

CCLA Property Fund

for the Church of England

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

Freephone: 0800 022 3505



CCLA Property Fund for the Church of England

The CBF Church of England Property Fund aims to provide attractive growth in your capital and income over the long-term from investing in commercial and industrial property.

The Fund offers all the advantages of a professionally managed property portfolio, with broadly diversified exposure to high quality properties in the strongest areas of the market. By investing in the Fund, you avoid the potential problems, costs and administrative difficulties of investing in properties directly yourself. CCLA is well established in this market with over 30 years' of property investment and management experience.

Exempt from Stamp Duty

The Fund does not have to pay Stamp Duty on property purchases, which means we can effectively buy properties at cheaper prices than other funds and pass the benefits directly on to investors.

Attractive income in a convenient package

You can choose to have income paid directly into your bank account or The CBF Church of England Deposit Fund each quarter. We pay dividends gross so you do not have to make tax reclaims.

Who can invest?

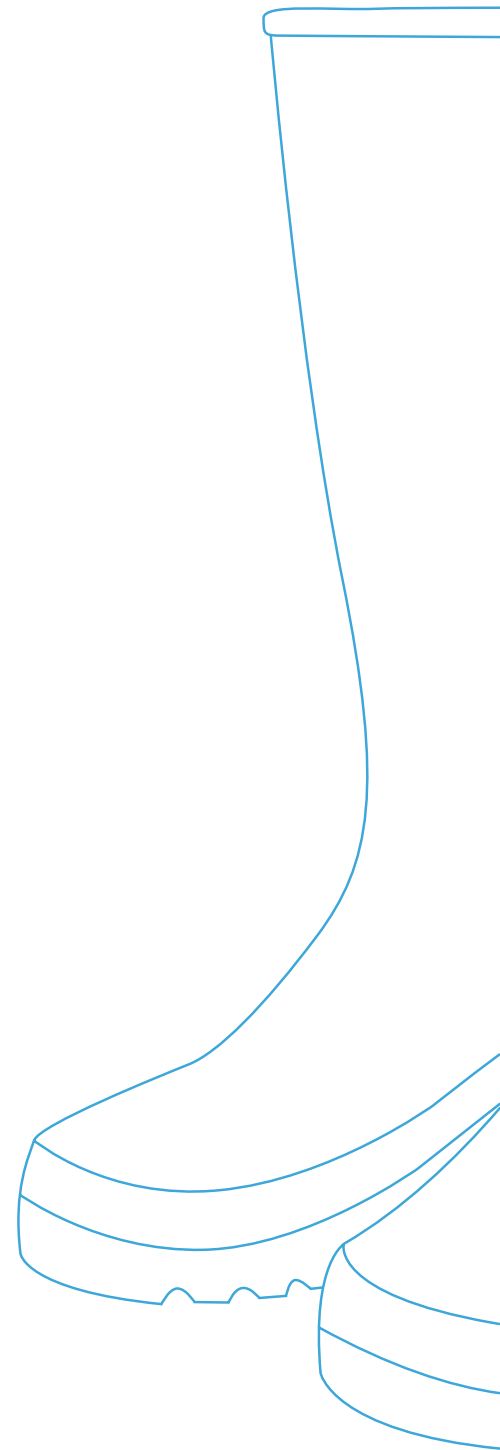
Any charitable organisation with objects connected to the work of the Church of England including parishes, cathedrals, deanery synods and Church of England schools can invest in the Fund. The minimum initial investment in the Fund is £10,000 after which you can invest sums of £1,000 or more.

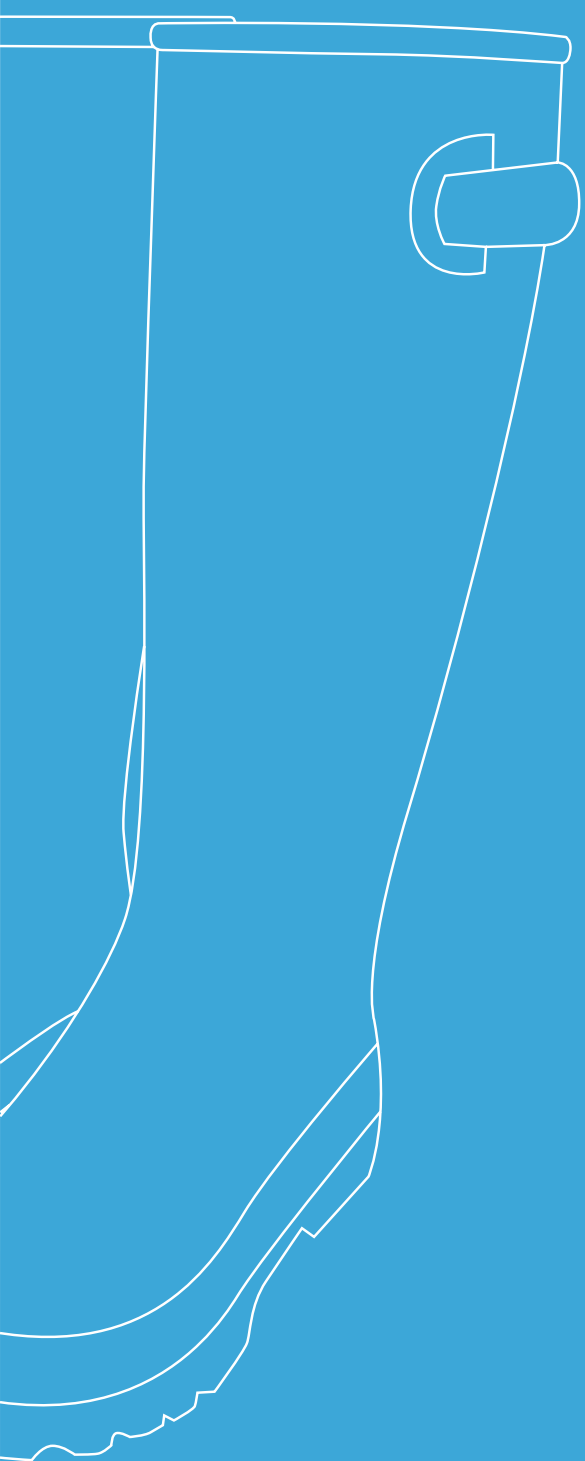
Why property?

Property investment can be attractive to church organisations for a number of reasons.

Stable and growing income

Rental income provides relatively stable returns, as rents on commercial and industrial property are generally set for many years. Careful selection and active management of property provides the potential for solid growth in income as well. Over time, higher rents can be achieved by buying properties in areas where demand is growing and by improving the quality of properties through refurbishment and other means.





Long-term capital growth potential

A broadly spread portfolio of carefully selected and well managed property offers the potential of solid long-term capital growth, generated from rising rental values.

Diversification

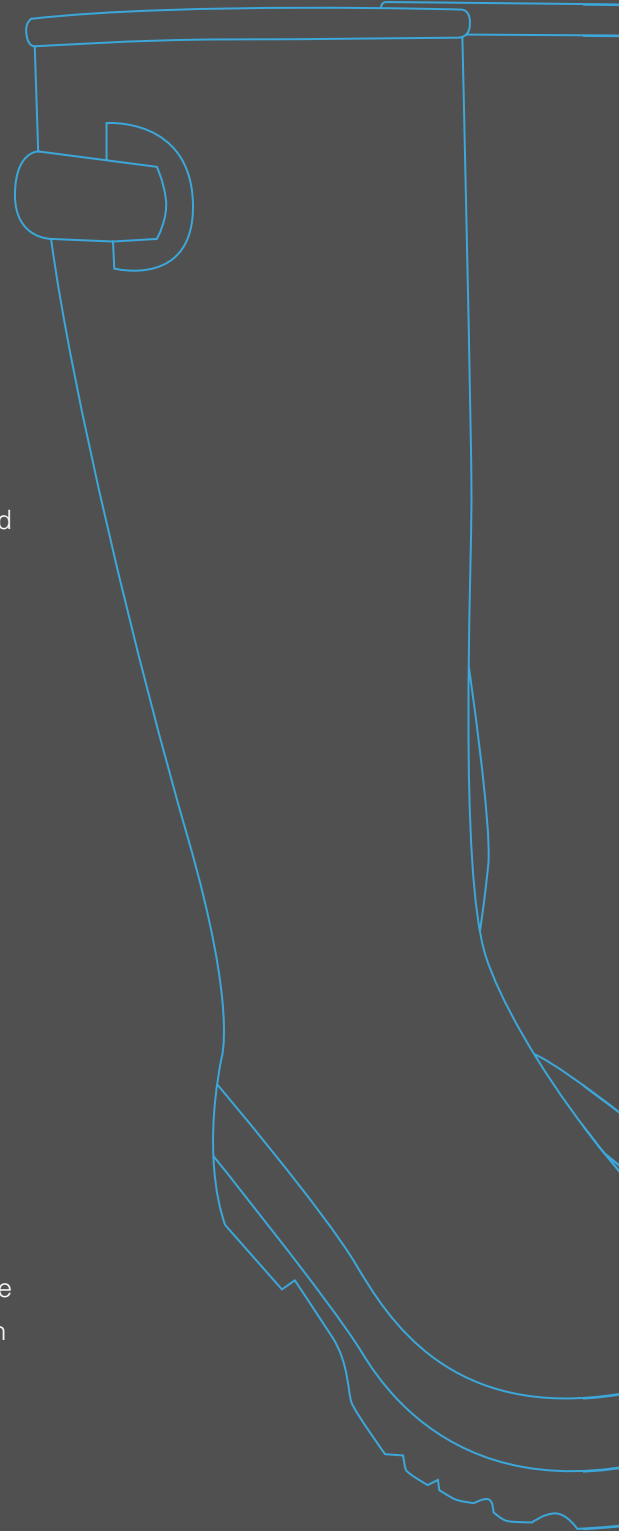
Diversification, the principle of holding a wide range of investments of different types in a portfolio to reduce risk, is one of the keys to successful long-term investment. In a portfolio containing different types of assets, property can play a valuable role in helping to smooth out overall investment performance. This is because it can deliver good returns at times when other asset classes such as equities and bonds are not doing so well. For example, in 1994, 2000, and 2001 property produced positive returns when equities fell back, giving investors holding both asset classes better returns than those holding equities on their own.

How does the Fund work?

Our highly experienced team of property professionals carries out extensive ongoing research into the property market, backed up by input from expert external sources. We seek to identify and hold properties which offer strong potential for growth in income and capital over the long-term. We ensure that the properties held in the Fund are broadly spread by type, location and size to reduce the problems which can come from having too much exposure to any single property or part of the market. Once we have purchased a property, we continue to actively manage it to ensure that the Fund derives the greatest benefit from its potential. Before purchasing any property we carry out an environmental impact risk assessment which is inline with our commitment to socially responsible investment.

Who is the Fund suitable for?

The Fund can be suitable for any church organisation seeking the benefits of exposure to property and is generally held along with other assets as part of a broader investment strategy, based on specific investment objectives.



Period of Notice

Shares in the Fund can be bought or sold on any monthly valuation date, normally the last Thursday in each month.

A property purchase or sale can take some time to prepare and conclude to ensure that the best price is achieved. This means that in some circumstances we may have to impose a period of notice or delay before carrying out a purchase or sale instruction if we believe this is necessary to protect the interests of shareholders in the Fund or to allow us time to sell properties if required.

How to Invest

Please note that before investing you should read the Scheme Information of the Fund carefully. This gives more detailed information about how the Fund operates.

Please also note that the value of the Fund's shares and their income can fall as well as rise and an investor may not get back the full amount originally invested. The Fund's share value will reflect fluctuations in property and share values. The shares in the Fund are intended only for long-term investment and are not suitable for money liable to be needed in the near future. They are realisable only on each monthly dealing date and redemptions may not be readily realisable; a period of notice not exceeding six months may be imposed for the redemption of shares. The tax position of the Fund may change in the future. Investors should obtain their own tax advice in respect of their own position. The annual management fee is charged to capital which may restrict capital growth. The properties within the Fund are valued by an external property valuer; any such valuations are a matter of opinion rather than fact.

To invest, simply complete the application form and return this to us along with any additional documents requested and a cheque made payable to the name of the Fund.

CCLA INVESTMENT MANAGEMENT LTD

80 Cheapside

London EC2V 6DZ

Client Service:

Freephone: 0800 022 3505

Fax: 0844 561 5126

CCLA Investment Management Limited (registered in England No. 2183088 at the above office) is authorised and regulated by the Financial Services Authority. The CBF Funds Trustee Limited is a Registered Charity No. 1116932 and is registered in England as a company limited by guarantee (No. 136413).

www.ccla.co.uk

CCLA is committed to making a positive contribution to environmental protection. We ensure all our suppliers are using environmentally friendly production processes and our paper and board contain 50% recovered waste and 50% virgin fibre, and is certified as a Forest Stewardship Council (FSC) mixed source product.