



CALEDONIA INVESTMENTS

31 December 2016

Share price: 2590p

NAV/share: 3235p

Discount: 19.9%

About Caledonia

Caledonia is a self-managed investment trust, with net assets of £1.8bn. We invest in well-managed, long term businesses and funds, both listed and private, in a range of sectors and regions. We have a long term investment horizon – often over ten years – and a predominantly value investment style.

We focus on established businesses, where return on capital employed is a differentiator of longer term performance and where underlying real assets provide risk mitigation to the balance sheet.

We aim to be a core investment for those seeking capital growth coupled to an increasing income stream over the long term.

Review

During the month, we invested £6.2m and realised £8.1m.

On 19 December 2016, we announced that we had agreed terms for the sale of Park Holidays, the UK's third largest holiday park operator, at an enterprise value of £362m. Caledonia will receive £197m for the sale of its equity stake. Completion of the transaction is conditional on the approval of the Financial Conduct Authority, which could take up to three months. The NAV reflects the increase in valuation of Park Holidays to the agreed sale price.

At the end of the month, we had cash of £16.8m. The NAV includes £8.2m for the interim dividend of 14.9p per share, declared on 24 November 2016. The dividend was paid on 5 January 2017 to shareholders registered on 2 December 2016.

Ten largest holdings

Name	Business	Dec 2016 £m	Sep 2016 £m
Park Holidays	Caravan parks operator	197.0	134.2
Cobehold	Investment company	121.3	122.9
Gala Bingo	Bingo operator	92.3	92.3
Seven Investment Management	Investment management	76.7	76.7
The Liberation Group	Pubs and restaurants	73.1	71.0
The Sloane Club	Residential club	58.5	58.5
Choice Care Group	Care homes provider	54.6	54.6
Bristow Group	Helicopter services	48.2	31.9
AG Barr	Soft drinks	41.3	41.8
British American Tobacco	Tobacco	40.6	44.1
		803.6	728.0
Other investments		974.1	951.6
Cash and other items		33.0	46.3
Net assets		1,810.7	1,725.9
		9 mth Dec 2016	Year Mar 2016
NAV total return (note 1)		12.5%	2.6%

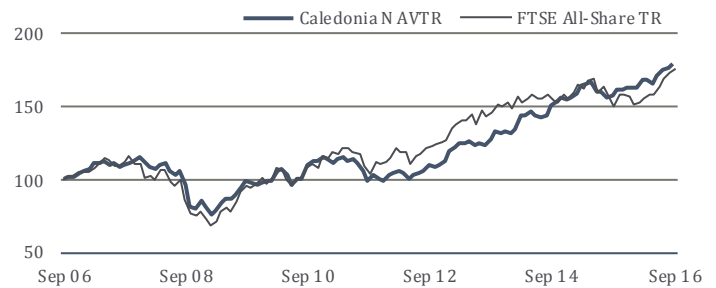
1. Caledonia reviews the valuation of its unquoted investments biannually, in March and September.

Caledonia Investments plc

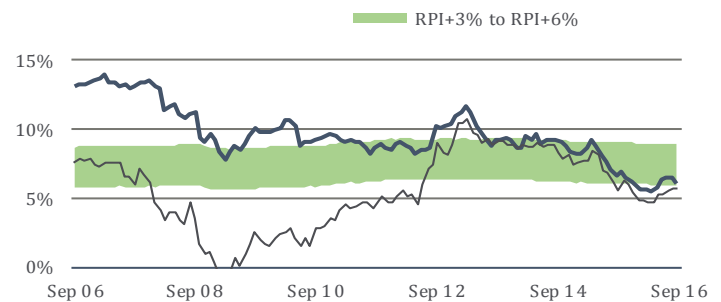
Sources: Caledonia Investments plc ('Caledonia') and FTSE International Limited ('FTSE') © FTSE 2016. 'FTSE®' is a trade mark of the London Stock Exchange Group companies and is used by FTSE International Limited under licence. All rights in the FTSE indices and/or FTSE ratings vest in FTSE and/or its licensors. Neither FTSE nor its licensors accept any liability for any errors or omissions in the FTSE indices and/or FTSE ratings or underlying data. No further distribution of FTSE Data is permitted without FTSE's express written consent.

The price of shares and the income from them may go down as well as up. Past performance is no indication of future performance. Under no circumstances should this information be considered as an offer, or solicitation, to deal in investments.

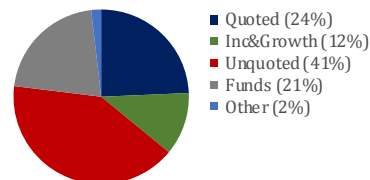
NAV total return index ten years



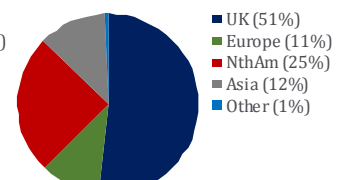
Annualised ten year rolling performance



Pool allocation



Geographic allocation



Performance to 30 September 2016

	6 months %	1 year %	3 years %	5 years %	10 years %
NAV total return	6.7	13.8	41.0	81.5	79.7
Annualised					
NAV total return		13.8	12.1	12.7	6.0
Retail Prices Index		2.0	1.7	2.2	2.8
Performance against RPI		11.8	10.4	10.5	3.2
FTSE All-Share Total Return					5.8
Performance against FTSE					0.2

1. NAV per share is calculated on a diluted, cum-income basis.

2. The performance record is updated biannually, concurrent with the revaluation of unquoted investments and funds. Pool and geographic allocation charts are updated monthly.

Investor information

Sector: Global
 Fund type: Investment Trust
 Listing: London Stock Exchange (SEDOL 0163992, TIDM CLDN)
 Investing: Direct, Caledonia Savings Scheme and ISA
 Contact: 2nd Floor Stratton House, 5 Stratton Street, London W1J 8LA
 tel +44 20 7802 8080, fax +44 20 7802 8090
 enquiries@caledonia.com, www.caledonia.com