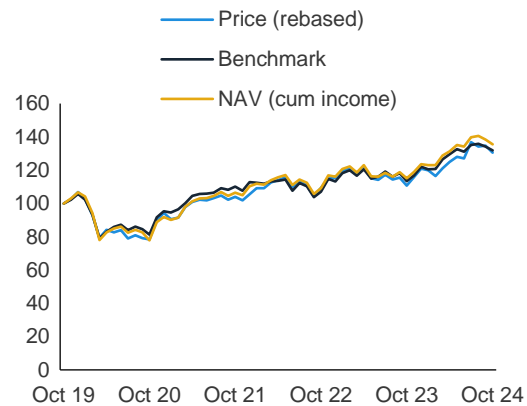
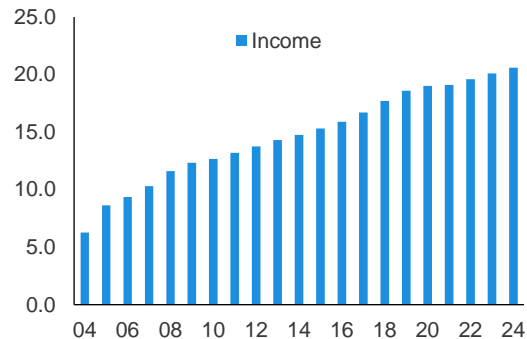


Share price performance (total return)



Dividend history (pence/share)



Please note that this chart could include dividends that have been declared but not yet paid.

Performance over (%)	6m	1y	3y	5y	10y
Share price (Total return)	4.4	17.8	25.5	30.4	78.6
NAV (Total return)	3.2	17.8	27.3	35.5	85.1
Benchmark (Total return)	1.8	16.3	19.7	31.9	81.9
Relative NAV (Total return)	1.4	1.5	7.6	3.6	3.2

Discrete year performance (%)	Share price (total return)	NAV (total return)
30/9/2023 to 30/9/2024	16.6	16.5
30/9/2022 to 30/9/2023	10.7	12.3
30/9/2021 to 30/9/2022	2.2	1.2
30/9/2020 to 30/9/2021	29.1	26.6
30/9/2019 to 30/9/2020	-21.1	-18.4

All performance, cumulative growth and annual growth data is sourced from Morningstar.

Source: at 31/10/24. © 2024 Morningstar, Inc. All rights reserved. The information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is not warranted to be accurate, complete, or timely. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information. **Past performance does not predict future returns.**

Commentary at a glance

Performance

In the month under review the Company's NAV total return was -2.1% and the FTSE All-Share Index total return was -1.6%.

Contributors/detractors (for the quarter)

The biggest positive stock contributor was Imperial Brands, the tobacco company. The biggest detractor was the underweight position in Shell, the oil and gas company.

Outlook

We think the valuation of UK equities is compelling compared to equivalents overseas. In particular, the dividend yields on offer are attractive relative to the main alternatives.

See full commentary on page 3.

References made to individual securities do not constitute a recommendation to buy, sell or hold any security, investment strategy or market sector, and should not be assumed to be profitable. Janus Henderson Investors, its affiliated advisor, or its employees, may have a position in the securities mentioned.

Company overview

Objective

The Company's objective is to provide long-term growth in income and capital, principally by investment in equities listed on the London Stock Exchange. The Board fully recognises the importance of dividend income to shareholders.

Highlights

Renowned for its record-setting annual dividend increases since 1966, the Company targets long-term income and capital growth.

Company information

NAV (cum income)	423.9p
NAV (ex income)	423.1p
Share price	420.5p
Discount(-)/premium(+)	-0.8%
Yield	5.0%
Net gearing	7%
Net cash	-
Total assets	£2,187m
Net assets	£2,095m
Market capitalisation	£2,079m
Shares in issue excluding shares in Treasury	494,334,723
Total number of holdings	81
Ongoing charges (year end 30 Jun 2024)	0.37%
Benchmark	FTSE All-Share Index
Overall Morningstar Rating™	★★★★
As of 31/10/2024	
Morningstar Medalist Rating™	Gold
Effective 04/04/2024	

Analyst-Driven %: 100.00
Data Coverage %: 100.00

Source: BNP Paribas for holdings information and Morningstar for all other data. Differences in calculation may occur due to the methodology used.

Please note that the total voting rights in the Company do not include shares held in Treasury.

Please remember that past performance does not predict future returns. The value of an investment and the income from it can rise as well as fall as a result of market and currency fluctuations, and you may not get back the amount originally invested. Please refer to the glossary for the definition of share price total return.

How to invest

Go to www.janushenderson.com/howtoinvest

Find out more

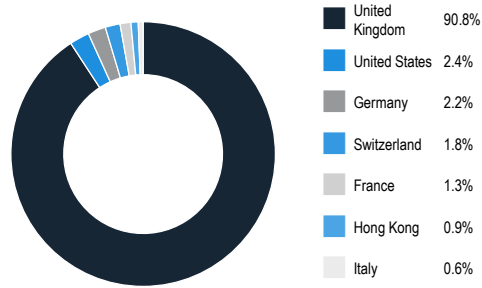
Go to www.cityinvestmenttrust.com

Top 10 holdings (%)

HSBC	4.3
Shell	4.2
RELX	4.2
BAE Systems	4.0
Unilever	4.0
British American Tobacco	3.2
AstraZeneca	3.1
Tesco	3.1
Imperial Brands	3.1
NatWest	3.0

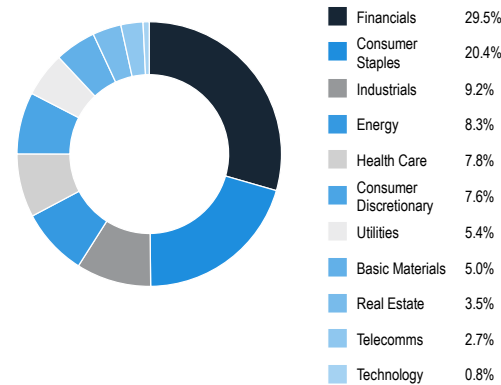
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Geographical focus (%)



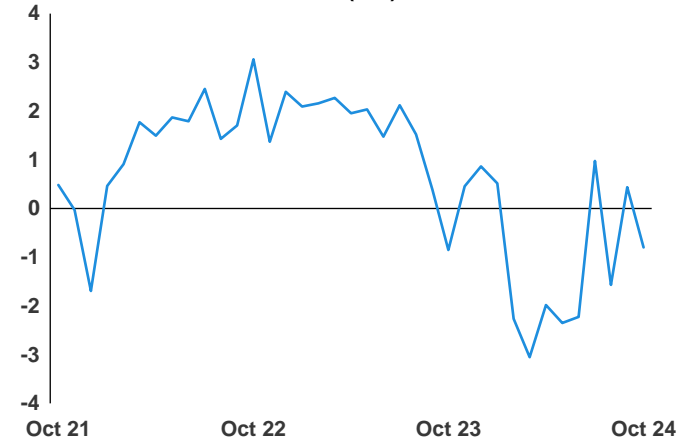
The above geographical breakdown may not add up to 100% due to rounding.

Sector breakdown (%)



The above sector breakdown may not add up to 100% due to rounding.

Premium/(discount) of share price to NAV at fair value (%)



10 year total return of £1,000



All performance, cumulative growth and annual growth data is sourced from Morningstar. Share price total return is calculated using mid-market share price with dividends reinvested.

Key information

Stock code	CTY
AIC sector	AIC UK Equity Income
Benchmark	FTSE All-Share Index
Company type	Conventional (Ords)
Launch date	1891
Financial year	30-Jun
Dividend payment	November, February, May, August
Management fee	0.3% per annum of net assets
Performance fee	No
<small>(See Annual Report & Key Information Document for more information)</small>	
Regional focus	UK
Fund manager appointment	Job Curtis 1991 David Smith 2021



Job Curtis, ASIP
Portfolio Manager



David Smith, CFA
Deputy Fund Manager



Please remember that past performance does not predict future returns. The value of an investment and the income from it can rise as well as fall as a result of market and currency fluctuations, and you may not get back the amount originally invested. Please refer to the glossary for the definition of share price total return.

How to invest

Go to www.janushenderson.com/howtoinvest

Customer services

0800 832 832

Factsheet - at 31 October 2024

Marketing Communication

Fund Manager commentary

Investment environment

The UK economy returned to growth and rose 0.2% month-on-month in August, after flat-lining in the previous two months. Meanwhile, annual inflation cooled to a lower-than-forecast 1.7% in August.

The FTSE All-Share Index fell 1.6% in October as the new Labour government announced tax increases and a substantial rise in public spending in its first Budget.

In the US, non-farm payrolls grew more strongly than the market forecast in September, leading to a dampening of expectations for interest rate cuts and a stronger dollar.

In Europe, the European Central Bank (ECB) reduced its deposit rate by 25 basis points (bps) to 3.25%.

Portfolio review

The biggest positive stock contributor to performance relative to the FTSE All-Share Index was the holding in Imperial Brands, the tobacco company. This was followed by the holding in the bank NatWest.

The biggest single stock detractor from performance was the underweight position relative to the FTSE All-Share Index in Shell, the oil and gas company. Not holding Compass, the international caterer, was also negative.

In terms of investment activity, we made additions to holdings in the diversified Real Estate Investment Trusts, Land Securities and British Land, whose share prices all stood at large discounts to their net asset values (NAVs) and also offered attractive dividend yields. Elsewhere, we took profits at a large premium to NAV in 3i, the investor in private companies (such as Action, the fast growing European discount retailer). We sold the small holding in DFS, the furniture retailer, given it is not paying a dividend along with the fact that trading conditions are tough for the firm.

Manager outlook

We think the Bank of England (BoE) might take a relatively cautious approach to future interest rate cuts, given the continuing high level of wage increases. Some two-thirds of revenues earned by companies that we invest in are from overseas, which provides useful diversification. However, there is considerable uncertainty for the global economy with ongoing geopolitical tensions. Nonetheless, we think the valuation of UK equities is compelling relative to their equivalents overseas, possibly due to the low allocation from domestic, institutional investors. In particular, we find the dividend yield of UK equities attractive relative to the main alternatives.

Glossary

Discount/Premium

The amount by which the price per share of an investment company is either lower (at a discount) or higher (at a premium) than the net asset value per share (cum income), expressed as a percentage of the net asset value per share.

Gearing

The effect of borrowing money for investment purposes (financial gearing). The amount a company can “gear” is the amount it can borrow in order to invest. Gearing is used in the expectation that the returns on the investments bought will exceed the costs of the borrowings that funded the purchase. This Company can also use synthetic gearing through derivatives and foreign exchange hedging and/or other non-fully funded instruments or techniques.

Leverage

The Company's leverage is the sum of financial gearing and synthetic gearing. Details of the Company's leverage limits can be found in both the Key Information Document and Annual Report. Where a company utilises leverage, the profits and losses incurred by the company can be greater than those of a company that does not use leverage.

Market capitalisation

Share price multiplied by the number of shares in issue, excluding treasury shares, at month end. Shares typically priced mid-market at month-end closing.

Net Asset Value (NAV)

The total value of a Company's assets less its liabilities.

NAV (Cum Income)

The value of investments and cash, including current year revenue, less liabilities (prior charges such as loans, debenture stock and preference shares at fair value).

NAV (Ex Income)

The value of investments and cash, excluding current year revenue, less liabilities (prior charges such as loans, debenture stock and preference shares at fair value).

NAV total return

The theoretical total return on shareholders' funds per share reflecting the change in Net Asset Value (NAV) assuming that dividends paid to shareholders were reinvested at NAV at the time the shares were quoted ex-dividend. A way of measuring investment management performance of investment trusts which is not affected by movements in discounts/premiums.

Net assets

Total assets minus any liabilities such as bank loans or creditors.

Net cash

A company's net exposure to cash/cash equivalents expressed as a percentage of shareholders' funds, after any offset against its gearing. This is only shown for companies that have gearing in place.

Net gearing

A company's total assets (less cash/cash equivalents) divided by shareholders' funds expressed as a percentage.

Ongoing charges

The total expenses for the financial year (excluding performance fee), divided by the average daily net assets, multiplied by 100.

Share price

Closing mid-market share price at month end.

Share price total return

The theoretical total return to the investor assuming that all dividends received were reinvested in the shares of the company at the time the shares were quoted ex-dividend. Transaction costs are not taken into account.

Total assets

Cum Income NAV multiplied by the number of shares, plus prior charges at fair value.

Yield

Calculated by dividing the current financial year's dividends per share (this will include prospective dividends) by the current price per share, then multiplying by 100 to arrive at a percentage figure.

For a full list of terms please visit:

<https://www.janushenderson.com/en-gb/investor/glossary/>

Source for fund ratings/awards

Overall Morningstar Rating™ is a measure of a fund's risk-adjusted return, relative to similar funds. Fund share classes are rated from 1 to 5 stars, with the best performers receiving 5 stars and the worst performers receiving a single star.

Overall Morningstar Rating™ is shown for an investment company achieving a rating of 4 or 5.

Morningstar Medalist Rating™

Ratings should not be taken as a recommendation. For more detailed information about Morningstar Ratings, including its methodology, please go to <https://shareholders.morningstar.com/investor-relations/governance/Compliance--Disclosure/default.aspx>.

Company specific risks

- This Company is suitable to be used as one component of several within a diversified investment portfolio. Investors should consider carefully the proportion of their portfolio invested in this Company.
- Active management techniques that have worked well in normal market conditions could prove ineffective or negative for performance at other times.
- The Company could lose money if a counterparty with which it trades becomes unwilling or unable to meet its obligations to the Company.
- Shares can lose value rapidly, and typically involve higher risks than bonds or money market instruments. The value of your investment may fall as a result.
- The return on your investment is directly related to the prevailing market price of the Company's shares, which will trade at a varying discount (or premium) relative to the value of the underlying assets of the Company. As a result, losses (or gains) may be higher or lower than those of the Company's assets.
- If a Company's portfolio is concentrated towards a particular country or geographical region, the investment carries greater risk than a portfolio that is diversified across more countries.
- Where the Company invests in assets that are denominated in currencies other than the base currency, the currency exchange rate movements may cause the value of investments to fall as well as rise.
- The Company may use gearing (borrowing to invest) as part of its investment strategy. If the Company utilises its ability to gear, the profits and losses incurred by the Company can be greater than those of a Company that does not use gearing.
- All or part of the Company's management fee is taken from its capital. While this allows more income to be paid, it may also restrict capital growth or even result in capital erosion over time.

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