CT Property Growth & Income I Acc

Benchmark

Benchmark	50% MSCI Balanced Monthly Index Funds GBP, 50% FTSE EPRA Nareit Developed Europe Ex-UK Index (Hedged GBP)
Benchmark Category	-
IA Sector	Other Property

Identification Codes

Sedol Code	BQWJ868
Mex Code	IQAAAS
Isin Code	GB00BQWJ8687
Citi Code	M3IJ

Fund Overview

Mid (22/08/2025)	1453.69p
Historic yield	4.20%
Fund size (30/06/2025)	£293.00m
Number of holdings	51
Ongoing Charges	1.11%
Launch date	30/01/2015

Fund Charges

Entry Charge	0.00%
Ongoing Charges	1.11%

Fund Background

Valuation frequency	Daily
Valuation point	-
Fund type	OEIC
Launch price	£10.00
Fund currency	Pound Sterling
Fund domicile	United Kingdom
ISA allowable	Yes
SIPP allowable	Yes

Dealing

Minimum Investment	-
Minimum Top Up	-
Minimum Regular Saving	-
Settlement Period: Buy	4 days
Settlement Period: Sell	4 days
Pricing Basis	Forward
Dealing Decimals	2

Distribution Dates

Ex dividend date(s)	Income payment date(s)
31 December	31 January
31 March	15 May
30 June	30 July
30 September	31 October

Aims

The investment objective of the Company is to deliver capital and income appreciation. The Company will seek to achieve this investment objective primarily through investment in and/or exposure to a combination of investments in UK commercial property and securities of property and property related issuers listed or operating in the countries of the EU and/or the EEA.

While the securities in which the Company invests will mainly be equity securities, investment may also be made in fixed interest securities, securities convertible into equities and derivatives.

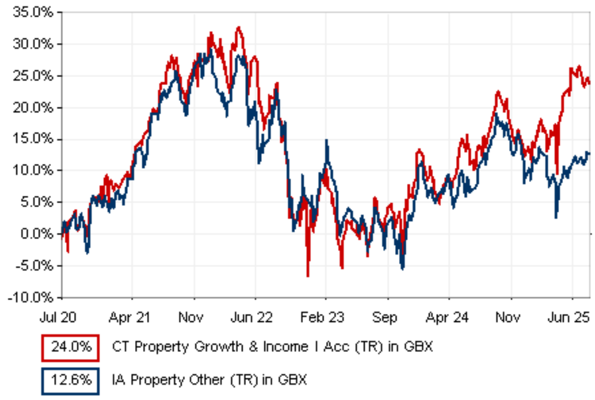
The Company may use derivatives for investment purposes as well as for efficient portfolio management. Such derivatives may include, but will not be restricted to, swaps, contracts for difference, forward currency contracts and financial futures and options.

The Portfolio may invest all or part of its assets in cash or money market instruments (including government securities) if, in the opinion of the ACD, the prevailing market and economic conditions warrant the adoption of such a policy.

Up to 10% of the Portfolio may be invested in separately managed funds (including collective investment schemes) investing predominantly in securities in which the Company may invest.

Non-sterling investments may be hedged back to sterling.

Performance



Discrete performance - to last month end

	31/07/20 to 31/07/21	31/07/21 to 31/07/22	31/07/22 to 31/07/23	31/07/23 to 31/07/24	31/07/24 to 31/07/25
Fund	24.7%	-1.8%	-15.4%	11.5%	7.3%
Sector	21.8%	-1.3%	-14.3%	8.8%	0.5%
Rank	27/40	24/45	34/48	14/50	4/51
Quartile	3	3	3	2	1

Annualised performance

	Annualised		
	3 Years to 31/07/25	5 Years to 31/07/25	10 Years to 31/07/25
Fund	0.4%	4.4%	3.6%
Sector	-2.2%	2.4%	3.1%
Rank	8/48	9/40	16/31
Quartile	1	1	2

Fund Managers

Name:	Alban Llonneur	Marcus Phayre-Mudge
Manager for:	10 years, 6 months	10 years, 6 months

Ratings

FE Crown	

Group Details

Group name	Columbia Threadneedle (UK) ICVC
Group address	Cannon Place 78 Cannon Street London EC4N 6AG
Group telephone	0845 799 2299
Dealing telephone	-
Email	-
Homepage	www.columbiathreadneedle.com
Fax number	-

Important Information

- Source of portfolio data: Broadridge. Source of performance data: FE fundinfo. We can't predict the future. Past performance isn't a guide to future performance. The figures shown are intended only to demonstrate performance history of the fund, after allowing for the impact of ongoing charges, but take no account of product charges. Ongoing charges may vary in the future and may be higher than they are now. Fund performance is based upon the movement of the daily price and is shown as total return in GBP with income reinvested. The value of your client's investment can go down as well as up and the amount your client gets back may be less than they put in.
- This factsheet is for investment professionals and is for information purposes only. Should you wish to present any of this content to your client, please refer to similar pages on pru.co.uk. You should refer to your client's policy documentation and supporting brochures for fund availability, investment strategy, any product information and charges. Every care has been taken in populating this output, however it must be appreciated that neither Broadridge, Prudential nor their sources guarantee the accuracy, adequacy or completeness of this information or make any warranties regarding results from its usage.

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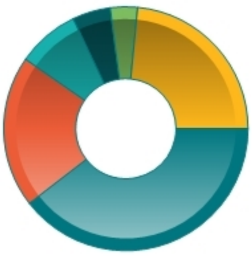
Portfolio data accurate as at: **30/06/25**

Top 10 Holdings

Name	% Weight	Sector	Country
1 GECINA	5.56%	Real Estate Investment Trusts	France
2 Atrato Partners Supermarket Income REIT Plc ORD GBP0.01	5.08%	Real Estate Investment Trusts	Direct Property and REITs
3 Tritax Big Box REIT Plc Tritax Big Box REIT Ord GBP0.01	5.04%	Real Estate Investment Trusts	United Kingdom
4 LondonMetric Property PLC LondonMetric Property Ord GBP0.10	4.99%	Real Estate Investment Trusts	Direct Property and REITs
5 EUROCOMMERCIAL PROPERTIES N.V.	4.77%	Real Estate Investment Trusts	Direct Property and REITs
6 PRIMARY HEALTH PROPERTIES	4.58%	Real Estate Investment Trusts	Direct Property and REITs
7 KLEPIERRE	4.06%	Real Estate Investment Trusts	Direct Property and REITs
8 LAND SECURITIES GROUP	3.96%	Real Estate Investment Trusts	Direct Property and REITs
9 VONOVIA SE	3.91%	Real Estate Investment & Services	Germany
10 BRITISH LAND COMPANY PUBLIC LIMITED COMPANY(THE)	3.40%	Real Estate Investment Trusts	Direct Property and REITs

Asset Allocation



Property	39.51%
International Equities	20.16%
Cash and Equivalents	8.24%
UK Equities	5.04%
Alternative Trading Strategies	3.59%
Other Assets	23.46%

Regional Allocation

Property	39.51%
Non-Classified	27.05%
Developed Europe - Excl UK	20.16%
Cash and Equivalents	8.24%
UK	5.04%

Equity Sector Breakdown

Real Estate	64.71%
Non-Classified	23.46%
Cash and Equivalents	8.24%
Alternative Trading Strategies	3.59%

Top Country Breakdown

Direct Property and REITs	39.51%
Non-Classified	27.05%
Germany	9.21%
Cash and Equivalents	8.24%
France	7.21%
United Kingdom	5.04%
Sweden	3.31%
Other Countries	0.43%

Breakdown By Market Cap (%)

Large	20.84%
Medium	32.85%
Small	11.02%
Non-Classified	27.05%
Cash	8.24%

Fixed Interest Currencies

Non-Fixed Interest Assets	92.78%
Cash	7.12%
Pound Sterling	0.10%

Important Information

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