

Media Release

COLUMBIA THREADNEEDLE REAL ESTATE PARTNERS ACQUIRES RESIDENTIAL PROPERTY IN FRANCE FOR CT EUROPE RESIDENTIAL

LONDON, MUNICH AND PARIS, 09 March 2023: Columbia Threadneedle Real Estate Partners (Columbia Threadneedle REP), the pan-European real estate investment and asset management specialist arm of Columbia Threadneedle Investments, has acquired a residential property in Clichy, France, for its CT Europe Residential fund CT Europe Residential FCP-RAIF (the Fund). The property, located at 14–16 Boulevard Victor Hugo, has 15 residential units with approximately 1,300 m² of lettable space. In addition, there are three retail units on approx. 200 m². The seller is Hemisphere and Herrmann Frères & Fils. The legal due diligence partner was Lasaygues, technical Ikory Project Services.

Columbia Threadneedle REP had already acquired a property in France with a focus on senior housing in Lille in August 2022, for which it was accompanied by BeReal Investment Management. The fully let property at 132 rue Bayard has 95 residential units on around 3,870 m² of lettable space and is let to an operator for twelve years. Following the purchase of a property of around 5,600 m² in The Hague in March 2022, the property in Clichy is now the third property of the Fund, which is classified as an Article 8 fund in accordance with the EU Sustainable Finance Disclosure Regulation (SFDR). It has a target investment volume of €800 million. It invests in residential properties in the mid-market and affordable residential segments as well as senior living in European metropolitan regions and strategically important cities in Germany, France, Italy, the Netherlands, Austria and Spain.

Ian Kelley, Managing Director, Head of France, Benelux & Southern Europe at Columbia Threadneedle REP commented: "We are very pleased to have secured the properties in Clichy and Lille for our European residential fund CT Europe Residential FCP-RAIF. The locations of both cities are highly desirable: Clichy is directly adjacent to the 17th arrondissement of Paris, benefits from excellent connections via public transport and has also established itself as an attractive location for companies such as L'Oréal, Monoprix, Bic and Amazon. Lille – in close proximity to the Belgian border – is the capital of the Hauts de France region and the economic heart of northern France".

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Notes to Editors

About Columbia Threadneedle Real Estate Partners

Columbia Threadneedle Real Estate Partners (Columbia Threadneedle REP) is a direct real estate specialist, active across core European markets and is a key part of Columbia Threadneedle's

Alternatives offering, employing more than 140 staff, including more than 20 investment managers and over 25 asset managers overseen by a highly experienced and well-regarded management team.

Columbia Threadneedle REP has a strong localised presence with offices in London, Paris and Munich, as well as on-the-ground reach in core European markets.

Columbia Threadneedle REP's focus is to create and manage successful property investment portfolios for our clients and sustainable properties that work for our occupiers.

<https://www.rep.columbiathreadneedle.com/>

About Columbia Threadneedle Investments

Columbia Threadneedle Investments is a leading global asset manager that provides a broad range of actively managed investment strategies and solutions for individual, institutional and corporate clients around the world.

We have more than 2500 people including over 650 investment professionals based in North America, Europe and Asia¹. We manage €547bn / US\$584bn² of assets across equities, fixed income, multi-asset, solutions and alternatives.

Columbia Threadneedle Investments is the global asset management group of Ameriprise Financial, Inc. (NYSE:AMP), a leading US-based financial services provider. As part of Ameriprise, we are supported by a large and well-capitalised diversified financial services firm.

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Columbia Threadneedle Investments is the global brand name of the Columbia and Threadneedle group of companies.

¹ As at 31 December 2022, Columbia Threadneedle Investments

² Source: Ameriprise Financial Q4 2022 earnings release