

The Local Authorities' Property Fund

Fund Fact Sheet – 31 December 2009

Overview

- High quality, well-diversified commercial and industrial property portfolio
- Focus on delivering attractive income
- Actively managed to add value

Fund Objective

The Fund aims to achieve over the long term a satisfactory total capital and income return by investing in UK commercial property.

Suitable for

The Fund is suitable for any Local Authority seeking the benefits of exposure to property.

Who can invest?

The units of the Fund can only be issued and owned by local authorities in England, Wales, Scotland and Northern Ireland.

Income

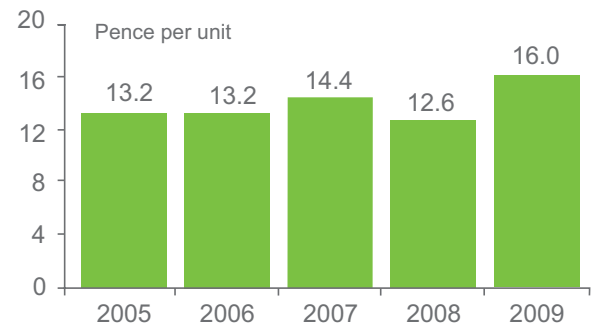
Gross dividend yield	6.85%*
FTSE All-Share	3.20%
gross dividend yield	
FTSE UK Govt. All Stocks yield	4.07%
Base rate	0.50%

* Based upon the net asset value and historic annual dividend of 14.4137p, the gross income less management expenses.

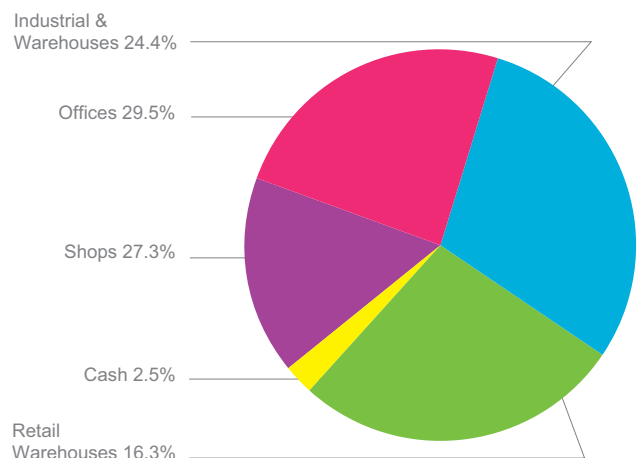
Fund Update

Commercial property prices have continued to improve although as yet the gains are concentrated in the prime areas of the market. We are optimistic on future returns and are actively looking for new investments, with the industrial and retail sectors particularly under scrutiny. Risks remain however and so the key focus is on the quality of each individual asset. Rents continue to decline, albeit less than earlier in the year. Despite this the income yield remains attractive.

Past Distributions



Asset Allocation



Discrete year total return performance (gross)

12 months to 31 December	2009	2008	2007	2006	2005
The Local Authorities' Property Fund	+0.8%	-28.6%	-1.6%	+21.1%	+18.2%

Annualised total return performance (gross)

Performance to 31 December 2009	1 Year	3 Years	5 Years
The Local Authorities' Property Fund	+0.8%	-10.9%	+0.3%

Gross performance shown before management fees and expenses with gross income reinvested: net returns will differ after the deduction of fees and charges. Past performance is no guarantee of future returns. Investments in long term funds can go down as well as up and you may not get back the original amount invested. The properties within the Fund are valued by an external property valuer; any such valuations are a matter of opinion rather than fact. The performance of the Fund may be adversely affected by a downturn in the property market which could impact on the capital and or income value of the Fund.

Top ten property holdings – Total 73.4%

Ashford, Retail Park	Glasgow, Blythwood Square
London, Fenchurch Street	Bishops Stortford, Stanstead Road
Reading, Broad Street	London, Threadneedle Street
Chichester, East Street	Bardon, Interlink Park
Birmingham, Junction Six	Glasgow, Bell Street

Key Facts

Fund size	£68m
Number of holdings	18
	Income Units
Offer (buying) price	217.42p (xd)
Net asset value	210.37p (xd)
Bid (selling) price	207.11p (xd)
Bid/offer spread	4.9%
Launch date	18 April 1972
Unit types	Income
Minimum initial investment	£250,000
Minimum subsequent investment	£10,000
Dealing day	Month end valuation day*
Sedol numbers	0521664
ISIN numbers	GB0005216642
Dividend payment dates	End January, April, July & October
Annual management charge (taken 100% from income)	0.65%

* Instructions for the issue or redemption of units must be received by CCLA no later than 5pm on the business day prior to the Valuation Date. If the valuation day is a Bank holiday, the dealing day will be the previous working day. Units are only realisable 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 units.

The Fund is an unregulated collective investment scheme established under a Scheme approved by H M Treasury under Section 11 of the Trustee Investments Act 1961 and is subject to provisions of a Trust Deed dated 6 April 1972 and a supplemental Trust Deed dated 13 September 1978. The Fund operates as an open-ended Fund under Part IV of the schedule to the Financial Services and Markets Act 2000 (Exemption) Order 2001.

CCLA Investment Management Limited (registered in England No. 2183088 at the office below) is authorised and regulated by the Financial Services Authority and is the manager of the Local Authorities Property Fund.



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