CT UK COMMERCIAL PROPERTY FUND
CLASS 2 ACC (ISIN:GB00B830G150)
FUND FACTSHEET AS AT 30 SEPTEMBER 2026

Contact Details

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Key Facts

Fund Manager:

Guy Glover
Since Jun-10

Management Co:	Columbia Threadneedle Fund Management Limited
Umbrella Fund:	Commercial Property ICVC
Fund Inception Date:	28/06/10
Index:	-
Fund Currency:	GBP
Fund Domicile:	United Kingdom
Portfolio Size:	£86.8m
Share Class Price:	0.9112
Historic Yield:	2.4%

All information expressed in GBP

Fund Objective & Policy

It is intended that the Company will be always a PAIF, as such the investment objective of the Company is to carry on Property Investment Business and manage cash raised from investors for investment in the Property Investment Business.
The Company's objective is to achieve a combination of capital growth and income over the long term (5-7 years).
The Company seeks to achieve this by investing directly in a diversified portfolio of UK commercial property, as well as indirectly via real estate investment trusts etc. The Company may invest in co-ownership arrangements, such as unauthorised unit trusts, so long as they don't result in additional liquidity restrictions. Up to 10% of the Company's assets may be invested in collective investment schemes.
The Company may invest in derivatives (an investment contract between the Fund and a counterparty the value of which is derived from one or more underlying assets) for investment purposes and efficient portfolio management.
The Company is actively managed and seeks to add value through strategic asset allocation, stock selection and asset management.
Due to the illiquid nature of property and the time it can take to buy or sell assets, under normal circumstances, approximately 15% of the Company's assets may be invested in readily realisable investments to facilitate the timely redemption of shares by investors. This proportion will be made up of transferable securities such as cash deposits, fixed interest securities issued by government, companies and other non-governmental organisations, collective investment schemes including securities companies and money market schemes. In exceptional circumstances, the level of cash held by the Fund may be significantly higher which can have an adverse impact on the performance of the Fund and its distributable income until the excess cash is invested in property assets.

Key Risks

- Property Risk: the value of such investments is likely to reflect valuations of property assets as determined by professional valuers. Such valuations are the opinion of the valuer at a particular time, may not be supported by recent transactions and are liable to revision, up or down.
- Fund Liquidity Risk: in the event of significant share sales, and, or an extension in the time taken to complete the sale of properties, or a reduction in the availability of ready buyers for properties in the fund, the manager reserves the right to implement a number of measures to protect the interests of all shareholders. These measures could include utilizing a limited amount of debt, adopting a wider bid/offer spread. In certain cases it may also be necessary to suspend dealings in the shares until sufficient cash is available to satisfy the outstanding sales.
- Liquidity Risk: the ability to buy and sell assets at a favourable price may be affected by a low level of counterparties willing to enter into a transaction with the Fund.
- Credit Risk: receiving income or capital due from debt instruments is dependant on the provider's ability to pay.
- Derivative Risk: derivative values rise and fall at a greater rate than equities and debt instruments. Loses can be greater than the initial investment.
- Volatility Risk: The fund may exhibit significant price volatility.
- The risks currently identified as applying to the Fund are set out in the "Risk Factors" section of the prospectus.

Typical Investor Profile

The Company is intended to provide investment opportunity for investors wishing to obtain exposure to the assets in which the Company invests.If you are not sure if the Company is suitable for you, please seek investment advice.

Holdings & Asset Allocation

Top 10 Holdings

	%
Dartford, 32-33 Clipper Boulevard East	18.5
Greenford, 74 Long Drive	18.3
Portsmouth, Units 1&2 Access Point, Cosham	11.7
Manchester, Empire Ct, 5th Ave, Trafford Pk	11.5
Stafford, Tollgate Business Pk (Stafford 55)	9.8
Avonmouth, Unit D, Poplar Park, Cabot Park	9.6
Eastleigh, Unit 1-4 Woodside Road	9.3
London SW12, Balham, 39 Nightingale Lane	6.7
Richmond, Onslow Hall, Little Green	4.6
Total	**100.0**

Sector Allocation

	%
Industrial	88.7
Standard Retails	6.7
Offices	4.6

Regional Allocation

	%
South East	39.5
Greater London	29.6
North West	11.5
West Midlands	9.8
South West	9.6

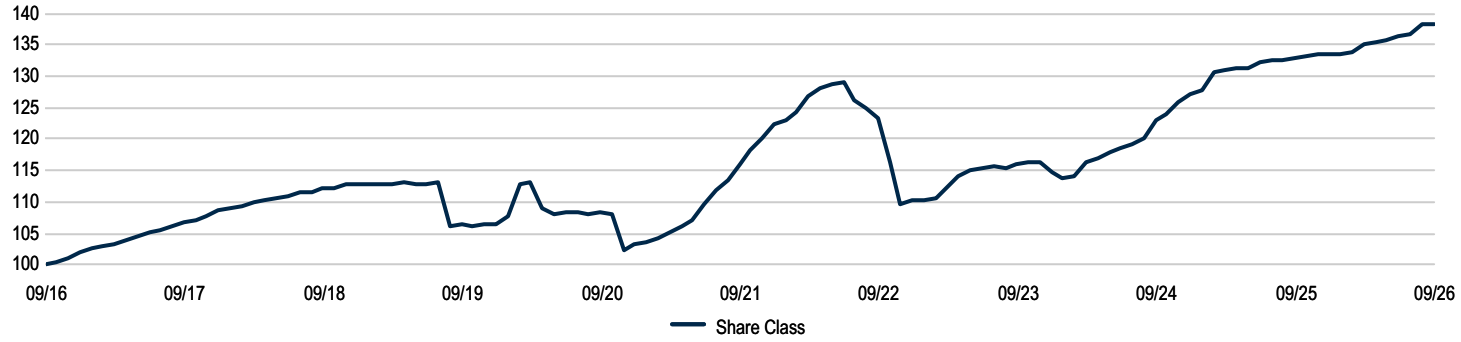
Cash breakdown

	%
Cash	23.8
Cash Allocated For Investment	0.0
Net Cash	23.8

Performance

Past Performance does not predict future returns. The return of your investment may change as a result of currency fluctuations if your investment is made in a currency other than that used in the past performance calculation.

10 Years NAV (GBP)



Calendar Year Performance (GBP)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Share Class (Net)	5.0	10.8	3.9	-9.8	18.6	-2.9	-5.8	3.8	6.7	2.3

Annualised Performance (GBP)

12M Rolling Period (GBP)

	1 YR	3 YR	5 YR	10 YR	10/25 - 09/26	10/24 - 09/25	10/23 - 09/24	10/22 - 09/23	10/21 - 09/22	10/20 - 09/21	10/19 - 09/20	10/18 - 09/19	10/17 - 09/18	10/16 - 09/17
Share Class (Net)	4.0	6.1	3.6	3.3	4.0	8.1	6.1	-5.9	6.4	6.9	1.9	-5.1	5.1	6.6

Source Morningstar UK Limited © 2026 as at 30/09/26. Based on the bid-to-bid and assuming income is reinvested including ongoing charges excluding entry and exit charges.
Index returns include capital gains and assume reinvestment of any income. The index does not include fees or charges and you cannot invest directly in it.
Annualised performance measures how much an investment has grown on average each year.12 month Rolling Period shows annualised average returns for the periods stated.

Share Classes Available

Share	Class	Hedged	Curr	OCF	OCF Date	Max Entry Charge	Max Exit Charge	Transaction Costs	Min Inv.	Launch	ISIN	SEDOL	BBID
1	Acc	No	GBP	1.65%	30/06/26	0.00%	0.00%	0.00%	1,000	28/06/10	GB00B6118210	B611821	FCUKPSA LN
2	Inc	No	GBP	0.89%	30/06/26	0.00%	0.00%	0.00%	250,000	28/06/10	GB00B6449M48	B6449M4	FCUKPTI LN
2	Acc	No	GBP	0.89%	30/06/26	0.00%	0.00%	0.00%	500,000	13/09/12	GB00B830G150	B830G15	FCUK2AC LN
F	Acc	No	GBP	0.15%	30/06/26	0.00%	0.00%	0.00%	0	01/09/15	GB00BWZMHQ93	BWZMHQ9	FCUPRFA LN

Share classes in the table may not be open to all investors, please refer to the Prospectus for further information. Overall impact of costs: Costs and expected returns may increase or decrease as a result of currency and exchange rate fluctuations, if costs are to be paid in another currency than your local currency. The ongoing charges figure (OCF), exit charges (maximum amount to be deducted shown in the table above) and transaction costs show the percentage that may be deducted from your expected returns. The OCF is usually based on the last year's expenses, includes charges such as the Fund's annual management charge and operating costs. Transaction costs displayed are based on a three year average total and are calculated based on FYE Report and Account figures. Where the fund is less than 3 years old the transaction costs are based on proxy and actual costs. Additional distributor or intermediary fees may not be included. In some cases, the OCF may be based on an estimate of future charges. For a more detailed breakdown please visit www.columbiathreadneedle.com/fees.

Distribution History Of Share Class (Net)

	Mar-26
CT UK Commercial Property Fund - 2 Acc	£0.0088[A]

Distributions of income generated by a fund are periodically made in respect of the income available for allocation in each accounting period. Please refer to individual fund XD / Pay Dates (E = Estimated Distribution, A = Actual Distribution) on page 1.

Important Information

This financial promotion is issued for marketing and information purposes only by Columbia Threadneedle Investments in the UK.
The Fund is a sub fund of CT UK Commercial Property ICVC, an open ended investment company (OEIC), registered in the UK and authorised by the Financial Conduct Authority (FCA). English language copies of the Fund's Prospectus, summarised investor rights, English language copies of the key investor information document (KIID) can be obtained from Columbia Threadneedle Investments, Cannon Place, 78 Cannon Street, London EC4N 6AG, telephone: Client Services on 0044 (0)20 7011 4444, email: clientsupport@columbiathreadneedle.com or electronically at 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. Financial promotions are issued for marketing and information purposes;
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