

KEY INFORMATION DOCUMENT

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

Fund Name	Catholic Investment Fund
Income Unit Class 1 (ISIN)	GB00BLD8X190
Accumulation Unit Class 2 (ISIN)	GB00BLD8X539
Founder Income Unit Class (ISIN)	GB00BLD8X646
Founder Accumulation Unit Class (ISIN)	GB00BLD8X752
Name of manufacturer	CCLA Fund Managers Limited (the "Manager")
Website	www.ccla.co.uk
Client Services	0800 022 3505

The Manager is authorised and regulated by the Financial Conduct Authority (FCA).

This document is dated 5 August 2021.

What is this product?

Type

The Catholic Investment Fund (the "Fund") is a sub-fund of CCLA Charity Authorised Investment Fund, an umbrella type unit trust, authorised by the FCA as a Charity Authorised Investment Fund and as a Non-UCITS Retail Scheme. The Fund is regulated by the FCA and the Charity Commission for England and Wales. The Fund is classified as a UK Alternative Investment Fund for regulatory purposes.

Objectives

- The Fund's objective is to provide capital growth and a growth in income, with the aim that a gross total return of 5% per annum net of inflation as measured by the increase in the Consumer Price Index is achieved over the long term (defined as five years).

Investment policy

- The Fund is an actively managed, diversified portfolio of assets with an emphasis on equities (approx. 50–85%) but will also include fixed interest securities, money-market instruments, cash and near-cash investments, infrastructure related investments, deposits, gold and immovables, which may be either liquid or illiquid in nature. Exposure to these assets may be via direct holdings and/or through other investment funds, including those managed by the Manager.
- No more than 5% of the portfolio will be invested in illiquid assets.
- The Fund may use derivatives including forward foreign exchange transactions for Efficient Portfolio Management only.
- The Fund adopts an investment policy that is consistent with the faith and teachings of the Catholic Church. An independent Catholic faith-consistent investment committee will provide guidance to ensure that the faith-consistent investment policy adapts over time and remains relevant and in step with the Catholic Church's teachings. The faith-consistent investment policy is detailed in the Fund's Prospectus.
- The Fund employs a total return approach which may mean that, for the income units, some part of the income distribution is sourced from capital.
- The return achieved by the Fund is dependent on the performance of the assets that the Fund invests in after deducting the costs, expenses and fees of running the Fund.

Benchmark

The Fund's performance can be assessed by reference to a target benchmark of Consumer Price Index plus 5% and as a comparator benchmark, the weighted average of a composite index comprising of MSCI World Index (75%), Markit iBoxx £ Gilt Index (15%), MSCI UK Monthly Property Index (5%) and Sterling Overnight Index Average (5%).

Intended retail investor

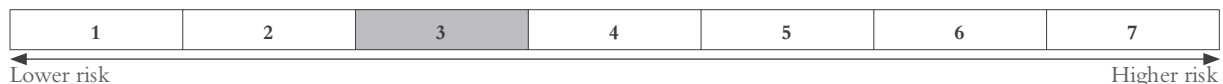
The Fund is intended for eligible charity investors, with at least a basic knowledge of relevant financial instruments, seeking to invest in an actively managed fund that reflects the investment objective and investment policy of the Fund. Investors should be looking to invest for at least five years and understand that their capital may be at risk, have the ability to bear losses and appreciate that the value of their investment and any derived income may fall as well as rise.

Term

The Fund has no fixed maturity date, however it may be wound up in certain circumstances. Further details are available in the Fund's Prospectus.

What are the risks and what could I get in return?

Risk indicator



The risk indicator assumes you keep the product for the recommended holding period (RHP) of five years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

- The summary risk indicator is 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 we are not able to pay you. The risk of the Fund may be significantly higher than the one represented in the summary risk indicator where the Fund is not held for the recommended holding period.
- The Fund should be considered illiquid as it is not admitted to trading on a secondary market and no alternative liquidity facility is promoted by the Manager or a third party.
- We have classified this product 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 and may change over time and may not be a reliable indication of the future risk profile of the Fund. The lowest category does not mean risk free.
- A more detailed description of risk factors that apply to this product is set out in the latest Prospectus, which is available on the Manager's website or by request.
- This product does not include any protection from future market performance, so you could lose some or all of your investment.
- If we are not able to pay you what is owed, you could lose your entire investment.
- However, you may benefit from a consumer protection scheme (see the section 'What happens if the Manager is unable to pay out?'). The indicator shown above does not consider this protection.

Performance scenarios

Market developments in the future cannot be accurately predicted. As the Fund was launched in April 2021, the scenarios shown are only an indication of some of the possible outcomes based on recent returns from the COIF Charities Ethical Investment Fund as both funds have a significant degree of commonality in their respective portfolios. Please note, however, that certain stocks held by the COIF Charities Ethical Investment Fund will not be eligible for inclusion in the Fund due to specific faith-based exclusions. The data is shown for illustration purposes only and should not be relied upon as a reliable indicator of future performance of the Fund. Actual returns could be lower.

Investment of £10,000				(RHP)	
Scenarios			1 year	3 years	5 years
Stress scenario	What you might get back after costs Average return each year		£3,458 -65.42%	£6,906 -11.61%	£6,175 -9.19%
Unfavourable scenario	What you might get back after costs Average return each year		£9,664 -3.36%	£10,908 2.94%	£12,712 4.92%
Moderate scenario	What you might get back after costs Average return each year		£11,165 11.65%	£13,956 11.75%	£17,445 11.77%
Favourable scenario	What you might get back after costs Average return each year		£12,719 27.19%	£17,606 20.75%	£23,604 18.74%

- This table shows the money you could get back over the next 1, 3 and 5 years, under different scenarios, assuming that you invest £10,000.
- The scenarios illustrate how your investment could perform. You can compare them with the scenarios of other products.
- As the Fund was launched in April 2021, the scenarios presented are an estimate of future performance based on evidence (using the COIF Charities Ethical Investment Fund) 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 5 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 Manager is unable to pay out?

The assets of the Fund are held for the benefit of investors by HSBC Bank plc (the "Trustee"), and so are held separately from the assets of the Manager. In the event of insolvency of the Manager, the Fund's assets in the safekeeping of the Trustee will not be affected. However, in the event of insolvency of the Trustee, or its delegates, the Fund could suffer a loss.

If the Manager cannot meet its obligations (for example, where the Manager has stopped trading and there is insufficient assets to meet their obligations), investors in the Fund may be eligible to claim compensation up to a maximum of £85,000 from the Financial Services Compensation Scheme. For further information about the Financial Services Compensation Scheme please refer to www.fscs.org.uk or phone 0800 678 1100.

What are the costs?

Presentation of 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.

Costs over time

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			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in after 5 years (RHP)
Total costs	£147	£381	£615
Impact on return (RIY) per year	1.47%	1.27%	1.23%

Composition of costs

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	0.15%	The impact of the costs you pay when entering your investment. These are already included in the price.
	Exit costs	0.14%	The impact of the costs you pay when exiting your investment. These are already included in the price.
Ongoing costs	Portfolio transaction costs	0.26%*	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	0.91%*	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.

*This figure is a projection only and therefore the actual costs paid by an investor may differ.

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. This reflects the investment objective of the Fund and the likely strategies used by the Manager. There is no minimum holding period and investors can request redemption of their units to be carried out on any dealing day without penalty.

The Fund deals on a daily basis. Redemption requests must be received no later than 5.00pm on the business day prior to the dealing day.

How can I complain?

Complaints concerning the operation or marketing of the Fund should be referred to The Compliance Officer at CCLA, Senator House, 85 Queen Victoria Street, London EC4V 4ET.

The complaints policy is available on the Manager's website.

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

Other relevant information

Income and accumulation units are available for investment. Income units provide regular income distributions on a quarterly basis. Accumulation units do not distribute income, instead the distributions accumulate within the Fund and are reflected in the unit price.

All purchases of units within the first month of the launch of the Fund (1 April 2021 - 30 April 2021) were subscribed into an income or accumulation founder unit class. Holders of units purchased during this period are known as "Founders". All subsequent investments by Founders made during the first year after launch (1 April 2021 - 31 March 2022) will continue to be subscribed into the appropriate founder unit class and be subject to an annual management charge of 0.50% until 31 March 2022 after which the annual management charge increases to 0.60%.

Income is paid for the preceding quarter at the end of February, May, August and November.

The minimum initial investment in the Fund is £1,000; there is no minimum for subsequent investments.

CCLA have not considered the suitability or appropriateness of this investment against your individual needs and risk tolerance. To ensure you understand whether our product is suitable, please read the Prospectus for the Fund which is available on the Manager's website or by request.

As set out in the Prospectus, investment in the Fund is only available to charities within the meaning of Section 1(1) of the Charities Act 2011; or an organisation which is a charity as defined in paragraph 1(1) of Schedule 6 of the Finance Act 2010; or a Scottish recognised body or a Northern Ireland charity, within the meaning of Section 104 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.

This Key Information Document is updated at least every twelve months.