

# CT UK Commercial Property Fund



Share Class 2 Inc

30-Apr-24

## Fund manager

Guy Glover



## Fund objective and policy

It is intended that the Company will be a PAIF at all times. The 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 directly in a diversified portfolio of UK commercial property. Due to the illiquid nature of property and the time it can take to buy or sell assets, under normal circumstances up to 15% 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

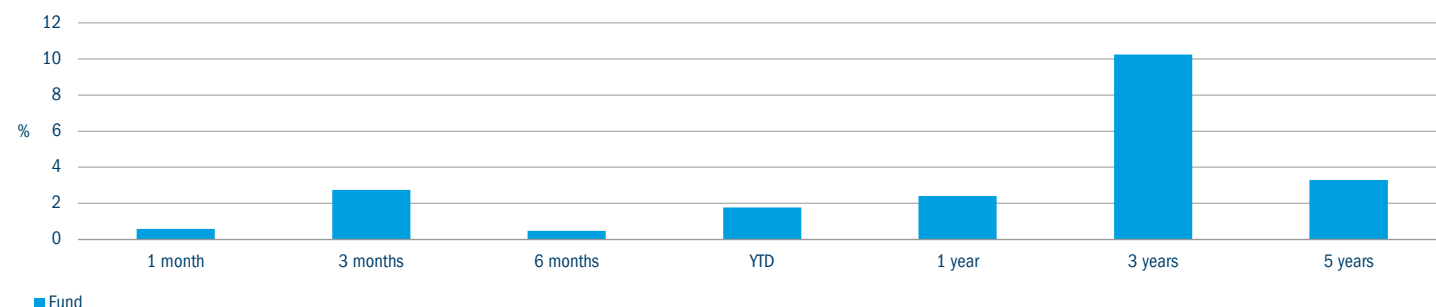
The value of your investments and any income from them can go down as well as up and you may not get back the original amount invested. The value of directly held property reflects the opinion of valuers and is reviewed periodically. Investments which are concentrated in a specific sector or country 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:	28-Jun-2010	Fund currency:	GBP	Ann. mgmt. fee:	0.75%	XD dates:	01-Mar, 01-Sep
Fund type:	UK NURS	Fund size:	£167.3m	Ann. return 5 years:	0.65%	Year end:	28-Feb
Sector:	IA UK Direct Property	Share price:	100.42p	Price frequency:	Daily	ISIN:	GB00B6449M48
Comparator benchmark:	IA UK Direct Property Median	Historic yield:	3.00%	Distribution policy:	Twice a Year	Sedol:	B6449M4
		Initial charge:	0.00%	Payment date(s):	31-Oct, 30-Apr	FATCA:	AXLE4V.00000.SP.826
		Ongoing charge:	0.83%	Share currency:	GBP	Administrator:	SS&C Financial Services Europe Limited

Past performance does not predict future returns.

## Fund performance



## Cumulative performance as at 30-Apr-24

	1 month	3 months	6 months	YTD	1 year	3 years	5 years
Fund	0.59%	2.74%	0.48%	1.78%	2.41%	10.24%	3.30%

## Discrete performance as at 30-Apr-24

	Apr-23 – Apr-24	Apr-22 – Apr-23	Apr-21 – Apr-22	Apr-20 – Apr-21	Apr-19 – Apr-20	Apr-18 – Apr-19	Apr-17 – Apr-18	Apr-16 – Apr-17	Apr-15 – Apr-16	Apr-14 – Apr-15
Fund	2.41%	-10.89%	20.81%	-2.81%	-3.59%	2.47%	5.93%	2.67%	5.99%	7.17%

Source: Columbia Threadneedle Investments, Lipper as at 30-Apr-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	27.8%
Cash Allocated For Investment	0.0%
Net Cash	27.8%

## Top 10 holdings

Birmingham, Apollo, Advanced Manufacturing Hub	11.6%
Bournemouth, Ringwood Road Retail Park	10.8%
Dartford, 32-33 Clipper Boulevard East	9.7%
Greenford, 74 Long Drive	9.5%
Romford, Matalan Retail Unit, North Street	7.2%
Bury St Edmunds, Hotel and Drive-thru	7.1%
Newcastle under Lyme, Lymedale Business Park	6.8%
Manchester, Empire Ct, 5th Ave, Trafford Pk	6.0%
Avonmouth, Unit D, Poplar Park, Cabot Park	5.0%
Eastleigh, Unit 1-4 Woodside Road	4.6%

## Sector allocation

Industrial	63.6%
Retail Warehouse	18.0%
Car Showrooms / Hotel	7.1%
Standard Retails	6.7%
Offices	4.6%

## Regional allocation

Greater London	23.1%
West Midlands	22.8%
South East	21.5%
South West	15.8%
Eastern	7.1%
North West	6.0%
Scotland	3.8%

Net dividend distributions  
(Pence)

2020	2.91
2021	2.73
2022	3.44
2023	3.37
2024	1.96

To find out more visit [columbiathreadneedle.com](https://columbiathreadneedle.com)



#### IMPORTANT INFORMATION

© 2024 Columbia Threadneedle Investments. Columbia Threadneedle Investments is the global brand name of the Columbia and Threadneedle group of companies. This financial promotion is issued for marketing and information purposes only by Columbia Threadneedle Investments in United Kingdom. The Fund is a sub fund of CT UK Commercial Property Fund ICVC, a/an Non-UCITS Retail Scheme (Unit Trust), registered in United Kingdom and authorised by the Financial Conduct Authority. English language copies of the Fund's Prospectus, summarised investor rights and English language copies of the key investor information document (KIID)/Key Information Document (KID) can be obtained from Columbia Threadneedle Investments, Cannon Place, 78 Cannon Street, London EC4N 6AG, via the contact details shown or electronically at [www.columbiathreadneedle.com](https://www.columbiathreadneedle.com). **Please read the Prospectus before taking any investment decision.** The information provided does not constitute, and should not be construed as, investment advice or a recommendation to buy, sell or otherwise transact in the Funds. An investment may not be suitable for all investors and independent professional advice, including tax advice, should be sought where appropriate. The manager has the right to terminate the arrangements made for marketing. Investments in the funds mentioned may not be suitable for all investors. Therefore investors should seek independent professional advice, including tax advice, where appropriate. The Historic Yield reflects distributions declared over the past twelve months as a percentage of the mid-market unit price, as at the date shown. It does not include any preliminary charge and investors may be subject to tax on their distributions. Any information, opinions, estimates or forecasts were obtained from sources reasonably believed to be reliable and are subject to change at any time.

Any opinions have been arrived at by Columbia Threadneedle Investments and should not be considered to be a recommendation or solicitation to buy or sell any funds. Views expressed by individual authors do not necessarily represent those of Columbia Threadneedle Investments. Neither this document nor any part of it may be reproduced by any party whether by photocopying or storing in any medium by electronic means or otherwise without the prior approval of Columbia Threadneedle Investments. Please refer to our glossary for any terms that you are unsure about. [www.columbiathreadneedle.com/glossary](https://www.columbiathreadneedle.com/glossary). Financial promotions are issued for marketing and information purposes; in the United Kingdom by Columbia Threadneedle Management Limited, which is authorised and regulated by the Financial Conduct Authority.