

COIF Charities Property Fund

Fund Profile – 30 June 2019

The Fund aims to provide investors with a high level of income and long-term capital appreciation.

Prices at 30.06.19

Income units
Gross dividend yield

Net asset value

118.02p (xd)
5.42%*

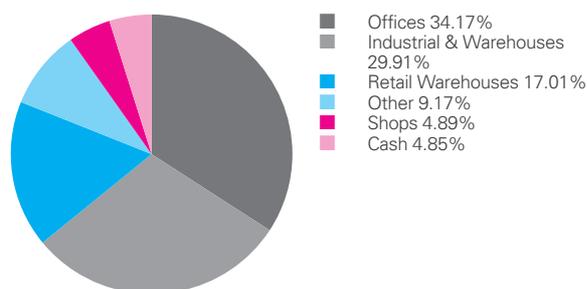
*Based upon the net asset value and an estimated annual dividend of 6.40p

The Property Fund is designed to achieve long term capital growth and a rising income from investments in the domestic commercial property sector.

The portfolio is actively managed and seeks to boost returns by lease and tenant management and property improvement.

The Fund has a broad sector spread to maximise the range of opportunities and through diversification keep risks under control.

Gross asset allocation at 30 June 2019



The Fund has credit facilities which, at quarter end, were not utilised

Fund size: £636 million

Source: CCLA

Property portfolio details

Top 5 properties = 28.1% of portfolio

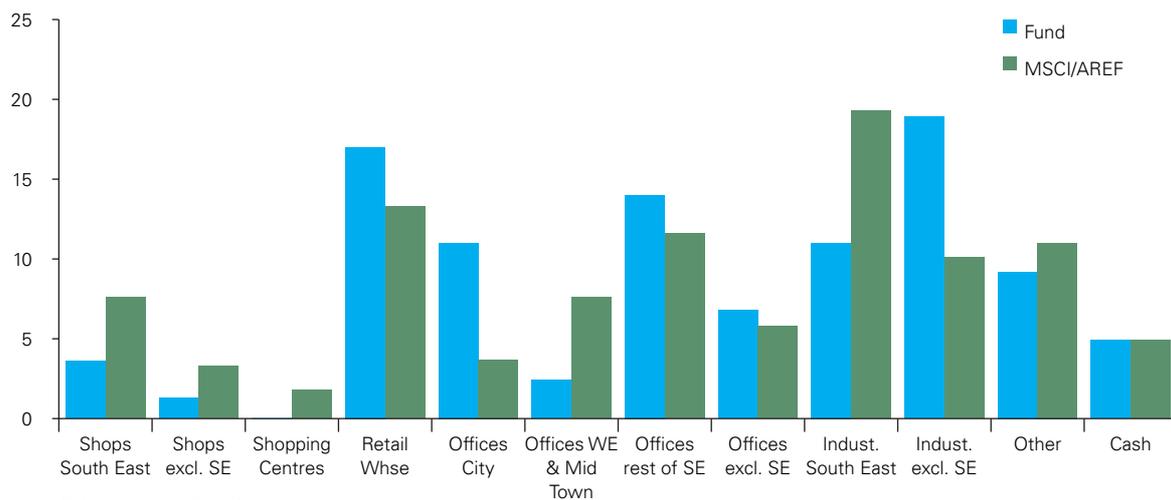
Top 5 tenants = 18.6% of rental income

Weighted unexpired lease term years 6.4 yrs

Void rate excluding developments in progress 4.9%

Void rate including developments in progress 6.6%

Asset allocation by region and category at 30 June 2019



Source: CCLA and MSCI/AREF Fund Data and MSCI/AREF UK Other Balanced Quarterly Property Fund Index data as at 30 June 2019

Top ten property holdings at 30 June 2019 – total 43.19%

London, Cannon Street
 The Pavilion Centre, Brighton
 Bracknell, Arlington Square
 Mendlesham, Industrial Estate
 London, Fetter Lane
 Bath, Westside Hotel
 London, College Hill
 Magna Park, Lutterworth
 Solihull, Gate Retail Park
 Bristol, Aztec West

Market update

Commercial property valuations fell over the period, due mainly to weakness in the retail sub-sectors where over supply, poor trading and increased costs all combined to put pressure on profitability. Elsewhere in the sector, although support continued at a high level for industrials and sectors providing assured long-term income, such as hotels, the overall rate of value growth slowed, and the pace of rental increases also reduced. Transaction volumes, which fell in the previous quarter, remained at the lower levels as potential sellers, particularly of retail assets, withdrew instructions in unhelpful conditions. The reduced flow of market data made valuations more subjective and increased volatility at the individual asset level.

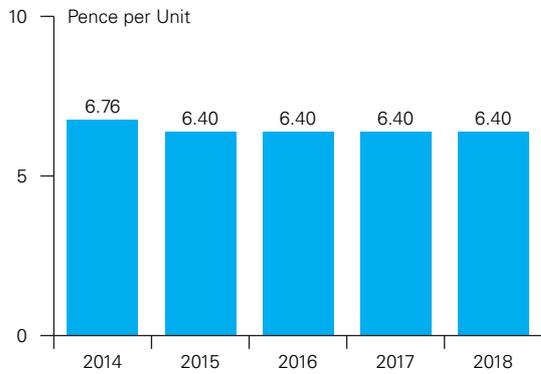
Fund activity

The Fund completed one purchase in the period, a retail park in Solihull at a total cost of £16.1m. An attractive and long lease was agreed on an office asset in Coventry and the Aztec West property near Bristol also achieved a new and extended lease agreement. At the end of the period, cash represented 4.85% of the portfolio. The void rate was 6.6% of which 4.9% was subject to development and refurbishment activity.

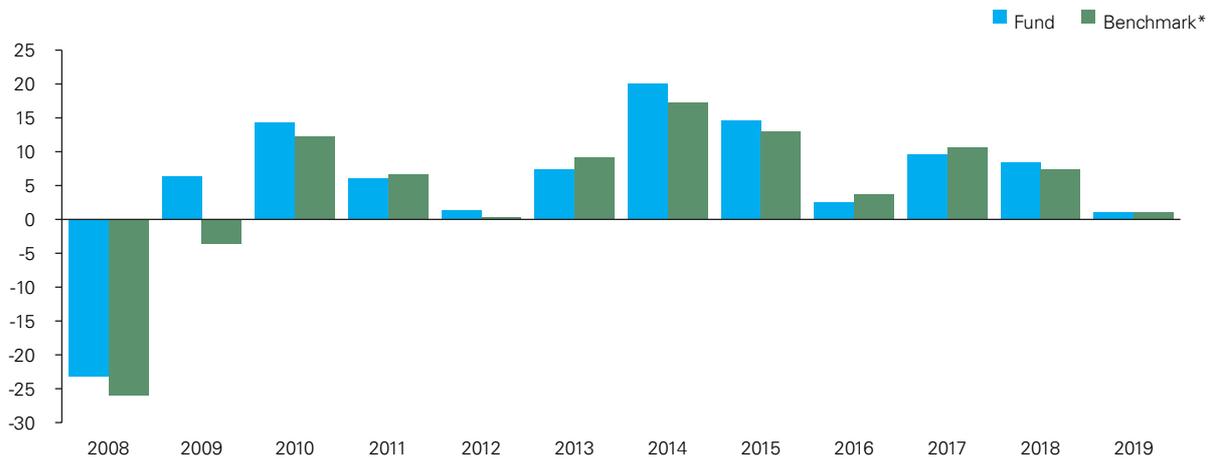
Outlook

Overall, we expect positive returns from the sector albeit sourced substantially from income. Within the sector, we expect the wide dispersion of returns at the sub-sector level to continue. Demand will remain strong for areas where income is secure, but for those where income uncertainty is high the values will remain under pressure.

Dividend history of the COIF Charities Property Fund



Calendar performance versus the benchmark (net)



*The benchmark is the MSCI/AREF UK Other Balanced Quarterly Property Fund Index.

Performance shown after management fees and other expenses. Past performance is not a guide to future performance and future returns are not guaranteed.

Source: CCLA & MSCI/AREF

Long term performance

Total return performance (net) 12 months to 30 June

	2019	2018	2017	2016	2015
COIF Charities Property Fund	+5.60%	+8.71%	+8.35%	+5.59%	+17.82%
Benchmark	+4.05%	+10.23%	+5.67%	+8.85%	+15.89%

Benchmark – MSCI/AREF UK Other Balanced Quarterly Property Fund Index.

Net performance shown after management fees and other expenses. Past performance is no guarantee of future returns. Source: CCLA & MSCI/AREF.

Costs and charges

Our policy is always to keep costs and charges low - we believe that high costs and charges have a very damaging cumulative effect on investor returns. We have no entry or exit fees, the only income taken by the investment manager is the annual charge of 0.65%. As the Fund is designed solely for charity investors, the Fund does not pay tax, and there is no stamp duty on UK property investments. Income is paid to investors without any additional tax deductions.

Key facts

Dealing day	Last Tuesday and Thursday of the month*
Minimum initial investment	£10,000
Dividend payment dates	End February, May, August & November
Annual management charge	0.65% (deducted from capital)**
Unit type available	Income units
Sedol number	3196229
ISIN number	GB0031962292

* Dealing instructions must be received by 5pm on the business day preceding the dealing day. If Tuesday or Thursday is a Bank holiday, the dealing day will be the previous working day. Units are only realisable on each monthly dealing date and redemptions may not be readily realisable; a period of notice not exceeding six months may be imposed for the redemption of units.

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

Risk warning and disclosures

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. 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 risk factors identified in the Scheme Particulars. Investment in the COIF Charity Funds is only available to charities within the meaning of section 96 or 100 of the Charities Act 2011. Past performance is not a reliable indicator of future results. 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. The properties within the COIF Charities Property Fund are valued by an external property valuer; any such valuations are a matter of opinion rather than fact. The performance of the Fund may be adversely affected by a downturn in the property market which could impact on the value of the Fund. The COIF Charity Funds are approved by the Charity Commission as Common Investment Funds under section 24 of the Charities Act 1993 and are Unregulated Collective Investment Schemes and unauthorised Alternative Investment Funds., The COIF Charities Deposit Fund is approved by the Charity Commission as a Common Deposit Fund under section 25 of the Charities Act 1993 and is categorised as a short-term LVNAV Money Market Fund under the EU Money Market Fund Regulation 2017/1131. Investments in the COIF Charity Funds and the Funds, and Investments and Deposits in the COIF Charities Deposit Fund and COIF Charities Property Fund are not covered by the Financial Services Compensation Scheme (FSCS). CCLA Fund Managers Limited (registered in England No. 8735639 at Registered office Senator House, 85 Queen Victoria Street, London EC4V 4ET) is authorised and regulated by the Financial Conduct Authority and is the Manager of the COIF Charity Funds (Registered Charity Nos. 218873, 803610, 1046249, 1093084, 1121433 and 1132054). 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>.