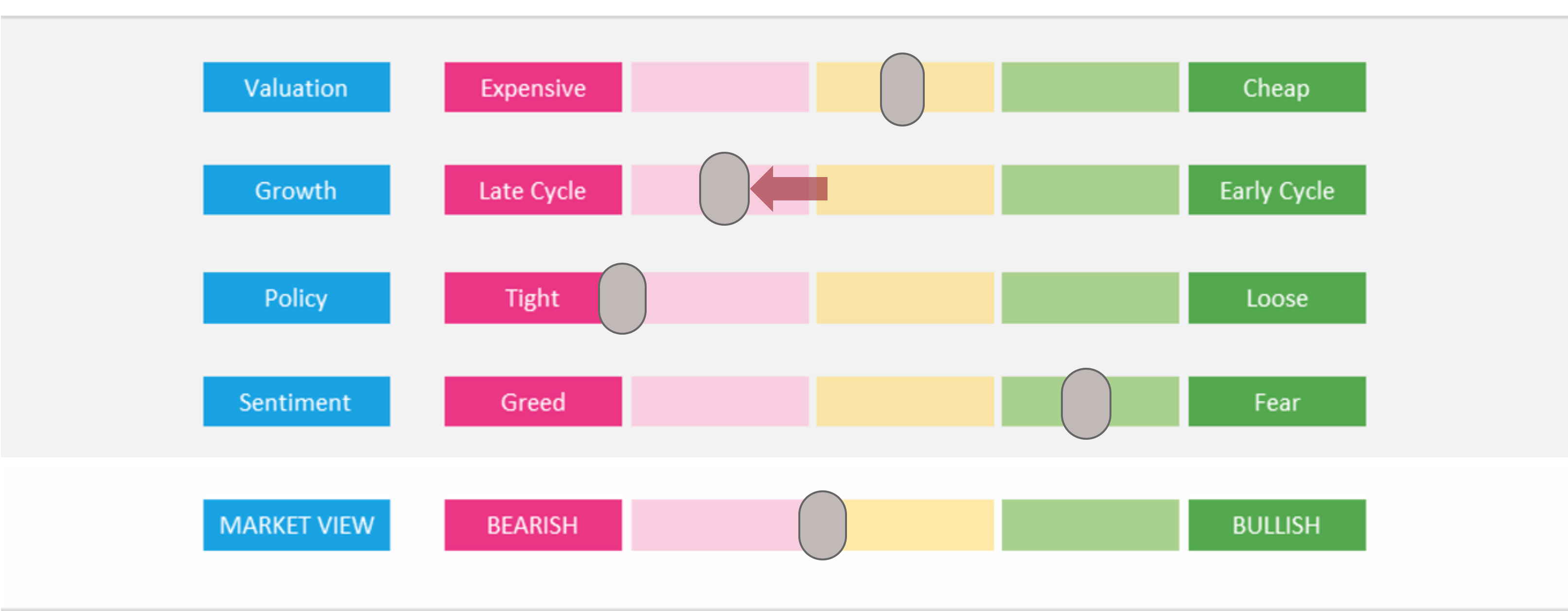
30 JUNE 2023

For Professional Investors Only

Market Barometer

Barometer



Near Neutral

The bifurcation in market valuations remains in place, with **the US equity market valuation continuing to extend at elevated levels but other equity markets cheap to very cheap, in our view**.

Government bonds are not great value on their own, but offer sufficient yield to be worth owning given the higher than normal risk of recession. Credit spreads are tighter than normal but offer useful yield pickup, especially if any recession is relatively shallow as we expect.

Leading indicators of the Services sector have started to roll over from high levels and bear watching if labour markets soften.

The heat continues to come out of global inflation, which is a very important support for risk assets. DISINFLATION is the best inflation regime for real returns to equities and bonds historically - and that is the regime we currently have.

This should allow central banks to go on hold soon, led by the Fed.

Market measures of risk, (e.g. the VIX index) are at low levels, but buyside investors are still reasonably cautious.

In short, Goldilocks continues (until it doesn't). We believe it is still too early to adopt an asset allocation appropriate for recession.

Contents

VALUATION

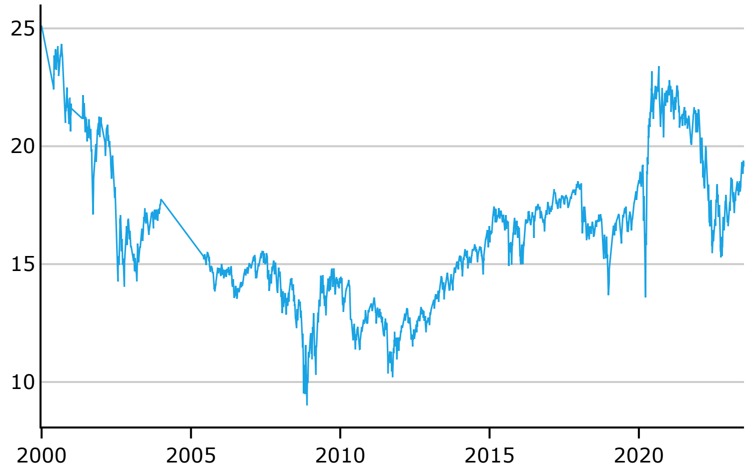
CCLA

Equity | USA

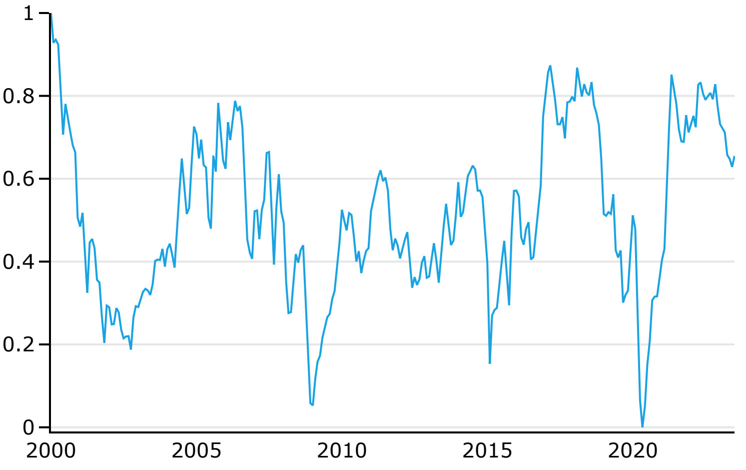
US equity market valuation is elevated. On 12 month forward earnings (top left) the PE of 19.4x is 20% above its 16.2x average since 1990. The CAPE at 31 is still a substantial 72% premium to its 18x very long-term average, (since 1877!). But, on a more reasonable 20 year time-frame it is now also at a 20% premium. The equity risk premium at just 1.8% is at the bottom end of its 2-6% range of the last 20 years - we can exclude the 2000 bubble as a valuation anchor. The Composite Valuation Indicator is in the 65th percentile of its historical range, making equities look still a little expensive relative to bonds, bills and inflation.

S&P 500 Valuations

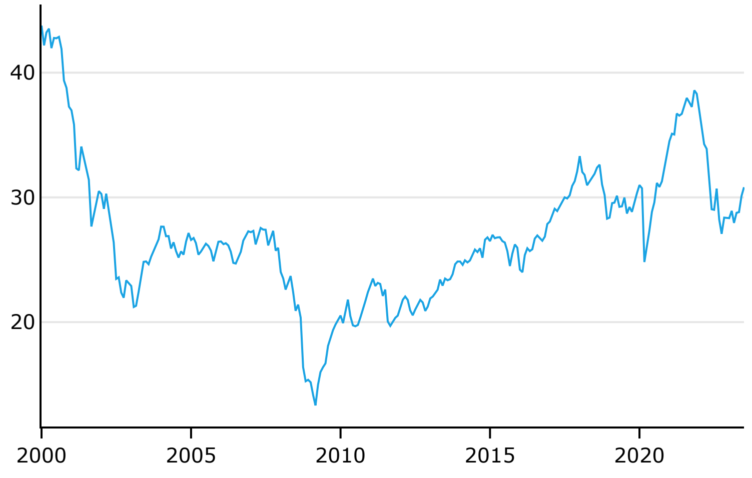
S&P 500 PE



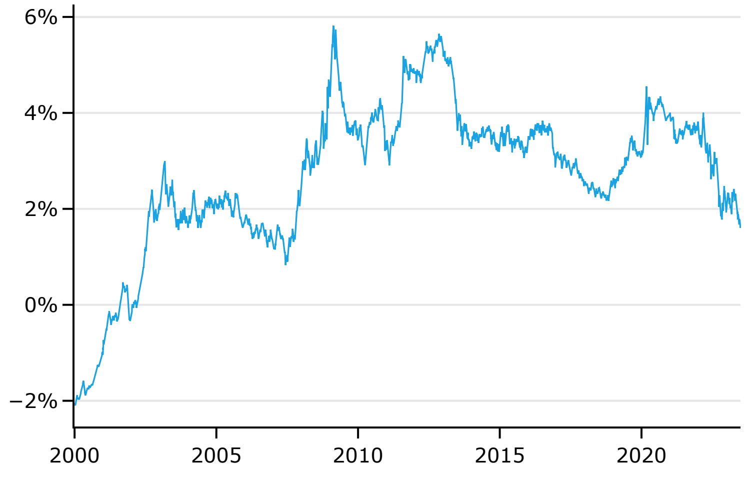
Composite Value Indicator Model



CAPE / Shiller P/E



S&P 500 Equity Risk Premium



Note | Composite Value Indicator was built at Morgan Stanley in 1997 and is published with permission. It is an aggregate of seven equity yields adjusted for bond yield, T bills yield and inflation, and is expressed here in its percentile range.

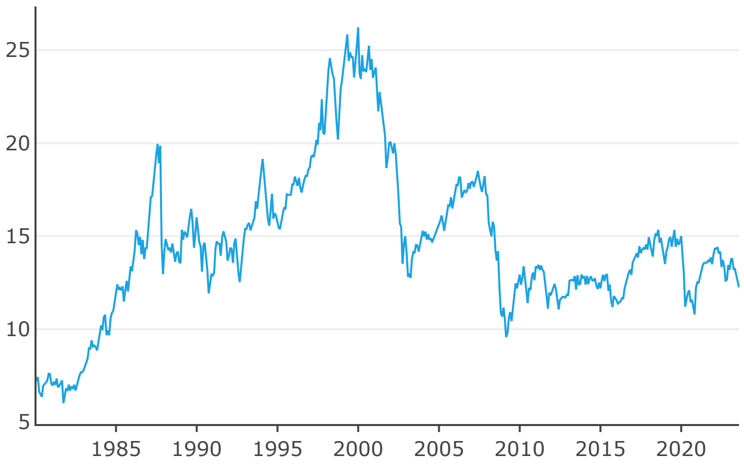
Sources | S&P 500 PE: Bloomberg, CVI Model: CCLA, Shiller PE/CAPE: www.econ.yale.edu, Equity Risk Premium: CCLA as of July 2023

Equity | Regional

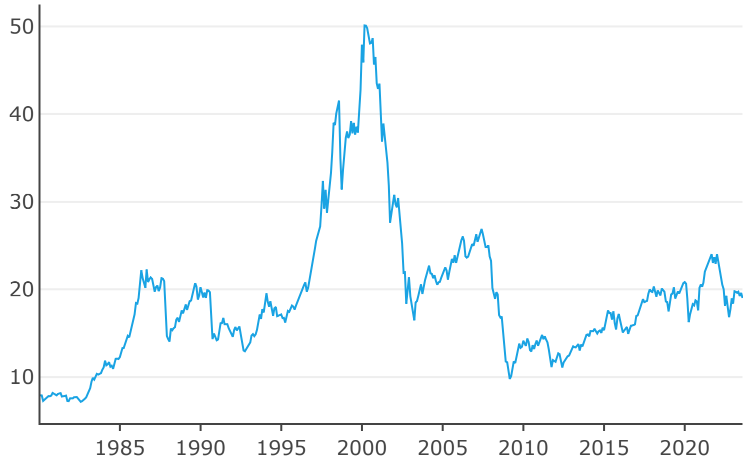
Outside of the US, (which is 67% of MSCI World), equity markets look either very reasonable value (UK, Europe-ex-UK) or outright cheap (Japan, EM). The de-rating of the last year is notable everywhere. The UK Shiller PE of 12 gives an earnings yield of 8.3%, which is a good approximation of expected forward real returns. On the same basis, Europe ex-UK PE of 20 gives a 5% forward real return. Asia and Japan look similarly good value to us.

Europe

UK | Shiller P/E

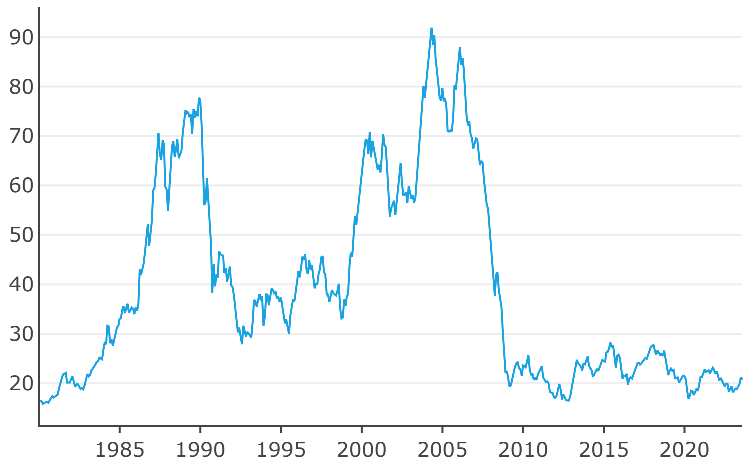


Europe (Ex-UK) | Shiller P/E

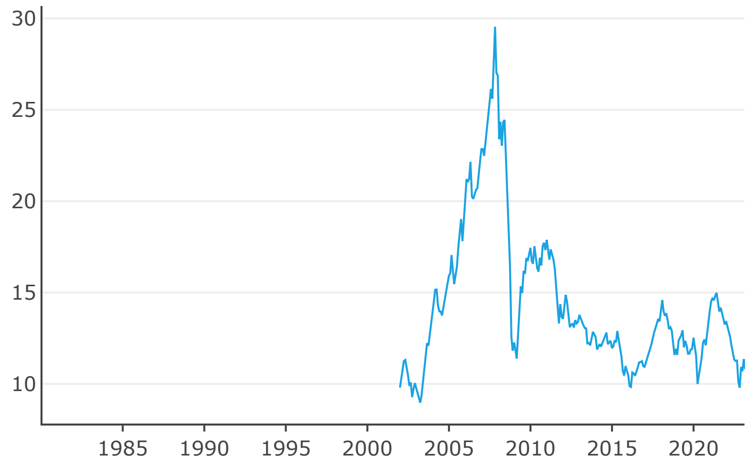


Asia & Emerging Markets

Japan | Shiller P/E



EM | Shiller P/E



Sources | Shiller P/Es: Morgan Stanley as of July 2023

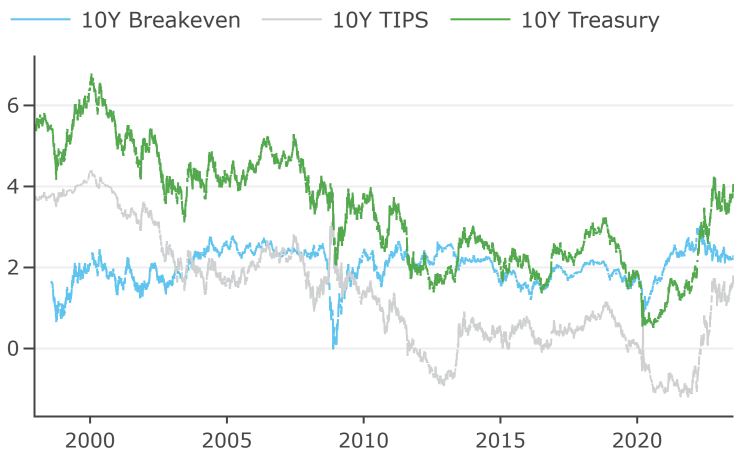
Bonds

Government bonds are not so cheap that they can be owned to maturity within the constraints of a typical CPI+4% target used by many endowments, **but they have de-rated (yields have risen) to a level that we view as an attractive opportunity**. Our trading range expectation for the 10-year UK Gilt has been 2.0-2.5% in a recession, and 4.5% in a higher for longer growth and inflation scenario. As of 21 July, it yields 4.28%.

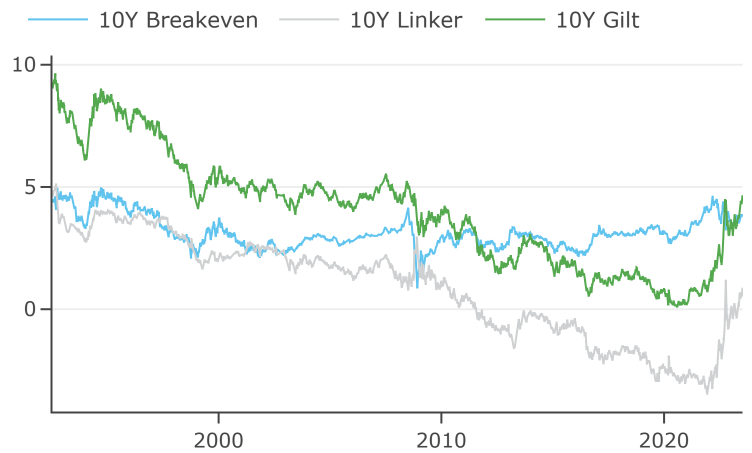
Investment grade credit now yields 5.9% and is outright attractive, in our view.

Global Government & Corporate Yields

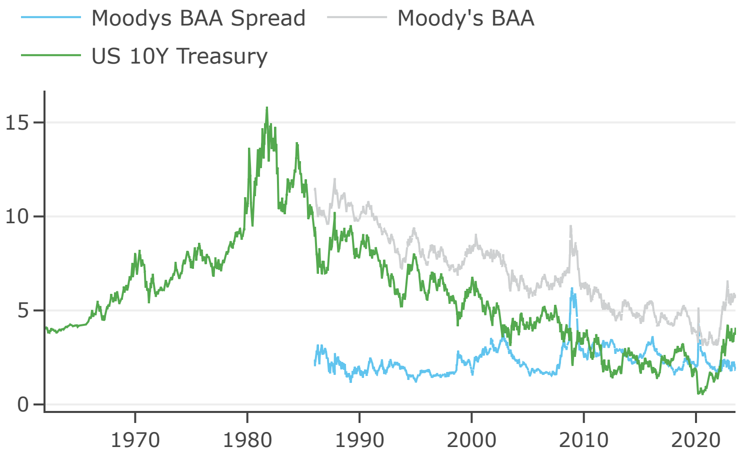
US 10 Year Treasury Yields



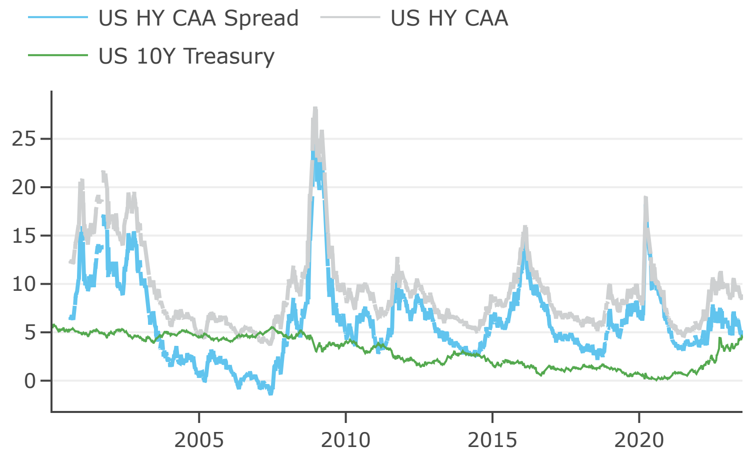
UK 10 Year Gilt Yields



US Corporate Investment Grade Yield



US Corporate High Yield



Sources | Bloomberg as at July 2023

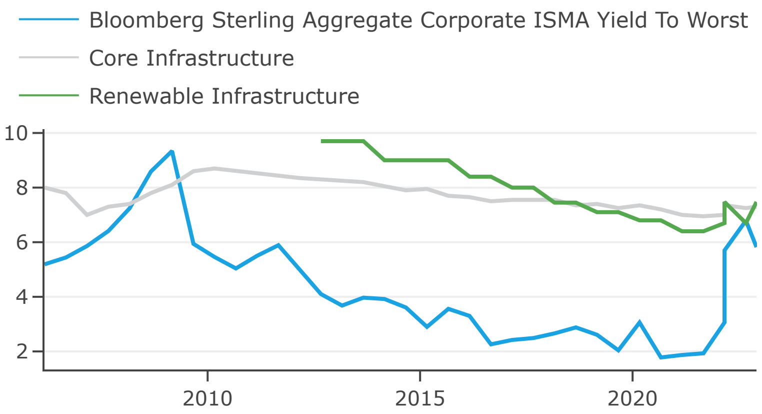
Alternatives

The IRR on Core Private Infrastructure now offers close to zero return spread over IG corporate bonds. On its own this makes it a less compelling investment opportunity as an asset class. Listed Infrastructure trades at 10-15% discounts to net asset value (NAV), which is somewhat more interesting, especially where managers can add value via development. Similarly Private Equity multiples are no longer at a large discount to public equity, although **Listed PE now trades at 20-40% discounts** to the underlying NAVs which we think is an opportunity. **Levered Loan yields have risen from 5% to 10%**.

Global Valuations

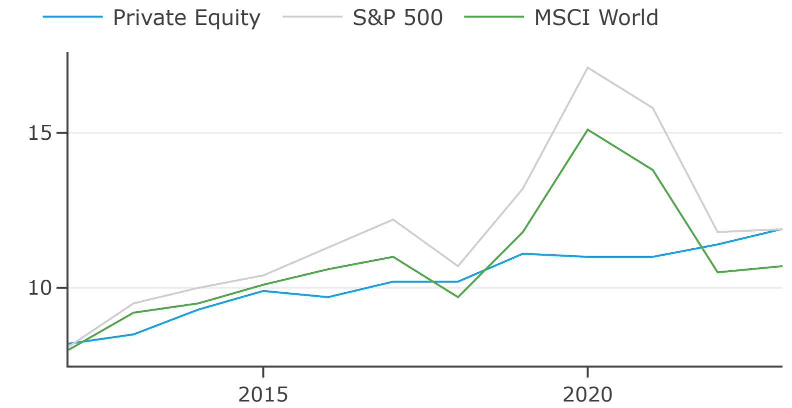
Infrastructure

Infrastructure Discount Rates vs Bond Yields



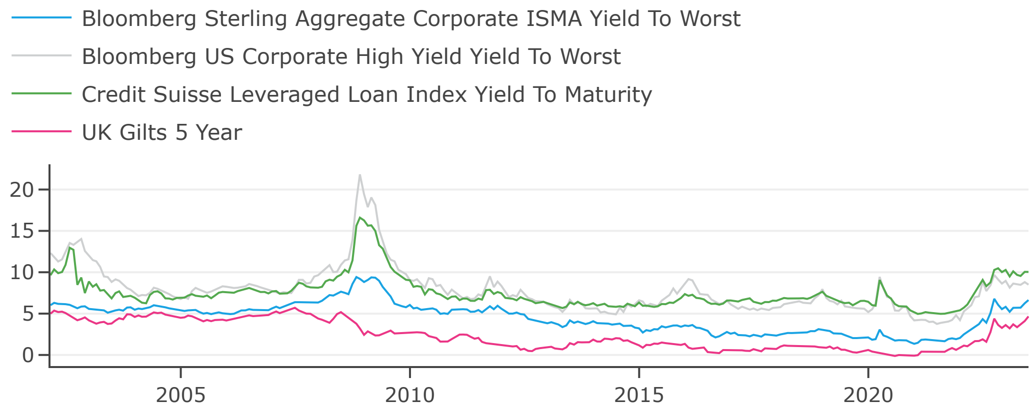
Private Equity

EV/EBITDA Multiples



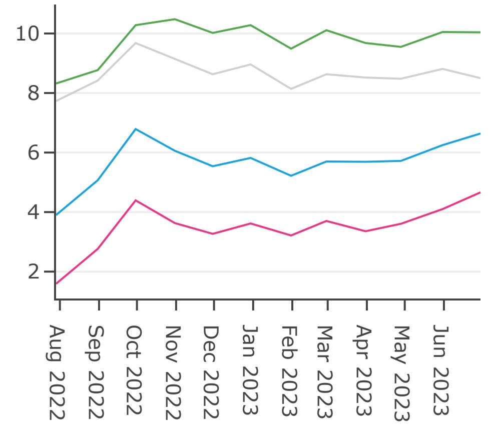
Contractual Income

Income Yields



Last 12 Months

Income Yields



Sources | Infrastructure: CCLA, Bloomberg; Property: MSCI UK Monthly Property Index, Bloomberg; Private Equity: Bain Global Private Equity Report, Bloomberg, Pitchbook ; Contractual Income: Bloomberg, Pitchbook. As of July 2023

CCLA

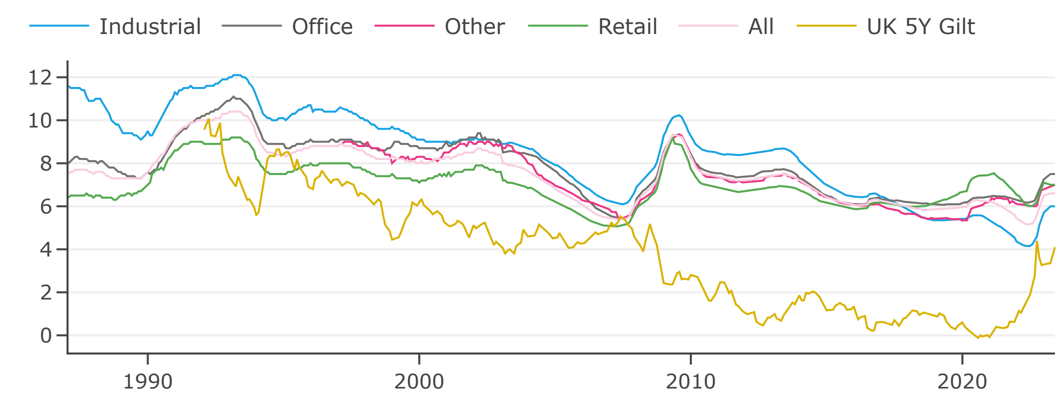
Property

The UK Commercial Property market offers reasonable yields, (6.6% Equivalent Yield on average), within the context of the commonly targeted CPI+4% returns at a portfolio level. NAVs appear to have stopped falling, having declined 21% last year.

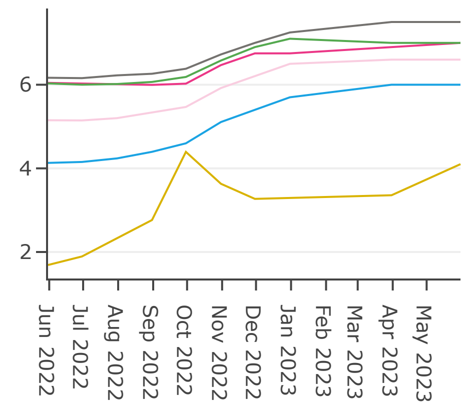
We show the CCLA COIF Charities Property Fund's asset allocation (bottom right) where we are overweight Industrial and Retail Warehouses in order to maintain exposure to the still fast growing expansion of logistics and online retail.

UK Commercial Property Market

Equivalent Yields vs Gilt Yields %

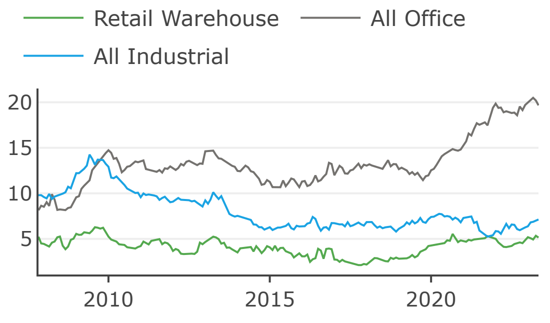


Last 12 Months



Nominal Rental Value YoY Growth %

Vacancy Rate %



Property Fund Asset Allocation

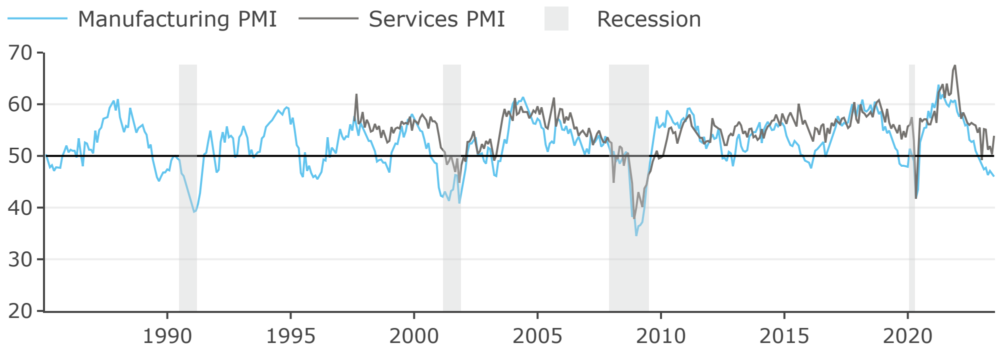
Classification	COIF Property Fund	Other Balanced Property Fund Index	COIF PF rel Fund Index	MSCI UK Monthly Property Index	COIF PF rel MSCI Index
Industrial	48.9%	37.6%	11.3%	42.2%	6.7%
Retail warehouses	19.2%	12.4%	6.8%	14.3%	4.9%
Office	18.8%	24.2%	-5.4%	24.2%	-5.4%
Other	8.2%	12.4%	-4.2%	5.6%	2.6%
Shops	2.9%	6.1%	-3.2%	5.9%	-3.0%
Cash	2.1%	6.7%	-4.6%		2.1%
Hotel			0.0%	3.4%	-3.4%
Residential			0.0%	2.8%	-2.8%
Shopping centres		0.6%	-0.6%	1.6%	-1.6%

Sources | All charts: MSCI UK Monthly Property Index as at July 2023. Other Balance Property Fund Index is a short-hand name of 'MSCI/AREF UK Other Balanced Open-Ended Quarterly Property Fund Index', which is the COIF Property Fund's performance benchmark.

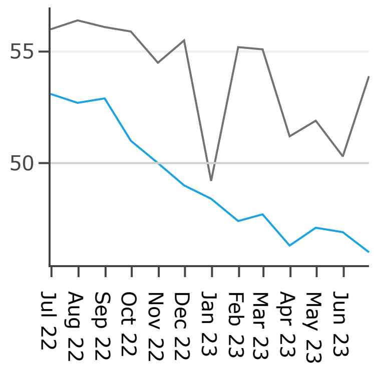
Global PMIs

The recovery in Services PMIs from the first half of the year is starting to roll over. While the Manufacturing PMIs are at, or very close to, recession levels, Services PMIs bounced off low levels but are now starting to roll over. It will be interesting to watch developments here now that the majority of pandemic-era excess savings (income that could not be spent during lockdowns) is finally running out. Job creation is slowing in the US, (non farm payrolls growth has slowed), and wage inflation is also slowing. These are the seeds of recession, but that recession still seems a way off.

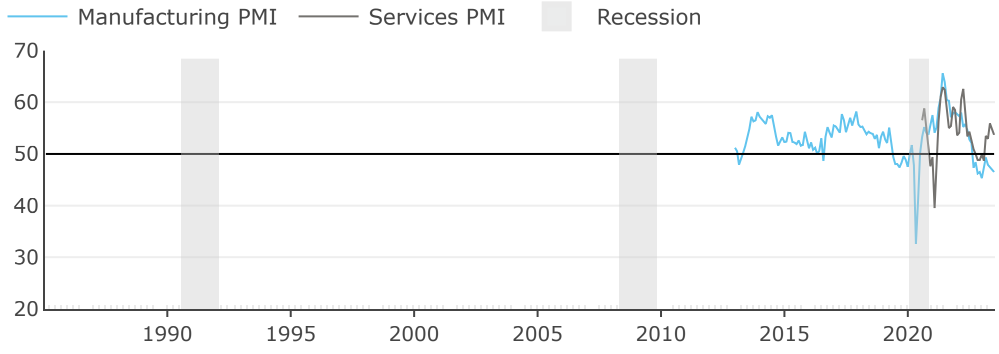
United States



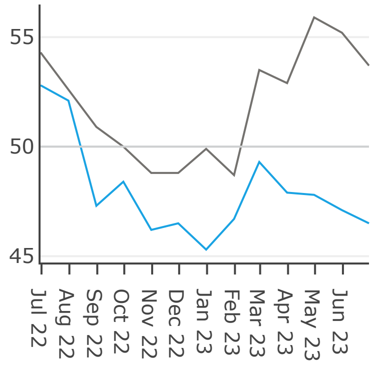
Last 12 Months



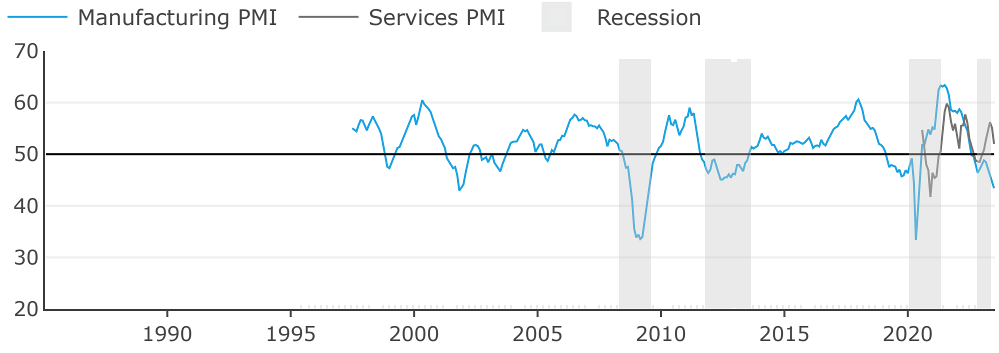
United Kingdom



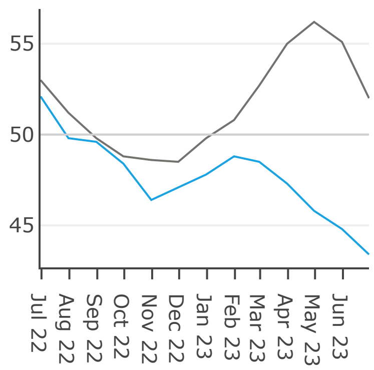
Last 12 Months



Eurozone



Last 12 Months

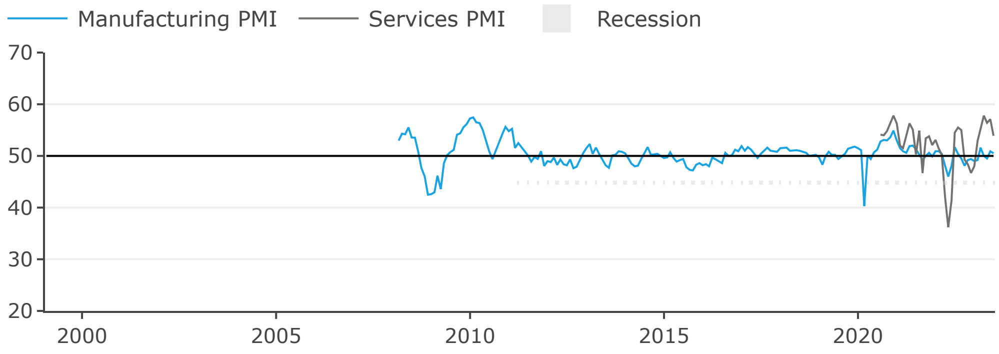


Sources | US Services and Manufacturing: ISM; All other countries including global: S&P Global as of July 2023. Recession defined as two consecutive negative quarters of GDP, recession ends with two consecutive positive quarters in GDP

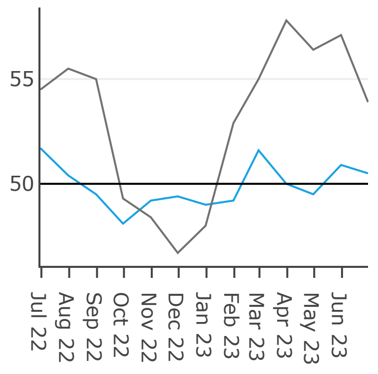
Global PMIs

The Global PMIs (bottom right chart on this page) are rolling over at high levels (Services) or still falling at recessionary levels (Manufacturing). As discussed on the previous page we must watch Services very closely now that excess savings are exhausted or close to exhausted.

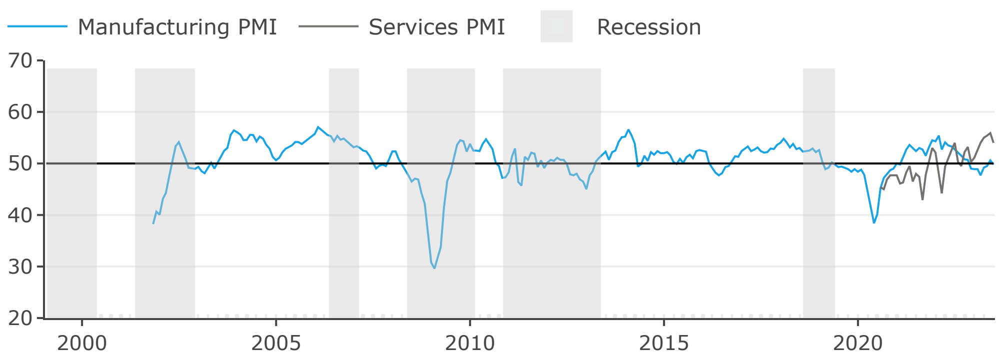
China



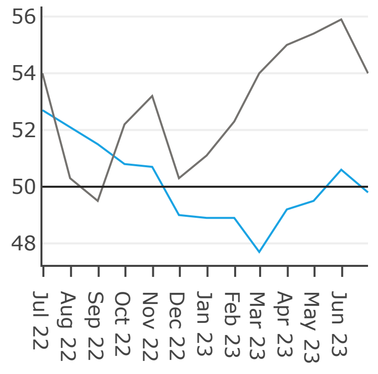
Last 12 Months



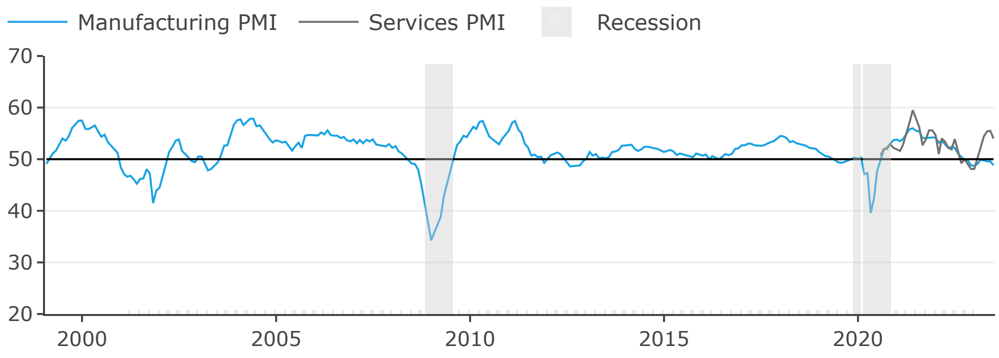
Japan



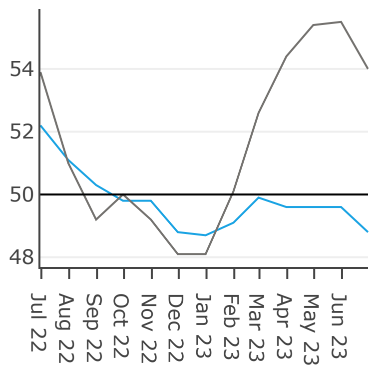
Last 12 Months



Global



Last 12 Months



Sources | US Services and Manufacturing: ISM; All other countries including global: S&P Global as of July 2023. Recession defined as two consecutive negative quarters of GDP, recession ends with two consecutive positive quarters in GDP

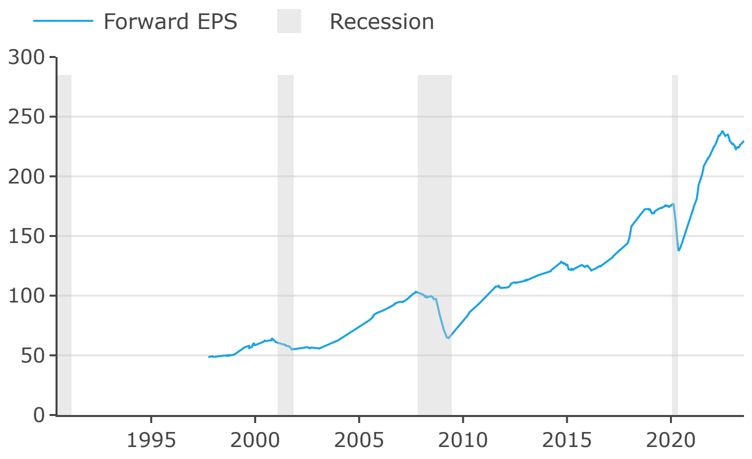
CCLA

Earnings

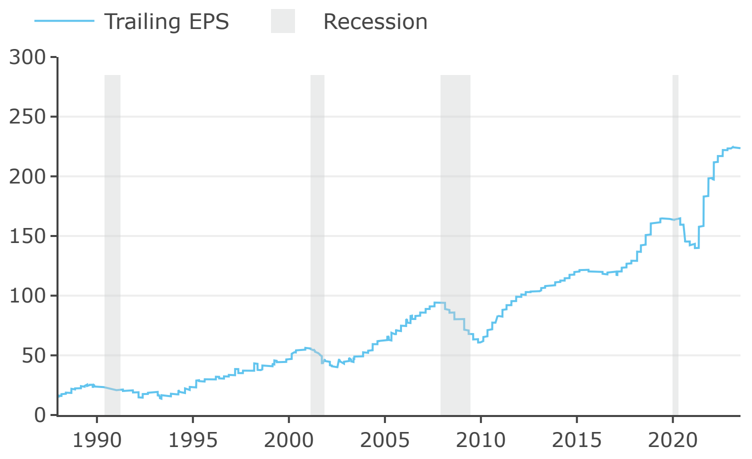
Consensus forward earnings estimates continue to recover while trailing earnings flatline. Net net, this is a positive outcome compared to expectations of a recession-induced earnings fall.

S&P 500

Bloomberg Est. EPS



12M Trailing EPS



Sources | S&P500 12M Forward EPS using Bloomberg BF transformation, 12M Trailing EPS from Bloomberg as at July 2023

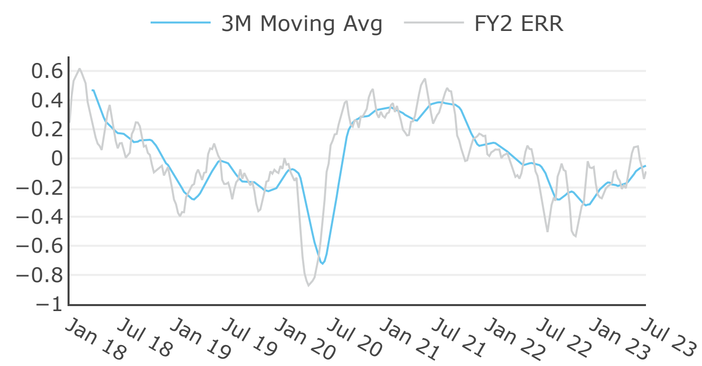
Earnings

These charts show the breadth of earnings revisions, i.e. # upgrades minus # downgrades / total estimates, so it is a directional measure showing how widespread upgrades or downgrades are. Historically, troughs in revisions breadth have been excellent times to add risk - see Dec 2018 and Mar 2020 for recent examples.

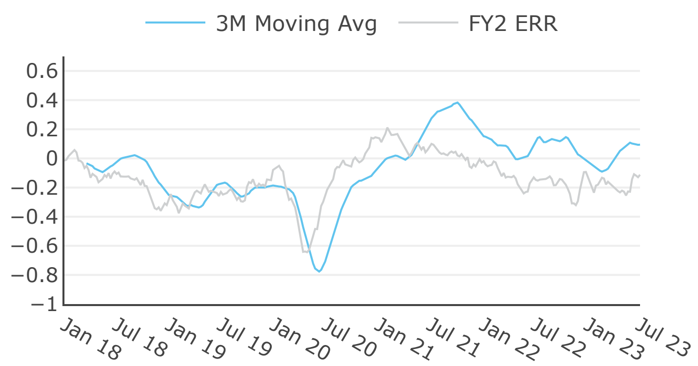
The overall assessment is that earnings breadth has stabilised at a modest rate of downgrade in all regions. Note that modest downgrade momentum is the normal state of affairs in all markets. Analysts are usually too optimistic at the start of the year, so modest downgrades do not prevent equity markets going up.

Global Earnings Revisions Ratios

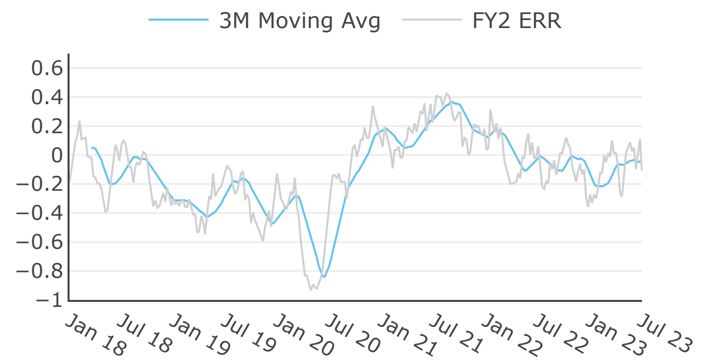
USA



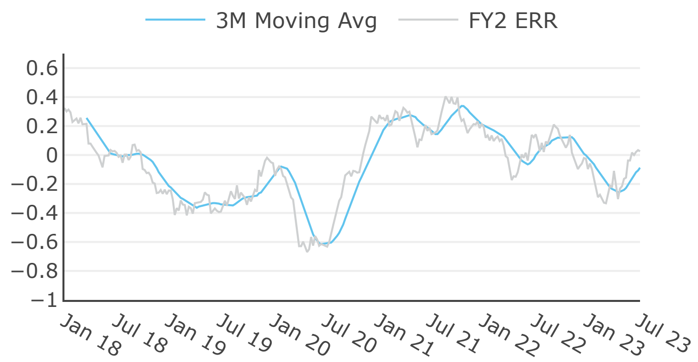
Eurozone



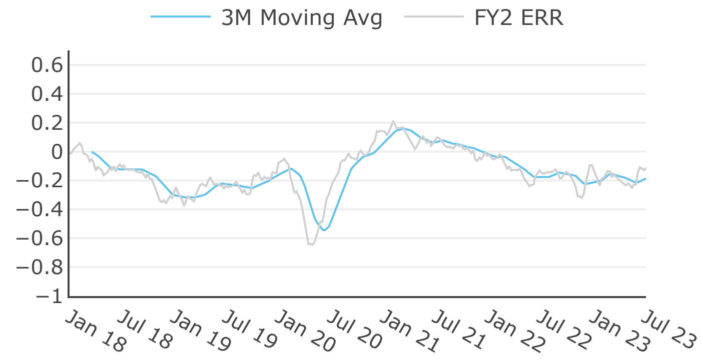
UK



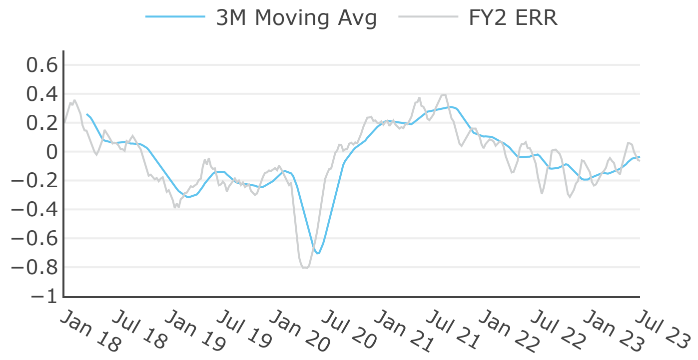
Japan



Emerging Markets



World



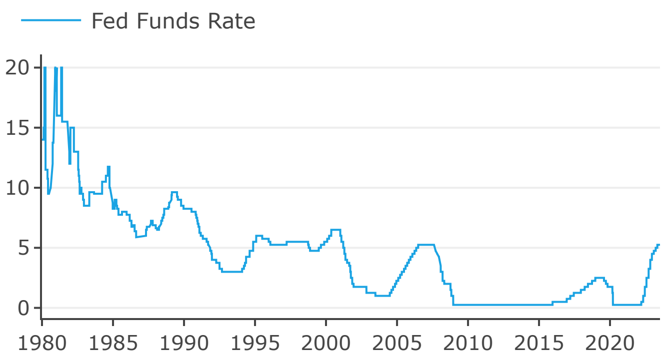
Sources | JP Morgan, the MSCI index has been used for each respective region, as at July 2023.

POLICY

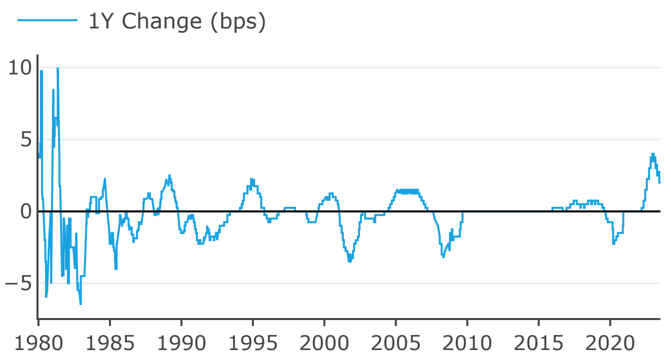
Interest Rates

The fastest interest rate hiking cycle since the Volcker era is probably close to or at an end. (Paul Volcker was Chairman of the Board of Governors of the Federal Reserve from 1979-1987, and is famous for taming inflation by aggressive interest rate hikes). At least that is the message from the bottom left chart which compares current interest rate with the expected path over the next two years. 2Y yields are 4.84% as of 31 May, compared to Fed Funds rate at 5.25%.

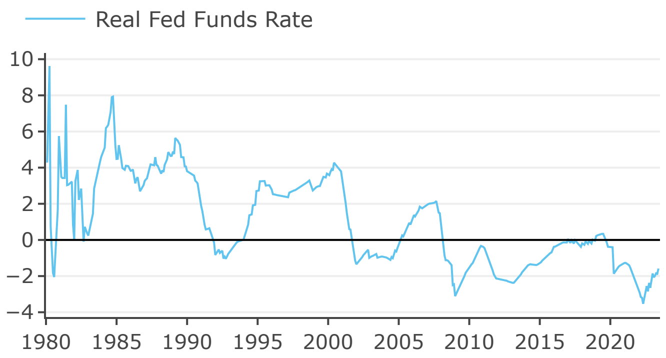
Fed Funds Rate



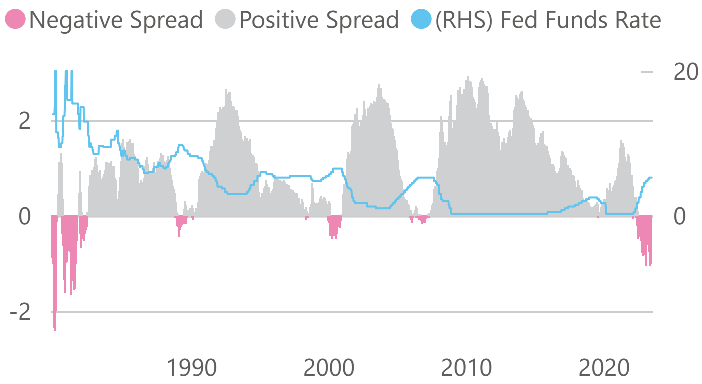
Change in Fed Funds Rate



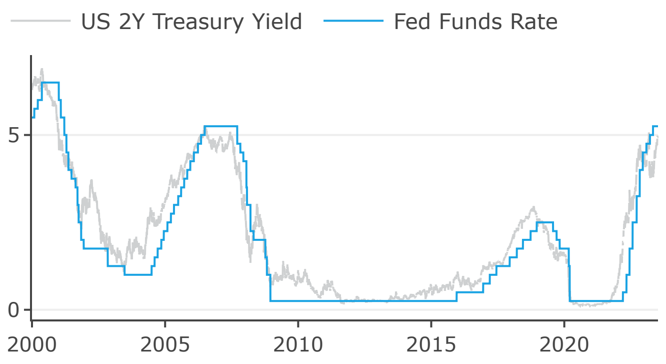
Real Fed Funds Rate (Using 2Y MA CPI)



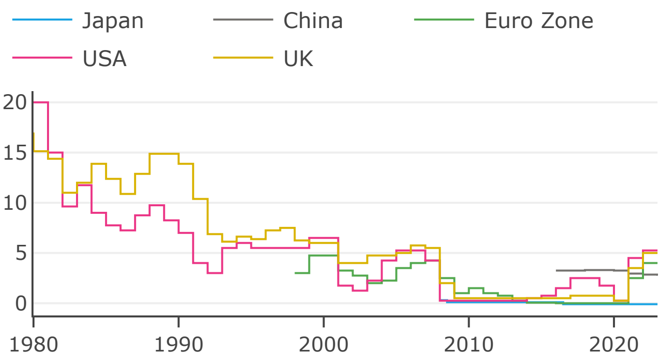
Fed Funds Rate vs 2s10s Curve



Fed Funds Rate vs 2Y Treasury



Global Comparison



Sources | Bloomberg for all charts, as of July 2023

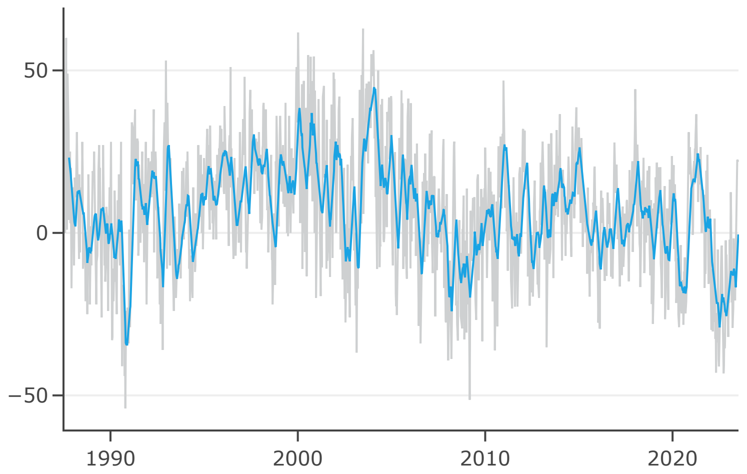
CCLA

Sentiment

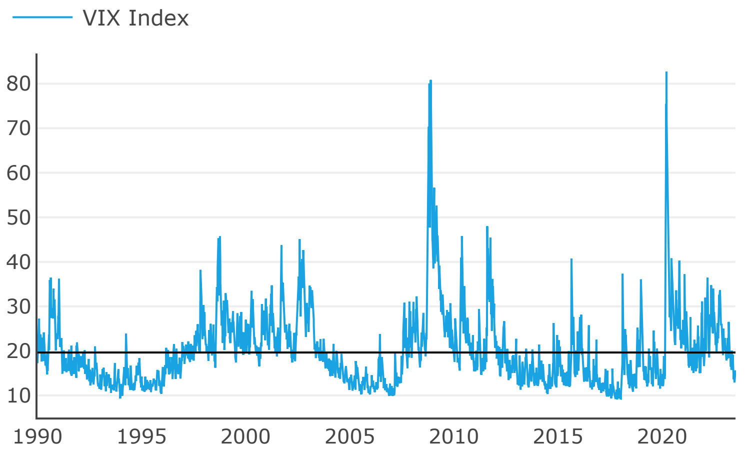
This page is a weather vane for market sentiment. Generally, it's still reasonably cautious, we find. The American Association of Individual Investors, (Bulls minus Bears), is good to watch as it's so volatile, therefore captures the mood swings of Mr Market. The three month moving average is still depressed currently. Put-call and VIX are around average. Bank of America strategist, Michael Hartnett's, Bull-Bear indicator uses all of these and more to come up with a single reading, which is currently at 3.2 / 10, i.e. still denoting cautious investors and is therefore pretty bullish on forward market direction.

US Equity Indicators

Bull Bear Spread

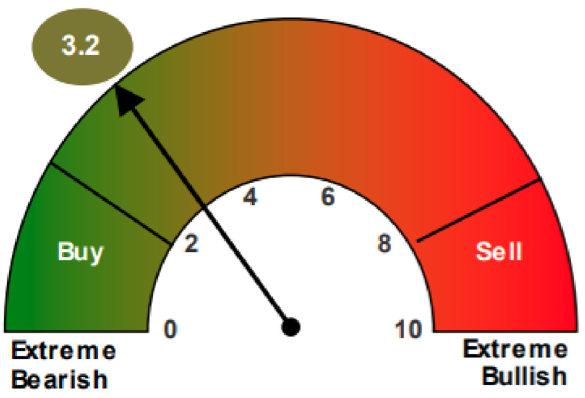


VIX

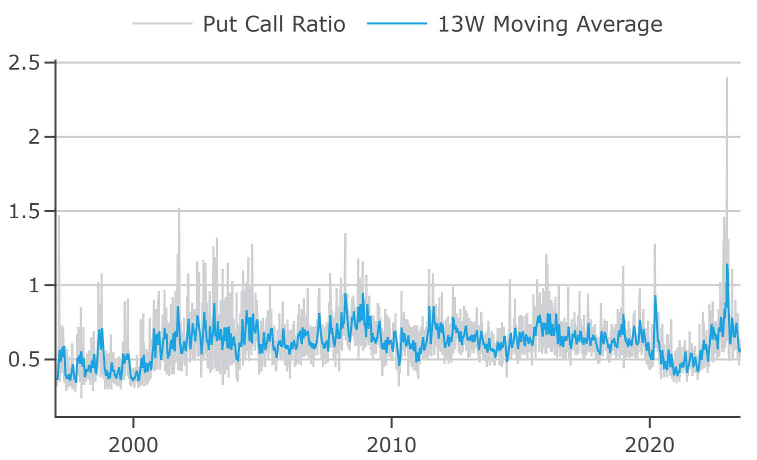


Hartnett Bull & Bear Indicator

Stays at 3.2



Equity Put Call Ratio



Sources | Bull Bear Spread, Vix and Equity Put Call Ratio: Bloomberg, Hartnett: kind permission from Bank of America, as of July 2023

CCLA

Fund Flows

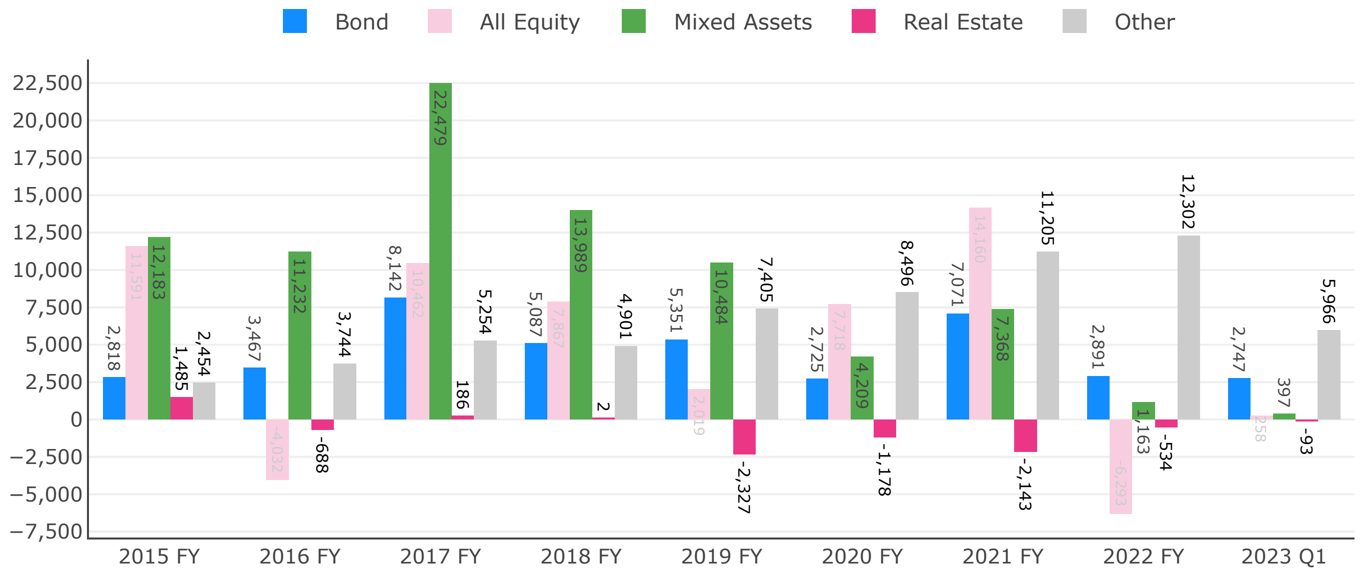
This page captures UK investment fund flows, as a measure of how optimistic or pessimistic sentiment has become. The message from flows is that **investors are still cautious, with large inflows into Bond funds** and "Other" (i.e. money market) funds with very little flowing into risk assets such as Equity or Real Estate.

It is also notable that within the Equity category ESG Funds continue to dominate inflows.

UK Investor Sentiment

Net Fund Flows by Asset Class £m

Date	Bond	All Equity	Index-Tracked Equity	Active Equity	ESG Equity	Non ESG Equity	Mixed Assets	Real Estate	Other	Total Net Flows
2021 Q1	2,538	3,889	1,226	2,663	2,903	986	1,313	-1,004	2,428	9,163
2021 Q2	2,112	6,278	2,039	4,239	2,177	4,101	2,288	-741	2,337	12,274
2021 Q3	1,125	2,602	646	1,956	2,860	-258	1,625	-255	2,460	8,557
2021 Q4	1,296	1,391	-260	1,651	3,222	-1,831	2,142	-143	3,980	8,667
2022 Q1	-506	-1,261	-1,151	-110	1,316	-2,577	1,148	-284	5,158	4,256
2022 Q2	534	-672	-1,445	774	1,980	-2,652	1,247	61	1,238	2,408
2022 Q3	1,197	-4,701	-1,214	-3,487	187	-4,888	-287	-85	2,545	-1,331
2022 Q4	1,666	341	-666	1,008	3,194	-2,853	-945	-226	3,361	4,198
2023 Q1	2,747	258	610	-352	744	-486	397	-93	5,966	9,275



Sources | All charts: Calastone Fund Flow Index as at March 2023. Fund Flow data measures UK investor sentiment, showing the net flow of capital to and from open-ended investment funds.

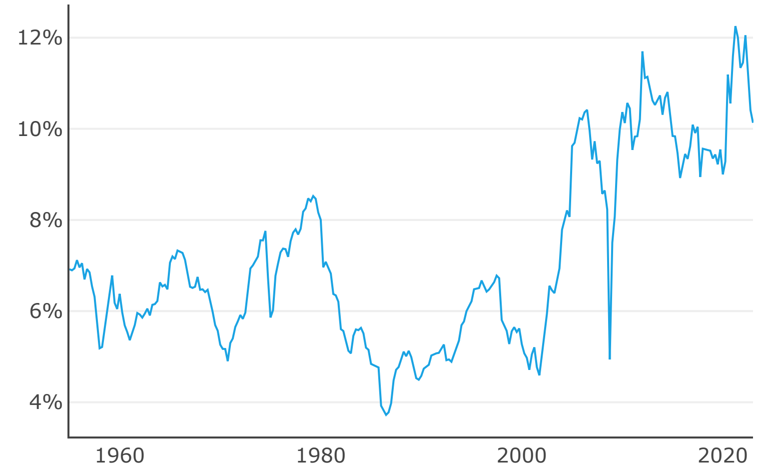
OTHER OBSERVATIONS

The Big Picture

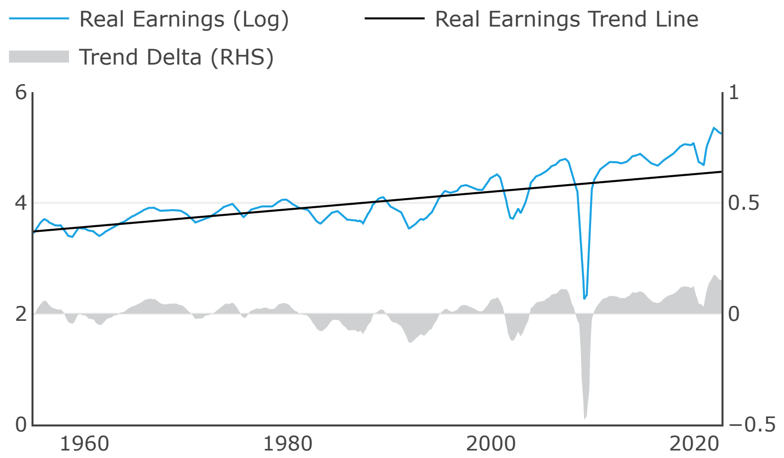
Here we highlight some longer term imbalances that, **should** they correct, would have have an outsized impact on risk asset returns. We don't make predictions but we do watch these. US corporate profit is just off the highest share of GDP that it has ever been since 1929. It's corollary (not shown) is that the wage share is at the lowest level it has been in almost as long. Allied to this, the top right chart shows that earnings are as far above their long run trend just in absolute terms as they have been also since 1929. Domestic non-financial debt is also extremely elevated. All of this suggests that if old relationships hold and we get mean reversion, forward 10 year returns could be much lower than suggested by the ERPs.

Long Term Inbalances

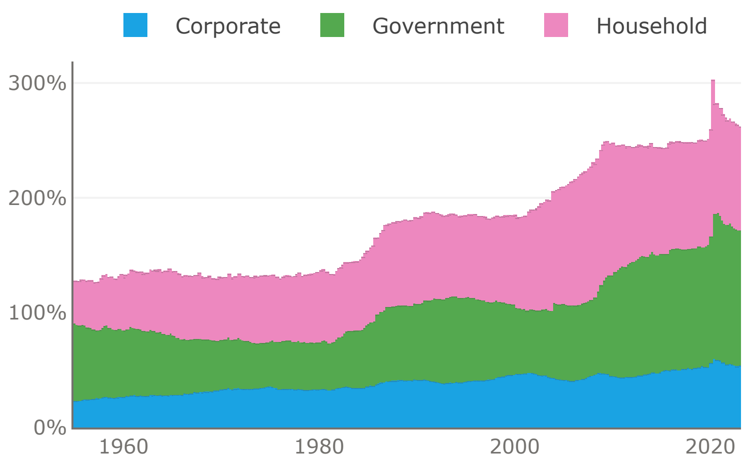
Profit Share of GDP



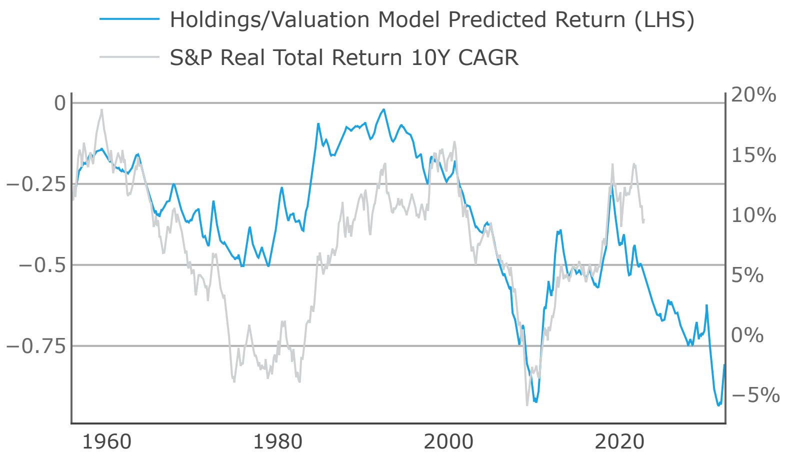
Earnings Deviation From Trend



Non Financial Debt as Share of GDP



S&P 500 10Y Forward Returns



Sources | Profit Share of GDP, and Non Financial Debt as Share of GDP: Federal Reserve Economic Data (FRED); Earnings Deviation From Trend: CCLA using Shiller CAPE data from Yale.edu; S&P 500 10Y Forward Returns: Holdings/Valuation Model uses three inputs: Tobin's Q, Shiller CAPE and Household Equity Holdings to predict 10Y forward returns. All as at July 2023

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