

Key Information Document

Catholic 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	Catholic Investment Fund
Income unit class 1 (ISIN)	GB00BLD8X190
Accumulation unit class 2 (ISIN)	GB00BLD8X539
Name of manufacturer	CCLA Fund Managers 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 Catholic Investment Fund (the fund) is a sub-fund of the CCLA Charity Authorised Investment Fund, an umbrella-type unit trust, authorised by the FCA as a charity authorised investment fund and as a non-UCITS retail scheme and registered with the Charity Commission for England and Wales as a common investment fund (registered charity number 1192761). The fund is classified as a UK alternative investment fund for regulatory purposes.

Objectives

- The fund's investment objective is to provide a total return (growth in capital and income) **before** the deduction of any fees, costs or expenses, of inflation (as measured by the UK consumer prices index) plus 5% per year over the long term (defined as 5 years). There is no guarantee that this will be achieved and you could lose the money you have invested.

Investment policy

- The fund is an actively managed, diversified portfolio of assets with an emphasis on equities (between 50% and 85%) but will also include fixed-interest securities, money-market instruments, cash and near-cash investments, infrastructure related investments, deposits, gold and immovables (such as property), 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).
- No more than 5% of the fund's portfolio will be invested in illiquid assets (investments which may be more difficult to buy or sell quickly at an advantageous time and/or price). Specifically, any asset that requires more than 90 days to be sold is regarded as an illiquid security.
- To manage risk, the fund may use derivatives (financial

instruments whose value is linked to that of another asset) for efficient portfolio management only (for example, to reduce currency risk).

- 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 a faith-consistent investment policy that reflects the faith and teachings of the Catholic Church and is set out in the fund's prospectus. The listed equities held in the fund are also managed in line with CCLA's 'Act, Assess, Align' approach to sustainability. This 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 based upon data points selected by CCLA 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 relevant sub-fund section of the fund's prospectus. Both are available on our website, www.ccla.co.uk/funds/catholic-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 units, 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 £ Gilt 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 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, however it may be wound up in certain circumstances. For more information, please see the fund's prospectus.

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 prospectus, 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 investment 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 investment 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 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 trustee, or its delegates, become insolvent.

If the manager cannot meet its obligations (for example, because it has stopped trading), investors in the fund may be eligible to claim up to £85,000 in compensation from the Financial Services Compensation Scheme (FSCS). For more information about the Financial Services Compensation Scheme please go to www.fscs.org.uk or phone **0800 678 1100**.

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	£92	£277	£461
Impact on return (RIY) per year	0.92%	0.92%	0.92%

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	0.11% (see note below)	The impact of the costs of us buying and selling underlying investments for the product.
Other ongoing costs	0.81% (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 units in the fund. This will change the price for buying or selling units, 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 investment manager is likely to use. However, there is no minimum holding period and you can ask to cash in your units on any dealing day without having to pay a penalty.

The fund deals on each business day. If you want to cash in your units, the registrar and 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 or marketed, please write to The Compliance Officer, CCLA, One Angel Lane, London EC4R 3AB.

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 units are available for investment. Income units pay any income every three months. Accumulation units do not provide an income. Instead, the distributions build up (accumulate) in the fund and are reflected in the unit 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 prospectus 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 in England and Wales within the meaning of Section 1(1) of the Charities Act 2011, or an organisation which is a charity as defined in paragraph 1(1) of Schedule 6 of the Finance Act 2010, or a Scottish recognised body or a Northern Ireland charity, within the meaning of Section 104 of the Charities Act 2011. 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.