CT UK PROPERTY AUTHORISED INVESTMENT FUND
CLASS INST GROSS INC GBP
RETAIL FUND FACTSHEET (FOR MARKETING PURPOSES) AS AT 30 SEPTEMBER 2026

COLUMBIA THREADNEEDLE INVESTMENTS

OEIC **United Kingdom**

Contact Details

Tel: 0800 953 0134*
questions@service.columbiathreadneedle.co.uk
*Please note that calls may be recorded.
PO Box 10033, Chelmsford. CM99 2AL, UK

Fund Manager:	Gerry Frewin
Since:	May 16
Management Co:	Threadneedle Inv. Services Ltd.
Fund Inception Date:	13 May 2016
Target Benchmark:	–
Comparator 1:	IA Direct and Hybrid Property
Comparator 2:	MSCI UK Monthly Property Index
Fund Currency:	GBP
Fund Domicile:	United Kingdom
XD Date:	16-Feb, 16-May, 16-Aug, 16-Nov
Pay Date:	15-Jan, 15-Apr, 15-Jul, 15-Oct
Portfolio Size:	£278.2m

All information expressed in GBP

CT UK Property Authorised Investment Fund Inst Gross Inc

ISIN:	GB00BQ1YHT02
Historic Yield:	5%
Ongoing Charges:	0.84% (as at 15/05/25)
Property Expense Ratio:	1.73% (as at 15/05/25)
ISA:	Yes
Performance Fee:	No

The on-going charges figure (OCF) is based on the last year's expenses and may vary from year to year. It includes charges such as the fund's annual management charge, registration fee, custody fees and distribution cost but excludes Property Expense Ratio (PER) and the costs of buying or selling assets for the Fund (unless these assets are shares of another fund). For a more detailed breakdown please visit www.columbiathreadneedle.com/fees

Please see table of Shareclasses available.

Fund Changes

For detailed information on Fund Changes please see "Significant events – Columbia Threadneedle UK Domiciled Funds" PDF available on www.columbiathreadneedle.com/en/changes

Risk and Rewards Profile

- The value of investments can fall as well as rise and investors might not get back the sum originally invested.
- It may be difficult or impossible to realise assets of the Fund because the underlying property may not be readily saleable.
- The value of a property is a matter of a valuer's opinion and the true value may not be recognised until the property is sold. Should material uncertainty apply to the value of properties that constitute more than 20% of the scheme property, it may be necessary to temporarily suspend dealing.
- If values in the property market go down or rental income decreases, the Fund's value may be negatively affected.
- Due to the illiquid nature of property and the time it can take to buy or sell assets, under normal circumstances between 15-25% of the Fund may be held in cash deposits. High levels of cash may also be held by the Fund in anticipation of unusually large redemption requests, or if property investment opportunities are limited. Holding high levels of cash has an impact on the performance of the Fund and its distributable income until it is invested in property assets. If a significant number of shareholders withdraw their investment at the same time, the fund manager may consider it necessary to dispose of property investments to generate additional cash. In difficult market conditions, it can take longer to sell properties, and some properties may be sold for less than expected. The right to redeem shares in the fund will be suspended if there is insufficient cash available to satisfy sale requests, or could become necessary to balance the interests of continuing shareholders with those seeking to redeem.
- As the Fund is dual priced, there is a price to buy units and a lower price to sell them. The difference between the two is known as the 'spread'. This Fund's spread reflects the transaction costs of buying and selling commercial property, and other assets. The spread can change at any time and by any amount. The Spread for this Fund is likely to be larger than for funds investing in assets other than commercial property. Consequently, there is a higher possibility of an investment being worth less than when invested, especially in the early years.
- The risks currently identified as being applicable to the Fund are set out in the "Risk Factors" section of the Prospectus.

Objectives and Investment Policy

The aim of the Fund is to provide income and to grow the amount you invested.

The Fund is a Property Authorised Investment Fund ("PAIF") for tax purposes.

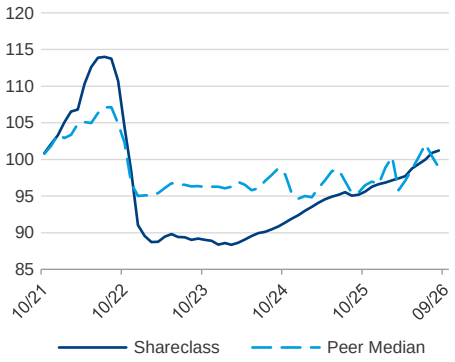
The Fund will invest at least two-thirds of its assets in commercial real estate (property used for business purposes) in the United Kingdom. The Fund may also invest in shares, bonds, gilts, and other funds. The Fund may invest in other assets including cash to efficiently manage the Fund.

Any income the Fund generates will be paid to you, unless you have chosen to have it reinvested.

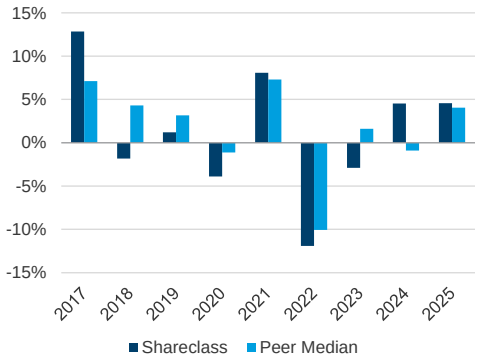
You can buy and sell shares in the Fund on any day that is a business day in London. You can find more detail on the objective and investment policy of the Fund in the "Investment Objective, Policy and other Details of the Company" section of the Prospectus.

Recommendation: this Fund may not be appropriate for investors who plan to withdraw within 5 years.

5 Years NAV (GBP)*



Calendar Years (GBP)*



Annualised Performance (GBP)*

12M Rolling Period (GBP)*

	1Y	3Y	5Y	10Y	SI	10/21-09/22	10/22-09/23	10/23-09/24	10/24-09/25	10/25-09/26
Shareclass (Net)	6.3	4.3	0.2	1.5	1.2	10.7	-19.4	1.9	4.7	6.3
Comparator 1 Median (Net)	3.0	3.7	-0.2	0.9	0.6	4.9	-5.8	1.8	1.0	3.0
Comparator 1 Ranking	1/20	8/20	8/20	7/15	7/15	1/20	18/20	10/20	5/20	1/20
Comparator 1 Percentile	1%	37%	37%	43%	43%	1%	90%	48%	22%	1%
Comparator 1 Quartile	1	2	2	2	2	1	4	2	1	1

Calendar Year Performance (GBP)*

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Shareclass (Net)	4.6	4.5	-2.9	-11.9	8.1	-3.9	1.2	-1.8	12.9	–
Comparator 1 Median (Net)	4.0	-0.9	1.6	-10.1	7.3	-1.1	3.2	4.3	7.1	–
Comparator 1 Ranking	7/20	4/20	16/20	15/20	8/18	14/18	11/17	14/17	1/15	–
Comparator 1 Percentile	32%	16%	79%	74%	42%	77%	63%	82%	1%	–
Comparator 1 Quartile	2	1	4	3	2	4	3	4	1	–

*Past performance is not a guide to future performance. The performance data does not take account of the commissions and costs incurred on the issue and redemption of units. The value of investments and any income is not guaranteed and can go down as well as up and may be affected by exchange rate fluctuations. This means that an investor may not get back the amount invested. All returns assume income is reinvested for a local taxpayer, bid to bid performance (which means performance does not include the effect of any initial charges). All data: Source Copyright © 2026 Morningstar UK Limited.

The Investment Association (IA) is the trade body representing the UK investment management industry.

Top Five Direct Holdings

Description of individual properties	(% of Portfolio)
Reading, Reading Retail Park	12.8
Witham, Units A-H & Unit 2, Eastways Industrial Estate	9.2
Swindon, Stirling Road, South Marston Park	8.2
Southport, Ocean Plaza	5.5
Fareham, Collingwood Retail Park	5.4

Sector Weightings

%	Fund	Index	Diff
Office	0.0	17.1	-17.1
Industrial	62.3	46.0	16.3
Retail Warehouse	27.0	14.4	12.6
Shops	4.2	7.2	-3.0
Other	6.6	15.3	-8.7

Regional Weightings

%	Fund	Index	Diff
London	0.0	32.9	-32.9
Southern	60.7	23.2	37.5
Eastern	14.0	12.0	2.1
Midlands	3.4	13.0	-9.6
Yorkshire / Humberside	2.0	4.1	-2.2
North	9.7	10.6	-0.9
Scotland	0.0	3.0	-3.0
Wales	10.2	1.0	9.1
Northern Ireland / Other	0.0	0.0	0.0

Top 10 Tenants by Rent Payable

Tenant Name	(% of Total Passing Rent)
Amazon.Com| Inc.	9.6
Wickes Group Plc	6.6
Maryland Midco Limited	3.9
Bosch Lawn And Garden Limited	3.8
Ashley & Pollock Limited, Wyderington Limited And Parley	3.5
Vue Entertainment International Limited	3.0
B&M European Value Retail S.A.	2.4
Euroview Ag Ltd	2.3
Rml Group Holdings Limited	2.2
Blazing Star Parent| Llc	2.2

Porfolio Characteristics

	Fund	Index
Vacancy Rate %	17.1	10.3
Net Initial Yield on Property %	5.4	5.2
No of Tenancies	276	–
Average Term of Lease to Renewal	6.0	7.1
Cash %	17.8	–

Shareclasses Available

Unit	Class	Curr	Tax	AMC	Entry Charge	Min Inv	Launch	ISIN	SEDOL	BBID
Retail	Acc	GBP	Gross	1.45%	0.00%	1,000	13/05/16	GB00BQ1YHN40	BQ1YHN4	THUPRGA
Retail	Inc	GBP	Gross	1.45%	0.00%	1,000	13/05/16	GB00BQ1YHP63	BQ1YHP6	THUPRGI
Retail	Acc	GBP	Net	1.45%	0.00%	1,000	13/05/16	GB00BQ1YHQ70	BQ1YHQ7	THUPRNA
Retail	Inc	GBP	Net	1.45%	0.00%	1,000	13/05/16	GB00BQ1YHR87	BQ1YHR8	THUPRNI
Inst	Acc	GBP	Gross	0.75%	0.00%	500,000	13/05/16	GB00BQ1YHS94	BQ1YHS9	THUPIGA
Inst	Inc	GBP	Gross	0.75%	0.00%	500,000	13/05/16	GB00BQ1YHT02	BQ1YHT0	THUPIGI
Inst	Acc	GBP	Net	0.75%	0.00%	500,000	13/05/16	GB00BQ1YHV24	BQ1YHV2	THUPINA
Inst	Inc	GBP	Net	0.75%	0.00%	500,000	13/05/16	GB00BQ1YHW31	BQ1YHW3	THUPINI

Important information

CT UK Property Authorised Investment Fund ("PAIF") is an open-ended investment company with variable capital incorporated in England and Wales, authorised by the Financial Conduct Authority. It is a "non-UCITS retail scheme" for the purposes of the Financial Conduct Authority's Collective Investment Scheme Sourcebook.

This material is for information only and does not constitute an offer or solicitation of an order to buy or sell any securities or other financial instruments, or to provide investment advice or services. Subscriptions to the Fund may only be made on the basis of the current Prospectus and the Key Investor Information Document (KIID), as well as the latest annual or interim reports, and the applicable terms & conditions. Please refer to the 'Risk Factors' section of the Prospectus for all risks applicable to investing in the fund. The above documents are available in English only and may be obtained free of charge on request from Threadneedle Investment Services Limited, P.O. Box 10033, Chelmsford Essex CM99 2AL.

Threadneedle Investment Services Limited, Authorised Corporate Director and Unit Trust Manager, Registered No. 3701768. Registered in England and Wales. Registered Office: 78 Cannon Street, London EC4N 6AG, United Kingdom. Authorised and regulated in the UK by the Financial Conduct Authority (FCA).

Columbia Threadneedle Investments is the global brand name of the Columbia and Threadneedle group of companies.