

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 EUROPEAN REAL ESTATE SECURITIES FUND (THE "FUND")

Class B Accumulation Hedged Shares (EUR) IE00B5NGC706, a sub-fund of Columbia Threadneedle (Irl) III PLC (the "Company"), regulated by the Central Bank of Ireland.

This Fund is managed by Threadneedle Management Luxembourg S.A. (the "Manager")

Objectives and Investment Policy

- The Fund aims to generate a total return greater than the FTSE EPRA Nareit Developed Europe UCITS Daily Capped Net Tax Index and maintain a volatility similar to that of the Index.
- The Fund mainly invests in equities of European listed property companies and companies related to or with significant exposure to European real estate. The Fund can also invest in real estate companies operating outside Europe.
- The Fund may also invest in other investments such as corporate bonds (which are similar to a loan and pay a fixed or variable interest rate) and derivatives (derivatives are sophisticated investment instruments linked to the rise and fall of the value of other assets) to maintain, increase or reduce exposure to securities or indices for investment or hedging.
- Derivatives can also be used to obtain long or short exposure to specific companies. Overall exposure may be in excess of the net asset value of the Fund or derivatives can be used to reduce it below the Fund's net asset value, known as leverage. The Fund may generate varying amounts of leverage at different times. Over the life of the Fund it has maintained a net position (offsetting long and short positions) of between 85% and 110%. The Fund uses hedging to maintain the currency exposure of the portfolio in line with the Index.
- The Fund is actively managed in reference to FTSE EPRA Nareit Developed Europe UCITS Daily Capped Net Tax Index. The index is broadly representative of the securities in which the Fund invests, and provides a suitable comparator benchmark against which performance will be measured. The manager has discretion to select investments with weightings different to the index, and that are not in the index, and the Fund may display significant divergence from the index. The Fund also references this index for the purposes of calculating the performance fee.
- Income from investments in the Fund will be added to the value of your shares.
- You can buy or sell shares in the Fund on any day which is a business day in Dublin and London. You can find more detail on the investment objective and policy of the Fund in the Prospectus. For more information on investment terms used in this document, please see the Glossary available at columbiathreadneedle.com.
- Recommendation: this fund may not be appropriate for investors who plan to withdraw their money within 5 years.

Risk and Reward Profile

The Risk and Reward Indicator table demonstrates where the Fund ranks in terms of its potential risk and reward. The higher the rank the greater the potential reward but the greater the risk of losing money. It is based on past data, may change over time and may not be a reliable indication of the future risk profile of the Fund. The shaded area in the table below shows the Fund's ranking on the Risk and Reward Indicator.

Lower Risk,
Typically lower rewards

Higher Risk,
Typically higher rewards



- The Fund is rated 6 because historically it has shown a high level of volatility (how much the value of the Fund goes up and down).
- The lowest category does not mean a risk-free investment.
- The indicator does not adequately reflect the following risks of investing in particular assets, which may impact on future investment return:
- 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.
- Currency Risk: your investment may be adversely affected by changes in currency exchange rates.
- Derivative Risk: derivative values rise and fall at a greater rate than equities and debt instruments. Losses can be greater than the initial investment.
- Counterparty Risk: to gain greater income the Fund may deposit cash with various approved Counterparties. Return of the cash is dependent upon the continued solvency of the Counterparty.
- Restricted Diversification: investments are concentrated in companies which are focused on the property markets. These investments are limited to a relatively narrow segment of the economy. Performance may differ in direction and degree from that of the overall stock market.
- Smaller companies risk: smaller companies carry a higher degree of risk and their value can be more sensitive to market movement.
- There is no guarantee that the hedging strategy applied in Hedged Shares will entirely remove the effects of changes in exchange rates between the Base Currency and the currency of the Hedged Shares.
- 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:	5.00%
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:	2.14%
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Charges taken from the fund under certain specific conditions

Performance Fee:	15%*
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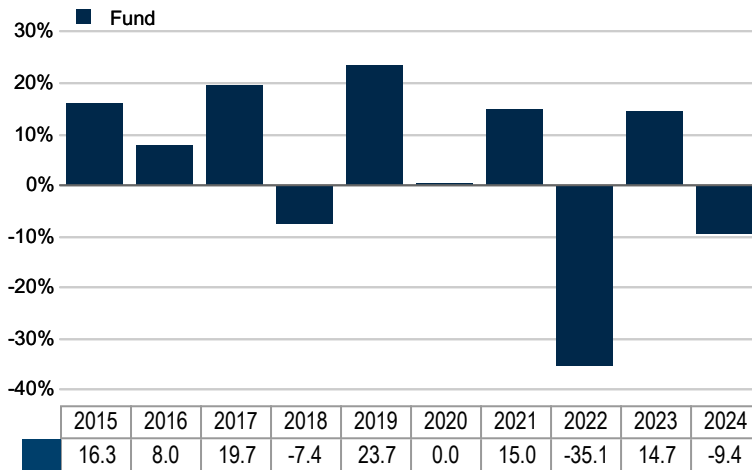
The ongoing charges figure is based on expenses for the year ending 29/11/24. This figure may vary from year to year. It excludes the costs of buying or selling assets for the Fund (unless these assets are shares of another fund).

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

A Performance Fee of 15% is accrued daily, and payable annually. The share price will be adjusted depending on whether the Fund has generated more or less return than the FTSE EPRA NAREIT Developed Europe UCITS Daily Capped Net Tax Index. Please refer to the Prospectus for more details on the methodology applied.

*During the Fund's last financial year (to 31/12/24), no Performance Fee was charged.

Past Performance



Past performance is not a guide to future performance.

Fund launch date: 08/04/2010

Share/unit class launch date: 08/04/2010

Performance is calculated in EUR.

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.

No index is available to provide a useful performance comparison for this hedged share class.

Practical Information

- Further information regarding the Fund including copies of the prospectus, annual and half yearly report and accounts can be obtained free of charge from Sales Support, Columbia Threadneedle Investments, 78 Cannon Street, London EC4N 6AG telephone: Client Services on 00352 (0) 464 0101 or electronically at www.columbiathreadneedle.co.uk.
- The Fund is part of Columbia Threadneedle (Irl) III PLC. You may switch investment between other sub-funds or share classes of Columbia Threadneedle (Irl) III PLC. An entry charge may apply. Details on switching are provided in the Fund's prospectus. The assets and liabilities are segregated by law between the different funds of Columbia Threadneedle (Irl) III PLC. This means that the Fund's assets are held separately from other funds.
- Your investment in the Fund will not be affected by any claims made against any other fund in Columbia Threadneedle (Irl) III PLC. Details of the up-to-date 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.
- Other practical information, including the latest published price for the Fund is available on our website www.columbiathreadneedle.co.uk.
- The Depositary for the Fund is State Street Custodial Services (Ireland) Limited.
- The tax legislation of Ireland may have an impact on your personal tax position depending on your country of residence.
- The Manager 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.