



for the Church of England

# **The CBF Church of England Property Fund**

**Report and Accounts  
Year ended 30 November 2009**

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### **Trustee and Manager**

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### **Description of The CBF Church of England 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 Trustee

for the year ended 30 November 2009

On behalf of the Trustee, I have pleasure in presenting the Annual Report and Accounts of The CBF Church of England Property Fund (the Fund), which includes a separate report from CCLA Investment Management Limited (the Manager) as Manager of the Fund.

## Structure and management

The Fund is a common fund established by the Church Funds Investment Measure 1958 (as amended from time to time), and the Trustee Act 2000 (together the Measure).

CBF Funds Trustee Limited (CBFFT), a company incorporated under the Companies Act, limited by guarantee and not having a share capital, is the Trustee and Operator of the Fund. CBFFT has an Audit Committee which meets twice each year to review the financial statements and monitor the control environment in which the Fund operates.

CBFFT has delegated to the Manager, which is authorised and regulated by the Financial Services Authority (FSA), the property management, administration, registrar, secretarial and company secretarial functions of the Fund under Management Agreements dated September 2008.

Under the provisions of the Financial Services and Markets Act 2000 (FSMA), CBFFT is not considered to be operating the Fund by way of business. In consequence, it is not required to be authorised and regulated by the FSA and the trustee directors of the CBFFT are not required to be authorised by the FSA for this purpose.

Investments in the Fund are not covered by the Financial Services Compensation Scheme. The Manager will pay fair compensation on eligible

claims arising from its negligence or error in the management and administration of the Fund.

## Charitable status of the Fund

The Fund is entitled to charitable status by virtue of section 24(9) of the Charities Act 1993. In the administration of the Fund, CBFFT is exempt from the jurisdiction of the Charity Commission by virtue of section 5(1) of the Church Funds Investment Measure 1958.

## Investment objective of the Fund

The Fund aims to generate capital appreciation, rising income and a total return in excess of its benchmark by investing in United Kingdom commercial property. The Fund also aims to maintain the level of its annual distribution each year.

## Total return benchmark

The total return performance benchmark for the Fund is the Balanced Property Unit Trust Index. The benchmark is calculated and published by IPD in the UK Pooled Property Fund Indices Report and is sponsored by HSBC and The Association of Real Estate Funds (AREF).

## Responsibilities of the Trustee

CBFFT monitors the property management, administration, registration, secretarial and company secretarial services provided by the Manager under the respective Management Agreements. It meets quarterly with the Manager to monitor investment strategy, dividend policy, investment diversification and risk and to review the Fund's performance. In addition, CBFFT reviews the Report and Accounts of the Fund prepared on its behalf by the Manager.

# Report of the Trustee

for the year ended 30 November 2009

CBFFT is responsible for appointing an Audit Committee, the Auditor and the Safe Custody Agent. It reviews annually the objectives of the Fund in the light of current circumstances.

## RBS monitoring service

CBFFT has appointed The Royal Bank of Scotland plc to monitor the Manager in respect of its activities related to the management and administration of the Fund and to provide formal six-monthly reviews of its findings to the Audit Committee. The Royal Bank of Scotland plc has not raised any material issues.

## Delegation of functions

Following its regular meetings and consideration of the reports and papers it has received, CBFFT is satisfied that the Manager, to whom it has delegated the administration and management of the Fund, has complied with the terms of the Measure and with the relevant Management Agreements.

## Controls and risk management

CBFFT receives and considers regular reports from the Manager. Other ad hoc reports and information are supplied 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.

CBFFT receives internal audit reports on the controls of the Manager. During the year CBFFT, assisted by the Manager, reviewed the Fund's systems of internal control. At each of its meetings, the Audit Committee receives and reviews a formal risk management report from the Manager. This sets 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.

R Broadhurst  
Chairman  
CBF Funds Trustee Limited

22 February 2010

# Report of the Property Manager

for the year ended 30 November 2009

## Strategy

The Fund holds a well diversified portfolio of property assets in support of an investment policy that places emphasis on income yield and active management to add value. The Fund holds good weightings to the retail and industrial sectors, whilst a purchase during the year has increased the weighting to the retail warehouse sector. As investor sentiment revives, a positive flow of new money into the Fund is anticipated, providing greater capacity for participation in the improving market conditions and the opportunity to add to the portfolio attractively priced, good quality assets.

The wide yield premium that exists between prime, income secure assets and more secondary stock creates opportunities for active management to add value and support investment returns. However, although conditions are improving we must remember that risks still exist, enforcing the need for an asset level focus over market sector allocation strategies. A particular concern is income risk as rising voids combine with the erosion of reversions as rental values decline. A focus on income quality is essential to protect income flows.

## Performance

Over the twelve month period to 30 November 2009, the total return of the CBF Church of England Property Fund, before expenses, was -9.4%. The performance benchmark for the Fund is the IPD Balanced PUT Index and is published only on a calendar quarter basis. The performance of the Fund for periods to 31 December 2009 is noted in the table below along with results recorded by the benchmark. There was an IPD record rate of capital growth reported for the final month of 2009 which contributed to the significant improvement for the twelve month results to December 2009 compared to the twelve month results to November 2009.

During the year the price of a CBF Property Fund Income Share fell by -16.2%, to 107.21p compared to 127.91p twelve months ago. The performance of the Fund reflects the continuing slide in property valuations over the course of the year, although the negative capital return was partly off-set by the income earned and portfolio management activity. The income distributed to Income Shareholders for the full year was 7.94p per share compared with 7.70p in 2008. The income return for the period was 6.2%, whilst the annual income distribution yield of the Fund at the

### The CBF Church of England Property Fund

**Total return after management expenses to 31 December 2009**

	1 year %	5 years % p.a.	10 years % p.a.
<b>CBF Property Fund</b>	+4.43	+2.95	+6.77
Balanced PUT Index	-3.47	-0.76	+5.08

Source: The Manager & IPD

# Report of the Property Manager

for the year ended 30 November 2009

year end is 7.4%. The value of an accumulation share, with income re-invested, at the year end was 131.43p compared with 145.70p in 2008.

Although overall returns were disappointing, some signs emerged during the period that the downturn was coming to a close as, first, the pace of decline eased and then values began to improve. By the close of the year prices were in fact moving convincingly higher. This reversal reflected a sharp increase in the volume of market transactions which showed that there was substantial support for the market at the ruling yield levels. A further supporting factor was that the rate of rental decline also eased, notwithstanding a recognition that occupier markets will remain weak for some time to come.

## Market review

For much of the past two years property investment markets have been frozen, with a very low level of transactions. Vendors have been unwilling to accept depressed prices and bankers, keen to avoid recognising losses, did not press them. Potential buyers too were cautious in an environment where values were falling and recessionary economic conditions threatened income. With a reluctance to trade on both sides of the process, it can be of no surprise that property investment markets largely ground to a halt.

The low point of the market was attained during the summer months of 2009 but once the nadir had been reached it was followed by clear signs of improvement. In the first six months of this year capital valuations declined by -18% but in the second half of the year 5% of this loss was recovered, with the rise in valuations accelerating at the year end. Demand was rising from a variety of investor types including overseas

buyers, attracted by the weakened sterling exchange rate. Despite the marked improvement in sentiment, concerns over income security remained and it is noticeable that the best performances have come from the most income secure assets. At present the strongest interest is being shown in retail and industrial investments. Interest in office investment is more subdued, a reflection of investor concern for the rental prospects for the sector.

## Activity

Reflecting the weak property market, the sound condition of the Fund's balance sheet and low level of redemptions, no property assets have been sold during the year. Towards the end of the period and as property market conditions became more conducive, the Fund completed its first investment acquisition for almost four years. The purchase of a well located retail warehouse close to Hanger Lane in West London, was completed in November 2009 at a price of just over £6m. The property is let to DSG Retail Ltd, trading as Currys, with the £450,000 rental income secured for 11 years, providing an attractive yield to the Fund of 7.3%.

It has been a busy period for management activity with our attention focused firmly on protecting income, controlling vacancies and adding value. A number of lease events have supported income. Eight rent reviews have been completed and although some have provided no increase, most have contributed to income growth. The retail warehouse holdings in Tamworth and Brownhills have in particular performed well, with a significant amount of back rent on the outstanding rent reviews payable. A number of rent reviews remain outstanding, offering the prospect of further growth in rental income. Vacant office accommodation in the

# Report of the Property Manager

for the year ended 30 November 2009

City of London on Eastcheap has been let whilst a long-term empty retail unit in Albemarle Street in the West End of London also found a tenant by the year end. The Fund was exposed to the failure of Allied Carpets but, positively, the retail warehouse unit in Salisbury affected by this was immediately re-let at a slightly higher rental to electrical retailer Maplins.

These positive developments have been partly counter-balanced by a property falling vacant. Due to the expiry of the lease, the industrial unit on the Stakehill Industrial Park in Greater Manchester became empty. Despite development, the portfolio void rate remains low, at 6.5%, made up substantially of the recently vacant Manchester industrial holding. In contrast, IPD continues to report a void rate on the Monthly Index that has risen significantly throughout the period and was recorded at 12.5% at the end of November.

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## Risk warning

The Fund's shares 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

## Outlook

In the new environment the property sector may improve quickly. As it does, we expect the recovery to spread beyond the narrow band of prime assets to include secondary grades of investment. In this environment, the Fund can benefit from an accelerated recovery.

If liquidity flows into the sector very quickly it may be that there is only a narrow buying window before asset prices escalate to unattractive levels. Given the difficult trading conditions which still exist for the sector, a move into over valued or even fully valued territory would bring with it a risk of consolidation or even relapse in the year ahead. We remain optimistic but will nevertheless pursue a prudent and cautious approach in these improved conditions.

P Hannam  
Head of Property  
CCLA Investment Management Limited

22 February 2010

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

# Report of the Independent Auditor

## to the Shareholders of The CBF Church of England Property Fund

We have audited the financial statements of The CBF Church of England Property Fund for the year ended 30 November 2009 which comprise the statement of total return, the statement of change in shareholders' net assets, the balance sheet, the cash flow statement, the related notes, and the distribution table. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the shareholders of the Fund, as a body, in accordance with the Church Funds Investment Measure 1958, as amended. Our audit work has been undertaken so that we might state to the shareholders of the Fund those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Fund and the shareholders of the Fund, as a body, for our audit work, for this report, or for the opinions we have formed.

### **Respective responsibilities of the Trustee and Auditor**

The Trustee is responsible for the preparation of the annual report and the financial statements in accordance with Accounting Standards (United Kingdom generally accepted accounting practice) as set out in the Statement of Trustee and Manager responsibilities in relation to the financial statements.

Our responsibility is to audit the financial statements in accordance with United Kingdom legal and regulatory requirements and International Standards on Auditing (United Kingdom and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with United Kingdom generally accepted accounting practice, the Church Funds Investment Measure 1958, as amended, and the Trustee Act 2000. We also report to you if, in our opinion, the Report of the Property Manager is not consistent with the financial statements, if the Manager has not kept proper accounting records for the Fund, if the financial statements are not in agreement with those accounting records, or if we have not received all the information and explanations we require for our audit.

We read the other information contained in the annual report and consider whether it is consistent with the audited financial statements. This other information comprises only the Report of the Property Manager and the other items set out on the contents page. We consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements. Our responsibilities do not extend to any other information.

# Report of the Independent Auditor

## to the Shareholders of The CBF Church of England Property Fund

### Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (United Kingdom and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Manager in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Fund's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

### Opinion

In our opinion the financial statements:

- give a true and fair view, in accordance with United Kingdom generally accepted accounting practice of the financial position of the Fund at 30 November 2009 and of the net revenue and the net losses on the scheme property of the Fund for the year then ended; and
- have been properly prepared in accordance with United Kingdom generally accepted accounting practice, the Church Funds Investment Measure 1958, as amended, and the Trustee Act 2000.

Ernst & Young LLP  
Registered Auditor  
London

22 February 2010

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The maintenance and integrity of the CCLA Investment Management Limited web site is the responsibility of the directors; the work carried out by the auditors of the CBF Church of England Property Fund does not involve consideration of these matters and, accordingly, the auditors accept no responsibility for any changes that may have

occurred to the financial statements since they were initially presented on the web site.

Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

# Report of the Valuers

Dear Sirs,

## **The CBF Church of England Property Fund valuation as at 30 November 2009**

In accordance with your instructions, we have valued all the property investments owned by The CBF Church of England Property Fund as at 30 November 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 share 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 November 2009 was:

£99,865,000

(ninety nine million, eight hundred  
and sixty five 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 November 2009.

Yours faithfully,

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

30 November 2009

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Atisreal Limited joined the BNP Paribas Real Estate group in 2004 and adopted the name on 1 June 2009.

# Net asset value, share price range, net distribution, share price and expense ratio

## Net asset value

At 30 November	Net asset Value £'000	Income shares		Accumulation shares*	
		Net asset value pence per shares	Number of shares in issue	Net asset value pence per share	Number of shares in issue
2007	167,707	160.81	104,199,045	173.55	154,760
2008	130,644	127.91	101,913,990	145.70	154,760
2009	105,789	107.21	98,313,169	131.43	154,760

## Share price range

Year to 30 November	Income shares		Accumulation shares*	
	Highest offer pence per share	Lowest bid pence per share	Highest offer pence per share	Lowest bid pence per share
2005	148.50	129.65	-	-
2006	171.48	144.40	176.64	145.66
2007	178.43	158.32	188.32	170.86
2008	160.93	125.93	173.67	143.36
2009	122.89	101.68	139.98	119.92

## Net distribution

Year to 30 November	Income shares		Accumulation shares*	
	Annual distribution pence per share	Yield on shares held for the period % <sup>1</sup>	Annual distribution pence per share	Yield on shares held for the period % <sup>1</sup>
2005	7.00	5.33	-	-
2006	7.00	4.77	5.53	4.90*
2007	7.15	4.21	6.93	3.94
2008	7.70	4.71	8.87	5.02
2009	7.94	6.10	9.45	6.38

\* Accumulation shares were made available from 28 February 2006 and were issued at 149.64p each on that date.

<sup>1</sup> Yield expressed as a percentage of the share offer price at the beginning of the period.

# Net asset value, share price range, net distribution, share price and expense ratio

## Share price at 30 November 2009

	<i>Bid price pence per share</i>	<i>Offer price pence per share</i>
Income shares	105.55	109.09
Accumulation shares	129.39	133.73

The share 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 a 1.75% surcharge respectively.

## Expense ratio

	<b>30.11.2009</b>	30.11.2008
Total expense ratio	0.73%	0.68%
Property expense ratio	0.39%	0.11%

The total expense ratio is the ratio of the Fund's total operating costs to its average net assets calculated over the year. 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 further detailed in note 4.

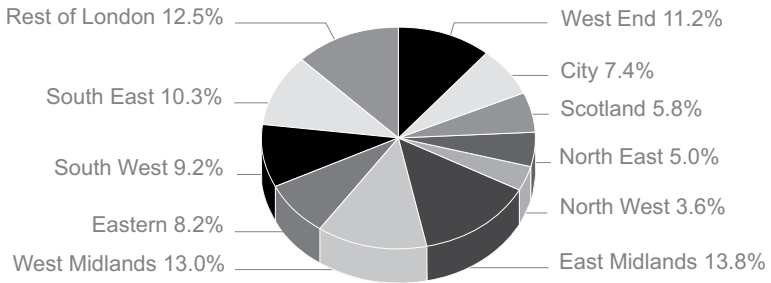
# Portfolio analysis

at 30 November 2009

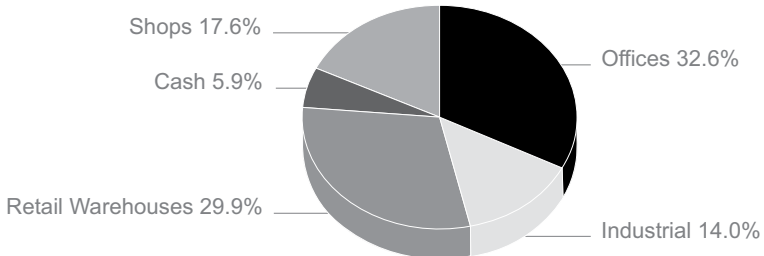
## Tenure

	30.11.2009		30.11.2008	
	£'000	%	£'000	%
Freehold	79,115	79.22	87,200	76.59
Leasehold	20,750	20.78	26,650	23.41
Total investments	<u>99,865</u>	<u>100.00</u>	<u>113,850</u>	<u>100.00</u>

## Geographical distribution



## Asset by type



# Portfolio statement

at 30 November 2009

	<i>£'000</i>	<i>% of Fund</i>
<b>Properties</b>		
Valued between £0 and £5m 19 properties	55,915	52.85
Valued between £5m and £10m 5 properties	32,750	30.96
Valued between £10m and £15m 1 property	11,200	10.59
	<u>99,865</u>	<u>94.40</u>
<b>Total other assets</b>	<u>5,924</u>	<u>5.60</u>
<b>Total value of the Fund</b>	<u>105,789</u>	<u>100.00</u>

# Ownership of the Fund

at 30 November 2009

<b>Ownership band at 30 November 2009</b>	<i>Number of investors</i>	<i>Number of shares in issue '000</i>	<i>% of shares in issue</i>
Less than 1%	178	28,346	28.79
1% or greater but less than 2%	14	16,838	17.10
2% or greater but less than 4%	7	19,774	20.08
4% or greater but less than 8%	-	-	-
Greater than 8%*	1	33,509	34.03
		<u>98,467</u>	<u>100.00</u>

\* The CBF Church of England Investment Fund has a holding of 33,509,080 shares.

# Property portfolio - offices

at 30 November 2009

<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>
Ringwood House AYLESBURY	Vacant	-	-	-	-	0-5
155 Aztec West BRISTOL	The National Grid Company	25 yrs 24.6.90	5 yrs	2010	330,000	0-5
Groundstar House CRAWLEY	First Choice Office Services Ltd	25 yrs 11.2.88	5 yrs	-	426,500	0-5
125 – 139 West Regent St GLASGOW	The Renfrewshire Council	10 yrs 27.10.06	5 yrs	2011	38,000	5-10
	AON Consulting Financial Services Ltd	25 yrs 1.12.88	5 yrs	2013	109,100	
	Gladedale (North West) Ltd	25 yrs 2.2.89	5 yrs	2009	50,150*	
	Gartmore Investment Management Ltd	25 yrs 15.6.88	5 yrs	2013	46,300	
	Norwich Union Life & Pensions Ltd	25 yrs 5.10.88	5 yrs	-	250,000	
Bath Road SLOUGH	Michael Page Holdings Ltd	16 yrs 26.5.00	5 yrs	2010	221,000	0-5
AECOM House Victoria St ST ALBANS	Faber Maunsell Ltd	10 yrs 20.6.08	5 yrs	2013	458,032	5-10

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

# Property portfolio - shops

at 30 November 2009

<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>
71/72 East St CHICHESTER	Monsoon Accessorize Ltd	25 yrs 24.6.88	5 yrs	-	248,600	0-5
211/213 High St HOUNSLOW	HMV UK Ltd	15 yrs 7.7.97	5 yrs	-	143,500	0-5
131/135 Northumberland St NEWCASTLE UPON TYNE	Alliance & Leicester plc	15 yrs 1.10.04	5 yrs	2009	290,000*	0-5
17 King St TRURO	Electrical & TV Services Ltd	25 yrs 4.11.87	5 yrs	2012	157,000	0-5
18 King St TRURO	Vodafone Ltd	25 yrs 24.6.87	5 yrs	-	49,150	0-5

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

# Property portfolio – offices/shop

at 30 November 2009

<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>		
10/12 Eastcheap LONDON, EC3	Steam Wine Bar Ltd	10 yrs 19.8.05	5 yrs	2008	67,500*	5-10		
	Post Office Ltd	14 yrs 25.12.01	5 yrs	2010	207,500			
	Hampton International Mortgages Ltd	5 yr 25.3.07	0 yrs	-	71,760			
	Meritum Securities plc	5 yrs 17.2.04	0 yrs	-	29,075			
	McHale Heaney Brokers and McHal	5 yrs 4.03.09	0 yrs	-	67,600			
	Asyst Solutions Ltd	10 yrs 6.12.04	5 yrs	-	68,635			
	Advanced Payment Solutions Ltd	5 yrs 1.6.06	0 yrs	-	78,000			
	Marine, Aviation & General (London)	10 yrs 11.8.06	5 yrs	2011	75,060			
	Hiscox Investment Management Ltd	5 yrs 28.11.07	0 yrs	-	38,738			
	Brickett House 27 Albemarle St LONDON, W1	Newbridge Capital Investments Ltd	5 yrs 11.12.06	0 yrs	-		43,500	10-15
		Apricot (UK) Ltd	15 yrs 24.11.09	5 yrs	2014		145,000	
Chile Copper Ltd		10 yrs 10.9.99	5 yrs	-	79,514			
Cambrian Mining plc		5 yrs 25.12.03	0 yrs	-	81,500			
Blenheim Shipping UK Ltd		16 yrs 17.12.99	5 yrs	2010	88,000			
Lysander Securities Ltd		10 yrs 25.12.06	5 yrs	2011	95,000			
Finnair OYJ		10 yrs 29.9.04	5 yrs	-	70,000			
Infoplan Ltd		10 yrs 25.12.02	5 yrs	-	53,000			
Vacant		-	-	-	-			

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

# Property portfolio – retail warehouses

at 30 November 2009

<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>
Silver St BROWNHILLS	Focus (DIY) Ltd	16 yrs 30.4.03	5 yrs	2013	300,250	0-5
Unit 8 DERBY	Boots The Chemist Ltd	10 yrs 24.6.04	5 yrs	2009	209,104*	0-5
Falcon Lane, Clapham LONDON	Boots The Chemist Ltd	25 yrs 7.5.99	5 yrs	2009	290,000*	0-5
Ealing Rd, LONDON	DSG Retail Ltd	25 yrs 29.9.95	5 yrs	2010	290,000	5-10
Wellingborough Road NORTHAMPTON	Focus (DIY) Ltd	25 yrs 11.12.87	5 yrs	-	454,658	0-5
Dairy Meadow Lane SALISBURY	Halfords Ltd	15 yrs 2.5.00	5 yrs	2010	140,140	0-5
	Maplin Electronics Ltd	10 yrs 13.11.09	5 yrs	2014	90,000	
Jolly Sailor Retail Park TAMWORTH	NBC Apparell	20 yrs 25.12.02	5 yrs	2007	280,000*	5-10
	Argos Ltd	15 yrs 10.3.03	5 yrs	2013	259,900	

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

# Property portfolio – warehouses/industrial

at 30 November 2009

<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>
Nexus Point BIRMINGHAM	Corporate Express Ltd	16 yrs 25.12.99	5 yrs	2009	200,000	0-5
Finlan Rd Stakehill Ind. Estate GREATER MANCHESTER	Vacant	-	-	-	-	0-5
Telford Point KETTERING	L Batley Pet Products Ltd	10 yrs 26.9.02	5 yrs	2007	310,140*	0-5
Brackmills Ind. Estate NORTHAMPTON	Ryder plc	25 yrs 22.4.88	5 yrs	-	508,000	0-5
Weston Avenue WEST THURROCK	The Post Office	20 yrs 29.9.89	5 yrs	-	313,755	0-5

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

# Statement of total return

for the year ended 30 November 2009

		30.11.2009		30.11.2008	
	Notes	£'000	£'000	£'000	£'000
Income					
Net capital losses	2		<b>(20,469)</b>		(33,545)
Revenue	3	<b>8,107</b>		8,752	
Expenses	4	<b><u>(1,120)</u></b>		<u>(1,140)</u>	
Net revenue for the year			<b><u>6,987</u></b>		<u>7,612</u>
<b>Total return before distributions</b>			<b>(13,482)</b>		(25,933)
Finance costs: distributions	6		<b><u>(7,456)</u></b>		<u>(7,973)</u>
<b>Change in net assets attributable to shareholders from investment activities</b>			<b><u>(20,938)</u></b>		<u>(33,906)</u>

The notes on pages 22 to 30 form part of these accounts.

# Statement of change in net assets attributable to shareholders

for the year ended 30 November 2009

	30.11.2009		30.11.2008	
	£'000	£'000	£'000	£'000
<b>Opening net assets attributable to shareholders</b>		<b>130,644</b>		167,707
Amounts receivable on issue of shares		<b>11,529</b>	282	
Amounts payable on cancellation of shares		<b>(15,461)</b>	<b>(3,453)</b>	
		<b>(3,932)</b>		(3,171)
Change in net assets attributable to shareholders from investment activities		<b>(20,938)</b>		(33,906)
Retained distribution on accumulation shares		<b>15</b>		14
<b>Closing net assets attributable to shareholders</b>		<b><u>105,789</u></b>		<u>130,644</u>

# Balance sheet

at 30 November 2009

	Notes	30.11.2009		30.11.2008	
		£'000	£'000	£'000	£'000
<b>ASSETS</b>					
Investment assets			<b>99,865</b>		113,850
Debtors	8	<b>593</b>		52	
Cash and bank balances	9	<b>8,054</b>		<u>19,544</u>	
Total other assets			<b>8,647</b>		<u>19,596</u>
<b>Total assets</b>			<b>108,512</b>		133,446
<b>LIABILITIES</b>					
Creditors	10	<b>668</b>		815	
Distribution payable on income shares		<b>2,055</b>		<u>1,987</u>	
<b>Total liabilities</b>			<b>2,723</b>		<u>2,802</u>
<b>Net assets attributable to shareholders</b>			<b>105,789</b>		<u>130,644</u>
Approved on behalf of the Trustee 22 February 2010			R Broadhurst, <i>Chairman</i> CBF Funds Trustee Limited		

The notes on pages 22 to 30 form part of these accounts.

# Cash flow statement

for the year ended 30 November 2009

	Notes	30.11.2009		30.11.2008	
		£'000	£'000	£'000	£'000
<b>Net cash inflow from operating activities</b>	15		<b>6,299</b>		6,792
<b>Net cash outflow from financing activities</b>					
Issue of shares		<b>11,529</b>		282	
Cancellation of shares		<b>(15,461)</b>		(3,453)	
Distributions paid		<b>(7,373)</b>		<u>(7,900)</u>	
			<b>(11,305)</b>		(11,071)
<b>Net cash inflow from investment activities</b>					
Payments to acquire investments		<b>(6,080)</b>		-	
Proceeds on disposal of investments		-		13,000	
Capital expenses		<b>(404)</b>		<u>(2,655)</u>	
			<b>(6,484)</b>		10,345
<b>(Decrease)/Increase in cash</b>	16		<b>(11,490)</b>		<u>6,066</u>

The notes on pages 22 to 30 form part of these accounts.

# Notes to the accounts

## 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.

Previously the requirements of the SORP issued by the IMA in December 2005 had been applied. There was no change to either the total return or net assets attributable to shareholders as presented in the preceding year.

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 The CBF Church of England Deposit Fund balances are accrued on a daily basis.

### (c) Expenses

From 1 January 2008, the Manager's periodic charge, paid to the Manager, was charged to the capital of the Fund before distribution (prior to 1 January 2008 it was charged to the revenue of the Fund). This fee is based on a fixed percentage of the value of the Fund, which is currently 0.65% p.a. plus VAT on the first £100m, then 0.50% p.a. plus VAT thereafter, less a management fee rebate for the Fund's deposits in The Church of England Deposit Fund. 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 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

## (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>30.11.2009</b>	<i>30.11.2008</i>
	<b>£'000</b>	<i>£'000</i>
The net capital losses during the year comprise:		
Non-derivative securities	<b><u>(20,469)</u></b>	<i><u>(33,545)</u></i>
<b>3. Revenue</b>	<b>30.11.2009</b>	<i>30.11.2008</i>
	<b>£'000</b>	<i>£'000</i>
Rental revenue	<b>7,892</b>	<i>7,559</i>
Interest on The CBF Church of England Deposit Fund	<b>210</b>	<i>1,082</i>
Bank interest	<b>-</b>	<i>71</i>
Other revenue	<b>5</b>	<i>40</i>
	<b><u>8,107</u></b>	<i><u>8,752</u></i>

# Notes to the accounts

## 4. Expenses

	<b>30.11.2009</b>	<i>30.11.2008</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>663</b>	912
Manager's periodic charge rebate – see note 1(c)*	<b>(16)</b>	(35)
	<b><u>647</u></b>	<u>877</u>
Payable to the Trustee, associates of the Trustee and agents of either of them:		
Trustee Fee	<b><u>7</u></b>	<u>6</u>
	<b><u>7</u></b>	<u>6</u>
Other expenses:		
Audit fee	<b>9</b>	7
Insurance	<b>2</b>	2
Property legal and professional fees	<b>110</b>	59
Property valuation fees	<b>63</b>	80
Property non-recoverable insurance	<b>15</b>	-
Property service charge	<b>207</b>	93
Property empty rates	<b>49</b>	7
Property repairs & maintenance	<b>11</b>	9
	<b><u>466</u></b>	<u>257</u>
Total expenses	<b><u>1,120</u></b>	<u>1,140</u>

The above expenses include VAT where applicable.

\* This amount represents the rebate of management fees credited to the Fund's revenue for its holding in The CBF Church of England Deposit Fund, where management fees are also 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 shareholders on the basis that all appropriate UK taxation has been reclaimed.

# Notes to the accounts

## 6. Finance costs

### Distributions

Distributions made on the last working day of the month take account of revenue received on the issue of shares and revenue deducted on the cancellation of shares, and comprise:

	<b>30.11.2009</b>	<i>30.11.2008</i>
	<b>£'000</b>	<i>£'000</i>
28 February – interim distribution	<b>1,939</b>	1,927
31 May – interim distribution	<b>1,745</b>	2,019
31 August – interim distribution	<b>1,816</b>	2,018
30 November – final distribution	<b><u>2,058</u></b>	<u>1,991</u>
	<b>7,558</b>	7,955
Add: revenue deducted on cancellation of shares	<b>73</b>	21
Deduct: revenue received on issue of shares	<b>(175)</b>	<i>(3)</i>
Net distribution for the year	<b><u>7,456</u></b>	<u>7,973</u>
Net revenue for the year	<b>6,987</b>	7,612
Transfer to income reserve – see note 11	<b>(194)</b>	<i>(613)</i>
Manager's periodic charge paid by capital	<b>663</b>	<u>974</u>
Net distribution for the year	<b><u>7,456</u></b>	<u>7,973</u>

Details of the distribution per share are set out in the distribution table on page 31.

## 7. Property investments

	<b>30.11.2009</b>	<i>30.11.2008</i>
	<b>£'000</b>	<i>£'000</i>
Market value at the start of the year	<b>113,850</b>	157,740
Capitalised expenses	<b>404</b>	2,655
Sales proceeds from disposals	-	<i>(13,000)</i>
Acquisitions at cost	<b>6,080</b>	-
Realised gains on disposals	-	7,741
Unrealised losses on revaluation	<b>(20,469)</b>	<i>(41,286)</i>
Market value at the end of the year	<b><u>99,865</u></b>	<u>113,850</u>
Historical cost at the end of the year	<b><u>117,824</u></b>	<u>111,340</u>

# Notes to the accounts

<b>8. Debtors</b>	<b>30.11.2009</b>	<b>30.11.2008</b>
	<b>£'000</b>	<b>£'000</b>
Accrued revenue	<b>330</b>	45
Property payments recoverable	<b>55</b>	6
Property incentives	<b>67</b>	-
VAT receivable	<b>141</b>	-
Prepayments	-	<u>1</u>
	<b><u>593</u></b>	<u>52</u>

<b>9. Cash and bank balances</b>	<b>30.11.2009</b>	<b>30.11.2008</b>
	<b>£'000</b>	<b>£'000</b>
Cash in The CBF Church of England Deposit Fund	<b>7,971</b>	19,360
Cash at bank	<b>83</b>	<u>184</u>
	<b><u>8,054</u></b>	<u>19,544</u>

<b>10. Creditors</b>	<b>30.11.2009</b>	<b>30.11.2008</b>
	<b>£'000</b>	<b>£'000</b>
Rent received in advance	<b>623</b>	588
VAT payable	-	198
Accrued expenses	<b>45</b>	<u>29</u>
	<b><u>668</u></b>	<u>815</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 value of the Fund.

	<b>30.11.2009</b>	<b>30.11.2008</b>
	<b>£'000</b>	<b>£'000</b>
Income reserve at the start of the year	<b>1,419</b>	806
Transfer to income reserve	<b>194</b>	<u>613</u>
Income reserve at the end of the year	<b><u>1,613</u></b>	<u>1,419</u>

# Notes to the accounts

## 12. Financial instruments

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

### **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 portfolio, both geographically and by sector.

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

# Notes to the accounts

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

<b>Currency</b>	<b>Floating rate financial assets* £'000</b>	<b>Fixed rate financial assets £'000</b>	<b>Financial assets not carrying interest £'000</b>	<b>Total £'000</b>
<b>Sterling</b>	<b>8,054</b>	<b>-</b>	<b>100,458</b>	<b>108,512</b>

<b>Currency</b>	<b>Floating rate financial liabilities £'000</b>	<b>Fixed rate financial liabilities £'000</b>	<b>Financial liabilities not carrying interest £'000</b>	<b>Total £'000</b>
<b>Sterling</b>	<b>-</b>	<b>-</b>	<b>2,723</b>	<b>2,723</b>

30 November 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	19,544	-	113,902	133,446

<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	-	-	2,802	2,802

\* 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 year or comparative year.

# Notes to the accounts

## 13. Related party transactions

The Manager's periodic charge is paid to the Manager, a related party to the Fund. The amounts paid in respect of the Manager's periodic charge are disclosed in note 4. There were no outstanding balances due to the Manager at 30 November 2009 (30.11.2008, £nil). There were no other transactions entered into with the Manager during the year.

CBF Funds Trustee Limited (CBFFT), as Trustee, is a related party to the Fund. There were no outstanding balances due to CBFFT at 30 November 2009 (30.11.2008, £nil). There were no other transactions entered into with CBFFT during the year.

At 30 November 2009 The CBF Church of England Investment Fund held 34.03% (30.11.2008, 39.50%) of the shares of The CBF Church of England Property Fund.

At 30 November 2009 a cash balance of £7,971,746 (30.11.2008, £19,359,905) was held in The CBF Church England Deposit Fund.

## 14. Turnover of shares

The number and net asset value of shares in The CBF Church of England Property Fund issued and cancelled in the year to 30 November 2009 was as follows:

	<i>Number of shares</i>	<i>Value £</i>	<i>% of NAV at 30.11.2009</i>
Income shares issued	10,819,841	11,529,314	10.90
Income shares cancelled	14,420,661	15,461,428	14.62

At 30 November 2009 there were no redemption notices outstanding.

# Notes to the accounts

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

	<b>30.11.2009</b>	<i>30.11.2008</i>
	<b>£'000</b>	<i>£'000</i>
Net revenue for the year	<b>6,987</b>	7,612
(Increase)/decrease in accrued revenue	<b>(285)</b>	56
(Increase)/decrease in debtors	<b>(256)</b>	48
Decrease in creditors	<b>(147)</b>	(924)
Net cash inflow from operating activities	<b><u>6,299</u></b>	<u>6,792</u>

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

	<b>30.11.2009</b>	<i>30.11.2008</i>
	<b>£'000</b>	<i>£'000</i>
Net cash at beginning of the year	<b>19,544</b>	13,478
Movement in cash during the year	<b>(11,490)</b>	6,066
Net cash at the end of the year	<b><u>8,054</u></b>	<u>19,544</u>

# Distribution table

for the year ended 30 November 2009

<i>Period ended</i>	<i>Date paid/payable</i>	<i>Dividends paid/payable</i>	
		<i>pence per share</i>	
		<b>2009</b>	2008
<b>Income shares</b>			
28 February 2009	30 April 2009	<b>1.90</b>	1.85
31 May 2009	31 July 2009	<b>1.95</b>	1.95
28 August 2009	30 October 2009	<b>2.00</b>	1.95
30 November 2009	29 January 2010	<b>2.09</b>	1.95
		<b><u>7.94</u></b>	<u>7.70</u>
		<i>Revenue accumulated</i>	
		<i>pence per share</i>	
		<b>2009</b>	2008
<b>Accumulation shares</b>			
28 February 2009		<b>2.32</b>	1.88
31 May 2009		<b>2.53</b>	2.31
28 August 2009		<b>2.70</b>	2.36
30 November 2009		<b>1.90</b>	2.32
		<b><u>9.45</u></b>	<u>8.87</u>

# Statement of Trustee and Manager responsibilities

The Trustee shall comply with the duty of care when exercising their powers and discharging their duties under the Church Funds Investment Measure 1958 as amended by the Church of England (Miscellaneous Provisions) Measure 1995 and the Trustee Act 2000 (together the Measure) 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 Information;
- determine the criteria and methods for evaluating the performance of the Fund;
- appoint the Auditor of the Fund and settle their terms of engagement;
- determine the rate of remuneration of the Manager in accordance with the Measure and the Scheme Information;
- supervise and oversee the Manager's compliance with the Measure and the Scheme Information. In particular, the Trustee shall be satisfied on a continuing basis that the Manager is competently exercising the powers and discharging the duties conferred or imposed on it by or pursuant to the provisions of the Measure and ensure the Manager is maintaining adequate and proper records;
- appoint, supervise and oversee any Registrar or other delegate whom it has appointed in accordance with the provisions of the Scheme;
- review the custody and control of the property of the Fund and the collection of all

revenue due to the Fund in accordance with the Measure;

- make distributions to investors holding income shares and make allocations to investors holding accumulation shares in proportion to their respective shares in the property of the Fund; and
- take all steps and execute all documents which are necessary to ensure that the purchases and sales of investments for the Fund are properly completed.

## Preparation of accounts

The Trustee of the Fund is required, by the Measure, to prepare accounts which give a true and fair view of the financial position of the Fund at each half year and year end valuation date. The net revenue for the year, together with a report on the operation of the Fund is also required. The accounts show the net asset value of the shares in the Fund as at the date to which the accounts are prepared, the amount of revenue per share, and the amount of revenue, if any, to be transferred to capital pursuant to paragraph 11 of the Schedule to the Measure. In preparing these accounts, the Trustee:

- selects suitable accounting policies that are appropriate for the Fund and applies them on a consistent basis;
- complies with the disclosure requirements of the Statement of Recommended Practice relating to Authorised Funds issued by the Investment Management Association (IMA) in November 2008;

# Statement of Trustee and Manager responsibilities

- follows generally accepted accounting principles and applicable United Kingdom accounting standards;
- keeps proper accounting records which enables them to demonstrate that the accounts, as prepared, comply with the above requirements;
- makes judgments and estimates that are prudent and reasonable; and
- prepares the accounts on the basis that the Fund will continue in operation unless it is inappropriate to presume this.

The Trustee is also required to manage the Fund in accordance with the Measure and has delegated to the Manager the day-to-day management, accounting and administration of the Fund, as permitted by the Measure. The Manager is required to carry out these duties in accordance with the Measure and take reasonable steps for the prevention and detection of fraud and other irregularities.







**CCLA INVESTMENT MANAGEMENT LIMITED**

# **The CBF Church of England Property Fund**

## **Trustee – CBF Funds Trustee Limited**

R Broadhurst (Chairman)

E Carter (appointed 1.2.10)

J Clunie \*

L Farrall

N Pearson (resigned 14.10.09)

G Pollard (appointed 1.2.10)

S Steele

Rev Dr R Turnbull \*

R Williams \*

*\*Members of the Audit Committee*

## **Secretary**

J Fox

## **Property Manager, Administrator and Registrar**

### **CCLA Investment Management Limited**

*Authorised and regulated by  
the Financial Services Authority*

80 Cheapside

London EC2V 6DZ

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Email: [clientservices@ccla.co.uk](mailto:clientservices@ccla.co.uk)

[www.ccla.co.uk](http://www.ccla.co.uk)

### **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)

### **Property Manager**

P Hannam

### **Company Secretary**

J Fox

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

A Kemp

### **External Valuer**

BNP Paribas Real Estate

90 Chancery Lane,

London WC2A 1EU

### **Banker and Monitoring Service**

The Royal Bank of Scotland plc

62/63 Threadneedle Street

London EC2R 8LA

### **Solicitors**

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** **The CBF Church of England Funds**

The CBF Church of England Funds provide Church of England parishes, dioceses and other church charitable trusts with a ready-made service to look after their money and investments. These Funds aim to provide prudent management of church money avoiding unnecessary risks but at the same time seeking to deliver satisfactory investment results.

### **A CHOICE OF FUNDS**

The six CBF Church of England Funds aim to meet most of the investment and deposit needs of a Church trust.

#### **Investment Fund**

- A suitable 'all-in-one' long-term fund for most church organisations
- Highly diversified and well-balanced spread of investments
- Designed to help meet growth and income requirements
- Focus on delivering attractive, growing income
- Working with the EIAG to reflect appropriately ethical values in your investments

#### **Global Equity Income Fund**

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

#### **UK Equity Fund**

- The only UK equity fund managed to reflect Church ethical values
- High quality, well-diversified portfolio
- Designed to help meet growth and income requirements
- Usually held with other investments such as overseas equities, bonds and cash to give a broad spread of assets and achieve overall objectives

#### **Fixed Interest Securities 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

#### **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

#### **Deposit Fund**

- A great 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 Funds are common funds established under the Church Funds Investment Measure 1958 (as amended from time to time). CBF Funds Trustee Limited, a company incorporated under the Companies Act is the Trustee and Operator of the Funds. CCLA Investment Management Limited manages the investment 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.

CCLA Investment Management Limited (registered in England No. 2183088 at 80 Cheapside, London, EC2V 6DZ) is authorised and regulated by the Financial Services Authority. CBF Funds Trustee Limited is a Registered Charity No.1116932 and is registered in England as a company limited by guarantee (No. 5957490).

### **CCLA INVESTMENT MANAGEMENT LIMITED**

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