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Net Asset Value as at 27 January 2021

Net assets per ordinary share (prior charges at market value) - ex income	827.64 pence
Net assets per ordinary share (prior charges at market value) - cum income	828.49 pence
Net assets per ordinary share (prior charges at nominal value) - ex income	835.26 pence
Net assets per ordinary share (prior charges at nominal value) - cum income	836.10 pence