COIF CHARITIES ETHICAL INVESTMENT FUND

ANNUAL REPORT AND FINANCIAL STATEMENTS

For the year ended 31 December 2025

CCLA

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*Collectively, these comprise the Manager's Report.
**Audited.

References to "CCLA" refer to the CCLA Group, comprising CCLA Investment Management Limited and CCLA Fund Managers Limited.

Disability Discrimination Act 1995
Extracts from the Annual Report and Financial Statements are available in large print and audio formats.

REPORT OF THE BOARD
for the year ended 31 December 2025

On behalf of the Board, I have pleasure in presenting the Annual and Audited Financial Statements of the COIF Charities Ethical Investment Fund (the Fund), which includes a separate report from CCLA Investment Management Limited (the Investment Manager) as Investment Manager of the Fund.

Structure and management of the Fund
The Fund is a Common Investment Fund established in 1962 and is regulated by the Scheme dated 14 May 2008 and made under section 24 of the Charities Act 1993, now section 96 of the Charities Act 2011 and amended by resolutions of the charity trustees of the Fund dated 13 May 2009, 21 July 2014, 22 July 2014, 5 December 2015 and 15 May 2017 (the Scheme). The Fund is managed by CCLA Fund Managers Limited (the Manager) as an unregulated collective investment scheme and as a UK alternative investment fund in accordance with the Financial Conduct Authority Regulations and the Alternative Investment Fund Managers Directive (AIFMD) Legislation.

CCLA Investment Management Limited (the "Investment Manager") has been appointed by the Manager to provide portfolio management, administrative and secretarial services to the Fund under the Investment Management Agreement.

The Trustee and Depositary, HSBC Bank plc, appointed under the Scheme is responsible for the supervision and oversight of the Manager's compliance with the Scheme and Scheme Particulars and also for the custody and safekeeping of the property of the Fund. It is also responsible for the appointment and supervision of the Registrar of the Fund. The division between management and depositary functions provides an additional layer of protection for Unitholders. The Board, Trustee and Manager are considered Charity Trustees of the Fund within the meaning of the Charities Act 2011.

The Board, established under the Scheme, comprises individuals with a broad range of experience across finance, investments and the charity sector. The Board appoints the Manager, which is responsible for the Fund's day-to-day management, including investment management and administration. As the Board does not undertake regulated activities, its members are not required to be approved by the Financial Conduct Authority.

Board oversight and governance during the year
During the year, the Board maintained oversight of the Manager through regular reporting on investment performance, risk, operations and service delivery. The Board met regularly to review the progress of the Fund and to engage with the Manager and senior management.

REPORT OF THE BOARD
for the year ended 31 December 2025

In doing so, the Board exercised its responsibilities in relation to reviewing the investment policy, monitoring performance and overseeing the Manager and its risk management framework. The Board also took assurance from the Depositary's independent oversight of the Manager and the safeguarding of the Fund's assets.

The Board focused in particular on:
Investment performance and the drivers of relative underperformance; Service delivery and operational resilience, including issues relating to the transfer agent (FNZ TA Services Limited); and Strategic developments, including potential transition to a CAIF and implications of the Jupiter transaction.

In relation to the transfer agency issues, the Board sought assurance on root causes, remediation actions and strengthened controls, and continues to monitor service performance closely.

Acquisition by Jupiter Fund Management
On 2 February 2026, CCLA Investment Management Limited was acquired by the Jupiter Group (a UK based active investment manager). The Board considered the implications for the Fund, including the impact of the change of ownership on governance arrangements, investment philosophy and ongoing service provision. In its discussions, the Board noted the potential benefits associated with the transaction, including broader investment capability, enhanced operational infrastructure, access to greater financial resources, and the stated commitment of Jupiter's senior leadership to the charity client base. The Board will continue to monitor the implications of the acquisition for the Fund and its unitholders.

Investment objective
The Fund aims to provide a long-term total return comprising growth in capital and income.

Target Benchmark
The target benchmark is a long term total return, before costs and charges, of 5% per annum net of inflation as measured by the increase in the Consumer Price Index.

Investment policy
The Fund is an actively managed, diversified portfolio of assets designed to help protect both present and future beneficiaries from the effects of inflation. It will have an emphasis on equities, but will also include property, bonds and other asset classes.

The Fund operates a distinct client-driven ethical investment policy, supported by an independent advisory committee. This framework applies explicit exclusions and guides stewardship and engagement, ensuring alignment with the values of its charity investors.

Distribution policy
The Fund has the capacity to make distributions from both income and capital. The annual rate of distribution is approved by the Board in discussions with the Manager.

REPORT OF THE BOARD
for the year ended 31 December 2025

In addition, if a distribution made in relation to any Income Units remains unclaimed over the subsequent three accounting periods for which distributions are made for those Units, the Manager may, at its discretion, re-invest that distribution. If a distribution made in relation to any Income Units remains unclaimed for a period of six years after it has become due, it may be forfeited and will revert to the Fund.

Target investors

The Fund is intended for eligible charity investors, with at least a basic knowledge of relevant financial instruments, which are seeking to invest in an actively managed fund that reflects the investment objective and investment policy of the Fund. Investors should be looking to invest for at least five years and understand that their capital may be at risk, have the ability bear losses and appreciate that the value of their investment and any derived income may fall as well as rise. Please note that the Manager is not required to assess the suitability or appropriateness of the Fund against each investor. Investors may be either retail or professional clients (both per se and elective).

Review of investment activities and policies of the Fund

The Board reviewed the investment performance of the Fund throughout the year and considered the Fund's returns relative to its comparator and target benchmarks. The Board noted that performance was disappointing in relative terms compared with the Fund's comparator benchmark (a composite of market indices) during the year and discussed this in detail with the Investment Manager and senior management. In its review, the Board considered the factors affecting performance during the period and sought assurance from the Investment Manager regarding the continued appropriateness of the Fund's investment approach and its alignment with the Fund's long-term objectives. The Board also noted that, notwithstanding short-term underperformance, the Fund's long-term performance over ten years remains acceptable in both absolute on a real (inflation-adjusted) basis. The Board will continue to monitor performance closely and to hold the Investment Manager to account against the agreed investment objectives. Further detail on investment performance and market conditions is set out in the Report of the Investment Manager.

Active management

In setting out its rationale below, the Board is describing the basis on which it continues to support the Manager's active approach to managing the Fund. The examples referred to illustrate the Board's assessment of the characteristics and flexibility of active management, rather than reflecting Board involvement in specific investment decisions. The Board continues to favour the Manager's active management of the Fund. Active management means that the Manager decides to buy and sell securities based on its own analysis. That approach contrasts with so-called passive management, in which a manager includes securities in a fund by copying the constituents

REPORT OF THE BOARD
for the year ended 31 December 2025

of a market index. The Board considers that active management offers several advantages over passive management. To begin with, active management allows the Manager to reduce the Fund's exposure at times of downturns in financial markets. The Manager used this ability to good effect when financial markets declined in 2022 and again during the so-called 'tariff tantrum' in April 2025, among other times. Secondly, active management allows the Manager to avoid positions that, in its analysis, will detract from the Fund's future performance, and to add positions that it estimates will contribute to that performance. At the start of 2025, for example, US car maker Tesla had a 1.66% weight in the MSCI World Index but Taiwanese micro-chip manufacturer TSMC was not included in that index. Active management meant that the Manager could include TSMC in the Fund's holdings during the year, and that the Manager was not forced to include Tesla. Finally, active management offers the Manager the possibility to exclude certain companies as required to respect the Fund's approach to sustainability. This could be important if, for example, a company included in the MSCI World Index does not comply with the UN Global Compact or other criteria that form part of the Fund's approach to sustainability.

Controls and risk management
The Board receives and considers regular reports from CCLA. CCLA has established an internal control framework to provide reasonable, but not absolute, assurance on the effectiveness of the internal controls operated on behalf of its clients. The effectiveness of the internal controls is assessed by the directors and senior management of CCLA on a continuing basis.

During the period, the Board, assisted by CCLA, reviewed the Fund's systems of internal controls and risk reporting.

During 2025, the Board was informed that the transfer agency arrangements with FNZ TA Services Limited (FNZ) did not meet the Manager's expected service standards and resulted in service disruptions for some clients. The Board sought assurance from the Manager regarding the root causes of these issues, the remedial actions taken, and the controls introduced to prevent recurrence. The Board received regular updates from the Manager on service performance, remediation progress and client communications, and continues to monitor service delivery closely. The Board notes that operational performance and reporting standards have improved and will remain under ongoing review as part of the Board's oversight of the Manager's performance.

REPORT OF THE BOARD
for the year ended 31 December 2025

Possible Future Developments
The COIF Board, in conjunction with the Manager, have been considering the advantages and disadvantages of moving from a Common Investment Fund (CIF), the current arrangement as explained on page 3 of this Annual Report, to a Charities Authorised Investment Fund (CAIF), a new investment vehicle which has specifically been designed by the Financial Conduct Authority (FCA), the UK's industry regulator, for the charity sector, to which the assets and liabilities of this entity could be transferred. The Board notes in this regard that many fund managers operating in the UK Charities sector have already made this change.

A formal decision will be made by the Board to transition the existing assets from a CIF to a CAIF. Following this decision, further details will be communicated to unitholders. The transition was originally expected to take place in 2026; however, this is now anticipated to occur in early 2027. The revised timetable reflects the need to accommodate the necessary integration activities associated with the combination of CCLA and Jupiter.

On completion of the transition, the COIF Charities Ethical Fund will cease operations and be wound up. Investors' existing holdings in the current CIF will be replaced with equivalent holdings in the new CAIF. In light of this planned cessation, the Board has concluded that the financial statements of the COIF Charities Ethical Fund should be prepared on a basis other than going concern. The use of a basis other than going concern reflects the anticipated transition of the Fund to a successor CAIF structure and subsequent wind-up of the existing vehicle. It does not reflect any concerns regarding the Fund's financial stability.

The Board would like to stress that any costs associated with a transition are expected to be rigorously contained and that the Board will work with the Manager to ensure this occurs in practice.

K Shenton
Chair
9 June 2026

REPORT OF THE INVESTMENT MANAGER
for the year ended 31 December 2025

Strategy
To achieve its aim of maintaining investors' real long term spending power, the Fund has a structural bias to 'real' assets. With 'real' assets, we mean investments that are expected to achieve returns from 'real' economic activity, as opposed to 'loan' assets like bonds and cash.

For that reason, global listed equities (company shares) make up most of the Fund's holdings. Within this universe, the Fund's emphasis is on quality companies that can grow returns consistently, benefit from clear long-term growth trends and trade at attractive valuations.

Other assets held by the Fund include UK commercial property, government and non-government bonds, private equity and infrastructure. Infrastructure assets are those that support social and economic activity, such as clean power generation, health and public service facilities, and transport.

Annualised total capital and income return

To 31 December 2025	1 year %	5 years % p.a.	10 years % p.a.
Performance against benchmark (after expenses)			
COIF Charities Ethical Investment Fund			
Income Units*	**-2.18**	**4.29**	**7.84**
Accumulation Units*	**-2.18**	**4.29**	**7.84**
Target benchmark+	8.32	10.11	8.40
Comparator benchmark#	11.00	8.82	8.80
Consumer Price Index (CPI)	3.32	5.11	3.40

+ Target benchmark – Consumer Price Index (CPI) plus 5% (before fees).
# Comparator benchmark – Composite: From 01/01/21, MSCI WORLD 75%, MSCI UK Monthly Property 5%, iBoxx £ Gilts 15% & SONIA 5%. From 01.01.16 MSCI UK IMI 45%, MSCI Europe Ex UK 10%, MSCI North America 10%, MSCI Pacific 10%, AREF/MSCI™ All Properties 5%, iBoxx £ Gilt 15% & 7 Day LIBID 5%. To 31.12.15 MSCI UK All Cap 45%, MSCI Europe Ex UK (50% Hedged) 10%, MSCI North America (50% Hedged) 10%, MSCI Pacific (50% Hedged) 10%, MSCI™ UK Monthly Property 5%, BarCap Gilt 15% & 7 Day LIBID 5% and to 31.12.11 FTSE All-Share 60%, FTSE All-World Developed Ex UK 20%, MSCI™ All Properties 10% and FTSE UK Government All Stocks 10%.
* NAV to NAV plus income re-invested.
Past performance is not a reliable indicator of future results.
Source: CCLA, Bloomberg & HSBC.

REPORT OF THE INVESTMENT MANAGER
for the year ended 31 December 2025

Performance

Despite its quality holdings, the Fund's performance in 2025 was disappointing. The Fund lost 2.18%, net of fees, while its comparator benchmark rose 11.00%, and it also lagged its target benchmark.

From a top-down perspective, several factors impacted performance:

- In early April, President Trump paused his so-called Liberation Day tariffs. After that pause, the quality factor, to which the Fund is tilted, underperformed the broader market. Instead, markets were primarily driven by cyclical shares, by low-quality shares and by momentum shares, mainly beneficiaries of the artificial intelligence (AI) trend. As a result, 2025 became one of the worst years for quality shares of the last 30 years, despite evidence of quality shares' outperformance in the long run.
- Additionally, stock markets experienced their third consecutive year in which the highest returns were concentrated in just a few sectors. In 2025, those sectors mainly comprised AI enablers (e.g. semiconductors, networking equipment and power equipment), cyclical businesses such as banks and, in industrials, defence firms. This concentrated nature of returns challenged our approach of building diversified share portfolios.
- Finally, the stock market split into two in 2025, with "AI winners" on the one hand, and, on the other hand, companies perceived to be at risk of AI disruption. This split drove weakness in sectors such as professional services, diversified financials and software. AI clearly has the potential to disrupt these industries, and we are vigilant against its potential threats across the Fund's shareholdings. However, market concerns over disruption are, in our analysis, pertinent in some cases but overstated in many others. This has led us to sell some positions, in companies that are at risk from this phenomenon. But we've retained positions in businesses where fears are overstated and valuations now look even more attractive.

From a sectoral perspective:

- The financial sector was the largest contributor to the Fund's underperformance, as several portfolio holdings performed poorly. The broader market continued to rotate away from higher-quality businesses within the financial market infrastructure segment, and concerns over AI disruption impacted some other holdings. These include marketplace and data businesses such as London Stock Exchange (-19%) and Tradeweb (-23%), private equity asset managers such as Partners Group (-11%) and Intermediate Capital (-8%), and insurance brokers AJ Gallagher (-14%) and Marsh McLennan (-17%). The shares of payments leaders Visa and Mastercard generated positive returns of 4% and 1.5%,

REPORT OF THE INVESTMENT MANAGER
for the year ended 31 December 2025

respectively, but considerably lagged the banking sector. This highlights the plight of quality businesses in this risk-on, momentum-driven market. Businesses such as Visa and Mastercard have continued to grow their earnings and have retained their strong competitive advantage.

- In absolute terms, the Fund's health care positions were its weakest performer in 2025. Shares of companies selling equipment and consumables in the life sciences end-market segment hit the Fund's performance hardest. Especially in the first half of the year, these shares suffered on concerns over US health care policy, US National Institutes of Health funding and drug pricing. However, the stocks rallied into the second half as some of these political pressures abated. The pharmaceutical segment of the portfolio also experienced weakness, mainly due to its position in Danish firm Novo Nordisk, although medical device names such as EssilorLuxottica performed better.

- Among the Fund's industrial holdings, the weakest performance came from the professional services businesses in the portfolio. The primary underlying factor here was concern over disruption from AI. In some cases, we judged these concerns to be warranted and we sold, for example, the Fund's position in Wolters Kluwer. In other cases, such as those of RELX and Experian, we found these concerns to be exaggerated. Valuations here look of interest, for these high-quality businesses with strong growth prospects.

- By contrast, the Fund's performance in communication services was strong. Our position in Google parent Alphabet appreciated significantly in the second half of 2025, as investors became more optimistic about Alphabet's AI positioning, the company's earnings strength continued and some of its legal/regulatory issues were resolved.

Property assets in the Fund performed well during the year under review, as did the Fund's private equity holdings, helped by strong performance in listed vehicles. However, the Fund's positions in infrastructure and contractual income assets (mostly private credit) struggled.

Economic and market review

During the year under review, inflation continued to trend above target in most countries, but central banks cut interest rates nonetheless. Despite these rate cuts, however, yields on long-dated government bonds rose, or fell less than central banks cut rates. Long-dated yields rose mainly because government debt continued to grow, geopolitical risk increased and inflation expectations rose.

As a result, the difference between yields on short-dated bonds (e.g. two-year bonds) and longer-dated bonds (e.g. 10-year bonds) increased. In technical parlance: the yield curve, a graph that shows the yields for different maturities of an issuer's bonds, became steeper during 2025.

REPORT OF THE INVESTMENT MANAGER
for the year ended 31 December 2025

- In the United States, the Federal Reserve ('Fed'), kept interest rates on hold for most of 2025. It then cut interest rates by 0.25% in each of September, October and December, mainly to counter weakening job numbers. The Treasury yield curve steepened, for several reasons. The non-partisan Congressional Budget Office expects President Trump's 'One Big Beautiful Bill' to raise US government debt by c. $3.4 trillion over the next ten years. Higher debt, higher government budget deficits and President Trump's threats against the Fed also raised fears for higher inflation, in the long run. In addition, President Trump's geopolitical sabre-rattling (often using tariff threats) raised the extra yield that investors required for holding US Treasuries.

- In the UK, the Bank of England (BoE) cut its Official Bank Rate (OBR) four times, in February, May, August and December. But long-dated gilt yields rose somewhat over the year, because Chancellor Rachel Reeves' first budget, in October 2024, had laid bare the UK government's precarious finances. The run-up to her second budget, in November 2025, led to much speculation among investors, but her budget itself was considered fiscally prudent.

- The European Central Bank (ECB) cut interest rates in February, March, April and June, by 1% in total. Despite the ECB's rate cuts, government bond yields rose in Germany, where newly elected prime minister Friedrich Merz relaxed his government's debt restrictions and announced a €500 billion increase in defence spending. By contrast, yields fell somewhat in countries previously considered peripheral, like Italy. At some points in the year, government bond yields there fell to levels below those of more 'core' countries, such as France.

In the stock market, the S&P500 index of large US companies returned 17.9% in 2025, in US-dollar terms. It lagged the MSCI World ex USA Index, which returned 32.7%. 2025 was the S&P500's biggest calendar-year underperformance since 1993. Cheaper starting valuations outside the US, rather than better earnings, drove most of that difference. In fact, earnings forecasts for 2026 continue to point to stronger earnings growth in the US than in other regions. Markets outside the US were also more heavily tilted towards strongly performing sectors such as banks, defence and, in emerging markets, semi-conductors.

Taking April's tariff-induced lows as the starting point, the major stock market indices around the world posted broadly similar performance. The technology-heavy Nasdaq outperformed most markets, as artificial intelligence (AI) remained the dominant theme in the second half of the year. The MSCI World Information Technology Index and the MSCI World Communication Services Index gained 58.2% and 49.9%, respectively, between so-called Liberation Day, 2 April 2025, and the end of the year.

REPORT OF THE INVESTMENT MANAGER
for the year ended 31 December 2025

In the UK, the FTSE 100 Index finished the year just shy of 10,000, gaining more than 25% in 2025. This was its best year since 2009, with strength in banks, defence and the materials sector. However, the domestically oriented FTSE 250 Index lagged. That weakness reflected headwinds from the government's later-than-usual November budget.

Outlook

For the last few weeks, all eyes have been on the Middle East, with casualties on both sides, daily volatility in energy prices and remarkable social media posts by President Trump. Nobody can predict the course of this war, or what it will take to achieve peace. The risk of escalation remains significant, but a protracted closure of the Strait of Hormuz currently seems unlikely. In addition, geopolitical events of this nature tend to have less-enduring impacts on markets than some commentators in the press attribute to them. The current level of oil prices of c.$100 per barrel would only become significant if it were to rise further and remain at that higher level for a year or longer. Such a supply shock seems currently unlikely. So, while we continue to carefully monitor the situation in the Middle East and its effect on the Fund, we have not made significant changes to our portfolio weightings in response.

Instead, we remain convinced that quality assets are the right investment for churches, charities, endowments and other investors who take a long-term view. Notwithstanding geopolitical volatility, compounding cash flows in businesses with high returns on invested capital, which have exposure to long-term growth trends, at the right valuation, can deliver strong long-term performance.

With the benefits of diversification in mind, we remain wary of concentrating the Fund too far into any one theme or growth driver. That includes AI, even if we recognise that AI will be an important technology that will change industries. At the start of 2026, we already had over 20% of the Fund's equity portfolio invested in companies with AI as a driver in one way or another, so it is the single largest theme in our portfolios. We also remain cautious not to add cyclical shares that trade at high valuations to the Fund's holdings. Too often, those high valuations already reflect these shares' improved prospects, with little scope for their prices to further appreciate.

On reflection, therefore, we are paying more attention to short-term earnings momentum and factor this into our decision making, both in terms of idea generation but also sizing existing positions. Having a more complete understanding of earnings momentum at the portfolio level should help in this regard, while always remembering that momentum is volatile.

REPORT OF THE INVESTMENT MANAGER
for the year ended 31 December 2025

In addition, we recognise the need to be more flexible within idea generation and portfolio construction. That includes the need, at times, to be tactical within our quality approach, on the notion that the investment environment can and does change.

Finally, relative earnings growth has become a more important factor. Sectors such as health care, which struggled in the first half of 2025, are seeing improved prospects and changing market leadership. Competitive advantage and strong financial metrics remain paramount in our selection criteria, but can potentially be found beyond the areas on which we have historically focused.

That said, the Fund's portfolio has remained well-positioned in early 2026, in quality shares with strong market positions, strong growth, high margins and strong cash flow return on investment. Quality shares like these have historically traded at premium prices to the rest of the stock market, and that premium is, in early 2026, at an attractive multi-year low.

Acquisition by Jupiter Fund Management
On 2 February 2026, CCLA Investment Management Limited was acquired by Jupiter Fund Management plc. The transaction followed an extensive strategic review and engagement with key stakeholders and is expected to support the long-term sustainability of the business. CCLA will retain its brand, investment philosophy and client service model, while benefiting from access to Jupiter's broader investment capabilities, resources and infrastructure. Planning for operational and regulatory integration commenced in the latter part of 2025 and continues following completion of the transaction. CCLA remains fully committed to serving churches, charities and local authorities.

B Funnell
Head of Investment
CCLA Investment Management Limited
9 June 2026

REPORT OF THE INVESTMENT MANAGER
for the year ended 31 December 2025

Top ten changes in portfolio composition

	Cost £'000
Purchases:	
UK Treasury 0.125% 2028	54,538
Federated Hermes Sustainable Global Investment Grade Credit Fund	46,590
UK Treasury 1.25% 2027	24,136
Booking Holdings	23,230
Intermediate Capital Group	21,411
PTC	20,887
Siemens	20,886
Bank Of America	20,631
Ferrari New	19,506
Mercadolibre	16,207

	Proceeds £'000
Sales:	
UK Treasury 3.25% 2044	43,588
UK Treasury 4.5% 2042	32,647
Hexagon	31,060
Adobe	22,413
Nvidia	21,383
Assura	20,714
NextEra Energy	19,981
AIA Group	19,164
Nice	18,564
UnitedHealth Group	17,499

When a stock has both purchases and sales in the reporting period, these transactions have been netted and the net amount has been reflected as either a net purchase or net sale in the table above.

Risk warning

Past performance is not a reliable indicator of future results. The price of the Fund's Units and any income distributions from them may fall as well as rise and an investor may not get back the amount originally invested.

The Fund's Units are intended only for long-term investment and are not suitable for money liable to be spent in the near future. Shares are realisable on each dealing day only.

The Fund may invest in emerging market countries which could be subject to political and economic change.

The Fund may invest in collective investment schemes and other assets which may be illiquid. These include limited partnerships and other unquoted investments where valuations are open to substantial subjectivity. The Fund may also invest in the The COIF Charities Property Fund, which invests directly in property and property related assets which are valued by an independent valuer and as such are open to substantial subjectivity. The performance of this Fund may be adversely affected by a downturn in the property market which could impact on the capital and/or income value of this Fund.

REPORT OF THE INVESTMENT MANAGER
for the year ended 31 December 2025

Sustainability approach
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.

The listed equities held in the fund are managed in line with CCLA's 'Act, Assess, Align' approach to sustainability. Other assets are managed in line with the 'Align' approach as set out in the values-based investment restrictions. The 'Act, Assess, Align' approach includes:

- acting as an agent for 'change', because investment markets can only ever be as healthy as the environment and communities that support them
- assessing the environmental, social, and governance standards of listed equities with the aim of avoiding investment in companies that are deemed by CCLA as having an unacceptable social or environmental impact and supporting the financial returns of the fund
- investing in a way that we believe is aligned with the values of our clients. The fund is managed in line with values-based investment restrictions that have been set by CCLA. The restrictions that apply to the fund are set out in the scheme particulars.

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 data points selected by CCLA.

In addition, the fund is managed in line with CCLA's goal to achieve net-zero emission the listed equity proportion of portfolios no later than 2050. See the climate action section on our website for our approach to net-zero listed equity portfolios.

Climate-related financial disclosures
CCLA recognises that the investments within the Fund have an impact on the health of the climate. Equally, climate change could influence the performance of investments in the Fund because healthy markets need a healthy planet and healthy communities. Additionally, CCLA has committed to reporting, at least annually, against its approach to sustainability. This is accomplished via the publication of a product-level sustainability report for each fund it manages. The content of this report aligns 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). The funds Public product-level sustainability report can be found in the individual fund's document section of website at https://www.ccla.co.uk/ funds/coif-charities-global-equity-fund#fund-documents. Our values based screening policy can be found at https:// www.ccla.co.uk/ about-us/policies-and-reports/ policies/values-based-screening-policy. An overview of the values-based restrictions applied to the fund can be found https://www.ccla. co.uk/documents/ coif-charities-global-equity-fund-values-based-restrictions/download?inline

REPORT OF THE DEPOSITARY
for the year ended 31 December 2025

Having carried out such procedures as we consider necessary to discharge our responsibilities as Depositary of the Fund, it is our opinion, based on the information available to us and the explanations provided, that in all material respects the Fund, acting through the AIFM has been managed in accordance with the rules in the sourcebook, the Scheme Particulars of the Company and as required by the AIFMD.

HSBC Bank plc
Trustee and Depositary Services
8 Canada Square
London
E14 5HQ

HSBC Bank plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority
9 June 2026

INDEPENDENT AUDITOR'S REPORT
to the Board of COIF Charities Ethical Investment Fund

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of The COIF Charities Ethical Investment Fund ('the Fund'):

- give a true and fair view of the financial position of the Fund as at 31 December 2025 and of the net revenue and the net capital losses on the property of the Fund for the year ended 31 December 2025;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Charities Act 2011 and Alternative Investment Fund Managers Directive (AIFMD).

We have audited the financial statements which comprise:

- the statement of total return;
- the statement of change in net assets attributable to unitholders;
- the balance sheet;
- the distribution tables; and
- the related notes 1 to 17.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice), and the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the Fund in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

INDEPENDENT AUDITOR'S REPORT
to the Board of COIF Charities Ethical Investment Fund

Emphasis of matter – Financial statements prepared other than on a going concern basis
We draw attention to note 1a in the financial statements, which indicates that the financial statements have been prepared on a basis other than that of a going concern. Our opinion is not modified in respect of this matter.

Other information
The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Board is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of Board and Manager
As explained more fully in the Statement of Board, Trustee, Depositary and Manager Responsibilities, the Manager is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to liquidate the fund or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

INDEPENDENT AUDITOR'S REPORT
to the Board of COIF Charities Ethical Investment Fund

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud
Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the Fund's industry and its control environment, and reviewed the Fund's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management and Board about their own identification and assessment of the risks of irregularities, including those that are specific to the Fund's business sector.

We obtained an understanding of the legal and regulatory frameworks that the Fund operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included the relevant tax legislation; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the Fund's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud in the valuation and existence of investments due to its significance to the net asset values of the fund. In response we have: involved our financial instruments specialists to assess the applied valuation methodologies; agreed investment holdings to independent confirmations; and agreed investment valuations to reliable independent sources.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

INDEPENDENT AUDITOR'S REPORT
to the Board of COIF Charities Ethical Investment Fund

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance.

Report on other legal and regulatory requirements

Matters on which we are required to report by exception

Under the Charities (Accounts and Reports) Regulations 2008 we are required to report in respect of the following matters if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Boards' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in respect of these matters.

Use of our report

This report is made solely to the Fund's Board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Fund's Board those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Fund and the Fund's Board as a body, for our audit work, for this report, or for the opinions we have formed.

Deloitte LLP
Statutory Auditor
Glasgow, United Kingdom
9 June 2026

Deloitte LLP is eligible for appointment as auditor for the charity by virtue of its eligibility for appointment as audit of a company under section 1212 of the Companies Act 2006.

SUMMARY RISK INDICATOR

The UK PRIIPs Regulation requirements set out detailed guidelines for the calculation of the risk ratings of products to be portrayed through a summary risk indicator. It is intended to be 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 the Manager is not able to pay you. The risk of the product may be significantly higher than the one represented in the summary risk indicator where the product is not held for the Recommended Holding Period.

1	2	**3**	4	5	6	7

Lower risk — Higher risk

The Manager has classified the COIF Charities Ethical Investment Fund 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 are unlikely to 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.

The summary risk indicator assumes investment in the Fund for the Recommended Holding Period of five years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

Investors can request redemption at any time and the Fund deals on a daily basis. The Fund does not include any protection from future market performance, so you could lose some or all of your investment.

A more detailed description of risk factors that apply to this product is set out in the latest Scheme Particulars, which is available on CCLA’s website or by request.

COMPARATIVE TABLE

Change in net assets per Unit

	Income Units		
	Year to 31.12.2025 pence per Unit	Year to 31.12.2024 pence per Unit	Year to 31.12.2023 pence per Unit
Opening net asset value per Unit	**308.66**	300.69	273.74
Return before operating charges*	**(5.21)**	18.83	37.51
Operating charges***	**(2.14)**	(2.08)	(1.95)
Return after operating charges*	**(7.35)**	16.75	35.56
Distributions on Income Units	**(9.04)**	(8.78)	(8.61)
Closing net asset value per Unit	**292.27**	308.66	300.69
* after direct transaction costs of:	**0.11**	0.07	0.06
Performance			
Return after charges	**(2.38%)**	5.57%	12.99%
Other information			
Closing net asset value (£'000)	**1,667,410**	1,842,380	1,748,827
Closing number of Units	**570,495,345**	596,904,933	581,606,543
Operating charges**	**0.87%**	0.96%	0.89%
Direct transaction costs	**0.04%**	0.02%	0.02%
Prices (pence per Unit)			
Highest Unit price	**322.66**	318.41	302.67
Lowest Unit price	**276.00**	293.47	268.55

The return after charges has been calculated in accordance with the Statement of Recommended Practice for UK Authorised Funds' (SORP) prescribed calculation methodology. This is for financial statement reporting purposes only and may differ from the Fund's performance disclosed in the Report of the Investment Manager.

** Operating charges comprise the Manager's annual management charge and other expenses, including VAT, but before taking account of rebates, as these only offset charges incurred within the underlying funds. The percentages above reflect these charges divided by average net assets for the year. Industry guidance requires a 'synthetic' operating charge figure to be calculated where a Fund invests a proportion of its assets in other funds. Operating charges as at 31 December 2025 and 31 December 2024 include synthetic costs of 0.16% and 0.28% respectively which represent the OCF of the underlying funds weighted on the basis of the investment proportion. Synthetic costs were not included in previous periods.

*** Operating charges includes VAT reclaims received during the year.

COMPARATIVE TABLE

Change in net assets per Unit

	Accumulation Units		
	Year to 31.12.2025 pence per Unit	Year to 31.12.2024 pence per Unit	Year to 31.12.2023 pence per Unit
Opening net asset value per Unit	**535.41**	507.07	447.98
Return before operating charges*	**(8.96)**	31.89	62.31
Operating charges***	**(3.76)**	(3.55)	(3.22)
Return after operating charges*	**(12.72)**	28.34	59.09
Distributions on Accumulation Units	**(10.09)**	(11.43)	(10.54)
Retained distributions on Accumulation Units	**10.09**	11.43	10.54
Closing net asset value per Unit	**522.69**	535.41	507.07
* after direct transaction costs of:	**0.19**	0.12	0.09
Performance			
Return after charges	**(2.38%)**	5.59%	13.19%
Other information			
Closing net asset value (£'000)	**510,086**	524,805	461,680
Closing number of Units	**97,587,940**	98,018,678	91,049,361
Operating charges**	**0.87%**	0.96%	0.89%
Direct transaction costs	**0.04%**	0.02%	0.02%
Prices (pence per Unit)			
Highest Unit price	**559.71**	548.46	507.59
Lowest Unit price	**482.28**	494.89	449.58

The return after charges has been calculated in accordance with the Statement of Recommended Practice for UK Authorised Funds' (SORP) prescribed calculation methodology. This is for financial statement reporting purposes only and may differ from the Fund's performance disclosed in the Report of the Investment Manager.

** Operating charges comprise the Manager's annual management charge and other expenses, including VAT, but before taking account of rebates, as these only offset charges incurred within the underlying funds. The percentages above reflect these charges divided by average net assets for the year. Industry guidance requires a 'synthetic' operating charge figure to be calculated where a Fund invests a proportion of its assets in other funds. Operating charges as at 31 December 2025 and 31 December 2024 include synthetic costs of 0.16% and 0.28% respectively which represent the OCF of the underlying funds weighted on the basis of the investment proportion. Synthetic costs were not included in previous periods.

*** Operating charges includes VAT reclaims received during the year.

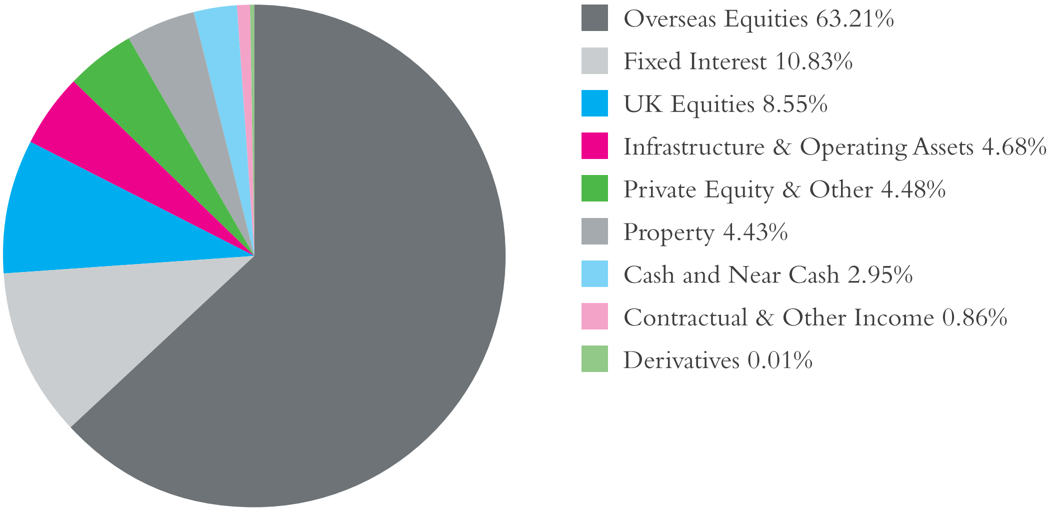
OPERATING CHARGES ANALYSIS
for the year ended 31 December 2025

The table below analyses expenses in note 4 to the financial statements. These expenses also represent the total operating charges, which are shown below as a percentage of average net assets of the Fund.

	31.12.2025 %	31.12.2024 %
Manager's annual management charge including VAT	**0.69**	0.66
Safe custody fees and depositary fee	**0.01**	0.01
Other expenses	**0.01**	0.01
Total operating charges	**0.71**	0.68

PORTFOLIO ANALYSIS
at 31 December 2025

Portfolio Allocation



Breakdown of Overseas Equities by Geography

North America	44.24%
Developed Europe	14.57%
Asia Pacific ex Japan	3.27%
Japan	1.13%
	63.21%

Breakdown of Equities by Sector

Information Technology	16.47%
Financials	15.97%
Industrials	10.42%
Consumer Discretionary	10.31%
Health Care	8.80%
Consumer Staples	3.87%
Communication Services	4.73%
Real Estate	0.69%
Materials	0.50%
	71.76%

The portfolio analysis above which differs from the following portfolio statement because: (i) prices used here are mid-market rather than bid; and (ii) allocations are adjusted on a 'look through' basis in respect of cross holdings in other CCLA funds (i.e. such funds are shown in a single category in the portfolio statement, but are analysed by their underlying holdings on this page).

PORTFOLIO STATEMENT
at 31 December 2025

	Holding	Fair value £'000	% of total net assets
UNITED KINGDOM EQUITIES 8.61% (31.12.24 – 8.34%)			
Consumer Discretionary 2.14% (31.12.24 – 2.65%)			
Compass Group	1,090,964	25,790	1.18
InterContinental Hotels Group	200,220	20,943	0.96
Financials 2.10% (31.12.24 – 1.31%)			
London Stock Exchange Group	298,032	26,668	1.22
Intermediate Capital Group	928,413	19,070	0.88
Health Care 0.88% (31.12.24 – 0.81%)			
AstraZeneca	138,392	19,081	0.88
Industrials 3.49% (31.12.24 – 3.57%)			
Ashtead Group	444,110	22,588	1.04
Experian	801,990	26,963	1.24
RELX	873,941	26,384	1.21
OVERSEAS EQUITIES 62.68% (31.12.24 – 62.68%)			
DEVELOPED EUROPE 14.65% (31.12.24 – 13.55%)			
Communication Services 0.93% (31.12.24 – 1.07%)			
Universal Music Group	1,050,848	20,278	0.93
Consumer Discretionary 1.72% (31.12.24 – 1.22%)			
Hermes	12,354	22,890	1.05
Ferrari New	52,258	14,538	0.67
Consumer Staples 2.56% (31.12.24 – 2.64%)			
Kerry Group	274,308	18,611	0.86
L'Oréal	64,842	20,756	0.95
Nestlé	220,672	16,306	0.75
Financials 2.32% (31.12.24 – 2.28%)			
Deutsche Boerse	121,377	23,804	1.09
Partners Group	28,988	26,724	1.23

PORTFOLIO STATEMENT
at 31 December 2025

	Holding	Fair value £'000	% of total net assets
Health Care 1.99% (31.12.24 – 1.84%)			
Diasorin	164,349	9,844	0.45
Essilor International	107,267	25,279	1.16
Recordati	196,091	8,308	0.38
Industrials 3.47% (31.12.24 – 2.45%)			
Epiroc	1,198,616	20,309	0.93
Siemens	114,818	23,961	1.10
Schneider	126,048	25,853	1.19
Vinci	52,462	5,499	0.25
Information Technology 2.15% (31.12.24 – 2.07%)			
ASML Holding	31,170	25,028	1.15
Materials 0.51% (31.12.24 – 0.00%)			
Air Liquide	78,713	11,004	0.51
NORTH AMERICA 44.07% (31.12.24 – 45.10%)			
Communication Services 3.81% (31.12.24 – 1.68%)			
Alphabet C	328,513	76,640	3.52
Netflix	91,248	6,360	0.29
Consumer Discretionary 6.45% (31.12.24 – 4.07%)			
Amazon.com	288,710	49,545	2.28
Booking Holdings	5,579	22,206	1.02
McDonald's	79,484	18,062	0.83
Mercadolibre	8,763	13,123	0.60
O'Reilly Automotive	268,633	18,214	0.84
TJS Cos New	168,313	19,225	0.88
Consumer Staples 1.32% (31.12.24 – 1.31%)			
The Coca-Cola Company	554,054	28,801	1.32

PORTFOLIO STATEMENT
at 31 December 2025

	Holding	Fair value £'000	% of total net assets
Financials 10.24% (31.12.24 – 8.95%)			
Bank Of America	514,078	21,017	0.97
CME Group	124,487	25,274	1.16
Gallagher (Arthur J)	112,016	21,555	0.99
Intercontinental Exchange Group	207,251	24,960	1.15
Marsh & McLennan	146,175	20,171	0.93
Mastercard	59,617	25,304	1.16
S&P Global	76,201	29,611	1.36
Tradeweb Markets	283,989	22,706	1.04
Visa A	123,497	32,216	1.48
Health Care 5.93% (31.12.24 – 8.07%)			
Agilent Technologies	255,585	25,858	1.19
Danaher	171,685	29,226	1.34
Stryker	96,837	25,299	1.16
Thermo Fisher Scientific	69,078	29,759	1.37
Zoetis	203,038	18,991	0.87
Industrials 3.47% (31.12.24 – 4.46%)			
Deere & Company	52,188	18,072	0.83
Ingersoll Rand	285,740	16,827	0.77
Trane Technologies	61,401	17,783	0.82
TransUnion	359,679	22,928	1.05
Information Technology 12.16% (31.12.24 – 14.28%)			
Broadcom	153,392	39,458	1.81
Fortinet	298,826	17,638	0.81
Intuit	49,854	24,551	1.13
Microsoft	170,395	61,264	2.81
NXP Semiconductors	135,612	21,867	1.00
PTC	158,351	20,511	0.94
Roper Technologies	68,869	22,791	1.05
ServiceNow	126,460	14,399	0.66
Synopsys	63,941	22,328	1.03
Texas Instruments	155,723	20,081	0.92

PORTFOLIO STATEMENT
at 31 December 2025

	Holding	Fair value £'000	% of total net assets
Real Estate 0.69% (31.12.24 – 1.40%)			
American Tower	115,322	15,052	0.69
Utilities 0.00% (31.12.24 – 0.88%)			
JAPAN 1.12% (31.12.24 – 0.85%)			
Information Technology 1.12% (31.12.24 – 0.85%)			
Disco Corporation	35,600	8,132	0.37
Keyence	60,490	16,262	0.75
ASIA PACIFIC EX JAPAN 3.28% (31.12.24 – 3.18%)			
Financials 1.30% (31.12.24 – 1.91%)			
HDFC Bank	1,044,958	28,380	1.30
Information Technology 1.98% (31.12.24 – 1.27%)			
Taiwan Semiconductor Manufacturing Company	1,177,000	43,028	1.98
OTHER 0.00% (31.12.24 – 0.97%)			
Information Technology 0.00% (31.12.24 – 0.97%)			
PRIVATE EQUITY & OTHER 4.48% (31.12.24 – 4.25%)			
Private Equity 4.48% (31.12.24 – 4.25%)			
Blackstone Capital Parters Asia**	1	1,863	0.09
Cambridge Innovation Capital**	1	2,733	0.13
Clean Energy and Environment Fund**	1	148	0.01
Clean Growth Fund**	1	2,279	0.10
HG Capital Trust	6,916,806	35,068	1.61
NB Private Equity Partners A	965,913	15,629	0.72
Oakley Capital Investments	2,997,272	17,084	0.78
Partners Group Private Equity Holding	848,400	7,630	0.35
Rubicon Partners**	1	15,235	0.70

PORTFOLIO STATEMENT
at 31 December 2025

	Holding	Fair value £'000	% of total net assets
INFRASTRUCTURE & OPERATING ASSETS 9.10% (31.12.24 – 8.48%)			
Energy Resources & Environment 1.53% (31.12.24 – 3.70%)			
Brookfield Renewable Partners	558,570	11,188	0.51
Greencoat UK Wind	10,628,360	10,416	0.48
NextPower III**	1	11,513	0.53
The Forest Company**	67,360	118	0.01
General 3.11% (31.12.24 – 2.44%)			
Brookfield Infrastructure Partners	1,353,092	34,948	1.60
Infracapital Partners III**	1	2,580	0.12
Infratil	3,182,606	15,005	0.69
International Public Partnership	4,521,468	5,661	0.26
KKR Global Infrastructure Investors III**	1	1,444	0.07
Pan-European Infrastructure Fund I**	1	–	–
Pan-European Infrastructure Fund II**	1	6,567	0.30
Strategic Partners Offshore Real Assets – Infrastructure II**	1	1,505	0.07
Social 0.04% (31.12.24 – 2.34%)			
European Student Housing Fund**	1	448	0.02
KMG Wren Retirement Fund+	1,416	415	0.02
PROPERTY 4.42% (31.12.24 – 3.77%)			
COIF Charities Property Fund Income Units*	52,296,639	55,142	2.53
Segro REIT	2,299,186	16,559	0.76
Tritax Big Box REIT	16,186,289	24,619	1.13
MULTI ASSET 0.00% (31.12.24 – 0.14%)			
CONTRACTUAL & OTHER INCOME 0.85% (31.12.24 – 1.32%)			
Ares Capital	390,393	5,872	0.27
Blackstone Secured Lending Fund	294,840	5,771	0.27
FS KKR Capital	423,538	4,660	0.21
KKR Mezzanine Partners I**	1	28	–
KKR Private Credit Opportunities Partners II**	1	579	0.03
Social and Sustainable Housing**	1	1,597	0.07

PORTFOLIO STATEMENT
at 31 December 2025

	Holding	Fair value £'000	% of total net assets
FIXED INTEREST 5.81% (31.12.24 – 5.18%)			
Government Bond 5.81% (31.12.24 – 5.18%)			
UK Treasury 0.125% 2028	£38,602,294	55,558	2.55
UK Treasury 1.25% 2027	£11,846,282	25,116	1.15
UK Treasury 3.25% 2044	£29,157,093	22,844	1.05
UK Treasury 4.5% 2042	£24,470,245	23,043	1.06
Funds 5.09% (31.12.24 – 2.65%)			
COIF Charities Short Duration Bond Fund*	£34,095,420	43,963	2.02
Federated Hermes Sustainable Global Investment Grade Credit Fund	£64,972,490	66,863	3.07
INVESTMENT ASSETS		**2,113,645**	97.07
NET OTHER ASSETS		**63,851**	2.93
TOTAL NET ASSETS		**2,177,496**	100.00

All investments, except collective investment schemes, unquoted investments and private equities are listed on recognised stock exchanges or traded on or under the rules of an eligible securities market.

* The COIF Charities Property Fund and the COIF Charities Short Duration Bond Fund are managed by the Manager and represents a related party transaction.
** Unquoted investments.

STATEMENT OF TOTAL RETURN
for the year ended 31 December 2025

	Note	Year ended 31.12.2025 £'000	Year ended 31.12.2025 £'000	Year ended 31.12.2024 £'000	Year ended 31.12.2024 £'000
Income					
Net capital (losses)/gains	2		(88,316)		91,047
Revenue	3	51,089		55,029	
Expenses	4	(16,196)		(15,800)	
Net revenue before taxation		34,893		39,229	
Taxation	5	(3,066)		(3,018)	
Net revenue after taxation			31,827		36,211
Total return before distributions			(56,489)		127,258
Distributions	6		(62,529)		(63,438)
Change in net assets attributable to Unitholders from investment activities			(119,018)		63,820

STATEMENT OF CHANGE IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS FOR THE YEAR ENDED 31 DECEMBER 2025

	Year ended 31.12.2025 £'000	Year ended 31.12.2025 £'000	Year ended 31.12.2024 £'000	Year ended 31.12.2024 £'000
Opening net assets attributable to Unitholders		2,367,185		2,210,507
Amounts receivable on issue of Units	120,425		256,275	
Amounts payable on cancellation of Units	(190,488)		(131,367)	
In-specie transactions	(10,702)		(42,805)	
		(80,765)		82,103
Change in net assets attributable to Unitholders from investment activities		(119,018)		63,820
Retained distributions on Accumulation Units		10,094		10,755
Closing net assets attributable to Unitholders		2,177,496		2,367,185

The notes on pages 34 to 53 and the distribution tables on page 54 form part of these financial statements.

BALANCE SHEET
at 31 December 2025

		31.12.2025		31.12.2024	
	Note	£'000	£'000	£'000	£'000
ASSETS					
Fixed assets:					
Investments			**2,113,645**		2,314,674
Current assets:					
Debtors	7	**6,247**		11,250	
Cash equivalents	*8*	**41,500**		54,500	
Cash and bank balances	*8*	**31,103**		8,493	
Total current assets			**78,850**		74,243
Total assets			**2,192,495**		2,388,917
LIABILITIES					
Creditors:					
Other creditors	*9*	**1,762**		8,610	
Distribution payable on Income Units		**13,237**		13,122	
Total creditors			**14,999**		21,732
Total liabilities			**14,999**		21,732
Net assets attributable to Unitholders			**2,177,496**		2,367,185

The financial statements on pages 32 to 54 have been approved by the Board.

Approved on behalf of the Board — K Shenton, Chair
9 June 2026

The notes on pages 34 to 53 and the distribution tables on page 54 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

1 Accounting policies

(a) Basis of preparation

The financial statements have been prepared on a basis other than that of a going concern, as a result of the COIF Board's decision to wind up the Fund. This basis includes, where applicable, writing the Fund's assets down to net realisable value. No provision has been made for the future cost of terminating the Fund unless such costs were committed at the reporting date. Further, appropriate accounting policies, consistently applied and supported by reasonable and prudent judgements and estimates, have been used in the preparation of these financial statements and applicable accounting standards have been followed.

The financial statements have been prepared in compliance with United Kingdom Generally Accepted Accounting Practice including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice), the Charities Act 2011, and Alternative Investment Fund Managers Directive (AIFMD). The financial statements have been prepared under the historical cost basis, as modified by the revaluation of investments.

The Fund is exempt from preparing a statement of cash flows under FRS 102 as substantially all of the Fund's investments are highly liquid, substantially all of the Fund's investments are carried at market value and the Fund provides a statement of change in net assets.

The COIF Board, in conjunction with the Manager, have been considering the advantages and disadvantages of moving from a Common Investment Fund (CIF), the current arrangement as explained on page 7 of this Annual Report, to a Charities Authorised Investment Fund (CAIF), a new investment vehicle which has specifically been designed by the FCA for the charity sector, to which the assets and liabilities of this entity could be transferred. The Board notes in this regard that many fund managers operating in the UK Charities sector have already made this change.

A formal decision has not been made by the Board to transition existing assets from a CIF to a CAIF, following which it will be communicated to unitholders. The transition is expected to happen in 2027. On completion of the transfer, the COIF Charities Ethical Investment Fund would cease operations and be wound up, with the investors' existing holdings in the existing CIF being replaced with their equivalent in the new CAIF. The Board therefore concluded that the COIF Charities Ethical Investment Fund's financial statements are to be prepared on a basis other than that of a going concern.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

1. Accounting policies ***(continued)***

(a) Basis of preparation (continued)

The Board would like to stress that any costs associated with a transition are expected to be rigorously contained and that the Board will work with the Manager to ensure this occurs in practice.

(b) Revenue recognition

Dividends on ordinary stocks, including special dividends where appropriate, distributions received on collective investment schemes, preference shares and unit trusts are accrued to revenue on the dates when the investments are first quoted ex-dividend or otherwise, on receipt of cash. Interest on government and other fixed interest stocks are accrued on a daily basis. Interest on bank deposits are accrued on a daily basis and interest on deposits in the CCLA Public Sector Deposit Fund are credited to revenue on receipt of cash.

Revenue on debt securities is recognised on the effective yield basis which takes into account the amortisation of any discounts or premiums arising on the purchase price, compared to the final maturity value, over the remaining life of the security. Accrued interest purchased or sold is excluded from the cost of the security and is recognised as revenue of the Fund.

Dividends received from US real estate investment trusts (US REITs) are allocated between revenue and capital for distribution purposes. The split is based on the year-end tax reporting date issued by the US REIT. Where the split of revenue and capital has not been announced at the accounting date a provisional split will be used. The provision will be calculated on the prior year's aggregated dividend split for each US REIT.

Revenue is stated net of irrecoverable tax credits. In the case where revenue is received after the deduction of withholding tax, the revenue is shown gross of taxation, and the tax consequences are shown within the tax charge. Overseas tax recovered is recorded in the period it is received.

(c) Stock dividends

The ordinary element of stock received in lieu of cash dividends is recognised as revenue of the Fund. Any enhancement above the cash dividend is treated as capital.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

1. **Accounting policies** ***(continued)***

(d) Special dividends, share buy-back or additional share issue

The underlying circumstances behind a special dividend, share buy-back or additional share issue are reviewed on a case by case basis in determining whether the amount is revenue or capital in nature.

It is likely that where the receipt of a special dividend, share buy back, additional share issues results in a significant reduction in the capital value of the holding, then the special dividend, share buy back, additional share issue is treated as capital in nature so as to ensure the matching principle is applied to gains and losses. Otherwise, the special dividend, the share buy back, traditional share issue is treated as revenue.

(e) Expenses

During the year, the annual management charge (AMC), paid to the Manager, was taken to the capital of the Fund. The AMC is based on a fixed percentage of the value of the Fund and was 0.60% plus VAT during the year.

The Fund received AMC rebates credited to the capital of the Fund for its holdings during the year in the COIF Charities Property Fund. The Fund also received AMC rebates credited to the revenue of the Fund received a management fee rebate credited to the revenue of the Fund for its deposits in the COIF Charities Deposit Fund where AMC is charged to revenue.

On a daily basis, the value of the Fund at the end of the previous day is taken to calculate the AMC due. This Manager charges an AMC for the provision of managing investments. From 1 October 2019, the Manager ceased charging the fee for ethical and stewardship services.

The depositary fee, audit, legal, safe custody fees and transaction charges and insurance fees are charged separately to the revenue of the Fund before distribution.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

1. **Accounting policies** ***(continued)***

(f) Distributions

Distributions are paid quarterly and can also be supported by the Fund's capital.

A reconciliation of the net distribution to the net income of the Fund as reported in the statement of total return is shown in note 6.

The Fund can utilise an income reserve to even out the fluctuations in revenue which arise over the years. Movements in the income reserve are therefore adjustments made to net revenue in determining the distributions. The income reserve was £nil as at 31 December 2025. There was no change in the income reserve balance during the current and prior reporting period.

(g) Basis of valuation

Quoted investments are valued at bid-market values at close of business on the last business day of the accounting period. Any unquoted, unlisted, delisted or suspended investments are stated at valuation by the Manager and reviewed by the Board.

The Manager's valuation is based upon valuations supplied by the Manager of the underlying investments. The Manager satisfies itself that these valuations can be relied on by valuations from independent experts (which may include discounted cash flow calculations, or prices based upon income yield); or net asset values which the Manager considers reliable, based upon audit reports and the Manager's own knowledge of the investee entity. The estimates and assumptions underlying the valuations are kept under review by the Manager, and judgements are reviewed, considering all factors affecting the investments.

For unquoted investments, the latest valuation point may be prior to the year end, but the Manager is satisfied that the resultant portfolio valuation would not be materially different from a valuation carried out as at the year end.

Suspended securities are valued by the Manager having regard to the last quoted price on or before the date of suspension and subsequent available information. Suspended securities are written off after they have been carried at nil value for two years.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

1. **Accounting policies** ***(continued)***

(h) Foreign exchange

Transactions in foreign currencies during the period are translated into Sterling (the functional currency of the Fund), at the rates of exchange ruling on the transaction date. Amounts held in foreign currencies have been translated at the rate of exchange ruling at close of business on 31 December 2025, the last business day in the accounting period.

The Fund may enter into forward currency contracts to protect the sterling value of the underlying portfolio of securities against the effect of possible adverse movements in foreign exchange rates. Fluctuations in the value of such forward currency contracts are recorded as unrealised gains or losses. Realised gains or losses include net gains or losses on transactions that have terminated by settlement or by the Fund entering into offsetting commitments.

(i) Cash equivalents

The Manager has treated some assets as Cash equivalents for the purposes of the Balance Sheet disclosure. Investments are regarded as Cash equivalents if they meet all of the following criteria:

- highly liquid investments held in sterling that are readily convertible to a known amount of cash;
- are subject to an insignificant risk of change in value; and
- provide a return no greater than the rate of a three month high quality government bond.

2. **Net capital (losses)/gains**

	31.12.2025 £'000	31.12.2024 £'000
The net capital (losses)/gains during the year comprise:		
Realised (losses)/gains on non-derivative securities*	(21,601)	55,519
Unrealised (losses)/gains on non-derivative securities*	(66,322)	35,571
Manager's annual management charge rebate – see note 1(e)**	433	424
Currency losses	(826)	(467)
	(88,316)	91,047

* Where net realised gains include gains/(losses) arising in previous years, a corresponding (loss)/gain is included in unrealised gains.

** This amount includes the annual management charge rebates credited to the Fund's capital. This is for the Fund's deposits in the COIF Charities Property Fund where the annual management charge is charged to capital.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

3. Revenue

	31.12.2025 £'000	31.12.2024 £'000
Overseas dividends	**23,721**	28,130
UK dividends	**5,364**	7,661
Franked dividend distributions	**2,986**	2,986
Franked dividends on unquoted stocks	**242**	1,126
Interest on debt securities	**11,342**	8,203
Interest on the CCLA Public Sector Deposit Fund	**3,210**	2,546
Property income distributions	**3,459**	3,551
Bank interest	**744**	812
Manager's annual management charge rebate*	**21**	14
	51,089	55,029

* This amount represents the annual management charge rebates credited to the Fund's revenue. This for the Fund's deposit in the CCLA Public Sector Deposit Fund and investment in the COIF Short Duration Bond Fund where the annual management charge is charged to revenue.

4. Expenses

	31.12.2025 £'000	31.12.2024 £'000
Payable to the Manager, associates of the Manager and agents of either of them:		
Manager's annual management charge – see note 1(e)	**15,673**	15,404
Payable to the Depositary, associates of the Depositary and agents of either of them:		
Safe custody fees	**143**	169
Depositary fee	**111**	109
	254	278

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

4. Expenses *(continued)*

	31.12.2025 £'000	31.12.2024 £'000
Other expenses:		
Audit fee	21	19
Insurance fee	30	31
Other fees	218	68
	269	118
Total expenses	16,196	15,800

The above expenses include VAT where applicable.

Audit fee net of VAT is £17,600 (31.12.2024, £17,000).

5. Taxation

The Fund has charitable status and is exempt from UK Income and Capital Gains Tax pursuant to Part 11 Chapter 3 of the Corporation Tax Act 2010. Distributions are paid, and reinvested revenue credited gross to Unitholders on the basis that all recoverable UK taxation has been reclaimed. Overseas withholding tax is deducted in full from overseas revenue. Recoverable withholding tax is credited to revenue, on receipt.

	31.12.2025 £'000	31.12.2024 £'000
Overseas taxation suffered in the year	2,480	2,552
Tax on capital special dividends	18	21
Overseas recoverable withholding tax written off in the year	568	445
Total taxation	3,066	3,018

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

6. Distributions

Distributions take account of revenue received on the issue of Units and revenue deducted on the cancellation of Units, and comprise:

	31.12.2025 £'000	31.12.2024 £'000
31 March – interim distribution	**15,487**	15,254
30 June – interim distribution	**16,224**	16,447
30 September – interim distribution	**15,493**	15,977
31 December – final distribution	**15,112**	15,919
	62,316	63,597
Add: revenue deducted on in-specie transactions	**39**	–
Add: revenue deducted on cancellation of Units	**466**	346
Deduct: revenue received on in-specie transactions	**(6)**	(7)
Deduct: revenue received on issue of Units	**(286)**	(498)
Net distribution for the year	**62,529**	63,438
Net revenue after taxation for the year	**31,827**	36,211
Amortisation under coupon accounting	**(3,836)**	(400)
Movement in Net Income Property	**–**	–
Manager's annual management charge – see note 1(e)	**15,673**	15,404
Tax on capital special dividends	**18**	21
Expenses charged to capital	**5**	5
Movement in income carried forward	**–**	38
Distribution from capital	**18,842**	12,159
Net distribution for the year	**62,529**	63,438

Details of the distribution per Unit are set out in the distribution tables on page 54.

The Manager's annual management charge is charged to capital, so this amount above is added back in the table above to the net distribution for the year and deducted from capital.

There were unclaimed distributions as at 31 December 2025 of £nil (31.12.2024, £19,401).

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

7. Debtors

	31.12.2025 £'000	31.12.2024 £'000
Accrued revenue	3,081	6,056
Amounts receivable on creation of Units	–	1,959
Rebate management fee receivable	42	39
Sales awaiting settlement	284	574
Prepayments	7	8
VAT recoverable	2,833	2,614
	6,247	11,250

8. Cash equivalents, cash and bank balances

	31.12.2025 £'000	31.12.2024 £'000
Cash equivalent – cash in the CCLA Public Sector Deposit Fund	41,500	54,500
Total cash equivalent	41,500	54,500
Cash and bank balances – cash at bank	31,103	8,493

9. Other creditors

	31.12.2025 £'000	31.12.2024 £'000
Accrued expenses	1,500	1,610
Amount payable on cancellation of Units	262	7,000
	1,762	8,610

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

10. Financial instruments

Fair value

Securities held by the Fund are valued at bid-market value (see note 1(g)). Bid-market value is considered to be a fair representation of the amount repayable to Unitholders should they wish to sell their Units. Other financial assets and liabilities of the Fund are included in the balance sheet at their fair value.

The main risks arising from the Fund's financial instruments and the Manager's policies for managing these risks are summarised below. These policies have been applied consistently throughout the year and the comparative year.

Market price risk

This is an actively managed Fund which invests mainly in UK and overseas equities, UK Property and fixed interest investments. Investors are thus exposed to market price risk, which can be defined as the uncertainty about future price movements of the financial instruments the Fund is invested in. Market price risk arises mainly from economic factors, including investor confidence and is not limited to interest rate and currency movements. This exposure to market price risk may result in substantial fluctuations in the Unit price from time to time, although there will generally be a positive correlation in the movement of the Unit price to the markets the Fund is invested in. The Fund seeks to minimise the risks by holding a diversified portfolio of investments in line with the Fund's investment objectives. Risk is monitored at both the asset allocation and stock selection levels by Directors of the Manager on a regular basis and also by the Board.

At 31 December 2025, if the price of the investments held by the Fund increased or decreased by 5%, with all other variables remaining constant, then the net assets attributable to Unitholders, and profit or loss, would increase or decrease respectively by approximately £105,682,000 (31.12.2024: £115,734,000).

Credit risk

The Fund's transactions in securities expose it to the risk that the counterparty will not deliver the investment for a purchase, the cash for a sale or the settlement amounts for forward currency contracts. To minimise this, the Fund only deals with an approved list of brokers maintained by the Manager. Depending on the counterparty, the Fund may employ collateral arrangements for forward currency contracts.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

10. Financial instruments ***(continued)***

Bond credit ratings

Rating category	31.12.2025 £000	31.12.2025 % Fund	31.12.2024 £000	31.12.2024 % Fund
Investment grade	**126,561**	**5.81**	122,767	5.18
Total investment in bonds	**126,561**	**5.81**	122,767	5.18

Liquidity risk

Financial instruments held by the Fund, excluding short-term debtors and creditors, are made up of UK and overseas equities, fixed interest securities, pooled funds and sterling and overseas cash deposits.

These assets are generally liquid (except for the Unit trusts, which are realisable only on their weekly or monthly dealing dates, and the holdings in the unquoted investments, which are not readily realisable) and enable the Fund to meet the payment of any redemption of Units that Unitholders may wish to make.

Currency risk

The Fund is exposed to fluctuations in foreign currencies as some of its assets and revenue are denominated in currencies other than sterling, the base currency of the Fund. The Fund may enter into forward currency contracts to protect the sterling value of the underlying portfolio of securities against the effect of possible adverse movements in foreign exchange rates on investments and revenue accrued, but not yet received. In respect of revenue, receipts are converted to sterling shortly after receipt.

At 31 December 2025, if the value of sterling increased or decreased by 1% against all currencies, with all other variables remaining constant, then the net assets attributable to Unitholders, and profit or loss, would decrease or increase respectively by approximately £15,062,000 (31.12.2024: £16,285,000).

The Fund held derivatives relating to forward currency contracts with a net value of £nil as at 31 December 2025 (31.12.2024, £nil).

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

10. Financial instruments ***(continued)***

Currency risk (continued)

The total foreign currency exposure at 31 December was:

Currency	31.12.2025 Monetary exposures £'000	31.12.2025 Non-monetary exposures £'000	31.12.2025 Total £'000	31.12.2024 Monetary exposures £'000	31.12.2024 Non-monetary exposures £'000	31.12.2024 Total £'000
Australian Dollar	–	15,006	15,006	–	–	–
Danish krona	–	–	–	–	17,238	17,238
Euro	14	270,877	270,891	–	230,845	230,845
Hong Kong dollar	–	–	–	–	20,762	20,762
Japanese yen	–	24,394	24,394	–	20,053	20,053
Korean won	–	–	–	597	544	1,141
New Zealand dollar	–	–	–	–	8,504	8,504
Swedish krona	–	20,309	20,309	–	38,860	38,860
Swiss franc	–	43,030	43,030	–	51,616	51,616
Taiwan dollar	112	43,028	43,140	88	30,057	30,145
US dollar	1,345	1,088,055	1,089,400	3,031	1,206,322	1,209,353
Total	1,471	1,504,699	1,506,170	3,716	1,624,801	1,628,517

Interest rate risk

The majority of the Fund's financial assets are equities which neither receive interest nor have maturity dates. The Fund also invests in fixed interest securities and cash deposits, the revenue of which may be affected by changes to interest rates relevant to particular securities or as a result of the Manager being unable to secure similar returns on the disposal or redemption of securities. The value of fixed interest securities may be affected by interest rate movements or the expectation of such movements in the future.

A sensitivity analysis for interest rate risk is not shown as the impact is unlikely to be significant.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

10. Financial instruments ***(continued)***

Interest rate risk (continued)

The total exposure at 31 December 2025 was:

Currency	Floating rate financial assets* £'000	Fixed rate financial assets £'000	Financial assets not carrying interest £'000	Total £'000
Sterling	31,103	168,061	487,161	686,325
Euro	–	–	270,891	270,891
Japanese yen	–	–	24,394	24,394
US dollar	–	–	1,089,400	1,089,400
Other	–	–	121,485	121,485
Total	31,103	168,061	1,993,331	2,192,495

Currency	Floating rate financial liabilities £'000	Fixed rate financial liabilities £'000	Financial liabilities not carrying interest £'000	Total £'000
Sterling	–	–	(14,999)	(14,999)
Total	–	–	(14,999)	(14,999)

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

10. Financial instruments ***(continued)***

Interest rate risk (continued)

The total exposure at 31 December 2024 was:

Currency	Floating rate financial assets* £'000	Fixed rate financial assets £'000	Financial assets not carrying interest £'000	Total £'000
Sterling	7,875	177,267	575,186	760,328
Euro	–	–	230,845	230,845
Japanese yen	–	–	20,053	20,053
US dollar	618	–	1,208,807	1,209,425
Other	–	–	168,266	168,266
Total	8,493	177,267	2,203,157	2,388,917

Currency	Floating rate financial liabilities £'000	Fixed rate financial liabilities £'000	Financial liabilities not carrying interest £'000	Total £'000
Sterling	–	–	(21,732)	(21,732)
Total	–	–	(21,732)	(21,732)

* The floating rate financial assets of the Fund earn interest at rates based on either SONIA or base rate.

All financial liabilities are due to be settled within one year or on demand.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

11. Commitments and contingent liabilities

Undrawn commitments at 31 December were:

	31.12.2025 £	31.12.2024 £
Clean Growth Fund	**694,260**	1,027,381
KKR Private Credit Opportunities Partners II	**2,591,994**	2,528,683
Pan-European Infrastructure Fund	**170,551**	162,154
Rubicon Partners V	**1,656,479**	753,106
Social and Sustainable Housing	**–**	83,309
KKR Global Infrastructure Investments III	**277,597**	322,684
Infracapital Partners III	**461,217**	460,568
Cambridge Innovation Capital II	**2,012,102**	2,658,381
Clean Energy and Environment Fund	**229**	245
Blackstone Capital Partners Asia	**293,368**	314,857
Strategic Partners Offshore Real Assets – Infrastructure II	**893,706**	998,090
NextPower III	**–**	–
Pan-European Infrastructure Fund II	**3,513,177**	745,378
KKR Mezzanine Partners I	**37,234**	39,939
European Student Housing Fund	**–**	–

There were no other commitments or contingent liabilities as at 31 December 2025 (31.12.2024, £nil).

12. Unquoted and other investments

At 31 December 2025, 2.53% (31.12.2024, 2.28%) of the value of the Fund was held in Units was in the COIF Charities Property Fund and 2.02% was held in COIF Short Duration Bond Fund (31.12.2024, 1.82%).

At 31 December 2025, the Fund held nil% (31.12.2024, 11.77%) of the value of the COIF Charities Property Fund. The investment in the COIF Charities Property Fund is not readily realisable, as the Manager may impose a period of notice (which is currently 180 days' notice), before carrying out a redemption of Units in that Fund, if it is deemed to be necessary to protect the interests of Unitholders of the Fund or to permit properties to be sold to meet a redemption.

All unquoted investments are listed in the Portfolio Statement.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

13. Board remuneration

The Board members receive no remuneration from the COIF Charity Funds.

14. Related party transactions

The Manager's annual management charge is paid to the Manager, a related party to the Fund. The amounts incurred in respect of these charges are disclosed in note 4. Please see note 1(e) for further information. An amount of £1,436,206 was due to the Manager at 31 December 2025 (31.12.2024, £1,481,321). There were no other transactions entered into with the Manager during the year (31.12.2024, £nil).

Further details of the Fund's holdings in CCLA IM and other COIF Charities Funds are disclosed in note 12.

There is no individual investor holding more than 20% of the Fund.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

15. Portfolio transaction costs

For the year ended 31 December 2025

	Value £'000	Commissions £'000	%	Taxes £'000	%	Total £'000
Analysis of total purchases costs						
Equity transactions	596,489	221	0.04	203	0.03	596,913
Bond transactions	166,121	–	–	–	0.00	166,121
Fund transactions	46,590	–	–	–	–	46,590
In-specie transactions	4,142	–	–	–	0.00	4,142
Corporate actions	18,490	–	–	–	0.00	18,490
Total	831,832	221		203		832,256

	Value £'000	Commissions £'000	%	Taxes £'000	%	Total £'000
Analysis of total sales costs						
Equity transactions	740,446	(306)	0.04	(73)	0.01	740,067
Bond transactions	162,259	–	–	–	–	162,259
In-specie transactions	11,447	––	–	–	–	11,447
Corporate actions	31,840	–	–	–	–	31,840
Total	945,992	(306)		(73)		945,613

Commissions and taxes as a percentage of average net assets

Commissions	0.02%
Taxes	0.02%

The average portfolio dealing spread, including the effect of foreign exchange, as at 31 December 2025 was 0.21%.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

15. Portfolio transaction costs *(continued)*

For the year ended 31 December 2024

	Value £'000	Commissions £'000	%	Taxes £'000	%	Total £'000
Analysis of total purchases costs						
Equity transactions	568,079	211	0.04	87	0.02	568,377
Bond transactions	11,870	–	–	–	–	11,870
In-specie transactions	8,501	–	–	–	–	8,501
Corporate actions	4,645	–	–	–	–	4,645
Total	593,095	211		87		593,393

	Value £'000	Commissions £'000	%	Taxes £'000	%	Total £'000
Analysis of total sales costs						
Equity transactions	472,382	(176)	0.04	(62)	0.01	472,144
In-specie transactions	43,189	–	–	–	–	43,189
Corporate actions	29,561	–	–	–	–	29,561
Total	545,132	(176)		(62)		544,894

Commissions and taxes as a percentage of average net assets

Commissions	0.02%
Taxes	0.00%

The average portfolio dealing spread, including the effect of foreign exchange, as at 31 December 2024 was 0.19%.

For the current year and the comparative year, in the case of equities, commissions and taxes are paid by the Fund on each transaction. In addition, there is a dealing spread between the buying and selling prices of the underlying investments. Unlike shares, the majority of other types of investments (such as bonds, funds, money market instruments, derivatives) have no separately identifiable transaction costs; these costs form part of the dealing spread. Dealing spreads vary considerably depending on the transaction value and market sentiment.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

16. Unitholders' funds – reconciliation of Units

	31.12.2025 Income Units	31.12.2025 Accumulation Units
Opening number of Units at beginning of year	596,904,933	98,018,678
Units issued in year	23,998,809	9,303,538
Units cancelled in year	46,806,142	(9,734,276)
Units converted in year	3,602,255	–
Closing number of Units at end of year	570,495,345	97,587,940

All Units carry the same rights.

17. Fair value of financial assets and financial liabilities

In respect of financial assets and liabilities other than investments (including investment liabilities), there is no material difference between their value, as shown on the balance sheet, and their fair value.

Investments are held at fair value. An analysis of the valuation technique used to derive fair value of the investments is shown below:

The fair value of investments has been determined using the following hierarchy:

- Level 1 The unadjusted quoted price in an active market for identical assets or liabilities that the entity can access at the measurement date.
- Level 2 Inputs other than quoted prices included above that are observable (i.e. developed using market data) for the asset or liability, either directly or indirectly.
- Level 3 Inputs that are unobservable (i.e. for which market data is unavailable) for the asset or liability.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

17. Fair value of financial assets and financial liabilities ***(continued)***

For the year ended 31 December 2025

Category	**Level 1 £'000**	**Level 2 £'000**	**Level 3 £'000**	**Total £'000**
Investment assets	**1,891,148**	**173,445**	**49,052**	**2,113,645**
	1,891,148	**173,445**	**49,052**	**2,113,645**

For the year ended 31 December 2024

Category	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
Investment assets	2,024,874	239,538	50,262	2,314,674
	2,024,874	239,538	50,262	2,314,674

For financial instruments which have quoted prices for identical instruments in active markets, those prices are taken to be fair value.

For financial instruments for which the Manager uses valuation techniques using non-observable data, the inputs include: valuations from independent experts (which may include discounted cash flow calculations, or prices based upon income yield); or net asset values which the Manager considers reliable, based upon audit reports and the Manager's own knowledge of the investee entity.

For derivatives, fair value is the price that would be required to close out the contract at the balance sheet date.

DISTRIBUTION TABLES
for the year ended 31 December 2025

Period ended	Date payable/paid		Dividends payable/paid pence per Unit	
	2025	2024	**2025**	2024
Income Units				
31 March	**30 May**	31 May	**2.20**	2.19
30 June	**29 August**	30 August	**2.20**	2.19
30 September	**30 November**	29 November	**2.32**	2.20
31 December	**27 February**	29 February	**2.32**	2.20
			9.04	8.78

Period ended	Revenue accumulated pence per Unit	
	2025	2024
Accumulation Units		
31 March	**2.50**	2.55
30 June	**3.54**	3.51
30 September	**2.13**	2.55
31 December	**1.92**	2.82
	10.09	11.43

The distributions for Income Units were paid in the same year, apart from the distribution declared on 31 December which is payable at the end of February in the subsequent year.

STATEMENT OF BOARD, TRUSTEE, DEPOSITARY AND MANAGER RESPONSIBILITIES

Responsibilities of the Board

The Board shall comply with the duty of care when exercising its powers and discharging its duties under the Scheme, as follows:

- making and revising the written statement of the investment objectives of the Fund and ensuring that details of such investment objectives will be included in the Scheme Particulars;
- determining the criteria and methods for evaluating the performance of the Fund;
- granting prior written approval to the Manager should the Manager wish to enter into certain types of investment or a specific course of borrowing on behalf of the Fund;
- appointing the Auditor of the Fund and agreeing their terms of engagement;
- making an annual report on the discharge of the Board's responsibilities;
- determining the rate of remuneration of the Trustee and the Manager in accordance with the Scheme and the Scheme Particulars;
- applying to the Charity Commission for an order to discharge the Trustee from the provisions of the Scheme and an order to appoint a new Trustee of the provisions of the Scheme;
- making representations to the Trustee on the winding up of the Fund: provided that any Board member who has any interests in the Trustee or the Manager shall not participate in the Board's discussions and decisions on the matter and shall not be counted in the quorum necessary for the transaction of such business; and
- informing the Charity Commission promptly and in writing if the Board is not satisfied at any time as to the compliance of the Trustee or the Manager with the Scheme or the Scheme Particulars.

Under the Alternative Investment Fund Managers Directive ('AIFMD'), the Board has certain additional responsibilities including:

- the duty to inform the Financial Conduct Authority promptly and in writing if the Board is not satisfied with the compliance of the Trustee or the Manager with the applicable provisions of AIFMD; and
- the direct power (without reference to the Charity Commission) to require the removal of the Manager and/or the Trustee where it considers for good and sufficient reason that a change of Manager or Trustee is in the interests of the Participating Charities.

STATEMENT OF BOARD, TRUSTEE, DEPOSITARY AND MANAGER RESPONSIBILITIES

Responsibilities of the Trustee

The Trustee shall be responsible for those aspects of the administration and management of the Fund and its property which are specified in the Scheme. The Trustee shall comply with the duty of care when exercising its powers and discharging its duties. The following are the duties and powers of the Trustee:

- the supervision and oversight of the Manager's compliance with the Scheme and the Scheme Particulars. In particular, the Trustee shall be satisfied that the Manager is competently exercising its powers and discharging its duties under the Scheme, and that the Manager is maintaining adequate and proper records;
- the appointment, supervision and oversight of any Registrar or other delegate which it has appointed in accordance with the Scheme;
- the custody and control of the property of the Fund and the collection of all income due to the Fund;
- the creation and cancellation of Units as instructed by the Manager (except where the Scheme Particulars permit the Trustee to disregard those instructions);
- making distributions or allocations to Participating Charities in proportion to their respective Units in the property of the Fund;
- the making of an annual report on the discharge of its responsibilities for the management of the Fund; and
- winding up the Fund.

The Trustee shall take all steps and execute all documents as are necessary to secure that instructions given to it by the Manager are carried out as to the exercise of rights (including voting rights) attaching to the ownership of property of the Fund and that the purchases and sales of investments for or of the Fund are properly completed.

The Trustee shall maintain such records as are necessary to enable it to comply with the Scheme and with section 130 of the Charities Act 2011 and to demonstrate that such compliance has been achieved.

STATEMENT OF BOARD, TRUSTEE, DEPOSITARY AND MANAGER RESPONSIBILITIES

Responsibilities of the Depositary
The Depositary must ensure that the Fund is managed in accordance with the Financial Conduct Authority's Investment Funds Sourcebook, ('the Sourcebook'), the Alternative Investment Fund Managers Directive ('AIFMD') (together 'the Regulations') and the Fund's Scheme Particulars.

The Depositary must in the context of its role act honestly, fairly, professionally, independently and in the interests of the Fund and its investors.

The Depositary is responsible for the safekeeping of the assets of the Fund in accordance with the Regulations.

The Depositary must ensure that:

- the Fund's cash flows are properly monitored and that cash of the Fund is booked into the cash accounts in accordance with the Regulations;
- the sale, issue, repurchase, redemption and cancellation of Units are carried out in accordance with the Regulations;
- the assets under management and the net asset value per unit of the Fund are calculated in accordance with the Regulations;
- any consideration relating to transactions in the Fund's assets is remitted to the Fund within the usual time limits;
- that the Fund's income is applied in accordance with the Regulations; and
- the instructions of the Alternative Investment Fund Manager ('the AIFM') are carried out (unless they conflict with the Regulations).

The Depositary also has a duty to take reasonable care to ensure that the Fund is managed in accordance with the Scheme Particulars in relation to the investment and borrowing powers applicable to the Fund.

STATEMENT OF BOARD, TRUSTEE, DEPOSITARY AND MANAGER RESPONSIBILITIES

Responsibilities of the Manager

The Manager shall be responsible for those aspects of the administration and management of the Fund and its property which are specified in the Scheme. The Manager shall comply with the duty of care when exercising its powers and discharging its duties under this Scheme. The following are the duties and powers of the Manager:

- instructing the Trustee with respect to the creation and cancellation of Units;
- managing the investments of the Fund in conformity with the investment objectives made by the Board;
- ensuring that regular valuations of the property of the Fund are carried out and to ensure that the Units are correctly priced;
- the creation and revision of the Scheme Particulars;
- maintenance of a daily record of Units purchased or sold on behalf of the Trustee;
- the creation of all records in respect of the Fund, available for inspection by the Trustee;
- the preparation of reports and accounts in respect of every accounting period; and
- the supervision and oversight of any appointed delegate.

The Manager of the Fund is required by the Scheme to:

- prepare and submit to the Charity Commission a statement of accounts and annual report complying with the requirements of the Charities Act 2011 and the Charities (Accounts and Reports) Regulations 2008, as amended or replaced from time to time; and
- prepare and submit to the Charity Commission a half- yearly report and accounts for the Fund made up to the date of the interim balance sheet.

The Manager is required to:

- select suitable accounting policies that are appropriate for the Fund and apply them on a consistent basis;
- comply with the disclosure requirements of FRS 102;
- follow generally accepted accounting principles and applicable accounting standards;
- keep proper accounting records which enable the Manager to demonstrate that the Financial Statements as prepared comply with the above requirements;

STATEMENT OF BOARD, TRUSTEE, DEPOSITARY AND MANAGER RESPONSIBILITIES

- make judgments and estimates that are reasonable and prudent; and
- prepare the Financial Statements on the basis that the Fund will continue in operation unless it is inappropriate to presume this.

The Trustee has appointed the Manager to act as Registrar to the Fund.

Under AIFMD, the Manager has certain additional responsibilities including, ensuring compliance with the applicable provisions of AIFMD and that any delegation by the Manager is in accordance with AIFMD.

Should the Manager wish to retire, the Manager can only be discharged from its duties under the Scheme following the appointment of a replacement Manager who is eligible under AIFMD to act as Manager of the Fund.

AIFMD DISCLOSURES

Manager Remuneration
The Manager has no employees, but delegates the performance of its services to employees of its parent company, CCLA Investment Management Limited.

Recharges for these services of CCLA Investment Management Limited to the Manager are levied in respect of CCLA Investment Management Limited's year ending on 31 March each year. The recharge for the year to 31 March 2025 was £26,857,152. A recharge of £36,649,000 was levied in the year to 31 March 2024.

The average number of full time equivalent staff of CCLA Investment Management Limited, including temporary staff, for the year ended 31 March 2025 was 185 (year ended 31 March 2024, 186).

During the year ended 31 December 2025 and the prior year, remuneration was paid to CCLA Investment Management Limited staff as shown below. Totals for staff whose actions have a material impact on the risk profile of the Fund ("identified staff") are shown separately.

	Year to 31 December 2025		
	Fixed remuneration £'000	**Variable remuneration £'000**	**Total £'000**
Identified staff	**1,137**	**2,094**	**3,231**
Other staff	**17,753**	**7,469**	**25,222**
Total	**18,890**	**9,563**	**28,453**

	Year to 31 December 2024		
	Fixed remuneration £'000	Variable remuneration £'000	Total £'000
Identified staff	1,096	1,857	2,953
Other staff	17,947	6,994	24,941
Total	19,043	8,851	27,894

Remuneration above is the total remuneration for CCLA Investment Management Limited; it is not possible to separate the element of that relating only to the Fund. The components of remuneration are appropriately balanced and do not create a conflict of interest for the Fund.

(Charity Registration No. 1132054)

DIRECTORY

Board
N Morecroft, ASIP (Chair) –
resigned as of 19 February 2026
K Corrigan, FCCA
J Hobart, MA
A Richmond, MA (Hons) ASIP
K Shenton – Chair as of 19 February 2026
S Wiltshire – resigned as of 19 February 2026

Manager, Alternative Investment Fund Manager (AIFM), and Registrar
CCLA Fund Managers Limited

Investment Manager
CCLA Investment Management Limited
Both CCLA Fund Managers Limited and CCLA Investment Management Limited are authorised and regulated by the Financial Conduct Authority
Registered Office Address:
One Angel Lane
London
EC4R 3AB
Telephone: 0207 489 6000
Client Service:
Freephone: 0800 022 3505
Email: clientservices@ccla.co.uk
www.ccla.co.uk

Transfer Agent
FNZ TA Services Limited
7th Floor, 2 Redman Place
London
E20 1JQ

Administrator
HSBC Bank plc
8 Canada Square
Canary Wharf
London
E14 5HQ
HSBC Bank plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority

Executive Directors of the Manager
E Sheldon (Chief Operating Officer)
S Fuschillo (Executive Director) –
appointed as of 2 February 2026
J Singh (Executive Director) –
appointed as of 2 February 2026
D Sloper (Chief Executive Officer) –
resigned as of 2 February 2026
J Berens (Head of Client Relationships & Distribution) –
resigned as of 2 February 2026

Non-Executive Directors of the Manager
J Bailie (Chair)
N Mcleod-Clarke
R Fuller

Head of Investment (CCLA Investment Management Limited)
B Funnell

Company Secretary
M Mochalska resigned on 2 February 2026
Jupiter Asset Management Limited appointed
on 2 February 2026

Chief Risk Officer
J-P Lim

Head of Sustainability
J Corah

Third Party Advisors
Custodian, Trustee and Depositary
HSBC Bank plc
8 Canada Square
Canary Wharf
London
E14 5HQ

Banker
HSBC Bank plc
8 Canada Square
Canary Wharf
London
E14 5HQ

Independent Auditor
Deloitte LLP
110 Queen Street
Glasgow
G1 3BX

ABOUT CCLA

CCLA was founded in 1958 with the launch of the Church of England Investment Fund, enabling churches to pool their assets and have them professionally managed. We started managing investments for local authorities in 1961, followed by charities in 1963.

In 1987, with the introduction of new financial regulation, those churches, charities and local authorities founded CCLA Investment Management Limited.

Today, CCLA is one of the UK's largest managers of charity, faith and public sector investments, providing pooled and bespoke portfolios, and championing responsible investment.

We know that charities and not-for-profit organisations measure success not in profits, but in lives improved and futures secured. At CCLA, we are honoured to stand alongside them – helping to manage their investments and invest with purpose – so that their impact endures across generations.

CCLA

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