

# 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.

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

an undertaking for collective investment in transferable securities (a "UCITS") CT European Real Estate Securities B Acc GBP (IE00B5MQF833), a sub-fund of Columbia Threadneedle (Irl) III PLC (the "ICVC"), regulated by the Central Bank of Ireland. The management company of the ICVC is KBA Consulting Management Limited the "Management Company".

Columbia Threadneedle Management Limited ( "The Manufacturer" ) as the manufacturer of the ICVC , is authorised and regulated by the Financial Conduct Authority ( FCA ) .

You can contact us c/o the Administrator: State Street Fund Services (Ireland) Limited, Transfer Agency Department , 78 Sir John Rogerson's Quay , Dublin 2 , Ireland.

Email: CTIII-enquiries@statestreet.com. Phone: 00353 1242 5529. [www.columbiathreadneedle.com](http://www.columbiathreadneedle.com)

This PRIIPs KID is authorised in Ireland.

Production date: 2022-12-23

## What is this product?

### Type

Columbia Threadneedle (Irl) III PLC is an open-ended umbrella investment company with variable capital incorporated with limited liability under Irish law. Authorised in Ireland pursuant to the European Communities (UCITS) Regulations 2011 with segregated liability between funds.

Depository: State Street Fund Services (Ireland) Limited Further information regarding the Fund including copies of the prospectus (available in English and German), annual and half yearly report and accounts (available in English) can be obtained free of charge from the administrator, State Street Fund Services (Ireland) Limited, Transfer Agency Department , 78 Sir John Rogerson's Quay , Dublin 2 , Ireland.

Email: CTIII-enquiries@statestreet.com. Phone: 00353 1242 5529

The latest share prices, as well as other practical information, are also available from the administrator.

### Term

There is no fixed maturity date. An investor can hold their investment for any time period but 5 year(s) is recommended. The Manufacturer can close the fund with notice.

### Objective and Investment Policy

The Fund aims to generate a total return greater than the FTSE EPRA Nareit Developed Europe UCITS Capped Net Tax Index and maintain a volatility similar to that of the Index. The Fund mainly invests in equities of European listed property companies and companies related to or with significant exposure to European real estate. The Fund can also invest in real estate companies operating outside Europe. The Fund may also invest in other investments such as corporate bonds (which are similar to a loan and pay a fixed or variable interest rate) and derivatives (Derivatives are sophisticated investment instruments linked to the rise and fall of the value of other assets) to maintain, increase or reduce exposure to securities or indices for investment or hedging. Derivatives can also be used to obtain long or short 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 Fund's net asset value, known as leverage. The Fund may generate varying amounts of leverage at different times. Over the life of the Fund it has maintained a net position (offsetting long and short positions) of between 85% and 110%. The Fund uses hedging to maintain the currency exposure of the portfolio in line with the Index. The Fund is actively managed in reference to FTSE EPRA Nareit Developed Europe UCITS Capped Net Tax Index. The index is broadly representative of the securities in which the Fund invests, and provides a suitable comparator benchmark against which performance will be measured. The manager has discretion to select investments with weightings different to the index, and that are not in the index, and the Fund may display significant divergence from the index. 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 buy or sell shares in the Fund on any day which is a business day in Ireland unless the directors have decided that insufficient markets are open. You can find more detail on the investment objective and policy of the Fund in the prospectus. For more information on investment terms used in this document, please see the Glossary available at [columbiathreadneedle.com](http://columbiathreadneedle.com).

### Intended retail investor

This fund is aimed at Retail and Professional customers and Eligible Counterparties who should have at least a basic 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 of European Property Companies, the prices of which tend to fluctuate more than other asset classes, as investors directly participate in underlying companies and their profits and losses.


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

**Risks**

Lower risk Higher risk

←-----→

1 2 3 **4** 5 6 7

 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 4 out of 7, which is a medium risk class.

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

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

This Product does not include any capital protection and you could lose some or all of your investment. In case of default of the manufacturer of the Product, the investor may face a financial loss.

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

### Performance scenarios

Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

Investment GBP 10,000			
Scenarios		1 year	5 years (Recommended Holding Period)
<b>Minimum</b>	There is no minimum guaranteed return. You could lose some or all of your investment.		
<b>Stress scenario</b>	<b>What you might get back after costs</b>	<b>1,760.00 GBP</b>	<b>1,820.00 GBP</b>
	Average return each year	-82.38%	-28.85%
<b>Unfavourable scenario</b>	<b>What you might get back after costs</b>	<b>6,510.00 GBP</b>	<b>6,450.00 GBP</b>
	Average return each year	-34.89%	-8.40%
<b>Moderate scenario</b>	<b>What you might get back after costs</b>	<b>11,400.00 GBP</b>	<b>15,530.00 GBP</b>
	Average return each year	13.98%	9.20%
<b>Favourable scenario</b>	<b>What you might get back after costs</b>	<b>13,250.00 GBP</b>	<b>22,180.00 GBP</b>
	Average return each year	32.53%	17.28%

Unfavourable scenario: This type of scenario occurred for an investment between 2021-08-31 to 2022-11-30

Moderate scenario: This type of scenario occurred for an investment between 2016-05-31 to 2021-05-31

Favourable scenario: This type of scenario occurred for an investment between 2012-12-31 to 2017-12-31

This table shows the money you could get back over the next 5 year(s), under different scenarios, assuming that you invest GBP 10,000.

The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products.

The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment/product.

The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you.

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 happens if Columbia Threadneedle Management Limited is unable to pay out?

In case of default of the Manufacturer, the investor may face a financial loss. That loss would not be covered by an investor compensation scheme.

## What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown here are the cumulative costs of the product itself, for two different holding periods. They include potential early exit penalties. The figures assume you invest GBP 10,000. The figures are estimates and may change in the future.

## Costs over time

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 show you the impact that all costs will have on your investment over time.

Investment GBP 10,000	if you cash in after 1 year	if you cash in after 5 years (Recommended Holding Period)
<b>Total costs</b>	<b>214.00 GBP</b>	<b>1,740.00 GBP</b>
Impact on return (RIY) per year	2.15%	2.34%

## Composition of costs

The table shows the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period and the meaning of the different cost categories.

One-off costs upon entry or exit		If you exit after 5 year(s)
<b>Entry costs</b>	0.00% of the amount you pay when entering this investment. This is the charge that may be taken from your investment before the deal is placed in your chosen product.	0.00 GBP
<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.	0.00 GBP
Ongoing costs taken each year		
<b>Management fees and other administrative or operating costs</b>	1.74% of the value of your investment per year. This is the ongoing charges incurred and includes the annual management charge and operating costs.	173.65 GBP
<b>Transaction costs</b>	0.03% 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.	3.16 GBP
Incidental costs taken under specific conditions		
<b>Performance fees and carried interest</b>	15% above FTSE/EPRA/NAREIT Developed Europe Capped Index (Net GBP) with a high water mark	37.88 GBP

The costs set out may differ from the actual costs you may incur.

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

The minimum recommended holding period of 5 year(s) has been selected for illustrative purposes only and reflects the long-term nature of the Fund's investment objective. However there is no minimum (or maximum) holding period.

You can buy or sell shares in the Fund on any day which is a business day in Ireland unless the directors have decided that insufficient markets are open. Such days are published on [www.columbiathreadneedle.com](http://www.columbiathreadneedle.com).

## How can I complain?

If you have a complaint or are dissatisfied please let us know so we can try to put it right, please feel free to contact us at Columbia Threadneedle ( Irl ) III PLC, c/o The Administrator, State Street Fund Services ( Ireland ) Limited, Transfer Agency Department, 78 Sir John Rogersons Quay, Dublin 2, Ireland. Email: [CTIII-enquiries@statestreet.com](mailto:CTIII-enquiries@statestreet.com). Phone: 00353 1242 5529

## Other relevant information

Further information about the Product can be obtained from the Prospectus and the annual and semi-annual financial statements which are available, in addition to the latest available NAV of the Product, at [www.columbiathreadneedle.com](http://www.columbiathreadneedle.com). They are available free of charge in English and German.

You can find further information about the 10 year(s) past performance on our website at <https://www.columbiathreadneedle.com>

For Switzerland documents are available from our Swiss Representative: Carnegie Fund Services S.A., 11, rue du Général Dufour, CH-1204 Geneva, Switzerland, [www.carnegie-fund-services.ch](http://www.carnegie-fund-services.ch).

The paying agent is Banque Cantonale de Genève, 17, quai de l'île, CH-1204 Geneva. The current prices can be found at: [www.fundinfo.com](http://www.fundinfo.com)