

Key Information Document The CBF Church of England Investment Fund

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

| | |
|----------------------------|--------------------------------------------------|
| Name of product | The CBF Church of England Investment Fund |
| Accumulation shares (ISIN) | GB0001592145 |
| Income shares (ISIN) | GB0001830420 |
| Name of manufacturer | CCLA Investment Management Limited (the manager) |
| Website | www.ccla.co.uk |
| Client services | 0800 022 3505 |

The manager is authorised and regulated by the Financial Conduct Authority (FCA). This document is dated 17 October 2025.

What is this product?

Type

The CBF Church of England Investment Fund (the fund) is an investment fund, administered as a common fund and is established under the Church Funds Investment Measure 1958 (as amended). The fund is not a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 (FSMA) and is not regulated by the FCA or other regulatory bodies under FSMA. The fund is entitled to charitable status by virtue of section 99(4) of the Charities Act 2011.

Objectives

- The fund aims to provide a total return (growth in capital and income) over the long term (defined as 5 years).

Investment policy

- The fund is an actively managed, diversified portfolio of assets designed to help protect charities from the effects of inflation (as measured by the UK consumer prices index). It will have an emphasis on equities (between 50% and 85%) but will also include property, bonds and other asset classes, which may be either liquid or illiquid in nature. Exposure to these assets may be through direct holdings and/or through investment in other funds (including those managed by the manager or their associates). These funds may include exchange-traded funds, closed-ended investment companies (including UK investment trusts) and open-ended funds.
- To manage risk, the fund may use derivatives (financial instruments whose value is linked to that of another asset) for efficient portfolio management (for example, to reduce currency risk).
- The fund is managed in line with a faith-consistent investment policy, developed by the manager, to meet shareholders' desire to invest in a way that reflects Christian and Anglican teachings and is grounded in the advice produced by the Church of England's Ethical Investment Advisory Group.
- This product does not have a UK sustainable investment label. Sustainable investment labels help investors find products that have a specific sustainability goal. The fund does not use a sustainable investment label because it does not have a sustainability goal. However, the fund is

managed in line with its faith-consistent investment policy which supplements CCLA's standard 'Act, Assess, Align' approach to sustainability, that applies to the listed equities held in the fund. The 'Act, Assess, Align' approach includes acting as an agent for 'change', assessing environmental, social and governance standards and for other assets held in addition to equities, investing in a way that we believe is aligned with the values of our clients.

- The implementation of this approach involves the application of targeted investment restrictions. These restrictions are applied as part of the broader faith-consistent investment policy and in accordance with our values-based screening policy available on our website, www.ccla.co.uk/about-us/policies-and-reports.
- Please read the fund's approach to sustainability document. Full details of our 'Act, Assess, Align' approach including the investment restrictions are set out in the fund's scheme information. Both are available on our website, www.ccla.co.uk/funds/cbf-church-england-investment-fund.
- In addition, the listed equity component of the fund is managed in line with CCLA's goal to achieve net-zero emission listed equity portfolios no later than 2050. Full details of this are available on our website, www.ccla.co.uk/sustainability/initiatives/climate-action.
- The fund uses a 'total return' approach which means that, for the income shares, some part of the income distribution may be paid from capital (if there is not enough income).
- The return achieved by the fund depends on the performance of the assets that the fund invests in after deducting the costs, expenses and fees of running the fund.

Benchmark

The fund's target benchmark is to achieve, over the long term, a total return before the deduction of any fees, costs and expenses of UK consumer prices index (CPI) inflation plus 5% per annum. For additional guidance on performance, the fund also uses a comparator benchmark designed to represent the long-term strategy of the fund. The comparator benchmark is made up of MSCI World Index (75%), Markit iBoxx £ Gilts Index (15%), MSCI UK Monthly Property Index (5%) and Sterling Overnight Index Average (5%).

Intended retail investor

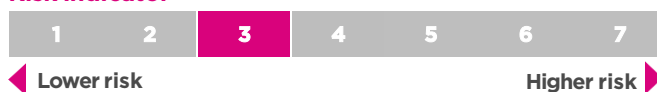
The fund is intended for eligible charity investors, with at least a basic knowledge of relevant financial instruments, and who are affiliated with the Church of England and looking to invest in an actively managed fund that reflects the fund's investment objective and investment policy. Investors should be looking to invest for at least five years, understand that their money may be at risk, be able to bear losses, and accept that the value of their investment and any income may fall as well as rise.

Term

The fund has no fixed maturity date and cannot be ended by the manager alone. The fund may be wound up if the trustee believes that this is in the interests of investors.

What are the risks and what could I get in return?

Risk indicator



! The risk indicator assumes you keep the product for the recommended holding period (RHP) of five years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

- The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you. The risk of the fund may be significantly higher than the one shown in the summary risk indicator if the fund is not held for the recommended holding period.
- We have classified this product as 3 out of 7, which is a medium-low risk class. This rates the potential losses from future performance at a medium-low level, and poor market conditions could impact the capacity of the manager to pay you. This classification is not guaranteed. It may change over time and may not be a reliable indication of the future risk profile of the fund. It's important to remember that even the lowest risk category does not mean risk free.
- A more detailed description of risk factors that apply to this product is set out in the latest scheme information, which is available on the manager's website or you can ask for a copy from client services.
- This product does not include any protection from future market performance, so you could lose some or all of your investment.
- If we are not able to pay you what is owed, you could lose your entire investment.
- However, you may benefit from a consumer protection scheme (see the section 'What happens if the manager is unable to pay out?'). The indicator shown above does not consider this protection.

Investment performance information

- The fund invests in a range of different asset types. The value of these assets can be affected by a number of different factors including:
- Macroeconomic factors, such as changes in currency exchange rates, interest rates, and inflation expectations. Other factors that may affect the pricing of an asset include changes in taxation, employment rates, commodity prices (particularly oil and gas), and non-financial events, such as wars and epidemics that are expected to affect the economy.

Specific factors include:

- **Equities** - a company's share price will be affected by, for example, their published and forecast sales and profits.
- **Bonds** - a bond's value may be affected by credit rating changes of the issuer and the time left to maturity.
- **Property** - commercial property values may be affected by location, ground and environmental conditions, construction standards, energy efficiency/sustainability credentials, financial strength of the tenants, income profile and the occupational lease terms.
- **Deposits** - will be affected by changes in interest rates and defaults by the issuing institutions.
- The fund uses the UK consumer prices index + 5% as a target benchmark. As the fund is an actively managed portfolio of assets, the fund's performance and volatility (how much its value goes up and down) will be different to the target benchmark.

What could affect my return positively?

- Favourable conditions usually leading to higher returns include a combination of strong economic growth, low interest rates, low inflation and the ability of the manager to select the right amount of each asset class to invest in and to buy or hold investments that grow in value.

What could affect my return negatively?

- Unfavourable conditions likely to lead to lower returns or investment loss include a combination of low economic growth or recession, high interest rates, high inflation, and decisions by the manager regarding the type and amount of each asset class to invest in and to buy or hold investments that do not grow in value.

- If you cash in your investment in severely unfavourable market conditions, the value of your investment is likely to have reduced significantly and you may lose some or all of your investment.

What happens if the manager is unable to pay out?

The fund's assets are held for the benefit of investors by HSBC Bank plc (the custodian), who have been appointed by CBF Funds Trustee Limited (the trustee). They are held separately from the manager's assets. If the manager becomes insolvent (cannot afford to pay amounts it owes when they are due), the fund's assets will not be affected. However, the fund could suffer a loss if the custodian, or its delegates, become insolvent.

If the manager cannot meet its obligations (for example, because it has stopped trading), investors in the fund are not covered by any compensation scheme and could, in the worst case, lose their entire investment.

What are the costs?

Presentation of costs

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown here are the cumulative costs of the fund itself, for three different holding periods. The figures assume you invest £10,000. The figures are estimates and may change in the future.

Costs over time

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs and show you the impact that all costs will have on your investment over time.

Investment of £10,000

| Scenarios | If you cash in after 1 year | If you cash in after 3 years | If you cash in after 5 years (RHP) |
|---------------------------------|-----------------------------|------------------------------|------------------------------------|
| Total costs | £84 | £252 | £420 |
| Impact on return (RIY) per year | 0.84% | 0.84% | 0.84% |

Composition of costs

The table below shows the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period and the meaning of the different cost categories:

This table shows the impact on return per year

| One-off costs | | |
|-----------------------------|------------------------|---------------------------------------------------------------------------------------------------------|
| Entry costs | 0.00% | The impact of the costs you pay when entering your investment. These are already included in the price. |
| Exit costs | 0.00% | The impact of the costs you pay when exiting your investment. These are already included in the price. |
| Ongoing costs | | |
| Portfolio transaction costs | 0.08% (see note below) | The impact of the costs of us buying and selling underlying investments for the product. |
| Other ongoing costs | 0.76% (see note below) | The impact of the costs that we take each year for managing your investments including custody costs. |
| Incidental costs | | |
| Performance fees | Does not apply | The impact of performance fees on your investment. |
| Carried interests | Does not apply | The impact of carried interests on your investment. |

A dilution adjustment may be made on a purchase or sale of shares in the fund. This will change the price for buying or selling shares, with the aim of mitigating the effects of dealing and other charges the fund incurs.

Note: This figure is calculated from annualised past data. The actual costs may be different.

How long should I hold it and can I take money out early?

Recommended holding period is at least five years.

The fund is intended for long-term investors who intend to leave their money invested for five years or longer. This reflects the investment objective of the fund and the strategies the manager is likely to use. However, there is no minimum holding period and you can ask to cash in your shares on any dealing day without having to pay a penalty.

The fund deals on each business day. If you want to cash in your shares, the transfer agent, FNZ TA Services Limited, must receive your request no later than 11:59am on the dealing day.

How can I complain?

If you have a complaint about how the fund is managed, please write to The Head of client services, CCLA, One Angel Lane, London EC4R 3AB, or email clientservices@ccla.co.uk.

The complaints policy is available on the manager's website.

If you have a complaint about advice you received on investing in the fund, you should contact the person who gave you the advice.

Other relevant information

Please refer to the glossary on our website for explanations of terms used in this communication. If you would like the information in an alternative format or have any queries, please call us on 0800 022 3505 or email us at clientservices@ccla.co.uk.

Income and accumulation shares are available for investment. Income shares pay any income every three months. Accumulation shares do not provide an income. Instead, the distributions build up (accumulate) in the fund and are reflected in the share price.

Income is paid at the end of February, May, August, and November (usually on the last business day).

The minimum initial investment in the fund is £1,000. There is no minimum amount for further investments.

We have not considered whether this investment product is suitable or appropriate for you and your attitude to risk. To make sure you understand whether our product is suitable, please read the scheme information for the fund, which is available on the manager's website or you can ask for a copy from client services.

Investment in the fund is only available to charities with objects connected with the work of the Church of England. To find out if you are eligible, please contact client services by calling **0800 022 3505** or emailing clientservices@ccla.co.uk.

This Key Information Document is updated at least every 12 months.