

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.

THREADNEEDLE UK PROPERTY AUTHORISED TRUST (THE "TRUST")

Class 1 Income Units (GBP) GB00BQ3G0X98

This Trust is managed by Threadneedle Investment Services Limited (the "Management Company") (part of the Columbia and Threadneedle group of companies), regulated by the FCA.

Objectives and Investment Policy

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

The Trust will invest 100%, or close to 100%, in the Threadneedle UK Property Authorised Investment Fund (the "Fund"), which is a Property Authorised Investment Fund ("PAIF") for tax purposes.

Since the Trust will invest all, or a very high proportion, of its assets into the Fund, the Trust's investment returns are expected to be very similar to those of the Fund.

The objective of the Fund is to provide income and grow the amount invested, and its investment policy is to invest typically at least two-thirds of its assets, either directly or indirectly in commercial real estate 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 Trust generates will be paid to you, unless you have chosen to have it reinvested.

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

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

Risk and Reward 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.
- As this Fund invests into other funds you should consider the underlying investments and overall risks.
- 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 Fund, it may be necessary to temporarily suspend dealing.
- If values in the property market go down or rental income decreases, the Trust'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 up to 15% 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 consequently the Trust and the Funds distributable income until it is invested in property assets. If a significant number of investors withdraw their investment at the same time, the fund manager of the Fund 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 units in the Trust will be suspended if there is insufficient cash available to satisfy sale requests, or could become necessary to balance the interests of continuing investors with those seeking to redeem.
- As the Trust 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 Trust'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 Trust 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 applying to the Trust 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 Trust, 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:	1.58%
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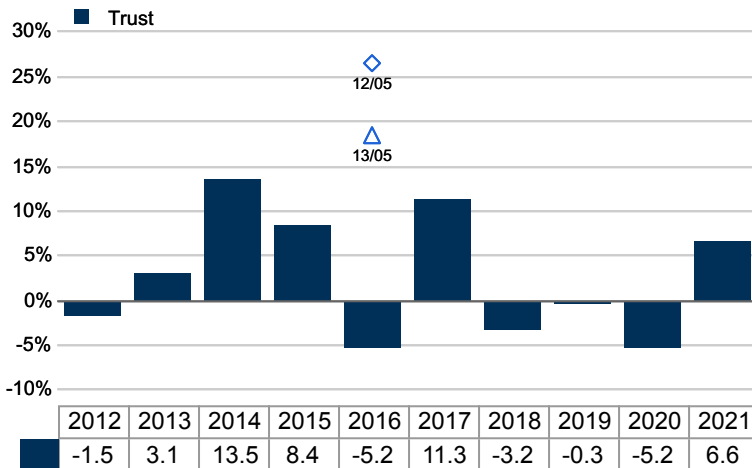
Charges taken from the fund under specific conditions

Performance Fee:	NONE
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The ongoing charges figure does not take into account property expenses of 1.93%. These expenses include maintenance and repair fees, property insurance, and letting costs.

The ongoing charges figure is based on expenses for the year ending 15/05/21. This figure may vary from year to year. It excludes the costs of buying or selling assets for the Trust (unless these assets are shares of another fund).

Past Performance



Source: Morningstar

Past performance is not a guide to future performance.

Trust launch date: 13/05/2016

Share/unit class launch date: 13/05/2016

Performance is calculated in GBP.

The past performance information for the period prior to 13 May 2016 is from the Threadneedle UK Property Trust (Class 1 Net Income Units (GBP) GB00B1QGTF68) (a unit trust launched on 12 October 2007), which converted into this PAIF structure on 13 May 2016.

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

◆ Past performance before unit class launch date includes data for another share / unit class or fund with similar characteristics.

△ Before this date the Trust had different characteristics.

Please refer to www.columbiathreadneedle.com for further details.

Practical Information

- Depository: Citibank UK 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.
- 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.
- You may exchange your units of one class for units of another class within the Trust, if available. Details can be found in the section of the prospectus with the heading "Buying, selling, Switching and Conversion of Shares". This unit class is representing other classes of the Trust, details of which can be found in the prospectus or at columbiathreadneedle.com.

This Fund is authorised in the United Kingdom, and regulated by the Financial Conduct Authority. Threadneedle Investment Services Limited is authorised in the United Kingdom, and regulated by the Financial Conduct Authority.