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.

COLUMBIA THREADNEEDLE INVESTMENTS

CT UK Commercial Property Feeder Fund

Share Class: 1 Inc, (ISIN GB00BWZMHJ27).
This Fund is managed by Columbia Threadneedle Fund Management Limited.

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 generated by the Fund will be distributed six monthly. There is no minimum holding period for this Fund. However, it may not be appropriate for investors who plan to withdraw their money in under 5 years. 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.

Risk and reward profile

Historical data may not be a reliable indicator of the Fund's future risk and reward profile. The value of your investment may fall as well as rise.

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.

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	5.00%
Exit charge	0.00%

These are the maximum charges that we might take out of your money before it is invested and before we pay out the sale proceeds of your investment. 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	1.80%

Charges taken from the Fund under specific conditions	
Performance fee	NONE

Switching charge (for switching into the Fund from another fund) 0.00%.

The ongoing charges figure is based on the last year's expenses and 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).

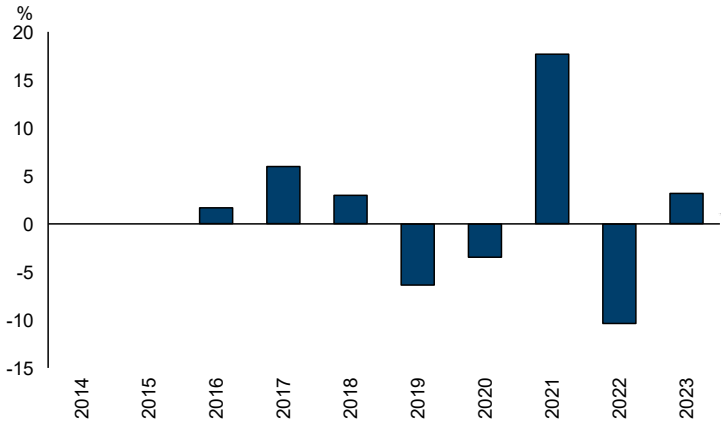
The ongoing charges figure is at 30/11/2023

It excludes:

- Performance fees
- Portfolio transaction costs, except in the case of an entry/exit charge paid by the NURS when buying or selling units in another collective investment undertaking.

For more information about charges, please see the section entitled Fees and Expenses in the Fund's prospectus, which is available at www.columbiathreadneedle.co.uk.

Past performance



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Fund			1.7	6.0	3.0	-6.4	-3.5	17.7	-10.4	3.2

Source: FE fundinfo 2024

You should be aware that 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.

The chart shows how much the Fund increased or decreased in value as a percentage in each year, net of charges (excluding entry charge), and net of tax.

Practical information

This document is issued by Columbia Threadneedle Fund Management Limited, a wholly owned subsidiary of Columbia Threadneedle Investments UK International Limited.
The Trustee for the Fund is State Street Trustees Limited.
You can obtain further information about the Fund, copies of the prospectus, annual report and accounts and half-yearly reports and accounts, free of charge, from Retail Sales Support, Columbia Threadneedle Investments, 6th Floor, Quartermile4, 7a Nightingale Way, Edinburgh EH3 9EG, telephone: Sales Support on 020 7464 5855 or electronically at www.columbiathreadneedle.co.uk.
The Fund is a single fund authorised Unit Trust.
Details of the up to date remuneration policy including but not limited to a description of how remuneration and benefits are calculated will be available on www.columbiathreadneedle.co.uk when and in so far as available.
Other practical information, including the latest published price, is available on our website www.columbiathreadneedle.co.uk.
The tax legislation of the United Kingdom may have an impact upon your own personal tax position depending on your country of residence.
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.