

# CT UK Commercial Property Fund



Share Class 2 Acc

31-May-24 | For professional investors only

## Fund manager

Guy Glover



## Fund objective and policy

It is intended that the Company will be a PAIF at all times. The Fund aims to provide income and capital growth over the long term (5-7 years). The Fund is actively managed and not managed with reference to a benchmark. The Fund aims to achieve its objective by investing directly in a diversified portfolio of UK commercial property. 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's assets may be held as cash deposits. In exceptional circumstances, the level of cash held by the Fund may be significantly higher. This may have an adverse impact on the performance of the Fund and its distributable income until the excess cash is invested in property assets.

## Risk warning

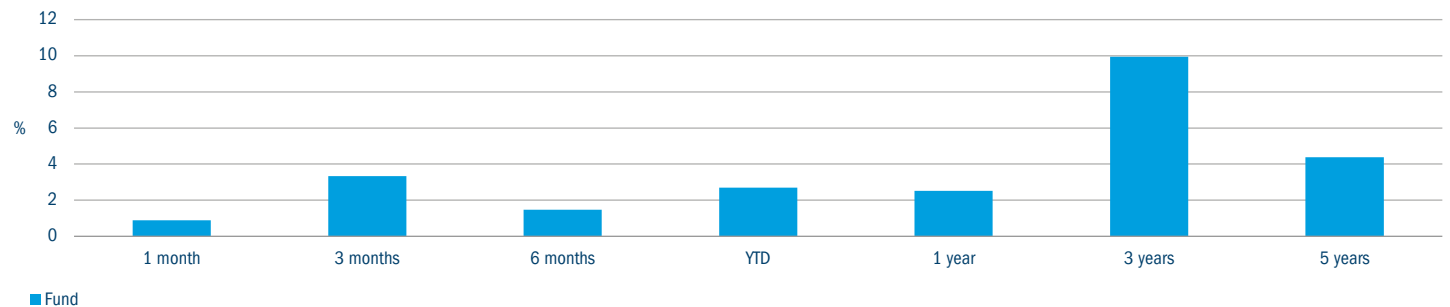
The value of investments and any income derived from them can go down as well as up as a result of market or currency movements and investors may not get back the original amount invested. The value of directly held property reflects the opinion of valuers and is reviewed periodically. Investments which are concentrated in a specific sector or country may result in less diversification and hence more volatility in investment values. The fund invests in assets that may at times be hard to sell. This means that there may be occasions when you experience a delay or receive less than you might otherwise expect when selling your investment. For more information on risks, see the prospectus and key investor information document. 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

<b>Launch date:</b>	28-Jun-2010	<b>Fund currency:</b>	GBP	<b>Ann. mgmt. fee:</b>	0.75%	<b>XD dates:</b>	01-Mar, 01-Sep
<b>Fund type:</b>	UK NURS	<b>Fund size:</b>	£151.1m	<b>Ann. return 5 years:</b>	0.86%	<b>Year end:</b>	28-Feb
<b>Sector:</b>	IA UK Direct Property	<b>Share price:</b>	76.78p	<b>Price frequency:</b>	Daily	<b>ISIN:</b>	GB00B830G150
<b>Comparator benchmark:</b>	IA UK Direct Property Median	<b>Historic yield:</b>	3.00%	<b>Distribution policy:</b>	Twice a Year	<b>Sedol:</b>	B830G15
		<b>Initial charge:</b>	0.00%	<b>Payment date(s):</b>	31-Oct, 30-Apr	<b>FATCA:</b>	AXLE4V.00000.SP.826
		<b>Ongoing charge:</b>	0.83%	<b>Share currency:</b>	GBP	<b>Administrator:</b>	SS&C Financial Services Europe Limited

Past performance does not predict future returns.

## Fund performance



**Cumulative performance as at 31-May-24**

	1 month	3 months	6 months	YTD	1 year	3 years	5 years
Fund	0.89%	3.34%	1.47%	2.70%	2.51%	9.95%	4.38%

**Discrete performance as at 31-May-24**

	May-23 - May-24	May-22 - May-23	May-21 - May-22	May-20 - May-21	May-19 - May-20	May-18 - May-19	May-17 - May-18	May-16 - May-17	May-15 - May-16	May-14 - May-15
Fund	2.51%	-10.78%	20.22%	-0.84%	-4.27%	2.21%	5.59%	3.23%	6.09%	6.70%

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

**Cash breakdown**

Cash	19.9%
Cash Allocated For Investment	0.0%
Net Cash	19.9%

**Top 10 holdings**

Birmingham, Apollo, Advanced Manufacturing Hub	11.6%
Bournemouth, Ringwood Road Retail Park	10.9%
Dartford, 32-33 Clipper Boulevard East	9.6%
Greenford, 74 Long Drive	9.5%
Romford, Matalan Retail Unit, North Street	7.2%
Newcastle under Lyme, Lymedale Business Park	7.0%
Bury St Edmunds, Hotel and Drive-thru	7.0%
Manchester, Empire Ct, 5th Ave, Trafford Pk	6.0%
Avonmouth, Unit D, Poplar Park, Cabot Park	5.0%
Eastleigh, Unit 1-4 Woodside Road	4.6%

**Sector allocation**

Industrial	63.6%
Retail Warehouse	18.1%
Car Showrooms / Hotel	7.0%
Standard Retails	6.8%
Offices	4.6%

**Regional allocation**

West Midlands	23.0%
Greater London	23.0%
South East	21.4%
South West	15.9%
Eastern	7.0%
North West	6.0%
Scotland	3.8%

**Net dividend distributions (Pence)**

2020	1.94
2021	1.85
2022	2.42
2023	2.44
2024	1.46

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



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