This is a marketing communication. Please refer to the prospectus of the UCITS and to the KIID/KID before making any final investment decisions.

CT UK Commercial Property Feeder Fund

COLUMBIA THREADNEEDLE INVESTMENTS

Share Class 1 Acc **29-Feb-24**

Fund manager

Guy Glover



Fund objective and policy

The Fund will invest in shares of the CT UK Property Fund and cash. CT UK Property Fund aims to provide income and capital growth over the long term (5-7 years). The Fund is actively managed and not managed with reference to a benchmark. The Fund aims to achieve its objective by investing mainly in a diversified portfolio of directly owned income producing property. Due to the illiquid nature of property and the time it can take to buy or sell assets, under normal circumstances up to 20% of the Fund's assets may be held as cash deposits. In exceptional circumstances, the level of cash held by the Fund may be significantly higher. This may have an adverse impact on the performance of the Fund and its distributable income until the excess cash is invested in property assets.

Risk warning

The value of your investments and any income from them can go down as well as up and you may not get back the original amount invested. This feeder fund permanently invests 85% or more of its assets in units of its master fund. The value of directly held property reflects the opinion of valuers and is reviewed periodically. Investments which are concentrated in a specific sector or country may result in less diversification and hence more volatility in investment values. The fund invests in assets that may at times be hard to sell. This means that there may be occasions when you experience a delay or receive less than you might otherwise expect when selling your investment. For more information on risks, see the prospectus and key investor information document. An investment concerns the acquisition of units or shares in a fund, and not underlying assets such as buildings or shares of a company, as these are only the underlying assets owned by the fund. The decision to invest in the promoted fund should also take into account all the characteristics or objectives of the promoted fund as described in the prospectus. Full list of relevant risks can be found in the KIID/KID and prospectus.

Fund details

Launch date:	01-Sep-2015
Sector:	IA UK Direct Property
Comparator benchmark:	IA UK Direct Property Median

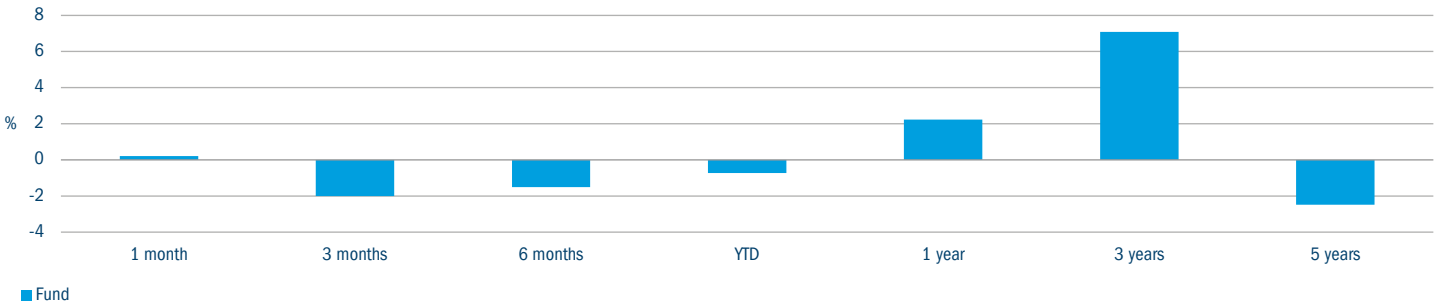
Fund currency:	GBP
Fund size:	£183.7m
Share price:	137.40p
Historic yield:	2.30%
Initial charge:	5.00%
Ongoing charge:	1.80%

Ann. mgmt. fee:	1.50%
Ann. return 5 years:	-0.50%
Price frequency:	Daily
Distribution policy:	Twice a Year
Payment date(s):	31-Oct, 30-Apr
Share currency:	GBP

XD dates:	01-Mar, 01-Sep
Year end:	28-Feb
ISIN:	GB00BWZMHK32
Sedol:	BWZMHK3
FATCA:	AXLE4V.00000.SP.826
Administrator:	SS&C Financial Services Europe Limited

Past performance does not predict future returns.

Fund performance



Cumulative performance as at 29-Feb-24

	1 month	3 months	6 months	YTD	1 year	3 years	5 years
Fund	0.22%	-2.00%	-1.51%	-0.72%	2.23%	7.09%	-2.48%

Discrete performance as at 29-Feb-24

	Feb-23 – Feb-24	Feb-22 – Feb-23	Feb-21 – Feb-22	Feb-20 – Feb-21	Feb-19 – Feb-20	Feb-18 – Feb-19	Feb-17 – Feb-18	Feb-16 – Feb-17	Feb-15 – Feb-16	Feb-14 – Feb-15
Fund	2.23%	-11.40%	18.24%	-8.23%	-0.78%	2.70%	5.38%	1.99%	-	-

Source: Columbia Threadneedle Investments, Lipper as at 29-Feb-24. Performance data is in GBP terms. Performance returns are based on NAV figures. All fund performance data is net of management fees. Costs may increase or decrease as a result of currency and exchange rate fluctuations.

Cash breakdown

Cash	15.8%
Cash Allocated For Investment	0.0%
Net Cash	15.8%

Top 10 holdings

Milton Keynes, Deltic Avenue, Bradwell Common	10.4%
Birmingham, Apollo,Advanced Manufacturing Hub	9.5%
Bournemouth, Ringwood Road Retail Park	8.7%
Dartford, 32-33 Clipper Boulevard East	7.9%
Staines-Upon-Thames, Apex 30, London Road	7.9%
Greenford, 74 Long Drive	7.8%
Romford, Matalan Retail Unit, North Street	6.1%
Bury St Edmunds, Hotel and Drive-thru	5.8%
Newcastle under Lyme, Lymedale Business Park	5.5%
Manchester, Empire Ct, 5th Ave, Trafford Pk	5.0%

Sector allocation

Industrial	70.1%
Retail Warehouse	14.8%
Car Showrooms / Hotel	5.8%
Standard Retails	5.5%
Offices	3.9%

Regional allocation

South East	35.6%
Greater London	19.1%
West Midlands	18.6%
South West	12.8%
Eastern	5.8%
North West	5.0%
Scotland	3.1%

To find out more visit columbiathreadneedle.com

IMPORTANT INFORMATION

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