

SUSPENSION PROCESS

THREADNEEDLE UK PROPERTY AUTHORISED INVESTMENT FUND AND THREADNEEDLE UK PROPERTY AUTHORISED TRUST

Columbia Threadneedle Investments will always act in the best interest of all our investors. Where a fund invests in an asset that is inherently less liquid such as property, we aim to ensure that we can meet any subscription or redemption requests in line with the fund's prospectus. As a fund manager, we deploy a range of liquidity risk management tools to safeguard our clients' investments, including the ability to temporarily suspend dealing in a fund in exceptional circumstances.

Below, we outline what to expect if dealing in the Threadneedle UK Property Authorised Investment Fund and its feeder fund the Threadneedle UK Property Authorised Trust (together the "Fund") is suspended:

Suspension decision

The decision to suspend dealing will be made by us in our capacity as the authorised corporate director of the Fund, with the agreement of the Funds' depository, Citibank Europe Plc, UK Branch, and the Financial Conduct Authority (FCA) will be notified.

This decision will be made after the deadline for redemption requests has passed and it is agreed by us and the depository that the Fund is unable to meet those redemption requests. Any requests to purchase or redeem units received for that day's dealing will be rejected.

Suspension communicated

A notice will be posted to our website (www.columbiathreadneedle.co.uk) to inform investors of the suspension of dealing in the Fund including details of the exceptional circumstances that have led to the suspension. Written notification will be sent to investors in the Fund and their agents. No action is required for investors.

The website will be kept up to date with Q&A and latest information during the suspension period.

Clients protected

We aim to ensure the fair treatment of all our investors whether they are transacting now or investing for the longer-term. Investor's money remains invested in the Fund and managed in accordance with its investment objective and policy.

Temporary suspension of dealing

We are unable to accept any requests to buy, sell, transfer, switch or convert units in the Fund until the period of suspension ends. Any deals placed during this period will therefore be rejected, and investors will need to reinstruct us once the Fund commences dealing again.

Valuations

During the period of suspension, we will continue to value the Fund and calculate a daily price which will be published on our website.

Income

Income will continue to be paid as usual but cannot be reinvested. Any clients with an instruction to reinvest income can have the income paid to them in cash or it can be held by us to reinvest once the suspension is lifted.

Payout on death

In the event of the death of an investor, we can accept probate applications as normal but unfortunately are not able to pay out the proceeds of the sale while the Fund remains suspended.

Suspension reviewed

We will review the Fund suspension every 28 days with the Fund's depository and the latest review date will be shared on our website. We believe this is in the best interest of the Fund's investors.

Suspension lifted

The Fund suspension will be lifted and dealing will reopen as soon as practicable after the exceptional circumstances leading to the suspension have ceased. We will write to investors in the Fund and their agents to notify them of our intention to lift the suspension and a notification will be placed on our main website.

To find out more visit columbiathreadneedle.com



Important information. Your capital is at Risk. 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. Columbia Threadneedle Investments does not give any investment advice. If you are in doubt about the suitability of any investment, you should speak to your financial adviser. Issued by Threadneedle Investment Services Limited (TISL) Registered No. 3701768. Authorised and regulated by the Financial Conduct Authority. Registered in England and Wales. Registered office: Cannon Place, 78 Cannon Street, London EC4N 6AG. United Kingdom. **Columbia Threadneedle Investments is the global brand name of the Columbia and Threadneedle group of companies.**
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Issued 11.20 | Valid to 11.21 | J31074 | 3344032