



Name of trust or estate

Tax reference

Residential Property

If you want help, look up the box numbers in the notes on Trust and Estate Capital Gains. For help filling in this form, go to www.gov.uk/self-assessment-tax-return-forms and read the notes and helpsheets.

A Brief description of assets Enter full description of assets on page TC 6	AA Disposal Type R or N , see* on page TC 4	B Tick box if estimate or valuation used	C Date you acquired the asset, or 31 March 1982, whichever is later	D Date of disposal	E Disposal proceeds	G Enter details of any elections made, reliefs claimed or due and state amounts (£)	H Enter chargeable gains after reliefs, but before losses in lines 1 to 6. Enter losses arising in lines 7 to 8.		
Gains									
1			/ /	/ /	£		£		
2			/ /	/ /	£		£		
3			/ /	/ /	£		£		
4			/ /	/ /	£		£		
5			/ /	/ /	£		£		
6			/ /	/ /	£		£		
					Total	£		Total gains	£
								Copy to box 5.1	
Losses									
7			/ /	/ /	£		£		
8			/ /	/ /	£		£		
					Total	£		Total losses	£
								Copy to box 5.2	

Name of trust or estate

Tax reference

Other property, assets and gains

A Brief description of assets Enter full description of assets on page TC 6 and onwards	AA Disposal Type Q, U, L, O or C see* on page TC 4	B Tick box if estimate or valuation used	C Date you acquired the asset, or 31 March 1982, whichever is later	D Date of disposal	E Disposal proceeds	G Enter details of any elections made, reliefs claimed or due and state amounts (£)	H Enter chargeable gains after reliefs, but before losses in lines 1 to 6. Enter losses arising in lines 7 to 8.		
Gains									
1			/ /	/ /	£		£		
2			/ /	/ /	£		£		
3			/ /	/ /	£		£		
4			/ /	/ /	£		£		
5			/ /	/ /	£		£		
6			/ /	/ /	£		£		
					Total	£		Total gains	£
								Copy to box 5.9	
Losses									
7			/ /	/ /	£		£		
8			/ /	/ /	£		£		
					Total	£		Total losses	£
								Copy to box 5.10	

Your Capital Gains Tax liability

Residential property from page TC 1

Total gains in year before losses from page TC 1	5.1	£	<input type="text"/>
Total losses of the year – copy to box 5.20	5.2	£	<input type="text"/>
Income losses set against gains	5.3	£	<input type="text"/>
Losses brought forward and used in year	5.4	£	<input type="text"/>
Total taxable gains	5.5	£	<input type="text"/>
Claim to special Capital Gains Tax treatment where a vulnerable beneficiary election has effect – amount of relief claimed	5.6	£	<input type="text"/>
Annual exempt amount	5.7	£	<input type="text"/>
Taxable gains	5.8	£	<input type="text"/>
Tax charged on Capital Gains Tax UK Property Disposal returns	5.8A	£	<input type="text"/>
Adjustments to Capital Gains Tax for residential property	5.8B	£	<input type="text"/>

Other property, assets and gains from page TC 2

Total gains in year before losses from page TC 2	5.9	£	<input type="text"/>
Cryptoasset gains included in box 5.9	5.9A	£	<input type="text"/>
Total losses of the year – copy to box 5.20	5.10	£	<input type="text"/>
Cryptoasset losses included in box 5.10	5.10A	£	<input type="text"/>
Income losses set against gains	5.11	£	<input type="text"/>
Losses brought forward and used in year	5.12	£	<input type="text"/>
Total taxable gains	5.13	£	<input type="text"/>
Claim to special Capital Gains Tax treatment where a vulnerable beneficiary election has effect – amount of relief claimed	5.14	£	<input type="text"/>
Annual exempt amount	5.15	£	<input type="text"/>
Taxable gains	5.16	£	<input type="text"/>
Taxable gains qualifying for Business Asset Disposal Relief (but excluding gains deferred from before 23 June 2010)	5.17	£	<input type="text"/>
Taxable gains qualifying for Investors' Relief	5.17A	£	<input type="text"/>
Adjustments to Capital Gains Tax for other property, assets and gains	5.17B	£	<input type="text"/>

Only trustees need consider boxes 5.18 and 5.19

If the trust was made after 6 June 1978 how many trusts that were made after 6 June 1978 by the settlor of this trust still existed during the year to 5 April 2026?

5.18

Is the trust for a disabled person? If yes, tick box 5.19

5.19

Tick box if estimate or valuation used on page TC 1 or TC 2

Yes

Tick box if you've given any details in column G on page TC 1 or TC 2 of any capital gains reliefs claimed or due

Yes

Tick box if you're claiming or using any 'clogged losses' (read the notes before filling in this section)

Yes

Enter the number of transactions from column AA on page TC 1 and TC 2, as follows:

– transactions in UK residential property

box R

– transactions in non-UK residential property

box N

– transactions in cryptoassets

box C

– transactions in listed shares or other securities (the definition is in the notes)

box Q

– transactions in other shares or securities, enter details on page TC 6

box U

– transactions in land and property, enter details on page TC 6

box L

– transactions in other assets, enter details on page TC 7

box O

* For transactions in:

- UK residential property, enter R
- non-UK residential property, enter N
- listed shares or other securities (the definition is in the notes), enter Q

- cryptoassets, enter C
- other shares or securities, enter U
- land and property, enter L
- other assets (for example, goodwill or valuable antiques), enter O

Capital losses

If your loss arose on a transaction with a connected person, you can only set that loss against gains you make on disposals to that same connected person (a clogged loss). Read the notes on connected persons and on clogged losses.

This year's losses

– total from page TC 3

from box 5.2 + 5.10
5.20 £

– used against gains

5.21 £

– 2025 to 2026 losses transferred to beneficiaries during the year and 2025 to 2026 losses carried back (read the notes before filling in this section)

5.22 £

– carried forward losses of 2025 to 2026

box 5.20 minus boxes (5.21 + 5.22)
5.23 £

Summary of earlier years' losses

– unused losses of 1996–97 and later years

5.24 £

– used this year (losses from box 5.24 are used in priority to losses from box 5.27)

5.25 £

– remaining unused losses of 1996–97 and later years

box 5.24 minus box 5.25
5.26 £

– unused losses of 1995–96 and earlier years

5.27 £

– used this year (losses from box 5.24 are used in priority to losses from box 5.27)

boxes (5.4 + 5.12) minus box 5.25
5.28 £

Total of unused losses to carry forward

– Carried forward losses of 1996–97 and later years

box 5.23 + box 5.26
5.29 £

– Carried forward losses of 1995–96 and earlier years

box 5.27 minus box 5.28
5.30 £

Other events in the year

If you're a personal representative, go straight to boxes 5.35 and 5.41.

Please tick the boxes which apply and provide the information asked for.

Has any person holding an interest in possession in settled property died during the year?

If yes, tick the box and give details below

5.31

Name and address of life tenant or life renter, etc

Date of death

 / /

Has any person become absolutely entitled to any part of the property during the year?

If yes, tick the box and give details below

5.32

Name and address of beneficiary

Date beneficiary became absolutely entitled

 / /

Nature of asset

Value of asset vesting

 £

Amount of loss transferred to beneficiary

5.33 £

Have the trustees ceased being resident in the UK, or did they become dual resident?

If yes, tick the box and give details below

5.34

Description of assets held

Date of change

 / /

Amount of chargeable gains

£

Tick the box if you've submitted a non-resident Capital Gains Tax return for the disposal of a UK property or properties during 2025 to 2026

5.35

Total taxable gains or losses from non-resident capital gains on UK residential property or properties (put the amount in brackets if a loss)

5.36 £

Total taxable gains or losses from non-resident capital gains on UK non-residential properties or land (put the amount in brackets if a loss)

5.36A £

Total taxable gains or losses from non-resident capital gains on indirect disposals of any UK property or land (put the amount in brackets if a loss)

5.36B £

Total non-resident Capital Gains Tax already charged

5.37 £

Adjustments to Capital Gains Tax for non-resident capital gains

5.37A £

Are you claiming Business Asset Disposal Relief (previously Entrepreneurs' Relief) for this year?

If yes, tick the box and give details below

5.38

Gains qualifying for Business Asset Disposal Relief – gains before 23 June 2010
Do not enter this amount in box 5.17. Instead enter the relief claimed on this amount in column G on pages TC 1 and TC 2 on the lines relating to the disposal

5.39 £

Gains qualifying for Business Asset Disposal Relief – gains on or after 23 June 2010

5.40 £

Lifetime allowance of Business Asset Disposal Relief and Entrepreneurs' Relief claimed – the total amount claimed to date

5.40A £

If you've enclosed a capital gains computation with your return, tick this box

5.41

Now fill in any other supplementary pages that apply to you. Otherwise, go back to page 4 of the Trust and Estate Tax Return and finish filling it in.

UK residential property (R) / non-UK residential property (N) / Land and property (L) – further information

If you have more than one transaction of these types of assets to return, please photocopy this section before filling it in and send all completed pages with your tax return.

Full address of residential property, property or land affected (attach a copy of any plan if this helps identification).

Description of residential property, property or land disposed of, including details of your ownership, for example freehold or leasehold and any tenancies affecting your ownership at the date of disposal and any other date for which a valuation has been made, and except in the case of an outright disposal of all of your interests, the interest which you've disposed of, or granted.

Tick box if you've already submitted form CG34

Enter any connection between you and the person from whom you acquired the asset or to whom you disposed of the asset.

If you've used an estimate or valuation in your capital gains computation but have not submitted form CG34, please enter the date to which the valuation relates, the amount (£) and the reason for the estimate or valuation. Please also attach a copy of any valuation obtained.

Other shares or securities (U) – further information

If you have more than one transaction of these types of assets to return, please photocopy this section before filling it in and send all completed pages with your tax return.

Description of shares or securities – including the name of company, company registration number (if known), number, class and nominal value of shares. Also, if possible, give a history of the shares disposed of, for instance, if there has been a reorganisation or takeover (give details of the original company and shares held in that company).

Tick box if you've already submitted form CG34

Enter any connection between you and the person from whom you acquired the asset or to whom you disposed of the asset.

If you've used an estimate or valuation in your capital gains computation but have not submitted form CG34, please enter the date to which the valuation relates, the amount (£) and the reason for the estimate or valuation. Please also attach a copy of any valuation obtained.

Other assets (O) – further information

If you have more than one transaction involving any other type of asset to return, please photocopy this page before filling it in and send all completed pages with your tax return.

Full description of the asset (other than shares or residential property, property or land) affected and any other information which helps identify the asset.

Tick box if you've already submitted form CG34

Enter any connection between you and the person from whom you acquired the asset or to whom you disposed of the asset.

If you've used an estimate or valuation in your capital gains computation but have not submitted form CG34, please enter the date to which the valuation relates, the amount (£) and the reason for the estimate or valuation. Please also attach a copy of any valuation obtained.

Gains on excluded indexed securities and gains and losses on share repurchases and security redemptions from a qualifying asset holding company (QAHC)

Please read the notes before filling in this section. Details of any gains or losses reported in this section should already be included as a disposal on page TC 2.

Total gains from the disposal of excluded indexed securities
– the amount before losses and reliefs

5.41EG £

Total gains from QAHC share repurchases and security redemptions
– the amount before losses and reliefs

5.41QG £

Total losses from QAHC share repurchases and security redemptions

5.41QL £

Please do not include any change of circumstances (for example, name and address) relating to the lead trustee, other trustees, settlors, beneficiaries, class of beneficiaries, protector, agents or any other natural person exercising effective control over the trust, in box 5.42. These changes must be made directly on the Trust Register.

5.42 Additional information