



CALEDONIA INVESTMENTS

31 January 2017

Share price: 2760p

NAV/share: 3236p

Discount: 14.7%

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 £26.7m and realised £8.3m.

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.

On 5 January 2017, we paid our interim dividend of 14.9p per share, totalling £8.2m. At the end of the month, we had net debt of £12.4m.

Ten largest holdings

Name	Business	Jan 2017 £m	Sep 2016 £m
Park Holidays	Caravan parks operator	197.0	134.2
Cobehold	Investment company	122.0	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	73.6	71.0
The Sloane Club	Residential club	58.5	58.5
Choice Care Group	Care homes provider	54.6	54.6
British American Tobacco	Tobacco	43.8	44.1
Bristow Group	Helicopter services	41.1	31.9
AG Barr	Soft drinks	40.9	41.8
		800.5	728.0
Other investments		988.5	951.6
Cash and other items		21.7	46.3
Net assets		1,810.7	1,725.9
		10 mth Jan 2017	Year Mar 2016
NAV total return (note 1)		12.5%	2.6%

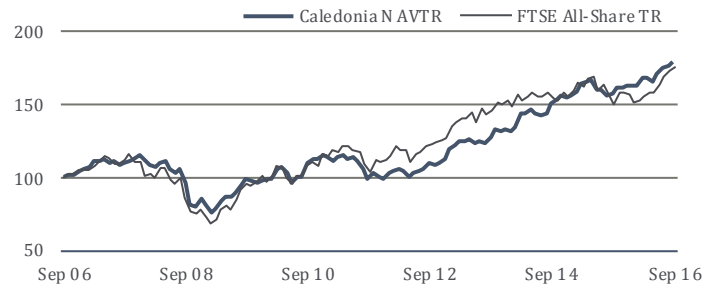
1. Caledonia reviews the valuation of its unquoted investments biannually, in March and September.

Caledonia Investments plc

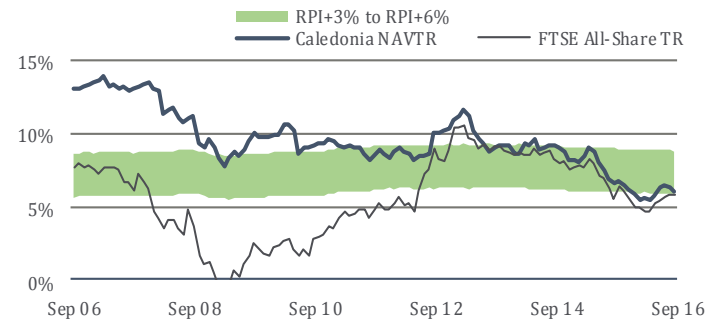
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The price of shares and the income from them may go down as well as up. Past performance is no indication of future performance. Under no circumstances should this information be considered as an offer, or solicitation, to deal in investments.

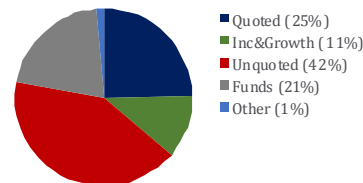
NAV total return index ten years



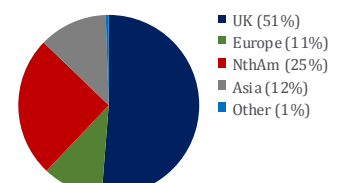
Annualised ten year rolling performance



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
<i>Annualised</i>					
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
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