

THE CBF CHURCH OF ENGLAND PROPERTY FUND
INTERIM REPORT AND
UNAUDITED FINANCIAL STATEMENTS

Half year ended 30 June 2024

CCLA

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*Collectively, these comprise the Manager's Report.

References to "CCLA" refer to the CCLA Group, comprising CCLA Investment Management Limited and CCLA Fund Managers Limited.

Disability Discrimination Act 1995

Extracts from the Interim Report and Unaudited Financial Statements are available in large print and audio formats.

REPORT OF THE TRUSTEE**for the half year ended 30 June 2024 (unaudited)**

On behalf of the Trustee, I have pleasure in presenting the Interim Report and Unaudited Financial Statements of The CBF Church of England Property Fund (the Fund), which includes a separate report from CCLA Investment Management Limited (the Manager) as Manager of the Fund.

Structure and management

The Fund is an Investment Fund, administered as a Common Fund and is established under the Church Funds Investment Measure 1958, as amended by the Church of England (Miscellaneous Provisions) Measure 1995, the Church of England (Miscellaneous Provisions) Measure 2000, the Church of England (Miscellaneous Provisions) Measure 2006, the Church of England (Miscellaneous Provisions) 2010, together (the Measure) and the Trustee Act 2000. The Fund was formed on 1 March 1999. The Fund is not a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 (FSMA).

CBF Funds Trustee Limited (CBFFT), a company incorporated under the Companies Act, limited by guarantee and not having a share capital, is the Trustee and Operator of the Fund. CBFFT has appointed an Audit Committee which meets twice each year to review the Financial Statements and to monitor the control environment in which the Fund operates.

CBFFT has delegated to the Manager, which is authorised and regulated by the Financial Conduct Authority, the investment management, administration, registrar, secretarial and company functions of the Fund under an Investment Management Agreement dated September 2008.

Under the provisions of the FSMA, CBFFT is not considered to be operating the Fund by way of business. In consequence, it is not required to be authorised and regulated by the Financial Conduct Authority and the trustee directors of CBFFT are not required to be approved by the Financial Conduct Authority for this purpose.

Investments in the Fund are not covered by the Financial Services Compensation Scheme.

Charitable status of the Fund

The Fund is entitled to charitable status by virtue of section 99(4) of the Charities Act 2011. In the administration of the Fund, CBFFT is exempt from the jurisdiction of the Charity Commission by virtue of section 5(1) of the Church Funds Investment Measure 1958.

Investment objective

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

REPORT OF THE TRUSTEE**for the half year ended 30 June 2024 (unaudited)****Investment policy**

The Fund is an actively managed, diversified portfolio of UK commercial property. It will principally invest in UK commercial properties, but may invest in other assets, which may be either liquid or illiquid in nature. It will gain this exposure by investing primarily in the COIF Charities Property Fund.

Comparator Benchmark

The comparator benchmark for the Fund is MSCI/AREF UK Other Balanced Open Ended Quarterly Property Fund Index.

Target investors

The Fund is intended for eligible charity investors, with at least a basic knowledge of property related investments, which are affiliated with the Church of England and 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. The Fund has indirect holdings in direct property, which is inherently illiquid, and investors should take particular note of the risk sections of the Scheme Information, and the actions the Manager may have to take in stressed market conditions, such as suspending or delaying Fund dealings. The Fund also has a minimum redemption notice period of 180 days.

The Fund is therefore not suitable for investors that might have a need for immediate liquidity in their investments. Please note that the Manager is not required to assess the suitability or appropriateness of the Fund against each investor. Investors may be either retail or professional clients (both per se and elective).

Responsibilities of the Trustee

CBFFT receives and reviews a report on the published Financial Statements prepared on its behalf by the Manager twice a year. CBFFT is wholly responsible for the Fund.

CBFFT reviews the property and cash management, administration, registrar, secretarial and company secretarial services provided by the Manager under the Investment Management Agreement. It meets quarterly with the Manager to monitor investment strategy, distribution policy, investment diversification, risk and to review the Fund's performance.

In addition, CBFFT reviews the objectives of the Fund annually and is responsible for appointing an Audit Committee, the Auditor and the Custodian.

REPORT OF THE TRUSTEE

for the half year ended 30 June 2024 (unaudited)

Delegation of functions

Following its regular meetings and consideration of the reports and papers it has received, CBFFT is satisfied that the Manager, to whom it has delegated the administration and management of the Fund, has complied with the terms of the Church Funds Investment Measure 1958 and with the investment management agreement.

Energy Performance Certificates (EPCs) are an important focus with an aim to achieve asset level improvements in performance and ensure compliance with the Minimum Energy Efficiency Standards (MEES) regulations. As part of the Fund's approach, costings are being obtained to improve the sustainability credentials and EPC rating of the poorer rated properties and, where lease events provide opportunity, for greater engagement in this area with assets and tenants. Our standard lease terms feature green lease clauses which are designed to support our access to data across a range of metrics such as tenants' energy and water consumption, and waste and recycling regimes.

Over the period under review, work has continued with the Fund's approach and improving management systems. To enhance our capabilities in this area Evora Global have been appointed to advise the Fund and provide specialist support in developing policies and asset level plans.

In addition to these asset level initiatives CCLA has used its influence as an investment manager to address systemic risks that have not had the attention that they require. Within property we have sought to work with BNP Property Management to ensure that our work on tackling modern slavery has been addressed within its own operations including construction, refurbishment, and support service provision.

The Manager is a signatory to both the UK Stewardship Code and the United Nations Principles for Responsible Investment (PRI) and is a member of CDP (formerly the Carbon Disclosure Project), the Institutional Investors Group on Climate Change (IIGCC) and UK Sustainable Investment and Finance Association (UKSIF).

The EIAG was established in 1994 and includes representation from The Church Commissioners, The CBF Church of England Funds, the Church of England Pensions Board and up to seven independent members who are appointed by a dedicated Nominations Committee. It is currently

Chaired by Barbara Ridpath who took over from the Right Reverend David Walker, The Bishop of Manchester, on the 8 July 2020. More information about the EIAG is available at www.churchofengland.org/eiag.

REPORT OF THE TRUSTEE

for the half year ended 30 June 2024 (unaudited)

The Ethical Investment Advisory Group and Faith Consistent Investment Policy

The Fund is managed in line with a Faith Consistent Investment Policy, developed by the Manager, to meet shareholders' desire to invest in a way that reflects Christian and Anglican teachings and is grounded in the advice produced by the Church of England's Ethical Investment Advisory Group. Implementing these policies includes a number of restrictions that apply to the Fund. A list of client value related investment restrictions is available on the Managers website <https://www.ccla.co.uk/about-us/policies-and-reports>.

All tenants are reviewed against these values before being approved for the fund, an additional review is undertaken on quarterly basis. If as the result of an assignment the tenant's activity is in breach of a client value restriction CCLA Investment Committee would consider the appropriate way forward, there is no blanket requirement to dispose of the property, but the Investment Committee may require the sale of such an asset over an appropriate time frame and dependent on market conditions.

Controls and risk management

CBFFT receives and considers regular reports from the Manager. Ad hoc reports and information are supplied as required.

CBFFT has appointed HSBC Bank plc to monitor the Manager in respect of its activities related to the management, oversight, supervision and administration of the Fund, including the custody and safekeeping of the property of the Fund. This monitoring provides an additional layer of comfort for Shareholders.

The Manager has established an internal control framework to provide reasonable, but not absolute, assurance on the effectiveness of the internal controls operated on behalf of its clients. The effectiveness of the internal controls is assessed by the directors and senior management of the Manager on a continuing basis.

At its periodic audit committee meetings, CBFFT receives a report from the Chief Risk Officer of the Manager which includes the following areas amongst others:

- breaches and complaints recorded on the Fund during the reporting period;
- compliance monitoring reviews relevant to the Fund during the reporting period;
- a summary of the internal audit reviews carried out during the reporting period and any significant findings;
- an enterprise risk report which outlines an operational risk events which impacted the Fund; and
- an investment risk report on the Fund with relevant metrics as at the last month end prior to the audit committee meeting.

REPORT OF THE TRUSTEE**for the half year ended 30 June 2024 (unaudited)****Possible future developments**

The Manager is currently considering the launch of a Charity Authorised Investment Fund (“CAIF”), a new investment vehicle which has specifically been designed by the FCA for the charity sector, to which the assets and liabilities of this entity could be transferred. Any such change of structure would be subject to investor consultation and Trustee approval. Should this be approved, on completion of the transfer, The CBF Church of England Property Fund would cease operations and be wound up, with the investors’ existing holdings in The CBF Church of England Property Fund being replaced with their equivalent in the new CAIF fund. This change in structure is expected to result in savings on at least VAT to the end investor and increased regulatory protection for holders of the fund.

The Archbishops’ Council supported the draft legislation that went to Synod, enabling the future conversion of the funds; however, the timetable is still to be determined following the completion of Trustee approvals.

Because the final decision on this transfer is still in progress, it is not possible to say with certainty that The CBF Church of England Property Fund will be operational in the foreseeable future, albeit it that in that event, it will be replaced by the new CAIF ensuring continuity for investors.

We, therefore, have to consider that it is possible that the fund in its current form is not a going concern over the longer term. To be viewed as a going concern, the Trustees must have reasonable certainty that the fund will be continuing to operate for the foreseeable future (considered to be a period of at least 12 months from the end of the reporting period). In the event that the decision is taken not to make the changes the fund is expected to continue to operate as it does now, and hence continue as a going concern.

Going Concern

Notwithstanding the material uncertainty explained above, the Trustee, having made appropriate enquiries and considered the ability of the Fund to meet its ongoing liabilities, has concluded that it remains appropriate to continue to prepare the financial statements on a going concern basis. In reaching this conclusion, the Trustee has considered that the proposal is contingent on investor consultation and Trustee approval and that the Fund remains a going concern in all other regards.

A Brookes, Chair
CBF Funds Trustee Limited
16 September 2024

REPORT OF THE INVESTMENT MANAGER for the half year ended 30 June 2024 (unaudited)

Performance

Following a challenging time for the UK property sector since the summer of 2022, the six months to 30 June 2024 were a steadier period. A market backdrop of stabilising capital values helped the Fund to produce a modestly positive total return during the period under review. As shown in the table, the Fund's annualised total returns have been ahead of the performance benchmark, the MSCI/AREF UK Other Balanced Open-Ended Property Fund Index, during this six-month reporting period, and over the 1, 5 and 10 years.

The Fund also continues to produce competitive results in terms of the income distribution paid out to the Fund's shareholders, which is above the market average in percentage terms. For the six-months year to date, the Fund's income return was 2.8%, whilst the Benchmark income return was 2.0%. As of the 30 June 2024, the income distribution yield was 5.4% and the average yield recorded by the MSCI/AREF

UK Other Balanced Open-Ended Property Funds Benchmark is 4.2%. Quarterly income payments to shareholders in the period were increased by 1.5%.

By the half-year-end, the value of the Fund was £145.5m having started 2024 at £149.5m. Property asset valuations have broadly stabilised during the period and this reduction in Fund size also reflected the lagging impact of a net outflow of investor capital that was subject to the shareholder redemption notice period. During the half-year, redemption settlements amounted to £2.6m. Liquidity demands within the Fund continue to be well managed via the holding in the COIF Charities Property Fund, where, overall, good prices have been achieved on sales relative to carrying valuations. Within that fund, seven property assets were sold despite operating conditions in UK property investment markets remaining difficult and as of 30 June 2024, total liquidity represented 11.5% of the assets.

Annualised total capital and income return

To 30 June 2024	6 months %	1 year %	5 years % p.a.	10 years % p.a.
Performance against benchmark (after expenses)				
The CBF Church of England Property Fund*	1.85	0.02	2.35	5.72
Comparator benchmark#	1.74	-0.42	1.39	5.06
Consumer Price Index (CPI)	1.44	1.98	4.44	2.96

Comparator benchmark: AREF/MSCI UK Other Balanced Open Ended Property Fund Index.

* NAV to NAV plus income re-invested for Income Shares.

Past performance is not a reliable indicator of future results.

Source: CCLA, Bloomberg and HSBC.

REPORT OF THE INVESTMENT MANAGER for the half year ended 30 June 2024 (unaudited)

Strategy

The strategy, achieved via a holding in the COIF Charities Property Fund, is asset and income focused, seeking to deliver an above average income distribution from a high-quality portfolio that offers opportunities to add value through active management and without resorting to gearing to boost returns. This approach is appropriate given the imperfect nature of property as an investment asset class and reflects its long-term performance characteristics, which are driven by income. A pro-active approach to asset management is central to risk control, thus helping to protect value and income. A robust income stream is a key support to performance in periods when market prospects are uncertain and limited.

In terms of capital allocation, the aim is to maintain a well-diversified portfolio which captures sub-sector strength and fundamentals. This is combined with a dynamic approach that navigates short term sub-sector volatility and asset difficulties, whilst gaining from longer term trends.

The portfolio is weighted in favour of industrial warehouse property, where occupier market fundamentals are the most attractive and supporting strong rental growth performance to underpin rental income and drive income growth at lease events. Elsewhere a material allocation is held in the retail warehouse sub-sector, and this continues to offer good value with some defensive qualities. We also aim to

increase the weighting to the range of uses within the Other category, which includes hotels and leisure facilities. These assets further support portfolio diversification and typically offer attractive longer-term income streams and assured growth mechanisms.

Meanwhile the Fund remains low and under-weight shops and offices, for which the outlook remains especially weak and challenging at the asset level. Prospects are best for those offices in strong locations with the highest quality specification as occupiers consolidate demand at the prime end.

Market review

The stabilisation in capital returns, along with the attractive income return, has eased total returns more comfortably back into positive territory and more into line with the consensus forecasts for the performance outlook over the period ahead. Two of the traditional sub-sectors, offices and shops, have been challenging for some time. Elsewhere, a feature of the market in recent years has been a growing focus on alternative sub-sectors including residential, hotels and leisure properties. Transaction volumes point to rising demand in these alternative sub-sectors, especially the Living sector which encompasses a range of residential uses. Meanwhile industrial warehousing and retail warehousing remain popular and in demand, with the former still producing attractive rates of rental growth.

REPORT OF THE INVESTMENT MANAGER for the half year ended 30 June 2024 (unaudited)

Transaction activity has begun to recover in recent months although it remains below the long-term average. Activity during the period continued to be dominated by overseas buyers at around 60% of total volume, a reminder of the attraction of UK property investment in a global context.

Rising confidence that the UK interest rate cycle had peaked and that rates would begin to fall in the coming months was a key factor in stabilising capital values. The MSCI Quarterly Capital Index for All Property was down by just -0.6% over the six-months, which with income produced an index total return of 1.8%.

Activity

Portfolio activity in the COIF Charities Property Fund was high during the six-month period, both in terms of leasing events in support of rental income, and investment activity dominated by a programme of asset disposals to meet Fund liquidity demands. The disposals also allowed the Fund to pursue strategic repositioning aims, exiting assets and reducing sub-sector allocations where prospects for future performance had diminished, consolidating portfolio quality and sub-sector weightings aims.

Seven assets have been sold, with further asset sales in hand at the half-year-end that combined reflect a diverse selection of assets, including an office building in St Albans, a car showroom in Glasgow, a cash & carry warehouse in Cardiff and a TV studio/warehouse property in Peterborough. Also sold were traditional retail warehouses in Southampton, Northampton and

Tamworth. In total £44 million was raised, with a further £30m to be received from the four disposals that are expected to complete and settle after the half-year-end. Despite the subdued market conditions, sales prices achieved compared well against the valuations reflected in the portfolio prior to sale.

Importantly, portfolio lease management activity remains busy. Rent collection has returned to pre-Covid normality and supports the reliability of property income yields, meaning attention and resources can be re-focused on asset and lease event management, pursuing opportunities to improve assets, achieving attractive new letting terms and protecting existing income streams. These developments in turn support asset capital valuations, further helping to drive the total return performance record of the Fund.

As an example, the Fund's office holding on College Hill in the City of London has been one beneficiary of management activity. In the period, two new lease renewals have been completed and two suites have become vacant. The letting cycle in such multi-let office buildings can intensify management attention as refurbishment and upgrade works are completed, and new leases granted. This property will remain a feature over the period ahead as new building specifications and services enhance the ESG features, tenant facilities and energy performance. The benefits to come for the Fund include income protection through lease renewals and tenant retention, and growing rental values, higher net income and added value as new leases are completed.

REPORT OF THE INVESTMENT MANAGER for the half year ended 30 June 2024 (unaudited)

Elsewhere, a shop property in Truro that became vacant following the demise of the tenant Wilko Stores, was quickly re-let to Mountain Warehouse on attractive terms with the new rent secured for ten years. Lease renewals on retail warehouses in Tamworth and Derby provided the catalyst for successful sales achieving attractive prices relative to valuation. Meanwhile open market rent reviews secured attractive rental income uplifts for the car showroom asset in Cheltenham and on the Pavilion Retail Park in Brighton; while an RPI based annual rental increase bolstered the Fund's income from the Travelodge hotel in Bath.

New vacancies, which may arise on lease expiries or the completion of asset improvement works, are an ongoing risk to be managed recognised as part of the Fund's strategy and active approach to management. The portfolio investment void rate at the half-year-end was 13.3%. There were lease expiries at two actively managed multi-let assets, College Hill in London (mentioned above) and another property in Cambridge. Positively, a factor in the vacancy rate was the rental value growth recorded by the Fund's external valuer for the assets that are currently vacant, and this improvement will support income growth in the Fund in the future as these vacancies are let. The Fund's development void rate has been stable at 2.5%. For market comparison, the investment void rate reported for the MSCI Monthly Index increased to 10.4%; while the market's total reversionary potential from voids, which includes development vacancy, was recorded at 22.5% by MSCI.

Outlook

After a savage rebasing of yields and valuations for the property sector generally, alongside periods of trauma and transition for the retail and office sectors, risks are now moderating, and market sentiment is improving as investors anticipate a more supportive interest rate environment. Transaction volumes, which for many months have been depressed, are showing signs of recovery. A continuation of this pickup will improve confidence in pricing among buyers and sellers and this in turn should further encourage transaction activity.

Total returns from the UK property market should rise steadily through the remainder of 2024 as a stabilising yield environment and the positive impact of rental value growth on capital valuations combine with the attractive income return which is an enduring feature of property investment. However, with capital returns relatively flat, income will continue to dominate total returns. The office sub-sector is likely to remain as the main drag on performance, although with high stock specific risk, outcomes will be unevenly spread.

Climate-related financial disclosures

CCLA recognises that the investments within the Fund have an impact on the health of the climate. Equally, climate change could influence the performance of investments in the Fund because healthy markets need a healthy planet and healthy communities.

REPORT OF THE INVESTMENT MANAGER for the half year ended 30 June 2024 (unaudited)

CCLA produces a TCFD Product Report for each fund it manages, which are consistent with the recommendations issued by the Task Force on Climate-related Financial Disclosures (TCFD). The TCFD Product Reports are designed to help you understand how the Fund is exposed to climate-related risks.

These reports are available on the relevant fund page at www.ccla.co.uk/investments.

Paul Hannam
Head of Property
CCLA Investment Management Limited
16 September 2024

Risk warning

Investors should consider the risk factors identified in the Scheme Information. Past performance is not a reliable indicator of future results. The price of the Fund's Shares and any income distributions from them may fall as well as rise and an investor may not get back the amount originally invested.

The Fund may invest indirectly in property which is an illiquid asset class. The Fund will achieve this indirect exposure by investing primarily in the COIF Charities Property Fund which invests directly in property and property related assets which are valued by an independent external property valuer and as such are open to substantial subjectivity. The performance of the COIF Charities Property Fund may be adversely affected by a downturn in the property market which could impact on the capital and or income value of the Fund.

Property and property related assets are inherently difficult to value because of the individual nature of each property. As a result, valuations are open to substantial subjectivity. There is no assurance that the valuations of the properties held by COIF Charities Property Fund will reflect the sale price achieved, even where such sale occurs shortly after the fund's valuation point.

The performance of the Fund could be affected adversely by a downturn in the property market in terms of capital value or a weakening of rental yields. The revenue received by the Fund is dependent to a large extent upon the occupancy levels of any property owned by the COIF Charities Property Fund and the rents paid by these tenants.

Rental revenues and property values are affected by changes in general economic climate and local conditions.

Property values are dependent in particular on current rental values, prospective rental growth, lease lengths, tenant credit worthiness and the valuation yield (which is itself related to interest rates, the market appetite for property investment in general and with reference to the specific property in question) together with the nature, location and physical condition of the property concerned.

The Fund's Shares are intended only for long term investment and are not suitable for money liable to be spent in the near future. The Shares are realisable only on each monthly dealing day and whilst investors can request a redemption at any time, all such requests are subject to a minimum notice period of 180 calendar days.

SUMMARY RISK INDICATOR

The UK PRIIPs Regulation requirements set out detailed guidelines for the calculation of the risk ratings of products to be portrayed through a summary risk indicator. It is intended to be 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 the Manager is not able to pay you. The risk of the product may be significantly higher than the one represented in the summary risk indicator where the product is not held for the Recommended Holding Period.



The Manager has classified The CBF Church of England Property Fund 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 Manager's capacity 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.

The summary risk indicator assumes investment in the Fund for the Recommended Holding Period of five years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

Property is recognised as an illiquid asset and is thus most suited to long-term investment. Whilst investors can request redemption at any time, all such requests are subject to a minimum notice period of 6 months. The Fund normally deals on the last business day of each month. The Fund does not include any protection from future market performance, so you could lose some or all your investment.

Property can be an illiquid asset class and the Manager may also defer redemptions on a dealing day if it considers there is insufficient liquidity in the Fund to meet redemptions and, in agreement with the Trustee, may suspend the buying and selling of Shares in the Fund due to stressed market conditions. Where an investor makes an application to sell or cancel Shares the Manager may, with the agreement of the Trustee, arrange to transfer scheme property out of the Fund in place of payment in cash for the Shares, but only if it is judged by the Manager not to disadvantage the remaining investors.

A more detailed description of risk factors that apply to this product is set out in the latest Scheme Information, which is available on the Manager's website or by request.

COMPARATIVE TABLE

Change in net assets per Share

	Half year to 30.06.2024 pence per Share	Income Shares		Year to 31.12.2021 pence per Share
		Year to 31.12.2023 pence per Share	Year to 31.12.2022 pence per Share	
Opening net asset value per Share	120.63	128.50	145.59	127.42
Return before operating charges*	2.26	(1.33)	(10.56)	24.71
Operating charges	(0.01)	(0.03)	(0.02)	(0.03)
Return after operating charges*	2.25	(1.36)	(10.58)	24.68
Distributions on Income Shares	(3.39)	(6.51)	(6.51)	(6.51)
Closing net asset value per Share	119.49	120.63	128.50	145.59
* after direct transaction costs of:	–	–	–	–

Performance

Return after charges	1.87%	(1.06%)	(7.27%)	19.37%
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Other information

Closing net asset value (£'000)	143,261	147,225	161,519	188,060
Closing number of Shares	119,890,803	122,048,098	125,692,322	129,174,921
Operating charges**	0.77%	0.68%	0.65%	0.66%
Direct transaction costs	–	–	–	–

Prices (pence per Share)

Highest Share price (offer)	125.16	132.01	165.15	151.96
Lowest Share price (bid)	119.48	120.61	128.50	128.29

The return after charges has been calculated in accordance with the Statement of Recommended Practice for UK Authorised Funds' (SORP) prescribed calculation methodology. This is for financial statement reporting purposes only and may differ from the Fund's performance disclosed in the Report of the Investment Manager.

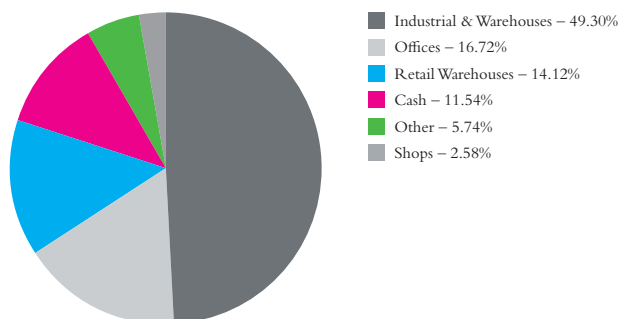
** Operating charges reflect the Manager's annual management charge and other expenses annualised and divided by average net assets for the period/year. Industry guidance requires a 'synthetic' operating charge figure to be calculated where a Fund invests a substantial proportion of its assets in other funds. As substantially all of the Fund's assets are held in the COIF Charities Property Fund, the operating charge figure comprises the operating charge figure in the COIF Charities Property Fund (0.80%), less rebates (0.05%) plus expenses in the Fund (0.02%).

PORTFOLIO ANALYSIS
at 30 June 2024 (unaudited)

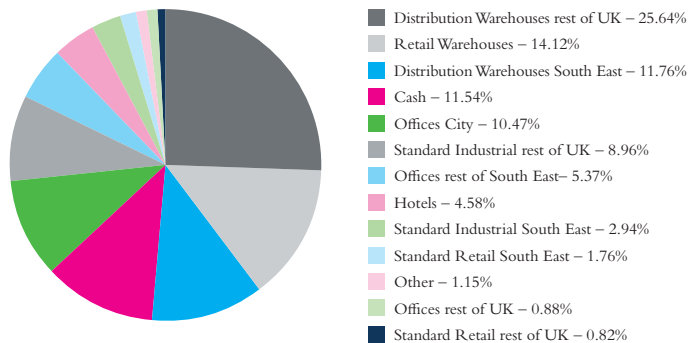
Top Ten Property Holdings

Property		% of Fund
London, 80 Cannon Street	Offices/Shops	10.05%
Mendlesham, Norwich Road	Industrial	7.88%
Brighton, Lewes Road	Retail Warehouses	7.49%
Ashby-de-la-Zouch, 15 Coalfield Way	Industrial	6.47%
Lutterworth, 3320, Hunter Boulevard	Industrial	4.89%
Bath, Rossiter Road	Other	4.65%
Bristol, 1400-1600 Aztec West Business	Industrial	4.41%
Lutterworth, 3220, Wellington Parkway	Industrial	4.05%
Solihull, Solihull Gate Retail Park	Retail Warehouses	3.66%
Bow, 7 St Andrew's Way	Industrial	3.52%

Asset by type



Regional and sector analysis



The portfolio analyses above differs from the following portfolio statement because the analysis shown here is on a 'look through' basis in respect of cross holdings in COIF Charities Property Fund.

Portfolio turnover

	Period to 30.06.2024	Period to 30.06.2023
Portfolio turnover rate	0.01	0.01

The portfolio turnover rates are calculated by the total sales or purchases (excluding cash), whichever is less, divided by average monthly assets during the period.

PORTFOLIO STATEMENT
at 30 June 2024 (unaudited)

	Holding	Fair value £'000
COIF Charities Property Fund Income units	139,696,161	142,169
INVESTMENT ASSETS		142,169
NET OTHER ASSETS		1,092
TOTAL NET ASSETS		143,261

STATEMENT OF TOTAL RETURN
for the half year ended 30 June 2024 (unaudited)

	Period ended 30.06.2024		Period ended 30.06.2023	
	£'000	£'000	£'000	£'000
Income				
Net capital losses		(913)		(2,644)
Revenue	4,159		4,276	
Expenses	(548)		(606)	
Net revenue before taxation	3,611		3,670	
Taxation	–		–	
Net revenue after taxation		3,611		3,670
Total return before distributions		2,698		1,026
Distributions		(4,090)		(4,195)
Change in net assets attributable to Shareholders from investment activities		(1,392)		(3,169)

STATEMENT OF CHANGE IN NET ASSETS ATTRIBUTABLE TO SHAREHOLDERS
for the half year ended 30 June 2024 (unaudited)

	Period ended 30.06.2024		Period ended 30.06.2023	
	£'000	£'000	£'000	£'000
Opening net assets attributable to Shareholders		147,225		161,519
Amounts receivable on issue of Shares	1,032		489	
Amounts payable on cancellation of Shares	(3,604)		(875)	
		(2,572)		(386)
Change in net assets attributable to Shareholders from investment activities		(1,392)		(3,169)
Closing net assets attributable to Shareholders		143,261		157,964

The note on page 20 and distribution table on page 21 form part of these financial statements.

The above statement shows the comparative closing net assets at 30 June 2023, whereas the opening net assets for the current accounting period commenced on 1 January 2024.

BALANCE SHEET

at 30 June 2024 (unaudited)

	30.06.2024		31.12.2023	
	£'000	£'000	£'000	£'000
ASSETS				
Fixed assets:				
Investments		142,169		146,278
Current assets:				
Debtors	2,039		2,042	
Cash equivalents	758		742	
Cash and bank balances	337		224	
Total current assets		3,134		3,008
Total assets		145,303		149,286
LIABILITIES				
Creditors:				
Other creditors	100		108	
Distribution payable on Income Shares	1,942		1,953	
Total creditors		2,042		2,061
Total liabilities		2,042		2,061
Net assets attributable to Shareholders		143,261		147,225

The financial statements on pages 17 to 21 have been approved and authorised for issue by the Trustee.

Approved on behalf of the Trustee
16 September 2024

A Brookes, Chair
CBF Funds Trustee Limited

The note on page 20 and distribution table on page 21 form part of these financial statements.

CASH FLOW STATEMENT

for the half year ended 30 June 2024 (unaudited)

	Period ended 30.06.2024		Period ended 30.06.2023	
	£'000	£'000	£'000	£'000
Net cash inflow from operating activities		3,606		3,709
Net cash inflow from investment activities				
Payments to acquire investments	(916)		(324)	
Proceeds on disposal of investment	3,574		687	
Manager's periodic charge rebate	538		583	
		3,196		946
Net cash outflow from financing activities				
Issue of shares	1,032		489	
Cancellation of shares	(3,604)		(875)	
Distributions paid	(4,101)		(4,238)	
		(6,673)		(4,624)
Increase in cash		129		31

NOTE TO THE FINANCIAL STATEMENTS
for the half year ended 30 June 2024 (unaudited)

1. Accounting policies

Basis of preparation

The financial statements have been prepared on a going concern basis, in compliance with FRS 102, the Scheme Information, The Church Funds Investment Measure Act 1958 and the Trustee Act 2000.

The financial statements have been prepared under the historical cost basis, as modified by the revaluation of investments.

Unless otherwise stated, all other accounting policies applied are consistent with those of the annual financial statements for the year ended 31 December 2023 and are described in those financial statements.

DISTRIBUTION TABLE

for the half year ended 30 June 2024 (unaudited)

Period ended	Date payable/paid		Dividends payable/paid pence per Share	
	2024	2023	2024	2023
Income Shares				
31 March	31 May	31 May	1.77	1.77
30 June	31 August	31 August	1.62	1.57
			3.39	3.34

STATEMENT OF TRUSTEE AND MANAGER RESPONSIBILITIES

The Trustee shall comply with the duty of care when exercising their powers and discharging their duties under the Church Funds Investment Measure 1958 (as amended from time to time) and the Trustee Act 2000 to:

- make and revise the written statement of the investment objectives of the Fund and details of such investment objectives will be included in the Scheme Information;
- determine the criteria and methods for evaluating the performance of the Fund;
- appoint the Auditor of the Fund and agree their terms of engagement;
- determine the rate of remuneration of the Manager in accordance with the Church Funds Investment Measure 1958 and the Scheme Information;
- exercise supervision and oversight of the Manager's compliance with the Church Funds Investment Measure 1958 and the Scheme Information. In particular, the Trustee shall be satisfied on a continuing basis that the Manager is competently exercising the powers and discharging the duties conferred or imposed on it by or pursuant to the provisions of the Church Funds Investment Measure 1958 and ensure the Manager is maintaining adequate and proper records;
- review the appointment, supervision and oversight of any Registrar or other delegate whom it has appointed in accordance with the provisions of the Scheme Information;
- review the custody and control of the property of the Fund and the collection of all revenue due to the Fund in accordance with the Church Funds Investment Measure 1958;
- make distributions to investors holding Income Shares; and
- take all steps and execute all documents which are necessary to ensure that the purchases and sales of investments for the Fund are properly completed.

STATEMENT OF TRUSTEE AND MANAGER RESPONSIBILITIES**Preparation of financial statements**

The Trustee of the Fund is required, by the Church Funds Investment Measure 1958, to prepare Financial Statements which give a true and fair view of the financial position of the Fund at each interim and year end valuation date. The net revenue for the period, together with a report on the operation of the Fund, is also required.

The financial statements show the net asset value of the Shares in the Fund as at the date to which the financial statements are prepared, the amount of revenue per Share and the amount of revenue, if any, to be transferred to capital pursuant to paragraph 11 of the Schedule to the Church Funds Investment Measure 1958. In preparing the financial statements, the Trustee:

- selects suitable accounting policies that are appropriate for the Fund and applies them on a consistent basis;
- complies with the disclosure requirements of FRS 102;
- follows generally accepted accounting principles and applicable United Kingdom accounting standards;
- keeps proper accounting records which enables them to demonstrate that the financial statements, as prepared, comply with the above requirements;

- makes judgments and estimates that are prudent and reasonable; and
- prepares the financial statements on the going concern basis unless it is inappropriate to presume this.

The Trustee is also required to manage the Fund in accordance with the Church Funds Investment Measure 1958 and has delegated to the Manager the day-to-day management, accounting and administration of the Fund, as permitted by the Church Funds Investment Measure 1958.

Manager responsibilities

The Manager is required to carry out these duties in accordance with the Church Funds Investment Measure 1958 and take reasonable steps for the prevention and detection of fraud and other irregularities.

CBF Funds Trustee Limited
(Charity Registration No. 1116932)

DIRECTORY

Trustee Directors

A Brookes (Chair)
C Chan*
P Chandler
O Home
C Johnson
A Milligan*
M Orr*
D Rees*

* *Members of the Audit Committee*

Manager and Registrar

CCLA Investment Management Limited
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HSBC Bank plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority

Transfer Agent

FNZ TA Services Limited
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London
E20 1JQ

Executive Directors of the Manager

P Hugh Smith (Chief Executive Officer)
E Sheldon (Chief Operating Officer)
A Robinson, MBE (Director Market Development)

Non-Executive Directors of the Manager

R Horlick (Chair)
J Jesty
C Johnson
A Roughead
C West
J Hobart

Fund Manager

P Hannam

Company Secretary

J Fox

Chief Risk Officer

J-P Lim

Head of Sustainability

J Corah

Third Party Advisers

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8 Canada Square
Canary Wharf
London
E14 5HQ

Custodian

HSBC Bank plc
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London
E14 5HQ

Independent Auditor

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110 Queen Street
Glasgow
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ABOUT CCLA

Founded in 1958, CCLA is now the UK's largest charity fund manager. Well known for managing investments for charities, religious organisations and the public sector, CCLA began a new phase in its development in 2022, now welcoming other types of investor.

Our purpose is to help our clients maximise their impact on society by harnessing the power of investment markets. This means we must provide a supportive and stable environment for our staff, and deliver trusted, responsibly managed products and services to our clients, irrespective of their size.

CCLA

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CCLA is the trading name for CCLA Investment Management Limited (Registered in England and Wales No. 2183088) and CCLA Fund Managers Limited (Registered in England and Wales No. 8735639)

Both companies are authorised and regulated by the Financial Conduct Authority. Registered address: One Angel Lane, London EC4R 3AB.

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