# TR Property

Ordinary Shares

June 2024 - all data as of 30/06/2024 unless otherwise stated

## Fund objective

The investment objective is to maximise shareholders' total returns by investing in the shares and securities of property companies and property related businesses internationally and also in investment property located in the UK.

## Cumulative performance as at 30-June-24 (%)

| | 1 Month | 3 Months | 6 Months | YTD | 1 Year | 3 Years | 5 Years |
|---|---|---|---|---|---|---|---|
| Nav | -4.0 | -1.0 | -4.4 | -4.4 | 22.5 | -17.5 | -0.4 |
| Benchmark | -4.0 | -1.0 | -5.1 | -5.1 | 21.4 | -23.6 | -15.2 |
| Share price | -3.6 | -1.8 | -6.8 | -6.8 | 22.5 | -20.0 | -7.0 |

## Discrete performance as at 30-June-24 (%)

| | 2023/2024 | 2022/2023 | 2021/2022 | 2020/2021 | 2019/2020 |
|---|---|---|---|---|---|
| Nav | 22.5 | -19.3 | -16.5 | 23.7 | -2.4 |
| Benchmark | 21.4 | -19.8 | -21.5 | 18.0 | -5.9 |
| Share price | 22.5 | -24.5 | -13.5 | 37.6 | -15.5 |

Source: Columbia Threadneedle Investments, Lipper

Performance data is in GBP £ terms. **Investors should be aware that past performance should not be considered a guide to future performance**. All fund performance data is net of all fees and expenses.

## Trust Facts

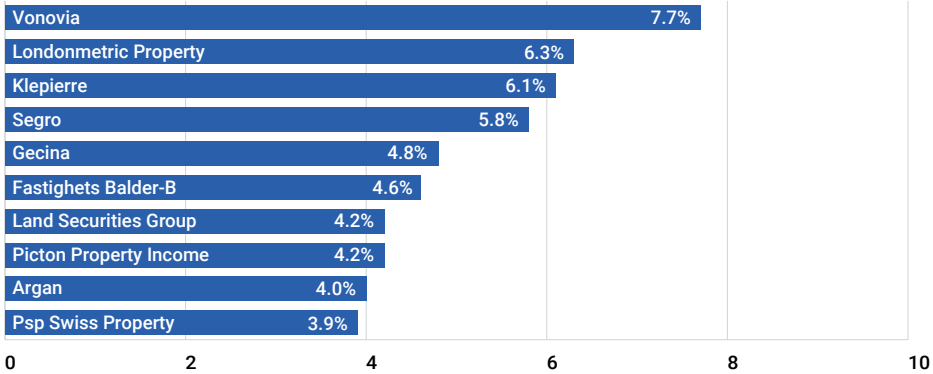
| | |
|---|---|
| **Fund manager(s):** | Marcus Phayre-Mudge |
| **Fund type:** | UK Investment Trust |
| **Sector:** | AIC Property Securities |
| **Benchmark:** | FTSE EPRA/NAREIT Developed Europe Capped TR Net GBP |
| **Fund currency:** | GBP |
| **Fund size:** | £1072m |
| **Share price:** | 309.0p |
| **Historic Yield:** | 5.0% |
| **Net gearing:** | 13.8% |
| **Ongoing charge:** | 1.23% |
| **Annual management fee:** | £4.09m plus 0.20% of net assets p.a |
| **Performance fee:** | 15% of outperformance of benchmark plus 1% hurdle |
| **Distribution policy:** | Semi-annual January, August |
| **Year end:** | 31 March |
| **ISIN:** | GB0009064097 |
| **FATCA:** | ML6PKQ.99999.SL.826 |
| **NAV (Inc) per share:** | 337.9 |
| **Discount:** | 9.3% |
| **Tel:** | +44 (0)20 3530 6375 |
| **Email:** | enquiries@trproperty.co.uk |
| | sales.support@columbiathreadneedle.com |

## Sector allocation (% NAV)

| | |
|---|---|
| Industrials | 20.9 |
| German Residential | 17.3 |
| European Shopping Centres | 12.8 |
| UK Diversifieds | 10.5 |
| French Offices | 7.4 |
| Swiss Diversified | 7.2 |
| Swedish Diversified | 5.6 |
| Nordic Residential | 5.0 |
| UK Majors | 5.0 |
| Spanish Diversified | 3.7 |
| UK Direct Property | 3.6 |
| German Offices | 3.0 |

| | |
|---|---|
| Student Housing | 2.8 |
| UK London Offices | 2.0 |
| European Healthcare | 1.9 |
| UK Retail | 1.2 |
| Self Storage | 1.2 |
| Supermarkets | 1.0 |
| UK Healthcare | 0.9 |
| Hotels | 0.8 |
| Benelux Diversified | 0.2 |
| UK/Ireland Residential | 0.1 |
| Norwegian Offices | 0.0 |
| Total | 114.0 |

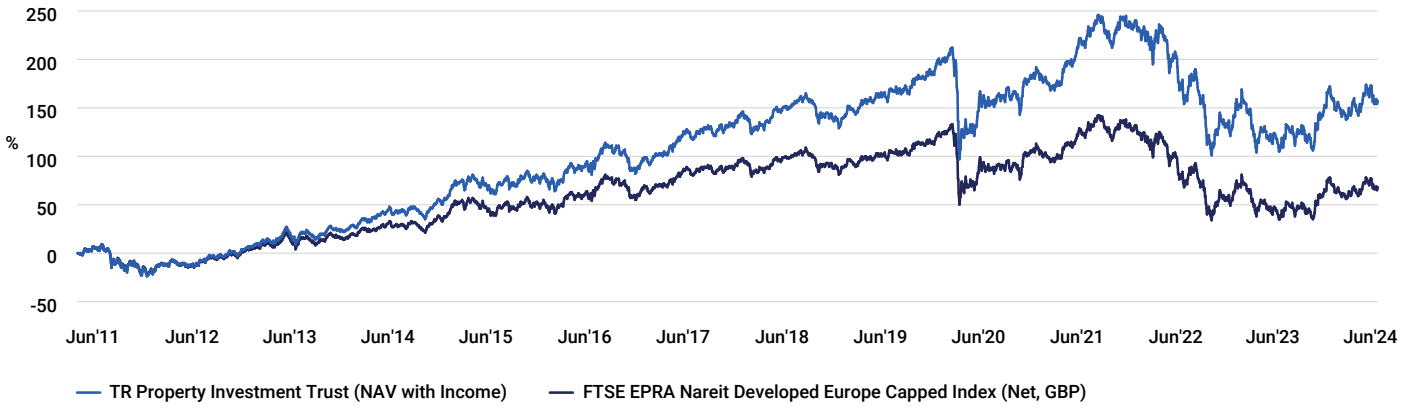
## Top holdings (% NAV)



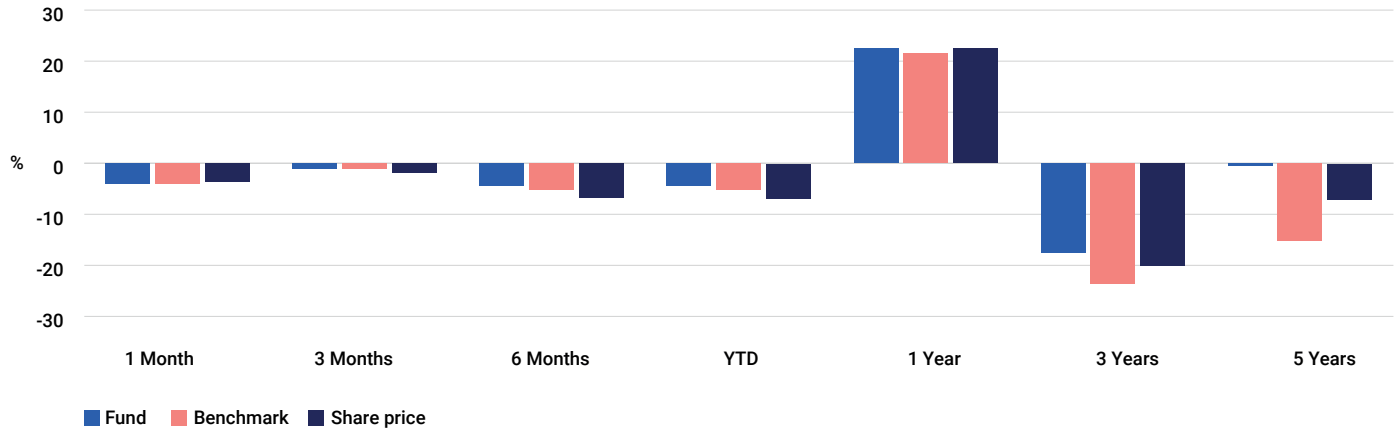
# TR Property

June 2024 - all data as of 30/06/2024 unless otherwise stated

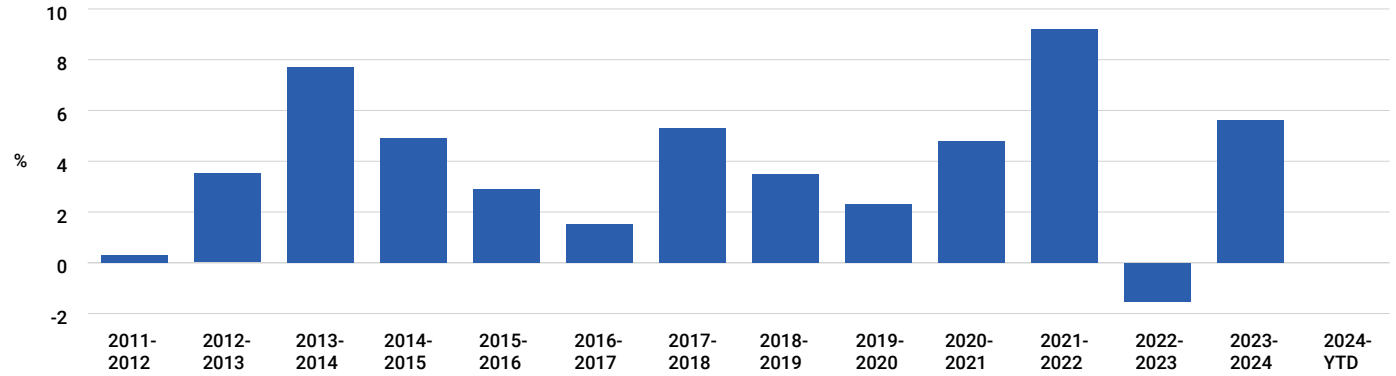
## Historical Performance



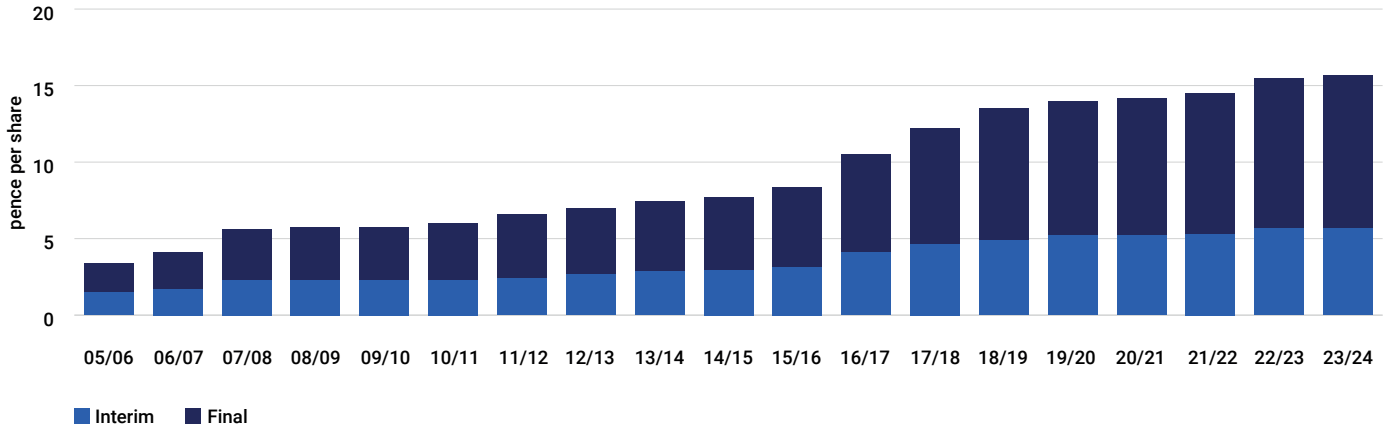

## Fund performance




## Excess return (net of fees) vs Benchmark per financial year



## Dividend history




### 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. The market value of the shares of TR Property may not reflect the underlying net asset value of the investments held by TR Property. TR Property is able to borrow to raise further funds for investment purposes if the fund manager and the board of directors consider that it may be commercially advantageous to do so. This is generally described as "gearing". An investment trust which has made investments as a result of gearing may have a more volatile share price as a result; gearing can increase shareholder returns in rising markets but conversely can increase the extent to which the value of the funds attributable to shareholders decreases in falling markets.

**© 2024 Columbia Threadneedle Investments.** Columbia Threadneedle Investments is the global brand name of the Columbia and Threadneedle group of companies.

This financial promotion is issued for marketing and information purposes only by Columbia Threadneedle Investments in the UK.

TR Property Investment Trust PLC is an investment trust and its Ordinary Shares are traded on the main market of the London Stock Exchange.

English language copies of the key information document (KID) can be obtained from Columbia Threadneedle Investments, Cannon Place, 78 Cannon Street, London EC4N 6A. Email: inv.trusts@columbiathreadneedle.com or electronically at www.columbiathreadneedle.com. Please read before taking any investment decision.

The information provided in the marketing material does not constitute, and should not be construed as, investment advice or a recommendation to buy, sell or otherwise transact in the Funds. The manager has the right to terminate the arrangements made for marketing.

Financial promotions are issued for marketing and information purposes; in the United Kingdom by Columbia Threadneedle Management Limited, which is authorised and regulated by the Financial Conduct Authority; in the EEA by Columbia Threadneedle Netherlands B.V., which is regulated by the Dutch Authority for the Financial Markets (AFM); and in Switzerland by Columbia Threadneedle Management (Swiss) GmbH, acting as representative office of Columbia Threadneedle Management Limited. In the Middle East: This document is distributed by Columbia Threadneedle Investments (ME) Limited, which is regulated by the Dubai Financial Services Authority (DFSA). For Distributors: This document is intended to provide distributors with information about Group products and services and is not for further distribution. For Institutional Clients: The information in this document is not intended as financial advice and is only intended for persons with appropriate investment knowledge and who meet the regulatory criteria to be classified as a Professional Client or Market Counterparties and no other Person should act upon it.