

CT European Real Estate Securities Fund



Share Class C Inc GBP

31-Jul-25 | For professional investors only

Fund managers

Alban Lhonneur
Marcus Phayre-Mudge



Fund objective and 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 and derivatives 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. The Fund is actively managed in reference to the index. 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.

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. Investments which are concentrated in a specific sector or country may result in less diversification and hence more volatility in investment values. Investments in smaller companies carry a higher degree of risk as their shares may be less liquid and investment values can be volatile. 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.

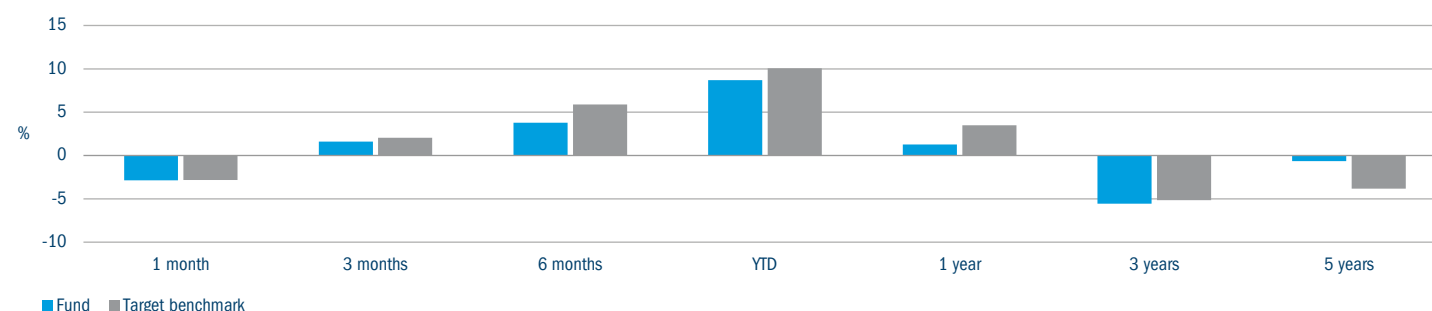
Fund details

Launch date:	08-Apr-2010	Fund currency:	GBP	Ann. mgmt. fee:	1.00%	Year end:	31-Dec
Fund type:	Irish UCITS	Fund size:	£13.1m	Ann. return 5 years:	-0.13%	ISIN:	IE00B5PZZD25
Sector:	Equity Sector Real Est Europe	Share price:	£21.27	Price frequency:	Daily	FATCA:	TMQCEJ.99999.SL.372
Target benchmark:	FTSE EPRA Nareit Developed Europe UCITS Daily Capped Net Tax Index	Initial charge:	Up to 5%	Distribution policy:	Twice a Year	Administrator:	State Street Fund Services (Ireland) Limited
SFDR Category:	Article 6	Ongoing charge:	2.08%	Share currency:	GBP		

Performance Fee: 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.

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	-2.86%	1.60%	3.77%	8.70%	1.28%	-5.55%	-0.65%
Target benchmark	-2.83%	2.06%	5.88%	10.04%	3.48%	-5.15%	-3.83%

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	1.28%	15.17%	-19.03%	-16.91%	26.58%	-1.74%	-0.10%	16.12%	4.75%	20.32%
Target benchmark	3.48%	14.74%	-20.11%	-18.81%	24.88%	-7.75%	-0.68%	10.49%	5.49%	18.59%

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. 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.

Fund characteristics

Annualised return (%)	7.13
Annualised volatility (SD%)	19.87
Worst Drawdown	22.85

Top 10 holdings

SWISS PRIME SITE	8.6%
UNIBAIL-RODAMCO-WESTFIELD	7.3%
VONOVIA	5.9%
TAG IMMOBILIEN	5.7%
FASTIGHETS BALDER-B	4.8%
KLEPIERRE	4.3%
WAREHOUSES DE PAUW	4.2%
UNITE GROUP	4.2%
LONDONMETRIC PROPERTY	4.1%
COFINIMMO	3.9%

Geographical allocation

AUSTRIA	0.5%
BELGIUM	11.2%
FINLAND	0.7%
FRANCE	21.2%
GERMANY	11.7%
IRELAND	1.8%
ITALY	0.0%
NETHERLANDS	2.0%
NORWAY	0.3%
SPAIN	3.5%
SWEDEN	15.8%
SWITZERLAND	7.6%
UK	32.6%
TOTAL	109.0%

Sector allocation

INDUSTRIALS	15.5%
EUROPEAN SHOPPING CE	13.6%
GERMAN RESIDENTIAL	13.4%
SWEDISH DIVERSIFIED	9.1%
SWISS DIVERSIFIED	7.5%
UK MAJORS	6.0%
FRENCH OFFICES	5.8%
STUDENT HOUSING	5.3%
EUROPEAN HEALTHCARE	5.2%
UK DIVERSIFIEDS	5.2%
UK HEALTHCARE	4.8%
NORDIC RESIDENTIAL	4.7%
SPANISH DIVERSIFIED	3.5%
SUPERMARKETS	2.9%
SELF STORAGE	2.4%
UK/IRELAND RESIDENTI	2.3%
HOTELS	1.9%
UK LONDON RETAIL	1.7%
UK RETAIL	1.1%
AUSTRIAN DIVERSIFIED	0.5%
BENELUX DIVERSIFIED	0.3%
NORWEGIAN OFFICES	0.3%
GERMAN OFFICES	-0.8%
STOCKHOLM OFFICES	-1.0%
UK LONDON OFFICES	-2.2%
TOTAL	109.0%

To find out more visit 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 Luxembourg. The Fund is a sub fund of Columbia Threadneedle (Irl) III PLC, a/an Open-ended Investment Company (OEIC), registered in Ireland and authorised by the Central Bank of Ireland. 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, 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. 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.