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Net Asset Value as at 1 July 2021

Net assets per ordinary share (prior charges at market value) - ex income	924.24 pence
Net assets per ordinary share (prior charges at market value) - cum income	927.20 pence
Net assets per ordinary share (prior charges at nominal value) - ex income	928.42 pence
Net assets per ordinary share (prior charges at nominal value) - cum income	931.37 pence