

The CBF Church of England Investment Fund

Fund Fact Sheet – 30 September 2018

Investment objective

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

Investment policy

The portfolio is an actively managed, diversified portfolio of assets designed to help protect both present and future beneficiaries from the effects of inflation. It will mainly invest in equities, but will also include property, bonds and other asset classes.

The Fund is managed in accordance with the policies of the Church of England’s Ethical Investment Advisory Group.

Suitability

The Fund is suitable for all of a Church of England charity’s long-term funds where the charity is looking for a good level of distributions and long-term protection from inflation.

Who can invest?

Any charitable organisation with objects closely connected to the work of the Church of England.

Ethical & responsible investment policy

CCLA supports the Church of England’s Ethical Investment Advisory Group (EIAG). EIAG policies are available at www.churchofengland.org/about/leadership-and-governance/ethical-investment-advisory-group/policies-and-reviews.

Fund update

The prime objective of the Fund is to protect and grow the real value of the capital invested, and the income it provides. We believe that these targets are most likely to be achieved with a strategy with a strong bias to real assets, such as global equities and property.

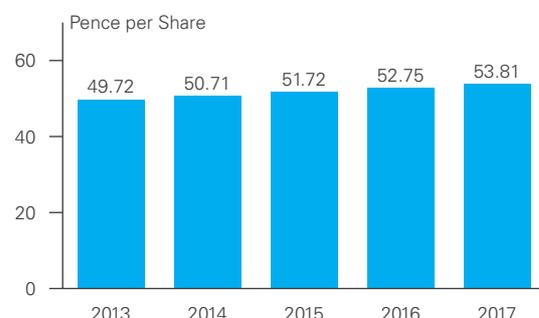
Equity selection reflects the expected returns of the individual companies, rather than any pre-determined allocation to any region or sector. At present, there is a high weighting to overseas assets and sector biases to technology, materials and parts of the consumer sectors. The exposure to utilities and to energy is below that of market indices. Recent activity has reflected a slightly more defensive stance. We have taken profits on some highly rated and strong performing stocks, particularly in the I.T sector. The holding in US government bonds, introduced in the second quarter, has been expanded by a purchase of U.S. government-inflation protected securities.

Income

Gross dividend yield	3.15%*
MSCI™ \$ UK IMI dividend yield	3.96%
MSCI™ \$ World ex UK dividend yield	2.23%

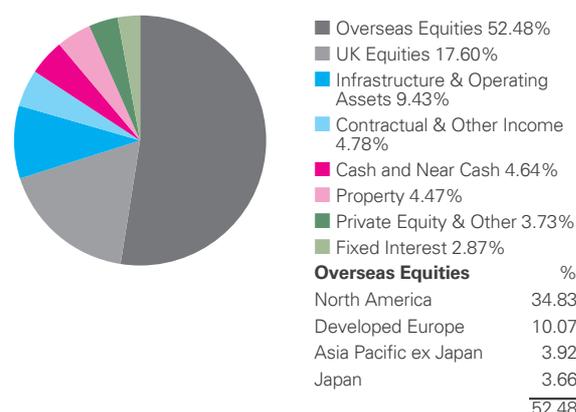
* Based upon mid-market price and an estimated annual dividend of 54.89p.

Past distributions



The accounting period for the Fund changed in 2015 and is now aligned with calendar quarters.

Asset allocation at 30 September 2018



Discrete year total return performance (gross)

12 months to 30 September	2018	2017	2016	2015	2014
The CBF Church of England Investment Fund	+14.41%	+12.39%	+18.06%	+5.57%	+10.85%
Comparator	+9.08%	+9.76%	+18.13%	+0.91%	+7.83%

Annualised total return performance (gross)

Performance to 30 September 2018	1 year	3 years	5 years
The CBF Church of England Investment Fund	+14.41%	+14.93%	+12.18%
Comparator	+9.08%	+12.25%	+9.00%

Comparator - composite: from 01.01.18 MSCI UK IMI 30%, MSCI World ex UK 45%, AREF/IPD™ All Properties 5%, iBoxx £ Gilt 15% & 7 Day LIBID 5%. To 31.12.17 MSCI UK IMI 45%, MSCI Europe Ex UK 10%, MSCI North America 10%, MSCI Pacific 10%, AREF/IPD™ 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%, IPD™ All Properties 5%, BarCap Gilt 15% & 7 Day LIBID 5%. Gross performance shown before management fees and other expenses with gross income reinvested: net returns will differ after the deduction of fees and other expenses. Past performance is no guarantee of future returns. Source: CCLA

Most overweight companies relative to equity indices at 30 September 2018

Thermo Fisher Scientific	2.00%	Taiwan Semiconductor	1.51%
Nestle	1.95%	Fidelity Nat Info	1.42%
AIA Group	1.72%	S&P Global	1.42%
Unilever	1.67%	Nasdaq Inc	1.38%
UnitedHealth Group Inc	1.56%	Ferguson	1.36%

Key facts

Fund size	£1,429m		
Number of holdings	142		
	Income shares	Accumulation shares	
Offer (buying) price	1746.07p (xd)	3953.07p	
Mid-market price	1742.55p (xd)	3945.10p	
Bid (selling) price	1739.03p (xd)	3937.14p	
Launch date	May 1958		
Share types	Income/Accumulation		
Minimum initial investment	£1,000		
Minimum subsequent investment	Nil		
Dealing day	Every Tuesday*		
Sedol numbers	0183042 Inc, 0159214 Acc		
ISIN numbers	GB0001830420 Inc, GB0001592145 Acc		
Dividend payment dates	End February, May, August & November		
Annual management charge (taken 100% from capital)	0.55% **		

* Dealing instructions must be received by 5pm on the business day preceding the dealing day. If Tuesday is a bank holiday, the dealing day will be the previous working day.

** The annual management charge is deducted from capital which may restrict capital growth.

Risk Warning

This document is a financial promotion and is issued for information purposes only. It does not constitute the provision of financial, investment or other professional advice. CCLA have not considered the suitability of this investment against your individual needs and risk tolerance. To ensure you understand whether our product is suitable, please read the Fund Factsheet document and the Scheme Particulars. We strongly recommend you seek independent professional advice prior to investing. Investors should consider the following risk factors identified as specific to the Fund before investing: Market Risk (investment value affected by market conditions), Issuer/Credit Risk (issuer/financial institution may not pay), Liquidity Risk (investment in non-readily realisable assets), Interest Rate risk (changes to interest rate affecting income), Concentration Risk (need for diversification and suitability of investment), Operational Risk (general operational risks) and Business Risk (possibility of lower than anticipated profits). Please see the Fund Scheme Particulars for further details.

Disclosures

Investment in the Fund is only available to charitable trusts with objects closely connected with the work of the Church of England. Past performance is not an indicator of future performance. The value of investments and the income derived from them may fall as well as rise. Investors may not get back the amount originally invested and may lose money. Any forward-looking statements are based upon our current opinions, expectations and projections. We undertake no obligations to update or revise these. Actual results could differ materially from those anticipated. Investments in the Fund and the Fund itself are not covered by the Financial Services Compensation Scheme (FSCS). However, the Manager may pay fair compensation on eligible claims arising from its negligence or error in the management and administration of the Fund. The Fund is a Common Fund established under The Church Funds Investment Measure 1958 (as amended or replaced from time to time). The Fund is not a regulated Fund and is not recognised as an Alternative Investment Fund. CCLA Investment Management Limited (registered in England No. 2183088 at the office below) is authorised and regulated by the Financial Conduct Authority and is the manager of The CBF Church of England Funds. The CBF Funds Trustee Limited, is a Registered Charity No. 1116932 and is registered in England as a company limited by guarantee (No. 5957490). For information about how we obtain and use your personal data please see our Privacy Notice at <https://www.ccla.co.uk/our-policies/data-protection-privacy-notice>.