

CT Property Growth & Income Fund



Share Class J Inc

31-Jul-25 | For professional investors only

Fund managers



Marcus Phayre-Mudge
George Gay
Alban Lhonneur

Morningstar Rating[†]



Fund objective and policy

The Fund aims to deliver capital and income appreciation. The Fund is actively managed and not managed with reference to a benchmark. The Fund will seek to achieve this investment objective primarily through investment in and/or exposure to a combination of investments in UK commercial property and securities of property and property related issuers listed or operating in the countries of the European Union and/or the European Economic Area. While the securities in which the Fund invests will mainly be equities, investment may also be made in fixed interest securities. The Fund may use derivatives for investment purposes, as well as for efficient portfolio management to maintain, increase or reduce exposure to particular securities or market indices. Such derivatives may include, but will not be restricted to, swaps, contracts for difference, forward currency contracts and financial futures and options.

Risk warning

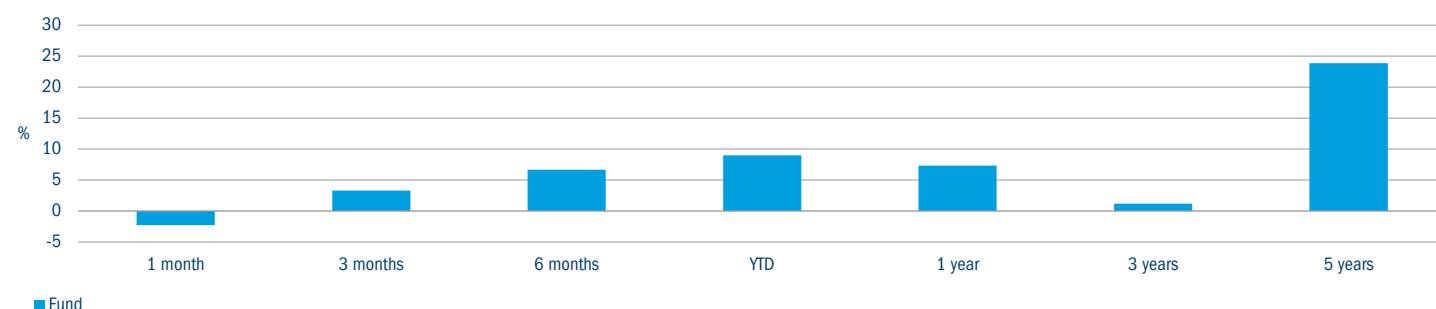
The value of investments and any income derived from them can go down as well as up as a result of market or currency movements and investors may not get back the original amount invested. The value of directly held property reflects the opinion of valuers and is reviewed periodically. Investments which are concentrated in a specific sector or country may result in less diversification and hence more volatility in investment values. 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:	31-Jan-2015	Fund currency:	GBP	Ann. mgmt. fee:	0.90%	Year end:	31-Mar
Fund type:	UK NURS	Fund size:	£288.2m	Ann. return 5 years:	4.37%	ISIN:	GB00BVG2S917
		Share price:	894.90p	Price frequency:	Daily	Sedol:	BVG2S91
		Historic yield:	4.60%	Distribution policy:	Quarterly	FATCA:	AXLE4V.00000.SP.826
		Initial charge:	0.00%	Share currency:	GBP	Administrator:	SS&C Financial Services Europe Limited
		Ongoing charge:	1.11%				

Past performance does not predict future returns.

Fund performance



Cumulative performance as at 31-Jul-25

	1 month	3 months	6 months	YTD	1 year	3 years	5 years
Fund	-2.27%	3.28%	6.64%	8.99%	7.31%	1.20%	23.87%

Discrete performance as at 31-Jul-25

	Jul-24 - Jul-25	Jul-23 - Jul-24	Jul-22 - Jul-23	Jul-21 - Jul-22	Jul-20 - Jul-21	Jul-19 - Jul-20	Jul-18 - Jul-19	Jul-17 - Jul-18	Jul-16 - Jul-17	Jul-15 - Jul-16
Fund	7.31%	11.53%	-15.45%	-1.81%	24.67%	-7.62%	-0.17%	9.69%	5.14%	7.74%

Source: Columbia Threadneedle Investments as at 31-Jul-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.

Top 10 holdings

KLEPIERRE	8.4%
GECINA	5.2%
EUROCOMMERCIAL PROPERTIES	4.9%
SUPERMARKET INCOME REIT	4.8%
TRITAX BIG BOX REIT	4.8%
LONDONMETRIC PROPERTY	4.8%
PRIMARY HEALTH PROPERTIES	4.4%
COVIVIO	3.7%
BRITISH LAND	3.7%
LAND SECURITIES GROUP	3.7%

Physical property

INDUSTRIAL	17.8%
OFFICES	4.5%
RETAIL WAREHOUSE	1.7%

Geographical allocation

BELGIUM	1.9%
FRANCE	20.8%
GERMANY	8.7%
NETHERLANDS	5.9%
SPAIN	2.1%
SWEDEN	3.3%
SWITZERLAND	0.4%
UK	53.1%
TOTAL	96.3%

Strategic allocation (%)

CONTINENTAL SHARES	43.2%
UK SHARES	29.1%
UK DIRECT PROPERTY	24.0%
Cash Exposure	3.7%

To find out more visit columbiathreadneedle.com



IMPORTANT INFORMATION

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