3,773,023.40</u>	<u>(211,434.74)</u>
Switzerland						
ABB LTD CHF0.12 (REGD)	43,332	654,786.36	15.11	19.81	858,583.38	203,797.02
BALOISE HOLDING AG CHF0.10 (REGD) (VINKULIERT)	27,457	3,301,191.94	120.23	115.08	3,159,651.89	(141,540.05)
BARRY CALLEBAUT AG CHF62.2000 (REGD)	288	417,893.35	1,451.02	1,542.19	444,150.79	26,257.44
NOVARTIS AG CHF0.50 (REGD)	78,053	4,909,514.95	62.90	62.51	4,878,849.08	(30,665.87)
		<u>9,283,386.60</u>			<u>9,341,235.14</u>	<u>57,848.54</u>
TOTAL EUROPE		<u>69,563,289.88</u>			<u>83,099,054.42</u>	<u>13,535,764.54</u>

STAFFORDSHIRE PENSION FUND

PORTFOLIO VALUATION

Funds - JP Morgan Asset Management, Longview Partners (Global Equity)		Currency - Sterling			Report Date -	31-12-17
Holding	Cost £	Average Cost £	Market Price £	Market Value £	Unrealised Gain/Loss £	
Japan						
BANDAI NAMCO HOLDINGS INC	16,400	325,801.63	19.87	24.18	396,581.59	70,779.96
BRIDGESTONE CORP NPV	11,800	393,720.67	33.37	34.37	405,600.71	11,880.04
HASEKO CORPORATION NPV	173,400	1,665,307.30	9.60	11.49	1,992,445.48	327,138.18
ITOCHU CORP NPV	32,900	423,776.47	12.88	13.80	454,031.91	30,255.44
KAJIMA CORP NPV	254,000	1,697,605.86	6.68	7.11	1,806,817.16	109,211.30
KANSAI ELECTRIC POWER CO NPV	145,800	1,666,299.74	11.43	9.06	1,320,346.19	(345,953.55)
KDDI CORP NPV	63,300	603,884.71	9.54	18.40	1,164,958.25	561,093.54
K'S HOLDINGS CORP NPV	84,800	1,522,142.71	17.95	18.96	1,607,661.46	85,518.75
MEITEC CORPORATION NPV	11,000	423,501.61	38.50	38.85	427,332.18	3,830.57
MITSUBISHI CORP NPV	68,500	1,258,282.44	18.37	20.43	1,399,332.43	141,049.99
MITSUBISHI UFJ FIN NPV	390,300	1,539,289.34	3.94	5.42	2,116,606.22	577,316.88
NIPPON LIGHT METAL NPV	177,600	407,381.88	2.29	2.11	374,109.90	(33,271.98)
NIPPON TELEGRAPH & TELEPHONE CORP NPV	37,700	1,016,786.29	26.97	34.79	1,311,445.85	294,659.56
NISHIMATSU CONSTON NPV	19,600	420,484.73	21.45	20.74	406,438.05	(14,046.68)
OBAYASHI CORP NPV	209,000	1,339,555.39	6.41	8.95	1,870,733.24	531,177.85
ORIX CORP NPV	112,600	911,354.94	8.09	12.50	1,407,247.79	495,892.85
PENTA OCEAN CONST NPV	389,700	1,592,054.68	4.09	5.51	2,148,131.68	556,077.00
SANKYU INC NPV	13,300	423,634.38	31.85	31.93	424,605.58	971.20
SHIMIZU CORP NPV	204,100	1,670,061.23	8.18	7.64	1,559,003.87	(111,057.36)
SUMITOMO MITSUI FINANCIAL GROUP NPV	59,800	1,410,534.56	23.59	31.94	1,910,306.09	499,771.53
SUMITOMO RUBBER NPV	118,000	1,686,215.80	14.29	13.75	1,623,022.32	(63,193.48)
TAISEI CORP NPV	54,000	1,623,801.68	30.07	36.81	1,997,960.86	364,158.18
TAKASAGO THML ENG NPV	82,800	1,069,821.89	12.92	13.55	1,122,022.59	52,200.70
TOKYO ELECTRON NPV	15,400	700,887.84	45.51	133.87	2,061,589.04	1,360,701.20
TOSOH CORP NPV	44,500	797,226.54	17.92	16.76	745,816.71	(51,409.83)
TS TECH CO.LTD. NPV	16,900	411,892.66	24.37	30.42	514,029.03	102,136.37
TOTAL JAPAN		27,001,286.97			32,558,176.18	5,556,889.21
ASIA PACIFIC (Ex Japan)						
Australia						
CSR LIMITED NPV	757,405	2,065,770.68	2.73	2.75	2,084,527.23	18,756.55
METCASH LIMITED NPV	241,019	439,880.02	1.83	1.80	434,788.78	(5,091.24)
QANTAS AIRWAYS NPV	1,083,184	2,957,313.58	2.73	2.91	3,156,495.87	199,182.29
REGIS RESOURCES LT NPV	1,446,340	3,196,895.51	2.21	2.49	3,595,930.63	399,235.12
SOUTH32 LTD NPV	1,521,006	3,083,842.44	2.03	2.02	3,069,225.57	(14,616.87)
ST BARBARA LIMITED NPV	1,364,717	2,455,251.11	1.80	2.21	3,014,244.08	558,992.97
		14,198,753.34			15,355,212.16	1,156,458.82
Hong Kong						
AIA GROUP LTD NPV	215,000	904,153.75	4.21	6.30	1,355,077.82	450,924.07
HANG SENG BANK NPV	48,000	874,365.86	18.22	18.35	880,579.54	6,213.68
LUK FOOK HLDGS HKD0.10	485,000	1,434,186.61	2.96	3.17	1,538,721.02	104,534.41
WH GROUP LIMITED COMSTK	2,267,500	1,753,996.59	0.77	0.83	1,891,217.62	137,221.03
XINYI GLASS HLDGS HKD0.1	1,592,000	847,509.51	0.53	0.96	1,532,556.40	685,046.89
		5,814,212.32			7,198,152.40	1,383,940.08
New Zealand						
AIR NEW ZEALAND NPV	532,991	996,211.88	1.87	1.68	893,891.33	(102,320.55)
Singapore						
OVERSEA-CHINESE BANKING CORPORATION SGD0.5	521,300	3,451,723.60	6.62	6.85	3,572,769.30	121,045.70
VENTURE CORP LTD NPV	34,700	413,762.72	11.92	11.32	392,910.16	(20,852.56)
		3,865,486.32			3,965,679.46	100,193.14
TOTAL ASIA PACIFIC (Ex Japan)		24,874,663.86			27,412,935.35	2,538,271.49
North America						
Canada						
BK OF NOVA SCOTIA COM NPV	23,016	785,703.54	34.14	47.86	1,101,555.69	315,852.15
CANADIAN IMP BANK COM NPV	52,330	3,043,475.84	58.16	72.30	3,783,356.62	739,880.78
CDN NATL RAILWAYS COM NPV	13,888	588,670.96	42.39	61.15	849,293.27	260,622.31
COGECO COMMUNICATI SUB VTG SHS	59,890	3,128,297.21	52.23	51.02	3,055,755.93	(72,541.28)
MAPLE LEAF FOODS COM NPV	32,079	643,096.32	20.05	21.13	677,945.95	34,849.63
NEW FLYER INDUSTRI COM NPV (POST REV-SPLIT)	12,969	406,963.70	31.38	31.86	413,189.16	6,225.46
ROGERS COMMS INC CLASS'B'COM CAD1.62478	86,601	3,212,174.71	37.09	37.79	3,272,583.30	60,408.59
ROYAL BK OF CANADA COM NPV	29,608	1,556,292.28	52.56	60.56	1,793,150.31	236,858.03
TRANSCONTINENTAL CLASS'A'SUB-VTG NPV	28,326	425,117.23	15.01	14.66	415,131.33	(9,985.90)
		13,789,791.79			15,361,961.56	1,572,169.77
United States						
ABBVIE INC COM USD0.01	72,866	4,092,038.05	56.16	71.49	5,209,292.05	1,117,254.00
ACTIVISION BLIZZARD INC COM STK	23,697	873,241.54	36.85	46.81	1,109,217.39	235,975.85
ADOBE SYS INC COM	12,449	1,029,962.44	82.73	129.54	1,612,687.07	582,724.63
AES CORP COM	174,088	1,638,878.69	9.41	8.01	1,393,733.33	(245,145.36)
AETNA INC	14,101	1,217,321.50	86.33	133.35	1,880,376.28	663,054.78
ALLERGAN PLC. COM STK	21,727	3,661,129.68	168.51	120.92	2,627,316.31	(1,033,813.37)
ALLISON TRANSMISSION HOLDING	110,254	2,953,198.21	26.79	31.84	3,510,359.70	557,161.49
ALLSCRIPTS HEALTHCARE SOLUTIONS INC	40,334	409,401.48	10.15	10.76	433,827.10	24,425.62
ALPHABET INC CAP STK USD0.001 CL C	9,928	3,659,787.31	368.63	773.54	6,679,658.23	4,019,870.92
ALTRIA GROUP INC COM	38,721	1,480,815.68	38.24	52.79	2,044,033.41	563,417.73
AMAZON COM INC COM	5,062	2,914,953.76	575.85	864.51	4,376,164.31	1,461,210.55
AMERIPRISE FINL INC COM	3,500	425,461.47	121.56	125.28	438,473.42	13,011.95
AMGEN INC COM	32,321	3,871,210.50	119.77	128.55	4,154,959.21	283,748.71
ANDEAVOR COM USD0.1666	21,891	1,639,620.98	74.90	84.52	1,850,317.18	210,696.20
ANTHEM INC COM	23,682	3,380,236.12	142.73	166.34	3,939,150.64	558,914.52
AON PLC COM	89,300	2,733,289.09	30.61	99.06	8,845,831.26	6,112,542.17
APPLE INC COM STK	89,662	6,784,384.12	75.67	125.10	11,216,779.17	4,432,395.05
APPLIED MATERIALS INC COM	45,356	1,053,445.98	23.23	37.79	1,713,988.82	660,542.84
APTIV PLC COM USD	52,900	1,083,367.71	20.48	62.71	3,317,321.26	2,233,953.55
ARROW ELECTR INC COM	35,970	923,823.83	25.68	59.44	2,138,124.02	1,214,300.19
BANK NEW YORK MELLON CORP COM STK	204,100	3,381,351.59	16.57	39.82	8,126,279.34	4,744,927.75
BANK OF AMERICA CORP	208,803	1,181,177.17	10.43	21.82	4,556,543.08	2,378,324.81

STAFFORDSHIRE PENSION FUND

PORTFOLIO VALUATION

Funds - JP Morgan Asset Management, Longview Partners (Global Equity)	Currency - Sterling	Report Date -	31-12-17			
	Cost	Average	Market			
Market	Price	Market	Unrealised			
Value	Gain/Loss					
£	£	£	£			
£	£	£	£			
BAXTER INTL INC COM	72,855	3,162,069.24	43.40	47.78	3,481,313.25	319,244.01
BEST BUY INC COM STK	32,215	1,257,925.35	39.05	50.62	1,630,575.29	372,649.94
BIG LOTS INC COM	10,446	412,522.37	39.49	41.51	433,592.91	21,070.54
BIOGEN INC COMMON STOCK	8,558	1,559,603.22	182.24	235.50	2,015,392.10	455,788.88
BOEING CO COM	23,544	3,938,045.81	167.26	218.01	5,132,773.99	1,194,728.18
BRIGHTHOUSE FINL INC COM	9,396	371,533.05	39.54	43.35	407,304.65	35,771.60
CADENCE DESIGN SYS INC COM	115,506	3,135,098.32	27.14	30.91	3,570,844.73	435,746.41
CBS CORP NEW CL B	31,925	1,059,480.92	33.19	43.61	1,392,404.16	332,923.24
CELGENE CORP COM	24,391	2,105,744.45	86.33	77.15	1,881,681.30	(224,063.15)
CHEVRON CORP COM	4,756	421,577.57	88.64	92.54	440,143.08	18,565.51
CIGNA CORPORATION	9,557	1,014,194.91	106.12	150.13	1,434,803.80	420,608.89
CIT GROUP INC NEW COM NEW COM NEW	15,907	606,160.59	38.11	36.39	578,895.95	(27,264.64)
CITIGROUP INC COM NEW COM NEW	89,506	3,013,243.83	33.67	55.01	4,923,408.22	1,910,164.39
CITRIX SYS INC COM	49,376	3,131,364.98	63.42	65.05	3,212,040.18	80,675.20
COM ALCOA CORPORATION COM USD0.01	48,522	1,460,281.84	30.10	39.82	1,932,271.12	471,989.28
COMCAST CORP NEW-CL A	154,420	3,581,174.07	23.19	29.61	4,571,813.04	990,638.97
CONAGRA BRANDS INC COM USD5	104,488	3,279,243.69	31.38	27.85	2,909,674.65	(369,569.04)
CONOCOPHILLIPS COM	22,563	921,620.36	40.85	40.58	915,529.76	(6,090.60)
COOPER COS INC COM NEW COM NEW	8,019	1,231,784.57	153.61	161.06	1,291,576.02	59,791.45
COPA HOLDINGS SA COM STK	15,655	1,393,007.55	88.98	99.10	1,551,438.91	158,431.36
CUMMINS INC	10,464	799,436.73	76.40	130.58	1,366,372.71	566,935.98
DIAMONDBACK ENERGY INC COM	19,557	1,269,463.79	64.91	93.33	1,825,223.35	555,759.56
DOLLAR GEN CORP NEW COM	140,578	7,761,476.73	55.21	68.76	9,665,612.90	1,904,136.17
DXC TECHNOLOGY CO COM	14,216	729,471.00	51.31	70.15	997,300.46	267,829.46
ELECTR ARTS COM	32,784	2,296,633.21	70.05	77.66	2,546,136.78	249,503.57
EMERSON ELECTRIC CO COM	169,651	6,841,683.02	39.15	51.52	8,739,956.71	2,098,273.69
EOG RESOURCES INC COM	15,871	1,238,721.05	78.05	79.77	1,266,042.77	27,321.72
ESSENT GROUP LTD COM STK	53,600	1,624,762.64	30.31	32.10	1,720,429.98	95,667.34
EXPRESS SCRIPTS HLDG CO COM	38,646	1,975,499.24	51.12	55.18	2,132,350.41	156,851.17
EXXON MOBIL CORP COM	5,180	328,702.63	63.46	61.83	320,277.31	(8,425.32)
FACEBOOK INC COM USD0.000006 CL 'A'	41,904	2,722,669.48	64.97	130.45	5,466,182.77	2,743,513.29
FIDELITY NATL INFORMATION SVCS INC COM STK	115,800	2,186,310.26	18.88	69.55	8,054,422.76	5,868,112.50
FISERV INC COM	64,700	1,556,979.11	24.06	96.94	6,271,749.95	4,714,770.84
GENERAC HLDGS INC COM STK	34,652	1,062,459.58	30.66	36.61	1,268,502.52	206,042.94
GILEAD SCIENCES INC	68,063	3,968,575.55	58.31	52.96	3,604,533.43	(364,042.12)
GRAINGER W W INC COM	59,725	7,938,327.24	132.91	174.64	10,430,625.88	2,492,298.64
HARRIS CORP COM	15,593	838,860.69	53.80	104.71	1,632,783.68	793,922.99
HARTFORD FINL SVCS GROUP INC COM	64,854	2,729,218.57	42.08	41.60	2,698,194.48	(31,024.09)
HCA HEALTHCARE INC COM	140,150	5,159,165.46	36.81	64.93	9,100,553.82	3,941,388.36
HILTON WORLDWIDE HLDGS INC COM NEW COM NEW	7,160	415,703.92	58.06	59.04	422,692.67	6,988.75
HP INC COM	87,915	1,028,657.65	11.70	15.53	1,365,436.24	336,778.59
HUMANA INC COM	18,102	3,230,491.10	178.46	183.38	3,319,580.47	89,089.37
INTERNATIONAL BUSINESS MACHS CORP COM	9,231	1,150,618.57	124.65	113.41	1,046,919.10	(103,699.47)
IQVIA HLDGS INC COM USD0.01	111,880	6,746,372.27	60.30	72.37	8,096,877.01	1,350,504.74
JOHNSON & JOHNSON COM USD1	4,408	232,920.21	52.84	103.29	455,284.18	222,363.97
LAM RESH CORP COM	13,347	375,736.20	28.15	136.07	1,816,138.92	1,440,402.72
LEAR CORP COM NEW COM NEW	26,018	2,694,597.20	99.72	130.59	3,397,774.31	803,177.11
LINCOLN NATL CORP COM	22,277	926,207.13	41.58	56.82	1,265,890.03	339,682.90
MANPOWERGROUP INC	37,367	2,894,369.24	77.46	93.22	3,483,534.78	589,165.54
MARATHON PETE CORP COM	38,457	1,637,286.96	42.57	48.77	1,875,729.06	238,442.10
METLIFE INC COM STK USD0.01	33,269	780,827.77	23.47	37.38	1,243,452.52	462,624.75
MICROSOFT CORP COM	91,917	2,984,194.63	32.47	63.23	5,812,292.75	2,828,098.12
MORGAN STANLEY COM STK USD0.01	50,687	997,432.25	19.68	38.79	1,966,029.57	968,597.32
MSCI INC COMMON	19,744	1,893,293.91	95.89	93.54	1,846,908.44	(46,385.47)
NETAPP INC COM STK	33,748	1,103,829.63	32.71	40.89	1,380,108.51	276,276.88
NRG ENERGY INC COM NEW	22,548	416,122.26	18.45	21.05	474,712.21	58,589.95
NU SKIN ENTERPRISES INC CL A CL A	21,841	1,011,620.75	46.32	50.44	1,101,616.12	89,995.37
OMNICOM GROUP INC COM	77,200	3,699,670.42	47.92	53.84	4,156,329.82	456,659.40
ONEOK INC COM STK	60,182	2,533,241.77	42.09	39.51	2,377,917.15	(155,324.62)
ORACLE CORP COM	236,000	4,950,743.70	20.98	34.95	8,248,440.84	3,297,697.14
OWENS CORNING NEW COM STK	26,455	872,615.37	32.98	67.97	1,798,020.58	925,405.21
OWENS ILL INC COM NEW	21,721	412,626.49	19.00	16.39	355,981.89	(56,644.60)
PARKER-HANNIFIN CORP COM	62,915	4,873,378.89	77.46	147.54	9,282,257.51	4,408,878.62
PERRIGO COMPANY LIMITED COM EUR0.001	6,554	420,943.55	64.23	64.43	422,285.39	1,341.84
PFIZER INC COM	139,437	3,775,400.35	27.08	26.78	3,733,437.36	(41,962.99)
PFIZER INC COM	299,900	4,960,543.71	16.54	26.78	8,029,847.64	3,069,303.93
PNC FINANCIAL SERVICES GROUP COM STK	4,151	210,446.60	50.70	106.66	442,763.04	232,316.44
PROLOGIS INC COM	30,061	1,072,677.12	35.68	47.69	1,433,550.04	360,872.92
ROCKWELL AUTOMATION	9,773	1,180,650.06	120.81	145.15	1,418,538.73	237,888.67
S&P GLOBAL INC COM	29,424	3,580,650.72	121.69	125.23	3,684,660.77	104,010.05
S.W. AIRL CO COM	31,673	1,433,059.24	45.25	48.38	1,532,432.11	99,372.87
SERVICEMASTER GLOBAL HLDGS INC COM	83,638	3,139,218.69	37.53	37.90	3,169,927.65	30,708.96
SERVICEMASTER GLOBAL HLDGS INC COM	109,354	3,068,298.28	28.06	37.90	4,144,578.64	1,076,280.36
SMUCKER J M CO COM NEW	7,859	880,804.17	112.08	91.84	721,790.44	(159,013.73)
SPIRIT AEROSYSTEMS HLDGS INC CL A	54,085	3,080,128.80	56.95	64.50	3,488,387.03	408,258.23
STATE STR CORP COM	18,197	965,934.68	53.08	72.16	1,313,035.60	347,100.92
STATE STR CORP COM	93,484	5,766,000.77	61.68	72.16	6,745,497.61	979,496.84
SUN COMMUNITIES INC COM	5,994	424,612.17	70.84	68.59	411,105.70	(13,506.47)
THERMO FISHER CORP	59,867	5,152,774.42	86.07	140.37	8,403,285.37	3,250,510.95
TIME WARNER INC USD0.01	29,402	1,794,857.47	61.05	67.62	1,988,098.72	193,241.25
TOLL BROS INC COM	39,910	1,193,081.36	29.89	35.50	1,416,727.35	223,645.99
TYSON FOODS INC CL A COM (DELAWARE)	20,061	987,808.16	49.24	59.93	1,202,250.99	214,442.83
UNITED RENTALS INC COM	11,571	899,925.41	60.49	127.08	1,470,464.10	770,538.69
UNITEDHEALTH GROUP INC COM	55,816	2,859,786.01	51.24	162.97	9,096,428.42	6,236,642.41
VALERO ENERGY CORP COM STK NEW	63,746	3,076,390.24	48.26	67.94	4,331,098.87	1,254,708.63
VERISIGN INC COM	37,734	3,216,514.46	85.24	84.60	3,192,222.01	(24,292.45)
VISA INC COM CL A STK	33,997	1,719,947.95	50.59	84.29	2,865,523.83	1,145,575.88
VMWARE INC CL A COM CL A COM	44,785	2,927,906.63	65.38	92.64	4,148,922.84	1,221,016.21
WALGREENS BOOTS ALLIANCE INC COM	58,175	3,838,577.66	65.98	53.68	3,123,021.90	(715,555.76)
WALMART INC COM	67,865	4,008,099.57	59.06	73.00	4,954,106.84	946,007.07
WELLCARE HLTH PLANS INC COM	22,078	2,953,383.71	133.77	148.67	3,282,281.22	328,897.51
WELLS FARGO & CO NEW COM STK	197,300	4,923,970.18	24.96	44.85	8,848,781.54	3,924,811.36
WESTERN UNION CO	111,552	1,703,843.66	15.27	14.05	1,567,623.88	(136,219.78)
WESTN DIGITAL CORP COM	16,117	636,401.23	39.49	58.79	947,540.06	311,138.83
WILLIS TOWERS WATSON PLC COM USD0.000115	72,996	6,538,362.65	89.57	111.40	8,131,410.54	1,593,047.89
WYNDHAM WORLDWIDE CORP COM STK	40,028	3,172,790.61	79.26	85.66	3,428,603.71	255,813.10
ZIMMER BIOMET HLDGS INC COM	95,175	6,357,260.29	66.80	89.20	8,489,939.42	2,132,679.13

280,752,639.54

393,159,254.20

112,406,614.66

STAFFORDSHIRE PENSION FUND

PORTFOLIO VALUATION

Funds - JP Morgan Asset Management, Longview Partners (Global Equity)		Currency - Sterling			Report Date -	31-12-17
Holding	Cost £	Average Cost £	Market Price £	Market Value £	Unrealised Gain/Loss £	
TOTAL NORTH AMERICA	294,542,431.33			408,521,215.76	113,978,784.43	
EMERGING MARKETS						
Brazil						
ADR ITAU UNIBANCO HLDG SA SPONSORED ADR REPSTG 500	123,413	857,810.40	6.95	9.61	1,186,005.37	328,194.97
ADR VALE S A ADR	173,998	1,069,965.45	6.15	9.04	1,573,088.32	503,122.87
		1,927,775.85			2,759,093.69	831,317.84
China						
ADR ALIBABA GROUP HOLDING LTD SPONSORED ADS	11,679	751,629.53	64.36	127.47	1,488,678.38	737,048.85
ANHUI CONCH CEMENT 'H'CNV1	474,000	971,873.07	2.05	3.48	1,647,256.80	675,383.73
CHINA CONSTRUCTION BANK'H'CNV1	2,198,410	1,070,077.91	0.49	0.68	1,496,810.47	426,732.56
CHINA SHENHUA ENERGY CO 'H'	1,760,000	3,081,176.66	1.75	1.91	3,370,259.33	289,082.67
TENCENT HLDGS LIMITED COMMON STOCK	119,400	1,386,201.79	11.61	38.39	4,584,120.07	3,197,918.28
		7,260,958.96			12,587,125.05	5,326,166.09
India						
ADR HDFC BK LTD ADR REPSTG 3 SHS	31,358	898,148.42	28.64	75.16	2,356,804.57	1,458,656.15
ADR ICICI BK LTD	166,206	873,073.92	5.25	7.19	1,195,478.94	322,405.02
		1,771,222.34			3,552,283.51	1,781,061.17
Indonesia						
BANK RAKYAT INDONESIA PERSER	18,279,500	2,739,098.20	0.15	0.20	3,625,336.05	886,237.85
Korea, Republic Of						
ADR POSCO SPONSORED ADR	37,566	1,416,519.41	37.71	57.76	2,169,677.43	753,158.02
HANA FINANCIAL GRP KRW5000	45,121	1,091,377.07	24.19	34.39	1,551,613.35	460,236.28
SAMSUNG ELECTRONIC KRW5000	2,862	3,442,912.42	1,202.97	1,759.44	5,035,522.03	1,592,609.61
SK HYNIX INC	34,710	919,853.93	26.50	52.82	1,833,544.68	913,690.75
SK INNOVATION CO.LTD KRW5000	8,946	975,925.44	109.09	141.21	1,263,274.28	287,348.84
		7,846,588.27			11,853,631.77	4,007,043.50
Malaysia						
PUBLIC BK BHD MYR1	869,000	3,215,890.14	3.70	3.80	3,298,485.06	82,594.92
South Africa						
FIRSTRAND LTD ZAR0.01	284,801	626,919.76	2.20	4.02	1,143,656.38	516,736.62
SAPPI ZAR1	423,431	2,296,103.31	5.42	5.34	2,262,910.84	(33,192.47)
		2,923,023.07			3,406,567.22	483,544.15
Taiwan						
UNI-PRESIDENT ENT TWD10	571,000	916,766.40	1.61	1.64	936,162.87	19,396.47
YAGEO CORP TWD10	52,000	390,029.44	7.50	8.77	455,983.80	65,954.36
		1,306,795.84			1,392,146.67	85,350.83
Thailand						
THAI OIL PCL THB10(NVDR)	993,700	1,748,075.59	1.76	2.35	2,332,886.89	584,811.30
Turkey						
TUPRAS(T PETR RAF) TRY1 (A SHARES)	46,243	1,033,999.90	22.36	23.69	1,095,423.80	61,423.90
TURKIYE GARANTI BK TRY1	695,312	1,300,840.78	1.87	2.09	1,453,230.16	152,389.38
		2,334,840.68			2,548,653.96	213,813.28
TOTAL EMERGING MARKETS		33,074,268.94			47,356,209.87	14,281,940.93
UNITED KINGDOM						
3I GROUP ORD GBP0.738636	176,522	710,499.31	4.02	9.14	1,612,528.47	902,029.16
BARRATT DEVELOPMENTS ORD GBP0.10	463,668	2,936,604.53	6.33	6.48	3,002,250.30	65,645.77
BERKLEY GP HOLDINGS	40,388	1,672,360.69	41.41	41.97	1,695,084.36	22,723.67
BURBERRY GROUP ORD GBP0.0005	22,886	284,713.25	12.44	17.92	410,117.12	125,403.87
COMPASS GROUP ORD GBP0.1105	568,050	5,042,869.93	8.88	16.00	9,088,800.00	4,045,930.07
IBSTOCK PLC ORD GBP0.01	178,244	422,032.31	2.37	2.67	475,020.26	52,987.95
LLOYDS BANKING GP ORD GBP0.1	12,881,900	7,637,100.24	0.59	0.68	8,767,421.14	1,130,320.90
NOMAD FOODS LIMITED COMMON STOCK	187,038	2,260,130.63	12.08	12.50	2,338,061.07	77,930.44
PERSIMMON ORD GBP0.10	120,174	2,251,002.27	18.73	27.38	3,290,364.12	1,039,361.85
RIO TINTO ORD GBP0.10	54,367	1,565,204.87	28.79	39.42	2,143,147.14	577,942.27
SAVILLS ORD GBP0.025	141,631	1,250,377.10	8.83	9.93	1,406,395.83	156,018.73
TAYLOR WIMPEY ORD GBP0.01	1,078,537	1,766,873.98	1.64	2.06	2,226,100.37	459,226.39
WHITBREAD ORD GBP0.76797385	192,976	7,158,254.96	37.09	40.00	7,719,040.00	560,785.04
WPP PLC ORD GBP0.10	615,145	6,489,191.38	10.55	13.41	8,249,094.45	1,759,903.07
TOTAL UNITED KINGDOM		41,447,215.45			52,423,424.63	10,976,209.18
Total Investments		490,503,156.43			651,371,016.21	160,867,859.78
Cash Balance		12,422,629.67			12,422,629.67	
Total Value of Portfolio		502,925,786.10			663,793,645.88	

STAFFORDSHIRE PENSION FUND

PORTFOLIO VALUATION

Fund - Insight Investment (Global Corporate Bonds)

Currency - Sterling

Report Date -

31-12-17

Holding	Cost £	Average Cost £	Market Price £	Market Value £	Unrealised Gain/Loss £
Corporate Bonds (GBP)					
ABN AMRO BANK NV BNDS 4.875% 16 JAN 2019	2,000,000	2,255,800.00	1.13	2,082,730.00	2,082,728.87
AMER INTL GRP 5% SNR MTN 26/04/2023 GBP	1,700,000	1,966,305.00	1.16	1,962,463.00	1,962,461.84
ANGLIAN WATER SVCS 5.837% A/BKD 30/07/2022 GBP	1,381,000	1,696,135.75	1.23	1,658,549.24	1,658,548.01
ANGLIAN WATER SVCS 6.875%-VAR 21/08/2023GBP	1,500,000	1,999,365.00	1.33	1,930,351.50	1,930,350.17
ANGLIAN WTR SERV FIN BNDS 4.5% 05/10/2027	1,000,000	1,211,920.00	1.21	1,209,434.50	1,209,433.29
ANHEUSER-BUSCH INB 9.75% GTD SNR 30/07/24 GBP	1,900,000	3,048,010.00	1.60	2,820,688.70	2,820,687.10
ANNINGTON FUNDING 3.685% GTD SNR 12/07/34 GBP	3,590,000	3,635,140.98	1.01	3,791,025.64	3,791,024.63
ASIF II 6.375% SNR SEC 05/10/20 GBP	2,337,000	2,861,422.80	1.22	2,665,706.06	2,665,704.84
ASPIRE DEFENCE FIN 4.674% A/BKD 31/03/2040 GBP	2,252,712	2,796,944.69	1.24	2,837,306.53	2,837,305.29
BARCLAYS BANK PLC 10% SUB 21/05/2021 GBP50000	2,900,000	3,702,514.00	1.28	3,643,687.60	3,643,686.32
BAT INTL FINANCE 6.375% GTD SNR 12/12/19GBP	1,800,000	2,255,220.00	1.25	1,982,682.00	1,982,680.75
BAT INTL FINANCE 7.25% GTD SNR 12/03/24 GBP	1,500,000	2,047,040.00	1.36	1,950,863.25	1,950,861.89
BK OF AMERICA CORP 6.125% SNR 15/09/2021GBP	4,000,000	4,810,934.00	1.20	4,681,624.00	4,681,622.80
BK OF SCOTLAND PLC 9.375% SUB 15/05/2021GBP	2,100,000	2,693,733.00	1.28	2,620,997.40	2,620,996.12
BMW FIN NV 3.375% 14/12/2018	2,100,000	2,234,400.00	1.06	2,152,621.80	2,152,620.74
BMW FINANCE NV 0.875% GTD SNR 16/08/22 GBP	1,500,000	1,470,975.00	0.98	1,471,965.00	1,471,964.02
BP CAP MARKETS PLC MTN 4.325% DUE 10/12/2018	2,500,000	2,834,750.00	1.13	2,583,573.75	2,583,572.62
BRITISH TELECOM 5.75% SNR 07/12/28 GBP1000	3,950,000	5,258,311.50	1.33	5,084,921.90	5,084,920.57
CADENT FINANCE PLC 2.125% GTD SNR 22/09/28 GBP	5,625,000	5,466,633.85	0.97	5,505,806.25	5,505,805.28
CHANNEL LINK ENTER 3.043%-FRN SNR 30/06/50 GBP	885,000	884,982.30	1.00	896,846.61	896,845.61
CHANNEL LINK ENTER 3.848% SNR 30/06/2050GBP	1,450,000	1,449,971.00	1.00	1,597,586.80	1,597,585.80
CITIGROUP INC 7.625% SNR 03/04/2018 GBP	1,800,000	2,250,378.00	1.25	1,831,177.80	1,831,176.55
COMCAST CORP NEW 5.5% DUE 11-23-2029	2,800,000	3,350,080.00	1.20	3,718,470.00	3,718,468.80
COMWLTH BK OF MTN 4.875% 19/12/2023	460,000	483,690.00	1.05	476,720.77	476,719.72
CPUK FIN LTD 7.239% 28/02/2024	1,600,000	2,121,488.00	1.33	2,048,118.40	2,048,117.07
CPUK FINANCE LTD 2.666%-VAR 28/02/2042 GBP	1,600,000	1,663,840.00	1.04	1,642,503.20	1,642,502.16
CRED SUIS GP FUN LTD 3.0% 27/05/2022	1,500,000	1,524,900.00	1.02	1,585,940.25	1,585,939.23
CREDIT AGRICOLE LONDON 5.5% 17/12/2021	2,000,000	2,283,580.00	1.14	2,333,712.00	2,333,710.86
CREDIT AGRICOLE SA 7.375% SUB 18/12/2023GBP	950,000	1,117,881.00	1.18	1,229,715.63	1,229,714.45
DAIMLER AG MTN 1.0% 1.0% 20/12/2019	4,774,000	4,758,293.50	1.00	4,778,000.61	4,777,999.61
DEUTSCHE TELEKOM I 1.25% GTD SNR 06/10/23 GBP	1,800,000	1,768,608.00	0.98	1,776,036.60	1,776,035.62
DEUTSCHE TELEKOM I 7.375%-VAR SNR 04/12/19 GBP	1,700,000	2,231,766.78	1.31	1,904,415.65	1,904,414.34
E.ON INTERNATIONAL 6% GTD SNR MTN 30/10/19 GBP	1,800,000	2,234,113.00	1.24	1,962,849.60	1,962,848.36
EDF 6.875% SNR 12/12/2022 GBP	1,700,000	2,229,924.00	1.31	2,139,703.30	2,139,701.99
ENEL FINANCE INTL 5.625% MTN 14/08/2024 GBP	3,400,000	4,259,206.00	1.25	4,153,219.00	4,153,217.75
ESB FINANCE DAC 6.5% GTD SNR 05/03/2020 GBP	1,200,000	1,396,512.00	1.16	1,335,816.60	1,335,815.44
EVERSHOLT FUNDING PLC 5.831% 02/12/2020	1,900,000	2,240,632.00	1.18	2,142,611.00	2,142,609.82
EVERSHOLT FUNDING PLC 6.359% 02/12/2025	1,500,000	1,986,375.00	1.32	1,922,992.50	1,922,991.18
FCE BANK 2.727% SNR 03/06/2022 GBP	3,500,000	3,623,415.20	1.04	3,640,868.00	3,640,866.96
GATWICK FDG LTD 5.25% A/BKD 23/01/26 GBP'A'	3,900,000	4,510,911.00	1.16	4,608,113.25	4,608,112.09
GE CAP UK FDG UNLI 5.125% GTD SNR 24/05/23 GBP	1,500,000	1,835,865.00	1.22	1,774,282.50	1,774,281.28
GE CAP UK FDG UNLI 5.875% GTD SNR 04/11/20 GBP	1,900,000	2,276,640.80	1.20	2,149,536.50	2,149,535.30
GLENCORE FINANCE (EUROPE) LIMITED 6.5% 27/02/2019	2,000,000	2,284,300.00	1.14	2,123,413.00	2,123,411.86
GOLDMAN SACHS GROUP INC 4.25% 29/01/2026	3,100,000	3,564,070.00	1.15	3,541,923.60	3,541,922.45
GREAT ROLLING ST 6.25% GTD SNR 27/07/20 GBP	3,350,000	4,009,518.50	1.20	3,756,520.83	3,756,519.63
HAMMERSON 3.5% SNR 27/10/25 GBP100000	1,500,000	1,608,750.00	1.07	1,601,628.75	1,601,627.68
HEATHROW FUNDING 5.225%-FRN 15/02/2025 GBPP	3,500,000	4,101,118.00	1.17	4,108,994.75	4,108,993.58
HSBC BANK 6.5% SUB 07/07/2023 GBP1000	3,400,000	4,217,190.00	1.24	4,186,097.00	4,186,095.76
IBERDROLA FINANZAS 7.375% GTD SNR 29/01/24 GBP	3,000,000	4,127,658.00	1.38	3,940,170.00	3,940,168.62
IMPERIAL TOB FIN 15/03/2024	1,200,000	1,721,484.00	1.43	1,612,752.00	1,612,750.57
IMPERIAL TOBACCO FINANCE 7.75% 24/06/2019	1,700,000	2,212,057.00	1.30	1,865,156.70	1,865,155.40
ING BANK NV 5.375% 15/04/2021	2,600,000	3,015,080.00	1.16	2,956,530.20	2,956,529.04
INNOGY FINANCE BV 5.5% GTD SNR 06/07/2022 GBP	1,900,000	2,261,304.00	1.19	2,232,112.40	2,232,111.21
INNOGY FINANCE BV 5.625% GTD SNR 06/12/23 GBP	2,050,000	2,491,755.50	1.22	2,485,543.00	2,485,541.78
INTERSTAR MILLENNIUM 2004-4E FRN MTG/BKD14-11-2036 GBP	1,378,928	1,335,836.07	0.97	1,307,717.66	1,307,716.69
INTU (SGS) FINANCE PLC 17/03/2023	3,900,000	4,021,430.00	1.03	4,212,807.30	4,212,806.27
KONINKLIJKE KPN NV 5.0% 18 NOV 2026	2,800,000	3,255,588.00	1.16	3,337,979.40	3,337,978.24
LAND SEC.CAP.MKTS. 1.974%-VAR SNR 08/02/26 GBP	239,000	239,000.00	1.00	243,716.19	243,715.19
LAND SEC.CAP.MKTS. 2.399%-STP SNR 08/02/31 GBP	2,993,000	3,048,328.00	1.02	3,096,571.27	3,096,570.25
LLOYDS BANK PLC 5.75%-FRN SUB 09/07/25 GBP	964,000	1,053,052.36	1.09	1,057,509.45	1,057,508.36
LONDON & QUADRANT 2.25% 20/07/2029	2,000,000	1,971,540.00	0.99	1,983,402.00	1,983,401.01
LONDON POWER NETWORKS 5.125% 31/03/2023	3,200,000	3,836,640.00	1.20	3,750,526.40	3,750,525.20
METLIFE INC 5.375% SNR 09/12/2024 GBP	2,850,000	3,518,155.50	1.23	3,518,407.65	3,518,406.42
MOTABILITY OPERATI 4.375% GTD SNR 08/02/27 GBP	1,200,000	1,460,832.00	1.22	1,439,829.60	1,439,828.38
MOTABILITY OPERATI 5.375% GTD SNR 28/06/22 GBP	1,900,000	2,293,680.00	1.21	2,249,767.20	2,249,765.99
NATIONWIDE B/S 3% SNR 06/05/2026 GBP100000	1,200,000	1,253,088.00	1.04	1,296,978.00	1,296,976.96
NATIONWIDE B/S 5.625% SNR 09/09/2019 GBP	300,000	355,269.00	1.18	323,550.15	323,548.97
NATL AUSTRALIA BK 7.125%-FRN SUB 12/06/23 GBP	3,100,000	3,486,830.00	1.12	3,183,152.85	3,183,151.73
NORTHUMBRIAN WTR F 6.875% GTD SNR 06/02/23 GBP	3,000,000	3,849,930.00	1.28	3,753,027.00	3,753,025.72
ORANGE 5.25% SNR EMTN 05/12/25 GBP	1,200,000	1,500,660.00	1.25	1,480,057.20	1,480,055.95
ORANGE 7.25% MTN 10/11/20 GBP(VAR)	2,015,000	2,619,579.50	1.30	2,360,068.75	2,360,067.45
PORTERBROOK RAIL F 7.125% GTD 20/10/2026GBP	800,000	1,127,384.00	1.41	1,089,094.00	1,089,092.59
PORTERBROOK RAIL FIN LTD 5.5% 20/04/2019	2,500,000	2,880,000.00	1.15	2,638,150.00	2,638,148.85
ROYAL BANK OF SCOT 6.625% SNR 17/09/2018GBP	1,700,000	2,074,918.00	1.22	1,768,671.50	1,768,670.28
SANTANDER UK GR 3.625% SNR 14/01/2026 GBP	3,900,000	4,120,817.32	1.06	4,268,672.85	4,268,671.79
SCENTRE MGMT LTD 2.375% 08/04/2022	2,400,000	2,523,960.00	1.05	2,486,733.60	2,486,732.55
SCOTLAND GAS NETWORK PLC 3.25% 08/03/2027	3,500,000	3,772,335.00	1.08	3,788,113.00	3,788,111.92
SEGO PLC 2.375% SNR 11/10/2029 GBP	1,187,000	1,176,637.49	0.99	1,191,166.37	1,191,165.38
SOEITE GENERALE 5.4% SUB EMTN 30/01/18 GBP	2,180,000	2,278,819.40	1.05	2,189,814.36	2,189,813.31
SOUTH EASTERN POWE 5.5% SNR EMTN 05/06/26 GBP	900,000	1,146,753.00	1.27	1,132,111.35	1,132,110.08
SOUTHERN GAS NETWO 5.125% SNR MTN 02/11/18 GBP	120,000	138,000.00	1.15	124,239.48	124,238.33
SSE PLC 5.875% SNR 22/09/22 GBP1000	3,040,000	3,745,199.20	1.23	3,657,846.56	3,657,845.33
STHN WATER SVCS FI 6.64% A/BKD 31/03/2026 GBP	2,800,000	3,875,648.00	1.38	3,775,485.00	3,775,483.62
TELEFONICA EMISION 5.375% GTD SNR 02/02/26 GBP	1,200,000	1,461,348.00	1.22	1,450,984.20	1,450,982.98
TESCO 6.125% SNR 24/02/2022 GBP	1,800,000	2,224,170.00	1.24	2,080,148.40	2,080,147.16
THAMES WATER UTIL CAY FI 4.0% 19/06/2025	3,500,000	4,107,775.00	1.17	3,956,029.00	3,956,027.83
TOTAL CAPITAL SA 3.875% SNR MTN 14/12/18GBP	2,000,000	2,249,400.00	1.12	2,061,226.00	2,061,224.88
WALES & WEST UTL FIN PLC 4.625% 13-12-2023	3,100,000	3,567,910.00	1.15	3,627,341.00	3,627,339.85
WELLS FARGO & CO 2% SNR EMTN 28/07/2025 GBP	500,000	483,595.00	0.97	500,987.50	500,986.53
WELLS FARGO BK NA 5.25% SUB EMTN 01/08/23 GBP	3,200,000	3,739,992.00	1.17	3,774,179.20	3,774,178.03
WESTERN POWER EAST 5.25% SNR EMTN 17/01/23 GBP	2,500,000	2,912,480.00	1.16	2,925,282.50	2,925,281.34
WESTERN PWR DISTR WEST MIDLANDS 6.09 MAY 2025	1,900,000	2,478,702.00	1.30	2,424,493.10	2,424,491.80
WESTPAC BKG CORP 5% SNR 21/10/2019 GBP50000	2,300,000	2,693,345.00	1.17	2,466,494.70	2,466,493.53

STAFFORDSHIRE PENSION FUND

PORTFOLIO VALUATION

Fund - Insight Investment (Global Corporate Bonds)

Currency - Sterling

Report Date -

31-12-17

	Cost	Average Cost	Market Price	Market Value	Unrealised Gain/Loss
	£	£	£	£	£
WPP FINANCE S.A. 6.375% GTD SNR 06/11/20GBP	2,000,000	2,393,765.00	1.20	2,286,383.00	2,286,381.80
XSTRATA CANADA FIN 7.375% GTD SNR 27/05/20 GBP	2,215,000	2,729,901.95	1.23	2,523,929.37	2,523,928.14
YORKSHIRE B/S 3.5% SNR 21/04/26 GBP100000	3,500,000	3,797,920.00	1.09	3,846,612.00	3,846,610.91
YORKSHIRE ODSAL FI 6.5876% GTD 21/02/2023 GBP	1,300,000	1,674,335.00	1.29	1,611,782.90	1,611,781.61
YORKSHIRE WATER SV 6% A/BKD 21/08/2019 GBP'A1'	1,900,000	2,328,260.00	1.23	2,054,097.60	2,054,096.37
		249,145,708.06		242,992,213.53	242,992,098.24

Corporate Bonds (Foreign Currency)

ABN AMRO BANK NV 2.875%-STP SUB 18/01/28EUR	1,700,000	1,576,326.55	0.93	0.97	1,644,811.68	1,644,810.75
ANHEUSER BUSCH INBEV FIN INC 3.7 DUE 02-01-2024	1,900,000	1,601,642.12	0.84	0.77	1,461,845.95	1,461,845.11
AUST & NZ BANK GRP 4.875% BDS 144A 12/01/21	3,000,000	2,221,151.99	0.74	0.79	2,366,482.37	2,366,481.63
AXA 5.125%-FRN SUB 04/07/43 EUR	2,600,000	2,650,063.22	1.02	1.07	2,775,715.34	2,775,714.32
AXA 5.25%-FRN SUB 16/04/40 EUR	800,000	746,428.20	0.93	0.98	787,643.09	787,642.16
BNP PARIBAS / BNP 5 DUE 01-15-2021	3,300,000	2,316,314.60	0.70	0.79	2,622,176.81	2,622,176.11
BNP PARIBAS 2.625%-FRN LT2 14/10/27 EUR	1,500,000	1,276,524.10	0.85	0.96	1,435,563.31	1,435,562.46
BP CAP MKTS P L C 3.994% DUE 09-26-2023	1,300,000	1,107,415.28	0.85	0.79	1,022,046.35	1,022,045.50
BPCE MEDIUM TERM 4.625% DUE 07-11-2024	6,300,000	5,059,635.88	0.80	0.78	4,896,791.00	4,896,790.20
BRITISH SKY BROADCASTING GROUP 3.75% DUE 09-16-2024 BEO	2,700,000	2,232,491.51	0.83	0.77	2,081,673.25	2,081,672.42
BRUNEL RES MTG SEC FRN M/BKD 01/2039 EUR'A4A'	536,511	420,757.91	0.78	0.89	476,835.31	476,834.53
BURL NORTHN SANTA 3.4% DUE 09-01-2024	4,600,000	3,858,990.42	0.84	0.77	3,522,115.17	3,522,114.33
CITIGROUP INC 4.6% DUE 03-09-2026	2,500,000	2,126,563.33	0.85	0.79	1,966,774.80	1,966,773.95
CMNWLTH BK OF AUST 5.5% SUB EMTN 06/08/19 EUR	2,400,000	2,240,728.27	0.93	0.97	2,316,360.52	2,316,359.59
CR SUISSE GROUP 3.6% DUE 09-15-2022	3,300,000	2,624,267.35	0.80	0.76	2,516,413.38	2,516,412.58
CSX CORP 3.35% DUE 11-01-2025	4,500,000	3,640,601.78	0.81	0.75	3,382,143.28	3,382,142.47
CVS CAREMARK CORP 4 DUE 12-05-2023	4,000,000	3,314,149.33	0.83	0.77	3,074,373.14	3,074,373.14
ELECTRICITE DE 3.625% 13/10/2025	1,800,000	1,473,126.78	0.82	0.76	1,364,600.72	1,364,599.90
E-MAC PROGRAM B V REMACP 2007 - NL3A A1 144A 25/07/2047	112,858	69,303.55	0.61	0.74	83,468.32	83,467.71
ENTERPRISE PRODS 3.75% DUE 02-15-2025	5,000,000	4,128,433.23	0.83	0.76	3,811,110.14	3,811,109.31
EXXON MOBIL CORP 2.726% DUE 03-01-2023	4,700,000	3,809,906.91	0.81	0.74	3,499,002.25	3,499,001.44
GOLDMAN SACHS 4% DUE 03-03-2024	2,500,000	2,101,908.35	0.84	0.78	1,938,896.41	1,938,895.57
HAMMERSON PLC BND 2.0% 01/07/2022	2,800,000	2,575,259.52	0.92	0.94	2,626,039.17	2,626,038.25
JAPAN TOBACCO INC 2% SNR EMTN 13/04/2021USD	4,800,000	3,794,994.57	0.79	0.73	3,487,884.76	3,487,883.97
KRAFT HEINZ FOODS 3.5% DUE 07-15-2022	4,600,000	3,797,463.59	0.83	0.76	3,477,847.72	3,477,846.89
MCDONALDS CORP 2.625 DUE 01-15-2022 REG	3,200,000	2,572,114.98	0.80	0.74	2,370,419.61	2,370,418.81
MCDONALDS CORP 3.7% DUE 01-30-2026	1,000,000	804,415.45	0.80	0.77	770,567.99	770,567.19
MOLSON COORS 1.25% DUE 07-15-2024	4,000,000	3,318,356.57	0.83	0.89	3,577,170.36	3,577,169.53
NATIONWIDE B/S 6.75% SUB EMTN 22/07/20 EUR	2,500,000	2,250,906.04	0.90	1.03	2,579,642.71	2,579,641.81
NEWELL BRANDS INC 3.15% DUE 04-01-2021	3,600,000	2,935,829.03	0.82	0.75	2,691,019.23	2,691,018.41
NORDEA BK AG 4.875% DUE 05-13-2021	3,000,000	2,023,621.58	0.67	0.78	2,352,456.50	2,352,455.83
PHILIP MORRIS INTL INC 2.9 DUE 11-15-2021	3,200,000	2,617,463.84	0.82	0.75	2,394,340.06	2,394,339.24
RABOBANK 4.125% SUB MTN 14/09/22 EUR	2,700,000	2,281,315.95	0.84	1.03	2,786,423.96	2,786,423.12
REYNOLDS AMERN INC FIXED 4.45% DUE 06-12-2025	4,600,000	4,064,685.07	0.88	0.79	3,625,748.20	3,625,747.32
ROYAL BK SCOTLAND GROUP PLC 3.498% 05-15-2023	2,750,000	2,090,753.86	0.76	0.74	2,037,327.36	2,037,326.60
SCENTRE GROUP TR 1/2 FIXED 3.5% DUE 02-12-2025	2,000,000	1,678,810.31	0.84	0.74	1,486,445.91	1,486,445.07
SCHLUMBERGER HLDGS 4% DUE 12-21-2025	3,900,000	3,238,618.08	0.83	0.78	3,029,588.17	3,029,587.34
SHELL INTL FIN B V 2.125% DUE 05-11-2020	3,000,000	2,275,010.55	0.76	0.74	2,213,091.52	2,213,090.76
SHELL INTL FIN B V 3.4% DUE 08-12-2023	1,624,000	1,348,310.91	0.83	0.77	1,246,529.51	1,246,528.68
SIMON INTE FIN SCA 1.25% GTD SNR 13/05/25 EUR	4,000,000	3,333,306.46	0.83	0.91	3,621,335.65	3,621,334.82
SMUCKER J M CO 3.5% DUE 10-15-2021	4,100,000	3,413,901.79	0.83	0.76	3,117,105.80	3,117,104.97
SOCIETE GENERALE 2.5%-FRN LT2 16/09/2026EUR	1,600,000	1,434,397.25	0.90	0.94	1,508,042.45	1,508,041.55
SPECTRA ENERGY 3.5% DUE 03-15-2025	7,100,000	5,658,686.73	0.80	0.74	5,270,663.42	5,270,662.63
SPI AUSTRALIA ASSETS PTY MTN 3.3% 09/04/2023	3,200,000	2,576,078.52	0.81	0.75	2,388,466.40	2,388,465.59
STATOIL ASA 2.65% DUE 01-15-2024	4,800,000	3,834,652.96	0.80	0.74	3,532,994.64	3,532,993.84
SYDNEY AIRPORT FINANCE 2.75% 23/04/2024	1,300,000	1,294,061.13	1.00	0.99	1,282,132.77	1,282,131.77
SYDNEY AIRPORT FINANCE 3.625% 04-28-2026	3,000,000	2,443,713.09	0.81	0.75	2,239,943.49	2,239,942.68
TELEFONICA 4.57% DUE 04-27-2023	3,000,000	2,598,223.89	0.87	0.80	2,398,464.99	2,398,464.12
TELEFONICA EUROPE 8.25% DUE 09-15-2030	1,361,000	1,458,244.18	1.07	1.04	1,418,504.37	1,418,503.299
TELSTRA CORPORATION LTD 4.8 DUE 10-12-2021 BEO	3,756,000	3,288,186.98	0.88	0.79	2,979,371.76	2,979,370.88
TOTAL CAP INTL 2.875% DUE 02-17-2022	2,000,000	1,641,265.24	0.82	0.75	1,498,779.30	1,498,778.48
UBS GR FDG SWITZER 2.125% GTD SNR 04/03/24 EUR	4,200,000	3,855,543.70	0.92	0.96	4,024,658.85	4,024,657.93
WESTPAC BKG CORP 4.322% DUE 11-23-2031	1,000,000	790,158.72	0.79	0.76	761,642.47	761,641.68
WPP FIN 2010 3.75% DUE 09-19-2024	2,825,000	2,182,168.03	0.77	0.76	2,134,260.82	2,134,260.05
		134,067,269.23			129,975,753.34	129,975,708.28

Futures

FUT MAR 18 LIF LONG GILT	609	0.00	0.00	929.87	566,290.00	566,290.00
FUT MAR 18 EURX EUR-BUND	-111	0.00	0.00	(1,229.07)	136,426.50	136,426.50
FUT MAR 18 10 YR T-NOTES	-710	0.00	0.00	(605.48)	429,894.00	429,894.00
FUT MAR 18 CBT 5Y T-NOTE	-209	0.00	0.00	(473.57)	98,976.68	98,976.68

0.00

1,231,587.18

1,231,587.18

Total Investments

383,212,977.29

374,199,554.05

374,199,393.70

Cash Balance

9,282,101.44

9,282,101.44

Total Value of Portfolio

392,495,078.73

383,481,655.49

STAFFORDSHIRE PENSION FUND
PORTFOLIO VALUATION

Fund - PRIVATE EQUITY INVESTMENTS		Currency - Sterling	Report Date -	31-12-17
Date of Inception	Estimated Total Approved Investment	Cumulative Investments @ 30 Sep 2017	Quarters Transactions	Cumulative Distributions @ 30 Sep 2017
	£	£	£	£
LAZARD US TECHNOLOGY PARTNERS 2nd Fund	6,214,639.57	6,216,640.24	0.00	5,294,478.56
CAPITAL DYNAMICS UK HIGH TECHNOLOGY FUND	4,000,000.00	4,007,302.74	0.00	2,293,409.28
HARBOUR VEST European Buyout Fund (HIPEP IV)	6,811,851.14	6,973,790.92	0.00	12,589,931.05
HARBOUR VEST VII US Buyout Fund	5,260,383.82	5,299,569.55	0.00	8,626,396.29
KNIGHTSBRIDGE Venture Capital VI Series VXM	6,291,695.54	6,377,366.59	0.00	8,332,696.78
HARBOUR VEST Asia Pacific Fund (HIPEP V)	5,056,257.30	5,466,435.93	0.00	7,046,986.89
HARBOUR VEST 2007 Direct Fund	4,900,000.00	5,890,514.49	0.00	9,117,623.36
HARBOUR VEST 2007 European Buyout Companion (HIPEP V)	5,000,000.00	5,890,762.76	0.00	6,746,027.16
HARBOUR VEST VIII Cayman Venture Fund	2,450,000.00	2,946,946.59	0.00	3,186,118.89
HARBOUR VEST VIII Cayman Buyout Fund	24,500,000.00	28,452,981.38	0.00	35,060,537.55
HARBOUR VEST VIII US Mezzanine & Distressed Debt Fund	2,450,000.00	2,933,800.44	191,592.90	1,329,556.74
KNIGHTSBRIDGE Venture Capital VII LP Series VC	5,000,000.00	5,234,642.34	0.00	3,368,108.29
DOVER STREET VII Cayman Fund	10,000,000.00	11,752,382.56	0.00	2,243,248.20
PARTNERS Group Secondary 2008 LP	12,165,000.00	11,602,530.76	0.00	14,646,856.65
HARBOUR VEST Cayman Partnership Fund (HIPEP VI)	29,687,775.33	27,844,658.40	0.00	15,570,046.08
KNIGHTSBRIDGE Venture Capital VIII	4,500,000.00	2,701,457.90	830,214.04	12,440,192.22
HARBOUR VEST IX Cayman Venture Fund	6,150,000.00	5,195,178.01	267,481.86	74,737.39
HARBOUR VEST IX Cayman Buyout Fund	12,300,000.00	7,848,980.30	0.00	1,988,222.34
HARBOUR VEST IX Cayman Opportunities Fund	2,050,000.00	1,294,936.45	0.00	3,722,936.95
DOVER STREET VIII Cayman Fund	7,800,000.00	6,636,112.85	0.00	606,779.32
HARBOURVEST VII AIF Partnership	23,500,000.00	12,078,133.66	87,223.25	4,873,860.45
HARBOURVEST X AIF Buyout	25,400,000.00	3,117,714.86	1,154,645.52	1,164,935.35
HARBOURVEST X AIF Venture	12,700,000.00	2,260,836.28	0.00	254,546.19
CAPITAL DYNAMICS LGPS Collective Private Equity 15/16	5,000,000.00	1,483,251.08	461,911.54	118,441.32
PARTNERS Group Global Growth 2014 LP	10,000,000.00	3,965,464.92	335,000.00	0.00
CAPITAL DYNAMICS LGPS Collective Private Equity 16/17	5,000,000.00	3,145,384.61	386,834.60	170,871.70
HARBOURVEST Dover Street IX AIF L.P.	8,333,333.00	1,254,319.32	0.00	0.00
KNIGHTSBRIDGE KVC IX Cayman LP	8,333,333.00	601,201.14	0.00	0.00
HARBOURVEST HIPEP VIII Partnership AIF Fund	27,500,000.00	0.00	0.00	0.00
CAPITAL DYNAMICS LGPS Collective PE Vehicle 17/18	10,000,000.00	700,000.00	0.00	0.00
TOTAL PRIVATE EQUITY	308,354,268.70	190,077,297.06	4,229,154.61	159,963,130.99
			8,491,437.28	143,998,424.52

* latest available valuation

STAFFORDSHIRE PENSION FUND

PORTFOLIO VALUATION

	Currency - Sterling		Report Date -		31-12-17	
Holding	Cost £	Average Cost £	Market Price £	Market Value £	Unrealised Gain/Loss £	
Fund - Legal & General Investment Management (Passive Global Equity)						
UK - PASSIVE						
LEGAL & GENERAL N UK EQUITY INDEX	26,747,100	<u>275,332,531.82</u>	10.29	13.37	<u>357,480,346.40</u>	<u>82,147,814.58</u>
GLOBAL - PASSIVE						
LEGAL & GENERAL CY UK (WORLD) EQUITY INDEX	43,290,659	94,182,467.36	2.18	2.74	118,688,267.72	24,505,800.36
LEGAL & GENERAL S NORTH AMERICA EQUITY INDEX	49,831,311	804,634,362.24	16.15	21.47	1,069,878,242.45	265,243,880.21
LEGAL & GENERAL T EUROPE (EX UK) EQUITY INDEX	19,061,254	221,185,762.23	11.60	15.19	289,488,986.06	68,303,223.83
LEGAL & GENERAL R JAPAN EQUITY INDEX	85,711,285	125,999,275.59	1.47	1.93	165,231,644.12	39,232,368.53
LEGAL & GENERAL W ASIA PAC EXJAP DEV EQUITY INDEX	6,742,718	83,402,616.91	12.37	17.60	118,644,184.62	35,241,567.71
LEGAL & GENERAL MIDDLE EAST/AFRICA DEV EQUITY INDEX	2,180,079	3,437,442.06	1.58	1.38	3,006,677.28	(430,764.78)
		<u>1,332,841,926.39</u>			<u>1,764,938,002.25</u>	<u>432,096,075.86</u>
TOTAL PASSIVE GLOBAL EQUITY		<u>1,608,174,458.21</u>			<u>2,122,418,348.65</u>	<u>514,243,890.44</u>
Fund - Legal & General Investment Management (Passive UK Index Linked Bonds)						
LEGAL & GENERAL AP OVER 5 YR INDEX-LINKED	36,239,057	182,768,964.69	5.04	8.01	290,202,370.62	107,433,405.93
TOTAL PASSIVE UK INDEX LINKED BONDS		<u>182,768,964.69</u>			<u>290,202,370.62</u>	<u>107,433,405.93</u>
Fund - Legal & General Investment Management (Passive Emerging Markets)						
LEGAL & GENERAL WORLD EMERGING MARKETS EQUITY INDEX	24,394,089	71,494,959.00	2.93	3.45	84,056,662.65	12,561,703.65
Fund - Staffordshire Pension Fund (Emerging Markets Funds)						
FRANK RUSSELL EMERGING MARKETS EQUITY	2,225,179	40,600,000.00	18.25	55.81	124,187,225.87	83,587,225.87
TOTAL EMERGING MARKETS		<u>112,094,959.00</u>			<u>208,243,888.52</u>	<u>96,148,929.52</u>
Fund - Staffordshire Pension Fund (Funds of Hedge Funds)						
GOLDMAN SACHS HFP II FUND (H1)	526,923	70,240,579.00	133.30	164.33	86,589,448.38	16,348,869.38
TOTAL HEDGE FUNDS		<u>70,240,579.00</u>			<u>86,589,448.38</u>	<u>16,348,869.38</u>
PRIVATE DEBT						
CLAREANT EUROPEAN DIRECT LENDING FUND II (GBP) SCSp	n/a	55,075,445.41	n/a	n/a	55,075,445.41	0.00
HAYFIN DIRECT LENDING FUND	n/a	33,953,492.03	n/a	n/a	33,953,492.03	0.00
HIGHBRIDGE PRIVATE LENDING OPPORTUNITIES FUND	n/a	32,138,161.23	n/a	n/a	32,138,161.23	0.00
HIGHBRIDGE SPECIALITY LOAN FUND	n/a	6,073,837.59	n/a	n/a	6,073,837.59	0.00
TOTAL PRIVATE DEBT		<u>127,240,936.26</u>			<u>127,240,936.26</u>	<u>0.00</u>

STAFFORDSHIRE PENSION FUND
PROPERTY PORTFOLIO SUMMARY

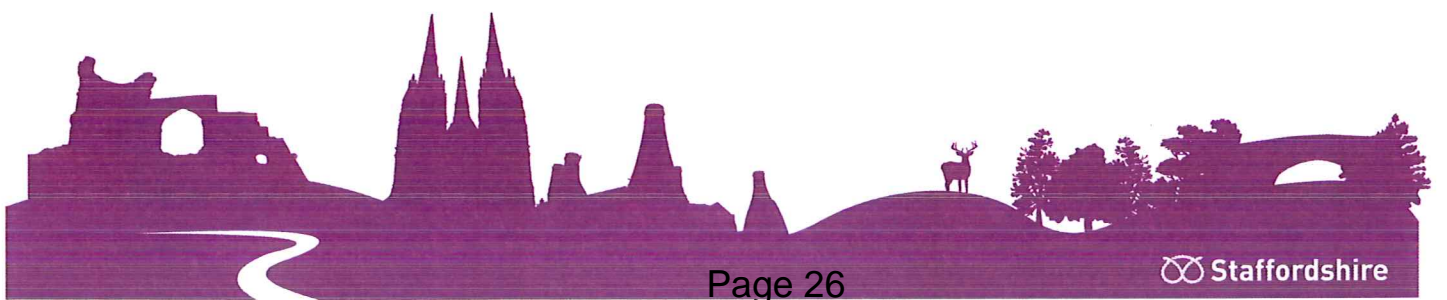
Dir/Ind	Property Address or Fund	Unit	Tenant or Fund	Tenure	Use	Total Cost £	Date of Purchase	Value £ @ 31/03/2017	Value £ @ 31/12/2017	Lease or Fund Term	Lease Fund Expiry or Break	Rent pa £ @ Purchase	Current Rent pa £	Ground Rent pa £	Next Rent Review	% Yield on Cost	% Return on Value
Dir	BIRMINGHAM	80	Regis UK Ltd (t/a Supacouts)		Retail	-	-	-	-	25 yrs	23/06/2019	51,000	51,000	-	On Expiry	-	-
	80/87 New Street & 45/51 Pinfold Street	81/83	Eat Ltd		Retail	-	-	-	-	25 yrs	24/03/2019	116,000	116,000	-	On Expiry	-	-
		84	Vacant (Under Offer)		Retail	-	-	-	-	-	-	65,000	-	-	-	-	-
		84b	Birmingham Inns Ltd		Leisure	-	-	-	-	56 yrs	23/06/2023	25,000	25,000	-	24/06/2017	-	-
		85	Greggs Plc		Retail	-	-	-	-	5 yrs	07/05/2020	60,000	60,000	-	On Expiry	-	-
		87	The Royal British Legion		Retail	-	-	-	-	10 yrs	29/09/2019	77,500	77,500	-	29/09/2019	-	-
		45/46	Darker Enterprises Ltd		Retail	-	-	-	-	15 yrs	05/10/2020	40,000	40,000	-	On Expiry	-	-
		47	Yunyou LJ		Retail	-	-	-	-	5 yrs	15/09/2017	12,000	12,000	-	On Expiry	-	-
		49	The Feel Good Group Ltd		Retail	-	-	-	-	10 yrs	15/12/2025	25,000	25,000	-	15/12/2020	-	-
		50	Velvet Mule		Retail	-	-	-	-	15 yrs	08/12/2030	25,000	25,000	-	08/12/2020	-	-
		51	Nire Three's Ltd (t/a Mailboxes etc)		Retail	-	-	-	-	10 yrs	18/12/2019	18,000	18,000	-	18/12/2019	-	-
		Pt 3rd	Adecco UK Ltd		Office	-	-	-	-	5 yrs	16/02/2020	16,150	16,150	-	On Expiry	-	-
		Pt 3rd	Thomas Pockington Trust		Office	-	-	-	-	5 yrs	27/02/2018	11,745	11,745	-	On Expiry	-	-
		Pt 2nd	The Royal British Legion		Office	-	-	-	-	10 yrs	29/04/2024	35,800	35,800	-	29/04/2019	-	-
		Pt 2nd	Birmingham Inns Ltd		Office	-	-	-	-	1 yr	14/11/2018	15,984	15,984	-	On Expiry	-	-
		Pt 1st	Carlisle Staffing Plc		Office	-	-	-	-	9 yrs	16/05/2022	12,925	12,925	-	17/05/2016	-	-
		Pt 1st	First Personnel Services Ltd		Office	8,491,240	19/08/2016	7,950,000	7,850,000	11 yrs	20/08/2017	24,300	24,300	-	On Expiry	6.7	7.2
	BIRMINGHAM		Byron Hamburgers Ltd	FH	Retail	-	-	-	-	20 yrs	02/10/2041	250,000	250,000	-	03/10/2021	-	-
	92/93 New Street & 3/17 Ethel Street		Byron Hamburgers Ltd		Retail	5,177,894	21/06/2010	6,200,000	6,200,000	15 yrs	02/10/2021	150,000	150,000	-	On Expiry	7.7	6.5
	BIRMINGHAM		L S Portfolio Investments Ltd	FH	Retail	7,480,101	30/12/2014	7,100,000	7,100,000	99 yrs	24/03/2063	450,000	450,000	-	25/03/2030	6.0	6.3
	Colonnade Buildings, 98/100 New Street & 2/12 Ethel Street																
	BLETCHLEY	1	Wickes Building Supplies Ltd	FH	Retail WH	-	-	-	-	25 yrs	25/03/2026	259,500	429,000	-	25/03/2021	-	-
	Rushmere Retail Park, Watling Street	2	Halfords Ltd		Retail WH	5,094,683	11/04/1996	9,500,000	10,300,000	25 yrs	25/03/2021	104,500	174,240	-	On Expiry	11.8	5.9
	BRISTOL		Palmer & Harvey McLane Ltd (In Administration)	LH	Industrial	6,489,293	17/09/2015	7,000,000	5,700,000	20 yrs	08/07/2023	424,874	424,874	-	09/07/2018	6.5	7.5
	St Annes Road																
	BURY ST EDMUNDS		McDonald's Real Estate LLP	FH	Retail	3,059,752	22/07/1994	2,600,000	2,600,000	35 yrs	24/12/2023	152,500	180,000	-	25/12/2018	5.9	6.9
	42/42a Buttermarket																
	BURY ST EDMUNDS		B&Q Plc	FH	Retail WH	5,666,760	12/06/2013	6,400,000	6,400,000	5 yrs	11/01/2021	491,763	491,763	-	On Expiry	8.7	7.7
	45/47 Risbygate Street																
	CAMBRIDGE		Travelodge Hotels Ltd	FH	Hotel	11,386,246	15/10/2010	14,500,000	14,900,000	25 yrs	11/09/2036	0	808,273	-	12/09/2021	7.1	5.4
	Chieftain Way, Orchard Park																
	CARDIFF	1&2	Santander UK Plc		Retail	-	-	-	-	23 yrs	24/04/2031	188,000	188,000	-	12/02/2018	-	-
	1/7 Queen Street	3	Anabatic Ltd (t/a Thirty Nine)		Retail	-	-	-	-	15 yrs	04/06/2022	85,000	55,000	-	05/06/2022	-	-
		3a	Pizza Hut (UK) Ltd		Retail	-	-	-	-	35 yrs	23/06/2021	60,000	60,000	-	24/06/2016	-	-
		4	Lloyds TSB Bank Plc	FH	Retail	8,371,527	02/05/2014	6,650,000	6,600,000	35 yrs	23/06/2021	318,000	318,000	-	24/06/2016	7.4	9.4
	CARLISLE	67	Game Retail Ltd	FH	Retail	790,526	24/06/1994	300,000	300,000	5 yrs	01/08/2017	50,000	41,500	-	On Expiry	5.2	13.8
	67 English Street																
	CHESTER-LE-STREET		Co-Operative Group Ltd	FH	Industrial	18,335,769	18/05/2016	18,500,000	19,250,000	15 yrs	15/03/2024	1,149,922	1,149,922	-	16/03/2019	6.3	6.0
	Drum Industrial Estate																

Dir/Ind	Property Address or Fund	Unit	Tenant or Fund	Tenure	Use	Total Cost £	Date of Purchase	Value £ @ 31/03/2017	Value £ @ 31/12/2017	Lease or Fund Term	Lease Fund Expiry or Break	Rent pa £ Purchase	Current Rent pa £	Ground Rent pa £	Next Rent Review	% Yield on Cost	% Return on Value
CHICHESTER	30 East Street		Signet Trading Ltd (t/a Ernest Jones)	FH	Retail	2,422,179	29/01/1999	3,800,000	3,850,000	10 yrs	24/03/2020	120,000	186,250	-	On Expiry	7.7	4.8
DOVER	Bridge Street		Wm Morrison Supermarkets Plc	FH	Foodstore	18,059,355	31/03/2010	13,600,000	13,600,000	35 yrs	09/04/2024	912,604	912,604	-	29/04/2019	5.1	6.7
EDINBURGH	Grosvenor Street		Park UK Holdings Ltd (t/a Hilton)	FH	Hotel	18,598,181	28/07/2015	18,500,000	19,000,000	125 yrs	16/02/2094	802,500	840,038	-	17/02/2025	4.5	4.4
EYNSHAM	Oasis Park,	Chilbrook 1	Adlens Ltd		Office	-	-	-	-	10 yrs	05/10/2021	57,494	79,536	-	06/10/2021	-	-
		Chilbrook 2	Adlens Ltd		Office	-	-	-	-	10 yrs	05/10/2021	40,573	56,128	-	06/10/2021	-	-
		Chilbrook 3	Vacant		Office	-	-	-	-	-	-	24,589	0	-	-	-	-
		Chilbrook 4	Vacant		Office	-	-	-	-	-	-	42,898	0	-	-	-	-
		Chilbrook 5	Atkins Ltd		Office	-	-	-	-	10 yrs	13/08/2020	89,508	132,800	-	On Expiry	-	-
		Chilbrook 6	Christian Witness to Israel		Office	-	-	-	-	5 yrs	08/07/2019	22,927	36,036	-	On Expiry	-	-
		Chilbrook 7	Vacant		Office	-	-	-	-	-	-	43,859	0	-	-	-	-
		1-5	Southern Electricity Plc		Substation	-	-	-	-	125 yrs	24/01/2116	1	1	-	On Expiry	-	-
		6	Vacant		Office	-	-	-	-	-	-	202,220	0	-	-	-	-
		7	Amplivox Ltd		Office	-	-	-	-	5 yrs	12/02/2019	90,000	45,500	-	On Expiry	-	-
		8	Waterslade Ltd		Office	-	-	-	-	5 yrs	23/12/2019	33,770	21,782	-	On Expiry	-	-
		9&10	Usborne Publishing Ltd		Office	-	-	-	-	10 yrs	28/09/2018	33,770	39,287	-	29/09/2018	-	-
		11	Bit by Bit Directors Scheme		Office	-	-	-	-	999 yrs	23/06/2986	57,500	0	-	-	-	-
		12	Adler & Allan Ltd		Office	-	-	-	-	5 yrs	22/12/2019	75	75	-	On Expiry	-	-
		13	Vacant		Office	-	-	-	-	-	-	44,000	33,638	-	On Expiry	-	-
		1	DSG Retail Ltd (t/a Currys PC World)	FH	Retail WH	12,732,619	14/10/1999	5,750,000	5,800,000	10 yrs	25/09/2021	212,829	212,829	-	On Expiry	3.0	7.7
		2	Homebase Ltd		Retail WH	-	-	-	-	20 yrs	23/06/2026	240,000	240,000	-	24/06/2016	-	-
		3	Matalan Retail Ltd		Retail WH	-	-	-	-	20 yrs	09/07/2026	330,000	330,000	-	10/07/2016	-	-
		4	NBC Apparel (t/a TK Maxx)	FH	Retail WH	14,648,713	01/03/2017	13,825,000	14,600,000	19 yrs	23/06/2025	200,000	200,000	-	24/06/2020	6.7	6.7
HAYES	Hayes Road,		Toys R Us Ltd	FH	Retail WH	16,224,160	07/01/2008	13,250,000	12,200,000	25 yrs	28/09/2019	779,000	813,300	-	On Expiry	5.0	6.7
KINGSTON UPON THAMES	24/24a Market Place		Links (London) Ltd	FH	Retail	1,339,621	14/04/2000	3,400,000	3,500,000	15 yrs	15/03/2022	83,250	143,000	-	16/03/2017	10.7	4.1
LANCASTER	Parliament Street		DSG Retail Ltd (t/a Currys PC World)		Retail WH	-	-	-	-	25 yrs	28/09/2020	149,540	183,200	-	On Expiry	-	-
	Retail Park,		Halfords Ltd		Retail WH	-	-	-	-	25 yrs	28/09/2020	74,930	103,300	-	On Expiry	-	-
			B&M Retail Ltd	FH	Retail WH	5,106,960	18/12/1995	5,350,000	5,500,000	25 yrs	28/09/2020	100,170	142,742	-	29/09/2015	8.4	7.8
LEEDS	Killingbeck Retail Park,	A	Carpetright Plc		Retail WH	-	-	-	-	0.5 yrs	30/04/2018	195,000	150,000	-	On Expiry	-	-
	Killingbeck Drive	B	B&M Retail Ltd		Retail WH	-	-	-	-	10 yrs	14/07/2023	195,700	150,000	-	15/07/2018	-	-
		C	B&Q Plc		Retail WH	-	-	-	-	10 yrs	27/07/2027	197,340	202,400	-	28/07/2022	-	-
		D	B&Q Plc	FH	Retail WH	20,201,334	06/06/2008	12,800,000	16,400,000	10 yrs	27/07/2027	604,750	604,750	-	28/07/2022	5.5	6.8
LEEDS	20/26 King Edward Street & 49/51 Vicar Lane	20	Vacant		Retail	-	-	-	-	-	-	91,250	0	-	-	-	-
		22	Airwair International Ltd (t/a Dr Martens)		Retail	-	-	-	-	10 yrs	22/07/2019	95,000	98,000	-	22/07/2019	-	-
		24	VF Northern Europe Services Ltd (t/a Vans)		Retail	-	-	-	-	15 yrs	03/10/2018	105,000	105,000	-	On Expiry	-	-
		26	JD Sports Fashion Plc (t/a Size)		Retail	6,538,408	25/10/2012	6,350,000	6,350,000	20 yrs	24/03/2021	158,500	170,000	-	25/03/2016	5.7	5.9
LEICESTER	45 Gallowtree Gate & 47/49 Market Place		London Lotus Ltd (t/a Chopstix) Golden Orange Snack Ltd	FH	Restaurant Restaurant	-	-	-	-	At Will	31/03/2018	187,000	187,000	-	On Expiry	-	-
			Vacant	FH	Industrial	3,771,984	04/11/2011	5,250,000	5,250,000	-	-	380,000	0	-	02/07/2022	0.3	1.6
LEICESTER	Unit 19, Meridian		Vacant	FH	Industrial	3,771,984	04/11/2011	5,250,000	5,250,000	-	-	380,000	0	-	-	0.0	0.0

Dir/Ind	Property Address or Fund	Unit	Tenant or Fund	Tenure	Use	Total Cost £	Date of Purchase	Value £ @ 31/03/2017	Value £ @ 31/12/2017	Lease or Fund Term	Lease Fund or Break	Rent pa £ @ Purchase	Current Rent pa £	Ground Rent pa £	Next Rent Review	% Yield on Cost	% Return on Value
	Business Park																
LONDON EC2	11 Old Jewry	B, L.G., G	Epiq Systems Ltd		Store	-	-	-	-	9 yrs	13/04/2020	3,210	3,210	-	On Expiry	-	-
		1st, B	Goodman City Ltd		Restaurant	-	-	-	-	21.5 yrs	31/01/2032	162,500	162,500	-	-	-	-
		1st, B	Bank of China (UK) Ltd		Bank	-	-	-	-	20 yrs	31/01/2032	185,000	185,000	-	24/01/2022	-	-
		2nd (S)	Tom James International		Office	-	-	-	-	10 yrs	06/06/2020	196,000	196,000	-	On Expiry	-	-
		2nd (N)	Epiq Systems Ltd		Office	-	-	-	-	5.8 yrs	13/04/2020	121,974	121,974	-	On Expiry	-	-
		3rd	John Graham Construction		Office	-	-	-	-	5 yrs	10/01/2019	227,469	227,469	-	On Expiry	-	-
		4th	Bedell Trust UK Ltd		Office	-	-	-	-	10 yrs	24/08/2020	214,095	214,095	-	25/08/2020	-	-
		5th	Milliman Ltd (Surety Milliman Inc)		Office	-	-	-	-	10 yrs	26/10/2019	342,085	342,085	-	On Expiry	-	-
		6th (S)	Epiq Systems Ltd		Office	-	-	-	-	10 yrs	13/04/2020	323,638	323,638	-	On Expiry	-	-
		7th (S)	AIOI Motor & General Insurance Company of Europe Ltd		Office	-	-	-	-	10 yrs	31/03/2018	265,625	265,625	-	On Expiry	-	-
		8th (S)	Bedell Cristin London Partnership		Office	-	-	-	-	10 yrs	21/12/2021	0	125,366	-	22/12/2021	-	-
		8th (N)	Epiq Systems Ltd		Office	-	-	-	-	6.75 yrs	13/04/2020	115,367	115,367	-	On Expiry	-	-
		7th (N), B	Fideres Partners Llp		Office	-	-	-	-	5 yrs	18/11/2020	66,340	66,340	-	On Expiry	-	-
		8th (N)	Laven Partners		Office	-	-	-	-	5 yrs	18/05/2022	81,515	101,674	-	On Expiry	-	-
		5th	Nataxis Pramex International Ltd		Office	19,938,394	01/08/2016	20,300,000	20,200,000	15 yrs	09/03/2020	53,848	53,848	-	10/03/2020	-	-
		4th	Milliman Ltd (Surety Milliman Inc)		Office	-	-	-	-	10 yrs	26/10/2019	80,189	80,189	-	On Expiry	13.0	12.8
LONDON SW1	Burwood House, 14/24 Caxton Street	5th	Gallaher Ltd		Office	-	-	-	-	15 yrs	25/12/2018	117,500	117,500	-	On Expiry	-	-
		4th	Sport & Recreation Alliance		Office	-	-	-	-	15 yrs	27/11/2018	135,375	146,000	-	On Expiry	-	-
		3rd	William Sturges & Co		Office	-	-	-	-	15 yrs	28/09/2018	166,760	170,260	-	On Expiry	-	-
		2nd	William Sturges & Co		Office	-	-	-	-	15 yrs	28/09/2018	166,760	170,260	-	On Expiry	-	-
		1st	BAE Systems Plc		Office	-	-	-	-	15 yrs	28/09/2018	166,485	168,985	-	On Expiry	-	-
		Gd	BAE Systems Plc		Office	-	-	-	-	10 yrs	24/03/2023	152,000	146,620	-	25/03/2018	-	-
		Gd	BAE Systems & Co		Office	-	-	-	-	15 yrs	24/03/2023	38,118	42,000	-	25/03/2018	-	-
		Gd	William Sturges & Co		Office	-	-	-	-	15 yrs	28/09/2018	49,665	49,665	-	On Expiry	-	-
		Gd	Pret a Manger (Europe) Ltd		Retail	-	-	-	-	15 yrs	02/09/2027	46,000	77,500	-	03/09/2017	-	-
		Gd	William Sturges & Co		Office	-	-	-	-	15 yrs	28/09/2018	7,345	7,345	-	On Expiry	-	-
		Gd	Starbucks Coffee Co (UK) Ltd		Retail	-	-	-	-	15 yrs	15/12/2017	45,000	45,000	-	On Expiry	-	-
		Gd	Car spaces		Garage	16,164,376	16/05/2011	22,500,000	22,650,000	-	-	32,962	33,962	14,809	-	6.1	6.1
LONDON WC1	16 Upper Woburn Place	5th	Orient Petroleum UK Ltd		Office	-	-	-	-	At Will	04/02/2018	88,125	83,662	-	On Expiry	-	-
		4th & 3rd	London Upper Woburn Place Centre Ltd (t/a Regus)		Office	-	-	-	-	10 yrs	18/11/2023	224,238	462,462	-	19/11/2018	-	-
		2nd	London Upper Woburn Place Centre Ltd (t/a Regus)		Office	-	-	-	-	8.33 yrs	18/11/2023	205,840	289,840	-	19/11/2018	-	-
		1st	Sue Ryder		Office	-	-	-	-	10 yrs	12/04/2018	213,745	317,000	-	On Expiry	-	-
		Gd	Vacant		Office	-	-	-	-	-	-	93,000	0	-	-	-	-
		Gd & LG	Prezzo Plc		Restaurant	-	-	-	-	20 yrs	04/01/2024	87,500	90,000	-	05/01/2019	-	-
		LG	Barry's Bootcamp Ltd		Gym	-	-	-	-	25 yrs	24/06/2024	75,460	87,032	-	23/07/2018	-	-
			EDF Energy Networks (LPN) Plc		Substation	19,318,315	12/08/2011	30,300,000	30,600,000	99 yrs	03/03/2106	0	0	-	-	6.9	4.3
LONDON WC2	22 Stukeley Street	4th	Directors UK Ltd		Office	-	-	-	-	10 yrs	28/07/2022	76,335	208,125	-	29/07/2021	-	-
		3rd	Directors UK Ltd		Office	-	-	-	-	10 yrs	26/07/2022	42,073	114,500	-	29/07/2021	-	-
		3rd	AIG Edenspiekermann Ltd		Office	-	-	-	-	10 yrs	19/03/2020	50,827	119,493	-	20/03/2020	-	-
		2nd	Trentnet Ltd		Office	-	-	-	-	5 yrs	22/03/2020	83,250	196,064	-	On Expiry	-	-
		1st	Prospectus Ltd		Office	-	-	-	-	10 yrs	24/11/2021	85,360	160,416	-	25/11/2019	-	-
		Gd & LG	Freedom Recruitment Ltd		Office	-	-	-	-	5 yrs	01/04/2019	80,765	182,529	-	On Expiry	-	-
		Gd & LG	Zero Degrees West Ltd		Office	8,844,397	16/12/1998	21,300,000	22,800,000	10 yrs	24/04/2020	49,200	116,305	-	24/04/2019	12.4	4.8
MANCHESTER	Old Exchange Buildings, 29/31 King Street	29	Hancocks Jewellers Ltd		Retail	-	-	-	-	10 yrs	01/06/2022	120,000	70,000	-	02/06/2022	-	-
		31	Vacant		Retail	-	-	-	-	-	-	106,000	0	-	-	-	-
			Crabtree & Evelyn		Retail	-	-	-	-	20 yrs	13/07/2018	62,500	62,500	-	On Expiry	-	-
			Vacant		Retail	-	-	-	-	-	-	60,000	0	-	-	-	-

Dir/Ind	Property Address or Fund	Unit	Tenant or Fund	Tenure	Use	Total Cost £	Date of Purchase	Value £ @ 31/03/2017	Value £ @ 31/12/2017	Lease or Fund Term	Lease Fund Expiry or Break	Rent pa £ @ Purchase	Current Rent pa £	Ground Rent pa £	Next Rent Review	% Yield on Cost	% Return on Value
	ROMFORD																
	26/30 South Street	1st	Lucinda Ellery Ltd		Retail	-	-	-	-	3 yrs	13/01/2019	17,648	18,000	-	On Expiry	-	-
		2nd	Talent International UK Ltd		Office	-	-	-	-	5 yrs	26/05/2019	0	35,552	-	On Expiry	-	-
		3rd	Spencer Ogden		Office	-	-	-	-	5 yrs	13/05/2016	29,377	29,377	-	On Expiry	-	-
		4th	Denton Corker Marshall		Office	6,591,908	11/08/2014	5,750,000	4,900,000	5 yrs	08/02/2020	0	10,955	-	On Expiry	3.4	4.6
	Halifax Plc			FH	Retail	2,146,455	11/09/1998	2,050,000	2,050,000	25 yrs	23/06/2020	135,000	183,500	-	29/09/2016	8.5	9.0
	SOUTHAMPTON				Phone Mast												
	Centurion Park, Bitterne Road		Comerstone Telecommunications Infrastructure Ltd			-	-	-	-	10 yrs	12/10/2026	0	5,750	-	13/10/2019	-	-
		A	Sulzer Electro Mechanical Services (UK) Ltd		Industrial	-	-	-	-	5 yrs	24/03/2022	104,000	131,617	-	On Expiry	-	-
		B	Vacant		Industrial	-	-	-	-	-	-	67,750	0	-	-	-	-
		C	Oyster Marine Ltd		Industrial	-	-	-	-	7 yrs	30/09/2018	68,780	79,154	-	On Expiry	-	-
		D	Millbrook Furnishing Industries Ltd		Industrial	-	-	-	-	3.25 yrs	30/09/2018	61,450	79,154	-	On Expiry	-	-
		E	The BSS Group Ltd		Industrial	-	-	-	-	5.5 yrs	11/12/2018	30,000	32,950	-	On Expiry	-	-
		F	Thunderbolts Ltd		Industrial	-	-	-	-	3 yrs	31/12/2019	33,000	37,650	-	On Expiry	-	-
		G	TLC (Southern) Ltd		Industrial	-	-	-	-	10 yrs	19/12/2022	29,750	33,200	-	20/12/2017	-	-
		H	SCA Support Services Ltd		Industrial	-	-	-	-	25 yrs	29/04/2018	30,000	35,945	-	On Expiry	-	-
		J	Vacant		Industrial	-	-	-	-	-	-	65,640	0	-	-	-	-
		K	CJR Propulsion Ltd		Industrial	-	-	-	-	10 yrs	26/11/2027	49,000	66,424	-	27/11/2022	-	-
		L	CJR Propulsion Ltd		Industrial	-	-	-	-	10 yrs	26/11/2027	60,000	69,015	-	27/11/2022	-	-
		M (Land)				-	-	-	-	-	-	0	0	-	-	-	-
		P	The Post Office		Industrial	-	-	-	-	20 yrs	05/02/2029	146,772	113,000	-	On Expiry	-	-
		R	Secretary of State for Transport		Industrial	-	-	-	-	3 yrs	05/10/2019	24,148	44,000	-	On Expiry	-	-
		S	Screwfix Direct Ltd		Industrial	12,132,499	19/09/2000	12,000,000	14,150,000	10 yrs	26/09/2022	34,750	47,084	-	27/09/2022	6.4	5.5
	STAFFORD																
	Granite 100, Acton Gate		Stone Computers Ltd		Industrial	4,687,173	22/02/2011	5,550,000	5,900,000	15.5 yrs	25/05/2020	355,400	399,000	-	26/05/2020	8.5	6.8
	SWANSEA																
	263/265 Oxford Street & 8 Portland Street		Vacant		Retail	-	-	-	-	-	-	0	0	-	-	-	-
			Vacant		Retail	-	-	-	-	-	-	120,000	0	-	-	-	-
			Vacant	LH	Retail	3,005,251	-	1,150,000	1,000,000	-	-	95,000	0	2,250	On Expiry	0.0	0.0
	SWINDON																
	Westmead Industrial Estate, Units 22/25 & Westmead Drive, Unit R	22 & 23	UK Storage Company (SW) Ltd		Industrial	-	-	-	-	25 yrs	21/09/2025	121,000	124,050	-	22/09/2020	-	-
		24	Vacant		Industrial	-	-	-	-	-	-	63,500	0	-	-	-	-
		25	Vacant		Industrial	-	-	-	-	-	-	40,640	0	-	-	-	-
		R	PI Crouch, MA Clarke, PA Hopkins, & Hornbuckle Medical Trustees Ltd		Industrial	4,025,030	15/12/1999	3,250,000	3,400,000	125 yrs	31/01/2114	26,600	27,265	-	01/02/2019	3.8	4.5
	TRURO																
	11/15 Boscawen Street	11 & 12	Waterstones Booksellers Ltd		Retail	-	-	-	-	10 yrs	25/12/2026	289,950	230,000	-	25/12/2021	-	-
		13	Superdrug Stores Plc		Retail	-	-	-	-	25 yrs	24/12/2022	154,000	154,000	-	25/12/2017	-	-
		14 & 15	The White Company (UK) Ltd		Retail	8,427,238	11/11/1992	7,450,000	8,000,000	10 yrs	26/08/2018	97,500	140,000	-	27/08/2018	6.2	6.6
	WARRINGTON																
	Calver Road, Winwick Quay		QAS Co Pak Ltd		Industrial	2,654,601	24/03/1984	3,250,000	3,300,000	20 yrs	15/10/2021	160,000	220,000	-	On Expiry	8.3	6.7
	WEYBRIDGE																
	29 Avro Way, Brooklands Business Park		Kite Glass Ltd		Industrial	3,376,249	20/12/1990	7,850,000	7,850,000	15 yrs	18/02/2029	275,000	335,000	-	19/03/2019	9.9	4.3
	WOLVERHAMPTON																
	Vernon Park,	A	J Banks & Co Ltd		Industrial	-	-	-	-	999 yrs	28/09/3010	0	0	-	On Expiry	-	-
		B	DHL Supply Chain Ltd		Industrial	-	-	-	-	5 yrs	31/08/2022	154,680	177,744	-	On Expiry	-	-
		C	Mann + Hummel (UK) Ltd		Industrial	-	-	-	-	12 yrs	12/06/2024	294,490	303,600	-	13/06/2017	-	-
		Land (D)			Industrial	8,198,753	21/07/2000	8,400,000	9,500,000	-	-	0	0	-	-	5.9	5.1

Dir/Ind	Property Address or Fund	Unit	Tenant or Fund	Tenure	Use	Total Cost £	Date of Purchase	Value £ @ 31/03/2017	Value £ @ 31/12/2017	Lease or Fund Term	Lease Fund Expiry or Break	Rent pa £ @ Purchase	Current Rent pa £	Ground Rent pa £	Next Rent Review	% Yield on Cost	% Return on Value
Total:	Direct Property					324,266,398		340,675,000	350,350,000			20,208,118	21,294,303			6.6	6.1
Ind	Ashford Investor Limited Partnership		LP owns the Designer Outlet Centre, 74 Retail Units, 1,231 car spaces	LP	Shopping Centre	14,043,685	23/05/2002	29,926,000	30,918,000	-	28/02/2032	514,312	1,980,000	-	n/a	14.1	6.4
	Hearthstone Residential Fund			LP	Residential	250,775		0	250,775								
Total:	Indirects					14,294,460		29,926,000	31,168,775			514,312	1,980,000			13.9	6.4
Total:	Portfolio					338,560,858		370,601,000	381,518,775			20,722,430	23,274,303	17,059		6.9	6.1



Local Members Interest	
NIL	

PENSIONS PANEL – 6 MARCH 2018

Report of the Director of Finance and Resources

Annual Investment Strategy for Pension Fund Cash 2018/19

Recommendation of the Chairman

1. That the Pensions Panel approves the Staffordshire Pension Fund’s (‘the Pension Fund’), Annual Investment Strategy (AIS) for the investment of internally managed Pension Fund cash.

Reasons for Recommendations

2. In previous years, administering authorities were required to formulate a policy for the investment of Pension Fund cash by the Local Government Pension Scheme (Management and Investment of Funds) Regulations 2009; as a result the Pension Fund produced a separate AIS for its cash balances. The recently introduced 2016 regulations, infer policies for Pension Fund cash should form part of the Investment Strategy Statement (ISS). However, the Pension Fund considers it good practice to continue preparing a separate AIS for cash balances; making reference to it within the ISS.
3. The AIS for the Pension Fund is prepared on the same principles as the AIS for Staffordshire County Council, which follows the Chartered Institute of Public Finance & Accountancy (CIPFA) Treasury Management Code and the Department for Communities and Local Government - Guidance on Local Government Investments.
4. An updated CIPFA Treasury Management Code and Ministry of Housing, Communities and Local Government – Guidance on Local Government Investments, have recently been published. Changes within are attempting to bring a greater commercial focus to local authority investments but this will have no direct effect on the Pension Fund’s AIS.

Background

5. The Pension Fund has a small strategic asset allocation to cash of 1%, recognising that cash balances are needed for the day to day management of the Pension Fund. This cash is managed by Officers in the County Council’s Treasury and Pension Fund Team, to provide liquidity and pay bills as they arise. It is not invested solely to seek a return and is not usually considered a major asset allocation decision.

6. The cash does increase from time to time, pending investment in other major asset classes e.g. property and private debt. The proposed AIS will therefore need to allow for such situations occurring. The Pensions Panel will need to agree these temporary increases as part of its quarterly review of the strategic asset allocation benchmark, together with any associated ranges.
7. The AIS does not deal with the segregated, relatively small cash balances held by the custodian (Northern Trust) under the control of the investment managers or with cash arising from occasional transitional activity. Overnight, Northern Trust sweep funds into their “AAA” rated Money Market Funds (MMF’s). Nor does the AIS deal with small working cash balances held by the Fund’s property manager (Colliers), which are required for the efficient working of this part of the Fund’s investment portfolio.

AIS for Pension Fund Cash 2018/19

Objectives of investment

8. The proposed main objectives for the AIS are to;
 - provide security of capital (i.e. ensure the return of the money and interest)
 - provide liquidity (i.e. pay the bills as they fall due and ensure funds are available for reinvestment when needed)
 - earn interest (i.e. obtain a reasonable return within the constraints outlined at a) and b)).
9. The 1% allocation to cash will by its nature need to be kept short-term. To accommodate balances exceeding this allocation, the investment limit for existing cash investment counterparties may need to be increased temporarily. If balances are higher longer-term, pending investment in other asset classes, investments may need to be considered that recognise their longer-term nature. It is anticipated that initially, any longer term requirements will be fulfilled through the use of ‘cash plus or short bond funds’ (see **paragraph 26**).
10. To allow for the practical management of the treasury transactions each day, it is proposed that the change in investment limits and the choice over the investments made is delegated to the Director of Finance and Resources Outside of this, the Pensions Panel will need to assess any specific requirements and consider any changes that may be required to the AIS.
11. Cash balances have been high throughout 2017/18 due to time lags between capital being committed and funds being drawn down e.g. to private debt funds. Also during 2017/18, tactical disinvestments from equities were made when valuations were high; the proceeds from these are still being held in cash pending reinvestment. As a result of these relatively high cash balances, the Director of Finance and Resources authorised the increase in the investment limits for individual MMF’s (including cash plus funds) to £40m during the year and these increased limits are still in effect.

Credit Rating Criteria and the Approved Lending List (the List)

12. Current government regulations state that local authorities have to decide how they define a 'high credit rated' counterparty (i.e. a bank or a building society). In the past, the Fund has relied on advice and creditworthiness services from Treasury Management Advisors such as Arlingclose, who were originally appointed by the County Council in 2013.
13. Changes in legislation in recent years have made investing with banks and building societies more risky for local authorities, and for the Pension Fund which is classified as a local authority under regulations. In January 2015, the UK implemented the Bank Recovery and Resolution Directive (BRRD) which ensures EU Member States are consistent in how they deal with the failure of banks and investment firms; instead of a government "bail out" of a bank, a "bail in" of current investors will be forced upon the bank by regulators. The risk of loss for local authorities in a bail-in situation is much greater, as any unsecured fixed-term deposits would be ranked near the bottom of the capital structure and would be one of the first to suffer losses.
14. New Ring-fencing legislation is to be adopted by the UK's largest banks before the end of 2018/19, with the effect on the creditworthiness of these banks as yet unclear. UK financial regulators require these banks to separate their core retail banking activity from the rest of their business i.e. investment banking. The aim of this legislation is to protect retail banking activity from unrelated risks elsewhere in the banking group, such as those that occurred during the global financial crisis.
15. Under normal circumstances where the Pension Fund is fully invested, there is forecast to be a low level of cash, and it is considered unlikely that the Pension Fund will need to enter into a large number of term deposits with banks or building societies, thus reducing the risk of "bail in". This means a simplified AIS consisting of the three following elements, and acknowledging the 'high credit rating' concept, can still be implemented for 2018/19.
 - (i) Regulation Investments
16. Current government regulations specify the type of financial instruments that can be used and they divide them into 'specified' and 'non-specified' investments.
17. Specified investments are investments made in sterling for a period of less than a year that are invested with:
 - the UK Government;
 - a local authority;
 - a parish or community council (unlikely to be used by the Pension Fund);
 - or
 - a body, or in an investment instrument, that has a 'high credit rating'.

18. The first three named investments can be used by the Pension Fund by virtue of their inclusion within the guidance; these are referred to as Regulation Investments in the remainder of this report. It is important to note that these classes of investment are not subject to “bail-in” risk as mentioned earlier in this report (**see paragraph 13**).

(ii) Money Market Funds (MMF's)

19. MMF's are pooled investment vehicles consisting of money market deposits and similar instruments. MMF's have been used for some time by the Pension Fund and by Northern Trust as stated earlier. They are also widely used by other public and private sector bodies.

20. MMF's proposed for use by the Pension Fund would be 'AAA' rated, the highest possible credit rating and they would have the following attributes:

- Diversified – MMF's are diversified across many different investments, far more than the Pension Fund could hope to achieve on its own account.
- Same day liquidity – this means that funds can be accessed on a daily basis.
- Ring-fenced assets – the investments are owned by the investors and not the fund management company.
- Custodian – the investments are also managed by an independent custodian, who operates at arms-length from the fund management company.

21. New EU regulations for MMF's were approved and published in July 2017 and existing funds will need to be compliant by January 2019. It is expected that most short term MMF's will convert from a Constant Net Asset Value (CNAV) to a Low Volatility Net Asset Value (LVNAV) structure.

22. The assets of LVNAV MMF's are marked to market, meaning the dealing NAV (unit price) may fluctuate. However the new regulations allow for a constant dealing NAV to be maintained, provided the MMF meets strict new criteria and minimum liquidity requirements. Public debt CNAV MMF's will still be available where 99.5% of assets are invested in government debt instruments.

23. All treasury activity carries an element of risk and MMF's are no different. In the event of a further financial crisis, the failure of one or more of an MMF's investments could lead to a run on the MMF as investors rush to redeem their investment. This could then spread to other MMF's as investors take flight from this asset class.

24. The very low interest rate environment could threaten the ongoing continuity of MMFs. Each MMF charges a fee and this could mean that interest earned becomes negative after its deduction. If this problem arises then it would be a matter of moving funds to an alternative category of investment. This threat has receded to some degree with the rise in Bank Rate in November 2017.

25. MMF's as described in these paragraphs are judged to meet the criteria of an instrument that meets the definition of a 'high credit rating'. Providing daily liquidity, the Pension Fund currently has accounts open with 5 MMF's.
26. Additionally, the Pension Fund invests in 2 'cash plus' MMF's. 'Cash plus and short bond' funds provide a useful longer term option to investments in same day notice MMF's. Whilst they are considered to be slightly higher risk and do not have daily liquidity, they can enhance investment returns and provide diversification away from very short term investments. An investment period of at least six months is generally recommended. It is proposed to delegate the decision on the further use of 'cash plus and short bond' funds to the Director of Finance and Resources, after taking appropriate advice.

(iii) The Pension Fund's Banker

27. Relatively low levels of cash will be retained with Lloyds Bank each night earning interest at a market rate and in line with the current lending list (Appendix 2). It is important to note that funds are available daily and are not committed for any period of time.

Investment Diversification

28. In order to ensure diversification, it is proposed that under normal circumstances, the maximum investment limit for AAA rated diversified MMF's which are, by default, already invested across a larger number of counterparties, is the lower of 50% of total cash or £30m, per MMF. Cash plus and short bond funds will also be subject to these limits. This approach is considered reasonable for the Pension Fund's risk profile; taking into account that cash is only one asset class and the Pension Fund already has diversification across other asset classes. However, as stated in **paragraph 10**, temporary increases in cash balances currently dictate higher MMF limits.
29. To allow the practical management of the treasury transactions each day, it is proposed that the choice over the investments made is delegated to the Director of Finance and Resources.

Investment duration

30. The investment arrangements set-out in this report are of short duration; with the exception of cash plus or short bond funds (which require 3 days' notice), investments in an MMF or with the Pension Fund's banker are liquid and available at one days notice. Other regulation investments may be invested for up to 12 months but more typically will be for periods of less than six months.
31. The Pension Fund's Approved Lending List is shown at **Appendix 2**. The maximum recommended investment duration for 2018/19 works within the definition of a specified investment which is to not invest for more than a year.

Risk

32. Cash is only a small part of the overall investments of the Pension Fund and the wider aspects of risk are taken into account in the ISS, where cash is shown to form a small part of the strategic asset allocation.
33. Looking at cash in isolation, treasury management usually recognises that the two prime risk areas are security and liquidity. It is considered that focussing primarily on these two risks is appropriate for the Pension Fund's relatively low 1% allocation to cash, for day to day cash management purposes; although the AIS has the flexibility to consider yield in the use of higher risk funds.
34. Should the Pensions Panel decide at some point in the future to make a higher strategic allocation to cash, where seeking a higher return would become more important, the balance of risk and reward would need to be revisited.

Review of Strategy

35. The main circumstances where a revised strategy would be prepared include a change in;
 - the Fund's strategic asset allocation
 - the economic environment
 - the financial risk environment
 - the regulatory environment.
36. Whilst the Pensions Panel will be responsible for approving any revised strategy, it may be necessary for action to be taken quickly. It is proposed, therefore, that the responsibility for assessing the circumstances above will rest with the Director of Finance and Resources.

Andrew Burns
Director of Finance and Resources

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Equalities implications: There are no equalities implications arising directly from this report.

Legal implications: There are no direct legal implications arising from this report.

Resource and Value for money implications: All resource and value for money implications are covered in the body of this report.

Risk implications: Risk is inherent in an AIS and is dealt with throughout the report.

Climate Change implications: There are no direct climate change implications arising from this report.

Health Impact Assessment Screening: There are no direct implications arising from this report

PENSIONS PANEL – 6 MARCH 2018

Staffordshire Pension Fund
Approved Lending List

Lending List – March 2018	
	Time Limit
Regulation Investments <i>(no maximum investment limit)</i>	
UK Government T-bills	6 months
UK Government Gilts	12 months
UK Local Authority	12 months
Banks	
Lloyds Bank (£5m maximum investment limit)	call only
Money Market Funds (MMFs) <i>(maximum investment limit in each individual MMF is the lower of 50% of total cash or £30m)</i>	
Goldman Sachs	call only
J P Morgan	call only
Deutsche Bank	call only
Morgan Stanley	call only
Federated	call only
Standard Life Short Duration Cash Fund	3 days
Royal London Cash Plus Fund	3 days

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