

Purpose

This document provides you with key information about this investment product. It is not marketing material. This 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	The CBF Church of England Property Fund (the "Fund")
Income Shares (ISIN)	GB0005390546
Name of manufacturer	CCLA Investment Managers Limited (the "Manager")
Website	http://www.ccla.co.uk
Client Services	0800 022 3505

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

As of 1 October 2018.

What is this product?

Type

The Fund is a Common Fund established under the Church Funds Investment Measure 1958 (as amended) and is neither a collective investment scheme nor an unregulated collective investment scheme within the meaning of the Financial Services and Markets Act 2000 (FSMA).

Objectives

The Fund aims to provide investors with a high level of income and long-term capital appreciation by gaining exposure to the property sector. The Fund principally invests in a single collective investment scheme, namely the COIF Charities Property Fund, which is an actively managed portfolio invested principally in UK commercial property, although it may invest in other assets. The COIF Charities Property Fund will not invest more than 15% of its total assets at the time of investment in any single property or in financing or acquiring property redevelopments. It will not invest more than 5% of its total assets in any single property collective investment scheme or any individual security of a property company or joint venture, up to a total of 15% in property collective investment schemes, property companies or joint ventures as a whole.

The Fund may borrow on a temporary basis up to a limit of 5% of the Fund's total assets. The Fund may have investments in collective schemes which have the capacity to borrow up to 25% of the asset value. The Fund is managed in accordance with the policies of the Church of England's Investment Advisory Group.

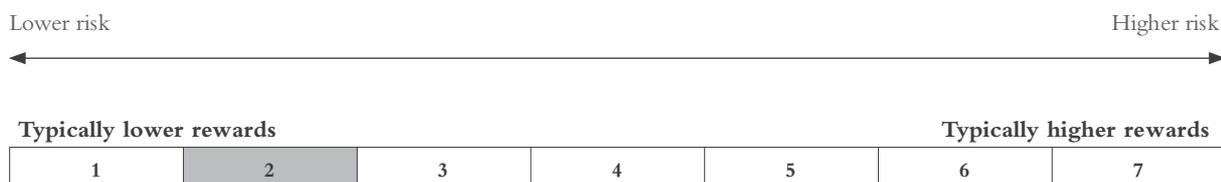
Intended retail investor

The Fund is restricted to charity investors affiliated to the Church of England seeking exposure to UK property and who should have the ability to bear losses. It may not be appropriate for investors with an investment horizon of less than five years.

The Fund does not have a fixed duration. If the Trustee holds the opinion that winding-up the Fund is in the interests of investors then, after due notice, the Trustee will realise the property of the Fund and distribute the net proceeds to investors on a pro-rata basis.

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

Risk indicator



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 indicator assumes you keep the product for the recommended holding period of five years. Property is recognised as an illiquid asset and is thus most suited to long-run investment. 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 2 out of 7, which is a low risk class. This rates the potential losses from future performance at a low level, and poor market conditions are very unlikely to impact the capacity of the Manager to pay you.

A more detailed description of risk factors that apply to this product is set out in the latest Scheme Information document, 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 we are unable to pay you'). The indicator shown above does not consider this protection.

Performance scenarios

Investment scenarios		1 year	3 years	5 years
Stress scenario	What you might get back after costs Average return each year	£9,638 -3.62%	£12,405 7.45%	£14,797 8.15%
Unfavourable scenario	What you might get back after costs Average return each year	£10,176 1.76%	£11,866 5.87%	£13,965 6.91%
Moderate scenario	What you might get back after costs Average return each year	£10,642 6.42%	£12,776 8.51%	£15,338 8.93%
Favourable scenario	What you might get back after costs Average return each year	£10,980 9.80%	£13,572 10.72%	£16,621 10.70%

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 Manager is unable to pay out?

The assets of the Fund are held for the benefit of investors by a Custodian, HSBC Bank Plc, who have been appointed by the Trustees and so are held separately from those of the Manager.

The Fund is not an authorised unit trust within the meaning of the FSMA and so 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	4.34%	6.42%	8.50%
	For an investment of £10,000, £434	For an investment of £10,000, £642	For an investment of £10,000, £850
Impact on return (RIY) per year	4.34%	2.14%	1.70%
	For an investment of £10,000, £434	For an investment of £10,000, £214	For an investment of £10,000, £170

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 transaction costs	0.36%	The impact of the costs of us maintaining underlying investments for the product.
	Other ongoing costs	0.68%	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 at least five years, this reflects the investment policy, the likely strategies used by the Manager and the costs of dealing in this asset class. However, the Fund has no minimum holding period and investors can request redemption at any time without penalty.

The Fund deals on the last Tuesday of each month. Redemption requests must be received no later than on the business day prior to dealing. 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.

How can I complain?

Complaints concerning the Fund and/or the 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

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

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 Information document. We strongly recommend you seek independent professional advice prior to investing.

The Fund is available only to charities affiliated to the Church of England. If you are unsure of your eligibility, please contact Client Services on 0800 022 3505 or by email to client.services@ccla.co.uk