Aberdeen

URGENT AND IMPORTANT INFORMATION
TEMPORARY DEALING SUSPENSION

11 July 2016

Aberdeen UK Property Fund (the "Fund")
Aberdeen UK Property Feeder Unit Trust (the "Feeder")

Dear Investor

Account Name:
Account Number:
Designation:

What's happening?

The outlook for the commercial property sector has become extremely uncertain following the result of the EU Referendum, held in the UK on 23 June 2016. As a result of this, UK property funds are seeing higher levels of redemption requests from their investors. Some funds have suspended dealing as they are unable to meet redemption requests.

We planned for this possibility and the Fund held a substantial amount of cash for this reason. However, over the last few days it has become clear that the impact of these stressed market conditions must be fully reflected in our pricing to ensure that all our investors are treated fairly.

All dealing instructions received between 12 noon on 5 July and 12 noon on 6 July will be held until the next dealing point. Investors have been given a choice over whether or not to cancel these trades. **To accommodate this, instructions received between 12 noon on 6 July and 12 noon on 13 July are being rejected.** Please see "What will happen to my dealing instruction?" below for more information.

Why have you suspended dealing?

When markets are very unstable, it can become difficult to obtain reliable prices to value the properties in the Fund. Without reliable prices, we cannot ensure that clients wishing to buy or sell shares in the Fund receive a fair price for their investments. Aberdeen has a responsibility to ensure that all its customers are treated fairly, so we have suspended dealing in the Fund and the Feeder until we can calculate a fair price at which clients can buy or sell shares without impacting on the other investors in the Fund. To achieve this, our intention is to revalue our property portfolio based on stressed market conditions. This assumes properties would have to be sold over a very short timescale and consequently, prices obtained would be significantly lower. This information will be used to apply a dilution adjustment to the price of shares in

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the Fund and the Feeder. To accommodate this process, and to ensure that our investors are aware of the impact this will have, we are suspending trading in shares of the Fund and the Feeder for five days.

Are you allowed to do this?

Yes. The Authorised Corporate Director (Aberdeen Fund Managers Limited, the "ACD") may suspend dealing as outlined in the Prospectuses of the Fund and the Feeder. The decision to suspend was taken in agreement with the Depositary (National Westminster Bank Plc) of the Fund and Feeder.

When will dealing recommence?

Our current intention is to accept dealing instructions from 12 noon on 13 July.

What will happen to my dealing instruction?

Any new dealing instructions received between 12 noon on 6 July and 12 noon on 13 July are being rejected. If you still wish to place a trade you should resubmit a new dealing instruction after 12 noon on 13 July. These trades will receive a price which includes the dilution adjustment, which is likely to be based on stressed market conditions for the foreseeable future.

Where can I find more information?

To keep up to date with the latest information, please visit the 'Fund Updates' section of our website at www.aberdeen-asset.co.uk. The latest share/unit price can be found in the Fund Centre under the Onshore range. Alternatively, you can contact our Customer Services Department on **0345 300 2890** or email **customer.services@aberdeen-asset.com**. Our team is available from 9.00am to 5.00pm Monday to Friday.

Yours sincerely

Alan Hawthorn

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We may record telephone calls for training purposes and to improve our service to you.