CT Property Growth & Income Fund

Share Class I Acc **30-Jun-24**

Fund managers

Marcus Phayre-Mudge
George Gay
Alban Lhonneur



Fund objective and policy

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

Risk warning

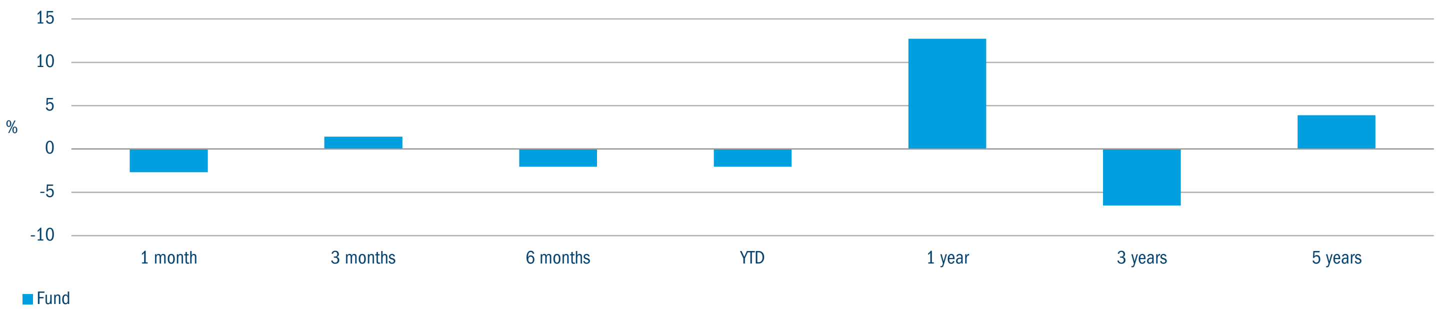
The value of your investments and any income from them can go down as well as up and you may not get back the original amount invested. The value of directly held property reflects the opinion of valuers and is reviewed periodically. Investments which are concentrated in a specific sector or country may result in less diversification and hence more volatility in investment values. An investment concerns the acquisition of units or shares in a fund, and not underlying assets such as buildings or shares of a company, as these are only the underlying assets owned by the fund. The decision to invest in the promoted fund should also take into account all the characteristics or objectives of the promoted fund as described in the prospectus. Full list of relevant risks can be found in the KIID/KID and prospectus.

Fund details

Launch date:	31-Jan-2015	Fund currency:	GBP	Ann. mgmt. fee:	0.90%	Year end:	31-Mar
Fund type:	UK NURS	Fund size:	£271.0m	Ann. return 5 years:	0.77%	ISIN:	GB00BQWJ8687
		Share price:	1,288.27p	Price frequency:	Daily	Sedol:	BQWJ868
		Historic yield:	3.80%	Distribution policy:	Quarterly	FATCA:	AXLE4V.00000.SP.826
		Initial charge:	0.00%	Payment date(s):	31-Aug, 30-Nov, 28/29 Feb, 15-May	Administrator:	SS&C Financial Services Europe Limited
		Ongoing charge:	1.07%	Share currency:	GBP		

Past performance does not predict future returns.

Fund performance



Cumulative performance as at 30-Jun-24

	1 month	3 months	6 months	YTD	1 year	3 years	5 years
Fund	-2.68%	1.43%	-2.06%	-2.06%	12.70%	-6.52%	3.90%

Discrete performance as at 30-Jun-24

	Jun-23 – Jun-24	Jun-22 – Jun-23	Jun-21 – Jun-22	Jun-20 – Jun-21	Jun-19 – Jun-20	Jun-18 – Jun-19	Jun-17 – Jun-18	Jun-16 – Jun-17	Jun-15 – Jun-16	Jun-14 – Jun-15
Fund	12.70%	-16.28%	-0.92%	19.68%	-7.13%	-0.06%	8.78%	6.58%	8.48%	-

Source: Columbia Threadneedle Investments, Lipper as at 30-Jun-24. Performance data is in GBP terms. Performance returns are based on NAV figures. All fund performance data is net of management fees. Costs may increase or decrease as a result of currency and exchange rate fluctuations.

Top 10 holdings

KLEPIERRE	6.9%
GECINA	6.0%
TRITAX BIG BOX REIT	5.6%
LONDONMETRIC PROPERTY	5.1%
VONOVIA	4.6%
PRIMARY HEALTH PROPERTIES	4.4%
EUROCOMMERCIAL PROPERTIES	4.3%
MERLIN PROPERTIES SOCIMI	3.9%
SUPERMARKET INCOME REIT	3.9%
LEG IMMOBILIEN	3.6%

Physical property

INDUSTRIAL	22.1%
OFFICES	5.7%
RETAIL WAREHOUSE	1.6%

Geographical allocation

BELGIUM	1.8%
FRANCE	19.9%
GERMANY	8.2%
NETHERLANDS	4.5%
SPAIN	3.9%
SWEDEN	3.9%
UK	56.2%
TOTAL	**98.4%**

Strategic allocation (%)

CONTINENTAL SHARES	42.2%
UK DIRECT PROPERTY	29.4%
UK SHARES	26.8%
Cash Exposure	1.6%

To find out more visit columbiathreadneedle.com

IMPORTANT INFORMATION