

TPEN United Kingdom

Contact Details

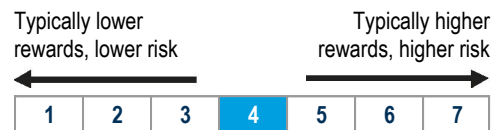
Helpline: 0207 4645668
 Helpline calls may be recorded

Fund Manager: Robin Jones
 Since: Oct-20
 Management Co: Threadneedle Pensions Ltd
 Fund Inception Date: 31/03/95
 Index: -
 Fund Currency: GBP
 Fund Domicile: United Kingdom
 Portfolio Size: £2,333.6m
 No. of Securities: 273

All information expressed in GBP

Risk and Reward Profile

The Risk and Reward Indicator table demonstrates where the Fund ranks in terms of its potential risk and reward. The higher the rank the greater the potential reward but the greater the risk of losing money. It is based on past data, may change over time, and may not be a reliable indication of the future risk profile of the Fund. The shaded area in the table shows the Fund's ranking on the Risk and Reward Indicator. The lowest category does not mean a risk-free investment.



Fund Charges

Please refer to your company pension scheme booklet

Fund Changes

Please refer to your company pension scheme booklet

Commentary and Outlook

Total returns for the UK property market continued to be positive, driven by sustained capital growth in the industrial and retail warehouse sectors. As represented by the MSCI UK Monthly Property index, the market generated a total return of 5.6% for Q1, comprising an income return of 1.2% and capital growth of 4.4%.

The industrial sector recorded another strong quarter, with capital growth of 7.4%, while retail capital growth reached 4.4%. The office market saw capital growth remain positive at 0.6%, largely led by the West End and City sub-markets, amid the dynamic occupational fundamentals of Central London. The total return for the year to 31 March 2022 was 23.9%, the highest 12-month return since September 1994.

The fund generated a total return of 4.1% in Q1, underperforming the MSCI/AREF UK 'All Balanced' Property Fund index (the benchmark) weighted average total return of 5.6%.

The "All Property" net initial yield at the end of March 2022 had compressed by a further 12 basis points to 4.3%, reflecting the positive capital appreciation evidenced above. Despite the rise in the Bank of England's base rate to 0.75% and UK gilts reaching their highest yields since October 2018, the commercial property market has continued to assert its highly attractive relative income attributes.

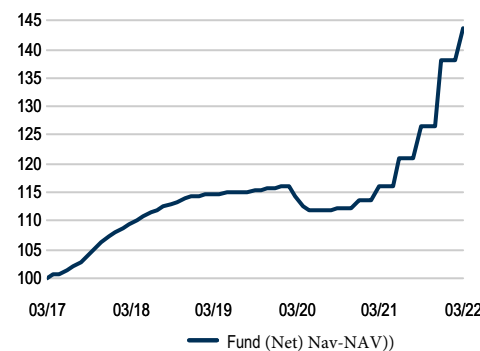
While the base rate is expected to rise further in 2022, the impact on property pricing is likely to be less pronounced than in comparable periods historically, due to more restrained lending practices and the high volume of investor capital seeking exposure to real assets.

Source: Columbia Threadneedle Investments and MSCI UK Monthly Property index as at 31 March 2022.

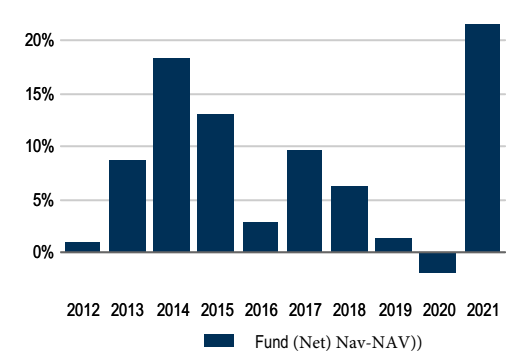
Fund Objective & Policy

To invest primarily in direct UK commercial property. It aims to generate total returns (from income and capital appreciation) that are above its benchmark, over rolling 3 year periods.

5 Years NAV (GBP)*



Calendar Years (GBP)*



Annualised Performance (GBP)*

| | 3M | 1YR | 3YR | 5YR | 10YR | 12M Rolling Period (GBP)* | | | | |
|---------------------------|-----|------|-----|-----|------|---------------------------|---------------|---------------|---------------|---------------|
| | | | | | | 04/17 - 03/18 | 04/18 - 03/19 | 04/19 - 03/20 | 04/20 - 03/21 | 04/21 - 03/22 |
| Fund (Net) Nav-NAV)) | 4.1 | 23.8 | 7.8 | 7.5 | 8.2 | 9.6 | 4.6 | -0.3 | 1.6 | 23.8 |
| AREF IPD Weighted Average | 5.6 | 23.1 | 8.1 | 7.8 | 8.1 | 10.0 | 4.8 | -0.0 | 2.5 | 23.1 |

Calendar Year Performance (GBP)*

| | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 |
|---------------------------|------|------|------|------|------|------|------|------|------|------|
| Fund (Net) Nav-NAV)) | 21.5 | -1.9 | 1.4 | 6.2 | 9.7 | 2.9 | 13.0 | 18.4 | 8.8 | 1.1 |
| AREF IPD Weighted Average | 19.1 | -1.0 | 1.6 | 6.5 | 10.2 | 2.8 | 12.5 | 17.2 | 9.1 | 0.2 |

*Past performance is not a guide to the future. The value of investments and any income from them can fall as well as rise. The performance returns shown on this factsheet are Net of annual management charges on a NAV-to-NAV basis. The effect of charges will reduce the performance figures accordingly. Please see your scheme booklet for full details on all charges that may apply. Performance source: Columbia Threadneedle Investments. Three, five and ten year returns are annualised.

Risk Warnings

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

No Capital Guarantee: Positive returns are not guaranteed and no form of capital protection applies.

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.

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

Property Liquidity Risk: It may be difficult or impossible to realise an investment in the fund because the underlying property concerned may not be readily saleable.

Property Liquidity Management: 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 Fund and its distributable income until it is invested in property assets. If a significant number of investors withdraw their investment at the same time, the fund manager of the Company 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 units in the Fund will be suspended if there is insufficient cash available to satisfy sale requests, or could become necessary to balance the interests of continuing investors with those seeking to redeem.

Past performance is not a guide to future performance.

Source: FactSet

Weightings (%)

| Region | Fund | Sector | Fund |
|------------------------|------|------------------------|------|
| South East | 26.7 | Industrial / Warehouse | 51.9 |
| North West | 13.1 | Town Centre Offices | 14.8 |
| London - Outer | 11.5 | Retail Warehouse | 13.3 |
| Yorkshire & Humberside | 10.2 | Out of Town Offices | 8.2 |
| London - Inner | 10.0 | Miscellaneous | 5.6 |
| South West | 5.5 | Unit Shop | 4.0 |
| West Midlands | 4.7 | Supermarket | 1.8 |
| Eastern | 4.4 | Shopping Centre | 0.5 |
| Wales | 4.4 | | |
| Scotland | 3.8 | | |
| East Midlands | 3.6 | | |
| North East | 1.8 | | |
| Northern Ireland | 0.4 | | |

Top 10 Holdings (%)

| Security Name | Weight |
|--------------------------------------|-------------|
| Deeside, Deeside Industrial Park | 3.5 |
| Chelmsford, Boreham Airfield | 2.7 |
| Sittingbourne, Spade Lane D/Cen | 2.4 |
| Watford, Penfold Works | 2.1 |
| South Ockendon, Arisdale Avenue | 1.8 |
| London EC1, Banner Street | 1.7 |
| London EC1, 29-35 Farringdon Road | 1.6 |
| Bristol, Next Distribution Warehouse | 1.5 |
| Woodford, 400 Rodding Lane | 1.4 |
| Wimbledon, Wellington | 1.2 |
| Total | 19.8 |

Portfolio Characteristics

| | Fund | Index |
|--|-------|-------|
| Net initial yield on property % | 4.8 | 4.1 |
| Vacancy Rate % | 9.0 | +2% |
| Number of Tenancies | 1,589 | n/a |
| Average term of lease to renewal - years | 4.8 | 6.6 |
| Cash % | 7.1 | n/a |

Important Information

Past performance is not a guide to future performance. The value of investments and any income is not guaranteed and can go down as well as up and may be affected by exchange rate fluctuations. This means that an investor may not get back the amount invested. Performance is on an offer-to-offer basis, gross of annual management charges, using global close prices. Portfolio positions are based on gross asset valuations at global close. Weighting and currency exposure data, where applicable, are on a look-through basis to underlying assets where Columbia Threadneedle CIS instruments are held.

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The Columbia Threadneedle Pooled Pension Funds Key Features Document (KFD) is available on the institutional site of www.columbiathreadneedle.co.uk. The KFD gives a summary of information about Columbia Threadneedle's pooled pensions in order to help you decide if you want to invest in funds, as well as a full list of risk factors applying to the funds. Please refer to the Risk section of the Key Features document for all risks applicable to investing in any fund and specifically this Fund.

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