

## Fund Facts



Fund Manager  
**James Coke**  
 Since: 01/2021

### Fund aim

The objective of the Fund is to provide investors with an indirect investment exposure to a diversified, multi sector portfolio of commercial property assets throughout the UK. The Fund's Investment Advisor seeks to achieve investment returns from the sector by placing particular emphasis on relatively high income returns, strong stock selection and active management of assets.

### Launch date (of original fund)

1967

### Benchmark<sup>1</sup>

MSCI/AREF UK All Balanced Property Fund

### Fund size (Net Fund Value)

£873.8m

### Cash Holding (of Net Fund Value)

8.3%

### Bid/Offer Spread

7.1%

### Annual management charge

0.68% p.a. up to £200m; 0.60% p.a. thereafter

Stated AMC for Unit Class A, based on gross assets of the Fund. Alternative unit classes are available which may attract different fees.

### Pay dates

Income is allocated to Unitholders monthly and is paid out at the end of each calendar quarter, or as soon as practical thereafter.

### Gross distribution yield

4.71% per annum

### ISA

No

### Fund Codes:

Sedol Income: 0508667

ISIN Income: GB0005086672

<sup>1</sup> The Benchmark was Russell/Mellon CAPS Pooled Pension Fund Property Median until 31/12/2013. AREF/IPD UK Quarterly Property Fund Index – All Balanced Property Fund Index Weighted Average until 08/12/2018 and MSCI AREF UK All Balanced Quarterly Property Fund Index thereafter.

For more information about this and the Threadneedle Property Unit Trust, speak to your usual Columbia Threadneedle Investments contact.

All information expressed in UK Sterling.

**Information for Investment Professionals**  
 (not for onward distribution to, or to be relied upon by, private investors)

## Investment performance %

Total Return	1 Month	3 Months	1 Year	3 Years	5 Years	10 Years
Threadneedle Property Unit Trust	0.8	2.2	6.1	-0.2	2.5	4.8

Performance returns reflect income accrued on a quarterly basis only.

As at 30.11.2024 Annualised returns, NAV to NAV, income reinvested at offer, net of fees.

## Portfolio distribution %

Property Portfolio	Fund
Unit Shops	0.0
Shopping Centres	0.0
Supermarkets	0.0
Retail Warehouse	26.8
<b>Total Retail</b>	<b>26.8</b>
Town Centre Offices	18.2
Out of Town Offices	0.5
<b>Total Offices</b>	<b>18.7</b>
Industrial / Warehouse	43.8
Miscellaneous	10.7
<b>TOTAL</b>	<b>100.0</b>

## Geographical distribution %

	Fund
London - Inner	7.1
London - Outer	7.4
South East	28.0
South West	10.3
Eastern	4.5
East Midlands	4.1
West Midlands	13.1
Yorkshire / Humberside	9.1
North West	4.6
North East	2.3
Scotland	3.9
Wales	5.6
Northern Ireland	0.0
<b>TOTAL</b>	<b>100.0</b>

## Top ten direct holdings %

Description of individual properties	(% of fund value)
Croydon, Commerce Way	4.8
Trowbridge, Spitfire Retail Park	3.2
London W1, 46 Foley Street	2.8
Selby, Three Lakes Retail Park	2.4
Hampton, Kempton Gate	2.2
Cardiff, Newport Road	2.2
York, Foss Islands Retail Park	2.1
High Wycombe, Stirling Road	2.0
Rugby, Swift Point	1.9
Coventry, Skydome	1.9

## Key Risks

Please note that past performance is no guarantee of future returns. The value of investments can go down as well as up and the investor may not get back the amount originally invested. It may be difficult or impossible to realise an investment in the Trust because the underlying property concerned may not be readily saleable. The value of the property in the Trust is a matter of a valuer's opinion. The Fund may enter into transactions in derivatives and similar instruments. Please note that the use of these types of investments may have a gearing effect, which may create additional risk by raising the Trust's exposure to capital risk and interest costs. In some circumstances the use of gearing can also affect the eligibility of the Trust for certain investors. Where investments are made in assets that are denominated in foreign currency, changes in exchange rates may affect the value of the investments. The fund invests in assets that are not always readily saleable without suffering a discount to fair value. The portfolio may have to lower the selling price, sell other investments or forego another, more appealing investment opportunity.

## Risk & volatility statistics %

	3 years	5 years
<b>Absolute Volatility</b>	10.3	8.6
<b>Tracking Error</b>	1.5	1.4
<b>Information Ratio</b>	0.5	0.4
<b>Beta</b>	1.0	1.0

Data is based on quarterly observations. Benchmark is the MSCI/AREF All Balanced Property Fund Index as at 30.11.2024.

## Number of properties held: 92

## Important information

In the UK, the Trust is an unregulated collective investment scheme for the purposes of Section 238 of the Financial Services and Markets Act 2000. Accordingly, this document may only be communicated in the UK to persons described in the Financial Services and Markets Act 2000 (Promotion of Collective Investment Schemes) Exemptions Order 2001 and to persons whom units are permitted to be promoted in accordance with the FCA's Conduct of Business rules. Approved for UK purposes by Threadneedle Asset Management Limited and Threadneedle Portfolio Services Limited. Authorised and regulated by the Financial Conduct Authority.

In Jersey, the Trust is treated as an unclassified fund for the purposes of the Collective Investment Funds (Jersey) Law 1988 and regulated by the Jersey Financial Services Commission.

Units in the Trust may only be promoted in accordance with the aforementioned legislation.

This document should not be circulated to private investors.

This document does not constitute or form any part of any offer to issue or sell, or any solicitation of any offer to subscribe or purchase, any units nor shall it or the fact of its distribution form the basis of, or be relied on in connection with any contract therefore. Recipients of this document who intend to apply for units are reminded that any such application may be made solely on the basis of the information and opinions contained in the prospectus and seek independent taxation advice.

Threadneedle Investments (Channel Islands) Limited  
Registered No. 82489. Registered in Jersey.  
Registered Office: IFC 1, The Esplanade, St Helier, Jersey, JE1 4BP  
Regulated by the Jersey Financial Services Commission.

Telephone calls may be recorded.