

The CBF Church of England Investment Fund

Fund Fact Sheet – 31 December 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

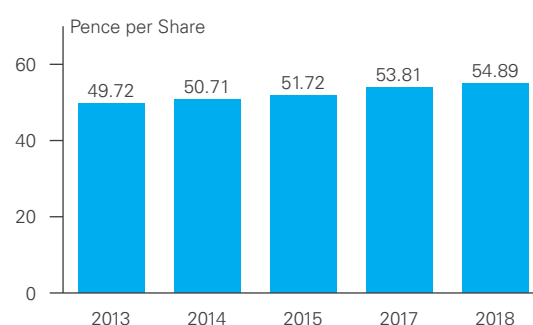
The prime objective of the Fund is to protect and grow the real value of the capital invested and the income it provides. We believe, that over the long term, these are most likely to be achieved by a strategy which is biased towards real assets, including equities and property. Equity selection is made on a ‘bottom-up’ basis, selecting companies on their merits rather than to follow a predetermined allocation to a sector or region. At present, this results in a high weighting to non-UK assets. During the third quarter, we adopted a more defensive portfolio structure, reducing the exposure to cyclical sectors and trimming the weighting to companies on expensive and extended ratings. This approach was maintained in the final period with further profit taking in sectors such as technology and industrials and increased weightings in healthcare and consumer staples. One outcome of this activity is that the exposure to the US market is lower and cash holdings increased.

Income

Gross dividend yield	3.40%*
MSCI™ \$ UK IMI dividend yield	4.71%
MSCI™ \$ World ex UK dividend yield	2.62%

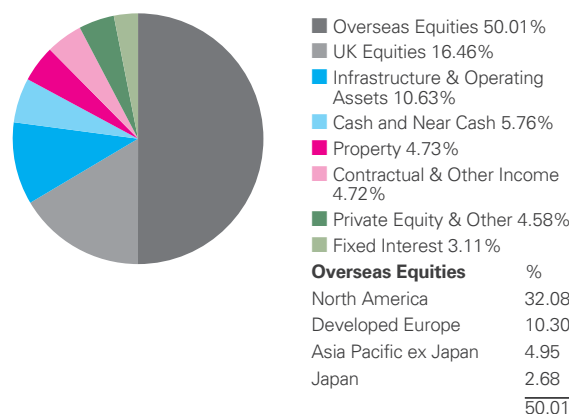
* Based upon mid-market price and an estimated annual dividend of 54.89p.

Past distributions



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

Asset allocation at 31 December 2018



Discrete year total return performance (gross)

12 months to 31 December	2018	2017	2016	2015	2014
The CBF Church of England Investment Fund	+2.42%	+13.40%	+15.94%	+6.13%	+10.20%
Comparator	-3.50%	+10.72%	+17.12%	+2.60%	+5.75%

Annualised total return performance (gross)

Performance to 31 December 2018	1 year	3 years	5 years
The CBF Church of England Investment Fund	+2.42%	+10.43%	+9.51%
Comparator	-3.50%	+7.76%	+6.31%

Comparator - composite: from 01.01.18 MSCI UK IMI 30%, MSCI World ex UK 45%, MSCI UK Monthly Property 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 31 December 2018

Nestle	2.21%	Fidelity Nat Info	1.54%
Thermo Fisher Scientific	2.12%	McDonald's Corp	1.52%
Unilever	1.90%	Nasdaq Inc	1.51%
AIA Group	1.84%	Tencent Holdings	1.38%
UnitedHealth Group Inc	1.60%	CME Group	1.37%

Key facts

Fund size	£1,350m	
Number of holdings	144	
	Income shares	Accumulation shares
Offer (buying) price	1618.74p (xd)	3694.40p
Mid-market price	1614.85p (xd)	3685.52p
Bid (selling) price	1610.96p (xd)	3676.64p
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>.