

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

CT UK COMMERCIAL PROPERTY FUND (THE "COMPANY")

Class 2 Income Shares (GBP) GB00B6449M48, a sub-fund of CT UK Commercial Property ICVC (the "Company"), regulated by the FCA.

This sub-fund is managed by Columbia Threadneedle Fund Management Limited, (part of the Columbia Threadneedle Investments group of companies).

Objectives and Investment 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.
- Any income the Fund generates will be paid to you.
- An investor buying on an offer basis and selling on a bid basis within a short time will bear a full weighting of the costs associated with both buying and selling the underlying property assets. You may buy or sell shares daily on demand (but not weekends or UK bank holidays or other days when the Fund is not open for dealing). Orders to buy or sell must be received by 12 noon (UK time) to receive the price calculated at that day's valuation point. We are not required to hold monies arising from the purchase and sales of shares in our funds in a client money bank account and hold these monies in our own bank account, utilising the FCA's permitted one-day window while carrying out a delivery versus payment transaction for the purpose of settling transactions in relation to units in the Fund. In the exceptional event that a transaction is not processed within this one-day window, any cash will be held in a client bank account. No interest will be paid to investors on cash held on a client bank account.
- Recommendation: this fund may not be appropriate for investors who plan to withdraw their money within 5 years.

Risk and Reward Profile

- You need to be aware of the following risks before investing:
- **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. Losses can be greater than the initial investment.
- The risks currently identified as applying to the Fund are set out in the "Risk Factors" section of the Prospectus.

Charges

The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest

Entry Charge:	0.00%
Exit Charge:	0.00%

These are the maximum charges that we might take out of your money before it is invested. In some cases, you might pay less and you should speak to your financial adviser about this.

Charges taken from the fund over a year

Ongoing Charges:	0.89%
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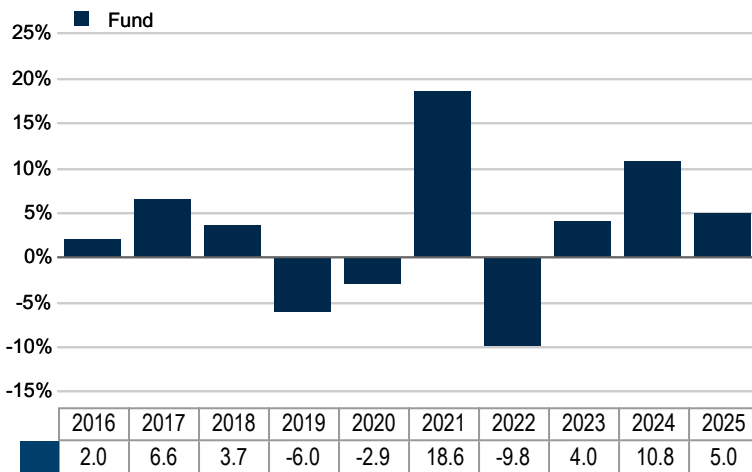
Charges taken from the fund under certain specific conditions

Performance Fee:	NONE
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The ongoing charges figure is based on expenses for the year ending 28/11/25. This figure may vary from year to year. It excludes the costs of buying or selling assets for the Fund (unless these assets are shares of another fund).

For more information about charges please see the Fund's prospectus.

Past Performance



Past performance is not a guide to future performance.

Fund launch date: 28/06/2010

Share/unit class launch date: 28/06/2010

Performance is calculated in GBP.

All charges and fees, except any entry, exit and switching charge, have been included within the performance.

This chart shows how much the Fund increased or decreased in value as a percentage each year.

Practical Information

- Depository: State Street Trustees Limited.
- This document is issued by Columbia Threadneedle Fund Management Limited, a wholly owned subsidiary of Columbia Threadneedle Investments UK International Limited.
- You can obtain further information regarding the Fund, its Prospectus, latest annual reports and any half-yearly reports free of charge from the Management Company. The documents are available in English. You can obtain other practical information, including current share prices, at columbiathreadneedle.com.
- The Fund is part of CT UK Commercial Property ICVC. You may switch investment between other funds or share classes of CT UK Commercial Property ICVC. An entry charge may apply. Details on switching are provided in the Fund's prospectus.
- Details of the remuneration policy including a description of how remuneration and benefits are calculated and the persons responsible for awarding them (including the composition of the remuneration committee), are available at columbiathreadneedle.com. A paper copy is available free of charge upon request.
- The tax legislation of the United Kingdom may have an impact on your personal tax position.
- Columbia Threadneedle Fund Management Limited may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the Prospectus for the Fund.