

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")

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

This PRIIPs KID is authorised in Ireland.

Date of production of KID: 2024-02-29

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.

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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 minimum 5 year(s) is recommended. The Manufacturer can close the fund with notice.

Objectives

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 www.columbiathreadneedle.com.

Intended retail investor

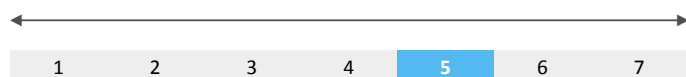
This fund is aimed at Retail and Professional customers and Eligible Counterparties who should have at least a basic level of knowledge and experience of investing in funds. It is designed for investors looking capital growth who can invest their money for at least 5 years. Your capital is not guaranteed 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?

RISK INDICATOR

Lower risk

Higher risk



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 our capacity to pay you.

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 between 08/2021 to 02/2024

Moderate scenario: This type of scenario occurred for an investment between 07/2015 to 07/2020

Favourable scenario: This type of scenario occurred for an investment between 09/2014 to 09/2019

Investment GBP 10,000		If you exit after 1 year	If you exit after 5 years (Recommended Holding Period)
Scenarios			
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress scenario	What you might get back after costs	1,700.00 GBP	1,730.00 GBP
	Average return each year	-82.98%	-29.60%
Unfavourable scenario	What you might get back after costs	6,190.00 GBP	6,350.00 GBP
	Average return each year	-38.15%	-8.69%
Moderate scenario	What you might get back after costs	10,260.00 GBP	13,630.00 GBP
	Average return each year	2.57%	6.39%
Favourable scenario	What you might get back after costs	12,340.00 GBP	17,770.00 GBP
	Average return each year	23.38%	12.18%

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 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.

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.
- GBP 10,000 is invested.

Investment GBP 10,000	if you exit in after 1 year	if you exit in after 5 years (Recommended Holding Period)
Total costs	762.00 GBP	2,695.00 GBP
Annual Cost impact*	7.62%	3.91%

(*) 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 6.39% before costs and 2.48% 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 5 year(s)
Entry costs	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.	500.00 GBP
Exit costs	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		
Management fees and other administrative or operating costs	1.71% of the value of your investment per year. This is the ongoing charges incurred and includes the annual management charge and operating costs.	171.00 GBP
Transaction costs	0.31% 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.	31.07 GBP
Incidental costs taken under specific conditions		
Performance fees and carried interest	15% above FTSE/EPRA/NAREIT Developed Europe Capped Index (Net GBP) with a high water mark	52.87 GBP

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

Recommended holding period: 5 year(s)

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.

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. Phone: 00353 1242 5529

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

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. 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>

Additional information for investors in Switzerland : The representative in Switzerland is REYL & Cie Ltd, Rue du Rhône 4, CH-1204 Geneva. The prospectus, the Key Information Document, the fund regulation or the articles of association as well as the annual and semi-annual reports may be obtained free of charge from the representative. Current share prices are available on www.fundinfo.com. The paying agent in Switzerland is BANQUE CANTONALE DE GENEVE, Quai de l'Île 17, 1204 Geneva.