

## CT Property Growth & Income Feeder Fund



Share Class F Inc EUR

31-Jul-25 | For professional investors only

### Fund managers

Marcus Phayre-  
Mudge  
Alban Lhonneur



### Fund objective and policy

The Company invests all of its assets (to the extent not retained in cash) in the Master Fund. The Master Fund aims to deliver capital and income appreciation. The Master Fund is actively managed and not managed with reference to a benchmark. The Master 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

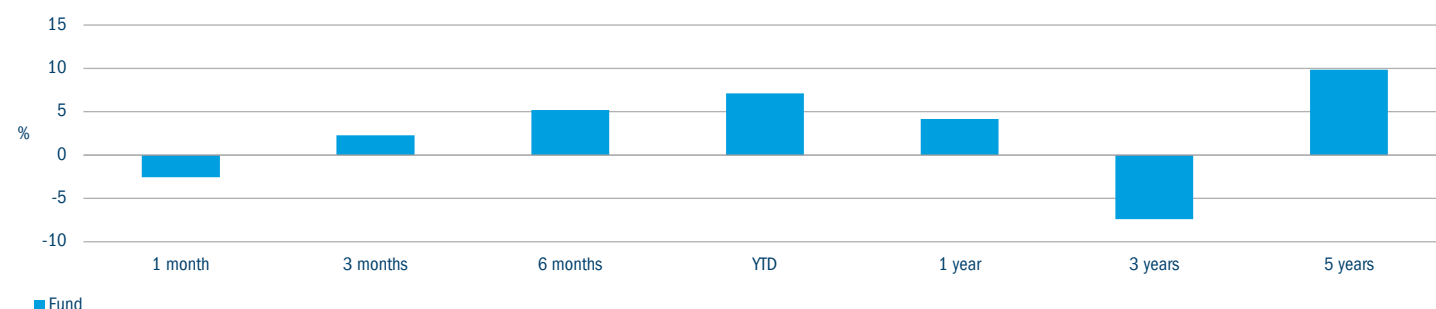
The value of investments and any income derived from them can go down as well as up as a result of market or currency movements and investors may not get back the original amount invested. The value of directly held property reflects the opinion of valuers and is reviewed periodically. Investments which 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:	24-Mar-2005	Fund currency:	GBP	Ann. mgmt. fee:	0.90%	Year end:	31-Mar
Feeder fund size:	€23.1m	Master fund size:	€333.2m	Ann. return 5 years:	1.89%	ISIN:	GG00B75ZP368
Fund type:	Guernsey fund	Share price:	€10.61	Price frequency:	Daily	Sedol:	B75ZP36
Sector:	Real Estate European	Initial charge:	5.00%	Share currency:	EUR	FATCA:	BKW1Z0.99999.SL.831
Listed:	The International Stock Exchange					Administrator:	Northern Trust International Fund Administration Services (Guernsey) Limited
Stock Code:	TRFI						

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	-2.56%	2.29%	5.18%	7.11%	4.17%	-7.41%	9.84%

## 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	4.17%	8.35%	-17.96%	-3.32%	22.70%	-7.84%	-1.85%	8.15%	3.84%	6.98%

Source: Columbia Threadneedle Investments as at 31-Jul-25. Performance data is in EUR terms. Performance returns are based on NAV figures.

All fund performance data is net of management fees. Changes in rates of exchange may also reduce the value of your investment. Costs may increase or decrease as a result of currency and exchange rate fluctuations.

Top 10 holdings*	Physical property*	Geographical allocation*	Strategic allocation (%)*
KLEPIERRE 8.4%	INDUSTRIAL 17.8%	BELGIUM 1.9%	CONTINENTAL SHARES 43.2%
GECINA 5.2%	OFFICES 4.5%	FRANCE 20.8%	UK SHARES 29.1%
EUROCOMMERCIAL PROPERTIES 4.9%	RETAIL WAREHOUSE 1.7%	GERMANY 8.7%	UK DIRECT PROPERTY 24.0%
SUPERMARKET INCOME REIT 4.8%		NETHERLANDS 5.9%	Cash Exposure 3.7%
TRITAX BIG BOX REIT 4.8%		SPAIN 2.1%	
LONDONMETRIC PROPERTY 4.8%		SWEDEN 3.3%	
PRIMARY HEALTH PROPERTIES 4.4%		SWITZERLAND 0.4%	
COVIVIO 3.7%		UK 53.1%	
BRITISH LAND 3.7%		<b>TOTAL 96.3%</b>	
LAND SECURITIES GROUP 3.7%			

\*Master Fund

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



## IMPORTANT INFORMATION

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