NON-UCITS RETAIL SCHEME KEY INVESTOR INFORMATION

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 FEEDER FUND (THE "FUND")

Class 2 Accumulation Shares (GBP) GB00BWZMHM55 regulated by the FCA.

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

Objectives and Investment Policy

- The investment objective of the Fund is to achieve a combination of capital growth and income over the long term (5-7 years).
- The Fund will invest all or substantially all of its capital in the shares of the CT UK Commercial Property Fund ICVC. To the extent that the Fund is not fully invested in the CT UK Commercial Property Fund ICVC the Fund will hold its remaining assets in cash. The CT UK Commercial Property Fund ICVC is a property authorised investment fund which invests mainly in a diversified portfolio of commercial property.
- Income from investments in the Fund will be added to the value of your units.
- You may buy or sell units 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: the ability of the Fund to meet redemptions within normal settlement terms depends on the readily realisable assets held in the Fund. If properties have to be sold quickly this could result in lower prices being obtained for them.
- 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.
- Restricted Diversification: investments are concentrated in direct property in the UK. These investments are limited to a relatively narrow segment of the economy. Performance may differ in direction and degree from that of the stock market.
- The risks currently identified as applying to the Fund are set out in the "Risk Factors" section of the Prospectus.

Charges

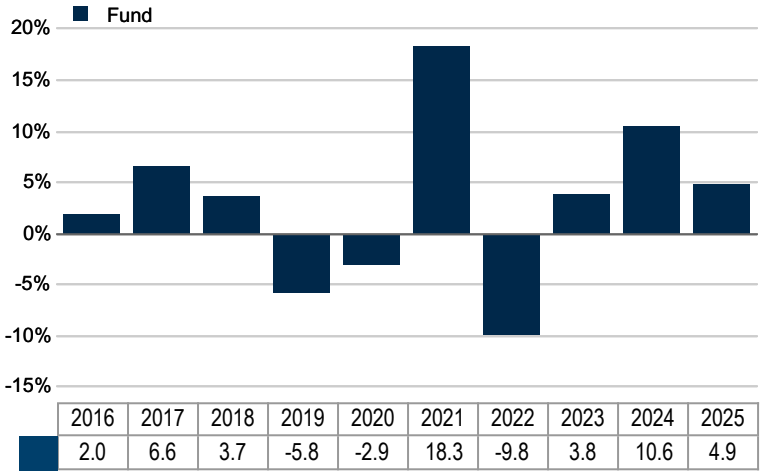
The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

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:	0.93%
Charges taken from the fund under certain specific conditions	
Performance Fee:	NONE

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



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Fund	2.0	6.6	3.7	-5.8	-2.9	18.3	-9.8	3.8	10.6	4.9

Past performance is not a guide to future performance.
Fund launch date: 01/09/2015
Share/unit class launch date: 01/09/2015
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

- Depositary: 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 Trust, the Fund, its Prospectus, latest annual reports and any subsequent half-yearly reports free of charge from the Management Company. The documents are available in English. You can obtain other practical information, including current unit prices, at columbiathreadneedle.com.
- The Fund is a single fund authorised Unit Trust.
- 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.