

Downing Estate Planning Service

Your performance summary to 30 September 2019



As an investor in the Downing Estate Planning Service (DEPS) you own shares in either Pulford Trading Limited (Pulford) or Bagnall Energy Limited (Bagnall), or a mix of the two. Pulford trades predominantly in asset-backed sectors and Bagnall in energy and infrastructure. Both companies also share an interest in a lending business.

Pulford Trading Limited

Established in February 2013, Pulford focuses on asset-backed businesses such as care homes, pubs and hotels, and also holds an interest in a lending business.

Pulford's portfolio is now valued at over £256 million of net assets, across 49 different holdings. The company's share price has increased by 0.23% in the last quarter.

There were positive movements from Pulford's investments in certain pub, hotel and care home businesses. These gains were largely offset, however, by a further provision needed on the value of a hotel development project in Birmingham. The main contractor went into administration in the summer, at which point a national contracts management firm was appointed to complete the work.

In the quarter Pulford deployed £46 million, including £18 million to Magnus Care Group Limited, to fund the acquisition and development of two residential care homes for the elderly.

Bagnall Energy Limited

Established in March 2013, Bagnall initially focused solely on interests in renewable energy generation and a lending business. It has subsequently broadened its investment strategy to include energy infrastructure assets.

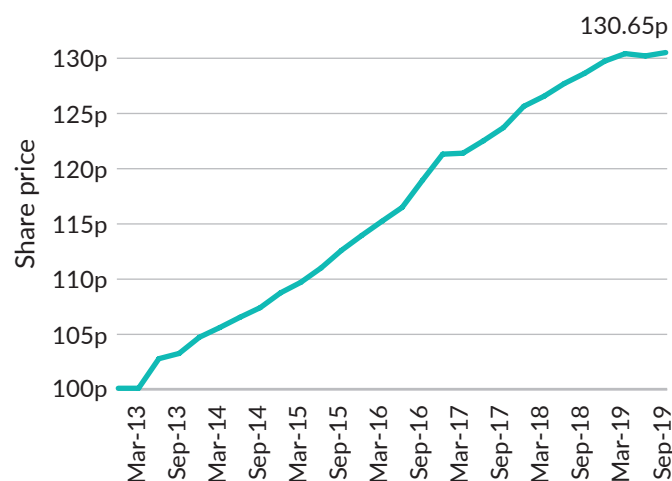
Bagnall has over £184 million of net assets as at 30 September 2019. The company's share price fell by 0.18% in the last quarter.

Bagnall's interests in core generation assets such as solar and wind increased in value. However, these gains were offset by reductions in the value of certain non-core (flexible power and anaerobic digestion) assets.

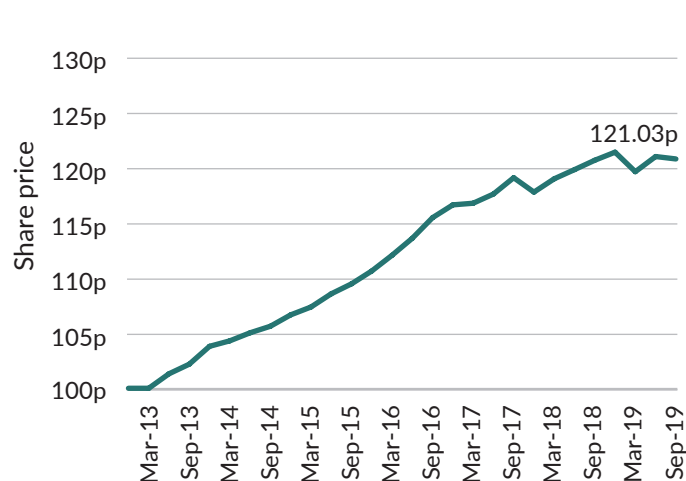
Since September the company has profitably sold its interest in a battery storage business. This exit is expected to boost both the share price and returns in the next quarter.

Bagnall provided over £54 million of funding in the quarter, of which £52 million went to Juno Holdings Limited to fund the acquisition of a portfolio of operational solar assets.

Pulford share price



Bagnall share price



Please note, past performance is not a reliable indicator of future results.

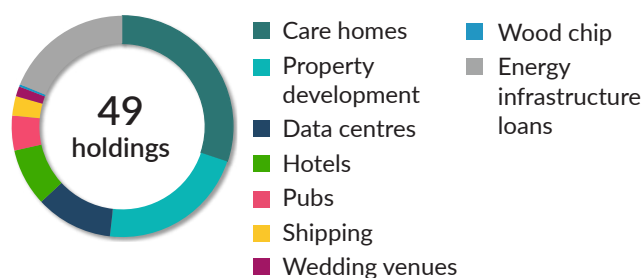
Performance summary (as at 30 September 2019)

	Compound return (p.a)	Year-on-year performance to 30 September each year				
	(since inception)	2019	2018	2017	2016	2015
Pulford Trading	+4.12%	+1.47%	+4.01%	+4.05%	+5.68%	+4.87%
Bagnall Energy	+2.92%	+0.11%	+1.35%	+3.16%	+5.54%	+3.68%
50:50 split	+3.52%	+0.79%	+2.68%	+3.61%	+5.61%	+4.28%

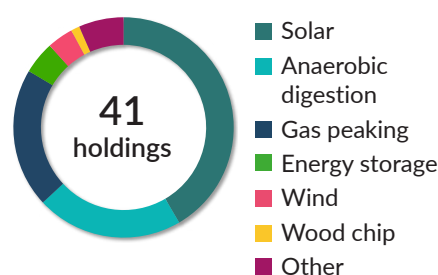
Performance data shown is net of ongoing costs. **Please note, past performance is not a reliable indicator of future results.**

Portfolio sector split by value (as at 30 September 2019)

Pulford



Bagnall



Top 10 holdings by value (as at 30 September 2019)

Pulford & Bagnall combined	Sector	Type	Total value £m	% of DEPS' NAV (net asset value)
Magnus Care Group Limited	Care homes	Capital & loan	54.9	12.6
Juno Holdings Limited	Solar	Capital & loan	52.6	11.9
Magnus Assets One Limited	Reserve power	Capital & loan	42.2	9.6
Downing Development Finance	Property development	Capital & loan	39.8	9.0
Harlow Properties Limited	Data centre	Loan	23.5	5.3
GTP3 LLP	Data centre	Capital & loan	14.3	3.2
Redstow Renewables Limited	Anaerobic digestion	Loan	14.2	3.2
Gorst Energy Limited	Anaerobic digestion	Loan	11.8	2.7
BFG Projects Limited	Reserve power	Loan	11.4	2.6
HB SP LLP	Property development	Capital & loan	10.9	2.5

The above information relates to the Downing Estate Planning Service as a whole and is correct as at 30 September 2019 (source: Downing LLP). The holdings listed represent those held directly by Pulford or Bagnall plus their beneficial interests in the underlying loans held in the lending business Bridging Trading LLP.

For more information on your performance summary please give us a call on **020 7416 7780** or email customer@downing.co.uk.

19 December 2019



www.downing.co.uk

Important notice

This document is for investors in DEPS and their advisers. It has been prepared by Downing LLP (Firm Reference No. 545025), St Magnus House, 3 Lower Thames Street, London EC3R 6HD. It is for information only and does not constitute an offer or invitation to apply for shares in the service. Please see the relevant product literature for details of the charges and risks.