

CT UK Commercial Property Feeder Fund



Share Class 1 Acc

30-Jun-25 | For professional investors only

Fund manager

Guy Glover



Fund objective and policy

The Fund will invest in shares of the CT UK Property Fund and cash. CT UK Property 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 mainly in a diversified portfolio of directly owned income producing property. Due to the illiquid nature of property and the time it can take to buy or sell assets, under normal circumstances up to 20% 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

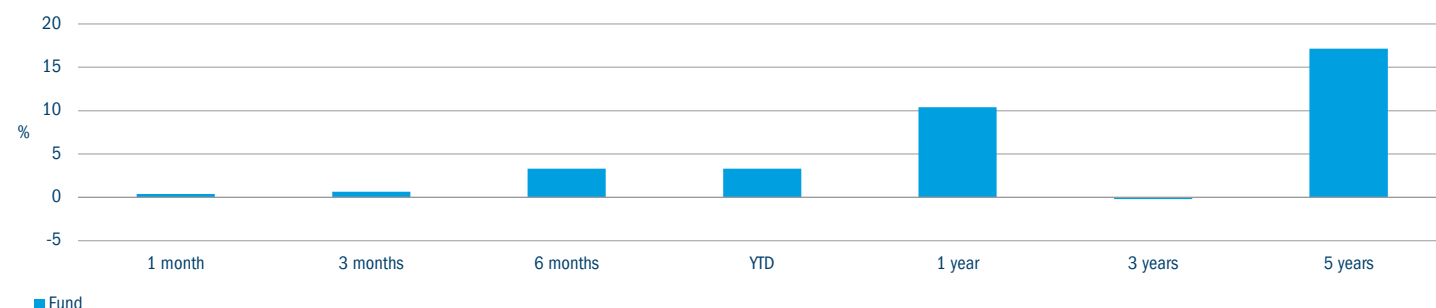
The value of investments and any income derived from them can go down as well as up as a result of market or currency movements and investors may not get back the original amount invested. This feeder fund permanently invests 85% or more of its assets in units of its master fund. The value of directly 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: | 01-Sep-2015 | Fund currency: | GBP | Ann. mgmt. fee: | 1.50% | Year end: | 28-Feb |
| Sector: | IA UK Direct Property | Fund size: | £106.2m | Ann. return 5 years: | 3.21% | ISIN: | GB00BWZMHK32 |
| Comparator benchmark: | IA UK Direct Property Median | Share price: | 157.10p | Price frequency: | Daily | Sedol: | BWZMHK3 |
| | | Historic yield: | 1.80% | 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: | 1.65% | | | | |

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 | 0.38% | 0.64% | 3.29% | 3.29% | 10.40% | -0.19% | 17.15% |

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 | 10.40% | 1.86% | -11.25% | 16.85% | 0.45% | -4.56% | 1.01% | 4.82% | 10.22% | - |

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% |

To find out more visit columbiathreadneedle.com

**IMPORTANT INFORMATION**

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