

# CT UK Commercial Property Fund ICVC



Share Class 1 Acc

30-Jun-25 | For professional investors only

## Fund manager

Guy Glover



## Fund objective and policy

It is intended that the Company will be a PAIF at all times. The Fund aims to provide income and capital growth over the long term (5-7 years). The Fund is actively managed and not managed with reference to a benchmark. The Fund aims to achieve its objective by investing directly in a diversified portfolio of UK commercial property. 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's assets may be held as cash deposits. In exceptional circumstances, the level of cash held by the Fund may be significantly higher. This may have an adverse impact on the performance of the Fund and its distributable income until the excess cash is invested in property assets.

## Risk warning

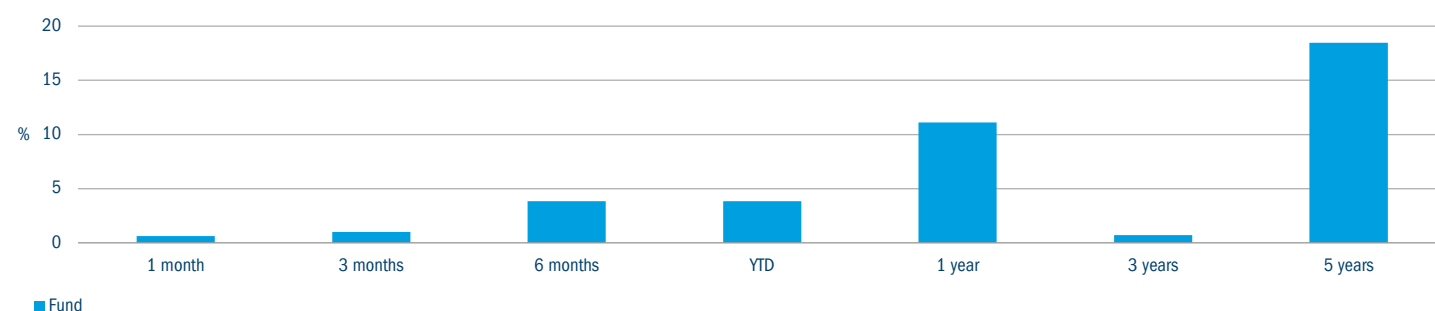
The value of investments and any income derived from them can go down as well as up as a result of market or currency movements and investors may not get back the original amount invested. The value of directly held property reflects the opinion of valuers and is reviewed periodically. Investments which are concentrated in a specific sector or country may result in less diversification and hence more volatility in investment values. The fund invests in assets that may at times be hard to sell. This means that there may be occasions when you experience a delay or receive less than you might otherwise expect when selling your investment. For more information on risks, see the prospectus and key investor information document. An investment concerns the acquisition of units or shares in a fund, and not underlying assets such as buildings or shares of a company, as these are only the underlying assets owned by the fund. The decision to invest in the promoted fund should also take into account all the characteristics or objectives of the promoted fund as described in the prospectus. Full list of relevant risks can be found in the KIID/KID and prospectus.

## Fund details

Launch date:	28-Jun-2010	Fund currency:	GBP	Ann. mgmt. fee:	1.50%	Year end:	28-Feb
Fund type:	UK NURS	Fund size:	£106.2m	Ann. return 5 years:	3.45%	ISIN:	GB00B6118210
Sector:	IA UK Direct Property	Share price:	159.10p	Price frequency:	Daily	Sedol:	B611821
Comparator benchmark:	IA UK Direct Property Median	Historic yield:	2.90%	Distribution policy:	Twice a Year	FATCA:	AXLE4V.00000.SP.826
		Initial charge:	0.00%	Share currency:	GBP	Administrator:	SS&C Financial Services Europe Limited
		Ongoing charge:	1.58%				

## Past performance does not predict future returns.

## Fund performance



## Cumulative performance as at 30-Jun-25

	1 month	3 months	6 months	YTD	1 year	3 years	5 years
Fund	0.63%	1.02%	3.85%	3.85%	11.10%	0.70%	18.47%

## Discrete performance as at 30-Jun-25

	Jun-24 – Jun-25	Jun-23 – Jun-24	Jun-22 – Jun-23	Jun-21 – Jun-22	Jun-20 – Jun-21	Jun-19 – Jun-20	Jun-18 – Jun-19	Jun-17 – Jun-18	Jun-16 – Jun-17	Jun-15 – Jun-16
Fund	11.10%	2.07%	-11.20%	16.95%	0.60%	-4.55%	1.01%	4.97%	10.31%	-2.56%

Source: Columbia Threadneedle Investments as at 30-Jun-25. Performance data is in GBP terms. Performance returns are based on NAV figures.

All fund performance data is net of management fees. Costs may increase or decrease as a result of currency and exchange rate fluctuations.

## Cash breakdown

Cash	11.4%
Cash Allocated For Investment	0.0%
Net Cash	11.4%

## Top 10 holdings

Dartford, 32-33 Clipper Boulevard East	15.5%
Greenford, 74 Long Drive	15.0%
Romford, Matalan Retail Unit, North Street	13.1%
Manchester, Empire Ct, 5th Ave, Trafford Pk	9.7%
Portsmouth, Units 1&2 Access Point, Cosham	9.5%
Stafford, Tollgate Business Pk (Stafford 55)	8.4%
Avonmouth, Unit D, Poplar Park, Cabot Park	7.8%
Eastleigh, Unit 1-4 Woodside Road	7.8%
London SW12, Balham, 39 Nightingale Lane	5.7%
Richmond, Onslow Hall, Little Green	4.8%

## Sector allocation

Industrial	73.6%
Retail Warehouse	13.1%
Standard Retails	8.4%
Offices	4.8%

## Regional allocation

Greater London	38.6%
South East	35.5%
North West	9.7%
West Midlands	8.4%
South West	7.8%

Net dividend distributions  
(Pence)

2021	2.70
2022	3.53
2023	1.79
2024	2.28
2025	1.25

To find out more visit [columbiathreadneedle.com](https://columbiathreadneedle.com)



#### IMPORTANT INFORMATION

© 2025 Columbia Threadneedle Investments. Columbia Threadneedle Investments is the global brand name of the Columbia and Threadneedle group of companies. This financial promotion is issued for marketing and information purposes only by Columbia Threadneedle Investments in United Kingdom. The Fund is a sub fund of CT UK Commercial Property Fund ICVC, a/an Non-UCITS Retail Scheme (Unit Trust), registered in United Kingdom and authorised by the Financial Conduct Authority. The current Prospectus, the Key Investor Information Document (KIID)/ Key Information Document (KID) and the summary of investor rights (where applicable ) are available in English and/ or in local languages (where applicable) from the Management Company in Europe (where applicable) Threadneedle Management Luxembourg S.A., International Financial Data Services (Luxembourg) S.A., your financial advisor and/or on our website [www.columbiathreadneedle.com](https://www.columbiathreadneedle.com), and in the UK from Columbia Threadneedle Investments, Cannon Place, 78 Cannon Street, London EC4N 6AG, telephone: Client Services on 0044 (0)20 7011 4444 and / or email: [clientsupport@columbiathreadneedle.com](mailto:clientsupport@columbiathreadneedle.com). Please read the Prospectus before taking any investment decision. The manager may decide to terminate the arrangements made for the marketing of the SICAV. The information provided does not constitute, and should not be construed as, investment advice or a recommendation to buy, sell or otherwise transact in the Funds. An investment may not be suitable for all investors and independent professional advice, including tax advice, should be sought where appropriate. The manager has the right to terminate the arrangements made for marketing. The Historic Yield reflects distributions declared over the past twelve months as a percentage of the mid-market unit price, as at the date shown. It does not include any preliminary charge and investors may be subject to tax on their distributions. Any information, opinions, estimates or forecasts were obtained from sources reasonably believed to be reliable and are subject to change at any time.

Any opinions have been arrived at by Columbia Threadneedle Investments and should not be considered to be a recommendation or solicitation to buy or sell any funds. Views expressed by individual authors do not necessarily represent those of Columbia Threadneedle Investments. Neither this document nor any part of it may be reproduced by any party whether by photocopying or storing in any medium by electronic means or otherwise without the prior approval of Columbia Threadneedle Investments. Please refer to our glossary for any terms that you are unsure about.

[www.columbiathreadneedle.com/glossary](https://www.columbiathreadneedle.com/glossary). Financial promotions are issued for marketing and information purposes; in the United Kingdom by Columbia Threadneedle Management Limited, which is authorised and regulated by the Financial Conduct Authority.