

This is a marketing communication. Please refer to the prospectus of the UCITS and to the KIID/KID before making any final investment decisions. The Fund is categorised an Article 6 under the EU Regulation 2019/2088 on sustainability-related disclosures in the financial services sector (SFDR) and DOES NOT promote environmental or social characteristics in its objective and policy.

# CT European Real Estate Securities Fund



Share Class A Acc EUR Hedged

31-Jan-25 | For qualified investors only

## Fund managers

Alban Lhonneur  
Marcus Phayre-Mudge



## Morningstar Rating†



## Fund objective and policy

The Fund aims to generate a total return greater than that of its Benchmark (FTSE EPRA Nareit Developed Europe UCITS Capped Net Tax Index). The Fund is actively managed. It is not constrained by its target benchmark and has significant freedom to invest in a portfolio that is different to the benchmark's own composition. The Fund seeks to achieve its objective by investing mainly in equities of European listed property companies and companies related to the real estate sector or with significant exposure to European real estate. Derivatives may be used to obtain long or short market exposure to specific companies.

## Risk warning

The value of investments and any income derived from them can go down as well as up as a result of market or currency movements and investors may not get back the original amount invested. Investments which are concentrated in a specific sector or country may result in less diversification and hence more volatility in investment values. Investments in smaller companies carry a higher degree of risk as their shares may be less liquid and investment values can be volatile. 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.

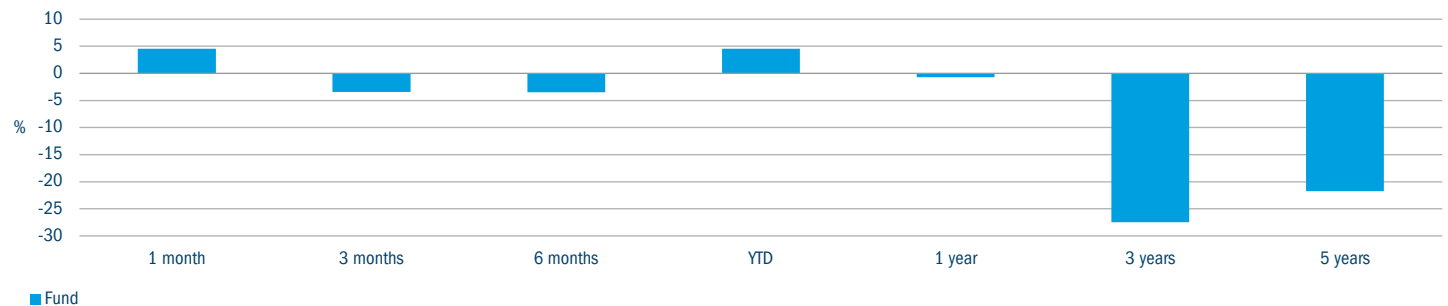
## Fund details

Launch date:	08-Apr-2010	Fund currency:	GBP	Ann. mgmt. fee:	1.50%	Year end:	31-Dec
Fund type:	Irish UCITS	Fund size:	€16.0m	Ann. return 5 years:	-4.78%	ISIN:	IE00B5N9RL80
Sector:	Equity Sector Real Est Europe	Share price:	€22.69	Price frequency:	Daily	FATCA:	TMQCEJ.99999.SL.372
Target benchmark:	FTSE EPRA Nareit Developed Europe UCITS Daily Capped Net Tax Index	Initial charge:	Up to 5%	Distribution policy:	Annually	Administrator:	State Street Fund Services (Ireland) Limited
SFDR Category:	Article 6	Ongoing charge:	2.31%	Share currency:	EUR		

Performance fee: 15% above FTSE EPRA Nareit Developed Europe UCITS Capped Net Tax Index, with a HWM. Initial charge: Up to 5%.

**Past performance does not predict future returns.**

## Fund performance



## Cumulative performance as at 31-Jan-25

	1 month	3 months	6 months	YTD	1 year	3 years	5 years
Fund	4.56%	-3.45%	-3.49%	4.56%	-0.70%	-27.48%	-21.76%

## Discrete performance as at 31-Jan-25

	Jan-24 - Jan-25	Jan-23 - Jan-24	Jan-22 - Jan-23	Jan-21 - Jan-22	Jan-20 - Jan-21	Jan-19 - Jan-20	Jan-18 - Jan-19	Jan-17 - Jan-18	Jan-16 - Jan-17	Jan-15 - Jan-16
Fund	-0.70%	-0.04%	-26.94%	13.66%	-5.07%	15.77%	1.42%	19.73%	6.67%	3.42%

Source: Columbia Threadneedle Investments as at 31-Jan-25. Performance data is in EUR terms. Performance returns are based on NAV figures.

All fund performance data is net of management fees. Changes in rates of exchange may also reduce the value of your investment. Costs may increase or decrease as a result of currency and exchange rate fluctuations.

## Fund characteristics

Annualised return (%)	5.68
Annualised volatility (SD%)	18.01
Worst Drawdown	23.01

## Top 10 holdings

UNIBAIL-RODAMCO-WESTFIELD	8.0%
SWISS PRIME SITE	7.4%
LEG IMMOBILIEN	6.5%
UNITE GROUP	6.1%
FASTIGHETS BALDER-B	5.7%
LONDONMETRIC PROPERTY	4.7%
KLEPIERRE	4.6%
PSP SWISS PROPERTY	4.5%
SAGAX AB-B	4.3%
COVIVIO	3.8%

## Geographical allocation

AUSTRIA	0.5%
BELGIUM	6.6%
FINLAND	1.1%
FRANCE	23.5%
GERMANY	14.1%
IRELAND	1.1%
NETHERLANDS	1.0%
NORWAY	0.5%
SPAIN	1.9%
SWEDEN	15.3%
SWITZERLAND	6.5%
UK	34.5%
<b>TOTAL</b>	<b>106.6%</b>

## Sector allocation

INDUSTRIALS	16.4%
GERMAN RESIDENTIAL	15.0%
EUROPEAN SHOPPING CE	13.2%
SWEDISH DIVERSIFIED	11.6%
FRENCH OFFICES	7.9%
SWISS DIVERSIFIED	7.2%
STUDENT HOUSING	7.2%
UK DIVERSIFIEDS	5.8%
NORDIC RESIDENTIAL	5.7%
UK MAJORS	5.4%
UK HEALTHCARE	4.5%
UK/IRELAND RESIDENTI	2.6%
EUROPEAN HEALTHCARE	2.3%
SPANISH DIVERSIFIED	1.9%
UK LONDON RETAIL	1.4%
SELF STORAGE	1.4%
HOTELS	0.8%
AUSTRIAN DIVERSIFIED	0.5%
NORWEGIAN OFFICES	0.5%
UK RETAIL	0.3%
BENELUX DIVERSIFIED	0.3%
SUPERMARKETS	0.3%
GERMAN OFFICES	-0.5%
UK LONDON OFFICES	-1.5%
STOCKHOLM OFFICES	-3.3%
<b>TOTAL</b>	<b>106.6%</b>

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



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