



for Charities

# COIF Charities Property Fund

**Report and Accounts**  
**Half Year ended 30 June 2009**  
**(unaudited)**

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### **Details of Board and Manager**

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### **Description of COIF Charity Funds**

(outside back cover)

### **Disability Discrimination Act 1995**

Extracts from the Report and Accounts are available in large print and audio formats.

# Report of the Board

## for the half year ended 30 June 2009

On behalf of the Board, we have pleasure in presenting our half year report of COIF Charities Property Fund (the Fund).

### **Structure and management of the Fund**

The Fund was established as a common investment fund by a Charity Commission Scheme dated 12 July 2002 under section 24 of the Charities Act 1993. The Fund was launched on 29 August 2002.

The Financial Services Authority (FSA) rules for the operation of Unregulated Collective Investment Schemes apply to CCLA Investment Management Limited's (the Manager) management of the Fund, whereas the management of direct property within the Fund is outside the scope of the Financial Services and Markets Act 2000 (FSMA).

The property management, administration, registrar and secretarial functions of the Fund have been delegated to the Manager. The Fund has a Board which meets at least four times per annum to receive reports and monitor the progress of the Fund. The Board, created under the Scheme, is made up of individuals appointed under the Scheme. Together, these individuals have wide experience of finance, direct property, investments, charities and the law. No Board member is required to be authorised by the FSA because no Board member carries out regulated activities in relation to the Fund.

The Board is responsible for setting and subsequently advising on the investment policy of the Fund, monitoring performance, obtaining Charity Commission orders for the appointment and discharge of the Manager and Corporate Trustee (the Trustee), appointing the Auditor to the Fund and agreeing the fees charged by the Trustee, the Manager and the Auditor.

The Trustee, HSBC Bank plc, appointed under the Scheme, is responsible for the supervision and oversight of the Manager's compliance with the Scheme and Scheme Particulars, and also for the custody and safekeeping of the property of the Fund. It is also responsible for the appointment and supervision of the Registrar of the Fund. The division between management and trustee functions provides an additional layer of protection for unitholders.

### **Objective and benchmark**

The Fund aims to achieve a high and sustainable level of income and some capital appreciation.

The total return benchmark for the Fund is the IPD Monthly and Quarterly Valued Funds Index, excluding the smallest and largest 5% of Funds by size and single asset companies.

# Report of the Board

## for the half year ended 30 June 2009

### Investment policy

#### *Investments*

The Fund will principally invest in direct freehold, heritable and leasehold property assets within the United Kingdom (UK). Direct assets may comprise retail, office, industrial and residential property. Additionally, the Fund may finance the development of, or improvements to, direct property assets and, where appropriate, the purchase of a right or interest in land held on a freehold, heritable or leasehold basis.

Reflecting the need for diversification, the Fund maintains a suitable spread of properties by sector and by geographical location. To ensure suitability, consideration is given to each property's specific location, standard of construction, the quality of the tenant's covenant and the occupational lease terms.

The Fund will not invest more than 15% of its total assets, at the time of investment, in any single direct property.

The Fund will not invest more than 15% of its total assets, at the time of investment, in financing or acquiring property redevelopments at any one time.

The Fund may also invest in the shares and loan stock of listed property companies, property

funds, specialist property unit trusts, limited partnerships and joint ventures investing in direct property assets. The Fund will not invest more than 5%, at the time of investment, of its total assets in any property collective investment scheme, and not more than a total of 15% in property collective investment schemes as a whole. The Fund will not invest more than 5%, at the time of investment, of its total assets in any individual security of a listed property company, limited partnership or joint venture, and not more than a total of 15% in such investments as a whole.

The investment policy may mean that at times it is appropriate for the Fund not to be fully invested but to hold cash or near cash. In extreme conditions, the Manager may raise or reduce the liquidity of the Fund from normal working levels within a band of 0% to 20% of its total assets.

#### *Balance between different kinds of investment*

The balance between the different kinds of investment is established by reference to the sector allocation of the performance benchmark and the Manager's judgment of the future returns likely to be obtained on each type of property. To control risk, the differences are regularly monitored and reviewed by both the Manager and the Board.

# Report of the Board

## for the half year ended 30 June 2009

### **Review of investment activities and policies of the Fund**

The Board met quarterly during the period to carry out its responsibility for the approval of investment strategy, for setting distribution policy, to monitor investment diversification, suitability and risk and to review the performance of the Fund. In addition, the Board monitored the administration, expenses and pricing of the Fund.

During the period the Board also met quarterly with the Property Manager to review investments, transactions and policies of the Fund. The Property Manager's Report, which appears later, provides further details.

### **Borrowing powers**

Under the Scheme of the Fund, the Manager may borrow a maximum of 25% of the net asset value of the property of the Fund to assist with investing in, improvements to, or the managing of property and the short-term financing of, or meeting payments to be made out of the Fund.

### **Controls and risk management**

The Board receives and considers regular reports from the Manager. Ad hoc reports and information are supplied to the Board as required. The Manager has established an internal control framework to provide reasonable but not absolute assurance on the effectiveness of the internal controls operated on behalf of its clients. The effectiveness of the internal controls is assessed by the directors and senior management of the Manager on a continuing basis.

During the period, the Board, assisted by the Manager, reviewed the Fund's systems of internal control. Every six months the Board receives from the Manager, and reviews a formal risk management report setting out the main risks facing the Fund, the controls in place to mitigate those risks and the assessment of each risk in terms of both gross and residual exposure after application of mitigating controls.

D Henderson  
Chairman of the Board

28 July 2009

# Report of the Property Manager

for the half year ended 30 June 2009

- A property fund suitable for long term capital
- An actively managed and diverse portfolio
- Low void and rising dividend payments

maintained during the half year at 3.50p, however the cumulative income paid over the twelve months has increased from 6.95p to 7.20p.

The value of an accumulation unit, with income reinvested, fell from 137.12p to 122.94p, a fall of -10.3%.

## Performance

For the six month period to 30 June 2009, the total return of the COIF Charities Property Fund before expenses was -9.9%. The Fund's performance benchmark is the IPD Quarterly and Monthly valued Funds which is published on a quarterly basis. The performance record of the Fund compared to the benchmark, is noted in the table below.

The decline in property asset valuations has continued during the period under review. As a result, the price of an income unit fell from 99.15p to 85.47p, a decline of -13.8%. The payment to income unitholders was

## Market review

The financial crisis has continued to inhibit transactional activity and has also been reflected in weak occupier markets, falling rental values, increased threats of tenant default and rising vacancy levels. This combination of factors has pushed property investment yields higher and valuations lower but it is income security and the outlook for rents which are currently dominating concerns. For those willing to accept greater income risk, some particularly high yields are available on good quality assets.

### COIF Charities Property Fund Annualised total capital and income return

To 30 June 2009	6 Months %	1 year % p.a.	3 years % p.a.	5 years % p.a.
<u>Performance against benchmark (before expenses)</u>				
<b>COIF Charities Property Fund</b>	- 9.95	-25.46	- 9.50	+ 0.27
IPD All Quarterly and Monthly Funds Index	- 9.34	-25.13	-10.00	+ 0.56
<u>Performance after expenses</u>				
Income units*	-10.33	-25.99	-10.29	- 0.51
Accumulation units*	-10.34	-26.00	-10.33	- 0.56

\* Net asset value to net asset value plus income reinvested

Source: The Manager/IPD

# Report of the Property Manager

## for the half year ended 30 June 2009

Although the rate of decline has eased in recent months, as valuers have responded to a general improvement in sentiment, the improvement is as yet fragile. According to IPD, capital valuations have fallen by 44.1% since the peak of the market in 2007. In contrast, the downturn in rents is still in its early stages, falling 7.4% in the past 12 months, with -5.6% of this coming during this half year period. The scale of valuation reductions means whether a fund is geared or not has a significant and perhaps dominant impact upon performance. The COIF Property Fund has no borrowings. As a result of these factors performance comparisons should be treated with some caution. Only after this downturn has ended can performance over this difficult period be properly assessed.

As rental factors have become more influential, so a divergence in performance has emerged, between property sub-sectors and between different grades of investments. Shopping centres and retail warehouse properties have suffered most whilst the deterioration in occupier markets and falling rents has been led by the office sector, particularly in Central London. In the last six months office rental values have fallen by almost 10%, compared to retail (-4%) and industrial (-3%). Valuations for prime assets have recently stabilised, but the decline in secondary assets has continued.

### Activity

Management activity has focussed upon protecting and enhancing the income stream and reducing portfolio voids. Property sales have been pursued to maintain a degree of liquidity and to dispose of assets with poor performance prospects. The Fund's office

property on Bath Road, Slough fell vacant in March 2009 following a lease expiry and the property was sold in May 2009. Terms have also been agreed for the sale of the part vacant office property on Kings Road, Reading to the majority tenant, Wipro. Both deals achieved good prices relative to their valuations. A combination of letting activity and the renegotiation of existing lease terms across the portfolio has helped to support future income flows. As a consequence, the void rate for the Fund has fallen from 5.1% as at December 2008 to 4.4%. This compares favourably with the average level of voids recorded by IPD which stood at 12.1% as at June 2009. The Fund has continued to seek rental increases at rent review, although uplifts have become more difficult to achieve given the weakening occupier market and backdrop of falling rental values.

### Strategy

The size of the Fund has reduced during the half year from £97.8m to £83.8m. This reflects falling portfolio asset valuations and the redemption of units by unitholders.

Given the market environment further opportunistic sales from the portfolio should not be ruled out, although a cash holding will now impact negatively on income. At the same time, due to the more attractive pricing of investments, further acquisition opportunities are also being sought, although suitable opportunities remain in short supply.

The focus will remain on growing and maintaining income, managing lease events and reducing voids. The Fund has increased dividend payments by 3.6% over the past 12 months, however, although current property

# Report of the Property Manager

for the half year ended 30 June 2009

market conditions represent a significant challenge to income generation, we are pleased to record that we have been able to add to the income reserve, which will help support future dividend payments.

## Outlook

Despite the magnitude of the decline, commercial property investments in the UK could continue to fall in value for another twelve months driven not by yield shifts but by concerns over rents and security of income. These issues only began to impact on performance in more recent quarters but will have an effect over the period ahead.

In time, the demand for property assets is likely to increase from these depressed levels, from income seekers and from overseas-based investors able to benefit from the current weakness in sterling, however given the challenges and complexities of the current environment, we expect the upturn to be slow.

R Halliday  
Fund Manager  
CCLA Investment Management Limited

28 July 2009

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## Risk warning

The Fund's units and the revenue from them can fall as well as rise and an investor may not get back the amount originally invested. Past performance is no guarantee of future returns.

Property and property related assets are inherently difficult to value because of the individual nature of each property. As a result valuations are open to substantial subjectivity. There is no assurance that the valuations of the properties will reflect the sale price achieved even where such sale occurs shortly after the valuation point.

The performance of the Fund could adversely be affected by a downturn in the property market in terms of capital value or a weakening of rental yields. The revenue received by the Fund is dependent to a large extent upon the occupancy levels of any property owned by the Fund and the rents paid by these tenants. Rental revenues and property values are affected by changes in general economic climate and local conditions.

Property values are dependent in particular on current rental values, prospective rental growth, lease lengths, tenant credit worthiness and the valuation yield (which is itself related to interest rates, the market appetite for property investment in general and with reference to the specific property in question) together with the nature, location and physical condition of the property concerned.

The Fund's units are intended only for long-term investment and are not suitable for money liable to be spent in the near future. They are realisable only on each monthly dealing day and a period of up to six months may be imposed for redemption of units depending on Fund liquidity.

The Manager may borrow a maximum of 25% of the net asset value of the property of the Fund which may increase the volatility within the Fund.

# Report of the Valuer

Dear Sirs,

## **COIF Charities Property Fund valuation as at 30 June 2009**

In accordance with your instructions, we have valued all the property investments owned by COIF Charities Property Fund as at 30 June 2009. The valuation has been prepared on the basis of Market Value in accordance with the current edition of the Appraisal and Valuation Standards of the Royal Institution of Chartered Surveyors (RICS). We understand that our valuation is required for unit pricing and accounts purposes.

We are of the opinion that the aggregate Market Values of all the properties held by the Fund as at 30 June 2009 was:

£80,400,000  
(Eighty million and four hundred  
thousand pounds)

Details of the basis of our valuation and the individual properties are set out in our report and valuation addressed to you and dated 30 June 2009.

Yours faithfully,

BNP Paribas Real Estate  
90 Chancery Lane,  
London WC2A 1EU

30 June 2009

# Net asset value, unit price range, net distribution, unit prices and expense ratios

## Net asset value

At 31 December	Net asset value £'000	Income units		Accumulation units	
		Net asset value pence per unit	Number of units in issue	Net asset value pence per unit	Number of units in issue
2006	162,042	149.66	103,831,184	186.53	3,507,461
2007	144,735	137.28	102,444,274	178.52	2,298,417
2008	97,866	99.15	96,302,935	137.12	1,736,334
At 30 June 2009	83,867	85.47	95,669,685	122.94	1,706,427

## Unit price range

Year to 31 December	Income units		Accumulation units	
	Highest offer pence per unit	Lowest bid pence per unit	Highest offer pence per unit	Lowest bid pence per unit
2004	123.96	107.75	138.46	115.59
2005	135.03	119.47	158.61	135.13
2006	153.85	130.32	189.79	154.98
2007	158.35	135.15	201.42	175.75
2008	136.50	97.61	177.50	134.90
To 30 June 2009	98.03	84.15	135.55	120.95

## Net distribution

Year to 31 December	Income units		Accumulation units	
	Annual distribution pence per unit	Yield on unit held for the year %*	Annual distribution pence per unit	Yield on unit held for the year %*
2004	6.20	5.60	7.49	6.31
2005	6.40	5.23	7.74	5.59
2006	6.55	4.91	7.57	4.77
2007	6.70	4.48	7.33	3.86
2008	7.20	5.15	9.98	5.49
To 30 June 2009	3.50	3.47	5.11	3.66

\* Yield expressed as a percentage of the unit offer price at the beginning of the year.

# Net asset value, unit price range, net distribution, unit prices and expense ratios

## Unit prices at 30 June 2009

	<i>Bid price pence per unit</i>	<i>Offer price pence per unit</i>
Income units	84.15	86.97
Accumulation units	121.03	125.09

The unit prices are published in the *Financial Times*, and on the Manager's website at [www.ccla.co.uk](http://www.ccla.co.uk).

The bid and offer prices are calculated on the net asset value minus or plus a 1.55% deduction or 1.75% surcharge respectively.

## Expense ratios

	<i>30.6.2009</i>	<i>30.6.2008</i>
Total expense ratio (annualised)	0.80%	0.71%
Property expense ratio (annualised)	0.68%	0.23%

The total expense ratio is the ratio of the Fund's total operating costs to its average net assets calculated over the period. The property expense ratio is the ratio of the Fund's direct costs incurred in managing and maintaining the individual properties to its average net assets calculated over the period. These expenses are detailed in note 4.

# Portfolio analysis

at 30 June 2009 (unaudited)

## Rent review frequency

Review period	Annual rents as at 30.6.2009		Annual rents as at 31.12.2008	
	£	%	£	%
5 years	<b>6,710,256</b>	<b>90.82</b>	6,584,442	86.38
Other	<b>678,359</b>	<b>9.18</b>	1,037,899	13.62
	<b><u>7,388,615</u></b>	<b><u>100.00</u></b>	<b><u>7,622,341</u></b>	<b><u>100.00</u></b>

## Tenants' unexpired lease terms

Unexpired term	30.6.2009	31.12.2008
	%	%
Over 10 years	<b>22.66</b>	23.83
5-10 years	<b>19.94</b>	19.46
Under 5 years	<b>53.00</b>	51.64
Void	<b>4.40</b>	5.07
	<b><u>100.00</u></b>	<b><u>100.00</u></b>

Lease termination is calculated at first break clause, if any.

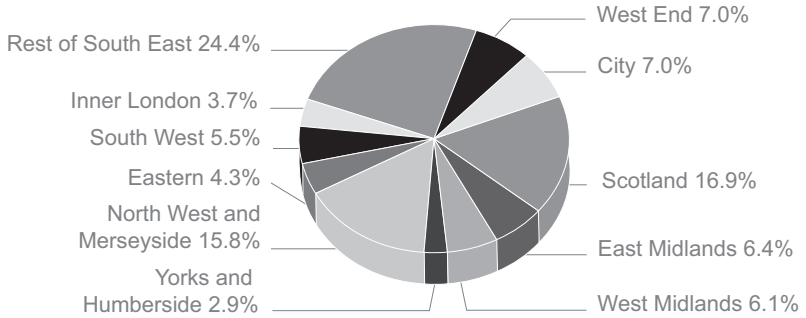
## Use of capital

	30.6.2009		31.12.2008	
	£'000	%	£'000	%
Completed properties	<b>80,400</b>	<b>95.25</b>	95,025	96.67
Net other assets	<b>4,008</b>	<b>4.75</b>	3,270	3.33
	<b><u>84,408</u></b>	<b><u>100.00</u></b>	<b><u>98,295</u></b>	<b><u>100.00</u></b>

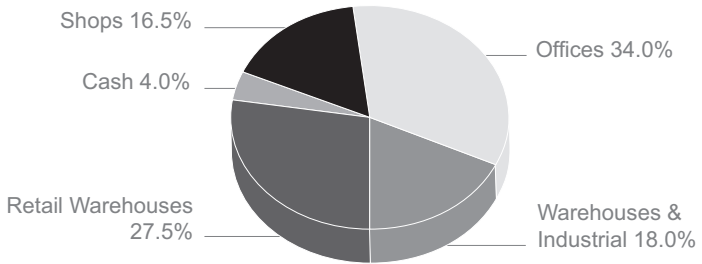
# Portfolio analysis

at 30 June 2009 (unaudited)

## Geographical distribution



## Asset by type



# Portfolio statement

at 30 June 2009 (unaudited)

	£'000	% of Fund
<b>Properties</b>		
Valued between £0m and £5m	56,950	67.47
22 properties		
Valued between £5m and £10m	23,450	27.78
4 properties		
	<u>80,400</u>	<u>95.25</u>
<b>Net other assets</b>	4,008	4.75
<b>Net assets</b>	<u>84,408</u>	<u>100.00</u>

# Ownership of the Fund

at 30 June 2009 (unaudited)

<b>Ownership band at 30 June 2009</b>	<i>Number of investors</i>	<i>Number of units</i>	
		<i>in issue '000</i>	<i>% of units in issue</i>
Less than 1%	261	26,895	27.62
1% or greater but less than 2%	2	2,187	2.20
2% or greater but less than 4%	1	2,147	2.25
4% or greater but less than 8%	-	-	-
Greater than 8%*	1	66,147	67.93
	<u>265</u>	<u>97,376</u>	<u>100.00</u>

\*COIF Charities Investment Fund has a holding of 66,147,379 units.

# Statement of total return

## for the half year ended 30 June 2009 (unaudited)

	Notes	30.6.2009		30.6.2008	
		£'000	£'000	£'000	£'000
Income					
Net capital losses	2		<b>(13,290)</b>		(13,432)
Revenue	3	<b>4,029</b>		4,102	
Expenses	4	<b><u>(652)</u></b>		<u>(625)</u>	
Net revenue for the period			<b><u>3,377</u></b>		<u>3,477</u>
<b>Total return before distributions</b>			<b>(9,913)</b>		(9,955)
Finance costs: distributions	6		<b><u>(3,443)</u></b>		<u>(3,631)</u>
<b>Change in net assets attributable to unitholders from investment activities</b>			<b><u>(13,356)</u></b>		<u>(13,586)</u>

The notes on pages 24 to 32 form part of these accounts.

# Statement of change in net assets attributable to unitholders

for the half year ended 30 June 2009 (unaudited)

	30.6.2009		30.6.2008	
	£'000	£'000	£'000	£'000
<b>Opening net assets attributable to unitholders</b>		<b>98,295</b>		145,041
Amounts receivable on issue of units	<b>177</b>		341	
Amounts payable on cancellation of units	<b>(796)</b>		<b>(5,029)</b>	
		<b>(619)</b>		(4,688)
Change in net assets attributable to unitholders from investment activities		<b>(13,356)</b>		(13,586)
Retained distribution on accumulation units		<b>88</b>		94
<b>Closing net assets attributable to unitholders</b>		<b>84,408</b>		126,861

The above statement shows the comparative closing net assets at 30 June 2008 whereas the opening net assets for the current accounting period commenced on 1 January 2009.

# Property portfolio - shops

at 30 June 2009 (unaudited)

<i>Property</i>	<i>Tenant</i>	<i>Term/ from</i>	<i>Lease review period</i>	<i>Next review</i>	<i>Rent £</i>	<i>Market value range £m</i>
100 The Promenade CHELTENHAM	Russell & Bromley Ltd	25 yrs 25.3.86	5 yrs	-	128,500	0-5
76/77 East Street CHICHESTER	C&J Clark International Ltd	15 yrs 22.3.00	5 yrs	2010	182,250	0-5
	West Sussex County Council	10 yrs 2.1.03	5 yrs	-	56,000	
	West Sussex County Council	10 yrs 12.8.03	5 yrs	-	5,500	
37 East Street DERBY	The Outdoor Group Ltd	10 yrs 4.12.08	5 yrs	2013	115,000	0-5
85/89 High Street DUNFERMLINE	Mackays Stores Ltd	25 yrs 31.7.86	5 yrs	2011	185,000	0-5
95-107 Pinstone Street SHEFFIELD	Greggs Plc	10 yrs 24.6.02	5 yrs	2007	26,000*	0-5
	JD Sports Plc	10 yrs 29.9.98	5 yrs	-	55,000	
	Matthew Rowbotham	20 yrs 29.9.97	5 yrs	2007	30,000*	
	Hair Cuttery Ltd	10 yrs 22.4.04	5 yrs	2009	30,000*	
	Andrew Garner	15 yrs 25.12.94	5 yrs	-	27,500	
	Cheltenham & Gloucester	15 yrs 26.4.04	5 yrs	2009	36,000*	
	Great Central Developments Ltd	250 yrs 1.10.02	-	-	-	

\* Outstanding rent review or lease renewal as at 30 June 2009.

# Property portfolio - offices

at 30 June 2009 (unaudited)

<i>Property</i>	<i>Tenant</i>	<i>Term/ from</i>	<i>Lease review period</i>	<i>Next review</i>	<i>Rent £</i>	<i>Market value range £m</i>
74-76 George Street EDINBURGH	The Noble Group Ltd	25 yrs 7.7.97	5 yrs	2012	172,000	0-5
144 West George Street GLASGOW	Terrace Hill Group Ltd	15 yrs 12.2.07	5 yrs	2012	55,722	5-10
	Optical Express (Westfield) Ltd	5 yrs 7.8.08	5 yrs	-	34,000	
	Allsop Residential Investment Management	5 yrs 15.4.08	-	-	39,410	
	Midland Valley Exploration Ltd	10 yrs 11.11.05	5 yrs	2010	57,022	
	The City and Guilds of London Institute	10 yrs 21.2.05	5 yrs	2010	57,555	
	Partners of and Trustees for Simpson & Marwick	10 yrs 9.6.09	5 yrs	2014	565,909	
	JM Architects Ltd	10 yrs 28.5.04	5 yrs	2009	55,590*	
	EBV Elektronik GMBH & Co KG – IM Technology	10 yrs 26.2.01	5 yrs	-	35,500	
	Optical Express (Westfield) Ltd	3 yrs 3.11.08	-	-	2,000	
	Vacant	-	-	-	-	
100 West Regent Street GLASGOW	Thus Plc	25 yrs 30.3.00	5 yrs	2010	56,455	0-5
	Save & Invest (Financial Planning) Additional Income	10 yrs 18.6.07 19.9.07	5 yrs	2012	75,000	
		2 yrs 19.9.07	-	-	68,900	
	Woolgar Hunter Ltd	10 yrs 6.4.06	5 yrs	2010	70,294	
	SI Associates Ltd	10 yrs 10.10.06	-	2011	26,450	

\* Outstanding rent review or lease renewal as at 30 June 2009.

# Property portfolio - offices

at 30 June 2009 (unaudited)

<i>Property</i>	<i>Tenant</i>	<i>Term/ from</i>	<i>Lease review period</i>	<i>Next review</i>	<i>Rent £</i>	<i>Market value range £m</i>
100 West Regent Street GLASGOW (Cont.)	Woolgar Hunter Ltd	10 yrs 14.12.06	5 yrs	2010	19,586	
	Cattles Invoice Finance Ltd	10 yrs 16.9.08	5 yrs	2013	63,900	
	Woolgar Hunter Ltd	5 yrs 11.9.06	-	-	2,500	
	Vodafone Ltd	15 yrs 7.12.04	3 yrs	2010	9,750	
	Additional Income	3.yrs 19.9.07	-	-	2,323	
	Additional Income	3 yrs 19.9.07	-	-	699	
	The Governor & Company of the Bank Vacant	2 yrs 9.4.08 -	- - -	- - -	5,000 - -	
1-3 College Hill LONDON, EC4	Blomfield Corporate Finance Ltd	10 yrs 5.3.08	5 yrs	2013	123,235	5-10
	Drake Beam Morin Plc	5 yrs 6.5.09	5 yrs	-	96,870	
	Handley Foundation Ltd	10 yrs 25.3.08	5 yrs	2013	41,426	
	Citifocus Ltd	10 yrs 24.6.02	5 yrs	-	78,070	
	Scott Harris (UK) Ltd	5 yrs 6.5.05	-	-	44,550	
	G4S International (UK) Ltd	5 yrs 29.9.06	-	-	34,000	
	Southern Steamships (London) Ltd	5 yrs 25.3.03	-	-	37,500	
	William Heard	10 yrs 29.9.04	5 yrs	2009	25,001	
	Vacant	-	-	-	-	

# Property portfolio – offices

at 30 June 2009 (unaudited)

<i>Property</i>	<i>Tenant</i>	<i>Term/ from</i>	<i>Lease review period</i>	<i>Next review</i>	<i>Rent £</i>	<i>Market value range £m</i>
Gateway House The Anchorage MANCHESTER	Barclays Bank Plc	25 yrs 29.9.91	5 yrs	2011	68,715	0-5
	BUPA Investments Ltd	5 yrs 24.6.07	-	-	80,000	
	BUPA Investments Ltd	5 yrs 24.6.07	5 yrs	-	80,000	
	Vacant	-	-	-	-	
King's Court READING	Wipro Ltd	10 yrs 2.10.06	5 yrs	2011	92,200	0-5
	Royal London Mutual Insurance Society	25 yrs 25.12.84	5 yrs	-	91,750	
	Dow Corning Ltd	25 yrs 25.12.85	5 yrs	-	92,880	
	Wipro Ltd	10 yrs 9.12.00	5 yrs	-	89,250	
	Wipro Ltd	5 yrs 7.1.06	1 yr	-	4,400	
	Wipro Ltd	9 yrs 9.12.00	1 yr	-	1,200	
	Wipro Ltd	5 yrs 7.1.06	1 yr	-	4,400	
	Wipro Ltd	5 yrs 18.6.04	1 yr	-	2,200	
	Royal London Mutual Insurance Society	1 yr 24.8.08	-	-	5,000	
	Vacant	-	-	-	-	
82-90 London Road ST ALBANS	West Herts Community NHS Trust	25 yrs 19.7.94	5 yrs	2009	125,500	0-5

# Property portfolio - shops/offices

at 30 June 2009 (unaudited)

<i>Property</i>	<i>Tenant</i>	<i>Term/ from</i>	<i>Lease review period</i>	<i>Next review</i>	<i>Rent £</i>	<i>Market value range £m</i>
1-3 Westgate Buildings BATH	Pizza Hut (UK) Ltd	15 yrs 17.11.04	5 yrs	2009	78,800	0-5
	Future Publishing Ltd	25 yrs 18.5.88	5 yrs	-	64,000	
7-8 Conduit St LONDON W1	The East India Company Fine Foods	25 yrs 24.6.84	5 yrs	-	187,500	5-10
	Martin David Paisner & David Davis	13 yrs 23.12.96	5 yrs	-	65,000	
	H2 Glenfern Ltd	5 yrs 25.3.08	5 yrs	2010	76,450	
	Princeton Investments Plc	22 yrs 25.3.87	5 yrs	-	61,600	
	Messrs G Martin, SS Goderski, S Hul	5 yrs 20.12.04	5 yrs	-	55,000	
	Messrs Crosby Milliner and Thrower	2 yrs 8.10.07	-	-	74,000	

# Property portfolio – warehouses/industrial

## at 30 June 2009 (unaudited)

<i>Property</i>	<i>Tenant</i>	<i>Term/ from</i>	<i>Lease review period</i>	<i>Next review</i>	<i>Rent £</i>	<i>Market value range £m</i>
11 Barnett Way GLOUCESTER	Hydro Aluminium	8 yrs	5 yrs	2010	52,006	0-5
	Extrusion Ltd	3.5.07				
	British Energy	5 yrs	-	-	32,250	
	Generation Ltd	12.9.06				
	Easynet	15 yrs	5 yrs	2011	31,600	
	Telecommunications Ltd	14.5.01				
7 St Andrews Way LONDON E3	Westex Ltd	25 yrs 16.11.94	5 yrs	2009	250,000	0-5
Unit G1, Touchet Hall Road MANCHESTER	Christian Salvesen Plc	25 yrs 3.7.95	5 yrs	2010	352,500	0-5
Bradbourne Drive MILTON KEYNES	Bakkavor Properties Ltd	14 yrs 1.1.02	5 yrs	2012	315,000	0-5
Units 1 & 2 Longfield Road TUNBRIDGE WELLS	SHM Holdings Ltd	16 yrs 16.3.94	5 yrs	-	62,000	0-5
	SH Muffet Ltd	6 yrs 23.3.04	5 yrs	2009	27,885*	
	Fox Print	5 yrs	5 yrs	-	80,000	
	Services Ltd	3.1.05				
	Independent	6 yrs	3 yrs	-	124,327	
	Binders Ltd	20.3.04				
Javelin Park WEDNESBURY	WH Smith Trading Ltd	15 yrs 20.12.04	5 yrs	2009	269,000	0-5

\* Outstanding rent review or lease renewal as at 30 June 2009.

# Property portfolio – retail warehouses

## at 30 June 2009 (unaudited)

<i>Property</i>	<i>Tenant</i>	<i>Term/ from</i>	<i>Lease review period</i>	<i>Next review</i>	<i>Rent £</i>	<i>Market value range £m</i>
Chorley Retail Park CHORLEY	Wickes Building Supplies Ltd	25 yrs 24.10.00	5 yrs	2010	330,000	0-5
	DP Realty Ltd t/a Domino's Pizza	25 yrs 24.10.00	5 yrs	2010	17,500	
	Motor World Ltd	15 yrs 15.6.01	5 yrs	2011	21,000	
	Blockbuster Entertainment Ltd	15 yrs 24.10.00	5 yrs	2010	45,500	
	BJR Foods Ltd	20 yrs	5 yrs	2010	57,000	
	t/a KFC	24.10.00				
100 Regent Road MANCHESTER	Staples UK Ltd	15 yrs 29.9.03	5 yrs	2013	237,500	0-5
Snowden Drive MILTON KEYNES	Wickes Building Supplies Ltd	25 yrs 3.10.03	5 yrs	2008	638,750*	5-10
St. Peter's Way NORTHAMPTON	NBC Apparel t/a TK Maxx	15 yrs 24.6.03	5 yrs	2008	311,535*	0-5
Portway Road OLDBURY	Matalan Retail Ltd	25 yrs 17.11.95	5 yrs	2010	242,550	0-5
Mallory Road PETERBOROUGH	Halfords Ltd	25 yrs 20.5.88	5 yrs	-	220,400	0-5

\* Outstanding rent review or lease renewal as at 30 June 2009.

# Balance sheet

## at 30 June 2009 (unaudited)

	Notes	30.6.2009		31.12.2008	
		£'000	£'000	£'000	£'000
<b>ASSETS</b>					
Investment assets	7		<b>80,400</b>		95,025
Debtors	8	<b>812</b>		1,084	
Cash and bank balances	9	<b><u>7,008</u></b>		<u>5,910</u>	
Total other assets			<b>7,820</b>		6,994
<b>Total assets</b>			<b><u>88,220</u></b>		<u>102,019</u>
<b>LIABILITIES</b>					
Creditors	10	<b>2,090</b>		1,894	
Distribution payable on income units		<b><u>1,722</u></b>		<u>1,830</u>	
<b>Total liabilities</b>			<b>3,812</b>		3,724
<b>Net assets attributable to unitholders</b>			<b><u>84,408</u></b>		<u>98,295</u>
Approved on behalf of the Board					
28 July 2009					
D Henderson, <i>Chairman</i>					

The notes on pages 24 to 32 form part of these accounts.

# Cash flow statement

## for the half year ended 30 June 2009 (unaudited)

	Notes	30.6.2009		31.12.2008	
		£'000	£'000	£'000	£'000
<b>Net cash inflow from operating activities</b>	16		<b>3,845</b>		7,849
<b>Net cash outflow from financing activities</b>					
Issue of units		<b>177</b>		416	
Cancellation of units		<b>(796)</b>		(8,819)	
Distributions paid		<b>(3,463)</b>		(7,157)	
			<b>(4,082)</b>		(15,560)
<b>Net cash inflow from investment activities</b>					
Capital revenue	7	<b>118</b>		-	
Capital expenses	7	<b>(113)</b>		(1,016)	
Proceeds on disposal of investments	7	<b>1,330</b>		13,095	
			<b>1,335</b>		12,079
<b>Increase in cash</b>	17		<b>1,098</b>		<u>4,368</u>

The notes on pages 24 to 32 form part of these accounts.

# Notes to the accounts

(unaudited)

## 1. Accounting policies

### (a) Basis of accounting

The accounts have been prepared under the historical cost basis, as modified by the revaluation of properties, and in accordance with accounting policies set out below and the Statement of Recommended Practice for Authorised Funds issued by the Investment Management Association (IMA) in November 2008, with the exception of the omission of the Statement of material portfolio changes.

Part 1.3 and 2.2 of The Association of Real Estate Funds' Code of Practice relating to the format of Property Collective Investment Schemes' accounts has been followed in the preparation of these accounts.

### (b) Revenue recognition

Rental revenue, interest on bank deposits and COIF Charities Deposit Fund balances are accrued on a daily basis.

### (c) Expenses

During the period, the Manager's periodic charge, paid to the Manager, was charged to the capital of the Fund. The fee is based on a fixed percentage of the value of the Fund, which is currently 0.65% p.a. plus VAT. Each month, the value at the end of the previous month is taken to calculate the fee due. This fee covers the provision of investment services and other expenses incurred by the Manager. The Fund receives a management fee rebate credited to the revenue of the Fund for its deposits in the COIF Charities Deposit Fund, where management fees are charged to revenue. The Trustee fee, audit, legal, insurance, property valuation fees and direct property fees are charged separately to the revenue of the Fund before distribution.

### (d) Distributions

Distributions are paid quarterly. The Fund utilises an income reserve to even out the fluctuations in revenue which arise over the years (see note 11).

# Notes to the accounts

## (unaudited)

(e) Capitalised costs

All costs associated with buying, selling and development of properties are charged to capital. Other expenses, including the property valuation fees payable to BNP Paribas Real Estate, are deducted from revenue.

(f) Basis of valuation

Freehold and leasehold properties are valued at each monthly dealing date and at quarter-end dates on the basis of Market Value in accordance with the current RICS Appraisal and Valuation Standards (The Red Book) as advised by BNP Paribas Real Estate, Chartered Surveyors.

<b>2. Net capital losses</b>	<b>30.6.2009</b>	<i>30.6.2008</i>
	<b>£'000</b>	<i>£'000</i>
The net capital losses during the period comprise:		
Non-derivative securities	<b><u>(13,290)</u></b>	<i><u>(13,432)</u></i>
<b>3. Revenue</b>	<b>30.6.2009</b>	<i>30.6.2008</i>
	<b>£'000</b>	<i>£'000</i>
Rental revenue	<b>3,941</b>	<i>3,918</i>
Interest on COIF Charities Deposit Fund	<b>47</b>	<i>75</i>
Bank interest	<b>-</b>	<i>9</i>
Other revenue	<b><u>41</u></b>	<i><u>100</u></i>
	<b><u>4,029</u></b>	<i><u>4,102</u></i>

# Notes to the accounts

## (unaudited)

<b>4. Expenses</b>	<b>30.6.2009</b>	<i>30.6.2008</i>
	<b>£'000</b>	<i>£'000</i>
Payable to the Manager, associates of the Manager and agents of either of them:		
Manager's periodic charge – see note 1(c)	<b>292</b>	438
Manager's periodic charge rebate – see note 1(c)*	<b>(2)</b>	(2)
	<b><u>290</u></b>	<u>436</u>
Payable to the Trustee, associates of the Trustee and agents of either of them:		
Trustee fee	<b><u>17</u></b>	<u>18</u>
	<b><u>17</u></b>	<u>18</u>
Other expenses:		
Insurance fee	<b>1</b>	-
Audit fee	<b>4</b>	4
Investment property database fee	<b>3</b>	7
Loan finance cost	<b>-</b>	(7)
Property ground rent and empty rates	<b>31</b>	3
Property legal and professional fees	<b>78</b>	48
Property valuation fees	<b>37</b>	11
Property non-recoverable insurance	<b>14</b>	-
Property non-recoverable repairs and maintenance	<b>10</b>	58
Property service charge	<b>167</b>	29
Property other expenses	<b>-</b>	<u>18</u>
	<b><u>345</u></b>	<u>171</u>
Total expenses	<b><u>652</u></b>	<u>625</u>

The above expenses include VAT where applicable.

\* This amount represents the rebate of management fees credited to the Fund's revenue for its deposits in the COIF Charities Deposit Fund where management fees are charged to revenue.

## 5. Taxation

The Fund is exempt from UK income and capital gains tax due to its charitable status pursuant to Sections 505 and 506 of the Income and Corporation Taxes Act 1988. Distributions are paid and reinvested revenue credited gross to unitholders on the basis that all appropriate UK taxation has been both reclaimed and recovered.

# Notes to the accounts

## (unaudited)

### 6. Finance costs

#### Distributions

Distributions take account of revenue received on the issue of units and revenue deducted on the cancellation of units, and comprise:

	<b>30.6.2009</b>	<i>30.6.2008</i>
	<b>£'000</b>	<i>£'000</i>
31 March – interim distribution	<b>1,671</b>	1,738
30 June – interim distribution	<b>1,767</b>	1,837
	<b><u>3,438</u></b>	<u>3,575</u>
Add: revenue deducted on cancellation of units	<b>7</b>	58
Deduct: revenue received on issue of units	<b>(2)</b>	(2)
Net distribution for the period	<b><u>3,443</u></b>	<u>3,631</u>
Net revenue for the period	<b>3,377</b>	3,477
Transfer to income reserve – see note 11	<b>(269)</b>	(284)
Manager's periodic charge – see note 1(c)	<b>335</b>	438
Net distribution for the period	<b><u>3,443</u></b>	<u>3,631</u>

Details of the distribution per unit are set out in the distribution table on page 33.

### 7. Property investments

	<b>30.6.2009</b>	<i>31.12.2008</i>
	<b>£'000</b>	<i>£'000</i>
Market value at the start of the period	<b>95,025</b>	145,115
Capital revenue	<b>(118)</b>	-
Capital expenses	<b>113</b>	1,016
Sales proceeds from disposals	<b>(1,330)</b>	(13,095)
Realised losses on disposals	<b>(1,066)</b>	(6,848)
Unrealised losses on revaluation	<b>(12,224)</b>	(31,163)
Market value at the end of the period	<b><u>80,400</u></b>	<u>95,025</u>
Historical cost at the end of the period	<b><u>114,206</u></b>	<u>116,607</u>

# Notes to the accounts

(unaudited)

<b>8. Debtors</b>	<b>30.6.2009</b>	<i>31.12.2008</i>
	<b>£'000</b>	<i>£'000</i>
Rents receivable	<b>675</b>	801
Property payments recoverable	<b>127</b>	180
Accrued revenue	<b>9</b>	-
Prepayments	<b>1</b>	2
VAT recoverable	-	101
	<b><u>812</u></b>	<u>1,084</u>

<b>9. Cash and bank balances</b>	<b>30.6.2009</b>	<i>31.12.2008</i>
	<b>£'000</b>	<i>£'000</i>
Cash in COIF Charities Deposit Fund	<b>5,737</b>	4,442
Cash at bank	<b>1,271</b>	1,468
	<b><u>7,008</u></b>	<u>5,910</u>

<b>10. Creditors</b>	<b>30.6.2009</b>	<i>31.12.2008</i>
	<b>£'000</b>	<i>£'000</i>
Rent received in advance	<b>1,558</b>	1,696
Accrued expenses	<b>30</b>	23
VAT payable	<b>365</b>	-
Service charge payable	<b>48</b>	48
Rent deposits	<b>89</b>	127
	<b><u>2,090</u></b>	<u>1,894</u>

## 11. Income reserve

The income reserve, accumulated out of revenue, is used to smooth fluctuations in the revenue received in the Fund. The income reserve is included in the total capital value of the Fund attributable to income unitholders.

	<b>30.6.2009</b>	<i>31.12.2008</i>
	<b>£'000</b>	<i>£'000</i>
Income reserve at the start of the period	<b>1,158</b>	702
Transfer to income reserve	<b>269</b>	456
Income reserve at the end of the period	<b><u>1,427</u></b>	<u>1,158</u>

# Notes to the accounts

## (unaudited)

### 12. Financial instruments

The main risks arising from the Fund's financial instruments and Manager's policies for managing these risks are summarised below. These policies have been applied throughout the period and the comparative period.

#### Market price risk

Whilst the value of direct property is independently valued on a monthly basis, such valuations are a matter of the valuer's opinion and such values may or may not be achieved on disposal. The Fund seeks to minimise the impact of these risks by maintaining a well diversified property portfolio, both geographically and by sector.

#### Financial assets

All cash and bank balances earn interest at a floating rate based on either LIBOR or base rate. Debtors and creditors of the Fund do not pay or receive interest.

#### Financial liabilities

Under the Scheme of the Fund, the Manager may borrow a maximum of 25% of the value of the property of the Fund to assist with investing in, improvements to, or the managing of property and the short-term financing of, or meeting payments to be made out of the Fund.

#### Liquidity risk

By their very nature, direct properties are less liquid and therefore the investments may not be readily realisable. The Fund's liquidity may be affected by unexpected or high levels of redemptions. Under these circumstances, a period of notice of up to six months may be imposed for the redemption of units. The units are realisable only on each monthly dealing day.

#### Currency risk

There is no exposure to foreign currency fluctuations as all investments, revenue and short-term debtors and creditors are denominated in Sterling.

#### Interest rate risk

The majority of the Fund's assets are direct property investments and therefore do not pay interest or have maturity dates. As a consequence any changes in interest rates will not significantly affect the Fund except in so far as they affect rental levels generally.

# Notes to the accounts

(unaudited)

The interest rate risk profile of the Fund's financial assets and liabilities at 30 June 2009 was as set out below:

<i>Currency</i>	<i>Floating rate financial assets* £'000</i>	<i>Fixed rate financial assets £'000</i>	<i>Financial assets not carrying interest £'000</i>	<i>Total £'000</i>
<b>Sterling</b>	<b>7,008</b>	<b>-</b>	<b>81,212</b>	<b>88,220</b>

<i>Currency</i>	<i>Floating rate financial liabilities £'000</i>	<i>Fixed rate financial liabilities £'000</i>	<i>Financial liabilities not carrying interest £'000</i>	<i>Total £'000</i>
<b>Sterling</b>	<b>-</b>	<b>-</b>	<b>3,812</b>	<b>3,812</b>

31 December 2008

<i>Currency</i>	<i>Floating rate financial assets* £'000</i>	<i>Fixed rate financial assets £'000</i>	<i>Financial assets not carrying interest £'000</i>	<i>Total £'000</i>
Sterling	5,910	-	96,109	102,019

<i>Currency</i>	<i>Floating rate financial liabilities £'000</i>	<i>Fixed rate financial liabilities £'000</i>	<i>Financial liabilities not carrying interest £'000</i>	<i>Total £'000</i>
Sterling	-	-	3,724	3,724

\* The floating rate financial assets of the Fund earn interest at rates based on either LIBOR or base rate.

All financial liabilities are due to be settled within one year, or on demand.

There were no derivatives held by the Fund during the period or comparative period.

# Notes to the accounts

## (unaudited)

### 13. Board remuneration

The Board members receive no remuneration from COIF Charity Funds. Mr R Fitzalan Howard is a Director of the Manager and receives remuneration from the Manager, which is disclosed in that Company's accounts.

### 14. Related party transactions

The Manager's periodic charge is paid to the Manager and the Trustee fee is paid to HSBC Bank Plc, both related parties to the Fund. The amounts paid in respect of these charges are disclosed in note 4.

A rebate of management fees is credited to the Fund's revenue for its deposits in COIF Charities Deposit Fund where management fees are charged to revenue as disclosed in note 1(c).

At 30 June 2009 the balances due to the Manager and HSBC Bank Plc were as set out below:

	<b>30.6.2009</b>	<i>31.12.2008</i>
	<b>£'000</b>	<i>£'000</i>
The Manager	-	-
HSBC Bank Plc	<b>6</b>	7

There were no other transactions entered into with the Manager or HSBC Bank Plc during the period.

At 30 June 2009 a cash balance of £5,737,056 (31.12.08, £4,442,237) was held in the COIF Charities Deposit Fund.

# Notes to the accounts

## (unaudited)

### 15. Turnover of units

The number and net asset value of units in the Fund issued, cancelled and transferred in the period to 30 June 2009 was as follows:

	<i>Number of units</i>	<i>Value £'000</i>	<i>% of NAV at 30.6.2009</i>
Units issued	190,146	177	0.21
Units cancelled	853,302	796	0.94

At 30 June 2009 there were no outstanding redemption notices (31.12.2008: nil).

### 16. Reconciliation of net income to net cash inflow from operating activities

	<b>30.6.2009</b>	<i>31.12.2008</i>
	<b>£'000</b>	<i>£'000</i>
Net revenue for the period	<b>3,377</b>	6,811
Decrease in accrued revenue	<b>117</b>	1,196
Decrease/(increase) in debtors	<b>155</b>	(96)
Increase/(decrease) in creditors	<b>196</b>	(62)
Net cash inflow from operating activities	<b><u>3,845</u></b>	<u>7,849</u>

### 17. Reconciliation of net cash flow to movement in cash balances

	<b>30.6.2009</b>	<i>31.12.2008</i>
	<b>£'000</b>	<i>£'000</i>
Net cash at the beginning of the period	<b>5,910</b>	1,542
Increase in cash during the period	<b>1,098</b>	4,368
Net cash at the end of the period	<b><u>7,008</u></b>	<u>5,910</u>

# Distribution table

for the half year ended 30 June 2009 (unaudited)

<i>Period ended</i>	<i>Date paid/payable</i>	<i>Distributions paid/payable</i> <i>pence per unit</i>	
		<b>2009</b>	2008
<b>Income units</b>			
31 March 2009	29 May 2009	<b>1.70</b>	1.70
30 June 2009	28 August 2009	<b>1.80</b>	1.80
		<b><u>3.50</u></b>	<u>3.50</u>
		<i>Revenue accumulated</i> <i>pence per unit</i>	
		<b>2009</b>	2008
<b>Accumulation units</b>			
31 March 2009		<b>2.52</b>	2.29
30 June 2009		<b>2.59</b>	2.69
		<b><u>5.11</u></b>	<u>4.98</u>

# Statement of Board, Corporate Trustee and Manager responsibilities

## Responsibilities of the Board

The Board shall comply with the duty of care when exercising their powers and discharging their duties under the Scheme of the Charity Commission made under the Charities Act 1993, dated 12 July 2002, for the Fund to:

- make and revise the written statement of the investment objectives of the Fund and details of such investment objectives will be included in the Scheme Particulars;
- determine the criteria and methods for evaluating the performance of the Fund;
- appoint the Auditor of the Fund and agree their terms of engagement;
- make an annual report on the discharge of the Board's responsibilities;
- determine the rate of remuneration of the Trustee and the Manager in accordance with the Scheme and the Scheme Particulars;
- apply to the Commission for an order to discharge the Trustee from the provisions of the Scheme and an order to appoint a new Trustee of the provisions of the Scheme: provided that any Board member who has any interests in the Trustee or the new Trustee shall not participate in the Board's discussions and decisions on the matter and shall not be counted in the quorum necessary for the transaction of such business; and
- inform the Charity Commission promptly and in writing if the Board is not satisfied at any time as to the compliance of the Trustee or the Manager with the Scheme or the Scheme Particulars.

## Responsibilities of the Trustee

The Trustee shall be responsible for those aspects of the administration and management of the Fund and its property which are specified in the Scheme. To the extent of those duties and powers, the Trustee is a charity trustee of the Fund within the meaning of the Charities Act 1993. The Trustee shall comply with the duty of care when exercising its powers and discharging its duties under this Scheme. The following are the duties and powers of the Trustee:

- the supervision and oversight of the Manager's compliance with the Scheme and the Scheme Particulars. In particular, the Trustee shall be satisfied on a continuing basis that the Manager is competently exercising the powers and competently discharging the duties conferred or imposed on it by or pursuant to the provisions of the Scheme and that the Manager is maintaining adequate and proper records;
- the appointment, supervision and oversight of any Registrar or other delegate whom it has appointed in accordance with the provisions of this Scheme;
- the custody and control of the property of the Fund and the collection of all revenue due to the Fund in accordance with the Scheme;
- the creation and cancellation of units in accordance with the instructions of the Manager (except where the Scheme Particulars permit the Trustee to disregard those instructions);
- making distributions to Participating Charities holding income units and making allocations to Participating Charities holding

# Statement of Board, Corporate Trustee and Manager responsibilities

accumulation units in proportion to their respective units in the property of the Fund;

- the making of an annual report on the discharge of its responsibilities for the management of the Fund; and
- the authorisation of payment out of the property of the Fund of any reasonable costs or expenses of the Board members incurred by them in the execution of their duties in accordance with the Scheme.

## Responsibilities of the Manager

The Manager of the Fund is required by the Scheme to prepare accounts for the Fund in accordance with the Statement of Recommended Practice 2005 (Accounting and Reporting by Charities). The Manager is required to:

- select suitable accounting policies that are appropriate for the Fund and apply them on a consistent basis;
- comply with the disclosure requirements of the Statement of Recommended Practice

relating to Authorised Funds issued by the Investment Management Association (IMA) in November 2008;

- follow generally accepted accounting principles and applicable accounting standards;
- keep proper accounting records which enable the Manager to demonstrate that the accounts as prepared comply with the above requirements;
- make judgments and estimates that are reasonable and prudent; and
- prepare the accounts on the basis that the Fund will continue in operation unless it is inappropriate to presume this.

The Manager is required to manage and administer the Fund in accordance with the Scheme, maintain accounting records and take reasonable steps for the prevention and detection of fraud and other irregularities. The Trustee has appointed the Manager to act as Registrar to the Fund.



# CCLA INVESTMENT MANAGEMENT LIMITED

# COIF Charities Property Fund

(Charity Registration No. 1093084)

## Board

D Henderson, Chairman of the Board (appointed 25.2.09), *FCA, Company Director*  
B Wrey, Chairman of the Board, *Former Chairman, Henderson Global Investors* (resigned 25.2.09)  
T Bell, FRICS  
P Cawdron, FCA, *Company Director*  
T Clark, *Solicitor*  
A Daws, *Solicitor*  
R Fitzalan Howard, *Chief Executive, FF&P Asset Management Limited*  
G Newson, MRICS  
Mrs F Quint, *Barrister* (resigned 25.2.09)

## Secretary

J Fox

## Investment Manager, Administrator and Registrar

### CCLA Investment Management Limited

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the Financial Services Authority*  
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London EC2V 6DZ  
Telephone: 020 7489 6000  
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### Directors responsible for the Fund

M Quicke (Chief Executive)  
J Bevan (Chief Investment Officer)  
S Curran (Chief Operating Officer)  
C Peters (Investment Director)  
A Robinson (Director Market Development)

### Fund Manager

R Halliday

### Company Secretary

J Fox

### Head of Operational Risk, Internal Audit and Compliance

A Kemp

### External Property Valuer

BNP Paribas Real Estate  
90 Chancery Lane,  
London WC2A 1EU

### Corporate Trustee

HSBC Bank plc  
8 Canada Square  
London E14 5HQ

### Banker

The Royal Bank of Scotland plc  
62/63 Threadneedle Street  
London EC2R 8LA

### Solicitors

Lovells LLP  
Atlantic House, Holborn Viaduct  
London EC1A 2FG

### Farrer & Co LLP

66 Lincoln's Inn Fields  
London WC2A 3LH

### Independent Auditor

Ernst & Young LLP  
1 More London Place  
London SE1 2AF



## **CCLA INVESTMENT MANAGEMENT LIMITED** **COIF Charity Funds**

The COIF Charity Funds provide a ready and practical means for charities to obtain, at reasonable cost, constant professional investment and cash management for their long-term capital and short-term cash. They also provide protection through diversification combined with simplified administration.

### **COIF Charities Investment Fund**

- A suitable 'all-in-one' long-term fund for most charities
- Highly diversified and well-balanced spread of investments
- Designed to help meet growth and income requirements
- Focus on delivering attractive, growing income

### **COIF Charities Global Equity Income Fund**

- Attractive income now
- Rising income in the future
- Strong growth opportunities from the global economy

### **COIF Charities Fixed Interest Fund**

- Long-term investment focused on income
- Gross income paid quarterly
- Usually held with other investments such as equities and cash to give a broad spread of assets and achieve combined income and growth objectives

### **COIF Charities Property Fund**

- High quality, well-diversified commercial and industrial property portfolio
- Focus on delivering attractive income
- Actively managed to add value
- Usually held with other investments such as equities, bonds and cash to give a broad spread of assets and achieve combined income and growth objectives

### **COIF Charities Deposit Fund**

- A competitive rate
- Interest paid gross
- No minimum balance
- Easy access
- Simple operation
- Excellent service
- Free BACS transfers
- AAA/V1 credit rating\*

\* The Deposit Fund is rated AAA/V1 by Fitch Ratings. This reflects the high credit quality of the portfolio and its low volatility.

The COIF Charity Funds are common investment funds established by the Charity Commission for England and Wales under Section 24 of the Charities Act 1993. The Deposit Fund was established under Section 25 of the Charities Act 1993. Any charity in the United Kingdom within the meaning of the Charities Act 1993 (as amended or replaced) may invest in the Deposit, Investment and Global Equity Funds. Any charity in England and Wales may invest in the Fixed Interest and Property Funds. CCLA Investment Management Limited operates as the Investment Manager and Administrator of the Funds.

The value of the investments may fall as well as rise and an investor may not get back the full amount originally invested. Deposits in the Deposit Fund are not covered by the Financial Services Compensation Scheme.

CCLA Investment Management Limited (registered in England No. 2183088 - registered office 80 Cheapside, London EC2V 6DZ) is authorised and regulated by the Financial Services Authority.

### **CCLA INVESTMENT MANAGEMENT LIMITED**

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