

THREADNEEDLE PROPERTY UNIT TRUST MONTHLY FACTSHEET
AS AT 28/02/2022 (UNLESS OTHERWISE STATED)
SOURCE: COLUMBIA THREADNEEDLE INVESTMENTS (UNLESS OTHERWISE STATED)



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

1967

Benchmark¹

MSCI/AREF UK All Balanced Quarterly Property Fund Index

Fund size (Net Fund Value)*

£1,543.6m

Cash Holding (of Net Fund Value)

5.2%

Bid/Offer Spread

7.2%

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.

Income distribution

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

3.98% p.a.

ISA

No

Fund Codes:

Sedol Income: 0508667

ISIN Income: GB0005086672

¹ 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 on the Threadneedle Property Unit Trust, speak to your usual Columbia Threadneedle Investments contact.

All information expressed in UK Sterling.

Performance %*

| Total Return | 1 Month | 3 Month | 12 Month | 3 Years | 5 Years | 10 Years |
|----------------------------------|---------|---------|----------|---------|---------|----------|
| Threadneedle Property Unit Trust | 1.2 | 6.3 | 21.6 | 7.0 | 7.3 | 8.2 |

Performance returns reflect income accrued on a quarterly basis only.

As at 28.02.2022 Annualised returns, NAV to NAV, income reinvested at offer, net of fees.

Portfolio distribution %

| Property Portfolio | Fund |
|------------------------|--------------|
| Unit Shops | 2.0 |
| Shopping Centres | 0.0 |
| Supermarkets | 0.9 |
| Retail Warehouse | 15.5 |
| Total Retail | 18.5 |
| Town Centre Offices | 22.8 |
| Out of Town Offices | 2.8 |
| Total Offices | 25.6 |
| Industrial / Warehouse | 49.5 |
| Miscellaneous | 6.4 |
| Total | 100.0 |

Geographical distribution %

| | Fund |
|------------------------|--------------|
| London – Inner | 7.6 |
| London – Outer | 7.0 |
| South East | 40.5 |
| South West | 6.8 |
| Eastern | 3.3 |
| East Midlands | 3.7 |
| West Midlands | 11.6 |
| Yorkshire / Humberside | 7.7 |
| North West | 4.3 |
| North East | 1.7 |
| Scotland | 3.1 |
| Wales | 2.7 |
| Northern Ireland | 0.0 |
| Total | 100.0 |

Top ten direct holdings %

| Description of individual properties | (% of fund value) |
|---|-------------------|
| Croydon, 19 Commerce Way | 3.9 |
| Hayes, Springfield Rd Ind Est. | 2.1 |
| Trowbridge, Trowbridge & Spitfire Retail Park | 1.9 |
| London W1, 46 Foley Street | 1.9 |
| Hampton, Kempton Gate | 1.6 |
| York, Foss Islands Retail Park | 1.4 |
| Rugby, Unit C Swift Point | 1.4 |
| Wokingham, Ashville Park | 1.3 |
| High Wycombe, Stirling Road | 1.3 |
| London SW1, Warwick House | 1.2 |

Number of properties held: 168

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

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 |
|----------------------------|---------|---------|
| Absolute Volatility | 5.28 | 4.17 |
| Tracking Error | 0.92 | 0.74 |
| Information Ratio | 0.12 | -0.02 |
| Beta | 1.02 | 1.02 |

Data is based on quarterly observations. Benchmark is the MSCI/AREF All Balanced Property Fund Index as at 31.12.2021.

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, which is regulated by the Jersey Financial Services Commission, is treated as an unclassified fund for the purposes of the Collective Investment Funds (Jersey) Law 1988. Units in the Trust may only be promoted in accordance with the aforementioned legislation.

This document should not be circulated to private investors.

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Regulated by the Jersey Financial Services Commission.

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