

CT Property Growth & Income Fund



Share Class I Acc

31-Mar-24

Fund managers

Marcus Phayre-Mudge
George Gay
Alban Lhonneur



Fund objective and policy

The Fund aims to deliver capital and income appreciation. The Fund is actively managed and not managed with reference to a benchmark. The Fund will seek to achieve this investment objective primarily through investment in and/or exposure to a combination of investments in UK commercial property and securities of property and property related issuers listed or operating in the countries of the European Union and/or the European Economic Area. While the securities in which the Fund invests will mainly be equities, investment may also be made in fixed interest securities. The Fund may use derivatives for investment purposes, as well as for efficient portfolio management to maintain, increase or reduce exposure to particular securities or market indices. Such derivatives may include, but will not be restricted to, swaps, contracts for difference, forward currency contracts and financial futures and options.

Risk warning

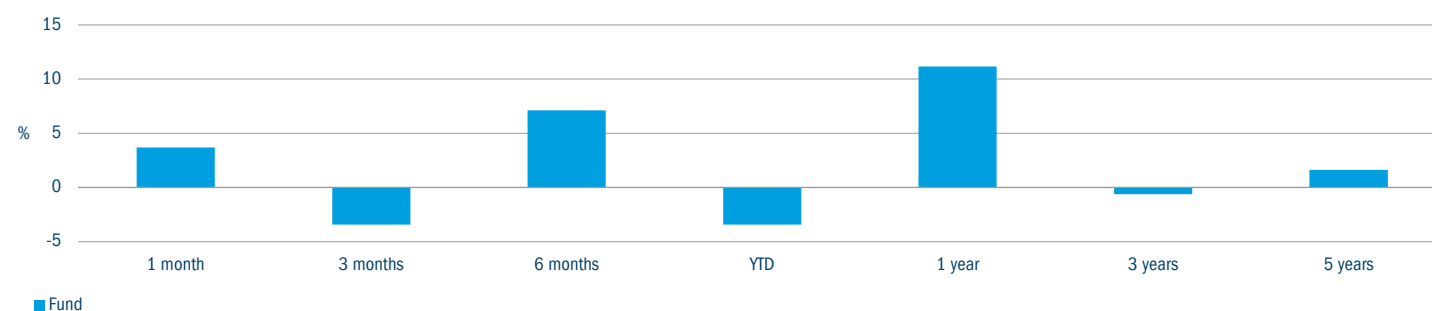
The value of your investments and any income from them can go down as well as up and you may not get back the original amount invested. The value of directly held property reflects the opinion of valuers and is reviewed periodically. Investments which are concentrated in a specific sector or country may result in less diversification and hence more volatility in investment values. 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

Launch date:	31-Jan-2015	Fund currency:	GBP	Ann. mgmt. fee:	0.90%	Year end:	31-Mar
Fund type:	UK NURS	Fund size:	£300.4m	Ann. return 5 years:	0.32%	ISIN:	GB00BQWJ8687
		Share price:	1,270.11p	Price frequency:	Daily	Sedol:	BQWJ868
		Historic yield:	3.80%	Distribution policy:	Quarterly	FATCA:	AXLE4V.00000.SP.826
		Initial charge:	0.00%	Payment date(s):	31-Aug, 30-Nov, 28/29 Feb, 15-May	Administrator:	SS&C Financial Services Europe Limited
		Ongoing charge:	1.07%	Share currency:	GBP		

Past performance does not predict future returns.

Fund performance



Cumulative performance as at 31-Mar-24

	1 month	3 months	6 months	YTD	1 year	3 years	5 years
Fund	3.69%	-3.44%	7.11%	-3.44%	11.15%	-0.61%	1.62%

Discrete performance as at 31-Mar-24

	Mar-23 - Mar-24	Mar-22 - Mar-23	Mar-21 - Mar-22	Mar-20 - Mar-21	Mar-19 - Mar-20	Mar-18 - Mar-19	Mar-17 - Mar-18	Mar-16 - Mar-17	Mar-15 - Mar-16	Mar-14 - Mar-15
Fund	11.15%	-25.32%	19.74%	15.38%	-11.39%	5.07%	9.59%	1.56%	2.77%	-

Source: Columbia Threadneedle Investments, Lipper as at 31-Mar-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.

Top 10 holdings		Physical property		Geographical allocation		Strategic allocation (%)	
GECINA	6.5%	INDUSTRIAL	23.5%	BELGIUM	4.4%	CONTINENTAL SHARES	43.1%
KLEPIERRE	6.0%	OFFICES	5.2%	FRANCE	18.2%	UK DIRECT PROPERTY	30.2%
TRITAX BIG BOX REIT	5.1%	RETAIL	1.5%	GERMANY	3.8%	UK SHARES	23.7%
LONDONMETRIC PROPERTY	4.8%	WAREHOUSE		NETHERLANDS	3.2%	Cash Exposure	3.0%
PRIMARY HEALTH PROPERTIES	4.0%			SPAIN	2.4%		
VONOVIA	3.8%			SWEDEN	3.4%		
SUPERMARKET INCOME REIT	3.7%			SWITZERLAND	7.7%		
WAREHOUSES DE PAUW	3.6%			UK	53.8%		
PSP SWISS PROPERTY	3.6%			TOTAL	97.0%		
EUROCOMMERCIAL PROPERTIES	2.9%						

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



IMPORTANT INFORMATION

© 2024 Columbia Threadneedle Investments. Columbia Threadneedle Investments is the global brand name of the Columbia and Threadneedle group of companies. This financial promotion is issued for marketing and information purposes only by Columbia Threadneedle Investments in United Kingdom. The Fund is a sub fund of CT Property Growth & Income Fund ICVC, a/an Non-UCITS Retail Scheme (OEIC), registered in United Kingdom and authorised by the Financial Conduct Authority. English language copies of the Fund's Prospectus, summarised investor rights and English language copies of the key investor information document (KIID)/Key Information Document (KID) can be obtained from Columbia Threadneedle Investments, Cannon Place, 78 Cannon Street, London EC4N 6AG, via the contact details shown or electronically at www.columbiathreadneedle.com. **Please read the Prospectus before taking any investment decision.** The information provided does not constitute, and should not be construed as, investment advice or a recommendation to buy, sell or otherwise transact in the Funds. An investment may not be suitable for all investors and independent professional advice, including tax advice, should be sought where appropriate. The manager has the right to terminate the arrangements made for marketing. Investments in the funds mentioned may not be suitable for all investors. Therefore investors should seek independent professional advice, including tax advice, where appropriate. The Historic Yield reflects distributions declared over the past twelve months as a percentage of the mid-market unit price, as at the date shown. It does not include any preliminary charge and investors may be subject to tax on their distributions. Any information, opinions, estimates or forecasts were obtained from sources reasonably believed to be reliable and are subject to change at any time.

Any opinions have been arrived at by Columbia Threadneedle Investments and should not be considered to be a recommendation or solicitation to buy or sell any funds. Views expressed by individual authors do not necessarily represent those of Columbia Threadneedle Investments. Neither this document nor any part of it may be reproduced by any party whether by photocopying or storing in any medium by electronic means or otherwise without the prior approval of Columbia Threadneedle Investments. Please refer to our glossary for any terms that you are unsure about. www.columbiathreadneedle.com/glossary. Financial promotions are issued for marketing and information purposes; in the United Kingdom by Columbia Threadneedle Management Limited, which is authorised and regulated by the Financial Conduct Authority.