

COIF CHARITIES INVESTMENT FUND
INTERIM REPORT AND
UNAUDITED FINANCIAL STATEMENTS

Half year ended 30 June 2023

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 BOARD**for the half year ended 30 June 2023 (unaudited)**

On behalf of the Board, I have pleasure in presenting the Interim Report and Unaudited Financial Statements of the COIF Charities Investment Fund (the Fund), which includes a separate report from CCLA Fund Managers Limited (the Manager) as Manager of the Fund.

Structure and management of the Fund

The Fund is a Common Investment Fund established in 1962 and is now regulated by the Scheme dated 14 May 2008 and made under section 24 of the Charities Act 1993, now section 96 of the Charities Act 2011 and amended by resolutions of the charity trustees of the Fund dated 13 May 2009, 21 July 2014, 22 July 2014, 5 December 2015 and 15 May 2017 (the Scheme). The Fund is managed by the Manager as an unregulated collective investment scheme and as a UK alternative investment fund in accordance with the Financial Conduct Authority Regulations and the Alternative Investment Fund Managers Directive (AIFMD) Legislation.

The Board, created under the Scheme, is made up of individuals appointed under the Scheme. Together, these individuals have wide experience of finance, investments, charities and the law. No Board member is required to be approved by the Financial Conduct Authority because the Board does not carry out regulated activities in relation to the Fund. The investment management, administration, registrar and secretarial functions of the Fund have been delegated to the Manager. The Board meets at least four times per annum to receive reports and monitor the progress of the Fund.

As at 31 December 2022, the Fund owns 22.37% of the ordinary share capital of the Manager's parent company, CCLA Investment Management Limited, a proportion of which are non-voting shares.

The Board is responsible for setting and subsequently reviewing the investment policy of the Fund, monitoring performance, appointing the Auditor to the Fund and agreeing the fees charged by the Depositary, the Manager and the Auditor.

The Trustee and Depositary, HSBC Bank plc, appointed under the Scheme is responsible for the supervision and oversight of the Manager's compliance with the Scheme and Scheme Particulars and also for the custody and safekeeping of the property of the Fund. It is also responsible for the appointment and supervision of the Registrar of the Fund. The division between management and depositary functions provides an additional layer of protection for Unitholders. The Board, Trustee and Manager are considered Charity Trustees of the Fund within the meaning of the Charities Act 2011.

Investment objective

The Fund aims to provide a long-term total return comprising growth in capital and income.

Target Benchmark

A long-term total return of 5% per annum net of inflation as measured by the increase in the Consumer Price Index.

REPORT OF THE BOARD**for the half year ended 30 June 2023 (unaudited)****Investment policy**

The Fund is an actively managed, diversified portfolio of assets designed to help protect both present and future beneficiaries from the effects of inflation. It will have an emphasis on equities, but will also include property, bonds and other asset classes.

Distribution policy

The Fund has the capacity to make distributions from both income and capital. The annual rate of distribution is approved by the Board in discussions with the Manager.

Target investors

The Fund is intended for eligible charity investors, with at least a basic knowledge of relevant financial instruments, which are 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. 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).

Review of investment activities and policies of the Fund

The Board met quarterly during the period to carry out its responsibility for the approval of investment strategy, for setting distribution policy, to review investment diversification, suitability and risk and to review the performance of the Fund. In addition, the Board reviewed the administration, expenses and pricing of the Fund.

The Board reviewed the progress of the Manager and approved the valuation of the investments in the Fund, which are included within the portfolio statement of these Financial Statements.

During the period, the Board also met quarterly with the Manager to review investments, transactions and policies of the Fund. The Manager's report, which appears later, provides further details.

The Board evaluates the capability of the Manager (CCLA Fund Managers Limited) and is carefully monitoring its performance, resources and structure.

REPORT OF THE BOARD

for the half year ended 30 June 2023 (unaudited)

Responsible investment and stewardship

The Fund is also managed in accordance with the Investment Manager's responsible investment policy and takes a positive approach to stewardship as defined in the UK Stewardship Code for institutional investors. The Investment Manager's response to this code and its voting and engagement records are available on its website (www.ccla.co.uk). The Investment Manager is also a signatory to the United Nations backed Principles for Responsible Investment (PRI). The annual PRI assessment is available on the Investment Manager's website. The Fund will take an active policy with regard to corporate actions and voting as required.

Over the reporting year the Fund's approach to stewardship has benefited from the Investment Manager's wider active ownership programme. This includes, but is not limited to, the CCLA Corporate Mental Health Benchmark, 'Find It, Fix It, Prevent It' (a campaign against modern slavery) and wider engagement on issues such as climate change and the cost of living.

Ethical investment

The Board's main purpose is to obtain the best return for Unitholders, consistent with commercial prudence and the need to ensure diversification of assets.

The Board has adopted an ethical investment policy which reflects client priorities researched by the Manager. The Fund prohibits investment in companies that have been identified by our third-party data provider (MSCI), as being involved in:

- producing landmines, cluster bombs or chemical/biological weapons;
- producing tobacco products;
- having significant (>10%) turnover relating to online gambling or the production of pornography.

Companies that have not responded to persistent engagement on compliance with:

- The ILO Core Labour Standards;
- The UN Guiding Principles on Business and Human Rights; and
- Norms relating to Biodiversity, Toxic Waste and Climate Change disclosure;

are also restricted from investment.

Controls and risk management

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

During the period, the Board, assisted by the Manager, reviewed the Fund's systems of internal controls and risk reporting.

N Morecroft
Chair
26 September 2023

REPORT OF THE INVESTMENT MANAGER

for the half year ended 30 June 2023 (unaudited)

Strategy

To target its aim of maintaining investors' real long term spending power by providing a rising income and capital growth, the portfolio has a structural bias to real assets. These are investments that are expected to achieve returns by participating in real economic activity, as opposed to 'loan' assets like bonds and cash. Global equities (company shares) make up the major part of the portfolio, and the emphasis is

on good quality companies with high standards of governance and growth prospects that are not dependent on trends in the broad economy. Other portfolio assets include UK commercial property, government and non-government bonds, and infrastructure. Infrastructure assets are those which support social and economic activity, such as clean power generation, health and public service facilities, transport and social housing.

Annualised total capital and income return

To 30 June 2023	6 months %	1 year %	5 years % p.a.	10 years % p.a.
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Performance against market indices (after expenses)

COIF Charities Investment Fund				
Income Units*	4.97	6.20	7.79	9.12
Accumulation Units*	4.98	6.21	7.80	9.14
Comparator benchmark#	6.20	6.42	5.12	7.22
MSCI UK Investable Market Index	2.27	6.98	2.70	5.61
MSCI World ex UK	9.17	13.43	10.26	11.86
iBoxx Markit £ Gilts	-3.78	-15.39	-4.38	0.30
MSCI UK Monthly Property**	1.30	-16.89	2.56	7.10
Consumer Price Index (CPI)	3.38	7.96	4.45	2.95

Comparator benchmark – Composite: From 01/01/21, MSCI World 75%, MSCI UK Monthly Property 5%, iBoxx £ Gilts 15% & SONIA 5%. From 01.01.16 MSCI UK IMI 45%, MSCI Europe Ex UK 10%, MSCI North America 10%, MSCI Pacific 10%, AREF/MSCI™ All Properties 5%, iBoxx £ Gilt 15% & 7 Day LIBID 5%. To 31.12.15 MSCI UK All Cap 45%, MSCI Europe Ex UK (50% Hedged) 10%, MSCI North America (50% Hedged) 10%, MSCI Pacific (50% Hedged) 10%, MSCI™ UK Monthly Property 5%, BarCap Gilt 15% & 7 Day LIBID 5% and to 31.12.11 FTSE All-Share 60%, FTSE All-World Developed Ex UK 20%, MSCI™ All Properties 10% and FTSE UK Government All Stocks 10%.

* Mid to mid plus income re-invested.

Source: CCLA.

REPORT OF THE INVESTMENT MANAGER for the half year ended 30 June 2023 (unaudited)

Performance

The Fund's total return target benchmark of CPI+5% (before fees) is a long-term objective and returns in any one period may be significantly higher or lower than that level, as inflation and investment market returns vary through the economic cycle. To aid investors' understanding of the portfolio's performance in different market conditions, we report the Fund's returns in each reporting period against those of the comparator benchmark which is detailed on page 6.

Over the six-month period under review the Fund's total return was 5.0% on the Income Units and 4.98% on the Accumulation Units (after costs and expenses). This compares with a return of 6.20% on the comparator benchmark.

The Fund is actively managed and it is common for performance to be either above or below that of the comparator benchmark over any given reporting period. It is also common for there to be both positive and negative contributing factors to these differences. Over the period under review the principal negative contributor was the performance of the Fund's equity holdings (company shares) relative to the equity market as a whole. During the first half of 2023 equity market returns were positive but these gains were narrowly concentrated in a handful of US 'big tech' stocks which make up a high proportion of the market's overall value. The Fund's equity portfolio is well diversified across many companies and we avoid over-reliance on any individual holding, however favourably we regard its prospects. Hence, although some of these

information technology stocks were held in the portfolio, and despite positive returns from equity holdings in other sectors, the Fund did not fully participate in the gains seen at the market level.

Elsewhere in the Fund, returns from commercial property were broadly flat while there were negative returns from a number of holdings classified as 'alternative assets'. These investments include infrastructure assets that contribute to the functioning of society and have the potential for steady cash flows, such as clean energy generation and social housing. These alternative assets suffered from a diminution in the attractiveness of their income yields relative to the higher yields now available from the bond market.

Economic and Market Review

Equity markets had mixed fortunes over the first half of 2023 but made progress overall. The year got off to an encouraging start and January was strongly positive, as investors began to anticipate a peak in interest rates. The mood changed in February, however, amid signalling from the US Federal Reserve and other central banks that they regarded the fight against inflation as having some way to go. Headline inflation continued to fall but employment data indicated that jobs markets remained too tight for the regulators' liking, and core inflation measures which strip out volatility energy and food prices continued to rise. This reinforced expectations that interest rates would move higher and stay there for longer than had recently been priced in by markets.

REPORT OF THE INVESTMENT MANAGER for the half year ended 30 June 2023 (unaudited)

Financial stocks were especially volatile in the month of March as difficulties emerged at a handful of institutions including Credit Suisse and the specialist Silicon Valley Bank. Fortunately, swift action by regulators helped to reassure investors that the turmoil was not systemic to the banking system as a whole. More broadly, signs that labour markets were finally beginning to soften and that the peak of interest rate tightening was approaching – seen as even more likely if central banks concluded that a rising yield environment had contributed to banks' woes – improved support for equities as a whole.

The second quarter of the year brought a couple of spells of anxiety. Firstly, strong US economic data increased the perceived chance of monetary policy staying tighter for longer, which would be expected to suppress asset valuations. Then towards the end of May, concerns over the possibility of the US defaulting on its obligations, by failing to reach agreement on the debt ceiling, also raised concerns. Fortunately a deal was reached, alleviating those concerns and keeping the US market marginally in positive territory.

Further progress was made in June, but with increasing divergence between sectors. A handful of technology companies, especially those benefiting from surging interest in artificial intelligence (AI) continued to advance strongly. In contrast the majority of the market, and especially the traditional energy and materials sectors, languished as demand weakened and costs were impacted by inflation.

Over the six-month period under review the global equity index delivered total returns of +8.9% in sterling terms. 'Growth' stocks, which include most of those in the IT sector, once again outperformed the more defensive 'value' category. In the dominant US market, for example, the value index was down -11.1% (sterling terms) for the period compared with +10.4% from growth names.

The UK-listed equity market lagged its global peers, thanks mainly to the dominance in the domestic market of under-performing sectors such as traditional energy and mining stocks. Banks, which had a difficult period, are also heavily represented in the UK index. Returns from the broad UK equity market were +2.3% over the six-month period under review.

In other markets, fixed interest assets started the year on a positive note but faltered in the second quarter as inflation news and central bank commentary pointed to 'higher for longer' interest rate policies in the major western economies. Bond yields rose in response: the yield on the benchmark 10-year UK government bond (gilt) ended the period at 4.4%, close to the peak seen in the damaging aftermath of last year's so-called 'mini-budget', and indeed continued to rise after the end of June. Bond prices move in the opposite direction from yields, resulting in losses for fixed income investors. The UK government bond market as a whole gave total returns of -3.8% over the first half of the calendar year.

REPORT OF THE INVESTMENT MANAGER for the half year ended 30 June 2023 (unaudited)

The rise in bond yields continued to depress valuations among alternative assets, such as some infrastructure and contractual income vehicles. The UK commercial property sector also faced negative sentiment but was much steadier than during the savage devaluation experienced in late 2022, with only modest declines in capital values over the first half of 2023. Total returns from property, supported by continued resilience in occupier markets and income flows, were broadly flat for the six-month period.

Outlook

Policy makers and market observers have been surprised by the continued resilience in economic activity, with the widespread recession that was expected by many having so far not materialised.

However growth is decidedly subdued and there are reasons to expect that recession will affect individual economies in coming periods, even if such downturns are relatively shallow and short lived and if at the global level growth remains positive. Activity has been supported by consumer demand for services in particular, and it is likely that this in turn has benefited from pandemic-era savings which are now being run down.

The UK has joined the US in having an inverted yield curve, meaning that the yield on long-dated government debt is lower than on short-dated bonds. Historically this has been a very reliable indicator of an impending recession. The eurozone has already reported a modest technical recession; while in China, the expansion that

followed the ending of most pandemic restrictions has already faltered. In all these economies, purchasing managers' index (PMI) indicators of activity levels have reported that manufacturing activity has been contracting while services activity, although still expanding, has been doing so at a slower rate than in recent periods.

Economic growth appears set to take some time to recover from the shock of surging inflation and the tighter monetary policy intended to control it. Earnings growth in equity markets will likely be limited. Furthermore, we can expect to see continued divergence between sectors and individual stocks as investors digest the prospects for different businesses in a higher inflation and higher yield environment. We find that some companies are better able than others to raise their own prices and thus protect revenues, and to control costs to support net earnings. The peak of the interest rate cycle, which currently appears set to be reached before too long, could mark the beginning of a more positive long-term trend. However now that we have left behind the era of ultra-loose monetary policy and the support that it provided for asset prices, markets are likely to remain volatile for the foreseeable future.

C Ryland
Head of Investment
CCLA Fund Managers Limited
26 September 2023

REPORT OF THE INVESTMENT MANAGER

for the half year ended 30 June 2023 (unaudited)

Top ten changes in portfolio composition

	Cost £'000		Proceeds £'000
Purchases:		Sales:	
UK Treasury 4.5% 2042	102,169	UK Treasury 4.25% 2032	85,683
UK Treasury 3.25% 2044	101,906	UK Treasury 0.875% 2033	41,763
COIF Charities Fixed Interest Fund	66,915	Unilever	32,181
Federated Hermes Sustainable Global		UK Treasury 1% 2032	28,052
Investment Grade Credit Fund	32,893	Roche Holdings	27,134
Trane Technologies	26,382	The Walt Disney Company	22,768
Tradeweb Markets	24,889	Assa Abloy	22,520
Alexandria Real Estate Equities	22,189	Amadeus IT Group	20,832
Costco Wholesale	19,809	Medtronic	19,893
Avantor	19,141	JP Morgan Chase & Co	18,790
Veeva Systems A	17,073		

When a stock has both purchases and sales in the reporting period, these transactions have been netted and the net amount has been reflected as either a net purchase or net sale in the table above.

Portfolio composition by credit rating

Rating category	% Fund
AAA	—
AA	100
A	—
BBB	—
Non investment grade	—
Not rated (Debentures/Preference Shares)	—

Risk warning

Past performance is not a reliable indicator of future results. The price of the Fund's Units 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's Units are intended only for long-term investment and are not suitable for money liable to be spent in the near future. Units are realisable on each weekly dealing day only.

This Fund may invest in emerging market countries which could be subject to political and economic change.

The Fund may invest in collective investment schemes and other assets which may be illiquid. These include limited partnerships and other unquoted investments where valuations are open to the COIF Charities Property Fund, which invests directly in property and property related assets which are valued by an independent valuer and as such are open to substantial subjectivity. The performance of this Fund may be adversely affected by a downturn in the property market which could impact on the capital and/or income value of this Fund.

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 (RHP).



The Manager has classified the COIF Charities Investment Fund as 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level and poor market conditions could 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 RHP of five years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

Investors can request redemption at any time and the Fund deals on a weekly basis. The Fund does not include any protection from future market performance, so you could lose some or all of your investment.

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

COMPARATIVE TABLE

Change in net assets per Unit

	Income Units			
	Half year to 30.06.2023 pence per Unit	Year to 31.12.2022 pence per Unit	Year to 31.12.2021 pence per Unit	Year to 31.12.2020 pence per Unit
Opening net asset value per Unit	1,815.44	2,054.47	1,798.24	1,690.15
Return before operating charges*	96.98	(171.75)	323.68	172.91
Operating charges***	(6.36)	(12.80)	(14.04)	(12.46)
Return after operating charges*	90.62	(184.55)	309.64	160.45
Distributions on Income Units	(27.04)	(54.48)	(53.41)	(52.36)
Closing net asset value per Unit	1,879.02	1,815.44	2,054.47	1,798.24
* after direct transaction costs of:	0.22	0.64	0.81	0.75

Performance

Return after charges	4.99%	(8.98%)	17.22%	9.49%
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Other information

Closing net asset value (£'000)	2,736,785	2,542,122	2,826,712	2,617,892
Closing number of Units	145,649,342	140,028,101	137,588,361	145,580,852
Operating charges**	0.90%	0.86%	0.73%	0.74%
Direct transaction costs	0.01%	0.03%	0.04%	0.04%

Prices (pence per Unit)

Highest Unit price (offer)	1,930.71	2,055.53	2,089.39	1,828.79
Lowest Unit price (bid)	1,824.36	1,770.39	1,747.29	1,398.22

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 comprise the Manager's annual management charge and other expenses, including VAT, but before taking account of rebates, as these only offset charges incurred within the underlying funds. The percentages above reflect these charges 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 proportion of its assets in other funds. Operating charges as at 30 June 2023 and 31 December 2022 include synthetic costs of 0.22% and 0.19% respectively which represent the OCF of the underlying funds weighted on the basis of the investment proportion. Synthetic cost were not included in previous periods.

*** Operating charges includes VAT reclaims received during the year.

COMPARATIVE TABLE

Change in net assets per Unit

	Half year to 30.06.2023 pence per Unit	Accumulation Units Year to 31.12.2022 pence per Unit	Year to 31.12.2021 pence per Unit	Year to 31.12.2020 pence per Unit
Opening net asset value per Unit	22,045.00	24,226.63	20,627.04	18,788.30
Return before operating charges*	1,179.67	(2,029.66)	3,762.25	1,979.02
Operating charges***	(76.14)	(151.97)	(162.66)	(140.28)
Return after operating charges*	1,103.53	(2,181.63)	3,599.59	1,838.74
Distributions on Accumulation Units	(266.96)	(446.86)	(360.22)	(371.72)
Retained distributions on Accumulation Units	266.96	446.86	360.22	371.72
Closing net asset value per Unit	23,148.53	22,045.00	24,226.63	20,627.04
* after direct transaction costs of:	2.69	7.61	9.39	8.43

Performance

Return after charges	5.01%	(9.01%)	17.45%	9.79%
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Other information

Closing net asset value (£'000)	660,064	698,929	841,929	793,992
Closing number of Units	2,851,433	3,170,464	3,475,223	3,849,278
Operating charges**	0.88%	0.86%	0.73%	0.74%
Direct transaction costs	0.01%	0.03%	0.04%	0.04%

Prices (pence per Unit)

Highest Unit price (offer)	23,445.82	24,239.07	24,477.59	20,827.25
Lowest Unit price (bid)	22,153.37	21,021.94	20,042.59	15,543.26

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.

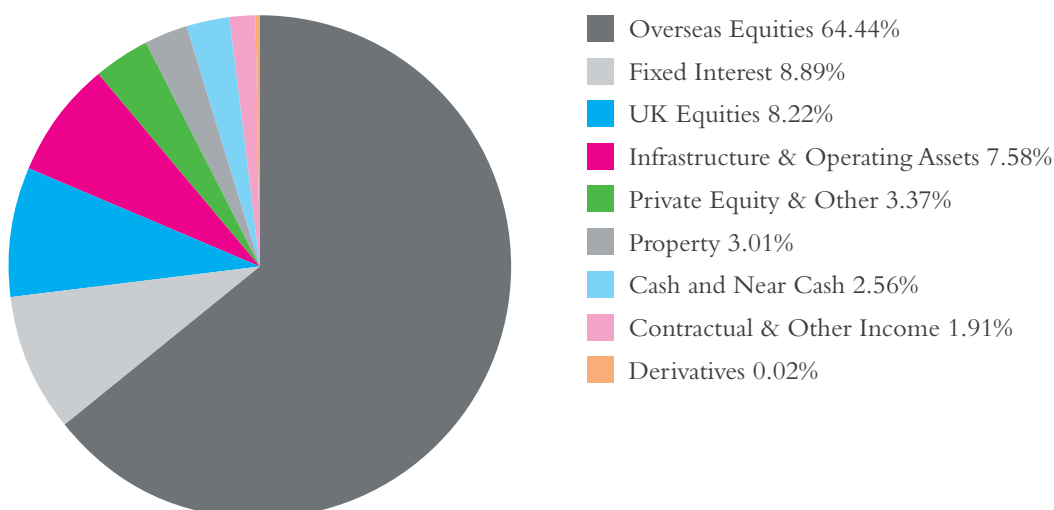
** Operating charges comprise the Manager's annual management charge and other expenses, including VAT, but before taking account of rebates, as these only offset charges incurred within the underlying funds. The percentages above reflect these charges divided by average net assets for the period/year. Industry guidance requires a 'synthetic' operating charge figure to be calculated where a Fund invests a proportion of its assets in other funds. Operating charges as at 30 June 2023 and 31 December 2022 include synthetic costs of 0.22% and 0.19% respectively which represent the OCF of the underlying funds weighted on the basis of the investment proportion. Synthetic cost were not included in previous periods.

*** Operating charges includes VAT reclaims received during the year.

PORTFOLIO ANALYSIS

at 30 June 2023 (unaudited)

Portfolio Allocation

Breakdown of Overseas Equities
by Geography

North America	46.05%
Developed Europe	13.46%
Asia Pacific ex-Japan	3.01%
Japan	1.00%
Other	0.92%
	64.44%

Breakdown of Equities by Sector

Information Technology	16.86%
Health Care	14.50%
Financials	12.25%
Industrials	9.81%
Consumer Staples	7.41%
Consumer Discretionary	5.74%
Real Estate	3.22%
Communication Services	2.08%
Utilities	0.79%
	72.66%

The portfolio analyses above differ from the following portfolio statement because: (i) prices used here are mid-market, rather than bid; and (ii) allocations are adjusted on a “look through” basis in respect of cross holdings in other CCLA funds (i.e. such funds are shown in a single category in the portfolio statement, but are analysed by their underlying holdings on this page).

PORTFOLIO STATEMENT

at 30 June 2023 (unaudited)

	Holding	Fair value £'000	% of total net assets
UNITED KINGDOM 7.97% (31.12.2022 – 8.95%)			
Consumer Discretionary 0.85% (31.12.2022 – 0.59%)			
InterContinental Hotels Group	527,893	28,686	0.85
Consumer Staples 0.84% (31.12.2022 – 2.01%)			
Diageo	843,101	28,484	0.84
Financials 1.40% (31.12.2022 – 1.42%)			
London Stock Exchange Group	397,005	33,213	0.98
Prudential	1,295,018	14,355	0.42
Health Care 0.96% (31.12.2022 – 0.93%)			
AstraZeneca	289,603	32,656	0.96
Industrials 1.90% (31.12.2022 – 1.69%)			
Experian	1,076,102	32,466	0.96
RELX	1,224,889	32,104	0.94
Real Estate 2.02% (31.12.2022 – 2.31%)			
Aberdeen Standard European Logistics Income	3,043,493	2,009	0.06
Assura	32,837,298	14,895	0.44
Empiric Student Property	14,166,995	11,929	0.35
PRS REIT	8,996,982	7,225	0.21
Segro REIT	1,793,954	12,855	0.38
Target Healthcare REIT	3,768,329	2,702	0.08
Tritax Big Box REIT	13,666,665	17,070	0.50

PORTFOLIO STATEMENT

at 30 June 2023 (unaudited)

	Holding	Fair value £'000	% of total net assets
OVERSEAS EQUITIES 64.75% (31.12.2022 – 59.60%)			
DEVELOPED EUROPE 12.95% (31.12.2022 – 13.74%)			
Communication Services 0.87% (31.12.2022 – 0.88%)			
Universal Music Group	1,686,434	29,436	0.87
Consumer Discretionary 1.17% (31.12.2022 – 0.99%)			
LVMH Moët Hennessy Louis Vuitton	53,772	39,822	1.17
Consumer Staples 4.02% (31.12.2022 – 4.33%)			
Heineken	346,568	28,010	0.82
Kerry Group	372,584	28,578	0.84
L'Oréal	68,566	25,130	0.74
Nestlé	260,987	24,685	0.73
Pernod Ricard	173,770	30,182	0.89
Financials 1.57% (31.12.2022 – 1.19%)			
Deutsche Boerse	152,086	22,089	0.65
Partners Group	42,236	31,244	0.92
Health Care 1.69% (31.12.2022 – 2.95%)			
Essilor International	208,060	30,817	0.91
Novo Nordisk 'B'	208,468	26,448	0.78
Industrials 1.55% (31.12.2022 – 1.82%)			
Schneider	196,052	28,005	0.82
Wolters Kluwer	248,407	24,792	0.73
Information Technology 1.73% (31.12.2022 – 1.58%)			
ASML Holding	50,714	28,849	0.85
Hexagon	3,105,426	29,919	0.88
Utilities 0.35% (31.12.2022 – 0.00%)			
Greencoat Renewables	13,539,157	11,828	0.35
NORTH AMERICA 44.06% (31.12.2022 – 38.38%)			
Communication Services 1.13% (31.12.2022 – 1.50%)			
Alphabet C	403,260	38,348	1.13

PORTFOLIO STATEMENT
at 30 June 2023 (unaudited)

	Holding	Fair value £'000	% of total net assets
Consumer Discretionary 3.48% (31.12.2022 – 2.89%)			
Amazon.com	418,850	42,921	1.26
McDonald's	76,167	17,871	0.53
Nike B	310,919	26,977	0.80
Starbucks	389,754	30,356	0.89
Consumer Staples 2.29% (31.12.2022 – 1.95%)			
Costco Wholesale	47,162	19,972	0.59
Estee Lauder	136,875	21,141	0.62
Pepsico	119,157	17,356	0.51
The Coca-Cola Company	411,078	19,468	0.57
Financials 6.87% (31.12.2022 – 4.93%)			
CME Group	194,160	28,294	0.84
Intercontinental Exchange Group	431,925	38,417	1.13
Marsh & McLennan	114,514	16,935	0.50
Mastercard	94,713	29,275	0.86
S&P Global	126,422	39,864	1.17
The Blackstone Group	296,826	21,706	0.64
Tradeweb Markets	416,812	22,451	0.66
Visa A	195,103	36,419	1.07
Health Care 11.24% (31.12.2022 – 10.69%)			
Abbott Laboratories	320,933	27,515	0.81
Agilent Technologies	226,564	21,422	0.63
Avantor	1,125,050	18,168	0.53
Danaher	123,240	23,274	0.69
Edwards Lifesciences	462,905	34,346	1.01
Humana	92,126	32,390	0.95
ICON	195,269	38,429	1.13
Illumina	75,584	11,141	0.33
Intuitive Surgical	80,725	21,701	0.63
Merck & Co	186,941	16,958	0.50
Stryker	129,057	30,947	0.91
Thermo Fisher Scientific	59,251	24,299	0.72
UnitedHealth Group	97,663	36,909	1.09
Veeva Systems A	118,167	18,383	0.54
Zoetis	192,001	25,986	0.77

PORTFOLIO STATEMENT
at 30 June 2023 (unaudited)

	Holding	Fair value £'000	% of total net assets
Industrials 5.95% (31.12.2022 – 4.48%)			
Ametek	171,979	21,880	0.65
Deere & Company	41,489	13,217	0.39
Honeywell International	109,782	17,914	0.53
IDEX	138,959	23,536	0.69
Ingersoll Rand	457,185	23,500	0.69
Trane Technologies	180,621	27,155	0.80
TransUnion	618,620	38,139	1.12
Union Pacific	103,930	16,717	0.49
Verisk Analytics	113,087	20,100	0.59
Information Technology 11.50% (31.12.2022 – 10.74%)			
Accenture	112,862	27,371	0.81
Adobe	104,134	40,034	1.18
Ansys	126,371	32,823	0.97
Broadcom	33,274	22,685	0.67
Intuit	98,348	35,430	1.04
Microsoft	235,842	63,125	1.86
Nvidia	64,532	21,459	0.63
NXP Semiconductors	196,904	31,679	0.93
Roper Technologies	83,226	31,474	0.93
ServiceNow	71,058	31,408	0.92
Synopsys	92,721	31,755	0.93
Texas Instruments	150,800	21,348	0.63
Real Estate 1.18% (31.12.2022 – 0.55%)			
Alexandria Real Estate Equities	220,115	19,639	0.58
American Tower	132,983	20,279	0.60
Utilities 0.42% (31.12.2022 – 0.65%)			
NextEra Energy	244,158	14,244	0.42
JAPAN 0.96% (31.12.2022 – 0.69%)			
Information Technology 0.96% (31.12.2022 – 0.69%)			
Keyence	88,300	32,590	0.96

PORTFOLIO STATEMENT

at 30 June 2023 (unaudited)

	Holding	Fair value £'000	% of total net assets
ASIA PACIFIC EX JAPAN 2.88% (31.12.2022 – 2.98%)			
Financials 1.87% (31.12.2022 – 2.22%)			
AIA Group	3,935,400	31,244	0.92
HDFC Bank	586,818	32,148	0.95
Information Technology 1.01% (31.12.2022 – 0.76%)			
Taiwan Semiconductor Manufacturing Company	2,372,000	34,446	1.01
MULTI GEOGRAPHY 3.02% (31.12.2022 – 2.96%)			
Pooled Funds 3.02% (31.12.2022 – 2.96%)			
COIF Charities Global Equity Income Fund Income Units*	39,100,405	102,443	3.02
OTHER 0.87% (31.12.2022 – 0.85%)			
Information Technology 0.87% (31.12.2022 – 0.85%)			
Nice	185,019	30,052	0.87
PRIVATE EQUITY & OTHER 3.36% (31.12.2022 – 2.65%)			
CCLA Shares 0.62% (31.12.2022 – 0.63%)			
CCLA Investment Management – Ordinary Non Voting**	2,600,000	10,166	0.30
CCLA Investment Management – Ordinary Shares**	2,816,700	11,013	0.32
Other 0.00% (31.12.2021 – 0.08%)			
Private Equity 2.74% (31.12.2022 – 1.94%)			
Blackstone Capital Partners Asia**	1	17,780	0.52
BMO Private Equity Trust	2,403,201	11,367	0.33
Cambridge Innovation Capital II	1	1,787	0.05
HG Capital Trust	3,852,038	14,272	0.42
NB Private Equity Partners A	578,053	8,682	0.26
Pantheon International	5,208,921	13,257	0.39
Princess Private Equity Holding	1,448,202	12,863	0.38
Rubicon Partners**	1	13,086	0.39

PORTFOLIO STATEMENT

at 30 June 2023 (unaudited)

	Holding	Fair value £'000	% of total net assets
INFRASTRUCTURE & OPERATING ASSET 7.58%			
(31.12.2022 – 8.42%)			
Energy Resources & Environment 2.90%			
(31.12.2022 – 3.23%)			
Aquila European Renewables Income Fund	5,847,267	4,466	0.13
Bluefield Solar Income Fund	9,232,561	11,079	0.33
Clean Energy and Environment Fund**	1	13,031	0.38
Clean Growth Fund**	1	4,722	0.14
Foresight Solar Fund	9,391,211	9,194	0.27
Greencoat UK Wind	15,106,431	21,768	0.64
NextPower III**	1	8,616	0.26
SDCL Energy Efficiency Income Trust	17,099,627	12,688	0.37
The Forest Company**	557,164	1,324	0.04
The Renewables Infrastructure Group	6,450,446	7,405	0.22
US Solar Fund	7,833,185	4,190	0.12
General 4.34% (31.12.2022 – 4.47%)			
Brookfield Infrastructure Partners	702,576	20,154	0.59
Infracapital Partners III**	1	37,398	1.10
International Public Partnership	3,673,564	4,754	0.14
KKR Global Infrastructure Investors III**	1	24,967	0.74
Macquarie Korea Infrastructure Fund	2,898,606	21,975	0.65
Macquarie Korea Infrastructure Fund Rights	235,254	21	–
Pan-European Infrastructure Fund I**	1	8,627	0.25
Pan-European Infrastructure Fund II**	1	16,487	0.48
Strategic Partners Offshore Real Assets – Infrastructure II**	1	13,193	0.39
Social 0.34% (31.12.2022 – 0.72%)			
European Student Housing Fund**	1	4,829	0.14
HICL Infrastructure	287,863	386	0.01
KMG Wren Retirement Fund**	8,102	6,205	0.19
PROPERTY 2.97% (31.12.2022 – 3.21%)			
COIF Charities Property Fund Income Units*	87,072,475	93,533	2.76
Duet Real Estate Finance***	3,611,649	–	–
Tritax Eurobox REIT	14,094,297	7,202	0.21

PORTFOLIO STATEMENT
at 30 June 2023 (unaudited)

	Holding	Fair value £'000	% of total net assets
CONTRACTUAL & OTHER INCOME 1.90% (31.12.2022 – 2.09%)			
Ares Capital	494,639	7,307	0.22
Blackstone Mortgage Trust	649,532	10,632	0.31
GCP Asset Backed Income Fund	11,688,858	7,364	0.22
Hipgnosis Songs Fund	22,031,713	17,537	0.52
KKR Mezzanine Partners I**	1	2,368	0.07
KKR Private Credit Opportunities Partners II**	1	3,158	0.09
RM Infrastructure Income Fund	4,347,523	2,956	0.09
Round Hill Music Royalty Fund	14,746,803	8,584	0.25
Sequoia Economic Infrastructure Income Fund	195,578	150	–
Social and Sustainable Housing**	1	4,476	0.13
FIXED INTEREST 8.89% (31.12.2022 – 7.39%)			
Government Bonds 5.96% (31.12.2022 – 4.93%)			
UK Treasury 3.25% 2044	£122,054,000	101,509	2.99
UK Treasury 4.5% 2042	£101,149,000	100,963	2.97
Funds 2.93% (31.12.2022 – 0.00%)			
COIF Charities Fixed Interest Fund*	£56,726,901	66,492	1.96
Federated Hermes Sustainable Global Investment Grade Credit Fund	£32,892,934	32,840	0.97
CERTIFICATE OF DEPOSIT 1.75% (31.12.2022 – 2.46%)			
Bank of Montreal 4.95% CD 09/12/2022 – 08/12/2023	£8,000,000	7,977	0.24
BNP Paribas Lon 4.64% CD 17/02/2023 – 16/02/2024	£9,000,000	8,909	0.26
Cooperatieve Rabo Bank 4.8% CD 06/03/2023 – 05/03/2024	£7,000,000	6,934	0.21
Lloyds Bank 4.69% CD 22/02/2023 – 22/02/2024	£9,000,000	8,911	0.26
Nordea Bank London 5.3% CD 28/04/2023 – 26/04/2024	£9,000,000	8,920	0.26
Skandinav Enskilda 5.85% CD 01/06/2023 – 03/06/2024	£9,000,000	8,944	0.26
Toronto Dominion 5.28% CD 22/05/2023 – 21/05/2024	£9,000,000	8,903	0.26

PORTFOLIO STATEMENT
at 30 June 2023 (unaudited)

	Holding	Fair value £'000	% of total net assets
INVESTMENT ASSETS		3,368,277	99.16
NET OTHER ASSETS		28,572	0.84
TOTAL NET ASSETS		3,396,849	100.00

All investments are listed on recognised stock exchanges or traded on or under the rules of an eligible securities market.

- * The COIF Charities Global Equity Income Fund, COIF Charities Fixed Interest Fund and COIF Charities Property Fund are managed by the Manager and represent related party transactions.
- ** Unquoted investments. CCLA Investment Management is a related party.
- *** Suspended quoted securities.

STATEMENT OF TOTAL RETURN

for the half year ended 30 June 2023 (unaudited)

	Period ended 30.06.2023		Period ended 30.06.2022	
	£'000	£'000	£'000	£'000
Income				
Net capital gains/(losses)		133,569		(391,031)
Revenue	41,592		33,671	
Expenses	(11,350)		(11,223)	
Interest payable and similar charges	(15)		(1)	
Net revenue before taxation	30,227		22,447	
Taxation	(1,560)		(1,642)	
Net revenue after taxation		28,667		20,805
Total return/(deficit) before distributions		162,236		(370,226)
Distributions		(46,741)		(45,000)
Change in net assets attributable to Unitholders from investment activities		115,495		(415,226)

STATEMENT OF CHANGE IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

for the half year ended 30 June 2023 (unaudited)

	Period ended 30.06.2023		Period ended 30.06.2022	
	£'000	£'000	£'000	£'000
Opening net assets attributable to Unitholders		3,241,051		3,668,641
Amounts receivable on issue of Units	69,264		96,017	
Amounts payable on cancellation of Units	(36,420)		(78,496)	
In-specie transactions	–		4,249	
		32,844		21,770
Change in net assets attributable to Unitholders from investment activities		115,495		(415,226)
Retained distributions on Accumulation Units		7,459		7,132
Closing net assets attributable to Unitholders		3,396,849		3,282,317

The note on page 25 and distribution tables on page 26 form part of these financial statements.

The above statement shows the comparative closing net assets at 30 June 2022, whereas the opening net assets for the current accounting period commenced on 1 January 2023.

BALANCE SHEET

at 30 June 2023 (unaudited)

	30.06.2023		31.12.2022	
	£'000	£'000	£'000	£'000
ASSETS				
Fixed assets:				
Investments		3,368,277		2,991,871
Current assets:				
Debtors	13,890		10,098	
Cash equivalents	8,505		218,518	
Cash and bank balances	30,500		42,149	
Total current assets		52,895		270,765
Total assets		3,421,172		3,262,636
LIABILITIES				
Creditors:				
Other creditors	4,631		2,359	
Distribution payable on Income Units	19,692		19,226	
Total creditors		24,323		21,585
Total liabilities		24,323		21,585
Net assets attributable to Unitholders		3,396,849		3,241,051

The financial statements on pages 23 to 26 have been approved by the Board.

Approved on behalf of the Board
26 September 2023

N Morecroft, Chair

The note on page 25 and distribution tables on page 26 form part of these financial statements.

NOTE TO THE FINANCIAL STATEMENTS
for the half year ended 30 June 2023 (unaudited)

1. Accounting policies

Basis of preparation

The financial statements have been prepared on a going concern basis, in compliance with United Kingdom Generally Accepted Accounting Practice including FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (United Kingdom Generally Accepted Accounting Practice), the Charities Act 2011, and Alternatives Investment Fund Managers Directive (AIFMD). The financial statements have been prepared under the historical cost basis, as modified by the revaluation of investments.

The Fund is exempt from preparing a statement of cash flows under FRS 102 as substantially all of the Fund’s investments are highly liquid, substantially all of the Fund’s investments are carried at market value and the Fund provides a statement of change in net assets.

Unless otherwise stated, all other accounting policies applied are consistent with those of the annual financial statements for the year ended 31 December 2022 and are described in those financial statements.

DISTRIBUTION TABLES

for the half year ended 30 June 2023 (unaudited)

Period ended	Date payable/paid		Dividends payable/paid pence per Unit	
	2023	2022	2023	2022
Income Units				
31 March	31 May	31 May	13.52	13.52
30 June	31 August	31 August	13.52	13.52
			27.04	27.04

Period ended	Revenue accumulated pence per Unit	
	2023	2022
Accumulation Units		
31 March	106.00	78.55
30 June	160.96	129.86
	266.96	208.41

STATEMENT OF BOARD, TRUSTEE, DEPOSITARY AND MANAGER RESPONSIBILITIES

Responsibilities of the Board

The Board shall comply with the duty of care when exercising its powers and discharging its duties under the Scheme, as follows:

- making and revising the written statement of the investment objectives of the Fund and ensuring that details of such investment objectives will be included in the Scheme Particulars;
- determining the criteria and methods for evaluating the performance of the Fund;
- granting prior written approval to the Manager should the Manager wish to enter into certain types of investment or a specific course of borrowing on behalf of the Fund;
- appointing the Auditor of the Fund and agreeing their terms of engagement;
- making an annual report on the discharge of the Board's responsibilities;
- determining the rate of remuneration of the Trustee and the Manager in accordance with the Scheme and the Scheme Particulars;
- applying to the Charity Commission for an order to discharge the Trustee from the provisions of the Scheme and an order to appoint a new Trustee of the provisions of the Scheme;

- making representations to the Trustee on the winding up of the Fund: provided that any Board member who has any interests in the Trustee or the Manager shall not participate in the Board's discussions and decisions on the matter and shall not be counted in the quorum necessary for the transaction of such business; and
- informing the Charity Commission promptly and in writing if the Board is not satisfied at any time as to the compliance of the Trustee or the Manager with the Scheme or the Scheme Particulars.

Under the Alternative Investment Fund Managers Directive ("AIFMD"), the Board has certain additional responsibilities including:

- the duty to inform the Financial Conduct Authority promptly and in writing if the Board is not satisfied with the compliance of the Trustee or the Manager with the applicable provisions of AIFMD; and
- the direct power (without reference to the Charity Commission) to require the removal of the Manager and/or the Trustee where it considers for good and sufficient reason that a change of Manager or Trustee is in the interests of the Participating Charities.

STATEMENT OF BOARD, TRUSTEE, DEPOSITARY AND MANAGER RESPONSIBILITIES

Responsibilities of the Trustee

The Trustee shall be responsible for those aspects of the administration and management of the Fund and its property which are specified in the Scheme. The Trustee shall comply with the duty of care when exercising its powers and discharging its duties. The following are the duties and powers of the Trustee:

- the supervision and oversight of the Manager's compliance with the Scheme and the Scheme Particulars. In particular, the Trustee shall be satisfied that the Manager is competently exercising its powers and discharging its duties under the Scheme, and that the Manager is maintaining adequate and proper records;
- the appointment, supervision and oversight of any Registrar or other delegate which it has appointed in accordance with the Scheme;
- the custody and control of the property of the Fund and the collection of all income due to the Fund;
- the creation and cancellation of Units as instructed by the Manager (except where the Scheme Particulars permit the Trustee to disregard those instructions);
- making distributions or allocations to Participating Charities in proportion to their respective Units in the property of the Fund;

- the making of an annual report on the discharge of its responsibilities for the management of the Fund; and

- winding up the Fund.

The Trustee shall take all steps and execute all documents as are necessary to secure that instructions given to it by the Manager are carried out as to the exercise of rights (including voting rights) attaching to the ownership of property of the Fund and that the purchases and sales of investments for or of the Fund are properly completed.

The Trustee shall maintain such records as are necessary to enable it to comply with the Scheme and with section 130 of the Charities Act 2011 and to demonstrate that such compliance has been achieved.

STATEMENT OF BOARD, TRUSTEE, DEPOSITARY AND MANAGER RESPONSIBILITIES

Responsibilities of the Depositary

The Depositary must ensure that the Fund is managed in accordance with the Financial Conduct Authority's Investment Funds Sourcebook, ("the Sourcebook"), the Alternative Investment Fund Managers Directive ("AIFMD") (together "the Regulations") and the Fund's Scheme Particulars.

The Depositary must in the context of its role act honestly, fairly, professionally, independently and in the interests of the Fund and its investors.

The Depositary is responsible for the safekeeping of the assets of the Fund in accordance with the Regulations.

The Depositary must ensure that:

- the Fund's cash flows are properly monitored and that cash of the Fund is booked into the cash accounts in accordance with the Regulations;
- the sale, issue, repurchase, redemption and cancellation of Units are carried out in accordance with the Regulations;
- the assets under management and the net asset value per unit of the Fund are calculated in accordance with the Regulations;
- any consideration relating to transactions in the Fund's assets is remitted to the Fund within the usual time limits;

- that the Fund's income is applied in accordance with the Regulations; and
- the instructions of the Alternative Investment Fund Manager ("the AIFM") are carried out (unless they conflict with the Regulations).

The Depositary also has a duty to take reasonable care to ensure that the Fund is managed in accordance with the Scheme Particulars in relation to the investment and borrowing powers applicable to the Fund.

STATEMENT OF BOARD, TRUSTEE, DEPOSITARY AND MANAGER RESPONSIBILITIES

Responsibilities of the Manager

The Manager shall be responsible for those aspects of the administration and management of the Fund and its property which are specified in the Scheme. The Manager shall comply with the duty of care when exercising its powers and discharging its duties under this Scheme. The following are the duties and powers of the Manager:

- instructing the Trustee with respect to the creation and cancellation of Units;
- managing the investments of the Fund in conformity with the investment objectives made by the Board;
- ensuring that regular valuations of the property of the Fund are carried out and to ensure that the Units are correctly priced;
- the creation and revision of the Scheme Particulars;
- maintenance of a daily record of Units purchased or sold on behalf of the Trustee;
- the creation of all records in respect of the Fund, available for inspection by the Trustee;
- the preparation of reports and accounts in respect of every accounting period; and
- the supervision and oversight of any appointed delegate.

The Manager of the Fund is required by the Scheme to:

- prepare and submit to the Charity Commission a statement of accounts and annual report complying with the requirements of the Charities Act 2011 and the Charities (Accounts and Reports) Regulations 2008, as amended or replaced from time to time; and
- prepare and submit to the Charity Commission a half- yearly report and accounts for the Fund made up to the date of the interim balance sheet.

The Manager is required to:

- select suitable accounting policies that are appropriate for the Fund and apply them on a consistent basis;
- comply with the disclosure requirements of FRS 102;
- follow generally accepted accounting principles and applicable accounting standards;
- keep proper accounting records which enable the Manager to demonstrate that the Financial Statements as prepared comply with the above requirements;

STATEMENT OF BOARD, TRUSTEE, DEPOSITARY AND MANAGER RESPONSIBILITIES

- make judgments and estimates that are reasonable and prudent; and
- prepare the Financial Statements on the basis that the Fund will continue in operation unless it is inappropriate to presume this.

The Trustee has appointed the Manager to act as Registrar to the Fund.

Under AIFMD, the Manager has certain additional responsibilities including, ensuring compliance with the applicable provisions of AIFMD and that any delegation by the Manager is in accordance with AIFMD.

Should the Manager wish to retire, the Manager can only be discharged from its duties under the Scheme following the appointment of a replacement Manager who is eligible under AIFMD to act as Manager of the Fund.

(Charity Registration No. 218873)

DIRECTORY

Board

N Morecroft, ASIP (Chair)
 K Corrigan, FCCA
 J Hobart, MA
 C Ong, MBA
 A Watson, CBE – deceased – resigned on 6 March 2023
 K Shenton – appointed on 6 June 2023

**Manager, Alternative Investment Fund Manager
 (AIFM), and Registrar**
 CCLA Fund Managers Limited

Investment Manager

CCLA Investment Management Limited
*Both CCLA Fund Managers Limited and CCLA Investment
 Management Limited are authorised and regulated by the
 Financial Conduct Authority*
 EC4V 4ET
 Registered Office Address
 One Angel Lane
 London
 EC4R 3AB
 Telephone: 0207 489 6000
 Client Service:
 Freephone: 0800 022 3505
 Email: clientservices@ccla.co.uk
www.ccla.co.uk

Administrator

HSBC Bank plc
 8 Canada Square
 Canary Wharf
 London
 E14 5HQ
*HSBC Bank plc is authorised by the Prudential Regulation
 Authority and regulated by the Financial Conduct Authority
 and the Prudential Regulation Authority*

Executive Directors of the Manager

E Sheldon (Chief Operating Officer)
 D Sloper (Chief Executive Officer)
 J Berens – appointed on 9 February 2023

Non-Executive Directors of the Manager

R Horlick (Chair)
 J Jesty
 A Roughead

Fund Manager (CCLA Investment Management Limited)

C Ryland
 J Ayre

Company Secretary

J Fox

Chief Risk Officer

J-P Lim

Head of Sustainability

J Corah

Third Party Advisors**Custodian, Trustee and Depositary**

HSBC Bank plc
 8 Canada Square
 Canary Wharf
 London
 E14 5HQ

Banker

HSBC Bank plc
 8 Canada Square
 Canary Wharf
 London
 E14 5HQ

Independent Auditor

Deloitte LLP
 110 Queen Street
 Glasgow
 G1 3BX

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 requires us to provide a supportive and stable environment for our staff and deliver trusted, responsibly managed and strongly performing products and services to our clients, irrespective of their size.



CCLA Fund Managers Limited
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www.ccla.co.uk

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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