

The CBF Church of England Property Fund

Fund fact sheet – 31 December 2023

Investment objective

The fund aims to provide a high level of income and capital growth over the long-term (defined as 5 years).

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 will gain its exposure by investing in the COIF Charities Property Fund.

The fund is managed in line with the policies of the Church of England National Investing Bodies: The CBF Church of England Funds, the Church Commissioners for England and the Church of England Pensions Board.

Target investors

The fund is designed for Church of England charities looking for exposure to UK commercial property for their long-term investments.

Who can invest?

Any charitable trust with objects connected with the work of the Church of England.

Ethical & responsible investment policy

The fund is managed in accordance with CCLA's values-based screening policy which can be found in the policies and reports section on our website.

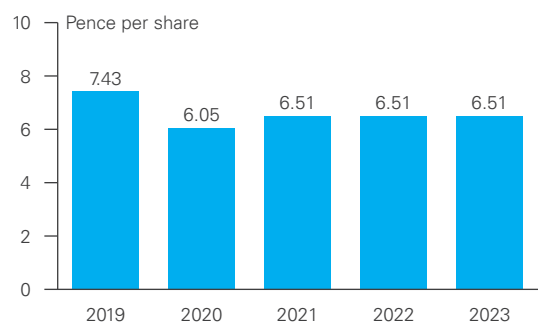
CCLA supports the Church of England's Ethical Investment Advisory Group (EIAG).

Income

Forecast gross dividend yield (see note 1)	5.31%
MSCI/AREF UK Other Balanced Open-Ended Quarterly Property Fund Index yield	3.71%

Note 1: Based on the fund's net asset value and an estimated annual dividend for 2023 of 6.51 pence per share.

Past distributions



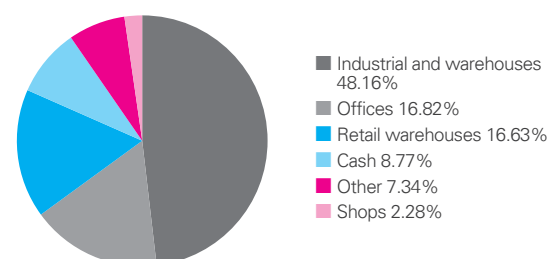
Fund update

Occupier and rental markets remained solid, supporting the income flows which make up a sizeable part of long term total returns to property investors. Capital markets have been very subdued, however, with transaction volumes at near-record low levels. The associated lack of 'price discovery' – observable prices paid for properties in actual transactions – has left prospective buyers and sellers, as well as property fund valuers, in a cautious mood. This has kept capital values in the property market declining, albeit much less dramatically than in the previous year, as investors demand higher yields. Offices remained the most troubled sector in a challenging market, due to a combination of changing working practices and more stringent environmental standards adding to landlords' costs.

Over the quarter the Fund's total return was -0.8% compared with a return on the comparator benchmark of -1.5%. Over the past 12 months the Fund returned -1.2% compared to the comparator benchmark return of -2.0%. The portfolio has a bias towards industrial assets, and retail warehouses are also well represented; whereas there is little exposure to high street shops. Recent activity has included the sale of four properties including retail warehouses in Milton Keynes and Oldbury and an office building in Leicester. Meanwhile a number of lease renewals, rent reviews and new lettings were completed, helping to secure future income flows.

Valuations are likely to remain under pressure until bond yields fall significantly – this will restore some of the yield premium necessary to attract larger volumes of investors back to the property market. For the time being income will continue to be the key driver of total returns from property. Investors in the office sector face particular challenges and active, selective management will be especially important in this part of the property market.

Underlying gross asset allocation at 31 December 23



Total return performance by year

12 months to 31 December	2019	2020	2021	2022	2023
The CBF Church of England Property Fund	+2.76%	-0.48%	+19.74%	-7.80%	-1.19%
Comparator benchmark	+1.78%	-1.04%	+18.03%	-8.72%	-2.04%

Annualised total return performance

Performance to 31 December 2023	1 year	3 years	5 years
The CBF Church of England Property Fund	-1.19%	+2.94%	+2.21%
Comparator benchmark	-2.04%	+1.82%	+1.23%

Property performance shown after management fees and other expenses. The comparator benchmark is MSCI/AREF UK Other Balanced Open-Ended Quarterly Property Fund Index. **Past performance is not a reliable indicator of future results.** Source: CCLA

Top 10 underlying holdings at 31 December 23 – Total 52.16%

London, Cannon Street	Bath, Rossiter Road
Mendlesham, Industrial Estate	Bristol, Aztec West
Brighton, Pavilion Centre	Lutterworth, 3220 Wellington Parkway, Magna Park
Ashby-de-la-Zouch, Coalfield Way	Solihull, Solihull Gate Retail Park
Lutterworth, 3320 Magna Park	Bow, St Andrew's Way

Key facts

Manager	CCLA Investment Management Limited
Fund size	£150m
Number of underlying holdings	46

Offer (buying) price	124.66 pence
Net asset value	122.51 pence
Bid (selling) price	120.61 pence
Launch date	March 1999
Share type	Income
Minimum initial investment	£10,000
Minimum subsequent investment	No minimum
Dealing day	Last business day of each month (see note 2)
SEDOL	0539054
ISIN	GB0005390546
Dividend payment dates	Last business day of February, May, August, and November
Annual management charge	0.65% on 1st £100m, 0.50% thereafter (see note 3)
Fund management fee (FMF)	0.72% (see note 4)
PRIPs other ongoing costs	0.72% (see note 5)

Note 2: Dealing instructions for the purchase of shares must be received by 3pm on the business day before the dealing day. Whilst shares can be sold on each monthly dealing date, all redemption requests are currently subject to a minimum notice period of 6 months (this may be reduced to 90 days at the manager's discretion) and will therefore be processed on the next available dealing day following expiry of the notice period.

Note 3: The annual management charge is taken from capital which may restrict capital growth.

Note 4: The FMF includes the annual management charge and other costs and expenses of operating and administering the fund, such as depositary, custody, audit, and regulatory fees.

Note 5: The packaged retail and insurance-based investment products (PRIIPs) other ongoing costs include the FMF and, where relevant, synthetic charges. Synthetic charges are the effect that costs suffered as a result of investment in relevant underlying funds or similar investments have on the fund. The PRIIPs other ongoing costs do not include transaction costs. For more information on costs, including transaction costs, please see the fund's key information document.

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Risk warning and disclosures

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