



## Performance scenarios

Investment scenarios		1 year	3 years	5 years
Stress scenario	<b>What you might get back after costs</b> Average return each year	£9,759 -2.41%	£12,198 6.85%	£14,479 7.68%
Unfavourable scenario	<b>What you might get back after costs</b> Average return each year	£10,092 0.92%	£11,689 5.34%	£13,693 6.49%
Moderate scenario	<b>What you might get back after costs</b> Average return each year	£10,600 6.00%	£12,731 8.38%	£15,290 8.86%
Favourable scenario	<b>What you might get back after costs</b> Average return each year	£11,134 11.34%	£13,866 11.51%	£17,074 11.29%

This table shows the money you could get back over the next five years, under different scenarios, assuming that you invest £10,000. The scenarios shown have been prepared as required under EU regulatory rules and illustrate how your investment could perform. You can compare them with the scenarios of other products.

The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies and are not an exact indicator. As future returns are unlikely to mirror the last five years, investors should treat these illustrations with caution. What you get will vary depending on how the market performs and how long you keep the product.

The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you.

The figures shown include all the costs of the product itself but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

### What happens if the Manger is unable to pay out?

The assets of the Fund are held for the benefit of investors by an independent Trustee, HSBC Bank Plc, and so are held separately from those of the Manager.

The Fund is not an authorised unit trust within the meaning of the Financial Services and Markets Act 2000 and so the Fund is not covered by the Financial Services Compensation Scheme (FSCS).

Investors may however be eligible for compensation under the FSCS if they have claims against the Manager, Depository or other service provider of the Fund which is unable or likely to be unable to pay claims against it (for example where the firm has stopped trading and has insufficient assets to meet claims). Further details are available at <https://www.fscs.org.uk>

### What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown here are the cumulative costs of the Fund itself, for three different holding periods. The figures assume you invest £10,000. The figures are estimates and may change in the future.

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs and show you the impact that all costs will have on your investment over time.

Investment of £10,000			
Scenario	If you cash in after 1 year	If you cash in after 3 years	If you cash in after 5 years
Total costs	4.38%	6.54%	8.70%
	For an investment of £10,000, £438	For an investment of £10,000, £654	For an investment of £10,000, £870
Impact on return (RIY) per year	4.38%	2.18%	1.74%
	For an investment of £10,000, £438	For an investment of £10,000, £218	For an investment of £10,000, £174

The table below shows the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period and the meaning of the different cost categories:

This table shows the impact on return per year			
One-off costs	Entry costs	1.75%	The impact of the costs you pay when entering your investment. These are already included in the price.
	Exit costs	1.55%	The impact of the costs you pay when exiting your investment. These are already included in the price.
Ongoing costs	Portfolio management costs	0.36%	The impact of the costs of us maintaining underlying investments for the product.
	Other ongoing costs	0.72%	The impact of the costs that we take each year for managing your investments including custody costs.
Incidental costs	Performance fees	N/A	The impact of performance fees on your investment.
	Carried interests	N/A	The impact of carried interests on your investment.

## **How long should I hold it and can I take money out early?**

Recommended holding period is at least five years.

The Fund is intended for long term investors with an investment horizon of five years or more, this reflects the investment policy and the likely strategies used by the Manager and the costs of transacting in this asset class. There is no minimum holding period and investors can request redemption at any time without penalty.

The Fund deals on the last Tuesday and Thursday of each month. Redemption requests must be received no later than on the business day prior to the dealing day. Investors are reminded that commercial property can be an illiquid asset and the Manager has the discretion to defer redemptions if it believes so doing is in the interest of investors and the good management of the Fund.

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## **How can I complain?**

Complaints concerning the Fund and/or Manager should be referred to Client Services CCLA at Senator House, 85 Queen Victoria Street, London EC4V 4ET or emailed to [client.services@ccla.co.uk](mailto:client.services@ccla.co.uk)

Complaints regarding the Trustee should be addressed to The Compliance Officer, HSBC Bank plc, Corporate Trustee of the COIF Charity Funds, 8 Canada Square, London E14 5HQ.

If you were advised on investing into the Fund any complaints regarding that advice should be taken up with the party who provided it.

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## **Other relevant information**

Only income units are available to investors; a scheme exists to allow income distributions to be reinvested into units automatically. Income is paid for the preceding quarter at the end of February, May, August and November.

The minimum initial investment in the Fund is £10,000; there is no minimum for subsequent investments.

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 Scheme Particulars. We strongly recommend you seek independent professional advice prior to investing.

Investment in the Fund is only available to charities within the meaning of Section 96 of the Charities Act 2011. If you are unsure of your eligibility, please contact Client Services on 0800 022 3505 or by email to [client.services@ccla.co.uk](mailto:client.services@ccla.co.uk)