

# The CBF Church of England Property Fund

## Fund fact sheet – 30 September 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.

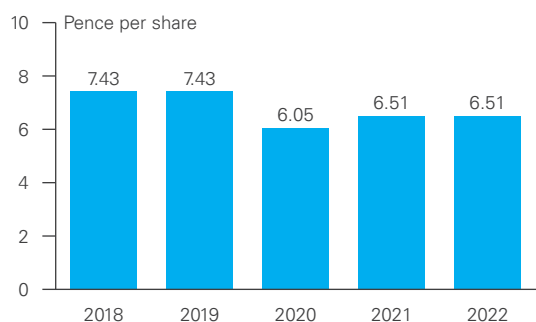
CCLA supports the Church of England's Ethical Investment Advisory Group (EIAG).

### Income

Forecast gross dividend yield (see note 1)	5.20%
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



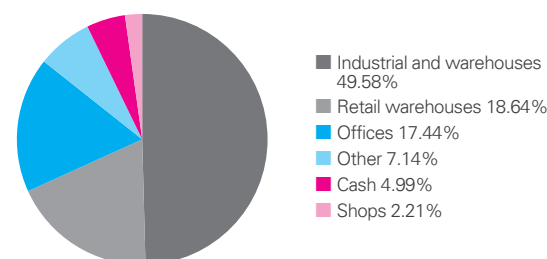
### Fund update

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. Markets also firmed up their expectations that interest rates would remain 'higher for longer'. This has kept capital values in the property market under pressure 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 -1.0% compared with a return on the comparator benchmark of -0.6%. Over the past 12 months the Fund returned -14.7% compared to the comparator benchmark return of -14.5%. 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 two properties, an office building in Leicester and a car showroom in Bristol. Both sales were completed at prices above the more recent portfolio valuation. Meanwhile management activity included new leases on two floors of the portfolio's largest property by value, 80 Cannon Street in London, helping to secure future income flows.

Valuations are likely to remain under pressure until investors are confident that the peak of the interest rate cycle has been reached. Even then, with property yields now enjoying a lower premium over the bond market, capital growth will be subdued. Income will therefore 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 30 September 23



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## Total return performance by year

12 months to 30 September	2019	2020	2021	2022	2023
The CBF Church of England Property Fund	+4.26%	-1.74%	+14.66%	+15.15%	-14.65%
Comparator benchmark	+2.82%	-2.75%	+12.94%	+13.30%	-14.52%

## Annualised total return performance

Performance to 30 September 2023	1 year	3 years	5 years
The CBF Church of England Property Fund	-14.65%	+4.06%	+2.91%
Comparator benchmark	-14.52%	+3.03%	+1.81%

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

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## Top 10 underlying holdings at 30 September 23 – Total 49.46%

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	Bow, St Andrew's Way
Lutterworth, 3320 Magna Park	Northampton, Pavilion Drive

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## Key facts

Manager	CCLA Investment Management Limited
Fund size	£154m
Number of underlying holdings	50

Offer (buying) price	127.30 pence
Net asset value	125.11 pence
Bid (selling) price	123.17 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

This document is a financial promotion and is for information only. It does not provide financial, investment or other professional advice. To make sure you understand whether our product is suitable for you, please read the key information document and scheme information and consider the risk factors identified in those documents. CCLA strongly recommend you get independent professional advice before investing. Past performance is not a reliable indicator of future results. The value of investments and the income from them may fall as well as rise. You may not get back the amount you originally invested and may lose money. The properties held by the COIF Charities Property Fund are valued by an external property valuer and any valuations are a matter of opinion rather than fact. The performance of the COIF Charities Property Fund may be negatively affected by a downturn in the property market which could impact on the value of the fund. Any forward-looking statements are based on our current opinions, expectations and projections. We may not update or amend these. Actual results could be significantly different than expected. Investment in the fund is only available to charitable trusts with objects connected with the work of the Church of England. The fund is an investment fund, administered as a common fund and is established under the Church Funds Investment Measure 1958 (as amended or replaced from time to time). The fund is not a regulated fund. Issued by CCLA Investment Management Limited (registered in England and Wales, number 2183088, at One Angel Lane, London EC4R 3AB) who is authorised and regulated by the Financial Conduct Authority and is the manager of The CBF Church of England Funds. The trustee, CBF Funds Trustee Limited, is a registered charity (number 1116932) and is registered in England and Wales as a company limited by guarantee (number 5957490). For information about how we collect and use your personal information please see our privacy notice which is available at <https://www.ccla.co.uk/our-policies/data-protection-privacy-notice>.