

Monthly fact sheet

31 May 2004



CALEDONIA
INVESTMENTS

Caledonia invests in and actively manages a focused portfolio of significant stakes in companies and situations where it believes there to be good opportunities for building value. Caledonia's objective is consistently to achieve a long term shareholder return in excess of the FTSE All-Share Total Return while maintaining a progressive annual dividend.

Review

During the month, Caledonia invested £18.4m in new and follow-on situations and realised £22.4m. We acquired 7.5% of Terrace Hill, a successful UK commercial property developer, through a £4.1m participation in its recent placing. We committed £5.0m to supporting the expansion plans of Omniport, the unquoted UK regional airport operator, of which £2.5m was drawn down during the month. We increased our stake in Tribal Group, which provides consultancy and professional support services for the UK public sector, to 6.2% at an additional cost of £3.8m. We also increased our recently acquired holding in Incisive Media, the business publishing services group, to 7.9% at an additional cost of £1.8m. Other investments, including fund and loan draw downs, totalled £6.2m. During the month, our stake in Radio Investments, the local radio station operator, was sold for £13.7m, our investment in the Amerindo Internet Fund realised £3.0m and further capital restructuring at Bristow Aviation resulted in a return of funds amounting to £3.7m. An additional £2.0m was realised during the month, principally from fund and loan repayments.

Ten largest holdings

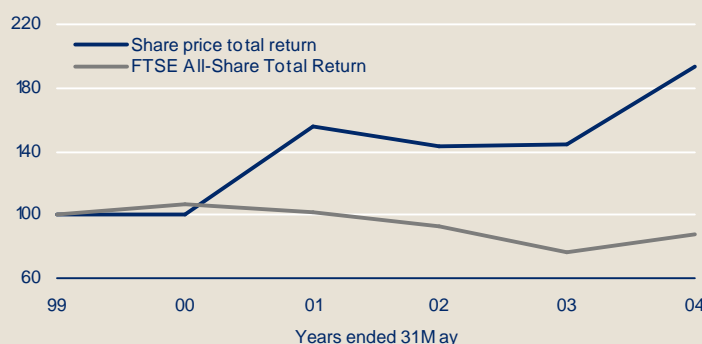
Name	Business	£m	%
Close Brothers	Merchant bank	203.8	22.0
Kerzner International	Resort operator	138.5	14.9
British Empire Securities	Investment trust	75.8	8.2
Paladin Resources	Oil and gas operator	43.3	4.7
Quintain Estates	Property developer	35.8	3.9
Aberforth Partnership fund	Investment fund	33.0	3.5
Rathbone Brothers	Fund manager	32.3	3.5
Polar Capital and funds	Manager and funds	26.4	2.8
Cobepa	Investment company	20.0	2.2
Offshore Logistics/Bristow	Helicopter operator	17.2	1.8
		626.1	67.5
Other investments		297.2	32.0
Net liquid assets		4.6	0.5
Total assets		927.9	100.0

In addition to British Empire Securities shown above, Caledonia has the following holdings in other investment companies: Active Capital Trust (£4.7m), Close Finsbury Eutotech Trust (£0.7m) and Discovery Trust (£5.8m).

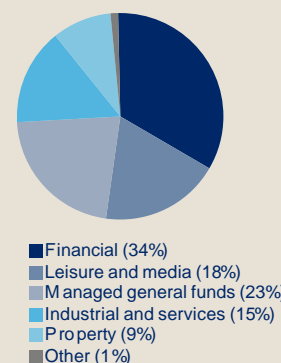
Investor information

AITC sector Global Growth
 Fund type Investment Trust
 Listing London Stock Exchange (SEDOL 0163992)
 Investing Direct, savings plan, ISA, PEP/ISA qualifying
 Contact Cayzer House, 30 Buckingham Gate, London SW1E 6NN
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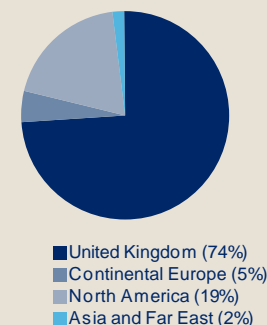
Total return growth



Sector analysis



Geographic analysis



Performance

	Value 31/05/04	Cumulative change % 5 yr	10 yr
NAV per share (p)	1278		
Share price (p)	1060.5		
FTSE All-Share	2201.81		
Share price total return		94.0	132.3
FTSE All-Share Total Return		(12.2)	102.6
Outperformance		106.2	29.7

NAV per share is stated before accruing for the proposed 2004 final dividend of 18.6p.
 Source: Caledonia Investments plc and FTSE/Datastream.

Caledonia Investments plc

All figures as at 31 May 2004. All sources Caledonia Investments plc unless otherwise stated. The price of shares and the income from them may go down as well as up. Past performance is no guarantee of future performance. Under no circumstances should this information be considered as an offer, or solicitation, to deal in investments.