CT UK Property Authorised Investment Fund

Annual Report and Audited Financial Statements
CT UK Property Authorised Investment Fund
May 2023

COLUMBIA THREADNEEDLE INVESTMENTS

Contents

**These pages comprise the Authorised Corporate Director's Report.*

Introduction

This Annual Report reviews the performance of the CT UK Property Authorised Investment Fund and the market background over the year to 15 May 2023.

Columbia Threadneedle Investments (CTI) has a dynamic, award winning approach to property investment. Our experienced investment team has been investing since 1994, and the focus on maintaining high yields has distinguished us from the market.

Stock picking is key
We believe that specific stock selection within sectors is the primary driver of long-term performance. Our experience, resources and contacts allow us to select the most appropriate and attractively valued properties for our funds while avoiding exposure to property shares.

A preference for high yielding investments
We believe that over the long term, income is the dominant component of property total returns. As such, yield is a key focus of our stock selection process.

Flexible buyers
We do not populate our portfolios with trophy assets, as these frequently offer unappealing yields. Instead, we seek good value and investment potential across all sectors, geographies and lot sizes.

Avoid speculative development
This kind of activity locks up capital for long periods of time and can be risky. We prefer to buy standing investments with the potential to improve returns.

Active asset management unlocks value
We work hard to maximise the returns from the properties we own, refurbishing and updating buildings regularly in order to increase capital value and improve rental growth potential.

We hope that you find this Annual Report informative. If you have any further queries regarding any aspect of your investment or about other Columbia Threadneedle Investments products, please contact us directly on 0800 068 3000 (8am – 6pm Monday to Friday) or speak to your financial adviser. Alternatively, please visit **columbiathreadneedle.com**.

Company Information

Company
CT UK Property Authorised Investment Fund Registered Number IC000976.

Registered Office
Cannon Place, 78 Cannon Street, London EC4N 6AG

Director
There is a sole director, the Authorised Corporate Director (the ACD), which is Threadneedle Investment Services Limited.

Board of Directors of the ACD
K Cates (non-executive)
J Griffiths
J Perrin (Appointed to the Board on 29 September 2022)
A Roughead (non-executive)
R Vincent
L Weatherup

Authorised Corporate Director's Report

The ACD, Threadneedle Investment Services Limited, has pleasure in presenting the Annual Report and Audited Financial Statements for CT UK Property Authorised Investment Fund for the year to 15 May 2023.

We hope that you find the report informative. Should you require any further information regarding any aspect of your investment, or about other Columbia Threadneedle products, we would be pleased to help. Alternatively, you may find it helpful to visit columbiathreadneedle.com for further information about Columbia Threadneedle.

Thank you for your continued support.

L Weatherup
Director of the ACD

DIRECTORS' STATEMENTS

In accordance with the requirements of the Financial Conduct Authority's Collective Investment Schemes (COLL) Sourcebook, we hereby approve the Annual Report and Audited Financial Statements on behalf of the Company.

L Weatherup
Director of the ACD
29 August 2023

R Vincent
Director of the ACD

Investment Report

Investment Objective

It is intended that the CT UK Property Authorised Investment Fund (the "Company" or "Fund") be a Property Authorised Investment Fund (PAIF) at all times and so its investment objective is to carry on Property Investment Business and to manage cash raised from investors for investment in the Property Investment Business as further described below. HM Revenue & Customs has confirmed to the ACD that the Company meets the requirements to qualify as a PAIF under regulation 69O of the PAIF Tax Regulations.

The objective of the Company is to obtain a total return based on income and capital appreciation predominantly through investment in certain kinds of real estate, property related securities, government and public securities and units in collective investment schemes.

Investment Policy

Where the investment policy of the Company contains the word 'primarily' in the description of its investment policy, the Company will invest not less than two-thirds of the value of the property in the specified kind of assets.

The Company will invest primarily in UK commercial real estate. It may also invest in US or Continental European real estate, property-related securities, property investment companies, collective investment schemes (including other collective investment schemes managed, advised or operated by the ACD or its associates), cash and near cash, warrants, deposits and money market instruments. Derivatives may be used for investment purposes on the giving of 60 days' notice to Shareholders. At the date of this Prospectus derivatives are used for efficient portfolio management purposes only.

Review

This report covers the period from 16 May 2022 to 15 May 2023 however where data is not available for 15 May 2023 end of April and end of March data is used as appropriate for comparative purposes.

Status of the Company

The Company is a non-UCITS retail scheme for the purpose of the Financial Conduct Authority's Collective Investment Schemes Sourcebook (COLL) an alternative investment fund for the purpose of the Alternative Investment Fund Managers Directive (AIFMD), and a standalone company for the purposes of OEIC Regulations, each as amended from time to time.

Property Market Commentary

UK macroeconomic viewpoint

After averting the technical recession economists expected in Quarter 4 (Q4) 2022, the UK economy has continued on a trajectory of modest GDP growth in Quarter 1 (Q1) 2023, reflecting global and domestic inflationary headwinds and risk in the debt markets as exampled by US banking failures and UBS's takeover of Credit Suisse. UK GDP is estimated to have increased by c.0.4% month-on-month ('MoM') in January, c.0.0% MoM in February and decreased by c.0.3% MoM in March, led by a decline in the services sector of c.0.5% MoM. With the high inflation proving more persistent than anticipated, the Bank of England ('BoE') continued its programme of interest rate rises, increasing the base rate 25 basis points (bps) to 4.25% in March and remained at 4.25% for April 2023, in an attempt to reduce inflation towards the 2% target.

The consumer economy continues to outperform consensus expectations, with total retail sales volumes increasing by c.0.6% quarter-on-quarter ('QoQ'), which represents the first quarterly rise since Q2 2021. A lack of available labour in the UK remains, with unemployment decreasing from c.3.9% to c.3.8% in the three months to April. Average weekly earnings, including bonuses grew rose 5.8% year-on-year ("YoY") in the three months to March 2023.

The easing in global energy prices contributed to a fall in CPI inflation in March, to 10.1% from 10.4% in February; however, core inflation remained at 6.2% in line with the previous month. An additional 25 bps interest rate rise to 4.5% is anticipated at the next MPC meeting in May as the BoE seek to lower the rate of core inflation. Whilst investors may welcome the independent Office of Budget Responsibility's (OBR) improved GDP growth outlook that predicts the UK avoiding recession in 2023, an element of cautiousness will remain due to ongoing global geo-political and economic headwinds.

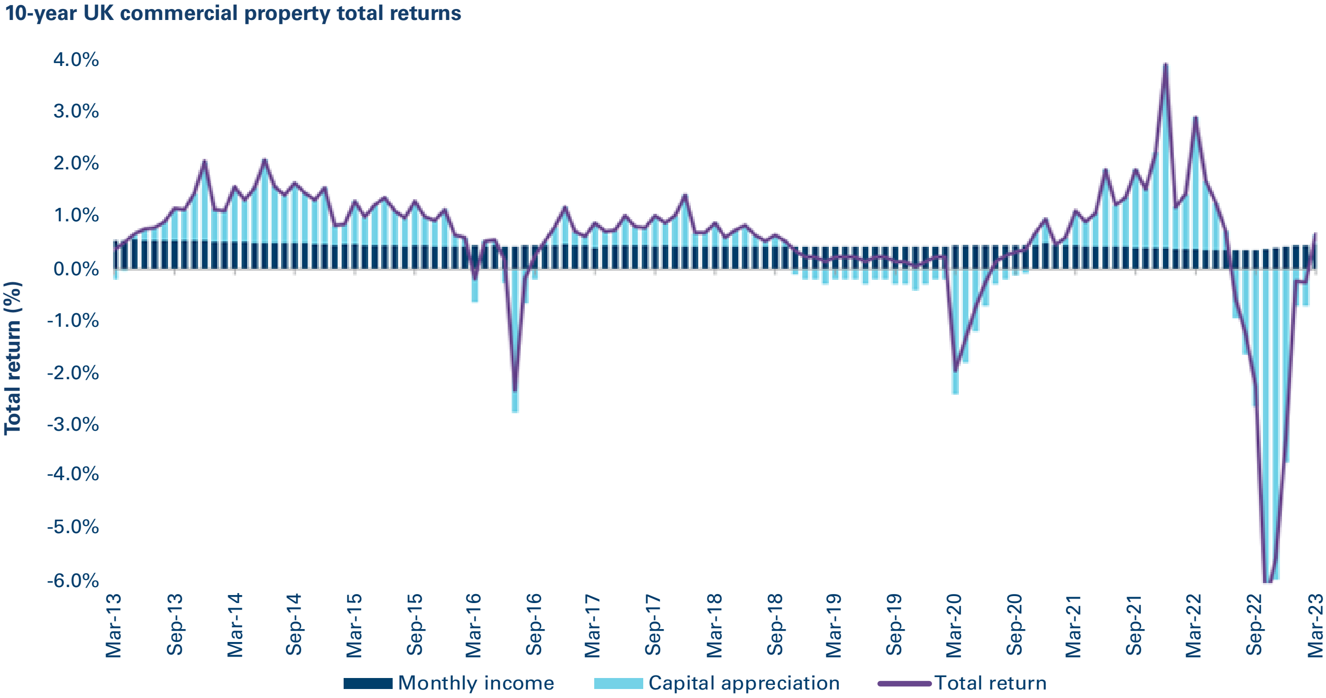
UK Commercial Property

The MSCI UK Property Monthly Index recorded a total return of -15.7% in the 12 months to 30 April 2023, which is reflective of valuation re-pricing due to macro headwinds including higher inflation and rising interest rates. Capital declines of -19.8% were offset against a positive income return of 5.1%. Total investment volumes in the 12 months to 31 March 2023 reached £44.6bn. The reduced transactional volumes are to be expected, given the prevailing pricing volatility through the period. Negative sentiment prevailed through the second half of the year, but confidence began to return through March 2023, as pricing levels stabilised.

Investment Report

(continued)

MSCI UK Monthly Index All Property Returns to 30 April 2023



Whilst capital markets repriced to the rising cost of debt, the occupational market remains resilient, with rental value growth for the year across all sectors delivering 3.8% as at 30 April 2023. The industrial sector remained the standout performer, delivering 8.4% in the year, as the lack of supply and increasing occupier demand serving as a catalyst for rental growth. In turn, the strong rental growth continues to attract capital into the sector seeking to capture the reversionary potentials.

Whilst the office sector continues to be challenged by the increased popularity of hybrid working and heightened risks of obsolescence, rental growth at market level remained positive, at 1.6%, driven by low levels of supply and Central London rental performance.

Retail rents sustained a positive year-on-year (y-on-y) growth of 0.1% as at April 2023, driven by 0.7% growth in retail warehousing rents.

The Retail Warehouse recovery

A key theme over the past 12-months has been the continued resilience of the out-of-town retail warehouse sector. The sector has emerged as the most functionally relevant retail sub-sector, aligned to evolving consumer trends and complimentary to the growth in online e-tailing through store penetration from 'Click & Collect' and its trading resilience throughout the pandemic. Retailer performance and covenant strength in the sub-sector remains reasonably strong and the majority of rental levels were re-based through the period 2016-2020, whilst both the high street and shopping center sub-sectors are still recording rental value declines which reflects lack of retailer demand and the higher operating costs of trading from an in town location. Retail warehousing has appealed to consumers since inception, due to being located in convenient, easily accessible, highly visible roadside sites with large units and adjacent free parking. Increasing propensity for landlords to include restaurants, convenience Food & Beverage offering and the associated facilities has increased consumer dwell-time. Retail warehousing recorded the strongest total return of all sub sectors (2.1%) in Q1 23, which represents a recognition of the robust underlying fundamentals.

The Industrial surge continues

Despite the capital market volatility, the industrial sector delivered rental growth of 8.4% over the period, as the Landlord-favourable supply and demand imbalances continue to support significant rental growth. UK-wide take-up reached 60.5m sq ft for the year, which represents the second strongest year on record, behind 2021's standout COVID-19 related performance. While the growth of e-commerce will continue to underpin demand, the occupier focus has shifted from pure expansion to the optimisation of supply chains. The Brexit effects and the legacy of the pandemic has led to an increase in occupier shifts towards nearshoring / onshoring of manufacturing and distribution hubs within the UK, which is a trend expected to continue in 2023. Supply remains critically low, with the UK availability rate standing at only 4.7% and equivalent to only 1.1 years' average annual take-up. The macro re-pricing saw industrial valuations fall -24.3% in the 12 months to March 23, from what was a record high watermark in terms of yield and capital value pricing. Transactional volumes were only £1.6bn in Q4 2022, which represented the lowest level of activity since (Q2) 2020 and is 33% below the 5-year average. Having been the standout performer in 2021, with yields at record low levels, the sector was the most exposed to rising inflation and the subsequent higher cost of debt. Values have begun to stabilise at -0.8% for Q1 2023, which reflects improved investor sentiment and the acknowledgement of the strong rental growth trajectory. Given that industrials account for more than 38% of the index composition, the industrial recovery will have a disproportionately positive impact at market level.

Market context

Typically, occupational markets exhibit a lagged response to a weakening economic backdrop with an anticipated increase in corporate occupier failure leading to decreased levels of occupational demand. However, opportunity exists to capitalise on the changing nature of occupational demand that will persist at a Landlord-favorable rate in key sectors benefitting from structural trends, namely 'Best-in-Class' Offices, Life

Investment Report

(continued)

Science Offices, Multi-let/Urban Logistics Warehousing, and Convenience/Discount-led Retail Warehousing. This creates a significant buying opportunity for well capitalised, UK focused specialist real estate managers with high engagement in the winning structural sector trends, and experienced contra-cyclical investors with a proven track record.

Portfolio strategy:
Columbia Threadneedle lifted the temporary dealing suspension in the CT UK Property Authorised Investment Fund (CT UK PAIF) and its feeder fund, CT UK Property Authorised Trust (Feeder Fund), with effect from 12.01pm on 28 February 2023. The FCA's consultation around a proposed introduction of a 90 to 180-day notice period for investor redemptions has been met with adversity. A formal announcement from the FCA is still awaited and this uncertainty continues to influence outflow.

The liquidity levels within the fund have rapidly increased following implementation of a strategic sales programme that facilitated reopening. The Fund is actively seeking to redeploy sales proceeds into investment opportunities providing relative outperformance, targeting the industrial and retail warehouse sectors.

We stock pick assets offering high, sustainable income yields and proactively manage those assets to drive rental growth. The Fund's property portfolio offers a high degree of asset and tenant diversification, which limits volatility, and our focus on smaller lot sizes offers a high level of liquidity, as we can trade with a diverse investor pool to capitalise on prevailing demand and supply sentiment.

The portfolio is positively positioned towards sectors we have a high conviction view of, with a bias towards industrial and logistics and retail warehousing. Positive attributes include:

- Industrial and Retail Warehouse exposure accounts for over 62% of the Funds real estate exposure with both sectors delivering strong performance.
- Ranked in the fourth quartile over Q1 2023, one year, three years and five years; third quartile over 10 years and second quartile since inception.
- A significant income yield advantage versus the MSCI UK Monthly Property index (7.2% versus 5.1% as at 31 March 2023).
- Diversification at portfolio level (41 properties, 283 tenancies).
- Highly liquid average lot size of c. £5.8m.
- Significant unrealised potential to add value through pro-active asset management across the portfolio.
- Proven track record of delivering relative outperformance in periods of significant macroeconomic volatility.

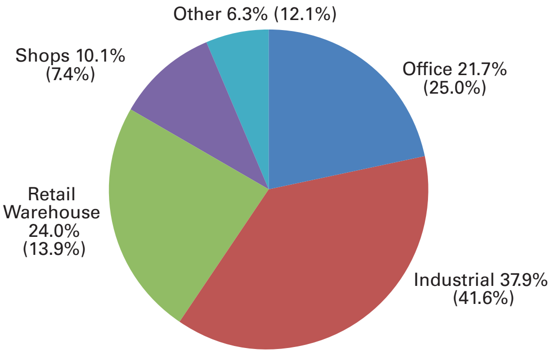
Activity:
The Fund strategically sold 28 assets in the year ending 15 May 2023, generating sales receipts of £148.0m. Selective sales were made across all sectors to capitalise on market conditions to achieve strong sales receipts. The sales process assisted the continual efforts to maintain a balanced risk profile within the Fund.

As at 30 April 2023, the Fund completed 45 lettings and lease renewals, securing rent of £4.9m p.a. and settled 15 rent reviews achieving an uplift of £0.11m p.a.

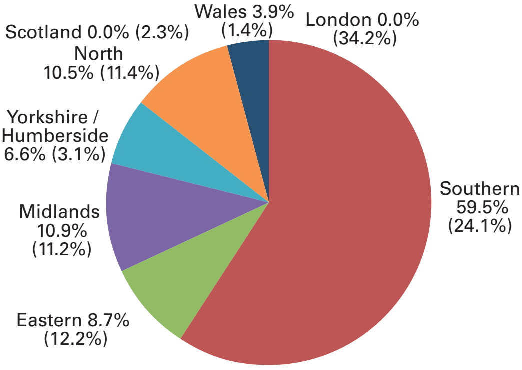
Fund Investment Activity Disposals:

Property Address	Quarter	Sale Proceeds (£)	Sector
4 Parham Drive, Eastleigh	Q1	18,475,000	Industrial/Warehouse
Cheltenham, Promenade	Q1	1,237,486	Unit shop
Cheltenham, 108-110 The Promenade	Q1	2,220,000	Unit shop
Royston - Hottinger Bruel & Kjaer	Q2	8,450,000	Industrial/Warehouse
Eagle Point, Segensworth	Q2	4,850,000	Out of Town Offices
Hays House Guildford	Q2	7,875,000	Town Centre Offices
Ipswich, Tavern St & Buttermarket	Q2	3,000,000	Unit shop
Winnersh, Reading Road	Q3	1,400,000	Retail Warehouse
Wellingborough, Victoria Ret Pk	Q3	1,450,000	Retail Warehouse
Stroud, Stonehouse Ind. Est.	Q3	2,793,142	Industrial/Warehouse
Swindon, Cheney Manor Ind. Est	Q3	3,106,858	Industrial/Warehouse
Gloucester, Barnwood Industrial Estate	Q3	3,881,250	Industrial/Warehouse
Norwich, Longwater Business Park	Q3	4,931,250	Industrial/Warehouse
Rochester, Medway City Estate	Q3	3,281,250	Industrial/Warehouse
Basildon, Festival Business Park	Q3	4,425,000	Industrial/Warehouse
Newcastle, West Chirton Industrial Estate	Q3	4,362,500	Industrial/Warehouse
Stakehill, Touchet Hall Road	Q3	4,143,750	Industrial/Warehouse
Coventry, Middlemarch Business Park	Q3	5,975,000	Industrial/Warehouse
Cardiff, City Link Retail Park	Q3	17,775,452	Retail Warehouse
Hedge End, Units 29 & 30 Solent Industrial Estate	Q3	3,961,268	Industrial/Warehouse
Bedford, Silver Street	Q3	564,000	Unit shop
Wrexham, Mount Street	Q3	1,500,000	Retail Warehouse
Cramlington, South Nelson Industrial Estate	Q3	11,580,000	Industrial/Warehouse
North Tyneside, New York Industrial Estate	Q3	5,366,686	Industrial/Warehouse
Sunderland, Boldon Business Park	Q3	7,128,453	Industrial/Warehouse
New York Industrial Estate, North Tyneside, Newcastle	Q4	227,000	Industrial/Warehouse
Newton Road, Nuneaton, CV11 5UT	Q4	1,770,000	Retail Warehouse
Ocean Plaza Retail Park Part sale 11 Units	Q4	12,250,000	Retail Warehouse
TOTAL		**147,980,345**	

Portfolio Weighting by Sector relative to MSCI UK Monthly Property Index as at 30 April 2023



Portfolio Weighting by Geography relative to MSCI UK Monthly Property Index as at 30 April 2023



Returns

On an annualised basis, All Property returns delivered -15.7% at the end of April 2023, comprising capital growth of -19.8% and a consistent income return of 5.1% significant capital growth.

Outlook

While primitive indications of a capital value recovery are evident, the asset class will not be immune to persistent inflationary pressure and subsequent monetary policy responses. High conviction sectors such as industrials and retail warehousing will continue to benefit from structural societal trends. A stable occupational market characterized by sustainable rental income, low vacancy rates, and very modest levels of debt by historic standards, should enable performance to remain positive on a relative basis. The extensive re-basing of capital values witnessed through the second half of 2022 and Q1 2023 arguably provides an attractive entry point for investors considering allocations to the sector.

Property Portfolio of the CT UK Property Authorised Investment Fund

Retail

Less than £1 million in Value	% ot Total Assets 0.29 (0.12)	Total Market Value £0.98m	Principal Tenants	Rental Income per annum	Next Rent Review
Ipswich **30-36 Tavern Street** Freehold. Four retail units arranged over basement ground and two upper floors. Grade II listed. Property totals 7,736 sq ft.			Various	£93,000	06/05/2025

Between £1 million and £2.5 million in Value	% ot Total Assets 2.15 (2.37)	Total Market Value £7.22m	Principal Tenants	Rental Income per annum	Next Rent Review
Accrington **Broadway & Market Walk** Freehold, two terraced retail parades with a total of eleven purpose built retail units. Property totals 70,523 sq ft.			Various	£244,122	25/07/2021 (o/s)
Carmarthen **Units 2-12 Red Street** Freehold parade of seven retail units which are arranged over ground and first floors. Property totals 19,134 sq ft.			Various	£225,500	N/A
Carmarthen **15-23 Red Street & Units 1-4, 15 John Street** Leasehold, parade of nine retail units constructed in the 1970s. Predominantly arranged over ground and two upper floors. Property totals 39,465 sq ft.			Various	£250,000	08/08/2021 (o/s)

o/s = Rent review has not been finalised.

Property Portfolio of the CT UK Property Authorised Investment Fund *(continued)*

Retail *(continued)*

Between £1 million and £2.5 million in Value	% ot Total Assets 2.15 (2.37)	Total Market Value £7.22m	Principal Tenants	Rental Income per annum	Next Rent Review
Ipswich **24/28 Tavern Street and 4/8 Dial Lane** Freehold, block of six retail units arranged over basement ground and three upper floors. Property totals 16,594 sq ft.			Various	£132,500	02/12/2022 (o/s)
Stevenage **9-11 The Forum** Freehold, two retail units constructed in 1975. Property totals 35,450 sq ft.			New Look Retailers Ltd Wawelski Ltd	£0 £43,500	N/A 02/12/2021 (o/s)

Ipswich
4/8 Dial Lane

o/s = Rent review has not been finalised.

Property Portfolio of the CT UK Property Authorised Investment Fund *(continued)*

Retail *(continued)*

Between £2.5 million and £5 million in Value	% ot Total Assets 1.03 (1.51)	Total Market Value £3.45m	Principal Tenants	Rental Income per annum	Next Rent Review
Brighton **Units 1-4, The Abacus** Long Leasehold, terrace of four retail units over ground and basement totalling 30,882 sq ft.			Various	£480,900	N/A

Retail Warehouse

Between £1 million and £2.5 million in Value	% ot Total Assets 0.00 (1.37)	Total Market Value £0.00m	Principal Tenants	Rental Income per annum	Next Rent Review
N/A					

Between £2.5 million and £5 million in Value	% ot Total Assets 1.11 (0.83)	Total Market Value £3.72m	Principal Tenants	Rental Income per annum	Next Rent Review
Coventry **Matalan Wheler Road** Leasehold. Two bay retail warehouse built in 1986. Ground floor sales with tenant fitted mezzanine used for storage. Property totals 36,323 sq ft with 203 car parking spaces.			Matalan Retail Ltd	£327,510	25/12/2026

o/s = Rent review has not been finalised.

Property Portfolio of the CT UK Property Authorised Investment Fund *(continued)*

Retail Warehouse *(continued)*

Over £5 million in Value	% ot Total Assets 13.04 (18.83)	Total Market Value £43.80m	Principal Tenants	Rental Income per annum	Next Rent Review
Fareham **Collingwood Retail Park** Freehold purpose built retail warehouse park of four units and a restaurant 'pod' totalling 76,520 sq ft. with 372 car parking spaces.			Various	£895,856	14/12/2022 (o/s)
Holyhead **Holyhead Retail Park** Freehold retail warehouse park, built in 2005. The park is configured as a retail terrace of five units with a stand-alone Wilkinsons store and a fast food unit. Externally, there are 206 parking spaces. Property totals 65,330 sq ft.			Various	£441,750	25/03/2020 (o/s)
Reading **Reading Retail Park** Freehold retail warehouse park of eight units totalling 118,352 sq ft with 430 car parking spaces.			Various	£2,164,741	16/01/2024

Reading Retail Park

o/s = Rent review has not been finalised.

Property Portfolio of the CT UK Property Authorised Investment Fund *(continued)*

Offices

Between £1 million and £2.5 million in Value	% ot Total Assets 0.60 (0.00)	Total Market Value £2.00m	Principal Tenants	Rental Income per annum	Next Rent Review
Bristol **1300 Parkway North** Freehold, detached three-storey HQ style building. The property totals 30,175 sq ft with 140 car parking spaces.			The Secretary of State for Defence	£529,480	N/A

Between £2.5 million and £5 million in Value	% ot Total Assets 2.49 (0.91)	Total Market Value £8.38m	Principal Tenants	Rental Income per annum	Next Rent Review
Bristol **Unit H1, Harlequin Office Park** Freehold, detached three storey office building. Constructed in 2009. Property totals 26,871 sq ft. There are 122 car parking spaces.			ALD Automotive Ltd	£520,065	N/A
Crawley **1 Forest Gate** Freehold, detached office building constructed in 1993. Arranged over ground and two upper floors. There are external car parking totalling 126 spaces. Property totals 23,090 sq ft.			KPMG LLP Instant Managed Offices	£251,966 £349,360	24/06/2023

Over £5 million in Value	% ot Total Assets 12.10 (16.62)	Total Market Value £40.67m	Principal Tenants	Rental Income per annum	Next Rent Review
Hemel Hempstead **Hemel One** Freehold, detached office building arranged over ground and three upper floors constructed in the 1980s. There are 434 car parking spaces externally. Property totals 91,742 sq ft.			Various	£602,016	N/A
Luton **400, 450, 475 Capability Green** Freehold office campus of three detached buildings arranged around a central courtyard. The property totals 90,495 sq ft. with a total of 492 car parking spaces.			Various	£1,237,699	08/04/2021 (o/s)
Quinton **Buildings 4,7,8 & 9, Quinton Business Park** Long leasehold, four modern business park office buildings built in the mid 2000's. Buildings 4 and 9 are three storey and buildings 7 and 8 are two storey. Property totals 77,648 sq ft, together with 380 external surface parking spaces.			Various	£801,006	03/10/2022 (o/s)

o/s = Rent review has not been finalised.

Property Portfolio of the CT UK Property Authorised Investment Fund *(continued)*

Offices *(continued)*

Over £5 million in Value	% ot Total Assets 12.10 (16.62)	Total Market Value £40.67m	Principal Tenants	Rental Income per annum	Next Rent Review
Solihull **Birmingham International Park** Freehold, three detached Grade A office buildings arranged over three storeys. The property totals 71,661 sq ft.			Fair Isaac Services Ltd Robert Half Limited	£525,000 £293,013	 25/04/2024

Supermarket

Between £2.5 million and £5 million in Value	% ot Total Assets 0.95 (0.75)	Total Market Value £3.20m	Principal Tenants	Rental Income per annum	Next Rent Review
Boscombe **The Former Superstore, Sovereign Centre** Freehold. Former Safeway supermarket located in The Sovereign Centre. Divided into two sublet retail units. Ground and first floor levels. Totals 50,235 sq ft.			Safeway Stores Ltd	£454,500	N/A

Industrial

Less than £1 million in Value	% ot Total Assets 0.07 (0.05)	Total Market Value £0.25m	Principal Tenants	Rental Income per annum	Next Rent Review
Stowmarket **Development Site D, Gipping Way** Freehold development site extending to approximately 1.54 acres.			Development Site D	£0	N/A

Solihull

Birmingham International Park

o/s = Rent review has not been finalised.

Property Portfolio of the CT UK Property Authorised Investment Fund *(continued)*

Industrial *(continued)*

Between £1 million and £2.5 million in Value	% ot Total Assets 1.67 (0.78)	Total Market Value £5.60m	Principal Tenants	Rental Income per annum	Next Rent Review
Stanley **Tanfield Lea North Estate** Freehold, purpose built production facility with ancillary and office space. Property totals 35,480 sq ft.			KP Snacks Ltd	£95,000	22/04/2021 (o/s)
Stevenage **Unit 11, Babbage Road** Freehold, standalone single storey warehouse with adjoining brick built office building. External yard with customer parking area. Property totals 16,900 sq ft.			Arriva UK BUS Investments Limited	£144,602	07/01/2027
Sunderland **Pennywell Industrial Estate** Freehold. The property comprises ten originally constructed units, which have subsequently been modified to provide five self-contained units. Property totals 45,747 sq ft.			Various	£180,025	19/06/2023

Between £2.5 million and £5 million in Value	% ot Total Assets 6.70 (6.23)	Total Market Value £22.50m	Principal Tenants	Rental Income per annum	Next Rent Review
Barnard Castle **Harmire Enterprise Park** Freehold, multi-let industrial estate, providing 29 office and industrial / warehouse units, 11 of which have been sold on long leases. The remaining units total 40,626 sq ft.			Various	£246,765	31/03/2024
Crowborough **April Court Sybron Way** FH, 1980s built industrial complex comprising 16 units with a total floor area of 31,410 sq ft. Generally configured with ground floor industrial / trade counter space and office accommodation at first floor level.			Various	£176,270	10/03/2025
Jarrow **Viking Industrial Park** Freehold. Two detached industrial units, constructed in 2002. Property totals 38,117 sq ft.			Libra Seafood Processing Ltd Northern Electric plc	£171,550 £0	09/11/2027 N/A
Knottingley **A1 Business Park, Unit A1** Freehold, a detached industrial/ warehouse unit with integral single storey office and kitchen/ staff facilities. Constructed in 1997. Property totals 53,077 sq ft.			Joule Hot Water Systems UK Ltd	£315,000	N/A
Thornbury **Units 17-30 Thornbury IE** Long leasehold, 14 industrial units of varying age located throughout Thornbury Industrial Estate. Property totals 57,546 sq ft.			Various	£340,256	08/10/2023
Waterlooville **Brambles House, Waterberry Drive** Leasehold, detached industrial warehouse building constructed in 1992 totalling 55,154 sq ft.			Vacant	£0	N/A
Wellingborough **Units D-F, Whittle Close** Leasehold. Three detached industrial warehouse units, all with two storey offices. The property totals 58,177 sq ft. Externally there are 58 car parking spaces.			RML Group Limited	£274,455	N/A

o/s = Rent review has not been finalised.

Property Portfolio of the CT UK Property Authorised Investment Fund *(continued)*

Industrial *(continued)*

Over £5 million in Value	% ot Total Assets 18.26 (37.27)	Total Market Value £61.35m	Principal Tenants	Rental Income per annum	Next Rent Review
Basildon **Bakers Court Industrial Estate** Freehold, multi-let industrial/ trade counter estate of 22 units totalling 68,260 sq ft.			Various	£382,658	20/08/2023
Basildon **Wollaston Industrial Estate** Freehold, large multi-let industrial estate, various unit sizes and types. Let on a mixture of leaseholds and long leaseholds. Property totals 176,727 sq ft.			Various	£458,051	28/09/2023
Poole **D'Oriel House Halton Road** Freehold, large detached mid-1980s built warehouse unit with integral two storey offices to the front. Property totals 76,413 sq ft.			Private individual t/a Tower Supplies	£437,500	N/A
Stowmarket **Bosch Facility & development sites A,B,C, Gipping Way** Freehold, a production, research and testing warehouse plus adjoining office and development sites. Property totals 192,003 sq ft.			Bosch Lawn & Garden Ltd	£615,000	01/01/2023 (o/s)

Poole
D'Oriel House Halton Road

o/s = Rent review has not been finalised.

Property Portfolio of the CT UK Property Authorised Investment Fund *(continued)*

Industrial *(continued)*

Over £5 million in Value	% ot Total Assets 18.26 (37.27)	Total Market Value £61.35m	Principal Tenants	Rental Income per annum	Next Rent Review
Sunderland **West Quay Court** Freehold industrial estate, comprising a well specified production facility / distribution warehouse. Eight units totalling 124,450 sq ft.			Various	£567,766	N/A
Swindon **Amazon, Unit 7, South Marston** Leasehold detached industrial warehouse unit totalling 209,239 sq ft. with surface yard and car parking areas.			Amazon UK Services Limited	£1,255,975	N/A
Thornbury **The Hemingway Business Centre** Leasehold, 15 light industrial units arranged in three terraces, constructed in the early 1970s. Primarily provide ground floor warehouse accommodation with ancillary office blocks. Property totals 68,317 sq ft.			Various	£430,593	21/06/2023

Swindon

Amazon, Unit 7, South Marston

o/s = Rent review has not been finalised.

Property Portfolio of the CT UK Property Authorised Investment Fund *(continued)*

Leisure

Between £2.5 million and £5 million in Value	% ot Total Assets 0.98 (0.57)	Total Market Value £3.30m	Principal Tenants	Rental Income per annum	Next Rent Review
Brighton **The Boardwalk Restaurants** Long leasehold, The Boardwalk development comprises a modern mixed-use leisure scheme of 7 restaurant units totalling 26,850 sq ft (2,494 sq m) and 8 upper floors comprising 195 residential units across two towers. The residential units have been separately sold off.			Thursdays (UK) Ltd Five Guys JV Ltd	£162,045 £115,080	01/04/2021 (o/s)

Over £5 million in Value	% ot Total Assets 6.30 (2.53)	Total Market Value £21.18m	Principal Tenants	Rental Income per annum	Next Rent Review
Bradford **Gallagher Leisure Park, Dick Lane** Freehold, a modern, refurbished mixed use leisure scheme comprising an Odeon cinema, a gym, KFC and Costa Drive-Thru. Property totals 84,271 sq ft with 758 car parking spaces.			Various	£1,229,968	26/02/2023 (o/s)
Southport **Ocean Plaza, Marine Parade** Long leasehold, leisure park on the edge of Southport town centre. The asset comprises a single detached unit which has been divided to provide a gym, a seven screen cinema, bowling alley and a further eight restaurant and leisure units. The Premier Inn on the site has been sold off on a long lease.			Various	£911,181	29/09/2022 (o/s)

o/s = Rent review has not been finalised.

Property Portfolio of the CT UK Property Authorised Investment Fund *(continued)*

Shopping Centres

Over £5 million in Value	% ot Total Assets 2.56 (1.88)	Total Market Value £8.60m	Principal Tenants	Rental Income per annum	Next Rent Review
Braintree **George Yard Shopping Centre** Freehold town centre open shopping centre of 33 retail units and 3 office suites.			Various	£1,031,100	16/11/2023

George Yard Braintree

o/s = Rent review has not been finalised.

Financial Statements

STATEMENT OF TOTAL RETURN

for the accounting period 16 May 2022 to 15 May 2023

	Notes	2023 £000	2022 £000
Income			
Net capital (losses)/gains	2	(113,646)	58,516
Revenue	3	35,632	42,341
Expenses	4	(12,348)	(16,303)
Net revenue before taxation		23,284	26,038
Taxation	5	–	–
Net revenue after taxation		23,284	26,038
Total return before distributions		(90,362)	84,554
Distributions	6	(23,966)	(27,306)
Change in net assets attributable to shareholders from investment activities		(114,328)	57,248

STATEMENT OF CHANGE IN NET ASSETS ATTRIBUTABLE TO SHAREHOLDERS

for the accounting period 16 May 2022 to 15 May 2023

	2023 £000	2022 £000
Opening net assets attributable to shareholders	530,541	655,115
Amounts receivable on the issue of shares	69,997	115,726
Amounts payable on the cancellation of shares	(175,234)	(328,444)
	(105,237)	(212,718)
Dilution adjustment	3,010	5,975
Change in net assets attributable to shareholders from investment activities (see statement of total return above)	(114,328)	57,248
Retained distribution on accumulation shares	21,994	24,921
Closing net assets attributable to shareholders	335,980	530,541

BALANCE SHEET

as at 15 May 2023

	Notes	2023 £000	2022 £000
Assets:			
Fixed assets:			
Tangble assets:			
Investment properties	18	236,365	489,505
		236,365	489,505
Current assets:			
Debtors	7	8,734	13,295
Cash and bank balances	8	64,793	45,085
Cash equivalents	8	43,320	14
Total assets		353,212	547,899
Liabilities:			
Creditors:			
Distribution payable		(253)	(340)
Other creditors	9	(16,979)	(17,018)
Total liabilities		(17,232)	(17,358)
Net assets attributable to shareholders		335,980	530,541

CASH FLOW STATEMENT

for the accounting period 16 May 2022 to 15 May 2023

	Notes	2023 £000	2022 £000
Cash flows from operating activities			
Net revenue before taxation		23,284	26,038
Decrease in debtors		2,149	6,894
Decrease in creditors		(1,862)	(4,152)
Cash from operations	15	**23,571**	**28,780**
Taxation		(170)	(440)
Net cash inflows from operating activities		**23,401**	**28,340**
Cash flows from investing activities			
Capital Expenditure		(3,781)	(9,851)
Payments to acquire investments		(43,937)	–
Receipts from the sale of investment properties		145,975	133,056
Net cash from investing activities		**98,257**	**123,205**
Cash flows generate from financing activities			
Distributions paid		(1,193)	(1,750)
Amounts received on issue of shares		73,480	122,859
Amounts paid on cancellation units shares		(174,237)	(333,084)
Net cash used in financing activities		**(101,950)**	**(211,975)**
Net increase/(decrease) in cash and bank balances	17	19,708	(60,430)

DISTRIBUTION TABLE

for the accounting period 16 May 2022 to 15 May 2023

Dividend distribution in pence per share

Class 1 – Income shares

Distribution Period	Gross Revenue	Income Tax	Net Revenue	Equalisation	Distribution Paid/Payable 2022/2023	Distribution Paid 2021/2022
Group 1						
16/05/22 to 15/08/22	0.9573	0.1001	0.8572	–	0.8572	0.6895
16/08/22 to 15/11/22	0.8325	0.0855	0.7470	–	0.7470	0.5700
16/11/22 to 15/02/23	0.8310	0.0486	0.7824	–	0.7824	0.6395
16/02/23 to 15/05/23	0.7062	0.0533	0.6529	–	0.6529	0.7166
Group 2						
16/05/22 to 15/08/22	0.4650	0.0486	0.4164	0.4408	0.8572	0.6895
16/08/22 to 15/11/22	0.5644	0.0580	0.5064	0.2406	0.7470	0.5700
16/11/22 to 15/02/23	0.8310	0.0486	0.7824	–	0.7824	0.6395
16/02/23 to 15/05/23	0.0434	0.0033	0.0401	0.6128	0.6529	0.7166
Total distributions in the period					**3.0395**	**2.6156**

Class 1 – Accumulation shares

Distribution Period	Gross Revenue	Income Tax	Net Revenue	Equalisation	Net Revenue Accumulated 2022/2023	Net Revenue Accumulated 2021/2022
Group 1						
16/05/22 to 15/08/22	1.8339	0.1917	1.6422	–	1.6422	1.2675
16/08/22 to 15/11/22	1.6147	0.1658	1.4489	–	1.4489	1.0598
16/11/22 to 15/02/23	1.6328	0.0956	1.5372	–	1.5372	1.1996
16/02/23 to 15/05/23	1.4096	0.1064	1.3032	–	1.3032	1.3569
Group 2						
16/05/22 to 15/08/22	1.0031	0.1049	0.8982	0.7440	1.6422	1.2675
16/08/22 to 15/11/22	0.8855	0.0910	0.7945	0.6544	1.4489	1.0598
16/11/22 to 15/02/23	1.6328	0.0956	1.5372	–	1.5372	1.1996
16/02/23 to 15/05/23	0.6825	0.0515	0.6310	0.6722	1.3032	1.3569
Total distributions in the period					**5.9315**	**4.8838**

Class 1 – Gross income shares

Distribution Period	Gross Revenue	Income Tax	Net Revenue	Equalisation	Distribution Paid/Payable 2022/2023	Distribution Paid 2021/2022
Group 1						
16/05/22 to 15/08/22	0.9575	–	0.9575	–	0.9575	0.7855
16/08/22 to 15/11/22	0.8328	–	0.8328	–	0.8328	0.6205
16/11/22 to 15/02/23	0.8311	–	0.8311	–	0.8311	0.6945
16/02/23 to 15/05/23	0.7063	–	0.7063	–	0.7063	0.7614
Group 2						
16/05/22 to 15/08/22	0.4875	–	0.4875	0.4700	0.9575	0.7855
16/08/22 to 15/11/22	0.8328	–	0.8328	–	0.8328	0.6205
16/11/22 to 15/02/23	0.8311	–	0.8311	–	0.8311	0.6945
16/02/23 to 15/05/23	0.2484	–	0.2484	0.4579	0.7063	0.7614
Total distributions in the period					**3.3277**	**2.8619**

Financial Statements

(continued)

Class 1 – Gross accumulation shares

Distribution Period	Gross Revenue	Income Tax	Net Revenue	Equalisation	Gross Revenue Accumulated 2022/2023	Gross Revenue Accumulated 2021/2022
Group 1						
16/05/22 to 15/08/22	1.8988	–	1.8988	–	1.8988	1.4891
16/08/22 to 15/11/22	1.6754	–	1.6754	–	1.6754	1.1900
16/11/22 to 15/02/23	1.6954	–	1.6954	–	1.6954	1.3471
16/02/23 to 15/05/23	1.4647	–	1.4647	–	1.4647	1.4928
Group 2						
16/05/22 to 15/08/22	1.1481	–	1.1481	0.7507	1.8988	1.4891
16/08/22 to 15/11/22	0.8073	–	0.8073	0.8681	1.6754	1.1900
16/11/22 to 15/02/23	1.6954	–	1.6954	–	1.6954	1.3471
16/02/23 to 15/05/23	–	–	–	1.4647	1.4647	1.4928
Total distributions in the period					**6.7343**	**5.5190**

Class 2 – Income shares

Distribution Period	Gross Revenue	Income Tax	Net Revenue	Equalisation	Distribution Paid/Payable 2022/2023	Distribution Paid 2021/2022
Group 1						
16/05/22 to 15/08/22	1.1252	0.1479	0.9773	–	0.9773	0.7780
16/08/22 to 15/11/22	0.9810	0.1286	0.8524	–	0.8524	0.6393
16/11/22 to 15/02/23	0.9801	0.0802	0.8999	–	0.8999	0.7211
16/02/23 to 15/05/23	0.8344	0.0835	0.7509	–	0.7509	0.8132
Group 2						
16/05/22 to 15/08/22	0.7891	0.1037	0.6854	0.2919	0.9773	0.7780
16/08/22 to 15/11/22	0.5812	0.0762	0.5050	0.3474	0.8524	0.6393
16/11/22 to 15/02/23	0.9801	0.0802	0.8999	–	0.8999	0.7211
16/02/23 to 15/05/23	0.6454	0.0646	0.5808	0.1701	0.7509	0.8132
Total distributions in the period					**3.4805**	**2.9516**

Class 2 – Accumulation shares

Distribution Period	Gross Revenue	Income Tax	Net Revenue	Equalisation	Net Revenue Accumulated 2022/2023	Net Revenue Accumulated 2021/2022
Group 1						
16/05/22 to 15/08/22	2.0934	0.2752	1.8182	–	1.8182	1.3896
16/08/22 to 15/11/22	1.8442	0.2416	1.6026	–	1.6026	1.1540
16/11/22 to 15/02/23	1.8672	0.1528	1.7144	–	1.7144	1.3136
16/02/23 to 15/05/23	1.6137	0.1614	1.4523	–	1.4523	1.4947
Group 2						
16/05/22 to 15/08/22	0.8497	0.1117	0.7380	1.0802	1.8182	1.3896
16/08/22 to 15/11/22	1.3721	0.1798	1.1923	0.4103	1.6026	1.1540
16/11/22 to 15/02/23	1.8672	0.1528	1.7144	–	1.7144	1.3136
16/02/23 to 15/05/23	0.3949	0.0395	0.3554	1.0969	1.4523	1.4947
Total distributions in the period					**6.5875**	**5.3519**

Class 2 – Gross income shares

Distribution Period	Gross Revenue	Income Tax	Net Revenue	Equalisation	Distribution Paid/Payable 2022/2023	Distribution Paid 2021/2022
Group 1						
16/05/22 to 15/08/22	1.1258	–	1.1258	–	1.1258	0.9168
16/08/22 to 15/11/22	0.9814	–	0.9814	–	0.9814	0.7256
16/11/22 to 15/02/23	0.9804	–	0.9804	–	0.9804	0.8144
16/02/23 to 15/05/23	0.8346	–	0.8346	–	0.8346	0.8940
Group 2						
16/05/22 to 15/08/22	0.6259	–	0.6259	0.4999	1.1258	0.9168
16/08/22 to 15/11/22	0.6261	–	0.6261	0.3553	0.9814	0.7256
16/11/22 to 15/02/23	0.9804	–	0.9804	–	0.9804	0.8144
16/02/23 to 15/05/23	0.3731	–	0.3731	0.4615	0.8346	0.8940
Total distributions in the period					**3.9222**	**3.3508**

Class 2 – Gross accumulation shares

Distribution Period	Gross Revenue	Income Tax	Net Revenue	Equalisation	Gross Revenue Accumulated 2022/2023	Gross Revenue Accumulated 2021/2022
Group 1						
16/05/22 to 15/08/22	2.1876	–	2.1876	–	2.1876	1.7028
16/08/22 to 15/11/22	1.9340	–	1.9340	–	1.9340	1.3651
16/11/22 to 15/02/23	1.9600	–	1.9600	–	1.9600	1.5475
16/02/23 to 15/05/23	1.6974	–	1.6974	–	1.6974	1.7178
Group 2						
16/05/22 to 15/08/22	1.3939	–	1.3939	0.7937	2.1876	1.7028
16/08/22 to 15/11/22	1.1407	–	1.1407	0.7933	1.9340	1.3651
16/11/22 to 15/02/23	1.9600	–	1.9600	–	1.9600	1.5475
16/02/23 to 15/05/23	0.7356	–	0.7356	0.9618	1.6974	1.7178
Total distributions in the period					**7.7790**	**6.3332**

Class F – Gross accumulation shares

Distribution Period	Gross Revenue	Income Tax	Net Revenue	Equalisation	Gross Revenue Accumulated 2022/2023	Gross Revenue Accumulated 2021/2022
Group 1						
16/05/22 to 15/08/22	9.6095	–	9.6095	–	9.6095	7.4236
16/08/22 to 15/11/22	8.5167	–	8.5167	–	8.5167	5.9738
16/11/22 to 15/02/23	8.6404	–	8.6404	–	8.6404	6.7818
16/02/23 to 15/05/23	7.4929	–	7.4929	–	7.4929	7.5355
Group 2						
16/05/22 to 15/08/22	4.6899	–	4.6899	4.9196	9.6095	7.4236
16/08/22 to 15/11/22	8.1007	–	8.1007	0.4160	8.5167	5.9738
16/11/22 to 15/02/23	8.6404	–	8.6404	–	8.6404	6.7818
16/02/23 to 15/05/23	2.0052	–	2.0052	5.4877	7.4929	7.5355
Total distributions in the period					**34.2595**	**27.7147**

Group 2: shares purchased during a distribution period.

Financial Statements

(continued)

Comparative Table Disclosure

	Class 1 – Income shares			Class 1 – Accumulation shares		
	15/05/2023	15/05/2022	15/05/2021	15/05/2023	15/05/2022	15/05/2021
Change in net assets per share						
Opening net asset value per share (p)	66.69	60.44	63.02	127.72	111.09	111.25
Return before operating charges (p)	(11.81)	10.87	2.37	(23.07)	20.38	4.25
Operating charges (p)	(0.91)	(0.98)	(0.98)	(1.77)	(1.83)	(1.75)
Property expenses (p)	(0.81)	(0.78)	(1.19)	(1.59)	(1.46)	(2.13)
Return after operating charges (p)*	(13.53)	9.11	0.20	(26.43)	17.09	0.37
Distributions (p)	(3.33)	(2.86)	(2.78)	(6.49)	(5.34)	(4.97)
Retained distributions on accumulation shares (p)#	–	–	–	5.93	4.88	4.44
Closing net asset value per share (p)	49.83	66.69	60.44	100.73	127.72	111.09
*after direct transaction costs of (p)	0.39	0.19	0.26	0.77	0.36	0.46
Performance						
Return after charges (%)	(20.29)	15.07	0.31	(20.69)	15.38	0.33
Other information						
Closing net asset value (£000)	363	516	557	8,174	10,840	11,495
Closing number of shares	728,700	773,713	922,432	8,114,525	8,486,984	10,348,279
Operating charges (%)**	1.54	1.57	1.58	1.54	1.57	1.58
Property expenses (%)***	1.37	1.25	1.93	1.37	1.25	1.93
Direct transaction costs (%)****	0.66	0.31	0.42	0.66	0.31	0.42
Prices						
Highest share price (p)	67.94	67.39	63.05	130.31	127.70	111.45
Lowest share price (p)	49.99	60.45	60.53	99.74	111.11	109.98

	Class 1 – Gross income shares			Class 1 – Gross accumulation shares		
	15/05/2023	15/05/2022	15/05/2021	15/05/2023	15/05/2022	15/05/2021
Change in net assets per share						
Opening net asset value per share (p)	66.67	60.42	63.01	132.21	114.53	114.16
Return before operating charges (p)	(11.82)	10.91	2.35	(23.69)	21.08	4.37
Operating charges (p)	(0.91)	(1.00)	(0.98)	(1.99)	(1.89)	(1.80)
Property expenses (p)	(0.81)	(0.80)	(1.19)	(1.78)	(1.51)	(2.20)
Return after operating charges (p)*	(13.54)	9.11	0.18	(27.46)	17.68	0.37
Distributions (p)	(3.33)	(2.86)	(2.77)	(6.73)	(5.52)	(5.11)
Retained distributions on accumulation shares (p)#	–	–	–	6.73	5.52	5.11
Closing net asset value per share (p)	49.80	66.67	60.42	104.75	132.21	114.53
*after direct transaction costs of (p)	0.39	0.19	0.26	0.86	0.37	0.47
Performance						
Return after charges (%)	(20.31)	15.08	0.29	(20.77)	15.44	0.32
Other information						
Closing net asset value (£000)	193	242	51	3,213	49,731	43,022
Closing number of shares	387,187	363,124	84,088	3,066,827	37,616,297	37,563,763
Operating charges (%)**	1.54	1.58	1.58	1.54	1.57	1.58
Property expenses (%)***	1.37	1.25	1.93	1.37	1.25	1.93
Direct transaction costs (%)****	0.66	0.31	0.42	0.66	0.31	0.42
Prices						
Highest share price (p)	68.02	67.42	63.07	135.11	132.18	114.77
Lowest share price (p)	50.02	60.44	60.52	103.74	114.55	113.03

Financial Statements

(continued)

Comparative Table Disclosure

(continued)

	Class 2 – Income shares			Class 2 – Accumulation shares		
	15/05/2023	15/05/2022	15/05/2021	15/05/2023	15/05/2022	15/05/2021
Change in net assets per share						
Opening net asset value per share (p)	78.04	70.20	72.65	145.03	125.37	124.76
Return before operating charges (p)	(13.86)	12.66	2.72	(26.27)	23.08	4.77
Operating charges (p)	(0.56)	(0.57)	(0.56)	(1.07)	(1.05)	(0.98)
Property expenses (p)	(0.96)	(0.90)	(1.38)	(1.81)	(1.65)	(2.40)
Return after operating charges (p)*	(15.38)	11.19	0.78	(29.15)	20.38	1.39
Distributions (p)	(3.92)	(3.35)	(3.23)	(7.42)	(6.07)	(5.63)
Retained distributions on accumulation shares (p)#	–	–	–	6.59	5.35	4.85
Closing net asset value per share (p)	58.74	78.04	70.20	115.05	145.03	125.37
*after direct transaction costs of (p)	0.46	0.22	0.30	0.88	0.40	0.52
Performance						
Return after charges (%)	(19.71)	15.94	1.08	(20.10)	16.26	1.12
Other information						
Closing net asset value (£000)	8,403	13,417	66,273	4,792	7,510	8,121
Closing number of shares	14,305,974	17,192,263	94,403,420	4,164,747	5,178,114	6,477,796
Operating charges (%)**	0.81	0.79	0.79	0.81	0.80	0.79
Property expenses (%)***	1.37	1.25	1.93	1.37	1.25	1.93
Direct transaction costs (%)****	0.66	0.31	0.42	0.66	0.31	0.42
Prices						
Highest share price (p)	79.64	78.84	72.73	148.23	145.00	125.54
Lowest share price (p)	58.89	70.22	70.18	113.88	125.39	123.61

	Class 2 – Gross income shares			Class 2 – Gross accumulation shares		
	15/05/2023	15/05/2022	15/05/2021	15/05/2023	15/05/2022	15/05/2021
Change in net assets per share						
Opening net asset value per share (p)	78.03	70.18	72.64	151.62	130.34	128.90
Return before operating charges (p)	(13.87)	12.69	2.72	(27.57)	24.10	4.94
Operating charges (p)	(0.57)	(0.58)	(0.57)	(1.12)	(1.10)	(1.02)
Property expenses (p)	(0.96)	(0.91)	(1.38)	(1.90)	(1.72)	(2.48)
Return after operating charges (p)*	(15.40)	11.20	0.77	(30.59)	21.28	1.44
Distributions (p)	(3.92)	(3.35)	(3.23)	(7.78)	(6.33)	(5.84)
Retained distributions on accumulation shares (p)#	–	–	–	7.78	6.33	5.84
Closing net asset value per share (p)	58.71	78.03	70.18	121.03	151.62	130.34
*after direct transaction costs of (p)	0.47	0.22	0.30	0.92	0.42	0.54
Performance						
Return after charges (%)	(19.74)	15.96	1.07	(20.18)	16.33	1.12
Other information						
Closing net asset value (£000)	5,407	11,096	16,490	8,503	12,716	14,133
Closing number of shares	9,208,873	14,220,604	23,495,470	7,025,588	8,386,870	10,842,677
Operating charges (%)**	0.81	0.80	0.79	0.81	0.80	0.79
Property expenses (%)***	1.37	1.25	1.93	1.37	1.25	1.93
Direct transaction costs (%)****	0.66	0.31	0.42	0.66	0.31	0.42
Prices						
Highest share price (p)	79.77	78.91	72.78	155.31	151.59	130.54
Lowest share price (p)	58.95	70.20	70.17	119.81	130.37	127.99

Financial Statements

(continued)

Comparative Table Disclosure

(continued)

	Class F – Gross accumulation shares		
	15/05/2023	15/05/2022	15/05/2021
Change in net assets per share			
Opening net asset value per share (p)	661.79	564.50	553.91
Return before operating charges (p)	(120.89)	104.88	21.38
Operating charges (p)	(0.18)	(0.12)	(0.06)
Property expenses (p)	(8.31)	(7.47)	(10.73)
Return after operating charges (p)*	(129.38)	97.29	10.59
Distributions (p)	(34.26)	(27.71)	(25.36)
Retained distributions on accumulation shares (p)#	34.26	27.71	25.36
Closing net asset value per share (p)	532.41	661.79	564.50
*after direct transaction costs of (p)	4.02	1.82	2.32
Performance			
Return after charges (%)	(19.55)	17.23	1.91
Other information			
Closing net asset value (£000)	296,932	424,473	494,973
Closing number of shares	55,770,981	64,139,757	87,682,675
Operating charges (%)**	0.03	0.02	0.01
Property expenses (%)***	1.37	1.25	1.93
Direct transaction costs (%)****	0.66	0.31	0.42
Prices			
Highest share price (p)	679.44	661.61	565.31
Lowest share price (p)	526.22	564.66	551.36

#Any difference between the distributions and the retained distributions on accumulation shares is due to tax withheld.

**The Operating charges are represented by the Ongoing Charges Figure (OCF) which is the European standard method of disclosing the charges of a share class of a fund based on the financial year's expenses and may vary from year to year. It includes charges such as the fund's annual management charge, registration fee, custody fees and distribution cost but ordinarily excludes the costs of buying or selling assets for the fund (unless these assets are shares of another fund). The non-UCITS retail scheme Key Investor Information document (NURS-KII) contains the current OCF. For a more detailed breakdown please visit columbiathreadneedle.com/fees.

***The Property Expenses are represented by the Property Expense Ratio (PER) and reflects any additional costs associated with the day-to-day operation of direct property assets.

****Transaction costs have not been reduced by any amounts collected from dilution levies.

Financial Statements

(continued)

Notes to the financial statements

for the accounting period 16 May 2022 to 15 May 2023

1 ACCOUNTING POLICIES

(a) Basis of accounting

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of investments, in compliance with The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and in accordance with the Statement of Recommended Practice for Authorised Funds (SORP) issued by the Investment Management Association in June 2014, as amended in June 2017.

(b) Going concern

After making enquiries, and bearing in mind the nature of the Fund's business and assets, the ACD considers that the Fund has adequate resources to continue in operational existence for the next twelve months. In assessing the going concern basis of accounting the ACD has had regard to the guidance issued by the Financial Reporting Council. They have considered the current cash position of the Fund, forecast income and other forecast cash flows. The Fund has agreements relating to its borrowing facilities with which it has complied during the year. Based on this information the ACD believes that the Fund has the ability to meet its financial obligations as they fall due for the foreseeable future, which is considered to be for a period of at least twelve months from the date of approval of the accounts.For this reason, they continue to adopt the going concern basis in preparing the accounts. The ACD notes that the Fund is experiencing heightened liquidity risk due to market conditions, which may be further affected by unexpected or high levels of share redemptions. The ACD continues to monitor the liquidity of the Fund and, if necessary, will take actions required to protect the interests of Shareholders (see Note 12, "Risk Management").

(c) Revenue

Revenue is included in the Statement of Total Return on the following bases: Dividends, interest and other revenue receivable include any withholding taxes but exclude any other taxes such as attributable tax credits. Turnover consists principally of rental income and service charge income receivable from tenants in the year and is recognised on an accruals basis. Rental income received in advance is deferred and recognised in the period to which it relates. In accordance with FRS 102, rental income from properties which have been subject to a rent free period or inducement, is accounted for on a straight line basis over the period of the lease. The valuation of investment properties is reduced by unamortised lease incentives.

The Fund has taken advantage of the exemption in respect of lease incentives on leases in existence on the date of transition to FRS 102 (1 April 2015) and continued to recognise such lease incentives in the Statement of Comprehensive Income over the shorter of the lease period or the period to when the rental was set to a fair market rent.

Dividends are recognised when the security is quoted ex-dividend. Equalisation on distributions received is treated as a repayment of capital and deducted from the cost of the investment. Interest on bank and short-term deposits is recognised on an earned basis.

(d) Expenses

All expenses other than those relating to the purchase, sale and improvements of investments and Stamp Duty Reserve Tax arising on sales and purchases of shares in the Fund are included in expenses, in the Statement of Total Return. Expenses are recognised on an accruals basis and include irrecoverable VAT where applicable. Service charge expenditure attributable to tenants includes service charge income and service charge void costs. Service charge expenditure and other property related expenses are recognised on an accruals basis. Further details of the service charge can be found in note 1(k).

(e) Taxation

The Fund qualifies as a Property Authorised Investment Fund (PAIF) for tax purposes. Accordingly, the income generated by its property investment business will be exempt from tax. Any dividend income it receives from UK companies, including non-PID income from qualifying REITs, will also be exempt from tax. Any interest accrued will also be exempt from tax. Corporation tax relief is applicable only where the transfer of the benefit is between the revenue and capital property of at least two different share classes of the Fund. Previously, corporation tax relief could apply between the revenue and capital property of the same share class of the Fund. Provision for corporation tax is based at the current rate, as appropriate, on the excess of taxable revenue over allowable expenses.

(f) Deferred taxation

Deferred taxation liabilities are provided for in full, and deferred tax assets are recognised to the extent that they are considered recoverable, in respect of all items for which recognition falls in different accounting periods for accounting and taxation purposes. A deferred tax provision is recognised to reflect capital allowance deductions on tax depreciable assets in properties held which will only be recognised by the Fund when the assets have been sold or disposed.

(g) Investments

Property can be held for either long-term rental income or for capital appreciation or both. Property that is not occupied is still classified as investment property. Investment property is measured initially at cost, including related transaction costs, on the date of acquisition or the date of unconditional exchange, if earlier. After initial recognition, investment property is carried at open market value, after the deduction of unamortised lease incentives. Revaluation gains and losses are recognised in the Statement of Total Return. Further details are provided in accounting policy 1(m).

Valuations are performed by CBRE Ltd, who are professional, third party, independent Chartered Surveyors, at the period end in accordance with RICS Appraisal and Valuation Standards. The valuer holds recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. Open market value is based on active market information, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, alternative valuation methods are used, such as recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices, or discounted cash flow projections. The principal assumptions underlying the estimation of open market value are those related to the receipt of contractual rentals, expected future market rentals, void periods, lease incentives, maintenance requirements and appropriate yields/discount rates. These valuations are regularly compared to actual market yield data and actual transactions by the Fund and those reported by the market. The expected future market rentals are determined on the basis of the current market rentals for similar properties in the same location and condition. Disposal of investment property are recognised on legal completion of contracts.

The Fair Value of Collective Investment Schemes (CIS) holdings is the bid price for authorised unit trusts and the quoted price for open-ended investment companies and offshore funds.

The principal assumptions underlying the estimation of fair value of Investment Properties are those related to the receipt of contractual rental, expected future market rentals, void periods lease incentives, maintenance requirements and appropriate yields/discount rates. These valuations are regularly compared to actual market yield data and actual transactions by the Fund and those reported by the market. The expected future market rentals are determined on the basis of current market rentals for similar properties in the same location and condition.

(h) Finance Lease

Assets held under finance leases, which transfer to the Fund as lessee substantially all the risks and benefits incidental to ownership of the leased item, are capitalised at the inception of the lease with a corresponding liability being recognised for the fair value if the leased asset or, if higher, the present value of the minimum lease payments.

(i) Distribution policy

Where the revenue from investments exceeds the expenses for any share class, a distribution will be made to that share class. Should expenses exceed revenue for any share class, there will be no distribution for that share class and a transfer will be made from capital to cover the shortfall. Within expenses, non-recoverable expenses relate primarily to property maintenance, provision for bad and doubtful debts and ground rent. Where fees cannot be recovered from tenants, they are deducted from income for the purposes of calculating distributions.

Revenue attributable to accumulation shareholders is retained at the end of each distribution period and represents a reinvestment of revenue. Annual management charge and transaction costs are transferred to the capital of the Fund and therefore disregarded in determining the revenue available for distribution.

(j) Provision of bad debts

The potential non-recovery of tenant debts and arrears are considered and incurred losses are provided for by way of a bad debt provision. Key criteria considered when reviewing and assessing the provision are:

- Debts that are older than 3 months;
- Insolvent tenants – those who are in administration, liquidation or a creditors voluntary arrangement (CVA);
- High risk tenants determined by a relevant credit system;
- Poor payors, concern tenants and where enforcement agents/solicitors have been used to recover previous payments;
- Tenants who have vacated premises or their leases have expired whereby arrears cannot be actively pursued.

Where a provision is recognised for a tenant and that tenant has a material lease incentive debtor balance, this will also be provided. So where those tenants which have been 100% provided for (i.e. in administration), then we would also provide an associated lease incentive.

Financial Statements
(continued)

Notes to the financial statements
(continued)

(k) Service charges
Service charges are covered by the tenant while the property is occupied unless specified in the lease agreement. In accordance with FRS 102, service charges are included within income and property deductible expenses in the Statement of Total Return. Where there are no tenants in occupation the Fund will suffer certain Non-recoverable property deductible expenses, these are referred to as void costs and include rates, repairs and maintenance, ground rent, valuation, insurance and service charge shortfall. These have been disclosed under expenses in the Statement of Total Return.

(l) Equalisation policy
The fund operates equalisation to ensure the level of distributable income for any share class is not affected by the issue or cancellation of shares.

(m) Critical Accounting Judgements and Estimation Uncertainty
During the preparation of the financial statements there is a requirement to use critical judgements, estimates and assumptions that affect the application of accounting policies and reported values of assets, liabilities, revenue and expenses. These will by definition not always equal the actual values, and may in some cases result in material adjustments in the following accounting year. The fair value of investment properties is an example where, due to the complexity, such judgements, assumptions and estimates have been utilised. Details of the key considerations involved are included within the accounting policies.

(n) Cash Flow Statement
In accordance with the requirements of FRS 102 and the SORP, a Cash Flow Statement has been provided as property investments are not deemed to satisfy the exemption criteria in FRS 102 of being highly liquid (see Note 12, Liquidity risk).

(o) Dilution Adjustment
In order to protect existing investors from the effects of dilution, property transaction costs (including SDRT, legal fees and other transaction costs) incurred as a result of investors buying and selling shares in the Fund are recovered from those investors through a 'dilution levy' applied to the price they pay or receive.

2 NET CAPITAL (LOSSES)/GAINS

Net capital (losses)/gains during the period comprise:

	2023 £000	2022 £000
Investments in direct properties	(113,646)	58,516
Net capital (losses)/gains	(113,646)	58,516
The Investment in direct properties balances above includes:		
Net realised losses*	(48,097)	(55,781)
Net unrealised (losses)/gains*	(65,549)	114,297
	(113,646)	58,516

Where realised losses include gains/(losses) arising in previous periods, a corresponding (loss)/gain is included in unrealised (losses)/gains.

3 REVENUE

	2023 £000	2022 £000
Rental revenue	28,069	32,996
Service charge income	5,253	7,163
Other property income*	1,045	2,096
Bank interest	29	3
Interest on deposits	1,236	83
Total revenue	35,632	42,341

Within other property income there are balances for related parties, please refer to note 10 for further detail.

The future aggregate minimum rentals receivable under non-cancellable operating leases are as follows:

	2023 £000	2022 £000
No later than 1 year	15,484	28,873
Later than 1 year and no later than 5 years	42,842	84,675
Later than 5 years	51,520	72,738
	109,846	186,286

Contingent rents recognised as income were £171,813 in the year (2022: £173,054). The Fund leases out its investment property under operating leases to a variety of tenants and over varying periods.

4 EXPENSES

	2023 £000	2022 £000
Payable to the ACD or associates of the ACD, and the agents of either of them:		
Annual management charge	(682)	(1,268)
Registration fees	(25)	(45)
	(707)	(1,313)
Payable to the depositary or associates of the depositary, and the agents of either of them:		
Depositary fees	(43)	(59)
Safe custody fees	(9)	(8)
	(52)	(67)
Other expenses:		
Audit fees**	(60)	(51)
Property deductible expenses***	(6,003)	(7,496)
Property non-deductible expenses	(287)	(219)
Service charge expense and void costs	(5,253)	(7,163)
VAT Recovered	14	6
	(11,589)	(14,923)
Total expenses*	(12,348)	(16,303)

The Fund has lease agreements in respect of its investment property for which the payments extend over a number of years. As at 15 May 2023, the future aggregate undiscounted lease payments under non-cancellable finance leases totalled £9,667,942 (2022: £7,761,531) of which £93,588 was due within one year (2022: £93,588).

**Including irrecoverable VAT where applicable.*

***The agreed audit fee including VAT is £59,959 (2022: £45,841) which includes £6,814 (2022: £5,210) for the Threadneedle UK Property Authorised Trust (Feeder trust).*

****Within Property deductible expenses there are balances for related parties, please refer to note 10 for further detail.*

5 TAXATION

	2023 £000	2022 £000
a) Analysis of charge in period		
Total current tax (note 5b)	–	–
Total tax charge for the period	–	–
b) Factors affecting taxation charge for period		
Net revenue before taxation	23,284	26,038
Net revenue before taxation multiplied by the standard rate of corporation tax of 20% (2022: 20%)	(4,657)	(5,208)
Effects of:		
Revenue not subject to taxation	6,839	7,409
Interest distributions	253	17
Expenses not utilised	(2,435)	(2,218)
Current tax charge for period (note 5a)	–	–

6 DISTRIBUTIONS

The distribution takes account of revenue received on the creation of shares and revenue deducted on the cancellation of shares and comprises:

	2023 £000	2022 £000
Interim	18,402	20,079
Final	4,868	6,225
	23,270	26,304
Add: Revenue deducted on the cancellation of shares	894	1,716
Deduct: Revenue received on the creation of shares	(198)	(714)
Net distribution for the period	23,966	27,306
Net revenue after taxation	23,284	26,038
Annual management charge to capital	682	1,268
Total distributions	23,966	27,306

Details of the distribution per share are set out in the table on pages 19 to 20.

Financial Statements

(continued)

Notes to the financial statements

(continued)

7 DEBTORS

	2023 £000	2022 £000
Amounts receivable for the issue of shares	188	463
Sales awaiting settlement	16	14
Lease incentives	1,679	3,817
Accrued revenue	230	229
Sundry property debtors	4,456	6,539
Recoverable VAT	488	–
Receivable from tenant rental deposits	1,677	2,233
Total debtors	8,734	13,295

8 CASH AND CASH EQUIVALENTS

	2023 £000	2022 £000
Cash and bank balances	64,793	45,085
Cash equivalents	43,320	14
Total cash and bank balances	108,113	45,099

9 OTHER CREDITORS

	2023 £000	2022 £000
Amounts payable for the cancellation of shares	(3,083)	(1,192)
Purchases awaiting settlement	(16)	(14)
Accrued expenses	(11)	(15)
Amounts payable to ACD	(50)	(157)
Accrued buying/selling costs	(583)	(534)
Other deposits	(481)	(481)
Rental revenue received in advance	(1,953)	(2,742)
Sundry property creditors*	(7,272)	(7,348)
VAT payable	–	(380)
Financing lease value	(1,853)	(1,922)
Payable for tenant rental deposits refundable	(1,677)	(2,233)
Total other creditors	(16,979)	(17,018)

Within Sundry property creditors there are balances for related parties, please refer to note 10 for further detail.

The present vallue of the finance lease is as follows:

	2023 £000	2022 £000
Within 1 year	(94)	(94)
In 2 to 5 years	(220)	(230)
In over 5 years	(1,539)	(1,598)
Present value of finance lease liabilities	(1,853)	(1,922)

10 RELATED PARTY TRANSACTIONS

Threadneedle Investment Services Limited, as ACD, is a related party and acts as principal in respect of all transactions of shares in the fund.

The aggregate monies received through issues and paid on cancellations are disclosed in the Statement of Change in Net Assets Attributable to Shareholders.

Any amounts due to or from Threadneedle Investment Services Limited at the end of the accounting period are disclosed in Notes 7 and 9.

Amounts payable to Threadneedle Investment Services Limited in respect of fund management and registration services are disclosed in Note 4 and amounts outstanding at the year end in Note 9. A balance of £48,201 (2022: £151,368), in respect of annual management service charge and £1,808 (2022: £5,317), in respect of registration fees are due at the end of the accounting period.

Amount payable to Threadneedle Property Investments Limited in respect of insurance commission revenue disclosed in note 3 £nil (2022: £90,312), insurance commission expenses is disclosed in Note 4 for the value of £172,304 (2022:£nil) and amounts outstanding at the year-end in note 9 of value £220,815 (2022: £85,313).

Amounts payable to Citibank Europe plc, a related party, in respect of depositary services and safe custody charges are disclosed in Note 9. A balance of £4,191 (2022: £6,205), in respect of depositary services and £1,088 (2022: £1,062), in respect of safe custody is due at the end of the accounting period.

All transactions have been entered into in the ordinary course of business on normal commercial terms.

The Feeder trust invests solely in the CT UK Property Authorised Investment Fund which is managed by Columbia Threadneedle, all transactions in respect of which are transacted with Threadneedle Investment Services Limited 100% (2022: 100%).

11 SHAREHOLDER FUNDS

CT UK Property Authorised Investment Fund currently has three share classes; Class 1, Class 2 and Class F shares. The charges on each share class are as follows:

Annual management charge	
Class 1 shares	1.45%*
Class 2 shares	0.75%
Class F shares	0.00%
Registration fees	
Class 1 shares	0.050%
Class 2 shares	0.030%
Class F shares	0.000%

The net asset value of each share class, the net asset value per share, and the number of shares in each class are given in the comparative tables on pages 21 to 23. The distribution per share class is given in the distribution table on pages 19 to 20. All classes have the same rights on winding up.

**The ACD fee changed from 1.50% to 1.45% effective on 1 September 2022.*

Reconciliation of shares

	2023
Class 1 – Income shares	
Opening shares	773,713
Shares issued	12,522
Shares redeemed	(57,535)
Net conversions	–
Closing shares	728,700
Class 1 – Accumulation shares	
Opening shares	8,486,984
Shares issued	1,013,576
Shares redeemed	(1,383,545)
Net conversions	(2,490)
Closing shares	8,114,525
Class 1 – Gross income shares	
Opening shares	363,124
Shares issued	26,806
Shares redeemed	(2,743)
Net conversions	–
Closing shares	387,187
Class 1 – Gross accumulation shares	
Opening shares	37,616,297
Shares issued	140,061
Shares redeemed	(34,728,005)
Net conversions	38,474
Closing shares	3,066,827
Class 2 – Income shares	
Opening shares	17,192,263
Shares issued	2,380,124
Shares redeemed	(5,232,220)
Net conversions	(34,193)
Closing shares	14,305,974
Class 2 – Accumulation shares	
Opening shares	5,178,114
Shares issued	341,901
Shares redeemed	(1,345,617)
Net conversions	(9,651)
Closing shares	4,164,747
Class 2 – Gross income shares	
Opening shares	14,220,604
Shares issued	1,181,581
Shares redeemed	(6,351,208)
Net conversions	157,896
Closing shares	9,208,873
Class 2 – Gross accumulation shares	
Opening shares	8,386,870
Shares issued	551,418
Shares redeemed	(1,827,000)
Net conversions	(85,700)
Closing shares	7,025,588

Financial Statements

(continued)

Notes to the financial statements

(continued)

	2023
Class F – Gross accumulation shares	
Opening shares	64,139,757
Shares issued	9,601,709
Shares redeemed	(17,970,485)
Net conversions	–
Closing shares	55,770,981

12 RISK MANAGEMENT

In pursuing its investment objectives set out on page 4, the Fund may hold the following financial instruments:

- Unregulated collective investment schemes of which a maximum of 20% of the value of the property of the Fund may be invested in any one trust within this range of investment Funds;
- Cash, liquid resources and short term debtors and creditors that arise directly from its operations;
- Shareholders' share which represent investors monies which are invested on their behalf;
- Borrowing used to finance investment activity; and
- Derivative transactions to manage the currency and market risks arising from the Fund's investment activities.

Throughout the period under review, it has been the policy of the Fund to buy and sell financial instruments for the purpose of investment rather than trading. The Fund's investment activities expose it to various types of risk associated with the property market. The Director uses a risk management process (RMP)*, as reviewed regularly and agreed with the Depositary, enabling it to monitor and measure as frequently as appropriate the risk of the Fund's underlying investments, and their contribution to the overall risk profile of the funds.

The Director reviews (and agrees with the Depositary) policies for managing each of these risks as summarised below. The policies have remained unchanged since the Fund launch at the start of the period to which these financial statements relate. The principal risks associated with the Fund's investment activities are liquidity, market price risk and interest rate risk.

Liquidity

The Fund's assets comprise mainly freehold properties, which may not be readily saleable. Property is slow to transact in normal market conditions and hence illiquid. In poor market conditions it will take even longer to find a buyer to pay an acceptable price. The main liability of the Fund is the redemption of any shares that investors wish to sell.

The Manager may, with the prior agreement of the Depositary, and shall if the Depositary so requires, without prior notice to holders, temporarily suspend the issue, cancellation, sale and redemption of shares, due to exceptional circumstances, if it is in the interest of existing investors to do so. Suspension will continue only for so long as it is justified having regard to the interests of the shareholders.

The Fund's liquidity can be affected by unexpected or high levels of share redemptions. In October 2022, following a period of material outflows, the Fund suspended redemptions for a period of time to enable an orderly sale of assets to raise liquidity in the Fund, for the benefits of all investors. This process was successfully undertaken and the Fund reopened on 1 March 2023.

Property Liquidity Management Risk

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 may be held in cash deposits. In exceptional circumstances, the level of cash held by the Fund may be significantly higher. High levels of cash may also be held by the Fund in anticipation of unusually large redemption requests, or if property investment opportunities are limited. Holding high levels of cash has an impact on the performance of the Fund and its distributable income until it is invested in property assets.

If a significant number of Shareholders withdraw their investment at the same time, the Investment Manager may consider it necessary to dispose of property investments to generate additional cash. In difficult market conditions, it can take longer to sell properties, and some properties may be sold for less than expected. The right to redeem shares in the Fund will be suspended if there is insufficient cash available to satisfy redemption requests, or could become necessary to balance the interests of continuing Shareholders with those seeking to redeem. The target liquidity (including cash, cash equivalents and debtors) of the Fund is between 5% and 15% of Gross Asset Value (GAV). Following suspending redemptions in October 2022, the Fund undertook a period of orderly asset sales to raise liquidity in the Fund. The Fund reopened on 1 March 2023 with a cash level of 31%. This higher cash balance was to enable the Fund to meet potential redemption requests upon reopening. As of 15 May 2023, the cash level in the Fund was 31% (2022: 11%).

Market price risk sensitivity

The sensitivity figures provided are forecasts. Market price risk arises from uncertainty about the future market prices of property. It represents the potential loss the Fund might suffer through holding properties in the face of market price movements.

The value of a property, except where it is bought or sold, is generally a matter of a valuer's opinion rather than fact and may go down as well as up. The simplest yardstick of property valuation is initial yield, which is current annual rent divided by the value of the property, including purchase costs. Property yields will fluctuate through time and may reflect the general economic cycle.

At any time, the market value of a property will, broadly reflect market expectations for rental growth. If an investment is made in the expectation that a certain level of rental growth will be achieved and that growth fails to materialise, then the returns from holding that property are likely to be lower than anticipated. Rental growth is affected by many things: general economic conditions, local trading conditions, relative scarcity of alternative space.

As an indication of market movements that could pose a risk to the fund holdings, the monthly rolling average capital value changes measured by the MSCI UK Monthly Property Index are used. As at the end of April 2023, this was 0.08% (2022: 1.60%).

A 5% market movement applied to the property market value of the fund as at 15 May 2023 would result in an increase or decrease on the net asset value of the fund by 3.54% (2022: 4.63%).

Leverage risk

As at 15 May 2023 there is no leverage in the fund (2022: Nil).

Currency exposure and sensitivity

There are no material assets denominated in currencies other than Sterling and as the Fund has no material currency exposure, no sensitivity analysis has been shown.

Interest rate risk

Cash balances are held in floating rate accounts where interest is calculated with reference to prevailing market rates.

Interest rate risk profile of financial assets and financial liabilities

The interest rate risk profile of the fund's financial assets and financial liabilities at 15 May was:

	Floating rate financial assets	Fixed rate financial assets	Financial assets not carrying interest	Total
Currency 2023	**£000**	**£000**	**£000**	**£000**
UK Sterling	108,024	–	240,995	349,019
Currency 2022	**£000**	**£000**	**£000**	**£000**
UK Sterling	45,099	–	498,889	543,988

	Floating rate financial liabilities	Fixed rate financial liabilities	Financial liabilities not carrying interest	Total
Currency 2023	**£000**	**£000**	**£000**	**£000**
UK Sterling	–	–	(13,039)	(13,039)
Currency 2022	**£000**	**£000**	**£000**	**£000**
UK Sterling	–	–	(13,447)	(13,447)

Interest rate risk sensitivity

No sensitivity analysis shown as the Fund has minimal exposure to interest rate risk. Any impact to the rate of the underlying securities is considered in market price risk section. There are no material amounts of non interest-bearing financial assets.

Derivative risks

Derivative risk arises from uncertainty about future market movements. This risk is managed by the policies shown within Market Price Risk. At the balance sheet date, no derivatives were held that could impact the Fund in a significant way.

13 FAIR VALUE DISCLOSURE

The fair value hierarchy is intended to prioritise the inputs that are used to measure the fair value of assets and liabilities. The fair value hierarchy has the following levels:

Level 1 – Quoted prices for identical instruments in active market. A financial instrument is regarded as quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, pricing service etc. These include active listed equities, exchange traded derivatives etc.

Level 2 – Valuation techniques with inputs other than quoted prices within level 1 that are observable. This category includes instruments valued using quoted market prices in active markets for similar instruments; quoted prices for similar instruments in markets that are considered less than active; or other valuation techniques where all significant inputs are directly or indirectly observable from market data. This category will typically include debt securities and collective investments schemes.

Financial Statements
(continued)

Notes to the financial statements
(continued)

Level 3 – Prices using valuation techniques where inputs are unobservable. This category may include single or broker priced securities and suspended or unlisted securities.

The assumptions and valuation techniques used for the Fund are discussed under the Investments accounting policy on page 24.

	2023		2022	
	Assets	Liabilities	Assets	Liabilities
Valuation technique	£000	£000	£000	£000
Level 2*	43,320	–	14	–
	43,320	–	14	–

**The total value of investments includes the Cash Equivalents amount shown under current assets. At both the current and prior year end these holdings were BlackRock ICS Sterling Liquidity Fund and Insight Liquidity Funds ILF GBP Liquidity 3.*

14 CONTINGENT LIABILITIES AND COMMITMENTS

As at 15 May 2023 the fund had contingent liabilities and commitments outstanding of £4.8 million (2022: £9.0 million)

15 ANALYSIS OF CASH FROM OPERATIONS

	2023	2022
	£000	£000
Net revenue before taxation	23,284	26,038
Decrease in debtors	2,149	6,894
Decrease in creditors	(1,862)	(4,152)
Net cash inflow from operating activities	23,401	28,780

16 PORTFOLIO TRANSACTION COSTS

2023	£000	% of Costs	% of Average Net Assets
Purchases			
Non-Property purchases	43,306	–	–
There were no property purchases in the period			
Total purchases	**43,306**	–	–
Sales			
There were no non-property sales in the period			
Analysis of total sale costs			
Property sales in period before transaction costs	147,980		
Legal	529	0.36	0.12
Agent	1,483	1.00	0.35
	2,012	1.36	0.37
Total sales net of transaction costs	**145,968**		

2022	£000	% of Costs	% of Average Net Assets
Purchases			
There were no property or non-property purchases in the period			
Sales			
There were no non-property sales in the period			
Analysis of total sale costs			
Property sales in period before transaction costs	134,862		
Legal	438	0.33	0.05
Agent	1,336	0.99	0.15
Survey fees	32	0.02	–
	1,806	1.34	0.20
Property sales net of transaction costs	**133,056**		

Portfolio transaction costs are incurred by the fund when buying and selling underlying investments. These vary depending on the class of investment, country of exchange and method of execution.

These costs can be classified as either direct or indirect transaction costs:

Direct transaction costs: Property fee, Broker commissions, fees and taxes.

Indirect transaction costs: 'Dealing spread' – the difference between the buying and selling prices of the fund's underlying investments.

In order to protect existing investors from the effects of dilution, portfolio transaction costs incurred as a result of investors buying and selling shares in the fund are recovered from those investors through a 'dilution adjustment' to the price they pay or receive.

At the balance sheet date, the portfolio dealing spread was 0.00% (2022: 0.00%), being the difference between the respective buying and selling prices for the fund's investments.

17 RECONCILIATION OF CHANGE IN CASH AND CASH EQUIVALENTS

	2023	2022
	£000	£000
Cash and bank balances at the start of the year	45,085	105,515
Net cash flows	19,708	(60,430)
Cash and bank balances at the end of the year	64,793	45,085

18 INVESTMENT PROPERTIES

	2023	2022
	£000	£000
Opening balance	489,505	554,351
Disposal	(145,968)	(133,056)
Capital Expenditure	(3,781)	(7,506)
Financing lease value	1,853	1,922
Net losses/(gains) on disposal	48,097	55,781
Net (losses)/gains from fair value adjustment	(153,341)	18,013
Closing balance	236,365	489,505

The value of financing leases is shown in the Balance Sheet and consists of noncurrent assets of £1,759,129 (2022: £1,828,253) and current assets of £93,588 (2022: £93,588).

19 POST BALANCE SHEET EVENT

Since 15 May 2023, the Investment Manager has continued to assess and evaluate the property portfolio and to date, the independent valuations have increased by 0.1% to end May and then a decrease of less than 0.1% in June and there has been a further change of -0.2% in July.

Between 15 May 2023 and 10 August 2023, the Fund acquired six properties and disposed of five properties. The acquisitions consisted of a portfolio of four properties in Wales for £17.5m and two separate purchases in England totalling £26m. Of the five disposals post year end, four were sold as part of a portfolio selling for 0.2% less than year-end valuation. The other sale was a property in Stevenage which sold for 2% less than the year-end valuation.

As at 10 August 2023, the Fund held 42 properties valued at £253.2m.

The table below shows net redemptions between the period-ended 15 May 2023 and 17 August 2023 as a percentage of the closing NAV for share classes with significant movements. The net redemptions of shares were reviewed again on 24 August with no material movements noted since 17 August. This change is reflective of conditions that arose after the period-end and hence is considered a non-adjusting event.

Class Name	% Movement
Class 1 - Income shares	(65.91)
Class 2 - Gross income shares	(11.51)
Class 2 - Gross accumulation shares	(15.89)

Statement of Authorised Corporate Director's (ACD) Responsibilities in relation to the Financial Statements of the Scheme

The Open-Ended Investment Companies Regulations 2001 and the Collective Investment Schemes Sourcebook (COLL), as issued (and amended) by the Financial Conduct Authority (FCA), require the ACD to prepare financial statements for each annual accounting period which give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the financial position of the Scheme and its net revenue and the net gains on the property of the Scheme for the period. In preparing the financial statements the ACD is required to:

- select suitable accounting policies and then apply them consistently;
- comply with the disclosure requirements of the Statement of Recommended Practice relating to Authorised Funds issued by the Investment Management Association (IMA);
- follow generally accepted accounting principles and applicable accounting standards;
- keep proper accounting records, which enable it to demonstrate that the financial statements as prepared comply with the above requirements;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Scheme will continue in operation for the foreseeable future.

The ACD is required to keep proper accounting records and to manage the Company in accordance with the Collective Investment Schemes Sourcebook, the Instrument of Incorporation and the Prospectus. The ACD is responsible for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of the Depositary's Responsibilities in Respect of the Scheme and Report of the Depositary to the Shareholders of the CT UK Property Authorised Investment Fund (the Company) for the year ended 15 May 2023

The Depositary is responsible for the safekeeping of all the property of the Company (other than tangible moveable property) which is entrusted to it and ensuring proper registration of tangible moveable property, and for the collection of income arising from all such scheme property.

It is the duty of the Depositary to take reasonable care to ensure that the Company is managed and operated by the Authorised Corporate Director in accordance with the Financial Conduct Authority' Collective Investment Schemes Sourcebook ("the Sourcebook"), the Open-Ended Investment Companies Regulations 2001 (SI 2001/1228) (the OEIC Regulations), the Company's Instrument of Incorporation, and the Prospectus, as appropriate, concerning: the pricing of and dealing in Shares in the Company; the application of income of the Company; and the investment portfolio and borrowing activities of the Company.

Having carried out procedures and enquiries considered duly necessary to discharge our responsibilities as Depositary of the Company, based on information and explanations provided to us, we believe that, in all material respects, the Company, acting through the Authorised Corporate Director:

(i) has carried out the issue, sale, redemption and cancellation, and calculation of the price of the Company's shares and the application of the Company's income in accordance with the Sourcebook, and where applicable, the OEIC regulations, the Company's Instrument of Incorporation, and the Prospectus;
(ii) has observed the investment and borrowing powers and restrictions applicable to the Company; and
(iii) has, otherwise, ensured the proper operation of the Company.

Citibank UK Limited
UK Branch

29 August 2023

Independent auditors' report to the Shareholders of CT UK Property Authorised Investment Fund

Report on the audit of the financial statements

Opinion

In our opinion, the financial statements of CT UK Property Authorised Investment Fund (the "Company"):

- give a true and fair view of the financial position of the Company and its sub-fund as at 15 May 2023 and of the net revenue and the net capital losses on the scheme property of the Company and its sub-fund for the year then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law), the Statement of Recommended Practice for UK Authorised Funds, the Collective Investment Schemes sourcebook and the Instrument of Incorporation.

CT UK Property Authorised Investment Fund is an Open Ended Investment Company ('OEIC') with a single sub-fund. The financial statements of the Company comprise the financial statements of its sub-fund. We have audited the financial statements, included within the Annual Report and Audited Financial Statements (the "Annual Report"), which comprise: the balance sheet as at 15 May 2023; the Statement of Total Return, the Statement of Change in Net Assets Attributable to Shareholders and the Cash Flow Statement for the year then ended; the distribution table; and the Notes to the Financial Statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from the date on which the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the Authorised Corporate Director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the Company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the Authorised Corporate Director with respect to going concern are described in the relevant sections of this report.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The Authorised Corporate Director is responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

Based on our work undertaken in the course of the audit, the Collective Investment Schemes sourcebook requires us also to report certain opinions as described below.

Authorised Corporate Director's Report

In our opinion, the information given in the Authorised Corporate Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Responsibilities for the financial statements and the audit

Responsibilities of the Authorised Corporate Director for the financial statements

As explained more fully in the Statement of Authorised Corporate Director's (ACD) Responsibilities in relation to the Financial Statements of the Scheme, the Authorised Corporate Director is responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The Authorised Corporate Director is also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Authorised Corporate Director is responsible for assessing the Company's and its sub-fund's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the Authorised Corporate Director either intends to wind up or terminate the Company or its sub-fund, or has no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the Company/industry, we identified that the principal risks of non-compliance with laws and regulations related to breaches of the Collective Investment Schemes sourcebook, and we considered the extent to which non-compliance might have a material effect on the financial statements, in particular those parts of the sourcebook which may directly impact on the determination of amounts and disclosures in the financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to increase revenue or to increase the net asset value of the Company and judgements and assumptions made by management in their significant accounting estimates Audit procedures performed included:

- Discussions with the Authorised Corporate Director, including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Reviewing relevant meeting minutes, including those of the Authorised Corporate Director's board of directors;
- Identifying and testing journal entries, specifically any journals posted as part of the financial year end close process;

Independent auditors’ report to the Shareholders of CT UK Property Authorised Investment Fund

(continued)

- Designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing; and
- Challenging assumptions and judgements made by management in their significant accounting estimates, in particular in relation to the valuation of investment properties.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council’s website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors’ report.

Use of this report

This report, including the opinions, has been prepared for and only for the Company’s shareholders as a body in accordance with paragraph 4.5.12 of the Collective Investment Schemes sourcebook as required by paragraph 67(2) of the Open-Ended Investment Companies Regulations 2001 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Opinion on matter required by the Collective Investment Schemes sourcebook

In our opinion, we have obtained all the information and explanations we consider necessary for the purposes of the audit.

Collective Investment Schemes sourcebook exception reporting

Under the Collective Investment Schemes sourcebook we are also required to report to you if, in our opinion:

- proper accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records.

We have no exceptions to report arising from this responsibility.

PricewaterhouseCoopers LLP
Chartered Accountants and
Statutory Auditors

Edinburgh
29 August 2023

Shares Price Performance – Bid to Bid Basis (unaudited) (adjusted for net revenue)

for the period	1 May 2022 to 30 April 2023 %	1 May 2021 to 30 April 2022 %	1 May 2020 to 30 April 2021 %	1 May 2019 to 30 April 2020 %	1 May 2018 to 30 April 2019 %	1 May 2017 to 30 April 2018 %	1 May 2016 to 30 April 2017 %	1 May 2015 to 30 April 2016 %	1 May 2014 to 30 April 2015 %	since launch to 30 April 2023 %
Class 1 – Income shares	(19.84)	+13.15	(1.11)	(4.26)	(4.69)	+5.69	+0.24	+7.08	+13.34	+0.21[§]
Class 1 – Accumulation shares	(19.90)	+13.10	(1.17)	(4.30)	(4.60)	+5.91	+0.35	+7.20	+13.68	+0.31[§]
Class 1 – Gross income shares	(19.48)	+13.64	(0.62)	(3.61)	(4.15)	+6.37	+0.65[1]	-	-	(0.77)[1]
Class 1 – Gross accumulation shares	(19.50)	+13.59	(0.70)	(3.63)	(4.05)	+6.66	+0.78[1]	-	-	(0.75)[1]
Class 2 – Income shares	(19.36)	+13.83	(0.47)	(3.63)	(4.09)	+6.42	+0.90	+7.79	+14.11	+0.91[*]
Class 2 – Accumulation shares	(19.42)	+13.79	(0.48)	(3.71)	(3.93)	+6.57	+0.96	+8.02	+14.41	+0.98[*]
Class 2 – Gross income shares	(18.89)	+14.53	+0.17	(2.82)	(3.37)	+7.25	+1.45[1]	-	-	+0.03[1]
Class 2 – Gross accumulation shares	(18.97)	+14.51	+0.08	(2.87)	(3.21)	+7.45	+1.59[1]	-	-	+0.05[1]
Morningstar Median Performance	(12.66)	+13.70	(0.49)	(4.62)	+1.77	+5.57	+3.81	+6.60	+12.77	+1.74[§]
(OEIC Benchmark for Real Estate Trusts)										+0.91[*]
										+0.87[1]

[§]Class 1 income and accumulation shares commenced 19 February 2007.
[*]Class 2 income and accumulation shares commenced 8 October 2007.
[1]Shares commenced 13 May 2016.
Source: Morningstar and Threadneedle. Bid to bid prices are quoted (i.e. not including any initial charge) with net income reinvested for the UK basic rate tax payer. Performance data is quoted in sterling. OEIC Benchmark for Real Estate Trusts refers to the IPD UK Monthly Index since 28 February 2007.

Shareholder Turnover (unaudited)

For the year ending 15 May 2023	Number of Shares	Net asset value of Shares as at year end	Percentage of total net asset value of the Fund as at start of year	Percentage of total net asset value of the Fund as at end of year
Creations	15,446,067	55,593,267	10.48	16.55
Redemptions	(69,030,393)	(144,176,896)	(27.18)	(42.91)

Share Analysis (unaudited)

As at 15 May 2023	Number of Shareholders	% of shares in issue
Less than 1% of Shares in issue	60	4.84%
1% or greater but less than 2%	3	3.78%
2% or greater but less than 4%	2	5.36%
4% or greater but less than 8%	2	7.52%
Greater than 8% of Shares in issue	3	78.50%
Grand Total	**70**	**100.00%**
Total Number of Shares in Issue		**102,773,402**
Internal Investors		**4.73%**
External Investors		**95.27%**
Total		**100.00%**
Largest Investor		62.40%
Largest 3 Investors		78.50%
Largest 5 Investors		86.02%
Largest 10 Investors		95.16%

Finance Costs: Distributions per Share (unaudited)

For the year ending 15 May 2023	Opening price (pence)	Closing price (pence)	Distribution accrued (pence)	Yield on closing NAV price (%)	Yield on closing price (%)
Class 1 – Income shares	71.39	53.14	3.04	6.10	5.72
Class 1 – Accumulation shares	135.30	106.00	5.93	5.89	5.59
Class 1 – Gross income shares	71.42	53.17	3.33	6.69	6.26
Class 1 – Gross accumulation shares	140.00	110.30	6.73	6.42	6.10
Class 2 – Income shares	83.52	62.63	3.48	5.92	5.56
Class 2 – Accumulation shares	153.60	121.10	6.59	5.73	5.44
Class 2 – Gross income shares	83.59	62.69	3.92	6.68	6.25
Class 2 – Gross accumulation shares	160.60	127.40	7.78	6.43	6.11
Class F – Gross accumulation shares	700.90	560.50	34.26	6.43	6.11

Important Information (unaudited)

General

CT UK Property Authorised Investment Fund is an Open Ended Investment Company ('OEIC') incorporated in England and Wales under registered number IC000976 and authorised by the FCA with effect from 11 October 2013.

The Company is a non-UCITS retail scheme for the purposes of the FCA Rules, an alternative investment fund for the purposes of the AIFM Directive, and a standalone company for the purposes of the OEIC Regulations. At the date of this Prospectus, the Company qualifies as a PAIF and a FIIA (a fund investing in inherently illiquid assets, as defined in the FCA Coll Sourcebook).

CT UK Property Authorised Investment Fund was launched on 14 May 2016 following the conversion of the Threadneedle UK Property Trust into the Company.

Details of the conversion can be found at columbiathreadneedle.com/PAIF.

Revenue is distributed in relation to income shares following interim and annual allocation dates. For accumulation shares, the revenue is automatically reinvested (after expenses) following interim and annual allocation dates and is reflected in the price for each accumulation share.

The prospectus, which describes the Company detail, is available on request from Threadneedle Investment Services Limited, SS&C Financial Services Europe Limited PO Box 10033, Chelmsford CM99 2AL, United Kingdom.

Non-UCITS Retail Scheme Key Investor Information (NURS-KII) – Subscription requirements

The NURS-KII is a pre contractual document and investors have to confirm that they have read the latest NURS-KII before making a subscription. The Manager has the right to reject a subscription if the investor does not confirm that they have read the latest NURS-KII at the time of application. Investors can obtain the latest NURS-KII from Columbiathreadneedle.com.

Changes to the Prospectus

The main changes to the Prospectus of the Company during the period from 16 May 2022 to 15 May 2023 were as follows:

- On 4 July 2022 the name of the Company was changed from the Threadneedle UK Property Authorised Investment Fund to the CT UK Property Authorised Investment Fund.
- On 1 September 2022 the Prospectus of the Company was updated to reflect a reduction in Annual Management Charges.
- Addition of Inflation Risk Factor.
- Addition of Economies of Scale model text.

Changes to the Instrument of Incorporation

The changes to the Instrument of Incorporation of the Company during the period from 16 May 2022 to 15 May 2023 were as follows:

- On 4 July 2022 the name of the Company was changed from the Threadneedle UK Property Authorised Investment Fund to the CT UK Property Authorised Investment Fund.

Changes to the management of the ACD

During the period from 16 May 2022 to 15 May 2023 the following changes have been made to the directors of the ACD:

- Appointment of Mr James Perrin on 29 September 2022.

Russia/Ukraine

The large-scale invasion of Ukraine by Russia in February 2022 has resulted in sanctions and market disruptions, including volatility in regional and global stock and commodities markets and significant devaluations of Russian currency. The extent and duration of the military action are impossible to predict but could be significant. Market disruption caused by the Russian military action, and any counter measures or responses thereto (including international sanctions, a downgrade in the country's credit rating, purchasing and financing restrictions, boycotts, tariffs, changes in consumer or purchaser preferences, cyberattacks and espionage) could have a severe adverse impact on regional and/or global securities and commodities markets, including markets for oil and natural gas. These and other related events could have a negative impact on Fund performance and the value of an investment in the Funds.

Value Assessment Report

As required by the FCA we have carried out an annual Value Assessment Report and this report is available on our website as follows:
https://www.columbiathreadneedle.co.uk/en/retl/value-assessment-report/
https://www.columbiathreadneedle.co.uk/en/intm/value-assessment-report/
https://www.columbiathreadneedle.co.uk/en/inst/value-assessment-report/

Task force on Climate-related Disclosures (TCFD)

TCFD information for the funds covered by this Report has been made available on the relevant Fund Details or Document Library pages of our website and can be found at www.columbiathreadneedle.com

Characteristics of shares

Shares	Minimum Investment	Minimum additional investment
Class 1 shares	£1,000	£1,000
Class 2 shares	£500,000	£25,000
Class F shares	£1,000,000	£1,000,000

Charges and Prices

There is no preliminary charge for the shares in the Company.

The fees and expenses of the Depositary, Registrars' fees, Auditors' fees and FCA authorisation fees are also payable by the Company.

Insurance commissions are payable to Threadneedle Property Investments Limited, whilst the Company is entitled to retain all management fees payable by tenants under service charges and landlords' licence fees for alterations, assignments and sub-lettings.

Prices and yields are quoted at Columbiathreadneedle.com and the ACD will deal on normal business days. Shares are bought back at the bid price. A direct credit (BACS) transfer in settlement will normally be made within four working days of receipt by the ACD of a fully completed form of renunciation.

Information relating to the management of the Company, its fees and expenses, distribution policy, derivative exposure, valuations, investment and borrowing powers and the issue, redemption and switching of shares can be found in the current Prospectus.

Income Equalisation

Since the Company operates equalisation, the first allocation made after the acquisition of shares will include an amount of equalisation. This amount represents the ACD's best estimate of the income included in the price at which the shares were acquired (subject to grouping where appropriate) and represents a capital repayment for UK tax purposes which should be deducted form the cost of shares in arriving at any capital gain realised on their subsequent disposal.

Important Information (unaudited)

(continued)

Investor Reports

Annual long-form reports and the Financial Statements of the Company will be made available and published within four months of the close of each annual accounting period and half-yearly long report and financial statements will be published within two months of the close of each interim accounting period.

At the end of each reporting period the reports of the Trust and the Company are available on our website columbiathreadneedle.com/shortform and from Threadneedle Investment Services Limited P.O. Box 10033, Chelmsford, Essex CM99 2AL.

The annual accounting period for the Company ends on 15 May and the interim reporting period ends on 15 November.

Individual Savings Accounts

Throughout the accounting period the Company has satisfied the requirements of the Individual Savings Account Regulations 1998 (as amended). It is the ACD's intention that the Company will be managed in such a way as to continue to meet this requirement.

Foreign Account Tax Compliance Act (FATCA)

Columbia Threadneedle and its funds (Columbia Threadneedle) have registered with the US Internal Revenue Service in accordance with FATCA and other current related legislation. Columbia Threadneedle has put in place appropriate processes and procedures to maintain its compliance with the statutory requirements, including ensuring that Threadneedle obtain the required certification from its clients and investors as necessary to mitigate any requirement upon Columbia Threadneedle to withhold or report such clients under the legislation. This registration and compliance process will ensure that Columbia Threadneedle will not suffer withholding tax under FATCA.

Common Reporting Standard (CRS)

The Common Reporting Standard ('CRS') has come into effect in stages, starting from 1 January 2016, was developed by the Organisation for Economic Co-operation and Development ('OECD'). The CRS has been adopted in the UK by The International Tax Compliance Regulations 2015, and may require Columbia Threadneedle funds to report account holder information to HMRC about their unitholdings. HMRC will in turn pass this information onto the competent authorities with which it has an agreement.

Business Continuity Strategy

Columbia Threadneedle Investments has in place a business continuity and disaster recovery plan to enable swift recovery and resumption of normal operations following an incident. Regular exercises of this plan are held at third party recovery sites in both London and Farnborough and attended by critical staff. These exercises are externally audited.

AIFMD Remuneration Disclosures

This disclosure is made in respect of the Group's Remuneration Policy as it applies to Threadneedle Investment Services Limited ("the Manager") in respect of the Alternative Investment Fund Managers Directive ("AIFMD") and other applicable rules and guidance.

The Remuneration Policy applies to all of the Company's subsidiary entities, to which the AIFMD requirements apply, and was last approved by the Remuneration Committee in June 2022.

1. The Remuneration Committee

The Remuneration Committee of the UK HoldCo ("the Committee") is a sub-committee of the UK HoldCo Board with the responsibility to establish the philosophy and objectives that will govern the Group's compensation and benefit programmes; review and approve compensation and benefit plans, policies, and practices; and oversee and approve the Group's remuneration. It has been determined to be independent of the day-to-day executive management of the Group, its Members being Directors of the Group who are nominated by Ameriprise Financial, the Group's parent company.

Current Committee Members are Mr Walter Berman and Mr William Turner. Meetings are normally held in January, March, June, September and December. The Global Head of Reward acts as Secretary to the Committee. The Committee may invite the attendance of any Group employee or functional expert from the parent company as deemed appropriate, to allow it to fulfil its responsibilities including ensuring remuneration is consistent with effective risk management and does not encourage excessive risk taking.

2. Determining Incentive Remuneration Pools

The Manager made its annual Total Incentive Award decisions from separate pools covering the Real Estate business, Distribution unit, Investments business and Support functions, ultimately aggregated for governance and oversight at the EMEA regional level. Those pools are determined at the final discretion of the Remuneration Committee with reference to four un-weighted factors being a 'Top-Down' assessment of market practice, legal and regulatory requirements and any other internal or external contextual factors; a 'Bottom-Up' calculation based on business performance against Plan and Target Incentive level for the firm (see 'Pay for Performance' below); the overall financial and strategic performance of the Group; and the financial and strategic performance of Ameriprise Financial as the Group's parent company and shareholder. The Committee also receives ongoing reports through the year from the Risk function regarding risk assessments and any themes or areas of note related to risk control or risk-related behavioural concerns.

The Committee takes all of these factors into account in order to make a balanced decision on the Total Incentive pool for the year in question.

3. Determining Individual Total Incentive Awards

Individual reward decisions are wholly discretionary, although strongly informed by the annual performance appraisal and by known market remuneration levels for equivalent jobs as well as by the pool funding available. Risk and Compliance provide a critical input to final performance rating setting, ensuring that any risk and relevant behavioural concerns are reflected in performance appraisals and subsequently in remuneration recommendations. The Heads of Risk and Compliance also report directly to the final Remuneration Committee of the award process to ensure that the Committee receives a direct report on which to base its final risk adjustment decisions.

Base salaries are maintained at a market-competitive level in order to ensure that, if required, it is possible to award zero incentive.

Pay for Performance

The bottom-up element of the incentive pool determination process measures team and wider business performance against key business targets for each area of the Group, including longer-term investment performance for the Investments and Real Estate divisions and a mix of gross and net sales for Distribution. Investment performance is assessed

Important Information (unaudited)

(continued)

against each fund's benchmarks and its risk profile. All such assessments' impacts on the bottom-up calculation are capped so as not to incentivise managers to take excessive risk in order to deliver higher incentive pools. While the Group and parent company financial and strategic results are important factors in pool determination, the model is set up to ensure that delivery of the business' core goals, including delivering investment performance to its customers, is an explicit and significant driver in pool determination for those divisions.

Individual discretionary awards from the available funding, in context of market-competitive reward levels for the job in question, are driven strongly by each individual's ratings against Goals (objectives) and the Group's Values, each of which is separately rated on a 5-point scale to ensure the Values assessment is given due prominence. Goals focus on the key deliverables for the role that year, in particular on the delivery of investment performance for Investments employees and for the Real Estate division: all employees are also managed against a mandatory Risk Management Goal. Investment performance, where relevant to the role, is assessed against each fund's benchmark and its risk profile.

Ratings are consistency-checked across the business with the input of the Heads of Risk and Compliance to ensure balance and due reflection of risk management. For Sales, Real Estate and Investments incentives there is no pre-determined grid or formula driving awards, which are discretionary in order to be able to account for and reflect all relevant factors.

Delivery of Total Incentives

Threadneedle believes that deferred awards for higher earners and risk-takers are a matter of good practice and an important part of aligning key staff's interests with the long-term interests of customers and shareholders. To that end, Total Incentive awards for all employees in the Group may be delivered partly in deferred awards through the Ameriprise Financial Long-Term Incentive Award ("LTIA") programme and, for Code Staff/ Identified Staff and those in the Investments division, through a fund deferral programme.

Staff qualifying as Code Staff/ Identified employees and those of a comparable level of seniority are subject to a higher rate of deferral. 50% of the overall incentive award is delivered in fund-linked units subject to a holding period after delivery. The fund linked units are designed to reflect the performance of a cross section of products and asset classes within the region.

4. Identified Staff

The Manager defines its Code Staff/ Identified Staff in line with the definitions provided by SYSC 19B and associated guidance. Those Identified Staff are the senior management, risk takers, control functions and other employees whose total remuneration takes them in to the same bracket as senior management and risk takers, whose professional activities have a material impact on the risk profiles of the Manager or of the funds it manages. In practice, that includes the named Fund Managers of the Manager's funds.

5. Remuneration Payment Disclosure

The AIFM's performance periods for remuneration operate on a calendar year basis.

Total Remuneration paid by the Manager to 18 AIFM Remuneration Code Staff Senior Managers in respect of its AIFM activities in the 2022 performance year was £0.69m, of which £0.24m was fixed and £0.45m was variable. Total Remuneration paid to other members of AIFM Remuneration Code Staff whose actions had a material impact on the risk profile of the AIFM in respect of AIFM activities was £0.91m, of which £0.39m was fixed and £0.52m was variable.

Key principles

Investing responsibly has been a core part of the CTUKPAIF's investment approach for many years, consistent both with Columbia Threadneedle Investments' corporate responsibilities and the activities being undertaken within the investment portfolio.

As a responsible business, Columbia Threadneedle Investments aims to deliver positive outcomes that meet the needs of our stakeholders, and we commit to always act responsibly, transparently and in the best interests of those who trust us to manage their investments.

As a responsible investor in real estate, we strive to be responsible stewards of our client's assets, and we manage those assets in accordance with longstanding ESG principles, enshrined within our UK Real Estate ESG Policy Statement and Refurbishment Guide.

We believe ESG is everyone's responsibility, and ESG principles and performance metrics are embedded within our investment, asset management, refurbishment and property management processes.

Finally, and perhaps most importantly, we believe investing responsibly is complementary to our funds' financial objectives, and our active management bias provides the best potential to deliver positive environmental and social outcomes alongside financial performance.

Since 2018 the Investment Advisor has implemented multiple initiatives aimed at enshrining these principles within business operations. The Investment Advisor and the Manager are committed to the principles of responsible investment and will continue to work together to implement positive change.

Responsible Investment Approach

- In order to achieve net zero operational carbon emissions from its property portfolio by 2050 or sooner, the Fund aims to create sustainable property assets that are environmentally optimized by promoting environmental characteristics through asset selection and active asset management.
- In particular, the Fund has and will continue to (1) improve the environmental performance potential of its property assets, and (2) lower the energy use and carbon intensity of its property assets.

Reporting: an evolving approach

In 2020 the Investment Advisor committed to align its strategic UK real estate sustainability objectives to the UN Sustainable Development Goals (SDGs) where it was appropriate to do so, through our ESG Policy Statement.

In 2021 a Sustainability Dashboard was introduced to track the Fund's progress against the core metrics set out in the ESG Policy Statement, to enable reporting in a robust, transparent and comparable manner.

Effective 1 May 2023, the Manager and the Investment Advisor formally measure the following sustainability indicators:

- Energy Performance Certificates;
- Energy consumption / intensity, and;
- Greenhouse gas (GHG) emissions / carbon footprint.

The latter two measures are also reported as principle adverse impacts (PAIs) on sustainability factors. The Fund also considers and reports the following two additional mandatory principle adverse impacts:

- Exposure to energy inefficient real estate assets, and;
- Exposure to fossil fuels through real estate assets.

Finally, to deliver against its prior commitments under the ESG Policy Statement, and maintain sustainability best practice, the Fund also reports:

- Water and waste coverage;
- Climate resilience (flood risk).

Important Information (unaudited)

(continued)

Over the course of 2022, the Sustainability Dashboard evolved to differentiate between measures monitored quarterly and those which are tracked annually. Quarterly metrics are included as standard within the Fund Quarterly Report, while annual metrics are summarised below. Please note the methodology used in the aggregation and presentation of this data may differ from that required under the regulations illustrated above. Outputs required under those regulations are set out later in this report.

Policy Statement objective	Key performance metrics (LL portfolio: 2030 targets against 2019 baseline)	Core data metrics (Whole portfolio)	Year to 31 Dec 2020	2021	2022
Build resilient infrastructure Improve energy performance potential	**Target EPC 'B'** Interim MEES target EPC 'C' by 2027	Whole portfolio coverage*	99.2%	99.7%	99.8%
		% Portfolio rated A-B	23.6%	25.1%	26.6%
Energy Reduce energy consumption	Target 20% reduction in energy use	Whole portfolio coverage*	75.8%	83.7%	81.1%
		Energy consumption L-f-L / Y-on-Y**	-18.6%	1.6%	-3.2%
Carbon & Climate Limit climate impact	**Target 30% reduction in GHG emissions** Interim target 15% reduction by 2025	Whole portfolio coverage*	75.8%	83.7%	81.1%
		GHG emissions L-f-L / Y-on-Y**	-24.5%	3.0%	-9.6%
Water Increase water efficiency	**Target 100% data coverage; implement portfolio-wide water reduction strategy**	Whole portfolio coverage*	39.7%	50.2%	60.5%
		Water consumption L-f-L / Y-on-Y**	-18.0%	-61.9%	65.4%***
Waste Reduce waste generation	**Target 100% diversion of waste to landfill Target 75% recycling rate**	Whole portfolio coverage*	28.0%	27.8%	37.4%
		Waste consumption L-f-L / Y-on-Y**	-9.9%	35.0%****	0.7%
Carbon & Climate Monitor climate resilience	**Monitor and report flood risk annually** Physical Risk Screening also undertaken from 2021	Whole portfolio coverage*****	100%	100%	100%
		High / extreme risk assets*****	2.9%	2.7%	3.6%

Source: Columbia Threadneedle Investments, as at 31 December 2022. All targets relate to assets where we have operational control (the 'landlord managed portfolio'). Breakdown of landlord-managed and FRI assets contained within data tables. Targets are indicative and are in no way a guarantee of performance. *Portfolio coverage expressed as % floor area (EPCs by % of ERV) **L-f-L / Y-on-Y denotes a comparison between landlord procured data from non-FRI standing investments held for the full period of both the current and previous reporting years *** Significant increase in water consumption attributable to significant increase in coverage for water. **** Waste is not defined by procurement and so significant increase attributable to data received from tenant information requests for 2021 and 2022 data *****Flood risk coverage and risk rating expressed as % property portfolio value. Sustainability risks are integrated into the fund's investment decisions making process for financial Risk Management purposes only.

ESG Highlights

EPC improvement

While not a measure of actual energy performance, EPCs continue to provide a useful proxy of energy performance potential, and therefore as part of its commitment to build and maintain resilient infrastructure, the Fund tracks and monitors portfolio coverage, and the number and impact of its refurbishments on energy performance potential.

The following chart illustrates the EPC improvements delivered by the Fund since formalised recording began in 2019:

EPC rating	31 December 2019	31 December 2020	31 December 2021	31 December 2022
Whole portfolio coverage	98.5%	99.2%	99.7%	99.7%
% Portfolio rated A-B	22.2%	23.71%	25.3%	32.0%
% Portfolio rated C	37.4%	37.9%	37.5 %	39.5 %
% Portfolio rated D	27.9%	26.9%	30.2%	23.1 %
% Portfolio rated E	9.9%	10.1%	6.7%	5.2%
% Portfolio rated F-G	1%	0.6%	0%	0%

Source: Columbia Threadneedle Investments. EPC portfolio coverage as % of ERV, as at 31 December 2022. Targets are indicative and are in no way a guarantee of performance. Sustainability risks are integrated into the fund's investment decisions making process for financial Risk Management purposes only.

Important Information (unaudited)

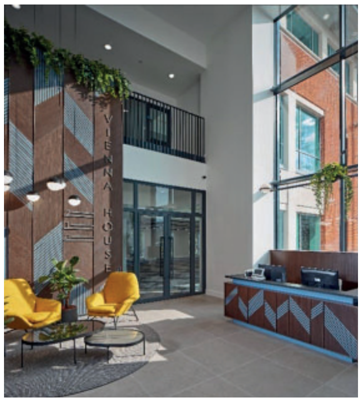
(continued)

The fund completed 10 works projects in the year ending 31/12/2022, with 68% of projects by value delivering EPC 'A' or 'B' ratings. Project capital expenditure investment increased to c.£8mil over the period, representing a 12.29% increase on the average capital committed to works projects between 2017-2021.

Delivering sustainable outcomes: Vienna House, Birmingham International Park

The property comprises a self-contained office building of 25,250 sq. ft.

- In 2022 we completed a full refurbishment and asset enhancement of Vienna House totalling c. £4mil
- The project was designed to optimise carbon intensity over the whole design life, resulting in a specification which recycled existing materials and reduced embodied carbon
- The project was designed and procured with environmental and social factors at the heart of the decision-making process, including on-site renewables, electrification of heat, the creation of an external cycle/shower block and the installation of EV charging points
- The project delivered EPC 'A' rating and is Air Rated 'Gold' certified – which will deliver significant cost savings and wellness benefits to occupiers. It also benefits from the Ibos smart building platform providing enhanced control and data collection of environmental systems



Regulatory update

Environmental legislation within the UK and European Union has evolved significantly over the past few years, placing Managers under an increasing regulatory burden. Legislation currently affecting the Fund may be summarised as follows:

1. **MEES:** The Minimum Energy Efficiency Standards ("MEES") make it unlawful for a landlord to grant a new tenancy or to extend or renew an existing tenancy of certain property having an EPC rating of F or G. From 1 April 2023, the scope of MEES extends to existing tenancies of most commercial property and will restrict a landlord's ability to continue to let property with an F or G rating. MEES will also see a phased implementation of the EPC 'B' by 2030 requirement, with EPC 'C' by 2027 set as an interim milestone. This phased implementation will be based on two-year compliance windows. The first compliance window (EPC 'C') will run from 2025-2027 and the second window (EPC 'B') from 2028-2030.

2. **SECR:** The Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018, also referred to as Streamlined Energy and Carbon Reporting ("SECR"), requires all quoted companies, "large" unquoted companies and LLPs to report their UK energy use, associated Scope 1 & 2 emissions, an intensity metric and, where applicable, global energy use in their Annual Reports. In addition, businesses will be required to provide a narrative on energy efficiency actions taken in the previous financial year.

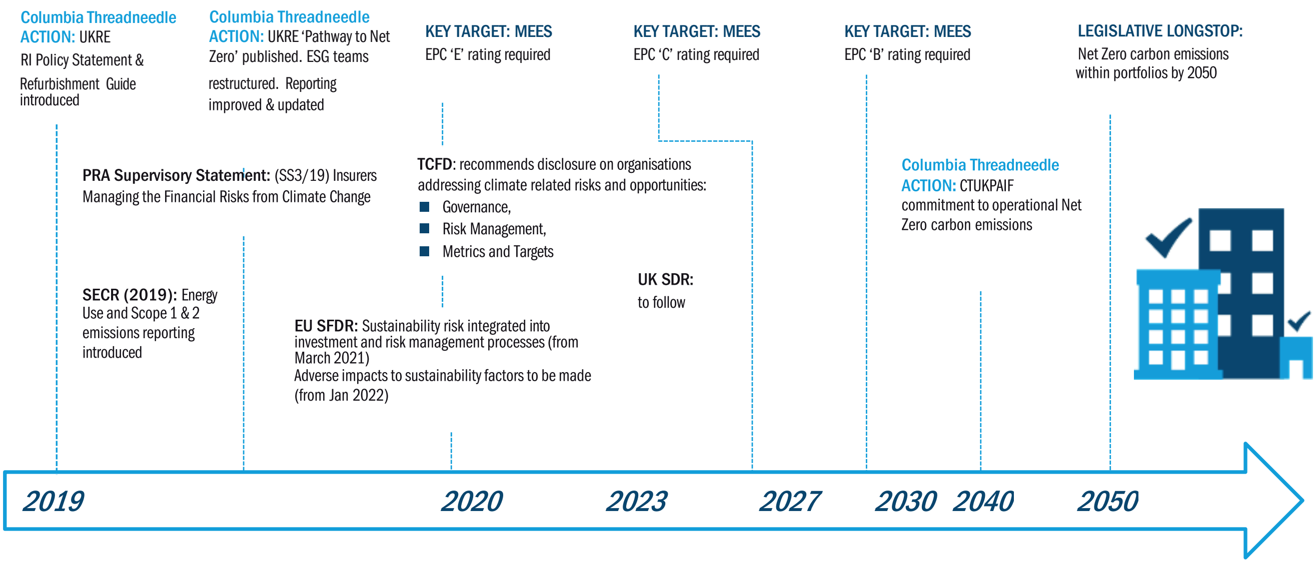
3. **TCFD:** Reporting in accordance with the Task Force on Climate-Related Financial Disclosures ("TCFD") recommendations is undertaken as part of Columbia Threadneedle Investments' corporate disclosures, due by June 2023. Most portfolio level data is already being measured as part of existing initiatives, and corporate reports will be accompanied by Fund-level disclosures. Portfolio level reports will focus on exposure to Climate Related Risks and Opportunities ("CRRO"). Carbon metrics are available on request if needed by investors ahead of this timeline.

4. **SFDR & Taxonomy:** CTUKPAIF is not an EU-AIF and, to the extent that its unit-linked funds are not marketed into the EU, it does not fall within the scope of the SFDR or the EU Taxonomy. Nevertheless, Columbia Threadneedle Investments EMEA recognises that investment decisions may contribute to or cause a negative impact on environmental and social sustainability factors. As such, it has elected to voluntarily report in line with certain aspects of SFDR and the CTUKPAIF unit-linked funds form part of Columbia Threadneedle Investments EMEA's entity level reporting on Principal Adverse Impacts.

Important Information (unaudited)

(continued)

June 2019: UK becomes first major economy to pass laws to end its contribution to global warming by 2050



Source: Columbia Threadneedle Investments, as at 31 December 2022.

Regulatory reporting summary

Energy consumption (SECR)

Under the SECR reporting framework methodology, overall energy consumption decreased by 11.5% (2021 decrease 13.4%) on a like-for-like basis between 1 January 2022 to 31 December 2022. Like-for-like electricity consumption decreased by 7.2% (2021 decrease 20.8%) whilst fuel (gas) consumption decreased by 19.3% (2021 increase 16.9%).

Like-for-like energy consumption increased on average across the Fund's mixed use assets, however this was more than offset by energy consumption decreases across the Fund's other sectors, including industrial warehouses, offices, and retail.

Greenhouse gas (GHG) emissions (SECR)

Under the SECR reporting framework methodology, overall greenhouse gas (GHG) emissions decreased by 16.5% (2021 decrease 20.7%) on a like-for-like basis between 1 January 2022 to 31 December 2022. Like-for-like Scope 1 (gas) emissions decreased by 19.5% (2021 increase 16.9%) and Scope 2 (electricity) emissions decreased by 15.1% (2021 decrease 27.9%).

Summary of absolute energy and greenhouse gas (GHG) emissions for CTUKPAIF's SECR

GHG Scope	Jan 2021 – Dec 2021		Jan 2022 – Dec 2022	
	Absolute Energy	Absolute Tonnes of Carbon Dioxide Equivalent (tCO2e)	Absolute Energy Use (kWh)	Absolute Tonnes of Carbon Dioxide Equivalent (tCO2e)
Gas / Scope 1	4,510,843	825.5	2,355,422	429.9
Electricity / Scope 2	11,994,006	2,560.7	5,457,421	1,065.8
Total	**16,504,849**	**3,386.2**	**7,812,843**	**1,495.7**

TCFD

The following table represents a summary of metrics related to the Fund, as defined by the TCFD:

As at 31 December 2022	Carbon Footprint (tCO2e / £M portfolio value)		Weighted Average Carbon Intensity (tCO2e / £M revenue)		Total Carbon Emissions (tCO2e)		Data Coverage Total (Actual / Proxy)	Data Coverage Total (Actual / Proxy)
Emissions Scope	**1 & 2**	**3**	**1 & 2**	**3**	**1 & 2**	**3**	**1 & 2**	**3**
CTUKPAIF	11.6	38.5	161.6	506.6	5,895.0	19,503.3	84.8% (76.9% / 23.1%)	47.3% (50.2% / 49.8%)

Important Information (unaudited)

(continued)

SFDR periodic reporting

Full details of the Fund's SFDR periodic reporting is contained within the RTS template appended to this report. The following table represents a summary of the Principle Adverse Impacts of the fund, as defined by the SFDR:

PAI 2.18 GHG Emissions	The total absolute greenhouse gas emissions associated with CTUKPAIF's portfolio (2022), expressed in tonnes CO2e.	On-balance Sheet Investment	2,657.0	tCO2e (Scope 1)
		Property Value (e.g., GAV)	3,238.0	tCO2e (Scope 2)
		Whole Building Carbon Emissions by Scope	19,503.3	tCO2e (Scope 3)
			25,398.3	tCO2e (Scopes 1-3)
PAI 2.19 Energy Consumption Intensity	Ratio of energy consumption per square metre of gross internal area (GIA) to the total energy consumption of CTUKPAIF's portfolio (2022).	Asset Size (e.g., GIA)	0.000202	GWh / m² (GIA)
		Whole Building Energy Consumption (GWh)		
1.17. Exposure to fossil fuels through real estate assets	Share of investments in real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels. Extent to which physical assets have exposure to occupiers involved in the extraction, storage, transport or manufacture of fossil fuels, through leasing contracts and present these in terms of proportions of the total net lettable area and total gross asset value of the fund.	Proportions of the total net lettable area and total gross asset value of the fund Exposed to Fossil Fuel related occupiers Expressed as weighted Average by NLA and GAV	0.0% (not measured prior to 31 December 2022)	
1.18. Exposure to energy-inefficient real estate assets	The firm monitors and discloses portfolio distribution to different energy performance certificate ratings at demise level and by floor area and rental value. The firm aims to increase the proportion of higher rated assets over time through thoughtful acquisition and repositioning of existing stock exploiting conventional market opportunities as a primary intervention strategy.	((value of real estate assets built before 31/12/2020 with EPC of C or below) + (value of real estate assets built after 31/12/2020 with PED below NZEB in Directive 2010/31/EU))/Value of real estate assets required to abide by EPC and NZEB rules Expressed as weighted average by NLA and ERV	75.1% (by Net Lettable Area) 67.7% (by ERV) (not measured prior to 31 December 2022)	

Climate resilience

CTUKPAIF monitors property flood risk on an annual basis as a proxy for exposure to the effects of global warming. The below analysis shows the evolution of the flood risk associated with the Fund's directly held property assets:

Portfolio risk exposure by value	2021	2022
Property assets	69	49
Low	52 (73%)	37 (75%)
Medium	13 (24%)	9 (21%)
High	4 (3%)	3 (4%)
Extreme	0 (0%)	0 (0%)

Source: Columbia Threadneedle Investments, as at 31 December 2022. All data as at 31 December. Figures in brackets denote % of fund value.

Important Information (unaudited)

(continued)

GRESB

2022 marked the seventh year of the CTUKPAIF's submission to GRESB, and we are pleased to report a score of 76/100 was achieved, improving 3 points from 2021 and ranking the fund 21st within its peer group of 93 funds, placing it significantly ahead of the peer average score of 70.

This performance is especially impressive considering the scoring weighting attributed to building certification, which is inconsistent with the Fund's high number of assets and its preference to invest capital into initiatives which will deliver building improvements, as opposed to certifying them.

Net Zero

Decarbonisation remains one of the most significant challenges affecting the global economy, and society more broadly. Lowering carbon intensity is of paramount importance to deliver against legislative, social and, by implication and in practice, financial performance aspirations.

The Fund's approach to decarbonizing its portfolio was reviewed in early 2023 based on 2022 energy consumption, serving as a follow up to the initial targets set out in the December 2021 Annual Report.

The figure and table below illustrate the projected change in carbon intensity for the Fund in the years to 2050. Under the baseline scenario carbon emissions for the portfolio are expected to fall gradually alongside the decarbonization of the grid.

Target	Minimum CRREM % Reduction	Target % Reduction	Annualised Average % Reduction	Average Annual CAPEX Investment Required
2030 Energy Intensity Reduction Target (from 2022 baseline)	41.2%	37.2%	4.1% (2022-2030)	£2.9m (2023-2030)
2030 Carbon Intensity Reduction Target (from 2022 baseline)	57.1%	66.7%	7.4% (2022-2030)	
2040 Energy Intensity Reduction Target (from 2022 baseline)	58.4%	47.3%	1.0% (2031-2040)	£0.7m (2031-2040)
2040 Carbon Intensity Reduction Target (from 2022 baseline)	93.2%	88.9%	2.2% (2031-2040)	
2050 Energy Intensity Reduction Target (from 2022 baseline)	58.4%	56.6%	0.9% (2041-2050)	£0.4m (2041-2050)
2050 Carbon Intensity Reduction Target (from 2022 baseline)	98.7%	98.3%	0.9% (2041-2050)	

The updated 2022 pathways showed that as the target year for decarbonisation was postponed, the offsetting costs to align with the science-based target trajectory rise. The results of the analysis reveal a clear alignment between financial and environmental best practice. In like-for-like monetary terms, EVORA estimated the financial cost of achieving net zero carbon emissions, from the portfolio as at 31 December 2022, to be £22.9M under the 2030 pathway, rising to £30.3M under the 2040 pathway and £33.9M under the 2050 pathway. These figures represent a reduction in estimated costs from the 2021 analysis, dropping from a total of £106.7M under the former 2050 pathway. The differences are mainly caused by the decrease in floor area between the analysis and number of assets in the fund over this period – the fund has decreased by floor area by 58% from 2019 to 2022.

Commitment to 2050

Reflective of that financial and environmental analysis undertaken, the Investment Advisor and the Manager have committed the Fund to achieve operational net zero carbon emissions from its investment portfolio by 2050 or sooner. The same analysis informed the decision to identify energy performance potential (EPCs), energy consumption and carbon intensity as sustainability indicators and principle adverse impacts (PAIs) on sustainability factors, as defined by the SFDR.

Important Information (unaudited)

(continued)

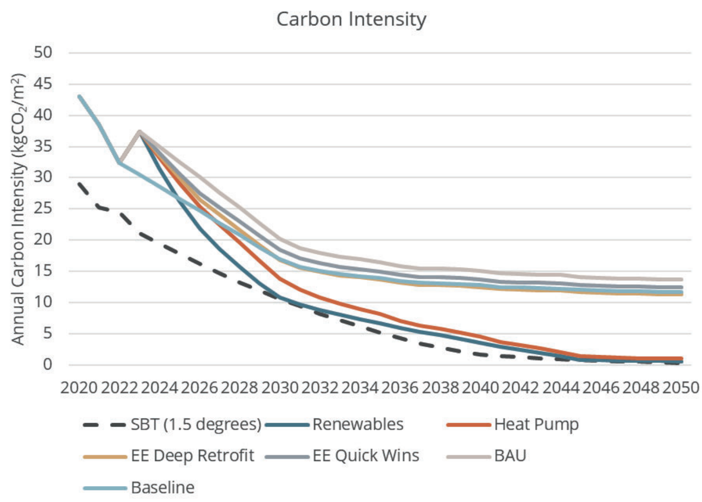
Pathway update

A key change in methodology for the report effective 31 March 2023 (referred to as the 2022 pathway) is that this updated report uses an updated version of CRREM, which has now been aligned with the Science-Based Targets Initiative (SBTi). This means that, although the same energy consumption data was used, changes in carbon intensity will be seen between the 2021 and 2022 pathway reports.

At a more practical level, findings from property-level audit programme have been introduced to inform updates to the energy savings potential of intervention measures, and these are now reflected in the 2022 pathway. Finally, differences between the two pathways reflect sales made from the portfolio between the reporting dates.

The key findings of the 2023 pathway is shown below:

Portfolio Carbon Intensity, 2023 net zero pathway



Source: EVORA CTI CTUKPAIF Fund Decarbonisation Pathway Update, March 2023.

Total CAPEX to 2050	October 2021 estimation	2023 Updated report
Energy Efficiency (Quick Wins)	£3.0m	£1.6m
Energy Efficiency (Deep Retrofit)	£37.3m	£4.2m
Electrification of Heat	£49.9m	£15.3m
Renewable Energy Generation	£16.2m	£12.8m
Total	£106m	£33.9m
Capex per sqft (£/sqft)	£12.5/sqft	£14.9/sqft
% of GAV (Total)	10.7%	15%

Important Information (unaudited)

(continued)

Key Risks of the Company

Investment Risk: The value of investments can fall as well as rise and investors might not get back the sum originally invested.

Property Liquidity Risk: It may be difficult or impossible to realise assets of the Company because the underlying property may not be readily saleable.

Property Valuation Risk: The value of a property is a matter of a valuer's opinion and the true value may not be recognised until the property is sold. Should the Standing Independent Valuer express material uncertainty regarding the value of one or more immovables under management and that material uncertainty applies to 20% or more of the value of the Company, it may be necessary to temporarily suspend dealing

Property Market Risk: The performance of the Company would be adversely affected by a downturn in the Property market in terms of capital value or a weakening of rental yields.

Property Liquidity Management (formerly uninvested cash risk): 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 Company may be held in cash deposits.

High levels of cash may also be held by the Company in anticipation of unusually large redemption requests, or if property investment opportunities are limited.

Holding high levels of cash has an impact on the performance of the Company and its distributable income until it is invested in property assets.

If a significant number of shareholders withdraw their investment at the same time, the fund manager may consider it necessary to dispose of property investments to generate additional cash. In difficult market conditions, it can take longer to sell properties, and some properties may be sold for less than expected.

The right to redeem shares in the Company will be suspended if there is insufficient cash available to satisfy sale requests, or could become necessary to balance the interests of continuing shareholders with those seeking to redeem.

Effect of Dual Pricing (Property): As the Company is dual priced, there is a price to buy shares and a lower price to sell them. The difference between the two is known as the 'spread'. This Company's spread reflects the transaction costs of buying and selling commercial property, and other assets. The spread can change at any time and by any amount. The spread for this Company is likely to be larger than for funds investing in assets other than commercial property. Consequently, there is a higher possibility of an investment being worth less than when invested, especially in the early years.

Directory

Management and Administration

The Company and Head Office
CT UK Property Authorised Investment Fund
Cannon Place
78 Cannon Street
London EC4N 6AG

Authorised Corporate Director (ACD) and
UK Alternative Investment Fund Manager (AIFM)
Threadneedle Investment Services Limited
Registered Address and Head Office
Cannon Place
78 Cannon Street
London EC4N 6AG

Registrar
Threadneedle Investment Services Limited
Delegated to:
SS&C Financial Services Europe Limited
(Authorised and regulated by the Financial Conduct Authority (FCA))
St Nicholas Lane
Basildon
Essex SS15 5FS

ACD Client Services Department
Threadneedle Investment Services Limited
PO Box 10033 Chelmsford Essex CM99 2AL
Telephone (dealing & customer enquiries): 0800 953 0134*
Fax (dealing): 0845 113 0274
Email (enquiries): questions@service.columbiathreadneedle.co.uk

Investment Manager
Threadneedle Asset Management Limited
Cannon Place
78 Cannon Street
London EC4N 6AG

Depositary
Citibank UK Limited
(Authorised by the Prudential Regulatory Authority (PRA)
and regulated by the FCA and PRA)
Citigroup Centre
Canada Square
Canary Wharf
London E14 5LB

Legal Advisers
Eversheds Sutherland (International) LLP
One Wood Street
London EC2V 7WS

Independent Auditor
PricewaterhouseCoopers LLP
Atria One
144 Morrison Street
Edinburgh EH3 8EX

Standing Independent Valuers
CBRE Limited
Kingsley House
Wimpole Street
London W1G 0RE

**Please note that calls may be recorded.*

To find out more visit columbiathreadneedle.com

Threadneedle Investment Services Limited, ISA Manager, Authorised Corporate Director and Unit Trust Manager. Registered No. 3701768. Registered in England and Wales. Registered Office: Cannon Place, 78 Cannon Street, London EC4N 6AG. Authorised and regulated by the Financial Conduct Authority. Columbia Threadneedle Investments is the global brand name of the Columbia and Threadneedle group of companies. **columbiathreadneedle.com**

470235