

COIF Charities Property Fund

The purpose of this report is to provide disclosures of key sustainability-related performance indicators and metrics. The content of this report is aligned with the requirements of the environmental, social and governance (ESG) sourcebook published by the Financial Conduct Authority (FCA) and the recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD).

We recognise the growing demand from investors for more information in these areas and will continue to evolve and enhance our reporting in line with data and industry developments.

Date range

Due to current data collection processes the report covers two distinct reporting periods. Climate related data required under TCFD is reported as a 12-month period to the end of March 2025 (this was previously reported separately and was originally issued in June 2025). Sustainability related data covers the 12-month period to the end of June 2025. Going forward it is our intention to report against a 12-month period to the end of December, starting with the calendar year ending December 2025.

Investment policy

The fund is an actively managed, diversified portfolio of UK commercial property. It will principally invest in UK commercial properties but may invest in other assets, which may be either liquid or illiquid in nature. The fund may invest a proportion of its assets in liquid instruments and cash in order to obtain appropriate levels of liquidity. Instruments used for this purpose may include cash and near cash equivalents, participation notes, UK real estate investment trusts, regulated or unregulated investment funds, and loan notes.

The fund's approach to property investment can be found [here](#).

Sustainable investment label

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.

Sustainability approach

The restrictions that apply to the fund are set out in the scheme particulars. They apply a number of values-based restrictions on property tenants. These restrictions are applied in accordance with our [values-based screening policy](#) (which also sets out how we consider the eligibility of third-party managed funds) and are implemented based upon datapoints selected by CCLA.

Sustainability metrics

There have been no tenants out of compliance with restrictions in the rolling 12 months to the 30 June 2025. During the period, all 15 leases or sub-assignments reviewed were approved.

Climate metrics

Climate-related data in this report covers the period to 31 March 2025.

The lack of detailed carbon data coverage in property and cash makes it difficult to provide the same level of disclosure as we can for asset classes such as listed equities. For this reason we do not have targets for the asset classes making up these funds. For our property funds, we have engaged an external consultant to resolve data collection issues from properties where we rely on tenant voluntary energy consumption disclosure, which will enable us to get a complete and more accurate carbon emissions profile for our properties going forwards. This project is currently ongoing.

Further links

- [Scheme particulars](#) (for pre-contractual disclosures)
- [A climate for Good Investment](#) (for information on the impact of climate change on CCLA and the actions we are taking)

Glossary

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

Important information

This document is not a financial promotion and is issued for information purposes only. It does not constitute the provision of financial, investment or other professional advice. We strongly recommend you seek independent professional advice prior to investing.

The value of investments and the income derived from them may fall as well as rise. Investors may not get back the amount originally invested and may lose money.

Any forward-looking statements are based on CCLA's current opinions, expectations and projections. CCLA undertakes no obligations to update or revise these. Actual results could differ materially from those anticipated.

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