

QUESTIONS & ANSWERS

DEALING SUSPENSION

Threadneedle UK Property Authorised Investment Fund (Threadneedle PAIF) and its Feeder Fund, Threadneedle UK Property Authorised Trust (Feeder Fund) (“The Fund”).

INTRODUCTION

To protect the interests of investors in the funds, Columbia Threadneedle Investments has temporarily suspended dealing in the Threadneedle UK Property Authorised Investment Fund (Threadneedle PAIF) and the Threadneedle UK Property Authorised Trust (Feeder Fund) from 12 noon on 18 March 2020. This means investors are temporarily unable to buy or sell shares in the Threadneedle PAIF or its Feeder Fund. Any requests to transact after 12 noon on 17 March have not been actioned and new requests will not be accepted. We have taken this action following discussions with the funds’ depositary, Citibank Europe Plc, UK Branch. The Financial Conduct Authority (FCA) has been notified.

1. Which funds have you suspended dealing in?

The Threadneedle UK Property Authorised Investment Fund (Threadneedle PAIF) and its associated feeder fund, Threadneedle UK Property Authorised Trust (Feeder Fund).

2. When is the suspension effective from?

The dealing suspension came into effect at 12 noon on 18 March 2020. Any transaction requests received after 12 noon on 17 March have not been actioned and new requests will not be accepted.

3. Why have you decided to suspend dealing?

The decision was made in line with the FCA’s upcoming rules which require a fund to suspend if more than 20% of the portfolio’s assets cannot be accurately valued. Our independent property valuer, CBRE, consistent with the broader industry, has deployed a ‘market uncertainty clause’ which means that they are unable to provide an accurate valuation of the Fund’s assets in the current market environment. As a result, we have suspended the Threadneedle PAIF and its Feeder Fund until such time that an accurate valuation can be ascertained. We will review this decision every 28 days with our depositary

4. Why are the valuers not able to provide a valuation of the assets?

Due to the Coronavirus (Covid 19) and the resulting uncertainty on markets and economies, our independent valuers, CBRE, believe they have less confidence in the value the assets of the fund, given the fast changing economic situation. Valuations typically rely on recent property sales, however market activity is being impacted in many sectors. As a result, CBRE considers that they can attach less weight to previous market evidence for comparison purposes, to inform opinions of value and that the current response to COVID-19 means that they are faced with an unprecedented set of circumstances on which to base a judgement.

5. Who made the decision to suspend dealing?

Threadneedle Investment Services Limited (TISL) as Authorised Corporate Director (ACD) of the Threadneedle PAIF and Trust Manager of the Feeder Fund has made the decision in discussion with Citibank Europe plc, UK Branch, the depository of the funds. In addition, the Financial Conduct Authority (FCA) has been notified and we will keep them informed.

6. Was the fund suspended due to an increase in people selling out of the fund?

No, the fund suspended because of an inability to value the assets in the fund.

7. I want to transact - why can't I place a deal? When will I be able to place a transaction and how will I know?

Unfortunately, we are unable to accept any requests to buy, sell, transfer cash or switch units until the period of suspension ends. Any deals placed after 12 noon on 17 March will therefore be rejected, and you will need to be reinstruct us once the funds commence dealing again.

We will update www.columbiathreadneedle.com/paif and www.myThreadneedle.com to notify investors that dealing has reopened.

8. When will you start dealing in the fund again?

When our independent property valuer is able to give an accurate valuation of the assets in the fund. We do not have an estimate of when that will be.

9. Is my money still invested?

Yes, your money will remain invested, which will continue to be managed in accordance with the investment objective and policy of the fund.

10. Does the investment remain ISA eligible?

Yes, the investments will remain ISA eligible regardless of the period of suspension.

11. What is the current cash balance in the fund?

The last published figure was 14.3% as at end Jan 2020. The cash level varies on a daily basis.

12. What is the size of the Fund?

As at end of Jan 2020 the Fund had £1.12bn assets under management (AUM).

13. When do you expect the suspension to lift / when do you expect valuations to continue again?

Our independent property valuer, CBRE, consistent with the broader market, has used the 'market uncertainty clause' because they believe that in the current market environment it is

difficult to ascertain accurate market prices. This is caused by the negative impact of the coronavirus (Covid 19) on economic and market activity. We do not have an estimate of when they will be able to provide accurate valuations.

14. Will you contact me when the fund is open again?

We will notify you when dealing in the Threadneedle PAIF and Feeder Fund resumes via notification on our website www.columbiathreadneedle.com/paif and www.mythreadneedle.com

15. Where can I find out more information?

If you require any further information please call us on 0800 953 0134*, our team is available from 8:00am to 6:00pm, Monday to Friday (UK time).

We will update our website to notify clients once dealing has reopened.