

COIF CHARITIES PROPERTY FUND
ANNUAL REPORT AND
FINANCIAL STATEMENTS

For the year ended 31 December 2025

CCLA

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*Collectively, these comprise the Investment Manager's Report.

**Audited.

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 Annual Report and Financial Statements are available in large print and audio formats.

REPORT OF THE BOARD

for the year ended 31 December 2025

On behalf of the Board, I have pleasure in presenting the Annual Report and Audited Financial Statements of the COIF Charities Property Fund (the Fund), which includes a separate report from CCLA Investment Management Limited (the “Investment Manager”) as Investment Manager of the Fund.

Structure and management of the Fund

The Fund is a Common Investment Fund and was established in 2002. The Fund is governed by a scheme of the Charity Commission dated 12 July 2002 and as modified by a scheme dated 13 May 2009 and a scheme effective on 21 July 2014 and as amended by resolutions of the trustees of the Fund passed under Section 280 of the Charities Act 2011 on 21 July 2014, 22 July 2014 and 29 July 2014 and by an order dated 9 October 2014 and an order dated 19 October 2016 (the Scheme).

The Fund is managed by CCLA Fund Managers Limited (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.

CCLA Investment Management Limited (the “Investment Manager”) has been appointed by the Manager to provide portfolio management, administrative and secretarial services to the Fund under the Investment Management Agreement.

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.

The Board, established under the Scheme, comprises individuals with a broad range of experience across finance, investments and the charity sector. The Board appoints the Manager, which is responsible for the Fund’s day-to-day management, including investment management and administration. As the Board does not undertake regulated activities, its members are not required to be approved by the Financial Conduct Authority.

Board oversight and governance during the year

During the year, the Board maintained oversight of the Manager through regular reporting on investment performance, risk, operations and service delivery. The Board met regularly to review the progress of the Fund and to engage with the Manager and senior management.

REPORT OF THE BOARD**for the year ended 31 December 2025**

In doing so, the Board exercised its responsibilities in relation to reviewing the investment policy, monitoring performance and overseeing the Manager and its risk management framework. The Board also took assurance from the Depositary's independent oversight of the Manager and the safeguarding of the Fund's assets.

The Board focused in particular on:

- Investment performance and the drivers of relative underperformance;
- Service delivery and operational resilience, including issues relating to the transfer agent (FNZ TA Services Limited); and
- Strategic developments, including potential transition to a CAIF and implications of the Jupiter transaction.

In relation to the transfer agency issues, the Board sought assurance on root causes, remediation actions and strengthened controls, and continues to monitor service performance closely.

Investment objective

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

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.

The Fund may invest a proportion of its assets in liquid instruments and cash in order to obtain appropriate levels of liquidity. Instruments used for this purpose may include cash and near cash equivalents, participation notes, UK real estate investment trusts, regulated or unregulated investment funds, and loan notes.

A copy of this document, which constitutes Scheme Particulars for the COIF Charities Property Fund (the "Fund"), established and regulated by a Scheme dated 12 July 2002 and made under section 24 of the Charities Act 1993, now section 96 of the Charities Act 2011, as amended by resolutions of the charity trustees of the Fund dated 13 May 2009, 21 July 2014, 22 July 2014, 29 July 2014 and 23 October 2005 and by an order dated 9 October 2014 and an order dated 19 October 2016 (the "Scheme"), and adopted by the Manager on 22 July 2014 has been filed with the Charity Commission. The Fund is registered with the Charity Commission under Charity Registration Number 1093084.

REPORT OF THE BOARD

for the year ended 31 December 2025

Comparator benchmark

The Fund's benchmark is the MSCI/AREF UK Other Balanced Open-Ended Quarterly Property Fund Index.

The comparator benchmark sets a standard against which the performance of the Funds can be assessed.

Target investors

The Fund is targeted at eligible Charity investors, with at least a basic knowledge of property related investments, who are seeking to invest in an actively managed fund that reflects the investment objective and investment policy of the Fund. The Fund has direct holdings in direct property, which is inherently illiquid, and investors should take particular note of 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 at least 90 days, which can be increased up to 180 days.

With the effect from 17 October 2022 and until further notice, the redemption notice period has been extended from 90 days to 180 days.

The Fund is therefore not suitable for investors that might have a need for immediate liquidity in their investments. 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.

Borrowing powers

Under the Scheme, the Manager may borrow a maximum of 25% of the net asset value of the Fund with the prior written consent of the Board.

Review of investment activities and policies of the Fund

The Board held quarterly meetings 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 monitored the administration, expenses and pricing of the Fund.

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.

REPORT OF THE BOARD**for the year ended 31 December 2025****Controls and risk management**

During the period, the Board, assisted by the Manager, reviewed the Fund's systems of internal control and risk report. The Board receives from the Manager and reviews a formal risk management report setting out the main risks facing the Fund, the controls in place to mitigate the risks and the assessment of each risk after application of mitigating controls. Investors should note that the management of direct property is outside the scope of the Financial Services and Markets Act 2000 (as amended or replaced from time to time).

During 2025, the Board was informed that the transfer agency arrangements with FNZ TA Services Limited (FNZ) did not meet the Manager's expected service standards and resulted in service disruptions for some clients. The Board sought assurance from the Manager regarding the root cause of these issues, the remedial actions taken, and the controls introduced to prevent recurrence. The Board received regular updates from the Manager on service performance, remediation progress and client communications, and continues to monitor service delivery closely. The Board notes that operational performance and reporting standards have improved and will remain under ongoing review as part of the Board's oversight of the Manager's performance.

Possible Future Developments

The Board, in conjunction with the Manager, have been considering the advantages and disadvantages of moving from a Common Investment Fund (CIF), the current arrangement as explained on Page 3 of this Report, to a Charities 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. The Board notes in this regard that many fund managers operating in the UK Charities sector have already made this change.

A formal decision has not been made by the Board to transition existing assets from a CIF to a CAIF, following which it will be communicated to unitholders. The transition is expected to happen in 2027. On completion of the transfer, the COIF Charities Property Fund would cease operations and be wound up, with the investors' existing holdings in the existing CIF being replaced with their equivalent in the new CAIF. The Board therefore concluded that the COIF Charities Property Fund's financial statements are to be prepared on a basis other than going concern.

The Board would like to stress that any costs associated with a transition are expected to be rigorously contained and that the Board will work with the Manager to ensure this occurs in practice.

REPORT OF THE BOARD**for the year ended 31 December 2025****Sustainable Investment Label**

This product does not have a UK sustainable investment label. Sustainable investment labels help investors find products that have a specific sustainability goal. The fund does not use a sustainable investment label because it does not have a sustainability goal.

Approach to sustainability

The restrictions that apply to the fund are set out in the scheme particulars. They apply a number of values-based restrictions on property tenants. These restrictions are applied in accordance with our values-based screening policy which can be found at <https://www.ccla.co.uk/about-us/policies-and-reports/policies/values-based-screening-policy> (which also sets out how we consider the eligibility of third-party managed funds) and are implemented based upon datapoints selected by CCLA. These restrictions are applied based upon data points selected by CCLA and in accordance with our values-based screening policy which sets out our approach for implementing restrictions across different asset classes and investment structures.

We continue to apply these values-based screens post investment. Where possible we review new tenants against criteria and seek to avoid entering into leases with businesses that conduct activities that are proscribed by the values-based screens. However, as per standard practice in property investment management,

we do not include restrictive clauses within the leases that are granted to tenants as they significantly impact upon the economic value of the asset. This means that existing tenants can pass on their lease to another business without our approval. For this reason, it is possible that, post-acquisition, a property can move into a position where it is no longer in compliance with the values-based screens.

Sustainability and 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. Additionally, CCLA has committed to reporting, at least annually, against its approach to sustainability within the Fund. This is accomplished via the publication of a product-level sustainability report for each fund it manages. The content of this report aligns with the requirements of the environmental, social and governance (ESG) sourcebook published by the Financial Conduct Authority (FCA) and the recommendations of the Task Force on Climate- Related Financial Disclosures (TCFD).

REPORT OF THE BOARD**for the year ended 31 December 2025**

The funds Public product-level sustainability report can be found in the individual fund's document section of the fund's website <https://www.ccla.co.uk/funds/coif-charities-property-fund#fund-documents>.

Acquisition by Jupiter Fund Management

On 2 February 2026, CCLA Investment Management Limited was acquired by the Jupiter Group (a UK based active investment manager). The Board considered the implications for the Fund, including the impact of the change of ownership on governance arrangements, investment philosophy and ongoing service provision. In its discussions, the Board noted the potential benefits associated with the transaction, including broader investment capability, enhanced operational infrastructure, access to greater financial resources, and the stated commitment of Jupiter's senior leadership to the charity client base. The Board will continue to monitor the implications of the acquisition for the Fund and its unitholders.

CCLA remains committed to serving churches, charities and local authorities.

K Shenton
Chair
30 June 2026

REPORT OF THE INVESTMENT MANAGER

for the year ended 31 December 2025

The UK property investment sector stayed stable over the twelve months under review, with steady returns. The fund's performance reflects this. Capital values grew, but their pace slowed compared to 2024. Even so, small capital gains and reliable income returns together delivered a total return in 2025 of 7.7%, ahead of its 6.1% performance in 2024.

The UK property market continued to recover in 2025. Commercial values were stable, and a few areas even showed gains. Overall growth was still modest, but the property sector's resilience during economic and political uncertainty was good news for investors. The sector's recovery was slower than we had hoped. The Bank of England's interest rate cuts didn't boost activity much because bond yields remained high, and investment levels remained weak.

Over the 12 months to 31 December 2025, the Fund's total return was 7.7%. In each quarter of 2025, the Fund's returns were ahead of its benchmark, the MSCI/AREF UK Other Balanced Open-Ended Property Quarterly Fund Index, with particularly strong outperformance in the final quarter of 2025 (2.1% for the Fund versus 0.4% for the index). By contrast, the benchmark itself performed less well than in 2024. It returned 5.1% in 2025, down from 5.4% in 2024.

The Fund consistently met its performance objectives in 2025 and over long timeframes. It also outperformed its benchmark in 2025 and over the long term, as recorded in the table below. This competitive performance is mainly driven by a higher income yield, without the use of debt.

Annualised total capital and income return

To 31 December 2025	1 year %	3 years %	5 years % p.a.	10 years % p.a.
Performance against peer group (after expenses)				
COIF Charities Property Fund	+7.70	+4.11	+4.46	+4.46
MSCI/AREF UK Other Balanced Quarterly Property Fund Index	+5.06	+2.75	+3.17	+3.78

Source: CCLA, MSCI/AREF UK Quarterly Property Funds Digest Q4 2025.

Past performance is not a reliable indicator of future returns.

REPORT OF THE INVESTMENT MANAGER for the year ended 31 December 2025

Weak market conditions and ongoing macroeconomic uncertainty meant the recovery in capital values stayed slow throughout 2025. The market's capital growth slowed over 2025. Nevertheless, prices and valuations remained broadly stable.

Income was therefore the main driver of performance. It supported the Fund's returns in 2025 and added to its long-term record. The fact that income is the Fund's core focus fits the long-term nature of property investment. It helps when capital growth is limited or uncertain, as it was during this review period.

The Fund's quarterly income distributions kept the total for the full year at 5.71p per Unit. This represented a 5.5% income return, the highest yield of any fund included in the fund's benchmark, which recorded an average of 3.2%.

On top of this income yield, the Fund's Unit price rose 2.1% over the year, also comfortably ahead of the capital growth in its benchmark. This positive result reflected stable valuations across the portfolio, but increases in the values of several large properties were key. Where property values rose, the main reasons were higher rental values, active property management and the reliable rents that property provides.

The above drivers of our performance were vital in a year when lower interest rates did little to stimulate activity and impact market prices. Investors stayed cautious because of economic and financial uncertainty and ongoing geopolitical risks. The UK avoided

the full force of these pressures, but property investment markets still remained subdued for most of the year. This also encouraged valuers to stay conservative.

By sector, the Fund's large positions in retail parks and industrial assets, compared to its benchmark, helped performance. Rising rents in these areas supported valuations and created room for income growth at future lease events. However, higher costs for maintenance and upgrades – especially for offices – offset some of these gains. Long-term benefits from those works will only come later.

The Fund grew in 2025, from £457 million at the start to £462 million at the end of the year. Stable valuations and some capital growth contributed to this, but spending on asset projects and improvements offset some of the gains.

Investor flows remained stable. Monthly redemption volumes eased, and the net outflow for the year was £4.2 million. Outstanding redemption requests, within the Fund's notice period, stood at £7.1 million at the end of 2025. Encouragingly, the Fund received £9.5 million of new investor capital during 2025.

Managing investor liquidity needs remains a key focus. As of 31 December 2025, the Fund held £31.8 million in cash, or 6.9% of total assets. The Fund also sold four properties during the period – three offices and an industrial building soon to be vacant. These sales supported liquidity and helped deliver the Fund's strategic aims.

REPORT OF THE INVESTMENT MANAGER for the year ended 31 December 2025

Strategy

The UK's economic and financial backdrop remain challenging. Macro and geopolitical uncertainty also continue. To manage risk, the Fund holds a spread of properties across the major sectors and regions. The Fund focuses on income as its main driver of returns. This helps when capital growth is weak and uncertainty is high. For now, investing for capital gain remains risky.

We monitor asset liquidity and the leasing, income and security features of the portfolio on a regular basis. For strategic and tactical reasons, the Fund holds more industrial warehouses and retail parks than its benchmark. We believe these types of property have strong fundamentals and a positive outlook. They also support both capital values and income prospects.

Property is an imperfect asset class. Choosing the right assets, bottom up, and managing them actively is key. This helps reduce risk, grow rental values and protect income. This approach has supported the Fund's liquidity, and it has helped us navigate a difficult period for UK property.

Challenges have been most intense in the office and retail sectors, which face long-term structural change. Here, a bottom up process and active asset management remain vital.

These sectors have been going through a major transformation, but risks also differ widely between properties, with high property specific risk. Prime assets behave differently from lower quality assets. So factors such as location, asset

quality and proactive management – including lease work and avoiding the rising risk that a property becomes obsolete – will continue to make a difference.

Market review

The pace of capital growth slowed as 2025 went on. As a result, capital values in the UK property sector were close to flat in the 12 months under review. Instead, income, and our associated active asset management, once again shouldered most of the burden of delivering the returns that investors received.

Ongoing uncertainty and volatility in the macroeconomic, financial and political backdrop kept bond yields high for longer. Those high yields and uncertainty also reduced transaction activity for much of the year, which made for an understandably slow market made sense.

By contrast, the underlying markets in which occupiers-tenants operate stayed supportive. Demand for property produced rental growth, especially for higher quality assets. This gave managers like us room to negotiate higher rents and add value.

Even so, UK property faced subdued conditions and persistent macroeconomic risks for most of the year. The Bank of England's interest rate cuts in 2025 have helped investment viability. But investors stayed cautious, and activity broadly paused. A sharp rise in activity in the fourth quarter 2025 was therefore an encouraging sign for capital values in 2026.

REPORT OF THE INVESTMENT MANAGER for the year ended 31 December 2025

Property Agents Lambert Smith Hampton's fourth-quarter 2025 Investment Transactions Report shows this clearly. Investment volumes had been well below their long term averages for three straight quarters and fell to a two year low. But activity burst into life at year-end, producing a record quarterly total of more than £21 billion.

This fourth quarter record rescued the annual 2025 numbers, but much of it came from a few massive transactions. It included the UK's largest property deal on record, of £5.2 billion for a portfolio of health care assets, a one-off boost to transaction volume during the quarter. The number of transactions also increased, which showed deeper activity and better liquidity. Many transactions focused, however, on non traditional, alternative and residential assets in the Living sector. (Alternative assets in the "Living" sector, generally included under "Other" in the Fund's taxonomy, comprise, for example, student accommodation, housing for seniors and affordable/social housing. Outside of the "Living" sector, alternative assets include, for example, supermarkets and car showrooms.)

Overseas capital continued to dominate activity. This matters because global investors are the main force in the UK market and their engagement underlines the UK's broad appeal. Despite the distortions in the fourth quarter, it was encouraging that retail, offices and industrial property all recorded year end volumes above their five year averages. This suggests that there were more opportunities for motivated buyers

and sellers and better price discovery. For domestic institutions, purchases reached a four year high after 14 quarters of net selling. UK REITs also returned to the market.

Sentiment is positive, but it remains fragile. But the above data points to a potential tangible improvement in activity in 2026. In our analysis, this should support a stronger recovery than in 2025 for a well positioned UK property sector.

MSCI data confirms how weak activity led to a slowdown in capital value growth, with caution on the part of valuers. The MSCI All Property Quarterly Capital Index rose only 0.2% in each of the last three quarters of 2025. Capital growth of this index for the 12 months to 31 December 2025 was 1.0%, ahead of the 0.4% recorded in 2024. Income for the index was steady at c. 1.2% per quarter, or 5.0% for the year. Total investment returns were 1.5% for the fourth quarter of 2025 and 6.0% for the full year.

Occupiers' market fundamentals were vital for stability and supported property's recovery in 2025. Rental growth reached 3.6% for the year, driven mainly by industrial warehouses. In the fourth quarter of 2025, quarterly rental growth also picked up across most other property types. Our property management actions mattered, as they helped translate rental growth into income and more stable valuations. This produced small gains in some areas. The prospects for yield compression, however, remain limited because yields on competing assets such as gilts remain high.

REPORT OF THE INVESTMENT MANAGER

for the year ended 31 December 2025

Property management activity and transactions

The twelve month period under review was busy for property management work and transactions.

The Fund sold an industrial and office site on Brackmills, Northamptonshire, where the lease was ending. The premises were becoming obsolete, were about to be vacant and would need redevelopment.

The Fund also sold three offices with weak management prospects and high holding costs. Buildings we sold in Maidenhead and Aberdeen were vacant. The office we sold on Stockley Park in West London was partly vacant, with more letting risk ahead. All three offices would have needed major repurposing work and would weigh on the Fund's income. Instead, these sales supported key strategic aims, improved asset quality, reduced risk and strengthened liquidity by raising £23 million.

The Fund also bought the freehold in an existing retail warehouse in Brownhills, West Midlands, for £50,000, which it previously held on a long lease. Owning the freehold improves the ownership structure, boosts liquidity and adds value.

We made good progress on several asset management projects across the portfolio. Not all projects are complete yet, and delays can temporarily weigh on performance. Benefits and value gains often come later, especially for large projects that need capital spending. Plans for

improvements, repurposing and future projects also influence the timing of when we sell assets.

We continued to actively manage several leases in 2025, by completing new leases on vacant units and renewals of existing leases. A notable example in early 2025 was the letting of a high office content industrial warehouse in Bow, East London, on a 10 year lease. This added a new £928,000 annual income stream to the Fund. On the Mendlesham Industrial Estate in Suffolk, we let the only remaining vacancy on this large 45 acre, 750,000 square foot (sq ft) warehouse and distribution site, adding £500,000 of annual new income.

A series of lease renewals were completed with Aardman Animations for all six of their leases on the industrial warehouse at Aztec West in Bristol. These renewals improved the previous terms, with higher rents agreed for this older but well located asset. In the industrial warehouse sector more broadly, rent reviews produced large rent increases. These increases reflected and secured the strong rental growth seen in the sector in recent years.

Examples include:

- A warehouse unit at Magna Park in Lutterworth, Leicestershire, where income rose by 43% on a large rental stream.
- A warehouse in Birtley, near Gateshead, Tyne and Wear, where income increased by 71%, adding £477,000 of annual income.

REPORT OF THE INVESTMENT MANAGER for the year ended 31 December 2025

We achieved smaller increases on older, smaller industrial units in Tunbridge Wells, Kent, and in Mendlesham, Suffolk.

We also secured additional rental income at retail warehouse parks in Brighton and Hereford, where renewals set higher rental values per sq ft. The income from a hotel the Fund owns in Bath also rises each year in line with RPI (retail price index).

In the office sector, showing the improvement in demand for well located City of London space, we completed several new leases and renewals at College Hill and, most notably, on Cannon Street. At Cannon Street, a new record rent for the building was set following our upgrades to the building's quality, specification and energy performance. This activity supports valuation growth for the Fund's largest holding by capital value.

At two industrial warehouses on the Brackmills Industrial Estate in Northampton – Units B8 and Dimension House – the leases expired and the tenants vacated. This temporarily reduced income, but it created the chance to refurbish the properties before re letting them at higher rents. Both warehouses are expected to re let quickly, on better terms.

Although these events increased the portfolio's void rate at mid year, vacancy has fallen since then. The year ended with an investment void rate of 12.9% of rental value. With three of the four significant vacancies in sought-after industrial or warehouse assets, the prospects for

quick lettings, lower voids and stronger income in 2026 are encouraging.

MSCI's monthly index shows a lower investment void rate of 11.6%. However, when development vacancies are included, the MSCI figure rises to 20.3%. The contrast between those two numbers reflects the large number of increasingly obsolete offices in the MSCI universe.

Development vacancy in the Fund remained at 2.7% at the end of 2025, focused on one asset: a vacant office in Bracknell that is being prepared for sale.

Outlook

The year under review was very positive. The Fund kept up its record of producing above average returns, helped by the income from the properties it holds and a wide range of investment management activity.

For the UK property sector overall, the year was more mixed. Investors stayed cautious, especially on investment activity, and conditions at the asset level remained challenging. Steady progress on pricing, income and valuations, against an improving backdrop, is encouraging but the recovery remains slow.

In our analysis, the UK property sector looks increasingly well placed to move forward with more confidence. It has shown stability and resilience in a difficult economic and financial environment. Income strength has stood out, and we expect steady progress through 2026.

REPORT OF THE INVESTMENT MANAGER

for the year ended 31 December 2025

Macroeconomic risks were a constant feature in 2025. A softer fourth quarter for performance was balanced by a welcome pick up in investment market activity. Policymakers will continue to grapple with a delicate economic picture and tight fiscal constraints, but the prospects for further interest rate cuts are positive for property. As the pressure from the uncertain backdrop eases, and depending on how investment yields move, investors could receive clearer signals. Under that scenario, property would look increasingly good value and gain momentum, as price uncertainty reduces.

Within the traditional UK property sub sectors, we expect industrial and retail warehouses to remain popular. These areas benefit from strong occupier demand and clear opportunities to manage and grow income yields, even if rental growth is likely to slow from recent high levels. A healthy focus by investors on alternative property types – especially in the Living sector – should also continue. Income strength and solid fundamentals across residential type assets remain supportive and continue to attract investment interest.

Even if stability across UK property is encouraging, property specific risk remains high. This is especially true for lower quality retail and office assets that face a rising risk of obsolescence and falling income. There are significant opportunities, however, for investors willing to take on major

redevelopment, refurbishment or repurposing projects. These often require substantial management time and capital, particularly in prime offices, where high quality space in the best locations remains scarce and continues to command strong rental growth.

For now, uncertainty continues to limit the strength of any performance rebound. Progress is steady rather than spectacular. Even so, confidence is improving, activity levels are rising, and the pricing gap between buyers and sellers is narrowing. This should help investment flows. Occupier markets will continue to drive returns and management activity, but the scope for near term yield compression remains limited. Over the next five years, capital growth should, in our analysis, increase its contribution to returns. In the short term, income yields and active management are likely to remain the core drivers of performance.

The broader economic and political environment suggests, in our view, that the path ahead for all asset classes will be uneven. Within that environment, property looks well placed. If that view turns out correct, it should support improving sentiment and create a stronger outlook for capital flows into UK property funds.

REPORT OF THE INVESTMENT MANAGER

for the year ended 31 December 2025

Association of Real Estate Funds

The Fund complies with the minimum requirements of the Association of Real Estate Funds (AREF) Code of Practice, which is a voluntary Code which aims to encourage members of AREF to adopt best practice whenever possible. The code is publicly available and published on the Association's website: www.aref.org.uk.

Paul Hannam

Head of Property

CCLA Investment Management Limited

30 June 2026

Risk warning

Investors should consider the risk factors identified in the Scheme Particulars. Past performance is not a reliable indicator of future results. The value of investments and the income derived from them may fall as well as rise. Investors may not get back the amount originally invested and may lose money.

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 will reflect the sale price achieved, even where such sale occurs shortly after the 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 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 Units are intended only for long term investment and are not suitable for money liable to be spent in the near future. The Units 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 90 days which may be increased to up to 6 months in accordance with the provisions in the Scheme Particulars. With the effect from 17 October 2022 and until further notice, the redemption notice period has been extended from 90 days to 180 days. In certain circumstances, the rights for Unitholders to redeem Units may be suspended. Unitholders should note that where a suspension is implemented, they may not be able to redeem their Units as quickly as they would like to, and that this may have an impact on redemption and may consequently impact the Unitholder's own liquidity.

INDEPENDENT AUDITOR'S REPORT to the Trustees of COIF Charities Property Fund

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of COIF Charities Property Fund (the 'fund'):

- give a true and fair view of the financial position of the Fund as at 31st December 2025 and of the net revenue and the net capital gains on the property of the Fund for the year ended 31st December 2025;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Charities Act 2011 and Alternative Investment Fund Managers Directive (AIFMD).

We have audited the financial statements which comprise:

- the statement of total return;
- the statement of change in net assets attributable to unitholders;
- the balance sheet;
- the distribution tables; and
- the related notes 1 to 19.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice), and the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the fund in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter – Financial statements prepared other than on a going concern basis

We draw attention to note 1a in the financial statements, which indicates that the financial statements have been prepared on a basis other than that of a going concern. Our opinion is not modified in respect of this matter.

INDEPENDENT AUDITOR'S REPORT to the Trustees of COIF Charities Property Fund

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of trustees

As explained more fully in the Statement of Board, Trustee, Depositary and Manager Responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the

trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the Fund or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

INDEPENDENT AUDITOR'S REPORT to the Trustees of COIF Charities Property Fund

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the fund's industry and its control environment, and reviewed the fund's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of trustees about their own identification and assessment of the risks of irregularities, including those that are specific to the Fund's business sector.

We obtained an understanding of the legal and regulatory framework that the fund operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included the Charities Act; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the Fund's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team including relevant internal specialists such as real estate industry and IT specialist regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud in the fair value of investment properties may be misstated due to inappropriate judgements being used to determine their fair value and this represents the most likely opportunity for fraud. In response we have: involved our real estate valuation specialists to assess the applied valuation methodologies; tested the key inputs and assumptions that are used to derive the fair value of a sample of investment properties and agreed investment holdings to independent confirmations.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

INDEPENDENT AUDITOR'S REPORT to the Trustees of COIF Charities Property Fund

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance.

Report on other legal and regulatory requirements
Matters on which we are required to report by exception
Under the Charities (Accounts and Reports) Regulations 2008 we are required to report in respect of the following matters if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in respect of these matters.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Deloitte LLP
Statutory Auditor
Glasgow, United Kingdom
30 June 2026

Deloitte LLP is eligible for appointment as auditor for the charity by virtue of its eligibility for appointment as audit of a company under section 1212 of the Companies Act 2006.

REPORT OF THE VALUERS

Dear Sirs

The COIF Charities Property Fund
Property Valuation as at 31 December 2025

In accordance with your instructions received from The COIF Charities Property Fund (“the Fund”) to value all the property investments owned by the Fund (“the Properties”) on a monthly basis, we have valued the Properties as at 31 December 2025. The valuation has been prepared on the basis of Fair Value, in accordance with the current edition of the RICS valuation Professional Standards published by the Royal Institution of Chartered Surveyors (RICS). We understand that our valuation is required for unit pricing and financial statements purposes. Our report is addressed to the Fund.

We are of the opinion that the aggregate Fair Values of all the properties held by the Fund as at 31 December 2025 is **£438,705,000 (Four Hundred and Thirty Eight Million Seven Hundred and Five Thousand Pounds)**.

Details of the basis of our valuation and the individual properties are set out in our valuation report, dated 7th January 2026.

Yours faithfully,

Knight Frank LLP
30 June 2026

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 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 RHP 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 six 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 units in the Fund due to stressed market conditions. Where an investor makes an application to sell or cancel units 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 units, 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 Particulars, which is available on the Manager's website or by request.

COMPARATIVE TABLE

Change in net assets per Unit

	Year to 31.12.2025 pence per Unit	Year to 31.12.2024 pence per Unit	Year to 31.12.2023 pence per Unit	Year to 31.12.2022 pence per Unit	Year to 31.12.2021 pence per Unit
Opening net asset value per Unit	103.91	103.38	110.15	125.21	109.41
Return before operating charges	9.28	7.88	(0.00)	(8.05)	22.69
Operating charges	(1.54)	(1.64)	(1.17)	(1.41)	(1.29)
Return after operating charges	7.74	6.24	(1.17)	(9.46)	21.40
Distributions on income Units	(5.71)	(5.71)	(5.60)	(5.60)	(5.60)
Closing net asset value per Unit****	105.94	103.91	103.38	110.15	125.21

Performance

Return after charges**	7.45%	6.04%	(1.06%)	(7.56%)	19.56%
Gross yield***	5.24%	5.35%	5.27%	4.94%	4.35%

Other information

Closing net asset value (£'000)	461,634	457,315	534,866	582,571	652,497
Closing number of Units	435,751,996	440,109,645	517,361,961	528,870,157	521,122,608

Prices (pence per Unit)

Highest Unit price (offer)	109.57	107.01	112.60	141.12	129.98
Lowest Unit price (bid)	103.35	101.77	102.79	109.62	109.68
Annual management charge*	0.65%	0.66%	0.65%	0.66%	0.64%
Other costs	0.10%	0.12%	0.06%	0.04%	0.06%
Total Expense Ratio (TER)	0.75%	0.78%	0.71%	0.70%	0.70%
Property Expense Ratio (PER)	0.73%	0.81%	0.35%	0.43%	0.48%

Real Estate Expense Ratio

(REER)=(TER+PER)	1.48%	1.59%	1.06%	1.13%	1.18%
Transaction cost ratio	0.11%	0.14%	0.09%	0.09%	0.05%

All of the above figures are ratios set against the Fund's average net assets calculated over the year.

* The Annual Management Charge is 0.65% (plus VAT, which is recoverable) of the net asset value of the Fund and is charged to capital. The month end valuation forms the basis of the charge for the following month.

** The return after charges has been calculated in accordance with the Statement of Recommended Practices' prescribed calculation methodology. This is for financial statement reporting purposes only and may differ from the Fund's performance disclosed on the Report of the Fund Manager.

*** The gross yield is calculated as the sum of the gross of tax, net of expenses income distributed over the period expressed as a percentage of the offer price at the year end.

**** Closing net asset value per Unit shown is calculated using the closing net assets attributable to Unitholders as presented in these financial statements. This is for financial statements reporting purposes only and may differ from the Unit price disclosed in the Report of the Property Manager.

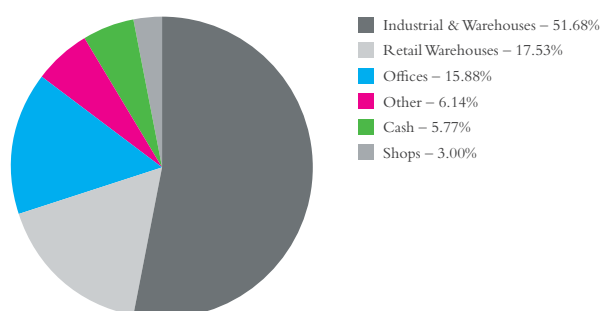
PORTFOLIO ANALYSIS

at 31 December 2025

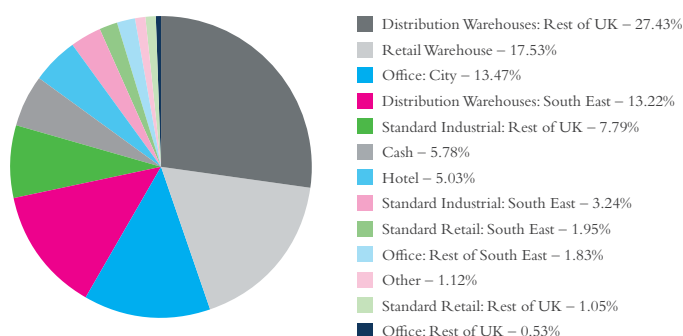
Top Ten Property Holdings

Property		% of Property portfolio
London, 80 Cannon Street	Offices/Shops	11.82
Brighton, Lewes Road	Retail Warehouses	9.63
Mendlesham, Norwich Road	Industrial	8.23
Ashby-de-la-Zouch, 15 Coalfield Way	Industrial	6.91
Bristol, 1400-1600 Aztec West Busines	Industrial	5.43
Lutterworth, 3320, Hunter Boulevard	Industrial	5.23
Bath, Rossiter Road	Other	4.79
Lutterworth, 3220, Wellington Parkway	Industrial	4.66
Solihull, Solihull Gate Retail Park	Retail Warehouses	4.18
London, 7 St Andrew's Way	Industrial	3.92

Asset by type



Regional and sector analysis



Portfolio turnover

	Year to 31.12.2025	Year to 31.12.2024
Portfolio turnover rate	0.00%	0.13%

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

PORTFOLIO STATEMENT

at 31 December 2025

Properties

Total in valuation ranges	£'000	% of Fund
Valued between £0 and £5m 8 properties	22,555	4.89
Valued between £5 and £10m 8 properties	55,600	12.03
Valued between £10 and £25m 12 properties	200,050	43.34
Valued at over £25m 4 properties	160,500	34.77
Net other assets	22,929	4.97
Net assets	461,634	100.00

Ownership of the Fund

at 31 December 2025

	Number of investors	Number of Units in issue	% of Units in issue
Less than 1%	572	117,094,035	26.87
1% or greater but less than 2%	2	12,912,130	2.96
2% or greater but less than 4%	1	15,085,490	3.47
4% or greater but less than 8%	1	27,505,089	6.31
Greater than 8%	3	263,155,252	60.39
	579	435,751,996	100.00
Held by the largest investor	1	123,112,875	28.25
Held by top 5 investors	5	305,745,832	70.17

The COIF Charities Investment Fund has a holding of 87,745,739 units – 20.14% (2024: 87 745,739 – 19.94%), the COIF Charities Ethical Investment Fund has a holding of 52,296,639 units – 12.00% (2024: 52,296,639 – 11.88%) and the The CBF Church of England Property Fund has a holding of 123,112,875 units – 28.25% (2024: 122,120,828 – 27.75%).

PROPERTY PORTFOLIO

at 31 December 2025

Standard Retail

Property	Tenant	Term/ from	Lease review period	Next review	Rent £	Mkt value range £m
71-72 East St CHICHESTER	Oliver Bonas Ltd	10 yrs 21.10.22	5 yrs	2027/ 2032	120,000	0-5
	Victoria Davey	1 yr 24.02.21	0 yrs	2022	13,200	
76/77 East Street CHICHESTER	C & J Clark International Ltd	5 yrs 20.11.22	5 yrs	2027	120,000	0-5
8-9 High Street STRATFORD UPON AVON	Waterstones Booksellers Ltd	10 yrs 29.03.19	5 yrs	2024/ 2029	112,500	0-5
	Queensway Coffee House Ltd	10 yrs 14.06.17	5 yrs	2027	80,000	
18-20 Boscaven Street TRURO	Mountain Warehouse Ltd	10 yrs 01.02.24	5 yrs	2029/ 2034	250,000	0-5

* Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 31 December 2025

Offices

Property	Tenant	Term/ from	Lease review period	Next* review	Rent £	Mkt value range £m
5 Arlington Square BRACKNELL	Virgin Media Ltd	10 yrs 06.02.12	3 yrs	2018/ 2022	2,645	5-10
	Verizon UK Ltd	3 yrs 30.01.08	0 yrs	2011	2,637	
	Skillsoft UK Ltd	10 yrs 15.03.19	5 yrs	2024/ 2029	215,604	
	Centrilogic Ltd	24 yrs 26.04.18	5 yrs	2022/ 2042	88,592	
	Centrilogic Ltd	25 yrs 01.12.17	5 yrs	2022/ 2042	289,124	
4 Smith Way LEICESTER	Selfridges Retail Ltd	15 yrs 28.10.15	5 yrs	2025/ 2030	340,992	0-5

* Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 31 December 2025

Offices (*continued*)

Property	Tenant	Term/ from	Lease review period	Next* review	Rent £	Mkt value range £m
1-3 College Hill LONDON	Hedley Foundation Ltd	10 yrs 25.03.18	5 yrs	2023/ 2028	62,820	10-25
	Woodalls Design LLP	12 yrs 12.08.14	0 yrs	2026	122,640	
	Interfax Europe Ltd	5 yrs 08.03.19	0 yrs	2029	105,000	
	Korea Housing Finance Corporation Ltd	5 yrs 03.10.24	0 yrs	2029	70,265	
	Woodalls Design LLP	10 yrs 08.03.16	0 yrs	2026	59,995	
	Woodalls Design LLP	8 yrs 02.11.18	0 yrs	2026	58,435	
	Thames Estate Commercial Ltd	20 yrs 18.08.21	0 yrs	2041	95,000	
	The McLean Partnership Ltd	5 yrs 05.09.24	0 yrs	2029	161,688	
	Horizon Capital LLP	5 yrs 24.10.25	0 yrs	2030	3,500	
	Horizon Capital LLP	5 yrs 24.10.25	0 yrs	2030	3,500	
	Atlas Infrastructure Partners	5 yrs 28.04.25	0 yrs	2030	71,370	
	Kinney Green LLP	5 yrs 11.02.24	0 yrs	2029	62,000	

* Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 31 December 2025

Offices/Shops

Property	Tenant	Term/ from	Lease review period	Next* review	Rent £	Mkt value range £m
80 Cannon Street LONDON	Boots UK Ltd	10 yrs 16.10.19	5 yrs	2024/ 2029	350,000	>25
	Cabot Credit Management Ltd	10 yrs 01.03.19	5 yrs	2029	263,055	
	International Registries (UK) Ltd	10 yrs 25.03.20	5 yrs	2030	341,267	
	Expleo UK Ltd	3 yrs 05.06.25	0 yrs	2028	312,260	
	Long & Partners Ltd	10 yrs 18.10.24	5 yrs	2029/ 2034	356,700	
	Structuretone Ltd	10 yrs 23.06.23	5 yrs	2028/ 2033	316,103	
	The Penny Group Ltd	5 yrs 29.03.22	0 yrs	2030	402,400	
	Orange Cyberdefense UK Ltd	5 yrs 01.09.24	0 yrs	2029	360,760	
	Freight Investor Services Ltd	5 yrs 10.11.20	0 yrs	2030	422,400	
	Nexthink Ltd	5 yrs 15.06.23	0 yrs	2028	256,007	
	Risq Reserch Ltd	5 yrs 24.09.23	0 yrs	2028	138,695	
	Silver Development and Construction	5 yrs 27.10.23	0 yrs	2028	156,961	

* Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 31 December 2025

Industrial

Property	Tenant	Term/ from	Lease review period	Next* review	Rent £	Mkt value range £m
Wallace Facility Badentoy ABERDEEN	Odjfell Technology (UK) Ltd	22 yrs 12.12.22	5 yrs	2027/ 2044	460,000	5-10
15 Coalfield Way ASHBY-DE- LA-ZOUCH	EV Downton Ltd	10 yrs 01.01.21	5 yrs	2026/ 2031	1,425,400	>25
Drum Industrial Estate BIRTLEY	Purmo Group UK Ltd	99 yrs 17.10.69	14 yrs	2039/ 2068	1,146,563	10-25
1400-1600 Aztec West Business BRISTOL	Aardman Holdings Ltd	10 yrs 25.03.25	5 yrs	2030/ 2035	130,176	10-25
	Aardman Holdings Ltd	10 yrs 25.03.25	5 yrs	2030/ 2035	376,211	
	Aardman Holdings Ltd	10 yrs 25.03.25	5 yrs	2030/ 2035	83,491	
	Aardman Holdings Ltd	10 yrs 25.03.25	5 yrs	2030/ 2035	82,180	
	Aardman Holdings Ltd	10 yrs 25.03.25	5 yrs	2030/ 2035	90,209	
	Aardman Holdings Ltd	10 yrs 25.03.25	5 yrs	2030/ 2035	90,209	
	Spandex Ltd	10 yrs 22.01.21	5 yrs	2026/ 2031	621,650	

* Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 31 December 2025

Industrial (continued)

Property	Tenant	Term/ from	Lease review period	Next* review	Rent £	Mkt value range £m
Manor Gate Manor Royal CRAWLEY	Rossetts (UK) Ltd	10 yrs 26.11.18	5 yrs	2028	158,000	10-25
	Creative Technology Ltd	5 yrs 13.09.21	0 yrs	2026	650,000	
Unit 61 Finlan Road MANCHESTER	Romac Logistics Ltd	16 yrs 03.12.20	5 yrs	2026/ 2036	590,213	10-25
Unit B Telford Point KETTERING	Greggs Plc	5 yrs 01.12.23	0 yrs	2028	575,000	5-10
7 St Andrews Way LONDON	Hogarth Worldwide Ltd	10 yrs 31.01.25	5 yrs	2030/ 2035	793,031	10-25
3320 Hunter Boulevard LUTTERWORTH	VWR International Ltd	35 yrs 10.10.94	5 yrs	2029	1,496,030	10-25
3220 Wellington Parkway LUTTERWORTH	Vacant					10-25
Norwich Road MENDLESHAM	CEVA Logistics Ltd	20 yrs 20.05.10	1 yr	2030	2,489,104	>25
	Commodity Centre UK Ltd	2 yrs 22.09.25	0 yrs	2027	500,800	
Brackmills Industrial Estate NORTHAMPTON	Vacant					10-25

* Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 31 December 2025

Industrial (*continued*)

Property	Tenant	Term/ from	Lease review period	Next* review	Rent £	Mkt value range £m
Dimensions House NORTHAMPTON	Vacant					10-25
35 Willis Way Industrial POOLE	Sunseeker International Ltd	10 yrs 19.12.22	5 yrs	2027/ 2032	480,000	5-10
Units 1& 2 Longfield Road TUNBRIDGE WELLS	Italo Pizza Lab Kent Ltd	10 yrs 18.04.24	0 yrs	2029/ 2034	95,000	5-10
	SH Muffet Ltd	10 yrs 24.03.20	5 yrs	2025/ 2030	124,613	
	R.H. Claydon Ltd	10 yrs 04.10.21	5 yrs	2026/ 2031	247,490	

* Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 31 December 2025

Retail Warehouses

Property	Tenant	Term/ from	Lease review period	Next* review	Rent £	Mkt value range £m
Lewes Road BRIGHTON	Aldi Stores Ltd	20 yrs 18.06.18	5 yrs	2028/ 2038	456,655	>25
	Hobbycraft Trading Ltd	15 yrs 25.05.18	0 yrs	2023/ 2033	312,928	
	Halfords Ltd	10 yrs 04.09.17	5 yrs	2027	240,000	
	B&Q Plc	15 yrs 04.08.16	5 yrs	2021/ 2031	945,765	
	Costa Ltd	10 yrs 04.06.18	5 yrs	2028	73,500	
Silver Street BROWNHILLS	B & M Retail Ltd	31 yrs 30.04.03	5 yrs	2023/ 2034	309,100	0-5
Chorley Retail Park CHORLEY	Wickes Building Supplies Ltd	35 yrs 24.10.00	5 yrs	2030/ 2035	330,000	5-10
	Subway Realty Ltd	10 yrs 26.01.15	5 yrs	2020/ 2025	20,000	
	BJR Foods Ltd t/a KFC	10 yrs 24.10.20	5 yrs	2025/ 2030	67,575	
	Diets 2 Go Ltd	10 yrs 10.10.19	5 yrs	2024/ 2029	18,000	
	Sunseeker Beds Ltd	10 yrs 23.09.19	5 yrs	2024/ 2029	25,000	

* Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 31 December 2025

Retail Warehouses (*continued*)

Property	Tenant	Term/ from	Lease review period	Next* review	Rent £	Mkt value range £m
Holmer Road HEREFORD	B & M Retail Ltd	10 yrs 11.02.16	0 yrs	2026	210,000	5-10
	Dreams Plc	6 yrs 12.12.18	0 yrs	2030	112,385	
	Iceland Food Ltd	10 yrs 11.12.21	5 yrs	2026/ 2031	166,306	
	Jacmar Developments Ltd	125 yrs 25.12.93	0 yrs	2118	0	
St Peter's Way NORTHAMPTON	TJX UK	24 yrs 24.06.03	5 yrs	2027	285,000	0-5
Solihull Gate Retail Park SOLIHULL	Wren Kitchens Ltd	10 yrs 10.04.23	5 yrs	2028/ 2033	268,750	10-25
	Sofology Ltd	4 yrs 08.04.23	0 yrs	2027	410,000	
	Tapi Carpets & Floors Ltd	10 yrs 24.07.17	5 yrs	2022/ 2027	330,693	
	Furniture Village Ltd	20 yrs 04.05.07	15 yrs	2022/ 2027	325,000	

* Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 31 December 2025

Other

Property	Tenant	Term/ from	Lease review period	Next* review	Rent £	Mkt value range £m
Rossiter Road BATH	Travelodge Hotels Ltd	40 yrs 02.06.08	1 yr	2026/ 2048	1,762,914	10-25
Rutherford Way CHELTENHAM	Broughtons of Cheltenham Ltd	15 yrs 11.01.11	5 yrs	2026	315,500	5-10
	Car Shops Ltd	15 yrs 04.11.21	5 yrs	2026/ 2036	155,000	
Europe Way COCKERMOUTH	Travelodge Hotels Ltd	32 yrs 14.12.07	5 yrs	2027/ 2039	223,563	0-5

* Date in the past indicates that the review has not been settled yet.

STATEMENT OF TOTAL RETURN
for the year ended 31 December 2025

	<i>Notes</i>	31.12.2025		31.12.2024	
		£'000	£'000	£'000	£'000
Income					
Net capital gains	2		13,328		5,532
Revenue	3	28,422		32,760	
Expenses	4	(8,204)		(9,990)	
Net revenue before taxation		20,218		22,770	
Taxation	5	–		–	
Net revenue after taxation			20,218		22,770
Total return before distributions			33,546		28,302
Finance costs: distributions	6		(24,992)		(27,280)
Change in net assets attributable to Unitholders from investment activities			8,554		1,022

STATEMENT OF CHANGE IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS
for the year ended 31 December 2025

	31.12.2025		31.12.2024	
	£'000	£'000	£'000	£'000
Opening net assets attributable to Unitholders		457,315		534,866
Amounts receivable on issue of Units	9,438		7,999	
Amounts payable on cancellation of Units	(13,673)		(86,572)	
		(4,235)		(78,573)
Change in net assets attributable to Unitholders from investment activities		8,554		1,022
Closing net assets attributable to Unitholders		461,634		457,315

The notes on pages 39 to 51 and distribution table on page 52 form part of these financial statements.

BALANCE SHEET
at 31 December 2025

	<i>Notes</i>	31.12.2025		31.12.2024	
		£'000	£'000	£'000	£'000
ASSETS					
Investment assets	7		433,376		436,889
Debtors	8	6,925		7,122	
Cash and bank balances	9	5,918		9,512	
Cash equivalents	9	25,920		18,919	
Total other assets			38,763		35,553
Total assets			472,139		472,442
LIABILITIES					
Creditors	10	4,401		8,906	
Distribution payable on income Units		6,104		6,221	
Total liabilities			10,505		15,127
Net assets attributable to Unitholders			461,634		457,315

The financial statements on pages 36 to 38 have been approved by the Board.

Approved on behalf of the Board
30 June 2026

K Shenton, Chair

The notes on pages 39 to 51 and distribution table on page 52 form part of these financial statements.

CASH FLOW STATEMENT

for the year ended 31 December 2025

	Year ended 31.12.2025		Year ended 31.12.2024	
	£'000	£'000	£'000	£'000
Cash flow from operating activities		20,218		22,770
Adjustments for				
Realised loss on disposal of property due to unamortised Rent Free Provision write off		–		(1,058)
Net cash (outflow)/inflow from operating activities				
(Increase)/decrease in accrued revenue	(79)		1,564	
Decrease in debtors	276		1,138	
Decrease in creditors	(4,505)		(134)	
		(4,308)		2,568
Net cash inflow from investment activities				
Capital expenses	(6,937)		(1,890)	
Payments to acquire investments	–		(648)	
Proceeds on disposal of investments	23,778		62,548	
		16,841		60,010
Net cash outflow from financing activities				
Issue of Units	9,438		7,999	
Cancellation of Units	(13,673)		(86,572)	
Revenue deducted on cancellation of Units	(54)		(137)	
Revenue received on issue of Units	53		26	
Distributions paid	(25,108)		(28,079)	
		(29,344)		(106,763)
Increase/(decrease) in cash and cash equivalent		3,407		(22,473)
Opening balance		28,431		50,904
Closing balance		31,838		28,431

The notes on pages 39 to 51 and distribution table on page 52 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2025

1. Accounting policies

(a) Basis of preparation

The financial statements have been prepared on a basis other than that of a going concern, as a result of the Board's decision to wind up the Fund. This basis includes, where applicable, writing the Fund's assets down to net realisable value. No provision has been made for the future cost of terminating the Fund unless such costs were committed at the reporting date. Further, appropriate accounting policies, consistently applied and supported by reasonable and prudent judgements and estimates, have been used in the preparation of these financial statements and applicable accounting standards have been followed.

The financial statements have been prepared 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 Alternative Investment Fund Managers Directive (AIFMD). The financial statements have been prepared under the historical cost basis, as modified by the revaluation of investments.

The Board, in conjunction with the Manager, have been considering the advantages and disadvantages of moving from a Common Investment Fund (CIF), the current arrangement as explained on Page 3 of this Annual Report, to a Charities 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. The Board notes in this regard that many fund managers operating in the UK Charities sector have already made this change.

A formal decision has not been made by the Board to transition existing assets from a CIF to a CAIF, following which it will be communicated to unitholders. The transition is expected to happen within 2027. On completion of the transfer, the COIF Charities Property Fund would cease operations and be wound up, with the investors' existing holdings in the existing CIF being replaced with their equivalent in the new CAIF. The Board therefore concluded that the COIF Charities Property Fund's financial statements are to be prepared on a basis other than that of a going concern.

The Board would like to stress that any costs associated with a transition are expected to be de minimis and that the Board will work with the Manager to ensure this occurs in practice.

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2025

1. Accounting policies (*continued*)

(b) *Revenue recognition*

Rental revenue, interest on bank deposits, COIF Charities Deposit Fund balances and the Public Sector Deposit Fund (PSDF) are accrued on a daily basis.

In accordance with FRS102, the rent free period provision and lease incentives are recognised over the entire term of the lease.

(c) *Expenses*

During the period the Manager's periodic charge, paid to the Manager, was taken to the capital of the Fund. The fee is based on a fixed percentage of the value of the Fund, which is currently 0.65% p.a. plus VAT. Each month, the value at the end of the previous month is taken to calculate the fee due. This fee covers the provision of investment services and other expenses incurred by the Manager. The Fund receives a management fee rebate credited to the revenue of the Fund for its deposits in the COIF Charities Deposit Fund, where management fees are charged to revenue. The Trustee fee, audit, legal, insurance, property valuation fees and direct property fees are charged separately to the revenue of the Fund before distribution.

(d) *Distributions*

Distributions are calculated and declared quarterly at the end of March, June, September and December. The distribution is based upon undistributed income received and receivable to each quarterly date less any costs and expenses for the period and subject to flows to or from the Income Reserve Account. The Fund manages an income reserve to even out the fluctuations in the revenue received, which arise over the years.

Currently we aim to at least maintain the annual distribution payment, subject to the amount of income being generated by the property portfolio and property investment and occupier market conditions. Proposed annual income distributions and quarterly payment plans are approved by the CCLA Investment Committee annually.

(e) *Capitalised costs*

All costs associated with buying, selling and development of properties are charged to capital. Other expenses, including the property valuation fees payable to Knight Frank LLP are deducted from revenue.

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2025

1. Accounting policies (*continued*)

(f) *Basis of valuation*

Freehold and leasehold properties are valued at each monthly dealing date and at quarter-end dates on the basis of Fair Value in accordance with the current RICS Appraisal and Valuation Standards (The Red Book) as advised by Knight Frank LLP, Chartered Surveyors. In addition, the Manager reviews these values at each intervening month end and makes adjustments where necessary. Additions to the portfolio are valued externally after acquisition. Please refer to note 19 for more details.

(g) *Unit pricing policy*

The Fund follows AREF's fund pricing recommendations and is priced at the Standard NAV. Any adjustments around the Mid Price (Bid/Offer) would follow AREF's fund pricing recommendations as required.

(h) *Cash equivalents*

The Manager has treated some assets as Cash equivalents for the purposes of the Balance Sheet disclosure. Investments are regarded as Cash equivalents if they meet all of the following criteria:

- highly liquid investments held in sterling that are readily convertible to a known amount of cash;
- are subject to an insignificant risk of change in value; are
- provide a return no greater than the rate of a three month high quality Government bond.

2. Net capital gains

	31.12.2025 £'000	31.12.2024 £'000
The net capital gains during the period comprise:		
Unrealised gains on investment properties*	38,881	3,796
Realised (losses)/gains on investment properties*	(25,553)	1,736
Gains on investment properties	13,328	5,532

* Where net realised gains include gains/(losses) arising in previous years, a corresponding (loss)/gain is included in unrealised gains/(losses).

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

3. Revenue

	31.12.2025 £'000	31.12.2024 £'000
Rental revenue	24,448	27,319
Other revenue	1,471	1,186
Service charge income	1,355	1,959
Interest on the COIF Charities Deposit Fund/PSDF	886	1,774
Bank Interest	262	522
	28,422	32,760

4. Expenses

	31.12.2025 £'000	31.12.2024 £'000
i) Property expenses:		
Services charge expenses	2,555	3,573
Property ground rent and empty rates	1,010	1,139
Property legal and professional fees	593	612
Other property outgoings	475	655
Property repairs and maintenance	101	113
	4,734	6,092

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

4. Expenses (*continued*)

	31.12.2025 £'000	31.12.2024 £'000
ii) Management expenses:		
Manager's periodic charge – see note 1(c)	3,024	3,276
Legal fees	102	31
Audit fee	83	85
Property valuation fees	74	85
Insurance fee	73	171
Investment Property Database fee	60	67
Trustee fee	36	36
Miscellaneous expenses	16	169
Bank charges	2	3
Manager's periodic charge rebate – see note 1(c)*	–	(25)
	3,470	3,898
Total expenses	8,204	9,990

The above expenses include irrecoverable VAT where applicable.

Audit fee, as billed by Deloitte LLP, was £79,200 for the year ended 31.12.2025 (31.12.2024 – £85,000).

5. Taxation

The Fund has charitable status and is not liable to UK tax on gains arising on disposal of investments or on income from investments. Distributions are paid and reinvested revenue credited gross to unitholders on the basis that all appropriate UK taxation has been both reclaimed and recovered.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

6. Finance Costs: Interest and distributions

Distributions

Distributions take account of revenue received on the issue of Units and revenue deducted on the cancellation of Units, and comprise:

	31.12.2025 £'000	31.12.2024 £'000
31 March – interim distribution	6,718	7,770
30 June – interim distribution	6,097	6,864
30 September – interim distribution	6,072	6,314
31 December – final distribution	6,104	6,221
	24,991	27,169
Add: revenue deducted on cancellation of Units	54	137
Deduct: revenue received on issue of Units	(53)	(26)
Net distribution for the year	24,992	27,280
Net revenue for the year	20,218	22,770
Transfer from the income reserve – see note 11	1,740	1,189
Undistributed	10	45
Manager's periodic charge paid by capital	3,024	3,276
Net distribution for the year	24,992	27,280
Total finance costs	24,992	27,280

Details of the distribution per unit are set out in the distribution table on page 52.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

7. Property investments

	31.12.2025 £'000	31.12.2024 £'000
Market value at the start of the year	436,889	490,309
Unrealised gains on revaluation	38,881	3,796
Capitalised expenses	6,937	1,890
Acquisitions at cost	–	648
Disposals at cost	(49,331)	(59,754)
Market value at the end of the year	433,376	436,889
Historical cost at the end of the year	408,053	450,446

8. Debtors

	31.12.2025 £'000	31.12.2024 £'000
Property incentives	5,329	4,561
Rents receivable	1,374	1,295
Prepayments & accrued income	195	463
Other debtors	45	97
Property payments recoverable	(18)	706
	6,925	7,122

9. Cash and bank balances and Cash equivalents

	31.12.2025 £'000	31.12.2024 £'000
Cash in the PSDF	25,912	18,913
Cash equivalents	8	6
Cash at bank	5,918	9,512
Total cash	31,838	28,431

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2025

10. Creditors

	31.12.2025 £'000	31.12.2024 £'000
Rent received in advance	2,539	3,537
VAT payable	1,292	556
Accrued expenses	314	436
Other creditors	256	4,377
	4,401	8,906

11. Income reserve

The income reserve, accumulated out of revenue, is used to smooth fluctuations in the revenue received in the Fund. The income reserve is included in the total capital value of the Fund attributable to income unitholders.

	31.12.2025 £'000	31.12.2024 £'000
Income reserve at the start of the period	4,414	6,474
Equalisation of the income reserve	(29)	(871)
Transfer from the income reserve	(1,740)	(1,189)
Income reserve at the end of the period	2,645	4,414

12. Financial instruments

The main risks arising from the Fund's financial instruments and Manager's policies for managing these risks are summarised below. These policies have been applied throughout the year and the comparative year.

Market price risk

Whilst the value of direct property is independently valued on a monthly basis, such valuations are a matter of the valuer's opinion and such values may or may not be achieved on disposal.

The Fund seeks to minimise the impact of these risks by maintaining a well diversified property portfolio, both geographically and by sector.

At 31 December 2025, if the price of investment property held by the Fund increased or decreased by 5%, with all other variables remaining constant, then net assets attributable to unitholders would increase or decrease by approximately £21.67m (2024: £21.84m).

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2025

12. Financial instruments (*continued*)

Financial assets

All cash and bank balances earn interest at a floating rate based on either SONIA or base rate. Debtors and creditors of the Fund do not pay or receive interest.

Financial liabilities

Under the Scheme of the Fund, the Manager may borrow a maximum of 25% of the value of the property of the Fund to assist with investing in, improvements to, or the managing of property and the short-term financing of, or meeting payments to be made out of the Fund.

Liquidity risk

By their very nature, direct properties are less liquid and therefore the investments may not be readily realisable. The Fund's liquidity may be affected by unexpected or high levels of redemptions. Under these circumstances, a period of notice of up to six months may be imposed for the redemption of units. The units are realisable only on each monthly dealing day.

Currency risk

There is no exposure to foreign currency fluctuations as all investments, revenue and short term debtors and creditors are denominated in sterling.

Interest rate risk

The majority of the Fund's assets are direct property investments and therefore do not pay interest or have maturity dates. As a consequence any changes in interest rates will not significantly affect the Fund, except in so far as they affect rental levels generally.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

12. Financial instruments (continued)

Interest rate risk (continued)

The total exposure at 31 December 2025 was:

Currency	Floating rate financial assets* £'000	Fixed rate financial assets £'000	Financial assets not carrying interest £'000	Total £'000
Sterling	31,838	—	440,301	472,139

Currency	Floating rate financial liabilities £'000	Fixed rate financial liabilities £'000	Financial liabilities not carrying interest £'000	Total £'000
Sterling	—	—	10,505	10,505

The total exposure at 31 December 2024 was:

Currency	Floating rate financial assets* £'000	Fixed rate financial assets £'000	Financial assets not carrying interest £'000	Total £'000
Sterling	28,431	—	444,011	472,442

Currency	Floating rate financial liabilities £'000	Fixed rate financial liabilities £'000	Financial liabilities not carrying interest £'000	Total £'000
Sterling	—	—	15,127	15,127

* The floating rate financial assets of the Fund earn interest at rates based on either SONIA or base rate.

All financial liabilities are due to be settled within one year or on demand. There were no derivatives held by the Fund during the year or prior year.

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2025

13. Commitments and contingent liabilities

There were no commitments or contingent liabilities as at 31 December 2025 (31.12.2024 £nil).

14. Board remuneration

The Board members receive no remuneration from the COIF Charity Funds. Ms J. Hobart was the Director of the Manager's parent company, CCLA Investment Management Limited (CCLA IM) through out the year. Ms Hobart received remuneration from CCLA IM, which is disclosed in CCLA IM's financial statements.

15. Related party transactions

The Manager's periodic charge is paid to the Manager and the Trustee fee is paid to HSBC Bank plc, both related parties to the Fund. The amounts paid in respect of these charges are disclosed in note 4.

At 31 December 2025 the balance due to HSBC Bank plc was as set out below:

	31.12.2025 £'000	31.12.2024 £'000
Custody and transaction fees	6	6

At 31 December 2025, a cash balance of £25,911,876 (31.12.2024, £18,918,226) was held in the Public Sector Deposit Fund. During the year the Fund received rebates of management fees for its deposits in the COIF Charities Deposit Fund where the management fees were charged to revenue as disclosed in note 4.

The COIF Charities Investment Fund has a holding of 87,745,739 units – 20.14% (2024: 87,745,739 – 19.94%), the COIF Charities Ethical Investment Fund has a holding of 52,296,639 units – 12.00% (2024: 52,296,639 – 11.88%) and the The CBF Church of England Property Fund has a holding of 123,112,875 units – 28.25% (2024: 122,120,828 – 27.75%).

The CBF Church of England Property Fund is also controlled and managed by CCLA IM.

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2025

16. Turnover of Units

The number and net asset value of units in the Fund issued, cancelled and transferred in the year ended 31 December 2025 and 31 December 2024 are as follows:

31 December 2025	Number of units	Value £'000	% of NAV at 31.12.2025
Units issued	8,765,357	9,438	2.04
Units cancelled	13,123,006	13,673	2.96
31 December 2024	Number of units	Value £'000	% of NAV at 31.12.2024
Units issued	7,578,681	7,999	1.75
Units cancelled	84,830,997	86,572	18.93

At 31 December 2025 there were redemption notices outstanding of £7.1m (31 December 2024: £6.7m).

17. Reconciliation of net cash flow to movement in cash balances

	31.12.2025 £'000	31.12.2024 £'000
Net cash at beginning of the year	28,431	50,904
Movement in cash during the year	3,407	(22,473)
Net cash at the end of the year	31,838	28,431

18. Unitholders' funds – reconciliation of Units

	31.12.2025 £'000	31.12.2024 £'000
Opening number of Units at beginning of year	440,109,645	517,361,961
Units issued in period	8,765,357	7,578,681
Units cancelled in period	(13,123,006)	(84,830,997)
Closing number of Units at end of period	435,751,996	440,109,645

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2025

19. Fair value of financial assets and financial liabilities

In respect of financial assets and liabilities other than investments, there is no material difference between their value, as shown on the balance sheet, and fair value.

Investment property is held at fair value. The fair value of all investments are derived from valuation techniques using non-observable data.

The Fund's freehold and leasehold investment properties were independently valued by Knight Frank LLP, Chartered Surveyors, acting in the capacity of external valuers. As described in note 1(f), the valuation was to fair value in accordance with the Professional Standards of The Royal Institution of Chartered Surveyors (the 'Red Book'). Knight Frank LLP's opinions were primarily derived from comparable recent market transactions on arm's length terms. The Manager discusses these valuations with Knight Frank LLP at least once every quarter to assess them.

The fair value of investment property has been determined using the following hierarchy:

- Level 1 The unadjusted quoted price in an active market for identical assets or liabilities that the entity can access at the measurement date.
- Level 2 Inputs other than quoted prices included above that are observable (i.e. developed using market data) for the asset or liability, either directly or indirectly.
- Level 3 Inputs are unobservable (i.e. for which market data is unavailable) for the asset or liability.

For the year ended 31 December 2025:

Category	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
Investment property	—	—	433,376	433,376
	—	—	433,376	433,376

For the year ended 31 December 2024:

Category	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
Investment property	—	—	436,889	436,889
	—	—	436,889	436,889

DISTRIBUTION TABLE

for the year ended 31 December 2025

Period ended	Date paid 2025/2026	Dividends payable pence per Unit	
		2025	2024
Income Units			
31 March	31 May	1.53	1.53
30 June	31 August	1.39	1.39
30 September	30 November	1.39	1.39
31 December	28 February	1.40	1.40
		5.71	5.71

STATEMENT OF BOARD, TRUSTEE, DEPOSITARY AND MANAGER RESPONSIBILITIES for the year ended 31 December 2025

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 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 FCA 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 for the year ended 31 December 2025

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 this Scheme and with section 130 of the Charities Act and to demonstrate that such compliance has been achieved.

STATEMENT OF BOARD, TRUSTEE, DEPOSITARY AND MANAGER RESPONSIBILITIES for the year ended 31 December 2025

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 for the year ended 31 December 2025

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 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 Commission a halfyearly 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 the Statement of Recommended Practice relating to Authorised Funds issued by the Investment Association in May 2014 (amended in June 2017);
- 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 THE DEPOSITARY RESPONSIBILITIES AND REPORT OF THE DEPOSITARY

for the year ended 31 December 2025

- 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.

AIFMD DISCLOSURES

Manager Remuneration

The Manager has no employees, but carries out its services through employees of its parent company, CCLA Investment Management Limited.

Recharges for these services are levied in respect of CCLA Investment Management Limited's year ending on 31 March each year. The recharge for the year to 31 March 2025 was £26,857,152. A recharge of £36,649,000 was levied in the year to 31 March 2024.

The average number of full time equivalent staff of CCLA Investment Management Limited, including temporary staff, for the year ended 31 March 2025 was 185 (year ended 31 March 2024: 186).

During the year ended 31 March 2025 and the prior year, remuneration was paid to CCLA Investment Management Limited staff as shown below. Totals for staff whose actions have material impact on the risk profile of the Fund ("identified staff") are shown separately.

	Year to 31 December 2025		
	Fixed remuneration £'000	Variable remuneration £'000	Total £'000
Identified staff	1,137	2,094	3,231
Other staff	17,753	7,469	25,222
Total	18,890	9,563	28,453

	Year to 31 December 2024		
	Fixed remuneration £'000	Variable remuneration £'000	Total £'000
Identified staff	1,096	1,857	2,953
Other staff	17,947	6,994	24,941
Total	19,043	8,851	27,894

Remuneration above is the total remuneration for CCLA Investment Management Limited: it is not possible to separate the element of that relating only to the Fund. The components of remuneration are appropriately balanced and do not create a conflict of interest for the Fund.

(Charity Registration No. 1093084)

DIRECTORY

Board

K Shenton (Chair) – appointed 19 February 2026
 K Corrigan, FCCA
 J Hobart, MA
 A Richmond MA (Hons) ASIP
 N Morecroft, ASIP – resigned 19 February 2026
 S Wiltshire – resigned 19 February 2026

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

Investment Manager and Registrar

CCLA Investment Management Limited
Both CCLA Fund Managers Limited and CCLA Investment Management Limited are authorised and regulated by the Financial Conduct Authority
 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 – resigned 2 February 2026
 J Berens – resigned 2 February 2026
 S Fuschillo – appointed 2 February 2026
 J Singh – appointed 2 February 2026

Non-Executive Directors of the Manager

J Bailie (Chair)
 N Mcleod-Clarke
 R Fuller

Head of Property

P Hannam

Company Secretary

M Mochalska – appointed 31 March 2025
 J Fox – retired 31 March 2025

Chief Risk Officer

J-P Lim

Head of Sustainability

J Corah

Third Party Advisors

External Property Valuer

Knight Frank LLP
 55 Baker Street, London W1U 8AN

Property Managing Agent

BNPP Real Estate Advisory and
 Property Management UK Limited
 7 Harewood Avenue, NW1 6AA London

ESG Adviser

Evora Global Limited
 3rd Floor, Birrane House, 2-4 Southwark Street
 London SE1 1TQ

Custodian, Trustee, Banker and Depositary

HSBC Bank plc
 8 Canada Square, London E14 5HQ

Solicitors

Hogan Lovells International LLP
 Atlantic House, Holborn Viaduct, London EC1A 2FG

DLA Piper Scotland LLP

Collins House, Rutland Square, Edinburgh EH1 2AA

Independent Auditor

Deloitte LLP
 110 Queen Street, Glasgow G1 3BX

Transfer Agent

FNZ (UK) Limited
 10th Floor, 135 Bishopsgate
 London EC2M 3TP

ABOUT CCLA

CCLA was founded in 1958 with the launch of the Church of England Investment Fund, enabling churches to pool their assets and have them professionally managed. We started managing investments for local authorities in 1961, followed by charities in 1963.

In 1987, with the introduction of new financial regulation, those churches, charities and local authorities founded CCLA Investment Management Limited. CCLA began a new phase in its development in 2022, now welcoming other types of investor.

Today, CCLA is one of the UK's largest managers of charity, faith and public sector investments, providing pooled and bespoke portfolios, and championing responsible investment.

We know that charities and not-for-profit organisations measure success not in profits, but in lives improved and futures secured. At CCLA, we are honoured to stand alongside them – helping to manage their investments and invest with purpose – so that their impact endures across generations.



CCLA Fund Managers Limited
One Angel Lane, London, EC4R 3AB
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CCLA is the trading name for CCLA Investment Management Limited (registered in England & Wales, No. 2183088) and CCLA Fund Managers Limited (registered in England & Wales, No. 8735639).

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