

TPEN United Kingdom

Contact Details

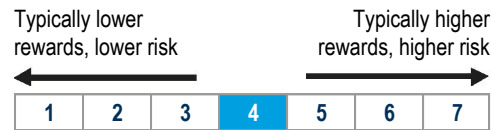
Helpline: 0207 4645668
 Helpline calls may be recorded

Fund Manager: Nathan Hargreaves
 Since: Jan-11
 Management Co: Threadneedle Pensions Ltd
 Fund Inception Date: 31/03/95
 Index: -
 Fund Currency: GBP
 Fund Domicile: United Kingdom
 Portfolio Size: £1,985.3m
 No. of Securities: 273

All information expressed in GBP

Risk and Reward Profile

The Risk and Reward Indicator table demonstrates where the Fund ranks in terms of its potential risk and reward. The higher the rank the greater the potential reward but the greater the risk of losing money. It is based on past data, may change over time, and may not be a reliable indication of the future risk profile of the Fund. The shaded area in the table shows the Fund's ranking on the Risk and Reward Indicator. The lowest category does not mean a risk-free investment.



Fund Charges

Please refer to your company pension scheme booklet

Fund Changes

Please refer to your company pension scheme booklet

Commentary and Outlook

The MSCI UK Monthly Property index generated a direct property total return of +0.7% in Q3 2020, with income at +1.4% and capital-value-growth at -0.7%. UK investment activity surged in Q3 2020 as lockdown eased, with investors continuing to target both the industrial/distribution and Central London markets.

The fund delivered a total return of +0.3%, fractionally outperforming the MSCI/AREF UK 'All Balanced' Property Fund index (the benchmark) weighted-average total return of +0.2%. The fund remains well positioned for such uncertain times given the following factors:

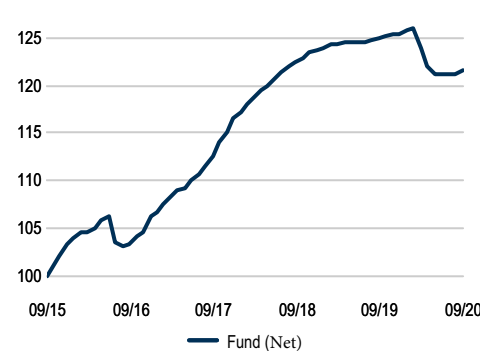
- Significant income yield advantage versus the MSCI UK Monthly Property index (6.0%* versus 5.1%);
- Maximum diversification at both portfolio (273 properties, 1,343 tenancies) and client levels (65 pension fund clients);
- Highly liquid average lot size of c. £6.5m;
- Strategic portfolio positioning, with a focus on the strongest underlying sub-sectors (c. 43%* of direct property exposure to the buoyant industrial market, with a 'last mile' focus);
- Significant unrealised potential to add value through proactive asset management across the portfolio;
- Defensive positioning with no property-level debt, no exposure to property company shares and no speculative property development; and
- Proven long-term record of delivering relative outperformance in uncertain economic climates.

*Source: CBRE Independent Valuation as at 30 September 2020. Weighted-average return statistics are measured at fund level (NAV to NAV, net of fees) and take into account cash holdings.

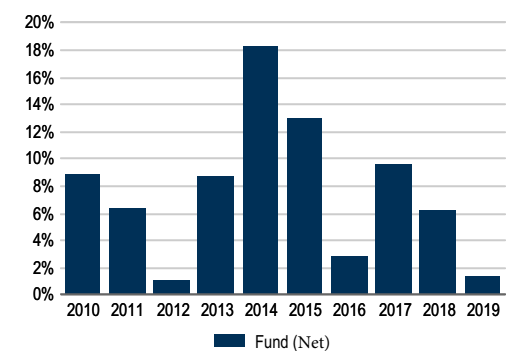
Fund Objective & Policy

To invest primarily in direct UK commercial property. It aims to generate total returns (from income and capital appreciation) that are above its benchmark, over rolling 3 year periods.

5 Years NAV (GBP)*



Calendar Years (GBP)*



Annualised Performance (GBP)*

	3M	1YR	3YR	5YR	10YR	10/15 - 09/16	10/16 - 09/17	10/17 - 09/18	10/18 - 09/19	10/19 - 09/20
Fund (Net) Nav-NAV)**	0.3	-2.7	2.6	4.0	6.4	3.4	9.0	8.8	2.1	-2.7
AREF IPD Weighted Average	0.2	-2.8	2.6	4.1	6.4	3.4	9.3	8.8	2.2	-2.8

12M Rolling Period (GBP)*

Calendar Year Performance (GBP)*

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Fund (Net) Nav-NAV)	1.4	6.2	9.7	2.9	13.0	18.4	8.8	1.1	6.5	8.9
AREF IPD Weighted Average	1.6	6.5	10.2	2.8	12.5	17.2	9.1	0.2	6.6	11.9

*Past performance is not a guide to the future. The value of investments and any income from them can fall as well as rise. The performance returns shown on this factsheet are Net of annual management charges on a NAV-to-NAV basis. The effect of charges will reduce the performance figures accordingly. Please see your scheme booklet for full details on all charges that may apply.

Performance source: Columbia Threadneedle Investments. Three, five and ten year returns are annualised.

Risk Warnings

Property Valuation Risk: The value of a property is a matter of a valuer's opinion and the true value may not be recognised until the property is sold.

Property Market Risk: The performance of the fund would be adversely affected by a downturn in the Property market in terms of capital value or a weakening of rental yields.

Property Liquidity Risk: It may be difficult or impossible to realise an investment in the fund because the underlying property concerned may not be readily saleable.

No Capital Guarantee: Positive returns are not guaranteed and no form of capital protection applies.

Uninvested Cash: Due to the illiquid nature of property and the time it can take to buy or sell assets, under normal circumstances up to 20% of the fund's assets may be held in cash deposits. In exceptional circumstances, the level of cash held by the fund may be significantly higher. Holding high levels of cash will have an impact on the performance of the fund and its distributable income until the excess cash is invested in property assets.

Past performance is not a guide to future performance.

Source: FactSet

Weightings (%)

Region	Fund	Sector	Fund
South East	26.1	Industrial / Warehouse	39.6
London - Inner	17.2	Town Centre Offices	24.3
London - Outer	11.3	Retail Warehouse	10.4
Yorkshire & Humberside	9.9	Out of Town Offices	10.2
North West	9.9	Miscellaneous	6.8
South West	5.3	Unit Shop	5.2
Eastern	4.5	Supermarket	2.1
East Midlands	3.7	Shopping Centre	1.5
Scotland	3.7		
West Midlands	3.4		
Wales	2.9		
North East	1.8		
Northern Ireland	0.5		

Top 10 Holdings (%)

Security Name	Weight
London W1 The Heals Building	5.7
Chelmsford, Boreham Airfield	3.2
Deeside, Deeside Industrial Park	2.6
London EC1, Banner Street	2.0
London EC1,29-35 Farringdon Rd	1.9
Watford, Penfold Works	1.8
Sittingbourne, Spade Lane Distribution	1.5
Wimbledon, Wellington	1.5
Bristol, Next Distribution Warehouse	1.4
South Ockendon, Arisdale Ave	1.3
Total	22.7

Portfolio Characteristics

	Fund	Index
Net initial yield on property %	6.0	5.0
Vacancy Rate %	9.7	9.2
Number of Tenancies	1,343	n/a
Average term of lease to renewal - years	5.1	7.2
Cash %	9.6	n/a

Important Information

Past performance is not a guide to future performance. The value of investments and any income is not guaranteed and can go down as well as up and may be affected by exchange rate fluctuations. This means that an investor may not get back the amount invested. Performance is on an offer-to-offer basis, gross of annual management charges, using global close prices. Portfolio positions are based on gross asset valuations at global close. Weighting and currency exposure data, where applicable, are on a look-through basis to underlying assets where Columbia Threadneedle CIS instruments are held.

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The Columbia Threadneedle Pooled Pension Funds Key Features Document (KFD) is available on the institutional site of www.columbiathreadneedle.co.uk. The KFD gives a summary of information about Columbia Threadneedle's pooled pensions in order to help you decide if you want to invest in funds, as well as a full list of risk factors applying to the funds. Please refer to the Risk section of the Key Features document for all risks applicable to investing in any fund and specifically this Fund.

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