

# Key Information Document

## Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

## Product

### CT European Real Estate Securities Fund (the "Fund")

a Fund of Columbia Threadneedle (Irl) III PLC (the "Company")

### Class A Accumulation EUR Hedged

Manufacturer: Waystone Management Company (IE) Ltd.

ISIN: IE00B5N9RL80

Website: [www.columbiathreadneedle.com](http://www.columbiathreadneedle.com)

Call +353 1242 5529 for more information

The Central Bank of Ireland is responsible for supervising Waystone Management Company (IE) Ltd. in relation to his Key Information Document.

This PRIIP is authorised in Ireland

The Manager Waystone Management Company (IE) Ltd. is authorized in Ireland and regulated by the Central Bank of Ireland.

11 October 2024

## What is this product?

### Type

The Fund is a sub-fund of the Company, open-ended umbrella investment company with variable capital incorporated with limited liability in Ireland and authorised as a UCITS.

### Term

The Fund does not have a maturity date. The Directors of the Company may decide to unilaterally liquidate the Fund with notice to the investors. Please refer to the Prospectus for more information.

### Objectives

The Fund aims to generate a total return (after all fees and expenses) greater than that of its Benchmark (the FTSE EPRA Nareit Developed Europe Capped Net Tax Index). It also seeks to maintain a volatility similar to that of the Benchmark. The Fund is actively managed. The Fund is not constrained by this benchmark and has significant freedom to invest in a portfolio that is different to the benchmark's own composition. The Fund mainly invests in a portfolio of equities (ordinary shares in companies) of European listed property companies and other companies related to the real estate sector or companies with significant exposure to European real estate. The Fund can also invest in real estate companies operating outside of Europe. Although the Fund will invest mainly in equities, it may also invest in other investments such as corporate bonds, derivatives (an investment contract between the Fund and a counterparty the value of which is derived from one or more underlying equities) to maintain, increase or reduce exposure to particular securities or market indices for investment or hedging. Hedging is an investment technique that may be used to seek to protect the value of the Fund from risks associated with its investments and currency exposures. The Fund utilises hedging techniques to maintain the currency exposure of the portfolio in line with the currency exposure of the benchmark. Derivatives can also be used to obtain long or short market exposure to specific companies. Overall exposure may be in excess of the net asset value of the Fund or derivatives can be used to reduce it below the net asset value of the Fund. This is known as market leverage. The Fund may generate varying amounts of market leverage at different times. Over the life of the Fund-to-date it has maintained a net position (offsetting long positions against the short positions) of between 85% and 110%. There is no minimum holding period for this Fund. However, it may not be appropriate for investors who plan to withdraw their money in under 5 years.

Income from investments in the Fund will be added to the value of your shares.

You can find more details on the Investment Objective and policy of the Fund in the Prospectus. For more information on investment terms used in this document, please see Prospectus and Glossary available at [www.columbiathreadneedle.com](http://www.columbiathreadneedle.com).

### Intended retail investor

This Fund is intended for investors who should have at least an informed level of knowledge and experience of investing in funds. It is designed for investors looking capital growth who can invest their money for at least 5 years. Your capital is not guaranteed which means that investors could lose up to 100% of the amount invested. The fund invests directly and through derivatives in company shares involved in real estate, the prices of which tend to fluctuate more than other asset classes, as investors directly participate in underlying companies and their profits and losses. The fund also uses derivatives for short selling (designed to make a profit from falling asset prices).

### Additional Information

Depository: State Street Fund Services (Ireland) Limited

Fund currency is GBP. Share class currency is EUR.

Shares in the Fund can be bought and sold on any Dealing Day, unless the Directors have decided, with the consent of the Depository, to suspend redemption of Shares. Such days are published on [www.columbiathreadneedle.com](http://www.columbiathreadneedle.com). You have the right to exchange into shares of another Fund or into shares of another share class of the Company, subject to meeting eligibility requirements. Please refer to the Prospectus for further information. The assets and liabilities of the Fund are segregated from other sub-funds of the Company. As a result, as a matter of Irish law, any liability attributable to a particular sub-fund may only be discharged out of the assets of that sub-fund and the assets of other sub-funds may not be used to satisfy any such liability. Further information about the Fund, the Share-Class and the Company can be obtained from the Prospectus, the annual and semi-annual financial reports. The above documents and the latest price per share are available free of charge at [www.columbiathreadneedle.com](http://www.columbiathreadneedle.com) in English and German.

This document is prepared for a specific share-class of the Fund. The Prospectus and the annual and semi-annual financial reports cover the entire Company. Please refer to the "Other relevant information" section below for more information.

## What are the risks and what could I get in return?

### RISK INDICATOR



The risk indicator assumes you keep the product for 5 year(s).

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 5 out of 7, which is a medium-high risk class. This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely impact the value of your investment.

### Performance scenarios

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 10 years. Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable scenario: This type of scenario occurred for an investment in the product, and/or reference benchmark between 06/2018 to 06/2023

Moderate scenario: This type of scenario occurred for an investment in the product, and/or reference benchmark between 10/2015 to 10/2020

Favourable scenario: This type of scenario occurred for an investment in the product, and/or reference benchmark between 09/2014 to 09/2019

**Recommended holding period:** 5 years  
**Example Investment:** EUR 10,000

		If you exit after 1 year	If you exit after 5 years
<b>Scenarios</b>			
<b>Minimum</b>	<b>There is no minimum guaranteed return. You could lose some or all of your investment.</b>		
<b>Stress</b>	<b>What you might get back after costs</b>	<b>1,730 EUR</b>	<b>1,770 EUR</b>
	Average return each year	-82.66%	-29.24%
<b>Unfavourable</b>	<b>What you might get back after costs</b>	<b>6,090 EUR</b>	<b>6,960 EUR</b>
	Average return each year	-39.11%	-7.00%
<b>Moderate</b>	<b>What you might get back after costs</b>	<b>10,170 EUR</b>	<b>11,680 EUR</b>
	Average return each year	1.70%	3.15%
<b>Favourable</b>	<b>What you might get back after costs</b>	<b>12,210 EUR</b>	<b>16,670 EUR</b>
	Average return each year	22.05%	10.77%

**Be aware of currency risk. You may receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.**

The risks currently identified as applying to the Fund are set out in the "Risk Factors" section of the prospectus.

Other risks to be considered are: Counterparty, Currency, Volatility, Derivative, Restricted Diversification, Short Selling and Smaller Companies risks.

This product does not include any protection from future market performance so you could lose some or all of your investment. If we are not able to pay you what is owed, you could lose your entire investment.

## What happens if Waystone Management Company is unable to pay out?

The Management Company of the Fund has no obligation to pay out since the Fund design does not contemplate any such payment being made. You are not covered by any national compensation scheme. To protect you, the assets are held with a separate company, a depositary. Should the Fund default, the depositary would liquidate the investments and distribute the proceeds to the investors. In the worst case, however, you could lose your entire investment.

## What are the costs?

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

### Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods. We have assumed:

- In the first year you would get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- EUR 10,000 is invested.

	If you exit after 1 year	If you exit after 5 years
<b>Total costs</b>	<b>875 EUR</b>	<b>3,102 EUR</b>
<b>Annual Cost Impact*</b>	<b>8.75%</b>	<b>4.98%</b>

(\*)This illustrates how costs reduce your return each year over the holding period. For example, it shows that if you exit at the recommended holding period your average return per year is projected to be 8.13% before costs and 3.15% after costs. We may share part of the costs with the person selling you the product to cover the services they provide to you.

## Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
<b>Entry costs</b>	This includes distribution costs of 5% of amount invested. This is the most you will be charged. The person selling you the product will inform you of the actual charge.	500 EUR
<b>Exit costs</b>	This is the charge that may be taken from your investment when you choose to sell. We do not charge an exit fee for this product, but the person selling you the product may choose to do so.	0 EUR
Ongoing costs taken each year		
<b>Management fees and other administrative or operating costs</b>	2.31% of the value of your investment per year. This is an estimate based on actual costs over the last year.	231 EUR
<b>Transaction costs</b>	0.90% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	90 EUR
Incidental costs taken under specific conditions		
<b>Performance fees</b>	15% above Euro Short-Term Rate (€STR) over a 12 month performance period with a high water mark. The actual amount will vary depending on how well your investment performs. The aggregated cost estimation above includes the average over the last 5 years.	40 EUR

## How long should I hold it and can I take money out early?

### Recommended holding period 5 year(s)

It is recommended that you stay invested in the Fund for at least 5 year(s). This period has been selected for illustrative purposes only and reflects this long-term nature of the Fund's investment objective. There is no minimum or maximum holding period and you can redeem your shares without penalty on any Dealing Day. Your return may be negatively impacted if you redeem your shares prior to the recommended holding period.

### How can I complain?

You can send your complaint to the Management Company as outlined at [www.waystone.com](http://www.waystone.com) or under following postal address: 35 Shelbourne Rd, Ballsbridge, IE - Dublin, D04 A4E0, Ireland or by e-mail to [complianceeurope@waystone.com](mailto:complianceeurope@waystone.com).

If you have a complaint about the person who advised you about this product, or who sold it to you, they will tell you where to complain.

### Other relevant information

The details of the up-to-date remuneration policy of the Management Company, including, but not limited to, a description of how remuneration and benefits are calculated, the identity of the persons responsible for awarding the remuneration and benefits, including the composition of the remuneration committee, are available on [www.waystone.com/waystone-policies](http://www.waystone.com/waystone-policies) a paper copy will be made available free of charge upon request.

**Previous Performance Scenarios** You can find previous performance scenarios updated on a monthly basis at [www.columbiathreadneedle.com](http://www.columbiathreadneedle.com)

**Past Performance** You can find the past performance over the last 14 years on our website at [www.columbiathreadneedle.com](http://www.columbiathreadneedle.com)

**For Switzerland**, the Fund's prospectus, Key Information Documents, Articles of Incorporation and annual and semi-annual reports may be obtained free of charge from the Swiss Representative, REYL & Cie Ltd, Rue du Rhône 4, CH-1204 Geneva. The paying agent in Switzerland is BANQUE CANTONALE DE GENEVE, Quai de l'Île 17, 1204 Geneva. Current share prices are available on [www.fundinfo.com](http://www.fundinfo.com). The risk indicator and the performance scenarios have been calculated and presented according to the provisions of the home jurisdiction of the Fund.