

**MANAGING YOUR  
INVESTMENT PORTFOLIO**

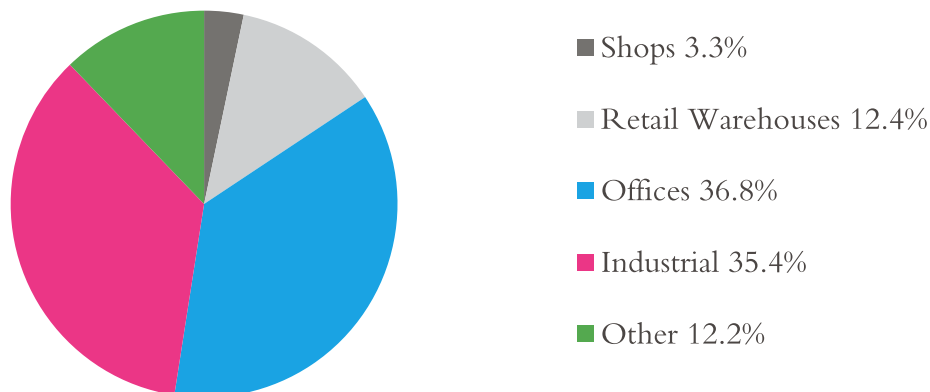
**CHICHESTER CITY  
COUNCIL UPDATE**

Kelly Watson  
Relationship Manager

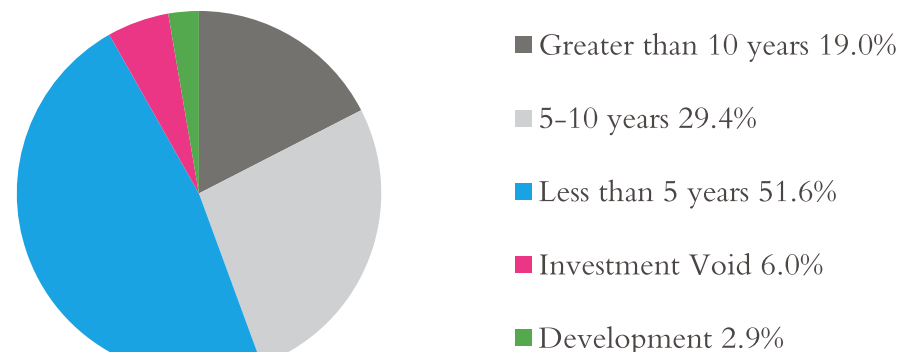
**CCLA**

- Company response to COVID-19
- Performance
- Continued Investment
- FUM increased
- Communication with tenants
- VOID rate
- Income

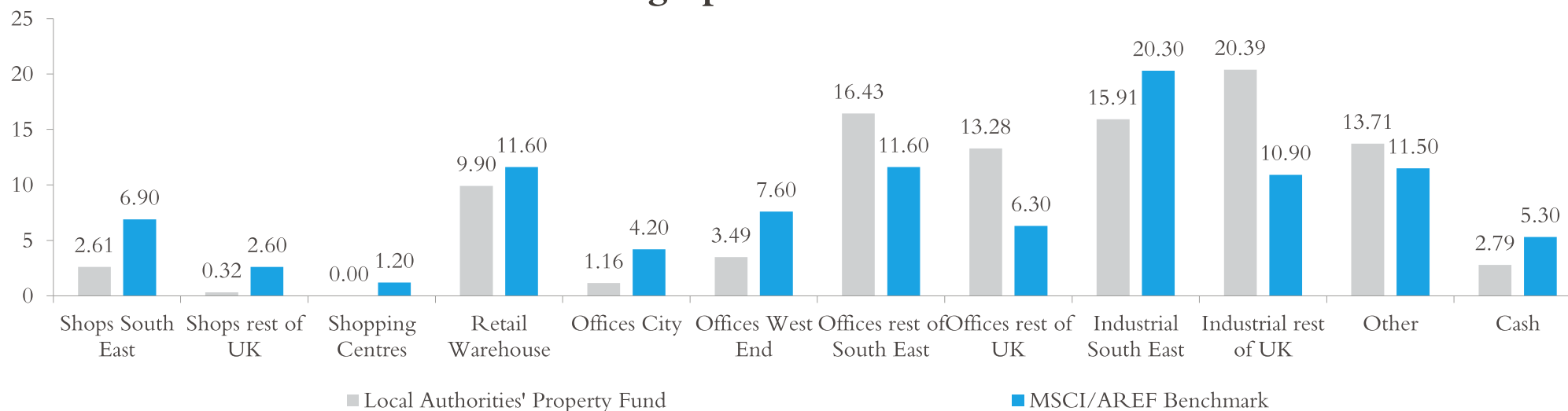
### Diversification of rental income



### Income expiry profile – 1<sup>st</sup> break



### LAPF Geographic/Sector Allocation %

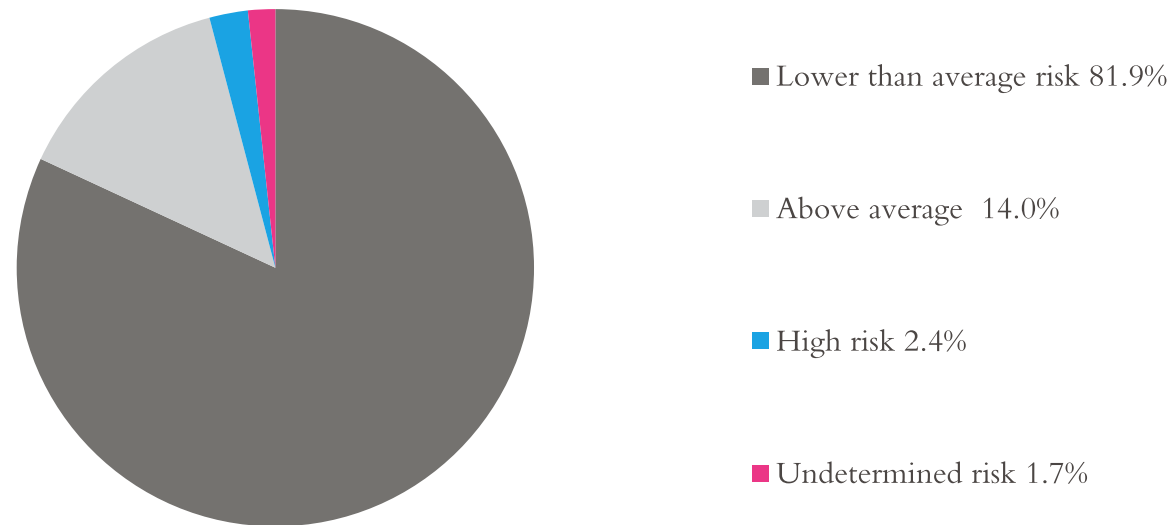


Source: CCLA as at 30 June 2020

\*Comparator – MSCI/AREF Other Balanced Property Fund Index

Allocation is subject to change

**LAPF tenant ratings by Dun & Bradstreet as at 30 June 2020**  
**% of current rental income**



Source: CCLA as at 30 June 2020  
Tenant ratings are subject to change.

## **PRI 2020 Assessment: Awarded A+ for property**

Our Responsible Property Process Includes:

- Pre-purchase due-diligence:
  - Understanding material issues like flooding risk and contaminated land
- Active management of the assets by our agents:
  - To improve their energy, waste and water performance
- More effective engagement with tenants:
  - By rolling out ‘green lease’ clauses
- Refurbishment:
  - Adding value to assets through sympathetic refurbishments
- Better than benchmark energy performance

This document is a financial promotion and is issued for information purposes only. It does not constitute the provision of financial, investment or other professional advice. To ensure you understand whether a CCLA product is suitable, please read the Fund Factsheet document and the Scheme Particulars. CCLA strongly recommends you seek independent professional advice prior to investing. 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. Any forward looking statements are based upon CCLA's current opinions, expectations and projections. CCLA undertakes no obligations to update or revise these. Actual results could differ materially from those anticipated.

Investment in a CCLA managed Fund is for Eligible Local Authorities only. Holders of a CCLA Managed Fund are not covered by the Financial Services Compensation Scheme (FSCS). The CCLA managed Fund is an unauthorised Alternative Investment Fund and an Unregulated Collective Investment Scheme established under a Scheme approved by H M Treasury under Section 11 of the Trustee Investments Act 1961 and is subject to provisions of a Trust Deed dated 6 April 1972 and a supplemental Trust Deed dated 13 September 1978. The Fund operates as an open-ended Fund under Part IV of the schedule to the Financial Services and Markets Act 2000 (Exemption) Order 2001.

The company CCLA Fund Managers Limited (registered in England & Wales No. 8735639 at Senator House, 85 Queen Victoria Street, London, EC4V 4ET) is authorised and regulated by the Financial Conduct Authority and is the manager of the Local Authorities Property Fund.

All names, logos and brands shown in this document are the property of their respective owners and do not imply endorsement. These have been used for the purposes of this presentation only and its intended audience. This document is not for wider distribution.

For information about how we obtain and use your personal data please see our Privacy Notice at <https://www.ccla.co.uk/our-policies/data-protection-privacy-notice>.

**CCLA**

**[www.ccla.co.uk](http://www.ccla.co.uk)**

CCLA Investment Management Limited (registered in England No. 2183088) and CCLA Fund Managers Limited (registered in England No. 8735639) at registered office, Senator House, 85 Queen Victoria Street, London EC4V 4ET, is authorised and regulated by the Financial Conduct Authority.