

Market Value of Long Term Investments at 31/12/2020

Appendix B

Carrying Value	Carrying Value 31.3.2017	Carrying Value 31.3.2018	Carrying Value 30.6.2018	Carrying Value 30.9.2018	Carrying Value 31.12.2018	Carrying Value 31.3.2019	Carrying Value 30.6.2019	Carrying Value 30.9.2019	Carrying Value 31.12.2019	Carrying Value 31.03.2020	Carrying Value 30.09.2020	Carrying Value 31.12.2020
	£	£	£	£	£	£	£	£	£	£	£	£
CCLA Property Fund	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Schroders Bond Fund	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
UBS Multi Asset Fund	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
CCLA Diversification Fund	n/a	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Total	10,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000

Market Value	Market Value 31.3.2017	Market Value 31.3.2018	Market Value 30.6.2018	Market Value 30.9.2018	Market Value 31.12.2018	Market Value 31.3.2019	Market Value 30.6.2019	Market Value 30.9.2019	Market Value 31.12.2019	Market Value 31.03.2020	Market Value 30.09.2020	Market Value 31.12.2020
	£	£	£	£	£	£	£	£	£	£	£	£
CCLA Property Fund(mid-market value)	4,082,986	4,276,854	4,299,512	4,300,362	4,369,186	4,276,005	4,346,669	4,302,769	4,302,769	4,188,063	4,013,737	4,013,737*
Schroders Bond Fund	2,963,563	2,912,837	2,908,609	2,891,399	2,825,575	2,865,130	2,910,421	2,873,584	2,934,878	2,539,938	2,798,400	2,927,632
UBS Multi Asset Fund	3,018,705	2,918,160	2,895,094	2,905,148	2,777,398	2,868,479	2,916,977	2,927,623	2,957,787	2,520,713	2,721,211	2,817,616
CCLA Diversification Fund(indicative market value)	n/a	1,921,257	1,972,126	1,990,756	1,913,197	1,982,167	2,032,111	2,049,420	2,074,392	1,804,193	1,928,260	1,971,862
Total	10,065,254	12,029,108	12,075,341	12,087,665	11,885,356	11,991,781	12,206,179	12,153,396	12,269,826	11,052,907	11,461,608	11,730,846

Surplus/(Deficit)	Surplus/ (Deficit) 31.3.2017	Surplus/ (Deficit) 31.3.2018	Surplus/ (Deficit) 30.6.2018	Surplus/ (Deficit) 30.9.2018	Surplus/ (Deficit) 31.12.2018	Surplus/ (Deficit) 31.3.2019	Surplus/ (Deficit) 30.6.2019	Surplus/ (Deficit) 30.9.2019	Surplus/ (Deficit) 31.12.2019	Surplus/ (Deficit) 31.03.2020	Surplus/ (Deficit) 30.09.2020	Surplus/ (Deficit) 31.12.2020
	£	£	£	£	£	£	£	£	£	£	£	£
CCLA Property Fund	82,986	276,854	299,512	300,362	369,186	276,005	346,669	302,769	302,769	188,063	13,737	13,737
Schroders Bond Fund	(36,437)	(87,163)	(91,391)	(108,601)	(174,425)	(134,870)	(89,579)	(126,416)	(65,122)	(460,062)	(201,600)	(72,368)
UBS Multi Asset Fund	18,705	(81,840)	(104,906)	(94,852)	(222,602)	(131,521)	(83,023)	(72,377)	(42,213)	(479,287)	(278,789)	(182,385)
CCLA Diversification Fund	n/a	(78,743)	(27,874)	(9,244)	(86,803)	(17,833)	32,111	49,420	74,392	(195,807)	(71,740)	(28,138)
Total	65,254	29,108	75,341	87,665	(114,644)	(8,219)	206,179	153,396	269,826	(947,093)	(538,392)	(269,154)

* CCLA Property fund Market value is at 30 Sept 2020

Appendix B

Gross Revenue Yield									FY Forecast at 30-Sept-20		FY Forecast at 31-Dec-20	
	Yield 2016/17	Yield 2016/17	Yield 2017/18	Yield 2017/18	Yield 2018/19	Yield 2018/19	Yield 2019/20	Yield 2019/20	Yield 20-21 30.09.2020	Yield 20-21 30.09.2020	Yield 20-21 31.12.2020	Yield 20-21 31.12.2020
	£	%	£	%	£	%	£	%	£	%	£	%
CCLA Property Fund	164,434	4.03%	193,758	4.53%	183,989	4.30%	185,240	4.31%	171,000	4.26%	171,400	4.27%
Schroders Bond Fund	127,340	4.30%	105,413	3.62%	120,508	4.21%	124,418	4.33%	125,900	4.50%	131,700	4.50%
UBS Multi Asset Fund	100,600	3.33%	146,788	5.03%	116,513	4.06%	137,531	4.70%	119,700	4.40%	126,800	4.50%
CCLA Diversification Fund	n/a	n/a	62,732	3.27%	67,030	3.38%	66,284	3.23%	66,700	3.46%	66,300	3.36%
Total	392,375		508,691		488,040		513,473		483,300		496,200	

Surplus/(Deficit)- Capital Value									FY Forecast at 30-Sept-20		FY Forecast at 31-Dec-20	
	Surplus/(Deficit) 2016/17	Surplus/(Deficit) 2016/17	Surplus/(Deficit) 2017/18	Surplus/(Deficit) 2017/18	Surplus/(Deficit) 2018/19	Surplus/(Deficit) 2018/19	Surplus/(Deficit) 2019/20	Surplus/(Deficit) 2019/20	Surplus/(Deficit) 2020/21	Surplus/(Deficit) 2020/21	Surplus/(Deficit) 2020/21	Surplus/(Deficit) 2020/21
	£	%	£	%	£	%	£	%	£	%	£	%
CCLA Property Fund	(92,996)	-2.28%	193,868	4.53%	(849)	-0.02%	(87,942)	-2.10%	(289,032)	-7.20%	(289,032)	-7.20%
Schroders Bond Fund	16,634	0.56%	(50,726)	-1.74%	(47,707)	-1.67%	(325,192)	-12.80%	(75,184)	-2.69%	(7,246)	-0.25%
UBS Multi Asset Fund	36,559	1.21%	(100,545)	-3.45%	(49,681)	-1.73%	(347,766)	-13.80%	(206,412)	-7.59%	(140,172)	-4.97%
CCLA Diversification Fund	n/a	n/a	(78,743)	-4.10%	60,910	3.07%	(177,974)	-9.86%	(121,160)	-6.28%	(102,530)	-5.20%
Total	(39,803)		(36,146)		(37,327)		(938,874)		(691,788)		(538,980)	

Net Yield									FY Forecast at 30-Sept-20		FY Forecast at 31-Dec-20	
	Net Yield 2016/17	Net Yield 2016/17	Net Yield 2017/18	Net Yield 2017/18	Net Yield 2018/19	Net Yield 2018/19	Net Yield 2019/20	Net Yield 2019/20	Net Yield 2020/21	Net Yield 2020/21	Net Yield 2020/21	Net Yield 2020/21
	£	%	£	%	£	%	£	%	£	%	£	%
CCLA Property Fund	71,438	1.75%	387,626	9.06%	183,140	4.28%	97,298	2.32%	(118,032)	-2.94%	(117,632)	-2.93%
Schroders Bond Fund	143,974	4.86%	54,687	1.88%	72,801	2.54%	(200,774)	-7.90%	50,716	1.81%	124,454	4.25%
UBS Multi Asset Fund	137,159	4.54%	46,243	1.58%	66,832	2.33%	(210,235)	-8.34%	(86,712)	-3.19%	(13,372)	-0.47%
CCLA Diversification Fund	n/a	n/a	(16,011)	-0.83%	127,940	6.45%	(111,690)	-6.19%	(54,460)	-2.82%	(36,230)	-1.84%
Total	352,572		472,545		450,713		(425,401)		(208,488)		(42,780)	

Peer to Peer Investment

Funding Circle									31/08/2020 Actual		31/12/2020 Actual Provisional	
	2016/17	2016/17	2017/18	2017/18	2018/19	2018/19	2019/20	2019/20	£	%	£	%
	£	%	£	%	£	%	£	%				
Carrying Value	2,003,355		2,075,341		2,056,664		1,831,028		1,415,581		1,091,959	
Interest Paid by Borrowers	181,892		181,014		184,654		193,170		58,059		101,195	
Less FC Service fee	(19,121)		(19,668)		(19,729)		(19,611)		(5,741)		(9,932)	
Promotions/Transfer payment							470		0			
Bad Debts	(58,163)		(61,288)		(111,152)		(127,649)		(44,442)		(66,341)	
Recoveries	8,219		14,780		27,428		30,253		11,599		30,743	
Amounts Recovered on principal in prior years (prior to 06.04.15)	0		0									
Net Yield	112,827	5.63%	114,838	5.53%	81,201	3.95%	76,634	4.19%	19,476	1.38%	55,666	5.10%**
Provisions for future losses	0		0		(10,000)							

**Funding Circle Net yield - this has been calculated against the current value, however principal is being withdrawn throughout the year. If calculated against the opening balance then the net yield would be 4%