



Press release
22 November 2010

**CCLA property funds deliver high income
...a better alternative to bonds?**

With many traditional sources of income delivering low yields, CCLA urges charities to consider property in order to meet their income requirements.

CCLA's property funds provide charities with a current income yield that is nearly twice the income available from gilts, together with the prospect of long-term capital growth.

Current yield (30 Sept 2010)	%
COIF Charities Property Fund	7.11%
CBF Church of England Property Fund	6.45%

CCLA's CEO Michael Quicke comments: "With bonds generally looking very expensive, there are a shortage of investment vehicles providing a high and dependable income, and charities requiring a good income should consider investing in property.

"Our property funds have been specifically designed to meet the needs of our charity clients. They are exempt from stamp duty, saving charities at least 4% on their investment. Although values in the property sector have recovered somewhat in the past year, we are still finding attractive opportunities to acquire well located properties with good tenants able to provide not just a high income but one that should also grow in the future."

CCLA manages the COIF Charities Property Fund and the CBF Church of England Property Fund. Both have substantially outperformed the market:

Total return after management expenses to 30 September 2010	1 year %	3 years % p.a.	5 years % p.a.
COIF Charities Property Fund	+28.81%	-5.44%	+1.99%
CBF Church of England Property Fund	+24.62%	-5.28%	+2.49%
IPD Balanced Property Unit Trust Index	+18.91%	-10.41%	-1.11%

* See notes

Ends

Notes to editor

CCLA is the leading manager of UK charity investments by assets under management or number of clients **. CCLA exists to help charities, faith organisations and local authorities make the best of their investments. CCLA was established more than 50 years ago and it is now the UK's largest manager of charity funds. CCLA's long-term investment funds are delivering sustainable and growing income - fixed interest, balanced investment, global equity income, ethical investment and property. CCLA also offers cash management services and a free asset allocation advice service to support trustees, investment committees and officers in their decision-making.

** Past performance is no guarantee of future returns. Investments in long term funds can go down as well as up and you may not get back the original amount invested. The properties within the fund are valued by an external property valuer; any such valuations are a matter of opinion rather than fact. The performance of the Fund may be adversely affected by a downturn in the property market which could impact on the capital and or income value of the (Fund).*

**Charity Finance Fund Management Survey 2010

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