

PROSPECTUS

OF

IFSL CHURCH HOUSE INVESTMENT GRADE FIXED INTEREST FUND

(A UCITS scheme with FCA Product Reference Number 193507)

Valid as at 26 May 2026

IFSL Church House Investment Grade Fixed Interest Fund

Prospectus

This document constitutes the Prospectus for IFSL Church House Investment Grade Fixed Interest Fund (the "Trust"), which has been prepared in accordance with the terms of the rules contained in the Collective Investment Schemes Sourcebook (the "FCA Regulations") published by the FCA as part of their Handbook of rules made under the Financial Services and Markets Act 2000 (the "Act").

This Prospectus has been prepared solely for, and is being made available to investors for the purposes of evaluating an investment in Units in Trust. Investors should only consider investing in the Trust if they understand the risks involved including the risk of losing all capital invested.

All communications in relation to this Prospectus shall be in English.

The Prospectus is dated, and is valid as at, 26 May 2026.

Copies of this Prospectus have been sent to the FCA and the Trustee.

If you are in any doubt about the contents of this Prospectus you should consult your professional adviser.

The Prospectus is based on information, law and practice at the date of this Prospectus. The Trust is not bound by any out of date prospectus when it has issued a new prospectus and potential investors should check that they have the most recently published prospectus.

Investment Fund Services Limited, the Manager of the Trust, is the person responsible for the information contained in this Prospectus. To the best of its knowledge and belief (having taken all reasonable care to ensure that such is the case) the information contained herein does not contain any untrue or misleading statement or omit any matters required by the FCA Regulations to be included in it.

IMPORTANT: IF YOU ARE IN ANY DOUBT ABOUT THE CONTENTS OF THIS PROSPECTUS YOU SHOULD CONSULT YOUR PROFESSIONAL ADVISER.

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Disclaimer

No person has been authorised by the Manager to give any information or to make any representations in connection with the offering of units other than those contained in the Prospectus and, if given or made, such information or representations must not be relied on as having been made by the Manager. The delivery of this Prospectus (whether or not accompanied by any reports) or the issue of units shall not, under any circumstances, create any implication that the affairs of the Trust have not changed since the date hereof.

The distribution of this Prospectus and the offering of units in certain jurisdictions may be restricted. Persons into whose possession this Prospectus comes are required by the Manager to inform themselves about and to observe any such restrictions. This Prospectus does not constitute an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorised or to any person to whom it is unlawful to make such offer or solicitation.

The units have not been and will not be registered under the United States Securities Act of 1933, as amended. They may not be offered or sold in the United States of America, its territories and possessions, any state of the United States of America and the District of Columbia or offered or sold to US Persons.

Potential investors should not treat the contents of this Prospectus as advice relating to legal, taxation, investment or any other matters and are recommended to consult their own professional advisers concerning the acquisition, holding or disposal of units (including if they have any doubt about the suitability of the investments).

The provisions of the Trust Deed are binding on each of the Unitholders, a summary of which are included in this Prospectus and a copy of the Trust Deed is available on request.

The distribution of this Prospectus in certain jurisdictions may require that this Prospectus is translated into the official language of those countries. Should any inconsistency arise between the translated version and the English version, the English version shall prevail.

This Prospectus is based on information, law and practice at the date hereof. The Manager cannot be bound by an out of date prospectus when it has issued a new prospectus and investors should check with Investment Fund Services Limited that this is the most recently published prospectus.

The Trustee is not a person responsible for the information contained in this Prospectus and accordingly does not accept any responsibility therefore under the FCA Regulations or otherwise.

1 DEFINITIONS

“Act”	the Financial Services and Markets Act 2000 as amended, extended, consolidated, substituted or re-enacted from time to time
“Administrator”	SS&C Financial Services International Limited;
“Approved Bank”	(in relation to a bank account opened by the Manager): (a) if the account is opened at a branch in the United Kingdom: (i) the Bank of England; or (ii) the central bank of a member state of the OECD; or (iii) a bank; or (iv) a building society; or (v) a bank which is supervised by the central bank or other banking regulator of a member state of the OECD; or (b) if the account is opened elsewhere: (i) a bank in (a); or (ii) a credit institution established in an EEA State other than in the United Kingdom and duly authorised by the relevant Home State Regulator; or (iii) a bank which is regulated in the Isle of Man or the Channel Islands; or (c) if the account is opened at a branch in the United Kingdom or outside the United Kingdom: (i) a bank supervised by the South African Reserve Bank
“Auditor”	Ernst & Young LLP, or such other entity as is appointed to act as auditor to the Trust from time to time;
“Business Day”	means Monday to Friday excluding UK public and bank holidays or any day on which the London Stock Exchange is not open or any day on which the Manager has notified the Trustee that it is not open for normal business or otherwise agreed between the Manager and the Trustee;
“Class” or “Classes”	in relation to units, means (according to the context) a particular class or classes of unit;
“Client Money”	Client money means any money that a firm receives from or holds for, or on behalf of, a Unitholder in the course of, or in connection with, its business unless otherwise specified;
“COLL”	Refers to the appropriate chapter or rule in the COLL Sourcebook;
“the COLL Sourcebook”	the Collective Investment Schemes Sourcebook issued by the FCA as amended from time to time;
“Custodian”	Caceis Bank, UK Branch, or such other entity as is appointed to act as custodian;

“Dealing Day”	means 9 a.m. to 5 p.m. on any Business Day;
“EEA State”	a member state of the European Union and any other state which is within the European Economic Area;
“Efficient Portfolio Management” or “EPM”	an investment technique where derivatives are used for one or more of the following purposes: reduction of risk, reduction of cost or generation of additional capital or income with the risk profile of the Trust and the risk diversification rules laid down in the COLL Sourcebook;
“Eligible Institution”	one of certain eligible institutions as defined in the glossary of definitions to the FCA Handbook;
“EMT”	European MiFID Template;
“FCA”	the Financial Conduct Authority or such successor regulatory authority as may be appointed from time to time, and (where applicable) its predecessors including the Financial Services Authority;
“FCA Regulations”	the rules contained in the Collective Investment Schemes Sourcebook (COLL), and the Investment Funds Sourcebook (FUND), as part of the FCA Rules as they may be amended or updated from time to time;
“FCA Rules”	the FCA’s Handbook of Rules and Guidance (including the COLL Sourcebook);
“Fund”	IFSL Church House Investment Grade Fixed Interest Fund;
“HMRC” “Investment Manager”	HM Revenue & Customs Church House Investments Limited, the investment manager to the Manager in respect of the Trust;
“Leverage”	means any method by which the exposure of a Fund is increased, whether through borrowing of cash or transferrable securities or leverage embedded in derivative positions or by any other means;
“Manager”	Investment Fund Services Limited, the Manager of the Trust;
“MiFID II”	Markets in Financial Instruments Directive, effective from 3 January 2018;
“NAV” or “value”	the value of the Scheme Property less the liabilities of the Trust as calculated in accordance with the Trust Deed;
“Register”	means the Register of Unitholders of the Trust;
“Registrar”	SS&C Financial Services International Limited;
“Regulated Activities Order”	the Financial Services and Markets Act 2000 (Regulated Activities) Order 2001 (SI 2001/544) as amended;
“Regulations”	the FCA Handbook (including the COLL Sourcebook);
“Scheme Property”	the scheme property of the Trust required under the COLL Sourcebook to be given for safekeeping to the Trustee;
“SDRT”	stamp duty reserve tax;
“Switch”	the exchange where permissible of units of one fund for units of another fund;

“Trust Deed”	the trust deed constituting the Trust, as amended from time to time in accordance with the COLL Sourcebook;
“Trust”	IFSL Church House Investment Grade Fixed Interest Fund;
“Trustee”	NatWest Trustee & Depositary Services Limited, or such other entity as is appointed to act as Trustee;
“UCITS”	means an Undertaking for Collective Investment in Transferable Securities. This will include a UCITS Scheme or an EEA UCITS scheme, as defined in the Financial Conduct Authority Handbook;
“UCITS Directive”	means the European Parliament and Council Directive of 13 July 2009 on the coordination of laws, regulations and administrative provisions relation to undertakings for collective investment in transferable securities (UCITS) (No. 2009/65/EC) (as amended);
“UCITS scheme”	means a UK UCITS, as defined in the FCA Handbook;
“UK UCITS”	means, in accordance with sections 236A and 237 of the Financial Services and Markets Act 2000, a collective investment scheme which may consist of several sub-funds, which is either an authorised unit trust scheme, an authorised contractual scheme, or an authorised open-ended investment company with the sole object of collective investment of capital raised from the public in transferable securities or other liquid financial assets, operating on the principle of risk-spreading, with units which are, at the request of holders, repurchased or redeemed, directly or indirectly, out of those undertakings’ assets, and which has identified itself as a UCITS in its prospectus and has been authorised accordingly by the FCA;
“Unit” or “Units”	a unit or units in the Trust;
“Unitholder”	a holder of registered units in the Trust;
“Valuation Point”	the point, on a Dealing Day whether on a periodic basis or for a particular valuation, at which the Manager carries out a valuation of the Scheme Property for the Trust for the purpose of determining the price at which Units of a Class may be issued, cancelled or redeemed. The current Valuation Point is 12 noon London time on each Dealing Day;
“VAT”	value added tax.

2 DETAILS OF THE TRUST

General Information

General

IFSL Church House Investment Grade Fixed Interest Fund (the Trust) is a unit trust authorised and regulated by the Financial Conduct Authority with effect from 1 December 2000. The Trust has an unlimited duration.

Unitholders are not liable for the debts of the Trust.

The Manager is also the manager of certain authorised unit trusts and open-ended investment companies, details of which are set out in Appendix VI.

Approval by the FCA in this context refers only to approval under the Act and does not in any way indicate or suggest endorsement or approval of the Trust as an investment.

Head Office of the Trust

Marlborough House
59 Chorley New Road
Bolton, BL1 4QP.

Base Currency

The base currency of the Trust is Pounds Sterling (GBP) or such other currency as may be the lawful currency of the UK from time to time.

Units

Units in the Trust may be marketed in other Member States and in countries outside the European Union and European Economic Area subject to regulations and any regulatory constraints of those countries if the Manager so decides.

The Trust is designed and managed to support longer-term investment and active trading is discouraged. Short-term or excessive trading into and out of the Trust may harm performance by disrupting portfolio management strategies and by increasing expenses. The Manager may at its discretion refuse to accept applications for, or switching of units, especially where transactions are deemed disruptive, particularly from possible market timers or investors who, in its opinion, have a pattern of short-term or excessive trading or whose trading has been or may be disruptive to the Trust. For these purposes, the Manager may consider an investor's trading history in the Trust or other Investment Fund Services Limited funds and accounts under common ownership or control.

The Structure of the Trust

The Trust

The Trust is a UCITS scheme.

FCA Product Reference Number: 193507

Investment of the assets of the Trust must comply with the COLL Sourcebook and the investment objective and policy of the Trust. Details of the Trust, including its investment objective and policy, are set out in Appendix I.

The eligible securities markets and eligible derivatives markets on which the Trust may invest are set out in Appendix II. A detailed statement of the general investment and borrowing restrictions in respect of the Trust is set out in Appendix IV.

Classes of Units within the Trust

The rights represented by units are those of a beneficial interest under a trust. Units do not carry preferential or pre-emptive rights to acquire further units. Further classes of unit may be established from time to time by the Manager with the approval of the FCA, the agreement of the Trustee and in accordance with the Trust Deed. On the introduction of any new class, either a revised prospectus or a supplemental prospectus will be prepared setting out the details of each class.

The currency in which each new class of units will be denominated will be determined at the date of creation and set out in the Prospectus issued in respect of the new class of units.

The Trust may issue income and accumulation Units. Further details of the units presently available, including details of their criteria for subscription and fee structure, are set out in Appendix I.

Holders of income units are entitled to be paid the distributable income attributed to such units on any relevant interim and annual allocation dates.

Holders of accumulation units are not entitled to be paid the income attributed to such units, but that income is automatically transferred to (and retained as part of) the capital assets of the Trust on the relevant interim and/or annual accounting dates. This is reflected in the price of an accumulation unit.

The Trust Deed allows gross income and gross accumulation units to be issued, as well as net income and net accumulation units, but none are currently in issue. Net units are units in respect of which income allocated to them is distributed periodically to the relevant Unitholders (in the case of income units) or credited periodically to capital (in the case of accumulation units), in either case in accordance with relevant tax law, net of any tax deducted or accounted for by the Trust. Gross units are income or accumulation units where, in accordance with relevant tax law, distribution or allocation of income is made without any tax being deducted or accounted for by the Trust. All references in this Prospectus are to net units unless otherwise stated.

Where the Trust has different classes, each class may attract different charges and so monies may be deducted from the Scheme Property attributable to such classes in unequal proportions. In these circumstances, the proportionate interests of the classes will be adjusted accordingly.

Information on the typical investor profile for the Trust is set out in Appendix V.

Unitholders are entitled (subject to certain restrictions) to exchange all or part of their units in a class for units of another class. Details of this conversion facility and the restrictions are set out in the section "Unit Class Conversions".

Where the AFM has a direct legal relationship with the Unitholder and has given not less than 60 days' notice in writing, the AFM may convert all or some of a Unitholder's units for units of a different Unit Class within the same fund if it is fair and in the best interests of the Unitholder.

Dealing Charges

The price per unit at which units are bought, redeemed or switched is calculated in accordance with the Regulations. Any initial charge or redemption charge, (or SDRT on a specific deal, if applicable) is payable in addition to the price or deducted from the proceeds and is taken from the gross subscription or redemption monies.

3 CLIENT MONEY

As required by the FCA's Client Money rules, the Manager will hold money received from clients or on the client's behalf in accordance with those rules in a pooled client bank account, with an Approved Bank (as defined in the FCA Rules) in the UK.

The Manager will not be liable for any acts or omissions of the Approved Bank. The Approved Bank will be responsible for any acts or omissions within its control.

In the event of the insolvency of any party, clients' money may be pooled which means that Unitholders may not have a claim against a specific account and may not receive their full entitlement, as any shortfall may be shared pro rata amongst all clients.

The Manager is covered by the Financial Services Compensation Scheme (FSCS). The FSCS may pay compensation if the Manager is unable to meet its financial obligations. For further information about the compensation provided by the FSCS (including the amounts covered and eligibility to claim) refer to the FSCS website www.FSCS.org.uk or call the FSCS on 020 7741 4100 or 0800 678 1100.

4 BUYING, SELLING AND SWITCHING UNITS

The dealing office of the Manager is open from 9.00 am until 5.00 pm on each Business Day to receive requests for the purchase, redemption and switching of Units, which will be effected at prices determined at the next Valuation Point following receipt of such request. Telephone calls may be recorded for training and monitoring purposes.

The Manager may also, at its discretion, introduce further methods of dealing in Units in the future.

Buying Units

Procedure

Subject to restrictions applicable to certain classes of units, applications for units linked to the Fund may be made by any person. Units to satisfy an application received before the Valuation Point of the Fund (see "Valuation Of The Trust" for details of the Valuation Point) on a Dealing Day will be sold at a price based on that day's valuation and Units to satisfy an application received after the Valuation Point, or on a day which is not a Dealing Day, will be sold at a price based on the valuation made on the next Dealing Day.

Applications may be made by completing an application form and delivering it to the Manager at Investment Fund Services Limited, PO Box 13586, Chelmsford CM99 2GS. The Manager may also, at its sole discretion, accept instructions by telephone on **0808 178 9321 (overseas +44 1204 803 932)** between 9.00am and 5.00pm on any Business Day on such terms as it may specify. Note, that telephone lines close at 2.00pm on Christmas Eve and also New Year's Eve when these days fall on a Business Day. Application forms are available from the Manager at its website www.ifslfunds.com. The Manager may require telephone requests to be confirmed in writing.

Applications, however made, are irrevocable (except in the case where cancellation rights are applied - see below). Subject to its obligations under COLL, the Manager reserves the right to reject any application in whole or in part. In that event application monies or any balance will be returned to the Applicant by post at the Applicant's risk.

Applications will not be acknowledged but a contract note will be sent on or before the Business Day next following the relevant Dealing Day. Certificates will not be issued. Ownership of Units will be evidenced by an entry on the Register where the total price payable for all Units for which the application is made would include a fraction of one penny it will be rounded up or down to the nearest penny.

Payment in respect of applications must be received no later than the fourth Business Day after the relevant Dealing Day. However, the Manager reserves the right to request that payment in respect of applications be received prior to the relevant Dealing Day.

If an Applicant defaults in making any payment in money or transfer of property due to the Manager in respect of the sale or issue of Units, the Applicant shall indemnify the Manager and/or the Fund (as the case may be) in respect of any loss or cost incurred by either of them as a result of such default and the Fund is entitled to make any necessary amendment to the Register and the Manager will become entitled to the Units in place of the Applicant (subject, in case of an issue of Units, to the Manager's payment of the purchase price to the Fund). The Manager may in its discretion delay arranging for the issue of the Units until payment has been received.

Applicants who have received advice may have the right to cancel their application to buy Units at any time during the 14 days after the date on which they receive a cancellation notice from the Manager. If an applicant decides to cancel the contract, and the value of the investment has fallen at the time the Manager receives the completed cancellation notice, they will not receive a full refund as an amount equal to any fall in value will be deducted from the sum originally invested.

Money laundering prevention

The Fund is subject to the United Kingdom's anti-money laundering regulations and the Manager may in its absolute discretion require verification of identity from any Applicant including, without limitation, any Applicant who:

- (a) tenders payment by way of cheque or banker's draft on an account in the name of a person or persons other than the Applicant; or
- (b) appears to the Manager to be acting on behalf of some other person.

In the former case verification of the identity of the Applicant may be required. In the latter case, verification of the identity of any person on whose behalf the Applicant appears to be acting may be required.

Until satisfactory proof of identity is provided, the Manager reserves the right to refuse to issue Units, pay the proceeds of the redemption of Units, or pay income on Units to investors. In the case of a purchase of Units where the Applicant is not willing or is unable to provide the information requested within a reasonable period, the Manager also reserves the right to sell the Units purchased and return the proceeds to the account from which the subscription was made. These proceeds may be less than the original investment. The Manager will not be liable for any Unit price movements occurring during delays while money laundering checks are carried out. The Manager or Registrar may use external credit reference agencies to verify your identity and/or bank details. This will not have any effect on your credit history.

Deferred Redemption

If redemptions in the Fund on a particular Dealing Day exceed 10% of the Fund's value, the Manager may, with the prior agreement of the Fund's Trustee, or if the Trustee so requires, defer redemptions to the next Valuation Point in accordance with the FCA's COLL rules.

Any such deferral is undertaken in such a manner as to ensure the consistent treatment of all Unitholders who have sought to redeem Units at the Valuation Point at which redemptions are deferred. All deals relating to the earlier Valuation Point are completed before these relating to a later Valuation Point are considered.

The intention of a deferred redemption is to reduce the impact of dilution on the Fund. In times of high levels of redemption, deferred redemption enables the Manager to protect the interests of continuing Unitholders and potential Unitholders, by allowing the Manager to match the sale of the Fund's property to the level of redemptions of Units in that Fund.

In Specie Application

The Manager may, by special arrangement and at its discretion, agree to arrange for the issue of Units in exchange for assets other than cash but only if the Trustee is satisfied that acquisition of the assets in exchange for the Units to be issued is not likely to result in any material prejudice to the interests of Unitholders or potential Unitholders of the Fund.

Minimum Purchase and Holdings

The minimum initial lump sum subscriptions for Units and the minimum holding in the Fund is set out in Appendix I. If at any time a Unitholder's holding is below the specified minimum, the Manager (at its discretion) reserves the right to either sell the Units and send the proceeds to the Unitholder, or to convert the Units to another Unit class. However, the Manager may, by special arrangement and at its discretion, either agree on an individual basis a lower amount in relation to the minimum value requirements, or waive such requirements at its discretion.

The Manager may also offer a regular savings plan in respect of the Fund whereby Units can be purchased monthly, the settlement for which is collected via direct debit. The minimum value of Units purchased in one single transaction is £50. See Appendix I for details of Fund that offer this service.

Selling Units

Procedure

Units in the Fund may be redeemed on any Dealing Day. Dealings are on a forward price basis as explained in the paragraph headed "Buying Units" above. Units to be redeemed pursuant to a redemption request received before the Valuation Point of the relevant Sub-fund on a Dealing Day will be redeemed at a price based on that day's valuation and Units to be redeemed pursuant to a redemption request received after that time, or on a day which is not a Dealing Day, will be redeemed at a price based on the valuation made on the next Dealing Day.

Redemption instructions may be given by delivery to the Manager of written instructions for redemption by letter to Investment Fund Services Limited, PO Box 13586, Chelmsford CM99 2GS. Redemption instructions may be given by telephone on **0808 178 9321 (overseas +44 1204 803 932)** between 9.00am and 5.00pm on any Business Day. Note, that telephone lines close at 2.00pm on Christmas Eve and also New Year's Eve when these days fall on a Business Day. Redemption instructions given by telephone must be confirmed in writing to the Manager prior to redemption proceeds being remitted. Redemption instructions are irrevocable.

A redemption contract note will be sent on or before the next Business Day following the relevant Dealing Day. Where the total consideration for the transaction would include a fraction of one penny it will be rounded up or down to the nearest penny. There may also be deducted, if the consideration is to be remitted abroad, the cost of remitting the proceeds (if any). If a redeeming Unitholder wishes to be paid other than by cheque, the Manager will endeavour to arrange this but at the cost of the Unitholder. The redemption proceeds will be paid not later than the close of business on the fourth Business Day after the later of the following times:

the Valuation Point immediately following the receipt by the Manager of the request to redeem the Units; or the time when the Manager has received all duly executed instruments and authorisations which effect (or enable the Manager to effect) transfer of title to the Units.

However, neither the Fund nor the Manager is required to make payment in respect of a redemption of Units where the money due on the earlier issue of those Units has not yet been received or where the Manager considers it necessary to carry out or complete identification procedures in relation to the holder or another person pursuant to the United Kingdom's anti-money laundering regulations.

In Specie Redemption

If a Unitholder requests the redemption of Units, the Manager may, if it considers the deal is substantial in relation to the total size of the Fund, arrange for the Fund to cancel the Units and transfer Scheme Property to the Unitholder instead of paying the price of the Units in cash, or, if required by the Unitholder, pay the net proceeds of sale of the relevant Scheme Property to the Unitholder.

A deal involving Units representing 5% or more in value of the Fund will normally be considered substantial. However, the Manager may at its discretion agree an in specie redemption with a Unitholder whose Units represent less than 5% in value of the Fund.

In such cases, the Manager will serve a notice on the Unitholder within two Business Days of receipt of the redemption instruction that it proposes to make an in specie redemption and setting out the Scheme Property to be transferred to the Unitholder. The Unitholder may within four Business Days of receiving the notice serve a notice on the Manager requiring the Manager to sell the selected Scheme Property and pay the proceeds to the Unitholder.

The Manager will select the property to be transferred (or sold) in consultation with the Fund's Trustee. The Manager must ensure that the property selection is made with a view to achieving

no greater advantage or disadvantage to the redeeming Unitholder than to continuing Unitholders.

Minimum Redemption and Holding

If the redemption request is in respect of only some of the Units held, the minimum value of Units which may be the subject of redemption is set out in Appendix I. Where the value of an individual holding of Units would, in consequence of a request for redemption/cancellation, fall below these amounts in respect of the relevant Unit classes such request may be treated as a request for redemption/ cancellation of all the Units held by such Unitholder.

The value of Units for this purpose is calculated by reference to the current price, net of any initial charge. However the Manager may, by special arrangement on a case by case basis and at its discretion, agree a lower amount in relation to the minimum redemption size.

Switching

Unitholders may (subject to the qualifications below) exchange Units in one Fund for Units in a different Fund.

The right to exchange is subject to the following:

- the Manager and the Trustee are not obliged to give effect to a request for exchange of Units if the value of the Units to be exchanged is less than the minimum permitted transaction (see above) or if it would result in the Unitholder holding Units of any class of less than the minimum holding for that class of Units (see above);
- the Manager may decline to permit an exchange into a Fund in respect of which there are no Units in issue, or in any case in which they would be entitled under COLL to refuse to give effect to a request by the Unitholder for the redemption of Units of the old class or the issue of Units of the new class.

Exchanges between classes of Units linked to different Funds may be subject to a charge.

It should be noted that an exchange of Units in the Fund for Units in any other Fund is treated as a redemption and sale and will, for persons subject to UK taxation, be a realisation for the purposes of capital gains taxation.

In no circumstances will a Unitholder who exchanges Units in one Fund for Units in any other Fund (or who converts between classes of Units) be given a right by law to withdraw from or cancel the transaction.

Instructions for switching Units may be given to the Manager in writing marked for the attention of Investment Fund Services Limited, PO Box 13586, Chelmsford, CM99 2GS. Instructions may be given by telephone on **0808 178 9321 (overseas +44 1204 803 932)** between 9.00am and 5.00pm on any Business Day. Note, that telephone lines close at 2.00pm on Christmas Eve and also New Year's Eve when these days fall on a Business Day. Instructions given by telephone must be confirmed in writing to the Manager.

Application

A Unitholder wishing to exchange Units should apply in the same way as for a redemption (see above). Switch instructions received by the Manager up to the Fund's valuation point on any Dealing Day will be dealt with at the price calculated at that valuation point. Instructions received after the Fund's valuation point on any Dealing Day will be dealt with at the price calculated at the Fund's next valuation point.

A contract note giving details of the exchange will be sent on or before the Business Day next following the relevant Dealing Day.

Unit Class Conversions

Subject to any restrictions on the eligibility of investors for a particular Unit class, a Unitholder may convert Units in one class in a Fund for Units in a different class in the same Fund subject to the investment minima set out in this Prospectus.

Conversions will be effected by the Manager recording the change of Unit class on the Register of the Fund.

If a Unitholder wishes to convert Units they should apply to the Manager in the same manner as for a sale as set out above.

Conversions will be effected at the next Valuation Point. The number of Units to be issued in the new class will be calculated relative to the price of Unit being converted from. The Manager or Registrar will notify Unitholders once the conversion has been effected.

Conversions will not generally be treated as a disposal for capital gains tax purposes provided that certain requirements are met and that no consideration is given other than the Units issued in the new class. SDRT will not usually be payable on the conversion.

There is no fee on a conversion between classes of the same Fund.

In certain circumstances the Manager may mandatorily convert a Unitholder's investment from one Unit class into another Unit class. The Manager will only undertake such a conversion where the proposed Unit class has identical or preferential terms and the Manager will provide Unitholders with no less than 60 days' notice.

Dealing Charges

Initial Charge

The Manager may impose a charge on the purchase of units in each class. The current initial charge is calculated as a percentage of the amount invested by a potential Unitholder as set out in Appendix I. The Manager may waive or discount the initial charge at its discretion.

The initial charge (which is deducted from subscription monies) is payable by the Unitholder to the Manager.

The current initial charge of a class may only be increased in accordance with the Regulations.

Redemption Charge

The Manager may make a charge on the redemption of Units in each class. At present, no redemption charge is levied.

The Manager may only introduce a redemption charge in accordance with the Regulations. Also, if such a charge was introduced, it would not apply to Units issued before the date of the introduction (i.e. those not previously subject to a redemption charge).

Transfers

Unitholders are entitled to transfer their Units to another person or body. All transfers must be in writing in the form of an instrument of transfer approved by the Manager for this purpose. Completed instruments of transfer must be returned to the Manager in order for the transfer to be registered by the Manager. The Manager may refuse to register a transfer unless any provision for SDRT due has been paid.

Restrictions and Compulsory Transfer and Redemption

The Manager may from time to time impose such restrictions as it may think necessary for the purpose of ensuring that no units are acquired or held by any person in breach of the law or governmental regulation (or any interpretation of a law or regulation by a competent authority) of any country or territory or which would result in the Trust incurring any liability to taxation which

the Trust is not able to recoup itself or suffering any other adverse consequence. In this connection, the Manager may, inter alia, reject in its discretion any application for the purchase, redemption, transfer or switching of units.

If it comes to the notice of the Manager that any Units (“affected Units”):

- (a) are owned directly or beneficially in breach of any law or governmental regulation (or any interpretation of a law or regulation by a competent authority) of any country or territory; or
- (b) would result in the Trust incurring any liability to taxation which the Trust would not be able to recoup itself or suffering any other adverse consequence (including a requirement to register under any securities or investment or similar laws or governmental regulation of any country or territory); or
- (c) are held in any manner by virtue of which the Unitholder or Unitholders in question is/are not qualified to hold such Units or if it reasonably believes this to be the case;

the Manager may give notice to the Unitholder(s) of the affected Units requiring the transfer of such units to a person who is qualified or entitled to own them or that a request in writing be given for the redemption of such Units in accordance with the COLL Sourcebook. If any Unitholder upon whom such a notice is served does not within 30 days after the date of such notice transfer their affected Units to a person qualified to own them or submit a written request for their redemption to the Manager or establish to the satisfaction of the Manager (whose judgement is final and binding) that they or the beneficial owner is qualified and entitled to own the affected Units, they shall be deemed upon the expiry of that 30 day period to have given a request in writing for the redemption or cancellation (at the discretion of the Manager) of all the affected Units.

A Unitholder who becomes aware that they are holding or own affected Units shall immediately, unless they have already received a notice as set out above, either transfer all their affected Units to a person qualified to own them or submit a request in writing to the Manager for the redemption of all their affected Units.

Where a request in writing is given or deemed to be given for the redemption of affected Units, such redemption will (if effected) be effected in the same manner as provided for in the COLL Sourcebook.

Where the Manager decides to close a Unit class in the Fund, the Manager may mandatorily redeem a Unitholder’s investment. The Manager will provide Unitholders with no less than 30 days’ notice prior to the redemption.

Suspension of Dealings in the Trust

The Manager may, with the prior agreement of the Trustee, and must, if the Trustee so requires, without notice to Unitholders temporarily suspend redemption of Units for a period if the Manager (or the Trustee in the case of any requirement by it) is of the opinion that there is good and sufficient reason to do so having regard to the interests of Unitholders. Units will not be issued during a period of suspension. The Manager will resume redemption and other dealings in Units in accordance with COLL 7.2.1R of the Regulations. The suspension will only be permitted to continue as long as it is justified having regard to the interests of the Unitholders. The Manager must formally review the suspension every 28 days and inform the FCA of the result of this review with a view to ending the suspension as soon as practicable after the exceptional circumstances have ceased.

The Manager will notify all Unitholders of the suspension in writing as soon as practicable and will publish details to keep Unitholders appropriately informed about the suspension, including its likely duration.

Re-calculation of the Unit price for the purpose of sales and purchases will commence on the next relevant valuation point following the ending of the suspension.

IMPORTANT NOTE: The Manager reserves the right to cancel, in whole or in part, any contract in respect of which payment remains overdue and to recover any resulting loss.

Large Deals

Any purchase or redemption of Units with a value equal to or in excess of £15,000 will amount to a “large deal”. For large deals (subject to the Regulations), the Manager may sell Units at more than, or redeem units at less than, the published price (see section ‘Valuation of Trust’ below).

Governing Law

All deals in Units are governed by the law of England and Wales.

5 VALUATION OF THE TRUST

General

Valuations of the Scheme Property of the Fund for the purpose of the calculation of Unit prices will be carried out in accordance with the rules for dual-priced funds in COLL.

Each Unit linked to the Funds represents a proportional share of the overall property attributable to that Fund. Therefore, the value of a Unit attributable to the Fund is calculated, in broad outline, by calculating the net asset value of the property attributable to that Fund, and dividing that value (or that part of that value attributed to Units of the class in question) by the number of Units (of the class in question) in issue.

Valuations are normally carried out on each Dealing Day. The Valuation Point for the Fund is 12.00 noon (UK time) on each Dealing Day.

The Manager may carry out additional valuations if it considers it desirable to do so and may use the price obtained at such additional valuations as the price for the relevant day. The Manager shall inform the Trustee of any decision to carry out any such additional valuations. Valuations will not be made during a period of suspension of dealings.

Calculation of the Value

The property attributable to the Fund is, for all purposes, valued on the following basis:

1. All the Scheme Property (including receivables) is to be included, subject to the following provisions.
2. Property which is not cash (or other assets dealt with in paragraphs 3 and 4 below) shall be valued as follows and the prices used shall (subject as follows) be the most recent prices which it is practicable to obtain:
 - (a) units or shares in a collective investment scheme:
 - i. if a single price for buying and selling units or shares is quoted, at that price; or
 - ii. if separate buying and selling prices are quoted, at the average of the two prices provided the buying price has been reduced by any initial charge included therein and the selling price has been increased by any exit or redemption charge attributable thereto; or
 - iii. if, in the opinion of the Manager, the price obtained is unreliable or no recent traded price is available or if no recent price exists, at a value which, in the opinion of the Manager, is fair and reasonable;
 - (b) exchange-traded derivative contracts:
 - i. if a single price for buying and selling the exchange-traded derivative contract is quoted, at that price; or
 - ii. if separate buying and selling prices are quoted, at the average of the two prices;
 - (c) over-the-counter derivative contracts shall be valued in accordance with the method of valuation as shall have been agreed between the Manager and the Trustee;

- (d) any other investment:
 - i. if a single price for buying and selling the security is quoted, at that price; or
 - ii. if separate buying and selling prices are quoted, at the average of the two prices; or
 - iii. if, in the opinion of the Manager, the price obtained is unreliable or no recent traded price is available or if the most recent price available does not reflect the Manager's best estimate of the value, at a value which, in the opinion of the Manager, is fair and reasonable;
 - (e) property other than that described in (a), (b), (c) and (d) above: at a value which, in the opinion of the Manager, represents a fair and reasonable mid market price.
3. Cash and amounts held in current, margin and deposit accounts and in other time-related deposits shall be valued at their nominal values.
 4. In determining the value of the Scheme Property, all instructions given to issue or cancel Units shall be assumed (unless the contrary is shown) to have been carried out and any cash payment made or received and all consequential action required by the Regulations shall be assumed (unless the contrary has been shown) to have taken place.
 5. Subject to paragraphs 6 and 7 below, agreements for the unconditional sale or purchase of property which are in existence but uncompleted shall be assumed to have been completed and all consequential action required to have been taken. Such unconditional agreements need not be taken into account if made shortly before the valuation takes place and, in the opinion of the Manager, their omission shall not materially affect the final net asset amount.
 6. Futures or contracts for differences which are not yet due to be performed and unexpired and unexercised written or purchased options shall not be included under paragraph 5.
 7. All agreements are to be included under paragraph 5 which are, or ought reasonably to have been, known to the person valuing the property assuming that all other persons in the Manager's employment take all reasonable steps to inform it immediately of the making of any agreement.
 8. An estimated amount for anticipated tax liabilities (on unrealised gains where the liabilities have accrued and are payable out of the property of the Fund; on realised capital gains in respect of previously completed and current accounting periods; and on income where liabilities have accrued) including (as applicable and without limitation) capital gains tax, income tax, corporation tax, value added tax, stamp duty and SDRT will be deducted.
 9. An estimated amount for any liabilities payable out of the Scheme Property and any tax thereon treating periodic items as accruing from day to day will be deducted.
 10. The principal amount of any outstanding borrowings whenever payable and any accrued but unpaid interest on borrowings will be deducted.
 11. An estimated amount for accrued claims for tax of whatever nature which may be recoverable will be added.
 12. Any other credits or amounts due to be paid into the Scheme Property will be added.
 13. A sum representing any interest or any income accrued due or deemed to have accrued but not received and any SDRT provision anticipated to be received will be added.
 14. Currencies or values in currencies other than base currency shall be converted at the relevant Valuation Point at a rate of exchange that is not likely to result in any material prejudice to the interests of Unitholders or potential Unitholders.
 15. The Fund is permitted to invest in immovable property, although it does not do so currently. In the event the Prospectus is amended to permit the Fund to invest in immovable property (following receipt of FCA approval) such immovable property shall be valued as follows:
 - (a) by a standing independent valuer (as defined in the glossary to the FCA Handbook) appointed by the Manager with the approval of the Trustee, undertaken in accordance with the RICS Valuation – Professional Standards 2012 (The Red Book) (8th edition published 1 January 2012) as updated and amended from time to time, or in the case of overseas immovables on an appropriate basis;

- (b) on the basis of a full valuation with physical inspection (including, where the immovable is or includes a building, internal inspection), at least once a year; and
- (c) on the basis of the last full valuation, at least once a month.

Valuations – general points

For the above purposes, instructions given to issue or cancel Units are assumed to have been carried out (and any cash paid or received) and uncompleted arrangements for the unconditional sale or purchase of property are (with certain exceptions) assumed to have been completed and all consequential action taken.

The Fund has credited to it the proceeds of all Units attributed to it, together with the assets in which such proceeds are invested or reinvested and all income, earnings, profits, or assets deriving from such investments.

Fair Value Pricing

Where the Manager has reasonable grounds to believe that:

- (a) no reasonable price exists for a security at a Valuation Point; or
- (b) the most recent price available does not reflect the Manager's best estimate of the value of a security at a Valuation Point,

it will value an investment at a price which, in its opinion, reflects a fair and reasonable price for that investment (the fair value price).

The circumstance which may give rise to a fair value price being used includes: where there has been no recent trade in the security concerned; or due to the suspension of dealings in an underlying collective investment scheme; or where there has been the occurrence of a significant event since the most recent closure of the market where the price of the security is taken.

Price per Unit in Each Class

The price per Unit at which Units are issued or cancelled is calculated by taking the proportion, attributable to the Units of the class in question, of the value on the issue basis (when calculating the issue price per Unit) or the cancellation basis (when calculating the cancellation price per Unit) of the Scheme Property by reference to the most recent valuation, computing the number of Units of the relevant class in issue immediately before that valuation, dividing the total by that number of Units. Any initial charge or redemption charge, (or SDRT on a specific deal, if applicable) is payable in addition to the price or deducted from the proceeds and is taken from the gross subscription or redemption monies.

Pricing Basis

The Manager deals on a forward pricing basis. A forward price is the price calculated at the next Valuation Point after the purchase or redemption is deemed to be accepted by the Manager. Units in the Trust are dual priced.

Publication of Prices

Unitholders can obtain the price of their Units by calling the Manager on **0808 178 9321 (from UK) or +44 1204 803 932 (from overseas)** or going to www.ifslfunds.com.

Liabilities of the Trust

Unitholders are not liable for the debts of the Trust. A Unitholder is not liable to make any further payment to the Trust after they have paid the price on purchase of the units.

6 RISK FACTORS

The following risk factors should be considered before making your investment decision:

General Risks Factors

- 1) Past performance is not necessarily a guide to future performance. Investments and the income derived from them can fall as well as rise and you may not get back the amount originally invested. This may be due, for example, to market movement or variations in the exchange rates between currencies.
- 2) There is no certainty that a Fund's investment objective will be achieved.
- 3) If you have any doubts about the suitability of an investment, please contact your authorised financial adviser. Please note Investment Fund Services Limited does not provide investment advice.
- 4) The Fund will be exposed to stock markets and market conditions can change rapidly. Prices can move irrationally and be affected unpredictably by diverse factors, including political and economic events.
- 5) Where a Fund pays out income, the level of income payments may not be constant and may fluctuate.
- 6) For Funds where the annual management charge is to be taken from the income generated by the Fund and there is insufficient income within the Fund to meet that charge, the balance will be deducted from the Fund's capital and to that extent may erode or constrain capital growth.
- 7) For Funds where the annual management charge is to be taken from capital rather than income, either fully or partially, the future growth of these Funds may be constrained, or capital eroded, as a result.
- 8) Where Funds are subject to an initial charge, the charge is deducted from an investment at the outset and an equivalent rise in the value of the Units is required before the original investment can be recovered. The Funds should therefore be viewed as a long-term investment.
- 9) Funds typically have exposure to overseas markets, either directly or indirectly, and are therefore exposed to currency risk. As a result, the value of your investment can be affected by changes in exchange rates.
- 10) Inflation will affect the real value of your savings and investments, which may reduce the buying power of the money you have saved and your investments. i.e. £1 in the future may not be equivalent to £1 today.
- 11) The Fund's investments, be they held directly or indirectly, may be subject to liquidity constraints, which means that the investments may trade infrequently and in small volumes, or that a particular instrument is difficult to buy or sell. Investments which are normally liquid may also be subject to periods of disruption in difficult market conditions. As a result, changes in the value of investments may be unpredictable and, in certain circumstances, it may be difficult to sell an investment at the last market price quoted or at a value considered by the Investment Manager to be fair. This may lead to liquidity constraints on the Fund affected.
- 12) Where assets are held in custody, there may be a risk of loss resulting from the insolvency, negligence or fraudulent action of the custodian or sub-custodian.
- 13) A Fund will be exposed to a credit risk on parties with whom it trades and will also bear the risk of settlement default. The Fund may enter into transactions in over-the-counter markets which will expose them to the credit of its counterparties and their abilities to satisfy the terms of such contracts.
- 14) Where Funds have a relatively small number of holdings, this can make them more volatile than funds with greater diversification.
- 15) ISA Investments - The favourable tax treatment of ISAs may not be maintained indefinitely. If you are unsure of your tax position you should consult a tax adviser.
- 16) The summary of the UK tax treatment in section "Taxation" is based on current law and HMRC published practice, as at the date of the prospectus, which is subject to change. It does not consider individual circumstances which may affect the UK tax treatment. In particular, the levels of relief from taxation may depend upon individual circumstances.

The tax treatment associated with fund structures may be changed by future legislation as may that associated with the underlying investments.

- 17) The Fund may incur Leverage, through borrowing cash up to 10% of the value of the Scheme Property, in which case a Fund's exposure may be increased by reinvesting such cash borrowings. If the interest costs associated with the borrowings are greater than any investment income and gains earned on investments made through the use of borrowing, the value of the Units in a Fund may decline more rapidly than would otherwise be the case.
- 18) The Fund may be subject to Leverage, through investment in derivatives, which may increase risk. Leverage means that the return or loss on an investment is subject to a multiplier increasing exposure to that investment and magnifying the volatility and risk of loss should the value of that investment decline. The use of Leverage creates special risks and may significantly increase a Fund's investment risk. Leverage may create an opportunity for greater yield and total return but, at the same time, will increase the exposure of a Fund to capital risk. The Funds may be subject to Leverage through the use of derivatives for hedging or for investment purposes. The Leverage limits are disclosed in the "Investment and Borrowing Powers" section.
- 19) The value of Funds may be affected by uncertainties such as international political developments, civil conflicts and war, changes in government policies, restrictions on foreign investment and other developments in the laws and regulations of countries in which investments may be made.
- 20) The operations of Funds can be subject to human error, faulty processes or governance, or technological failures. Operational risks may subject a Fund to errors affecting valuation, pricing, accounting, tax reporting, financial reporting, custody and trading, among other things. Operational risks may go undetected for long periods of time, and even if they are detected it may prove impractical to recover prompt or adequate compensation from those responsible.
- 21) Funds may be subject to management risk as they are actively managed investment funds. When managing a Fund and applying investment techniques and risk analyses, the Investment Manager's assessment of market or economic trends, their choice or design of any software models they use, their allocation of assets, or other decisions regarding how the Fund's assets will be invested cannot be guaranteed to ensure positive returns on investments.
- 22) In extreme market conditions redemptions in the Fund may be deferred or suspended, where Funds invest in other collective investment schemes, such as other funds and investment trusts, redemptions in these underlying funds may also be deferred or suspended, which may affect the liquidity of the Funds.
- 23) Cyber security risks may result in:
 - financial losses to the Fund and the Unitholders;
 - the inability of a Fund to transact business with its Unitholders;
 - delays or mistakes in the calculation of the prices or to other materials provided to Unitholders;
 - the inability to process transactions with Unitholders or the parties;
 - violations of privacy and other laws;
 - regulatory fines, penalties and reputational damage; and
 - compliance and remediation costs, legal fees and other expenses. The Fund's service providers (including but not limited to the Manager and the Trustee and their agents), financial intermediaries, companies in which the Fund invest and parties with which the Fund engages in portfolio or other transactions also may be adversely impacted by cyber security risks in their own business, which could result in losses to the Fund or the Unitholders.

While measures have been developed which are designed to reduce the risks associated with cyber security, there is no guarantee that those measures will be effective, particularly since the Fund does not directly control the cyber security defences

or plans of its service providers, financial intermediaries and companies in which the Fund invest or with which it does business.

- 24) Where cancellation rights are applicable, if you choose to exercise your cancellation rights and the value of your investment falls before notice of cancellation is received by us in writing, a full refund of the original investment will not be provided but rather the original amount less the fall in value.
- 25) The Manager does not permit the Fund to be used for the purposes of "market timing". For this purpose, market timing is defined as a trading strategy with the intention of taking advantage of short term changes in market prices. The Manager will undertake monitoring activities to ensure that market timing does not take place in relation to the Fund.
- 26) The Manager, the Investment Manager, and other partners may deal in assets which they have, directly or indirectly, an interest which may involve a potential conflict with the Manager's duty. The Manager and the Investment Manager(s) will ensure that such deals are completed on terms which are not less favourable to the Fund than if the potential conflict had not existed. Such potential conflicts or duties may arise because the Manager or the Investment Manager(s) may have invested directly or indirectly in the Fund.

Fund Specific Risk Factors

IFSL Church House Investment Grade Fixed Interest Fund

- (a) Fixed interest securities/Bonds are particularly affected by trends in interest rates and inflation. If interest rates go up, the value of capital may fall, and vice versa. The value of a fixed interest security may fall in the event of a default or reduced credit rating of the issuer.
- (b) The Fund may invest in property funds. The value of investments held in a property fund are generally determined by the opinion of an independent valuer and is therefore subjective. Investment in such funds should be considered as long term in nature. Property investments can be relatively illiquid compared to bonds and equities and may be subject to significantly wider price spreads which could affect the valuation.
- (c) The Fund may invest in other collective investment schemes and as such a Fund will bear its portion of the expenses of the other collective investment scheme, including management, performance and/or other fees. These fees will be in addition to the management fees and other expenses which a Fund bears directly with its own operations.
- (d) Where a Fund invests in other collective investment schemes, these underlying funds may suspend the issue, cancellation, sale, redemption and exchange of units/shares in those funds. This would prevent these underlying funds being sold during the period of the suspension and may have liquidity implications for the Fund.
- (e) Subject to COLL, the Fund may invest in unregulated collective investment schemes (including hedge funds). Investment in unregulated collective investment schemes carries additional risks as these funds may not be under the regulation of a competent regulatory authority, may use leverage and may carry increased liquidity risk as units/shares in such funds may not be readily realisable.
- (f) Whilst shares in companies carry potential for attractive returns over the longer term, the volatility of these returns can also be relatively high.
- (g) The Fund may be exposed to smaller companies which are typically riskier than larger, more established companies. Difficulty in trading may arise, resulting in a negative impact on your investment. Shares in smaller companies may be harder to sell at a desired price and/or in a timely manner, especially in difficult market conditions.

- (h) Investment in emerging markets may involve a higher than average risk due to the volatility of currency exchange rates, limited geographic focus, investment in a smaller number of issues, political and economic instability and less liquid markets.
- (i) The Fund invests predominately in one geographic region therefore investments will be vulnerable to sentiment in that market which may affect the value of the Fund.
- (j) In certain circumstances, for hedging purposes to reduce or eliminate risk arising from fluctuations in interest or exchange rates and in the price of investments, the Funds may enter into certain derivatives transactions, including, without limitation, forward transactions, futures and options. The value of these investments may fluctuate significantly. By holding these types of investments there is a risk of capital depreciation in relation to certain assets of the Funds. There is also the potential for capital appreciation of such assets. **The Investment Manager does not anticipate that the use of derivatives in this way will have any significant effect on the risk profile of the Funds.**

7 MANAGEMENT AND ADMINISTRATION

Regulatory Status

The Manager, the Trustee and the Investment Manager are authorised and regulated by the Financial Conduct Authority.

The Manager

General

The Manager is Investment Fund Services Limited, which is a private company limited by shares, incorporated in England and Wales on 16 February 2007.

Registered Office:	Marlborough House, 59 Chorley New Road, Bolton BL1 4QP
Share Capital:	It has a share capital of £4,010,000 issued and paid up.

The Manager is responsible for managing and administering the Trust's affairs in compliance with the COLL Sourcebook. The Manager may delegate its management and administration functions, but not responsibility, to third parties including associates subject to the rules in the COLL Sourcebook.

It has therefore delegated to the Investment Manager the function of managing and acting as the investment manager for the investment and reinvestment of the assets of the Trust (as further explained in the section 'The Investment Manager' below).

The Manager is also under no obligation to account to the Trustee, the Trust or the Unitholders for any profit it makes on the issue or re-issue or cancellation of units which it has redeemed.

Upon termination of the Manager Agreement and the appointment of another Manager (the New Manager), the Manager may transfer any sums being held as Client Money to the New Manager, who will continue to hold the money in accordance with FCA Client Money rules.

The Unitholder will be given the opportunity, upon request, to have the proceeds returned by submitting a written request to the Transfer Agency team at Marlborough House, 59 Chorley New Road, Bolton BL1 4QP.

The Trustee

NatWest Trustee & Depository Services Limited is the Trustee of the Trust.

The Trustee is incorporated in England as a private limited company. Its registered and head office is at 250 Bishopsgate, London EC2M 4AA and the principal place of business is House A, Floor 0, Gogarburn, 175 Glasgow Road, Edinburgh EH12 1HQ. The ultimate holding company of the Trustee is NatWest Group plc, which is incorporated in Scotland. The principal business activity of the Trustee is the provision of trustee and depositary services.

Duties of the Trustee

The Trustee is responsible for the safekeeping of Scheme Property, monitoring the cash flows of the Trust and must ensure that certain processes carried out by the Manager are performed in accordance with the applicable rules and Fund documents.

Conflicts of interest

The Trustee may act as the depositary of other open-ended investment companies and as trustee or custodian of other collective investment schemes.

It is possible that the Trustee and/or its delegates and sub-delegates may in the course of its or their business be involved in other financial and professional activities which may on occasion have potential conflicts of interest with the Fund and/or other funds managed by the Manager or other funds for which the Trustee acts as the depositary, trustee or custodian. The Trustee will however, have regard in such event to its obligations under the Depositary Agreement and the FCA Rules and, in particular, will use reasonable endeavours to ensure that the performance of its duties will not be impaired by any such involvement it may have and that any conflicts which may arise will be resolved fairly and in the best interests of Unitholders collectively so far as practicable, having regard to its obligations to other clients.

The Trustee operates independently from the Trust, Investors, the Manager and its associated suppliers and the Custodian. As such, the Trustee does not anticipate any conflicts of interest with any of the aforementioned parties.

Delegation of Safekeeping Functions

The Trustee is permitted to delegate (and authorise its delegate to sub-delegate) the safekeeping of Scheme Property, however, when delegating or authorising a delegation the Trustee retains liability for the Scheme property in the case of default by the Custodian/sub-Custodian.

The Trustee has delegated safekeeping of the Scheme Property to Caceis Bank, UK Branch ("the Custodian"), a company incorporated under the laws of France with limited liability. In turn, the Custodian has delegated the custody of assets in certain markets in which the Trust may invest to various sub-delegates ("sub-custodians"). A list of sub-custodians is shown in Appendix IX.

Updated Information

Up-to-date information regarding the Trustee, its duties, its conflicts of interest and the delegation of its safekeeping functions will be made available to Investors on request.

Terms of Appointment

The Trustee was appointed as the trustee of the UCITS by virtue of the Trust Deed and is a Bank authorised by the Regulator to act as trustee or depositary of a UCITS.

The Trustee was appointed as Trustee under a Depositary Agreement between the Manager, the Trust and the Trustee (the "Depositary Agreement"). Under the Depositary Agreement, the Trustee is free to render similar services to others and the Trustee, the Trust and the Manager are subject to a duty not to disclose confidential information.

The powers, duties, rights and obligations of the Trustee, the Trust and the Manager under the Depositary Agreement shall, to the extent of any conflict, be overridden by the FCA Rules.

Under the Depositary Agreement the Trustee will be liable to the Trust for any loss of Financial Instruments held in Custody or for any liabilities incurred by the Trust as a result of the Trustee's negligent or intentional failure to fulfil its obligations.

However, the Depositary Agreement excludes the Trustee from any liability except in the case of fraud, wilful default, negligence or failure to exercise due care and diligence in the performance or non-performance of its obligations.

It also provides that the Trustee will be entitled to be indemnified from the Scheme Property for any loss suffered in the performance or non-performance of its obligations except in the case of fraud, wilful default, negligence or failure to exercise due care and diligence on its part.

The Depositary Agreement may be terminated on three months' notice by the Trust or the Trustee or earlier on certain breaches or the insolvency of a party. However, termination of the Depositary Agreement will not take effect, nor may the Trustee retire voluntarily, until the appointment of a new Trustee.

Details of the fees payable to the Trustee are given in Fees and expense section in this prospectus.

The Investment Manager

General

The Manager has appointed the Investment Manager, Church House Investments Limited, to provide investment management services to the Manager, which include responsibilities as co-manufacturer of the Trust and the Fund. The Investment Manager is authorised and regulated by the Financial Conduct Authority.

The Investment Manager's registered office is at York House, 6 Coldharbour, Sherborne, Dorset, DT9 4JW.

The principal activity of the Investment Manager is the provision of investment management services.

The terms of the Investment Management Agreement between the Manager and the Investment Manager include the provision of discretionary investment management to attain the investment objectives, discretion to place purchase and sale orders with regulated dealers and on the exercise of voting rights relating to such investments and preparation of the Investment Manager's report half yearly for inclusion in the Manager's report for circulation to holders. Under the Investment Management Agreement, the Investment Manager has the permission to delegate however where any delegation takes place the Investment Manager is responsible for oversight of any appointed party. Copies of the Investment Manager's execution policy and voting policy are available from the Manager on request. The agreement is terminable on receipt of written notice given by either party. The Manager has the right to terminate the Agreement with immediate effect in certain circumstances.

The Investment Manager is entitled to a fee paid by the Manager out of its remuneration received each month from the Trust, as explained below in the section 'Investment Manager's Fee'.

The Investment Manager will not be considered as a broker fund adviser under the FCA Handbook in relation to the Trust.

When acting as co-manufacturer, Church House Investments Limited collaborates with the Manager on the design and distribution strategy of the Trust using its market expertise and knowledge. This role specifically includes:

- (a) identifying at a sufficiently granular level a target market of investors for the Fund, including specifying (i) the types of investors for whom the Fund would be appropriate, and (ii) any group or groups of investor, for whose needs, characteristics and objectives, the Fund would not be compatible.
- (b) ensuring the Fund is designed to meet the needs of the target market.
- (c) undertaking a scenario analysis to assess the risks of poor outcomes for investors posed by the Fund.

- (d) determining a distribution strategy for the Fund which is compatible with the identified target markets and taking steps to ensure that the distribution strategy is followed.

Church House Investments Limited is not paid a separate fee for its role as co-manufacturer.

The Administrator and Registrar

General

The Manager has appointed SS&C Financial Services International Limited to act as Registrar to the Trust and also act as Administrator to the Trust.

Register of Unitholders

The Register of Unitholders is maintained by the Registrar at Registrar at 55-57 Chorley New Road, Bolton BL1 4QR, where it may be inspected by Unitholders during normal office hours.

The plan Register, where applicable, (being a record of persons who subscribe for Units through Individual Savings Accounts (ISAs)) can be inspected at the office of the Registrar.

No certificates will be issued in respect of a holding of units and should any Unitholder require evidence of title to shares the Registrar will, upon such proof of identity and the payment of such fee (if any) as may reasonably be required, supply the Unitholder with a certified copy of the relevant entry in the Register relating to the Unitholder's holding of units.

Unitholders should notify the Registrar in writing of any change to their name or address at Investment Fund Services Limited, PO Box 13586, Chelmsford CM99 2GS, or by email to enquiries@service.ifslfunds.com.

The Auditors

The auditors of the Trust are Ernst & Young LLP, whose address is Atria One, 144 Morrison Street, Edinburgh, EH3 8EX.

Conflicts of Interest

The Manager maintains a written conflict of interest policy. The Manager acknowledges that there may be some situations where the organisational or administrative arrangements in place for the management of conflicts of interest are not sufficient to ensure, with reasonable confidence, that risks of damage to the interests of the Trust or its Unitholders will be prevented. Should any such situations arise the Manager will, as a last resort if the conflict cannot be avoided, disclose these to Unitholders in the report and accounts or otherwise an appropriate format.

The Manager, the Investment Manager and other companies within the Manager or Investment Manager's group may, from time to time, act as investment managers or advisers to other funds which follow similar investment objectives to those of the Trust. It is therefore possible that the Manager and/or the Investment Manager may in the course of their business have potential conflicts of interest with the Trust. Each of the Manager and the Investment Manager will, however, have regard in such event to its general obligations to act in the best interests of the Trust so far as practicable, having regard to its obligations to other clients, when undertaking any investment business where potential conflicts of interest may arise. Copies of the Manager's and the Investment Manager's conflicts of interest policies are available from the Manager on request.

The Trustee may act as the depositary of open-ended investment companies and as trustee or custodian of other collective investment schemes.

Transactions may be effected in which the Manager or the Investment Manager has, either directly or indirectly, an interest that may potentially involve a conflict of its obligation to the Trust. Where a conflict cannot be avoided, the Manager and Investment Manager will have regard to their fiduciary responsibilities to act in the best interests of the Trust and its investors. The Manager and Investment Manager will ensure that investors are treated fairly and that such transactions are effected on terms which are not less favourable to the Trust than if the potential conflict had not existed.

8 FEES AND EXPENSES

Ongoing

All costs, charges, fees or expenses, other than the charges made in connection with the subscription and redemption of units (see the section 'Dealing Charges' above) payable by a Unitholder or out of Scheme Property are set out in this section.

The Manager may, so far as the COLL Sourcebook allows, also pay out of the Scheme Property all relevant costs, charges, fees and expenses including the following:

- (a) broker's commission, fiscal charges and other disbursements which are necessary to be incurred in effecting transactions for the Trust and normally shown in contract notes, confirmation notes and difference accounts as appropriate;
- (b) any costs incurred in modifying the Trust Deed including costs incurred in respect of meetings of Unitholders convened for purposes which include modifying the Trust Deed, where the modification is necessary to implement changes in the law or as a direct consequence of any change in the law (including changes in the COLL Sourcebook), or is expedient having regard to any change in the law made by or under any fiscal enactment and which the Managers and the Trustee agree is in the interest of Unitholders, or to remove obsolete provisions from the Trust Deed;
- (c) any expenses incurred in the modification, printing and preparation (but not the dissemination) of the Key Investor Information Documents (KIIDs) (or any successor document required to disclose the key features of the Trust), to the extent permitted by the FCA Rules;
- (d) any costs incurred in respect of meetings of Unitholders convened on a requisition by Unitholders not including the Manager or an associated of the Manager;
- (e) liabilities on unitisation, amalgamation or reconstruction;
- (f) interest on permitted borrowings and charges incurred in effecting or terminating such borrowings or in negotiating or varying the terms of such borrowings;
- (g) taxation and duties payable in respect of the property of the Trust, the Trust Deed or the issue of Units;
- (h) the audit fees of the Auditors (including VAT) and any expenses of the Auditors;
- (i) the periodic fees of the Financial Conduct Authority in accordance with the FCA's Fees Manual; and
- (j) fees in respect of the maintenance of the Register accruing and payable out of the property of the Trust.

The Manager is also entitled to be paid out of the Scheme Property any expenses, incurred by the Manager or its delegates of the kinds described above.

Expenses are allocated between income and capital in accordance with the Regulations. However, the approach for the Trust is set out in Appendix I. Where expenses are allocated to income but there is insufficient income, part or all of these expenses will be allocated to capital in accordance with the FCA Regulations. This will only be done with the approval of the Trustee. Where expenses are charged to capital, this may constrain capital growth.

Any third party research received in connection with investment advisory services that an Investment Manager provides to the Trust will be paid for by the Investment Manager out of its fees, as relevant in relation to the Trust, and will not be charged to the Trust.

Charges payable to the Manager

Annual Management Charge

In payment for carrying out its duties and responsibilities, the Manager is entitled to take an annual fee out of the Trust as set out in Appendix I. This charge is calculated by reference to the value of the Fund on the preceding day and is payable out of the property attributable to the Fund. It is paid within seven days of the month end. The current annual management charge for the Trust (expressed as a percentage per annum of the value of the Trust) is set out in Appendix I.

Registration Fees

The Manager is entitled to receive a fee out of the Scheme Property for providing registration services (including establishing and maintaining sub-registers where applicable), out of which the Manager will pay the fees of the Registrar. The current fees payable to the Manager are as follows: up to £10.80 per annum per Unitholder.

Expenses

The Manager is also entitled to all reasonable, properly documented, out of pocket expenses incurred in the performance of its duties as set out above.

VAT is payable on the charges or expenses mentioned above where appropriate.

If a class's expenses in any period exceed its income the Manager may take that excess from the capital property attributable to that class.

The current annual fee payable to the Manager for a class may only be increased or a new type of remuneration introduced in accordance with the Regulations.

Trustee's Fee and Expenses

The Trustee is entitled to receive out of the Scheme Property by way of remuneration a periodic charge. The calculation of the periodic charge is based on the first valuation point of the Fund on each Business Day. The periodic charge charged during a calendar month is paid to the Trustee on or as soon as is reasonably practicable after the last Business Day of that calendar month, and is payable out of the property attributable to the Fund. The rate of the Trustee's periodic charge in respect of the Fund will be such rate or rates as agreed from time to time between the Manager and the Trustee in accordance with the COLL Sourcebook.

The current rate of the Trustee's periodic charge in respect of the Trust is:

- 0.022% per annum plus VAT of the first £100 million of the Scheme Property;
- 0.019% per annum plus VAT on the next £200 million of the Scheme Property;
- 0.015% per annum plus VAT on the next £700 million of the Scheme Property;
- 0.0075% per annum plus VAT of the balance.

These rates can be varied from time to time in accordance with the Sourcebook.

In addition, VAT on the amount of the periodic charge will be paid out of the Scheme Property.

In the event of the termination of the Trust, the Trustee shall continue to be entitled to a periodic charge for the period up to and including the day on which the final distribution in the termination of the Trust shall be made or, in the case of a termination following the passing of an extraordinary resolution approving a scheme of arrangement, up to and including the final day on which the Trustee is responsible for the safekeeping of the Scheme Property. Such periodic charge will be calculated, be subject to the same terms and accrue and be paid as described above, except that for the purpose of calculating the periodic charge in respect of any day falling after the day

on which the termination of the Trust commences, the value of the Scheme Property shall be its value determined at the beginning of each such day.

In addition to the periodic fee referred to above, the Trustee shall also be entitled to be paid transaction and custody charges in relation to transaction handling and safe-keeping of the Scheme Property as follows:

Item	Range
Transaction Charges	Between £2.40 and £111.75 per transaction
Safe Custody Charges	Between 0.003% and 0.81% of the value of investments being held per annum

These charges vary from country to country depending on the markets and the type of transaction involved. Transaction charges accrue at the time the transactions are effected and are payable as soon as is reasonably practicable, and in any event not later than the last Business Day of the month when such charges arose or as otherwise agreed between the Trustee and the Manager. Custody charges accrue and are payable as agreed from time to time by the Trustee and the Manager. In addition, charges may be applied for cash payments, currency conversion, corporate actions and other incidental expenses. Details are available on request.

In addition to the remuneration referred to above, the Trustee is entitled to receive reimbursement for expenses properly incurred by it in discharge of its duties or exercising any powers conferred upon it in relation to the Trust. Such expenses include, but are not restricted to:

- (a) the fees, expenses and disbursements of any person to whom the Trustee may delegate any function;
- (b) the fees, expenses and disbursements of any person appointed by the Trustee in connection with its trusteeship of the Trust or any of its duties or powers in relation to the Trust or of obtaining any legal, accountancy or other advice in connection therewith;
- (c) the fees, expenses and disbursements incurred in relation to the acquisition, delivery, holding or disposal of investments and the registration and custody of them or any deposit or loan authorised under the Trust Deed or the COLL Sourcebook or otherwise (including bank charges, the charges of agents or nominees and insurance costs);
- (d) all expenses incurred in the collection and distribution of income (including bank charges and accountancy fees, expenses and disbursements bona fide incurred in respect of the computation, claiming or reclaiming of all taxation reliefs and payments);
- (e) all costs and expenses of, or incidental to, the preparation of reports required to be prepared by the Trustee in relation to the Trust, and the costs and expenses of, or incidental to, the preparation and dispatch of any communications from the Trustee to Unitholders;
- (f) all expenses incurred in the submission of tax returns; and
- (g) all such charges, expenses and disbursements properly incurred by the Trustee in performing duties imposed upon it (or in exercising powers conferred upon it) by the COLL Sourcebook and as under the general law the Trustee is entitled to charge to the property of the Trust.

VAT (if any) in connection with any of the above is payable in addition.

In each such case, such expenses and disbursements will also be payable if incurred by any person (including the Manager or an associate or nominee of the Trustee or of the Manager) who has had the relevant duty delegated to it pursuant to the COLL Sourcebook by the Trustee.

Investment Manager's Fee

The Investment Manager's fees and expenses (plus VAT thereon) for providing investment management services will be paid by the Manager out of its remuneration.

Any fees payable to the Manager may be reduced or waived by the Manager at its discretion.

9 UNITHOLDER MEETINGS AND VOTING RIGHTS

Class and Trust Meetings

The provisions below, unless the context otherwise requires, apply to class meetings as they apply to general meetings of the Trust, but by reference to Units of the class concerned and the Unitholders and value and prices of such Units.

Requisitions of Meetings

The Manager may requisition a general meeting at any time.

Unitholders may also requisition a general meeting of the Trust. A requisition by Unitholders must state the objects of the meeting, be dated, be signed by Unitholders who, at the date of the requisition, are registered as holding not less than one tenth in value of all Units then in issue and the requisition must be deposited at the office of the Trustee. The Manager must convene a general meeting no later than eight weeks after receipt of such requisition.

Notice and Quorum

Unitholders will receive at least 14 days' notice of a general meeting and are entitled to be counted in the quorum and vote at such meeting either in person or by proxy. The quorum for a meeting is two Unitholders, present in person or by proxy. The quorum for an adjourned meeting is one person entitled to be counted in a quorum. Notices of meetings and adjourned meetings will be sent to Unitholders at their registered addresses.

Voting Rights

At a general meeting, on a show of hands, every Unitholder who (being an individual), is present in person or (being a corporation), is present by its representative properly authorised in that regard, has one vote.

On a poll vote, a Unitholder may vote either in person or by proxy. The voting rights attaching to each Unit are such proportion of the voting rights attached to all the Units in issue that the price of the Unit bears to the aggregate price of all the Units in issue at a reasonable date before the notice of meeting is sent out at such date to be decided by the Manager.

A Unitholder entitled to more than one vote need not, if they vote, use all their votes or cast all the votes they use in the same way.

In the case of joint Unitholders, the vote of the most senior Unitholder who votes, whether in person or by proxy, must be accepted to the exclusion of the votes of the other joint Unitholders. For this purpose seniority must be determined by the order in which the names stand in the Register.

Except where the COLL Sourcebook or the Trust Deed require an extraordinary resolution (which needs at least 75% of the votes cast at the meeting to be in favour if the resolution is to be passed), any resolution required by the COLL Sourcebook will be passed by a simple majority of the votes validly cast for and against the resolution.

The Manager may not be counted in the quorum for a meeting and neither the Manager nor any associate (as defined in the COLL Sourcebook) of the Manager is entitled to vote at any meeting of the Trust except in respect of Units which the Manager or associate holds on behalf of or jointly with a person who, if the registered Unitholder, would be entitled to vote and from whom the Manager or associate has received voting instructions.

Where all the Units in the Trust are registered to, or held by, the Manager or its associates and they are therefore prohibited from voting and a resolution (including an extraordinary resolution) is required to conduct business at a meeting, it shall not be necessary to convene such a meeting and a resolution may, with the prior written agreement of the Trustee, instead be passed with the written consent of Unitholders representing 50% or more, or for an extraordinary resolution 75% or more, of the Units in issue.

“Unitholders” in this context means Unitholders entered on the Register at a time to be determined by the Manager and stated in the notice of the meeting which must not be more than 48 hours before the time fixed for the meeting.

Variation of Class Rights

The rights attached to a class may not be varied without the sanction of an extraordinary resolution passed at a meeting of Unitholders of that class.

10 TAXATION

The following summary is based on current UK law and HMRC published practice. The relevant taxation rules, including levels and bases of, and reliefs from taxation, their interpretation and HMRC practice, may be subject to change in the future.

The summary is intended to offer some general guidance on certain aspects of the UK taxation in relation to the Trust and its Unitholders. It applies only to individuals and companies who are resident for tax purposes solely in the UK and who are the absolute beneficial owners of their Units held as an investment. It does not take account of particular investors' individual circumstances and does not apply to certain categories of investors, such as dealers in securities, or others to whom special rules may apply. This summary should not be regarded as definitive or exhaustive and does not constitute legal or tax advice. It is not a guarantee to any investor of the tax treatment of investing in the Trust. This summary also does not address the taxation consequences for investors who may be subject to taxation or exchange control in any jurisdiction outside the UK.

The tax treatment for any Unitholder depends on their individual circumstances and may be subject to change in future. Prospective investors who are in any doubt as to the taxation implications of making an investment in the Trust (including as regards the acquisition, holding or disposal of any shares, or otherwise about the suitability of the investment), or who may be subject to taxation or exchange control provisions in any jurisdiction outside the UK, should seek their own professional advice immediately.

Taxation of the Trust

Income

The Trust is liable to corporation tax on its taxable income, after relief for its allowable expenses (including, in relevant cases, management expenses). The rate of corporation tax is equivalent to the basic rate of income tax (currently 20%).

Chargeable gains

The Trust will generally be exempt from UK corporation tax on chargeable gains arising on the disposal of its investments. Certain gains, for example, arising from trading transactions or the disposal of holdings in certain non-reporting offshore funds, may be chargeable as income to corporation tax.

Stamp taxes

The Trust is liable to pay SDRT (or stamp duty) when purchasing underlying investments subject to SDRT (or stamp duty), or in respect of any transfers of assets between the Funds. The position of incoming and outgoing investors is covered within the section “Stamp duty reserve tax”.

Non-UK investments

Insofar as a Trust invests in foreign investments, it may be subject to tax in overseas jurisdictions at varying rates, including by way of the foreign tax being withheld from relevant payments.

Taxation of the Unitholder

Income

Amounts shown as available for distribution in the distribution accounts of a Trust may be designated by that Trust for distribution as dividends or as yearly interest. Very broadly, only a Trust holding more than 60% of its investments in interest-bearing securities, such as bonds, can designate distributions as yearly interest (and these Trusts are referred to as "Bond Funds").

In the case of Accumulation Units, accumulated income (that is automatically retained in the Fund) will be treated as a distribution for UK tax purposes.

It is expected that the IFSL Church House Investment Grade Fixed Interest Fund (considered a Bond Fund) will show amounts available for distribution as yearly **interest**, in which case the following will apply.

All interest distributions will be made gross, that is without the deduction of Income Tax.

For Unitholders who are individuals, the distribution is treated as savings income. Income is taxable at the basic rate (20%), higher rate (40%) or additional rate (45%) depending on the individual's personal tax circumstances. The first £1,000 of total savings income from all sources for basic rate taxpayers (£500 for higher rate taxpayers) is not subject to UK tax, although it forms part of the individual's total income for the purpose of calculating their income tax liability.

For Unitholders within the charge to UK corporation tax, the tax regime relating to corporate loan relationships contained in Part 5 of the Corporation Tax Act 2009 is generally applied to yearly interest distributions to such Unitholders as if the yearly interest distribution were interest on a loan by the Unitholder to the Bond Fund in question.

Chargeable gains

For Accumulation Units, income accumulated during the period of investment can generally be added to the cost of those Accumulation Units in computing the amount of any chargeable gain.

It is expected that the Bond Fund will make investments such that more than 60% of the market value of those investments is invested in "qualifying investments" (which, broadly means interest-bearing investments, such as bonds). On this basis, the following will apply.

On the disposal of Units, individual Unitholders should be treated for UK tax purposes in the same way as on a disposal of Units in a Non-Bond Fund. That is to say, they may, depending on their personal circumstances, be charged to UK capital gains tax on any chargeable gains arising from any sale, disposal or other chargeable event in respect of their Units.

In relation to a disposal of Units in a Bond Fund by a Unitholder within the charge to UK corporation tax, the tax regime relating to corporate loan relationships contained in Part 5 of the Corporation Tax Act 2009 should apply. As such, any gain on that disposal will generally be treated as a profit or gain from that loan relationship and should be brought into account accordingly.

ISAs

It is intended that Units will satisfy the eligibility requirement to be qualifying investments for a stocks and shares component of an ISA. Income and gains within an ISA are tax free.

Withholding Tax

Unless required by law at the time of the payment, dividend distributions and interest distributions (as applicable) paid to Unitholders, and any payments made on redemption of the Units, will be paid with no income tax deducted from the payment.

Information reporting

Pursuant to various laws and regulations, including to implement agreements for the automatic exchange of information between tax authorities or to require mandatory disclosure of certain tax

avoidance or other arrangements, information about certain Unitholders and their investments (including any distributions or redemption proceeds) or in relation to the Trust and its activities may be required to be reported to HMRC. If applicable, such information may be exchanged with the tax authorities in other relevant jurisdictions. In order to comply with such laws and regulations, the Unitholders may be required to provide or certify certain information, including as regards their status and the jurisdiction in which they are resident for tax purposes.

The International Tax Compliance Regulations 2015 SI 2015/878 as amended (the "**Tax Compliance Regulations**") enable the automatic exchange of information between the UK and other jurisdictions. The Tax Compliance Regulations implement the UK's obligations in respect of: (a) the Intergovernmental Agreement signed by the UK and the USA to implement FATCA; and (b) the Multilateral Competent Authority Agreement on the Automatic Exchange of Financial Account Information signed by the UK on 29 October 2014 to implement the OECD's Common Reporting Standard ("**CRS**") on Reporting and Due Diligence for Financial Account Information.

Pursuant to the Tax Compliance Regulations, the Trust (or the Manager) will be required to undertake due diligence and/or obtain information on Unitholders, including their name, address, tax identification number, tax residency and status and details (if applicable in the case of certain types of Unitholders) of persons that directly or indirectly have an interest in the Unitholders. They will be required to report certain information about Unitholders and their investments to HMRC.

Unitholders are, therefore, notified that information relating to Unitholders which is required to be reported under the Tax Compliance Regulations (or by other similar laws or regulations) will be reported to HMRC and may be transferred to the government of another territory in accordance with a relevant agreement.

The Manager or its delegate retains the right to request from Unitholders such information, documentation and certification as they determine may be required from time to time in order to fulfil reporting duties on such matters. Any Unitholder that fails to provide the required information may be subject to a compulsory redemption of their Units and/or mandatory penalties.

By signing the application form to subscribe for Units in the Trust, each affected Unitholder is agreeing to the disclosure as outlined above and to provide any relevant information upon request from the Manager or its delegates.

The extent to which information about Unitholders will be required to be reported to HMRC will depend upon the information provided and the Manager's determination of what is necessary in order to comply with their relevant obligations. Unitholders are encouraged to consult with their own tax advisors regarding the possible implications of the Tax Compliance Regulations, FATCA, the CRS and similar rules on their interest in the Trust.

Stamp Duty Reserve Tax ("SDRT")

There is generally no stamp duty reserve tax ("SDRT") charge on the acquisition or surrender of Units. SDRT can, however, arise on:

- a. **Third party transfers of Units without reregistration:** where a third party buys Units from a Unitholder and the transaction is not handled by the Manager (i.e. a third-party purchase where only beneficial ownership of the Units change) then the principal SDRT charge on agreements to transfer for consideration will still apply at 0.5% or at the higher rate (1.5%) if transferred into depositary receipt arrangements or clearance services.
- b. **Non-pro rata in specie redemptions:** non-pro rata in specie redemptions are subject to the principal SDRT charge at 0.5% on any chargeable securities acquired by the redeeming Unitholder.

11 INCOME EQUALISATION

Income equalisation, as explained below, may apply in relation to the Trust.

Grouping for equalisation is permitted by the Trust Deed. Equalisation is a capital sum paid on the distribution date to Unitholders who have purchased Units since the record date for the previous distribution in respect of accrued income for which they have paid on the acquisition of Units. Units purchased during an accounting period (“Group 2 Units”) contain in their purchase price an amount called equalisation which represents a proportion of the net income of the Trust already accrued up to the date of purchase. This is refunded to holders of Group 2 Units as part of their first distribution but for tax purposes is treated as a return of capital. Equalisation payments, being capital, are not liable for income tax but must be deducted from the cost of units for capital gains tax purposes.

The amount of income equalisation is either;

- (a) the actual amount of income included in the issue price of that Unit; or
- (b) is calculated by dividing the aggregate of the amounts included in the price of the Unit issued or sold to Unitholders in an annual or interim accounting period by the number of those Units and applying the resultant average to each of the Units in question.

The Manager currently uses the method outlined in (a) above to apply income equalisation.

12 WINDING UP OF THE TRUST

The Trust will not be wound up except in accordance with the COLL Sourcebook.

The Trustee shall proceed to wind-up the Trust:

- (a) if the order declaring the Trust to be an authorised unit trust scheme is revoked; or
- (b) if the Manager or the Trustee requests the FCA to revoke the order declaring the Trust to be an authorised unit trust scheme and the FCA has agreed (provided no material change in any relevant factor occurs) that on the winding-up of the Trust, the FCA will accede to that request; or
- (c) the expiration of any period specified in the Trust Deed as the period at the end of which the Trust is to terminate; or
- (d) on the effective date of a duly approved scheme of arrangement which is to result in the relevant Trust being left with no property.

If any of the events set out above occurs the rules in the COLL Sourcebook concerning Dealing (COLL 6.2), Valuation and Pricing (COLL 6.3) and Investment and Borrowing Powers (COLL 5), will cease to apply. The Trustee shall cease to issue and cancel Units and the Manager will stop redeeming and selling units.

In the case of a scheme of arrangement referred to in (d) above, the Trustee shall wind up the Trust in accordance with the approved scheme of arrangement.

In any other case, the Trustee shall, as soon as practicable after the relevant Trust falls to be wound-up, realise the assets of the Trust and, after paying, or retaining adequate provision for, all liabilities properly payable and retaining provision for the costs of the winding-up, distribute the proceeds to the Unitholders and the Manager proportionately to their respective interest in the Trust.

Any unclaimed net proceeds or other cash (including unclaimed distribution payments) held by the Trustee after twelve months from the date the proceeds became payable, shall be paid by the Trustee into Court, although the Trustee will have the right to retain any expenses incurred in making that payment. On completion of the winding-up, the Trustee shall notify the FCA in writing of that fact and the Trustee or the Manager shall request the FCA to revoke the order of authorisation.

13 GENERAL INFORMATION

Accounting Periods

The annual accounting period of the Trust ends each year on 31 March (the accounting reference date) with interim accounting periods ending on 30 June, 30 September and 31 December.

The Manager may even out the payments of income within an accounting period by carrying forward income otherwise distributable with a view to augmenting amounts to be paid out at a later date.

Notice to Unitholders

All notices or other documents sent by the Manager to a Unitholder will be sent by normal post to the last address notified in writing to the Manager by the Unitholder.

Income Allocations

The Trust has interim and final income allocations. Income is allocated in respect of the income available at each accounting date.

In relation to income Units, distributions of income for the Trust are paid by cheque or telegraphic transfer directly into a Unitholder's bank account on or before the relevant income allocation date in each year as set out in Appendix I.

Where accumulation Units are issued, income will become part of the capital property of the Trust and will be reflected in the price of each such accumulation Unit as at the end of the relevant accounting period.

If a distribution made in relation to any income Units remains unclaimed for a period of six years after it has become due, it will be forfeited and will revert to the Trust.

The amount available for distribution in any accounting period is calculated by taking the aggregate of the income received or receivable for the account of the Trust in respect of that period, and deducting the charges and expenses of the Trust paid or payable out of income in respect of that accounting period. The Manager then makes such other adjustments as it considers appropriate (and after consulting the Trust's auditors as appropriate) in relation to taxation, income equalisation, income unlikely to be received within 12 months following the relevant income allocation date, income which should not be accounted for on an accrual basis because of lack of information as to how it accrues, transfers between the income and capital account and other matters.

Income will be distributed as a dividend payment where the Trust is deemed to be an Equity Trust or as an interest payment where the Trust is deemed to be a Bond Trust over the relevant accounting period. The treatment of income anticipated by the Manager is given in Appendix I, although Unitholders are advised the treatment of income will depend on the composition of assets over the accounting period. Income can only be distributed as an interest payment if the Trust has held the minimum Qualifying Investments over the accounting period (see "Taxation" for further details). Details of the treatment of income for taxation purposes over an accounting period will be given in a tax voucher sent to all Unitholders when the income is allocated.

Annual Reports

An Annual report of the Trust will be published within four months of each annual accounting period and a half-yearly report will be published within two months of the end of each half-year accounting period. Long reports will be available upon request.

Documents of the Trust

The following documents may be inspected free of charge during normal business hours on any business day at the offices of the Manager at Marlborough House, 59 Chorley New Road, Bolton, BL1 4QP:

- (a) the Prospectus;
- (b) the most recent annual and half yearly reports of the Trust; and

- (c) the Trust Deed (and any amending documents).

Unitholders may obtain copies of the above documents from the Manager. The Manager may make a charge at its discretion for copies of documents (apart from the most recent versions of the Prospectus and annual and half yearly long reports of the Trust which are available free of charge to anyone who requests).

Provision of Investment Advice

All information concerning the Trust and about investing in units of the Trust is available from the Manager at Marlborough House, 59 Chorley New Road, Bolton, BL1 4QP. The Manager is not authorised to give investment advice and persons requiring such advice should consult a professional financial adviser. All applications for units are made solely on the basis of the current prospectus of the Trust, and investors should ensure that they have the most up to date version.

Telephone Recordings

Please note that the Manager may record telephone calls for training and monitoring purposes and to confirm investors' instructions. Recordings will be provided on request for a period of at least five years from the date of such recording, or, where requested by a competent regulatory authority, for a period of seven years, where the Manager can identify the call.

If you ask the Manager to send you a recording of a particular call, the Manager may ask for further

Complaints

Any complaint should in the first instance be referred to the Manager at Investment Fund Services Limited, PO Box 13586, Chelmsford CM99 2GS. If a complaint cannot be resolved satisfactorily with the Manager it may be referred to the Financial Ombudsman Service, Exchange Tower, London E14 9SR. More details about the Financial Ombudsman Service and the Manager's internal complaints handling procedure are available free of charge from the Manager.

Compensation

Under the Financial Services Compensation Scheme (FSCS), in the event of firm default your investment is protected up to the value of £85,000 per person per firm.

Best Execution

The Manager must act in the best interests of the Trust when executing decisions to deal on behalf of the Trust. The Manager's order execution policy sets out the

- (a) systems and controls that have been put in place and
- (b) the factors which the Manager expects the Investment Manager to consider when effecting transactions and placing orders in relation to the Trust.

This policy has been developed in accordance with the Manager's obligations under the Regulations to obtain the best possible result for the Trust.

Details of the order execution policy are available from the Manager on request. If you have any questions regarding the policy please contact the Manager or your professional adviser.

Inducements and Soft Commission

When executing orders, or placing orders with other entities for execution, that relate to financial instruments for, or on behalf of, the Trust, an Investment Manager or the Manager (as relevant) will not accept and retain any fees, commissions or monetary benefits; or accept any non-monetary benefits, where these are paid or provided by any third party or a person acting on behalf of a third party.

The Investment Manager or Manager will return to the Trust as soon as reasonably possible after receipt any fees, commissions or any monetary benefits paid or provided by any third party or a person acting on behalf of a third party in relation to the services provided to the Trust, and disclose in the annual report the fees, commissions or any monetary benefits transferred to them.

However, the Investment Manager or Manager may accept without disclosure minor non-monetary benefits that are capable of enhancing the quality of service provided to the Trust; and of a scale and nature such that they could not be judged to impair their compliance with its duty to act honestly, fairly and professionally in the best interests of the Trust.

Risk Management

The Manager will provide upon the request of a Unitholder further information relating to:

- (a) the quantitative limits applying in the risk management of the Trust;
- (b) the methods used in relation to (a);
- (c) any recent development of the risk and yields of the main categories of investment.

Fair Treatment Of Investors

The Manager seeks to ensure the fair and equitable treatment of Unitholders by complying with the Regulations and this Prospectus. The Manager employs a variety of management information to monitor both its own and its delegates' activities to ensure that the Trust perform in accordance with expectations and that Unitholders receive service and information of an acceptable standard.

As at the date of this Prospectus the Manager has not granted preferential treatment or the right to obtain preferential treatment to any investor or potential investor in the Trust. As such, all investors in the Trust will invest in the same manner and on the same terms.

Data Protection

The data controller in respect of the personal data you provide on your application form (or you otherwise submit to the Manager in connection with your application for the services generally) is the Manager, who you can contact using the contact details below.

The Manager will process the personal data that you provide as set out below:

Purpose	Type of data	Basis for processing
Providing investment and administration services to you	Identity, contact and financial data	Performance of a contract with you
Carrying out identity checks, anti-money laundering checks and checks with fraud prevention agencies	Identity, contact and financial data	Necessary to comply with a legal obligation
Statistical analysis to understand how you use the Manager's services	Identity, contact, financial, transaction, technical, usage and marketing and communications data	Necessary for the Manager's legitimate interests (to improve its services and develop its business)
To inform you about updates to the service and to notify you about other products and services offered by the Manager that may be of relevance to you.	Identity, contact, usage and marketing and communications data	Necessary for the Manager's legitimate interests (to market its services and develop its business) or, if the Manager cannot rely on legitimate interest for direct electronic marketing, where you have given us your consent to receive such marketing

To ask you to participate in surveys for market research purposes, and to analyse those surveys and research to benchmark our services	Identity, contact and marketing and communications data	Necessary for our legitimate interests (to improve our services and develop our business)
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The Manager strives to provide you with choices regarding certain personal data uses particularly around marketing and advertising. It is possible to opt in to receiving marketing communications by contacting the Manager using the details below. If you do not provide the Manager with the personal data that the Manager specifies is required for the supply and administration of the services, then the Manager may not be able to provide the services to you.

To the extent that it is necessary for the supply and administration of the services, the Manager may disclose your information: (a) to credit reference agencies to assess your eligibility for the product or service applied for and to verify your identity; (b) to third parties who the Manager uses to assist it in administering the Trust; (c) another division or part of the Manager's group (if there is a restructuring of the Manager's business) or to the buyer of the business (if the business is sold); or (d) where the Manager is under a duty to disclose your personal data in order to comply with a legal obligation or to protect the rights, property or safety of the Manager, its associates, or others. Where an authorised financial adviser acts on your behalf, the Manager will disclose information concerning your investment to that financial adviser.

Your personal data may be processed outside the United Kingdom where it is necessary in order to provide the services to you. In each instance, the Manager will ensure that the transfer is in compliance with the requirements of applicable data protection law (such as the transfer being to a country approved as providing adequate protection; there being appropriate safeguards in place; or one of the derogations for specific situations applying to the transfer).

The Manager will keep your personal data stored on its systems for as long as it takes the Manager to provide the services to you. The Manager will retain and use your information as necessary to comply with its legal obligations, resolve disputes and enforce its rights. The Manager reviews its data retention policies regularly and will retain your personal data only as long as necessary for the purpose for which it processes that data.

Data protection legislation gives you the right to access information held about you. In the event that an access request is unfounded, excessive or especially repetitive, the Manager may charge a 'reasonable fee' for meeting that request. Similarly, the Manager may charge a reasonable fee to comply with requests for further copies of the same information (that fee will be based upon the administrative costs of providing the information).

You are entitled to receive the personal data that you have provided to the Manager in a structured, commonly used and machine-readable format, and to transmit that data to another data controller. You can exercise your data protection rights, including your rights to access, restrict, object to the processing of, rectify and erase your personal data by writing to the Manager at Investment Fund Services Limited, PO Box 13586, Chelmsford, CM99 2GS. If you are unhappy with the way in which your personal data is being processed you have a right to lodge a complaint with the Information Commissioner's Office. You can report your concerns by telephoning their helpline on 0303 123 1113 or through their website at <https://ico.org.uk/concerns>.

Governing Law

The Trust, this Prospectus and any matters arising out of or in connection with a Unitholder's investment in the Trust and the establishment, management and administration of the Trust shall be governed by and construed in accordance with the laws of England and Wales. Any dispute or claim in connection with the rights of the Unitholders and/or the subject matter or formation of the Instrument and this Prospectus and/or the construction and effect of the provisions of the Instrument and this Prospectus shall be subject to the exclusive jurisdiction of the courts of England and Wales.

Potential investors should note that there are a number of legal instruments providing for the recognition and enforcement of foreign judgments in England and Wales. Depending on the

nature and jurisdiction of the original judgment, the 2005 Hague Convention on Choice of Court Agreements, which has force of law in the UK by virtue of section 3D of the Civil Jurisdiction and Judgments Act 1982 as introduced by the Private International Law (Implementation of Agreements) Act 2020; the Civil Jurisdiction and Judgments Act 1982 as amended by the Civil Jurisdiction and Judgments (Amendment) Regulations 2014, the Administration of Justice Act 1920 and the Foreign Judgments (Reciprocal Enforcement) Act 1933 may apply. There are no legal instruments providing for the recognition and enforcement of judgments obtained in jurisdictions outside those covered by the instruments above, although such judgments might be enforceable at common law.

APPENDIX I

INVESTMENT OBJECTIVE, POLICY AND OTHER DETAILS OF THE FUND

IFSL Church House Investment Grade Fixed Interest Fund

Name: IFSL Church House Investment Grade Fixed Interest Fund

FCA Product Reference Number: 193507

Type of Fund: UCITS scheme

Investment Objective: The aim of the Fund is to provide quarterly income (which is money paid out from your investment, such as interest from bonds) while maintaining capital (the value of your investment) over the long term (at least five years).

Investment Policy: The Fund is actively managed, which means the Investment Manager decides which investments to buy or sell and when.

At least 90% of the Fund is invested directly in bonds (which are loans typically issued by companies and governments), such as:

- sterling denominated investment grade corporate bonds (including floating rate notes, which are debt instruments with a variable interest rate);
- United Kingdom Government Gilts; and
- Bonds issued by supranational organisations.

Investment grade bonds, for the purposes of this Fund are those which are rated at least BBB- (or equivalent) by a single independent rating agency at the time of purchase. For bonds which are not rated by an independent ratings agency the Investment Manager will apply a comparable quality rating to determine whether a bond should be classified as investment grade.

The Fund will aim to maintain a minimum asset allocation of 25% to AAA bonds in normal market conditions.

Up to 10% of the Fund may be invested in other assets including: higher income securities, such as preference shares and infrastructure companies; other interest bearing securities such as Treasury bills; and money market instruments (which are short-term loans).

The Fund may also use derivatives (instruments whose returns are linked to another asset or other variable factor such as exchange rates or stock markets) for the purposes of Efficient Portfolio Management, including seeking to hedge the interest rate or credit risk in the Fund. This may be achieved directly, or indirectly through exchange traded notes (ETNs).

The Fund may hold up to 10% in cash to enable the ready settlement of liabilities, for the efficient management of the portfolio or in pursuit of the Fund's investment objective.

Assessing Performance:

The Investment Association (IA), the trade body for UK investment managers, has created a number of 'sectors', as a way of dividing funds into broad groups with similar characteristics.

The Fund's investment policy puts it in the IA Sterling Corporate Bond sector. The Fund is not managed to a benchmark, however you may want to assess the Fund's performance compared to the performance of this sector.

Final accounting date:

31 March

Interim accounting date:

30 June
30 September
31 December

Income distribution dates:

31 May (final)
31 August
30 November
And last day in February (all interim)

Units Classes and type of Units:

Income Units
Accumulation Units
XL Institutional Income Units
XL Institutional Accumulation Units

Initial charge:

5%

Redemption charge:

Nil

Switching charge:

Nil

Annual Management Charge:

Income and Accumulation Units: 1.25% on the first £25 million (Income and Accumulation combined) and thereafter 0.75%

XL Institutional Income Units and XL Institutional Accumulation Units: 0.50%

Charge for investment research:

None

Charges taken from Income or Capital:

50% income
50% capital
Please note this policy may constrain capital growth.

Investment minima:*

Income Units and Accumulation Units:

Lump sum: £5,000
Holding: £3,000
Top-up: £5,000
Redemption: N/A provided minimum holding maintained.

XL Institutional Income Units and XL Institutional Accumulation Units:

Lump sum: £50,000,000
Holding: £50,000,000

Top-up:	£5,000
Redemption:	N/A provided minimum holding maintained.
Income to be distributed as a dividend or interest?:	The Manager anticipates income will be distributed in the form of interest.
Past performance:	Past performance information is set out in Appendix VII.

* The Manager may waive the minimum levels at its discretion.

Investor Profile

Whether an investment in the Trust is appropriate for you will depend on your own requirements and attitude to risk. The Trust is designed for investors of any category, including retail investors, who:

- want to achieve income over the medium to longer term (being three to five years) through investing in corporate bonds, UK government bonds and other income generating assets using the expertise of the Investment Manager,
- can meet the minimum investment levels,
- are able to commit to a long term investment (being at least five years) in the Trust and take the risk of losing part or all of their investment capital, and
- who understand and are willing to take the risks involved in investing in the Trust (as detailed under "Risk Factors").

If you have any doubts as to whether the investment is suitable for you, please contact a financial adviser.

APPENDIX II

ELIGIBLE SECURITIES MARKETS AND ELIGIBLE DERIVATIVES MARKETS

The Trust may deal through securities and derivatives markets which are regulated markets (as defined in the glossary to the FCA Handbook) or markets established in an EEA/EU State which are regulated, operate regularly and are open to the public (excluding Cyprus, Slovenia).

The Trust may also deal through the securities markets and derivatives markets indicated below:

Eligible Securities Markets:

United Kingdom

The London Stock Exchange
The Alternative Investment Market

Eligible Derivatives Markets

United States of America

NYSE LIFFE

APPENDIX III

VALUATION AND PRICING

The value of the property of the Fund shall be the value of its assets less the value of its liabilities determined in accordance with the following provisions.

- 1 All the property of the Fund (including receivables) is to be included, subject to the following provisions.
- 2 The valuation of the property of the Fund shall consist of two parts, one on an issue basis and one on a cancellation basis calculated in accordance with the following provisions.
 - 2.1 The valuation of property for that part of the valuation which is on an issue basis is as follows:
 - 2.1.1 Property which is not cash (or other assets dealt with in paragraphs 3 and 4 below) shall be valued as follows and the prices used shall (subject as follows) be the most recent prices which it is practicable to obtain:
 - (a) units or shares in a collective investment scheme:
 - i. if a single price for buying and selling units or shares is quoted, at that price (plus any dealing costs, which means fiscal charges, commission or other charges (including any preliminary charge) payable in the event of the Fund carrying out the transaction in question, assuming that the commission and charges (other than fiscal charges) which would be payable by the Fund are the least that could reasonably be expected to be paid in order to carry out the transaction and including any dilution levy or SDRT provision which would be added in the event of a purchase by the Fund of the units in question (except that, where the Manager, or an associate of the Manager, is also the manager or authorised corporate director of the collective investment scheme whose units are held by the Fund, dealing costs must not include a preliminary charge which would be payable in the event of a purchase by the Fund of those units); or
 - ii. if separate buying and selling prices are quoted, at the maximum sale price, less any expected discount (plus any dealing costs, which means any fiscal charges, commission or other charges (but excluding any preliminary charge on sale of units in a collective investment scheme) payable in the event of the Fund carrying out the transaction in question, assuming that the commission and charges (other than fiscal charges) which would be payable by the Fund are the least that could reasonably be expected to be paid in order to carry out the transaction); but where the Manager, or an associate of the Manager, is also the manager or authorised corporate director of the collective investment scheme whose units are held by the Fund, the issue price shall be taken instead of the maximum sale price; or
 - iii. if, in the opinion of the Manager, the price obtained is unreliable or no recent traded price is available or if no recent price exists, at a buyer's price which, in the opinion of the Manager, is fair and reasonable;
 - (b) any other investment:
 - i. the best available market dealing offer price on the most appropriate market in a standard size (plus any dealing costs, which means any fiscal charges, commission or other charges payable in the event of the Fund carrying out the transaction in question, assuming that the commission and charges (other than fiscal charges) which would be payable by the Fund are the least that could reasonably be expected to be paid in order to carry out the transaction); or
 - ii. if, in the opinion of the Manager, the price obtained is unreliable or no recent traded price is available or if no recent price exists, at a buyer's price which, in the opinion of the Manager, is fair and reasonable.

- (c) if any other property, or no price exists under 2.1.1(a) or 2.1.1(b), the Manager's reasonable estimate of a buyer's price (plus any dealing costs, which means any fiscal charges, commission or other charges payable in the event of the Fund carrying out the transaction in question, assuming that the commission and charges (other than fiscal charges) which would be payable by the Fund are the least that could reasonably be expected to be paid in order to carry out the transaction but excluding any preliminary charge on sale of units in a collective investment scheme). The buyer's price is the consideration which would be paid by the buyer for an immediate transfer or assignment (or, in Scotland, assignation) to them at arm's length.

2.2 The valuation of property for that part of the valuation which is on a cancellation basis is as follows:

2.2.1 Property which is not cash (or other assets dealt with in paragraphs 3 and 4 below) shall be valued as follows and the prices used shall (subject as follows) be the most recent prices which it is practicable to obtain:

(a) units or shares in a collective investment scheme:

- i. if a single price for buying and selling units or shares is quoted, at that price (less any dealing costs, which means any fiscal charges, commission or other charges payable in the event of the Fund carrying out the transaction in question, assuming that the commission and charges (other than fiscal charges) which would be payable by the Fund are the least that could reasonably be expected to be paid in order to carry out the transaction, any redemption charge payable on sale of units in a collective investment scheme, taking account of any expected discount, any dilution levy or SDRT provision which would be deducted in the event of a sale by the Fund of the units in question (except that, where the Manager, or an associate of the Manager, is also the manager or authorised corporate director of the collective investment scheme whose units are held by the Fund, dealing costs must not include a redemption charge which would be payable in the event of a sale by the Fund of those units) ; or
- ii. if separate buying and selling prices are quoted, at the minimum redemption price (less any dealing costs, which means any fiscal charges, commission or other charges payable in the event of the Fund carrying out the transaction in question, assuming that the commission and charges (other than fiscal charges) which would be payable by the Fund are the least that could reasonably be expected to be paid in order to carry out the transaction and any charge payable on the sale of units in a collective investment scheme (except that, where the Manager, or an associate of the Manager, is also the manager or authorised corporate director of the collective investment scheme whose units are held by the Fund, dealing costs must not include a redemption charge which would be payable in the event of a sale by the Fund of those units), less any expected discount); but, if the property sold in one transaction would amount to a large deal, the cancellation price shall be taken instead of the minimum redemption price; or
- iii. if, in the opinion of the Manager, the price obtained is unreliable or no recent traded price is available or if no recent price exists, at a seller's price which, in the opinion of the Manager, is fair and reasonable;

(b) any other investment:

- i. the best available market dealing bid price on the most appropriate market in a standard size (less any dealing costs, which means any fiscal charges, commission or other charges payable in the event of the Fund carrying out the transaction in question, assuming that the commission and charges (other than fiscal charges) which would be payable by the Fund are the least that could reasonably be expected to be paid in order to carry out the transaction); or
- ii. if, in the opinion of the Manager, the price obtained is unreliable or no recent traded price is available or if no recent price exists, at a seller's price which, in the opinion of the Manager, is fair and reasonable;

(c) if any other property, or no price exists under 2.2.1(a) or 2.2.1(b), the Manager's reasonable estimate of a seller's price (less any dealing costs, which means any fiscal charges, commission or other charges payable in the event of the Fund carrying out the transaction in question, assuming that the commission and charges (other than fiscal charges) which would be payable by the Fund are the least that could reasonably be expected to be paid in order to carry out the transaction, and including any redemption charge payable on sale of units in a collective investment scheme, taking account of any expected discount, any dilution levy or SDRT provision which would be deducted in the event of a sale by the Fund of the units in question (except that, where the Manager, or an associate of the Manager, is also the manager or authorised corporate director of the collective investment scheme whose units are held by the Fund, dealing costs must not include a redemption charge which would be payable in the event of a sale by the Fund of those units)).

3 Property which is a derivative transaction shall be treated as follows:

- (a) if a written option, (and the premium for writing the option has become part of the Scheme Property) deduct, for the calculation of the issue basis, the amount of the net valuation of premium (estimated on the basis of writing an option of the same series on the best terms then available on the most appropriate market on which such options are traded, but add, in the case of the calculation of the cancellation basis, dealing costs); but if it is an OTC derivative, the valuation methods in COLL 5.2.23R shall be used; or
- (b) if an off-exchange future, include at the net value of closing out (in the case of the calculation of the issue basis, estimated on the basis of the amount of profit or loss receivable or incurable by the Fund on closing out the contract and deducting minimum dealing costs in the case of profit and adding them in the case of loss; but if it is an OTC derivative, the valuation methods in COLL 5.2.23R shall be used); or
- (c) if any other form of derivative transaction, include at the net value of margin on closing out (estimated on the basis of the amount of margin (whether receivable or payable by the Fund on closing out the contract) on the best terms then available on the most appropriate market on which such contracts are traded and including minimum dealing costs so that the value is the figure as a negative sum); but if it is an OTC derivative, the valuation methods in COLL 5.2.23R shall be used.

4 Cash and amounts held in current and deposit accounts shall be valued at their nominal values.

5 In determining the value of the Scheme Property, all instructions given to the Trustee to issue or cancel units shall be assumed (unless the contrary is shown) to have been carried out and any cash paid or received and all required consequential action required by the Regulations or the Trust Deed shall be assumed (unless the contrary is shown) to have been taken.

6 Subject to paragraphs 7 and 8 below, agreements for the unconditional sale or purchase of property which are in existence but uncompleted shall be assumed to have been completed and all consequential action required to have been taken. Such unconditional agreements need not be taken into account if made shortly before the valuation takes place and, in the opinion of the Manager, their omission shall not materially affect the final net asset amount.

7 Futures or contracts for differences which are not yet due to be performed and unexpired written or purchased options which have not been exercised shall not be included under paragraph 6.

8 All agreements are to be included under paragraph 6 which are, or ought reasonably to have been, known to the person valuing the property assuming that all other persons in the Manager's employment take all reasonable steps to inform it immediately of the making of any agreement.

9 Deduct an estimated amount for anticipated tax liabilities (on unrealised capital gains where the liabilities have accrued and are payable out of the property of the Fund; on realised capital gains in respect of previously completed and current accounting periods; and on income where liabilities have accrued) including (as applicable and without limitation) capital gains tax, income tax, corporation tax, value added tax, stamp duty and stamp duty reserve tax.

- 10 Deduct an estimated amount for any liabilities payable out of the property of the Fund and any tax thereon (treating periodic items as accruing from day to day).
- 11 Deduct the principal amount of any outstanding borrowings whenever payable and any accrued but unpaid interest on borrowings.
- 12 In the case of a margined contract, deduct any amount reasonably anticipated to be paid by way of variation margin.
- 13 Add an estimated amount for accrued claims for tax of whatever nature which may be recoverable.
- 14 Add any other credits due to be paid into the property of the Fund.
- 15 In the case of a margined contract, add any amount reasonably anticipated to be received by way of variation margin.
- 16 Add a sum representing any interest or any income accrued due or deemed to have accrued but not received and any stamp duty reserve tax provision anticipated to be received.
- 17 The valuation is in the Fund's base currency. To convert to the base currency the value of property which would otherwise be valued in another currency, the Manager will either:
 - (a) select a rate of exchange which represents the average of the highest and lowest rates quoted at the relevant time for conversion of that currency into base currency on the market on which the manager would normally deal if it wished to make such a conversion; or
 - (b) invite the Trustee to agree that it is in the interests of Unitholders to select a different rate, and, if the Trustee so agrees, use that other rate.

APPENDIX IV

INVESTMENT AND BORROWING POWERS OF THE TRUST

1 General

The Scheme Property will be invested with the aim of achieving the investment objective of the Trust but subject to the limits set out in the Trust's investment policy and the limits set out in Chapter 5 of the COLL Sourcebook ("COLL 5") and this Prospectus.

The Scheme Property may consist of cash or near cash where this may be reasonably regarded as necessary in order to enable the redemption of Units.

1.1 Prudent Spread of Risk

The Manager must ensure that, taking account of the investment objective and policy of the Trust, the Scheme Property aims to provide a prudent spread of risk.

1.2 Cover

Where the COLL Sourcebook allows a transaction to be entered into or an investment to be retained only (for example, investment in nil and partly paid securities and the general power to accept or underwrite) if possible obligations arising out of the investment transactions or out of the retention would not cause any breach of any limits in COLL 5, it must be assumed that the maximum possible liability of the Trust under any other of those rules has also to be provided for.

Where a rule in the COLL Sourcebook permits an investment transaction to be entered into or an investment to be retained only if that investment transaction, or the retention, or other similar transactions, are covered:

- (a) It must be assumed that in applying any of those rules, the Trust must also simultaneously satisfy any other obligation relating to cover; and
- (b) No element of cover must be used more than once.

1.3 Transferable Securities

1.3.1 A transferable security is an investment falling within article 76 (shares etc.), article 77 (instruments creating or acknowledging indebtedness), article 78 (government and public securities), article 79 (instruments giving entitlement to investments) and article 80 (certificates representing certain securities) of the Regulated Activities Order.

1.3.2 An investment is not a transferable security if the title to it cannot be transferred, or can be transferred only with the consent of a third party.

1.3.3 In applying paragraph 1.3.2 of this Appendix to an investment which is issued by a body corporate, and which is an investment falling within articles 76 (shares, etc.) or 77 (instruments creating or acknowledging indebtedness) of the Regulated Activities Order, the need for any consent on the part of the body corporate or any members or debenture holders of it may be ignored.

1.3.4 An investment is not a transferable security unless the liability of the holder of it to contribute to the debts of the issuer is limited to any amount for the time being unpaid by the holder of it in respect of the investment.

1.3.5 The Trust may invest in a transferable security only to the extent that the transferable security fulfils the following criteria:

- (a) the potential loss which the trust may incur with respect to holding the transferable security is limited to the amount paid for it;
- (b) its liquidity does not compromise the ability of the Manager to comply with its obligation to redeem Units at the request of any qualifying Unitholder under the FCA Handbook;

- (c) reliable valuation is available for it as follows:
 - i. in the case of a transferable security admitted to or dealt in on an eligible market, where there are accurate, reliable and regular prices which are either market prices or prices made available by valuation systems independent from issuers;
 - ii. in the case of a transferable security not admitted to or dealt in on an eligible market, where there is a valuation on a periodic basis which is derived from information from the issuer of the transferable security or from competent investment research;

(a) appropriate information is available for it as follows:

- i. in the case of a transferable security admitted to or dealt in on an eligible market, where there is regular, accurate and comprehensive information available to the market on the transferable security or, where relevant, on the portfolio of the transferable security;
- ii. in the case of a transferable security not admitted to or dealt in on an eligible market, where there is regular and accurate information available to the Manager on the transferable security or, where relevant, on the portfolio of the transferable security;

(b) it is negotiable; and

(c) its risks are adequately captured by the risk management process of the Manager.

1.3.6 Unless there is information available to the Manager that would lead to a different determination, a transferable security which is admitted to or dealt in on an eligible market shall be presumed:

(a) not to compromise the ability of the Manager to comply with its obligation to redeem units at the request of any qualifying Unitholder; and

(b) to be negotiable.

No more than 5% of the Scheme Property may be invested in warrants.

2 UCITS Schemes – General

Subject to the investment objective and policy of the Trust and the restrictions set out in this Prospectus, the Scheme Property must, except where otherwise provided in COLL 5, only consist of transferable securities.

3 Closed End Funds Constituting Transferable Securities

3.1 A unit or a share in a closed end fund shall be taken to be a transferable security for the purposes of investment by the Trust, provided it fulfils the criteria for transferable securities set out in paragraph 1.3.5 and either:

(a) where the closed end fund is constituted as an investment company or a unit trust:

- i. it is subject to corporate governance mechanisms applied to companies; and
- ii. where another person carries out asset management activity on its behalf, that person is subject to national regulation for the purpose of investor protection; or

(b) where the closed end fund is constituted under the law of contract:

- i. it is subject to corporate governance mechanisms equivalent to those applied to companies; and

- ii. it is managed by a person who is subject to national regulation for the purpose of investor protection.

4 Transferable Securities Linked to Other Assets

4.1 The Trust may invest in any other investment which shall be taken to be a transferable security for the purposes of investment by the Trust provided the investment:

- (a) fulfils the criteria for transferable securities set out in 1.3.5 above; and
- (b) is backed by or linked to the performance of other assets, which may differ from those in which the Trust can invest.

4.2 Where an investment in 4.1 contains an embedded derivative component, the requirements of this section with respect to derivatives and forwards will apply to that component.

5 Transferable Securities Generally to be Admitted or Dealt in on an Eligible Market

5.1 Transferable securities held within the Trust must be:

- (a) admitted to or dealt in on an eligible market as described in 6 ; or
- (b) dealt in on an eligible market as described in 6.3(a); or
- (c) admitted to or dealt in on an eligible market as described in 6.3(b); or
- (d) recently issued transferable securities provided that:
 - i. the terms of issue include an undertaking that application will be made to be admitted to an eligible market; and
 - ii. such admission is secured within a year of issue.

5.2 However, the Trust may invest no more than 10% of the Scheme Property in transferable securities other than those referred to in 5.1.

6 Eligible Markets Regime: Purpose

6.1 To protect investors the markets on which investments of the Trust are dealt in or traded on should be of an adequate quality ("eligible") at the time of acquisition of the investment and until it is sold.

6.2 Where a market ceases to be eligible, investments on that market cease to be approved securities. The 10% restriction on investing in non-approved securities applies and exceeding this limit because a market ceases to be eligible will generally be regarded as an inadvertent breach.

6.3 A market is eligible for the purposes of the rules if it is:

- (a) a regulated market as defined in the FCA Handbook; or
- (b) a market in the United Kingdom or an EEA State which is regulated, operates regularly and is open to the public.

6.4 A market not falling within paragraph 6.3 of this Appendix is eligible for the purposes of COLL 5 if:

- (a) the manager, after consultation and notification with the Trustee, decides that market is appropriate for investment of, or dealing in, the Scheme Property;
- (b) the market is included in a list in the Prospectus; and
- (c) the Trustee has taken reasonable care to determine that:

- i. adequate custody arrangements can be provided for the investment dealt in on that market; and
- ii. all reasonable steps have been taken by the Manager in deciding whether that market is eligible.

6.5 In paragraph 6.4(a), a market must not be considered appropriate unless it is regulated, operates regularly, is recognised, is open to the public, is adequately liquid and has adequate arrangements for unimpeded transmission of income and capital to or for the order of investors.

7 **Spread: General**

7.1 This rule on spread does not apply in respect of a transferable security or an approved money-market instrument to which COLL 5.2.12R (Spread: government and public securities) applies.

7.2 For the purposes of this requirement companies included in the same group for the purposes of consolidated accounts as defined in accordance with Directive 83/349/EEC or in the same group in accordance with international accounting standards are regarded as a single body.

7.3 With the exception of those instruments specified in paragraph 8 below, not more than 5% in value of the Scheme Property is to consist of transferable securities issued by any single body, except that the limit of 5% is raised to 10% in respect of up to 40% in value of the Scheme Property (covered bonds need not be taken into account for the purposes of applying the limit of 40%). For these purposes certificates representing certain securities are treated as equivalent to the underlying security.

7.4 The limit of 5% is raised to 25% in value of the Scheme Property in respect of covered bonds provided that when the Trust invests more than 5% in covered bonds issued by a single body, the total value of covered bonds held must not exceed 80% in value of the Scheme Property.

7.5 The exposure to any one counterparty in an OTC derivative transaction must not exceed 5% in value of the Scheme Property. This limit is raised to 10% where the counterparty is an Approved Bank.

7.6 The COLL Sourcebook provides that not more than 20% in value of the Scheme Property is to consist of the units of any one collective investment scheme, however the Fund is also limited to a total of 10% of the Scheme Property invested collective investment scheme in total.

7.7 Not more than 20% in value of the Scheme Property may consist of transferable securities issued by the same group.

7.8 The COLL Sourcebook provides that in applying the limits in COLL 5.2.11R(3), 7.3 and 7.5 in relation to a single body, and subject to 7.4, not more than 20% in value of the Scheme Property is to consist of any combination of two or more of the following (if applicable):

- (a) transferable securities (including covered bonds) or approved money market instruments issued by that body; or
- (b) deposits made with that body; or
- (c) exposures from OTC derivatives transactions made with that body.

7.9 For the purpose of calculating the limits in 7.5 and 7.8 of this paragraph, the exposure in respect of an OTC derivative may be reduced to the extent that collateral is held in respect of it if the collateral meets each of the following conditions:

- (a) it is marked-to-market on a daily basis and exceeds the value of the amount at risk;
- (b) it is exposed only to negligible risks (e.g. government bonds of first credit rating or cash) and is liquid;

- (c) it is held by a third party custodian not related to the provider or is legally secured from the consequences of a failure of a related party; and
- (d) can be fully enforced by the Trust at any time.

7.10 For the purposes of calculating the limits in 7.5 and 7.8 of this paragraph (Spread: general), OTC derivative positions with the same counterparty may be netted provided that the netting procedures:

- (a) comply with the conditions set out in Section 3 (Contractual netting (Contracts for novation and other netting agreements)) of Annex III to the Banking Consolidation Directive; and
- (b) are based on legally binding agreements.

7.11 In applying this paragraph (Spread: general), all derivatives transactions are deemed to be free of counterparty risk if they are performed on an exchange where the clearing house meets each of the following conditions:

- (a) it is backed by an appropriate performance; and
- (b) it is characterised by a daily mark-to-market valuation of the derivative positions and at least daily margining.

8 **Spread: Government and Public Securities**

8.1 The following section applies in respect of a transferable security or an approved money-market instrument ("such securities") that is issued by:

- (a) the United Kingdom or an EEA State;
- (b) a local authority of the United Kingdom or an EEA State;
- (c) a non-EEA State; or
- (d) a public international body to which the United Kingdom or one or more EEA States belong.

8.2 Where no more than 35% in value of the Scheme Property is invested in such securities issued by any one body, there is no limit on the amount which may be invested in such securities or in any one issue.

8.3 The Trust may invest more than 35% in value of the Scheme Property in such securities issued by any one body provided that:

- (a) the Manager has before any such investment is made consulted with the Trustee and as a result considers that the issuer of such securities is one which is appropriate in accordance with the investment objectives of the authorised fund;
- (b) no more than 30% in value of the Scheme Property consists of such securities of any one issue;
- (c) the Scheme Property includes such securities issued by that or another issuer, of at least six different issues;
- (d) the disclosures required by the FCA have been made.

8.4 In giving effect to the foregoing object more than 35% of the Scheme Property may be invested in such securities issued or guaranteed by the government of United Kingdom provided that not more than 75 per cent of the property of the Fund is invested in government and public securities issued by the Government of the United Kingdom.

8.5 Notwithstanding and subject to 7.1 and subject to 8.2 and 8.3 above, in applying the 20% limit in paragraph 7.8 with respect to a single body, such securities issued by that body shall be taken into account.

9 Investment in Collective Investment Schemes

9.1 No more than 10% of the value of the Scheme Property may be invested in units or shares in other collective investment schemes ("Second Scheme") provided that Second Scheme satisfies all of the following conditions:

9.1.1 The Second Scheme must:

- (a) satisfy the conditions necessary for it to enjoy the rights conferred by the UCITS Directive; or
- (b) be recognised under the provisions of s.272 of the Financial Services and Markets Act 2000; or
- (c) be authorised as a non-UCITS retail scheme (provided the requirements of Article 50(1)(e) of the UCITS Directive are met); or
- (d) be authorised in another EEA State provided the requirements of Article 50(1)(e) of the UCITS Directive are met; or
- (e) be authorised by the competent authority of an OECD member country (other than another EEA State) which has:
 - i. signed the IOSCO Multilateral Memorandum of Understanding; and
 - ii. approved the Second Scheme's management company, rules and trustee/custody arrangements;

(provided the requirements of article 50(1)(e) of the UCITS Directive are met).

9.1.2 The Second Scheme has terms which prohibit more than 10% in value of the Scheme Property consisting of units in collective investment schemes. Where the Second Scheme is an umbrella, the provisions in this paragraph 9.1 apply to each sub-fund as if it were a separate scheme.

9.1.3 Investment may only be made in other collective investment schemes managed by the Manager or an associate of the Manager if the Trust's Prospectus clearly states that it may enter into such investments and the rules on double charging contained in the COLL Sourcebook are complied with.

9.2 The Trust may, subject to the limit set out in 9.1 above, invest in collective investment schemes managed or operated by, or whose authorised corporate director is, the Manager of the Trust or one of its associates.

10 Investment in Nil and Partly Paid Securities

10.1 A transferable security on which any sum is unpaid falls within a power of investment only if it is reasonably foreseeable that the amount of any existing and potential call for any sum unpaid could be paid by the Trust, at the time when payment is required, without contravening the rules in COLL 5.

11 Derivatives: General

11.1 The Investment Manager may employ derivatives solely for the purposes of hedging in accordance with Efficient Portfolio Management.

11.2 A transaction in derivatives or a forward transaction must not be effected for the Trust unless the transaction is of a kind specified in paragraph 13 (Permitted Transactions (Derivatives and Forwards)) below, and the transaction is covered, as required by paragraph 23 (Cover for Transactions in Derivatives and Forward Transactions) of this Appendix.

- 11.3 Where the Trust invests in derivatives, the exposure to the underlying assets must not exceed the limits set out in the COLL Sourcebook in relation to COLL 5.2.11R (Spread: general) and COLL 5.2.12R (Spread: government and public securities) except for index based derivatives where the rules below apply.
- 11.4 Where a transferable security or approved money-market instrument embeds a derivative, this must be taken into account for the purposes of complying with this section.
- 11.5 A transferable security or an approved money-market instrument will embed a derivative if it contains a component which fulfils the following criteria:
- (a) by virtue of that component some or all of the cash flows that otherwise would be required by the transferable security or approved money-market instrument which functions as host contract can be modified according to a specified interest rate, financial instrument price, foreign exchange rate, index of prices or rates, credit rating or credit index or other variable, and therefore vary in a way similar to a stand-alone derivative;
 - (b) its economic characteristics and risks are not closely related to the economic characteristics and risks of the host contract; and
 - (c) it has a significant impact on the risk profile and pricing of the transferable security or approved money-market instrument.
- 11.6 A transferable security or an approved money-market instrument does not embed a derivative where it contains a component which is contractually transferable independently of the transferable security or the approved money-market instrument. That component shall be deemed to be a separate instrument.
- 11.7 Where the Trust invests in an index based derivative, provided the relevant index falls within COLL 5.2.20AR (Financial Indices Underlying Derivatives), the underlying constituents of the index do not have to be taken into account for the purposes of COLL 5.2.11R and COLL 5.2.12R.

12 **Efficient Portfolio Management**

- 12.1 The Trust may utilise the Scheme Property to enter into transactions for the purposes of Efficient Portfolio Management (“EPM”). Permitted EPM transactions (excluding stock lending arrangements) are transactions in derivatives e.g. to hedge against price or currency fluctuations, dealt with or traded on an eligible derivatives market; off-exchange options or contracts for differences; or synthetic futures in certain circumstances. The Manager must take reasonable care to ensure that the transaction is economically appropriate in that it is realised in a cost effective way and that it is entered into for the reduction of risk (whether in the price of investments, interest rates or exchange rates) or the reduction of cost or the generation of additional capital or income with a risk level which is consistent with the risk profile of the Trust and the risk diversification rules laid down in the COLL Sourcebook. The exposure must be fully “covered” by cash and/or other property sufficient to meet any obligation to pay or deliver that could arise.
- 12.2 Permitted transactions are those that the Trust reasonably regards as economically appropriate to EPM, that is:
- (a) Transactions undertaken to reduce risk or cost in terms of fluctuations in prices, interest rates or exchange rates where the Manager reasonably believes that the transaction will diminish a risk or cost of a kind or level which it is sensible to reduce; or
 - (b) Transactions for the generation of additional capital growth or income for the Trust by taking advantage of gains which the Manager reasonably believes are certain to be made (or certain, barring events which are not reasonably foreseeable) as a result of:
 - i. pricing imperfections in the market as regards the property which the Trust holds or may hold; or

- ii. receiving a premium for the writing of a covered call option or a cash covered put option on the Scheme Property which the Trust is willing to buy or sell at the exercise price; or
- iii. stock lending arrangements (although these are not currently permitted by the Manager).

A permitted arrangement in this context may at any time be closed out.

12.3 Transactions may take the form of “derivatives transactions” (that is, transactions in options, futures or contracts for differences) or forward currency transactions. A derivatives transaction must either be in a derivative which is traded or dealt in on an eligible derivatives market (and effected in accordance with the rules of that market), or be an off-exchange derivative which complies with the relevant conditions set out in the COLL Sourcebook, or be a “synthetic future” (i.e. a composite derivative created out of two separate options). Forward currency transactions must be entered into with counterparties who satisfy the Regulations. A permitted transaction may at any time be closed out.

13 Permitted Transactions (Derivatives and Forwards)

13.1 A transaction in a derivative must be in an approved derivative; or be one which complies with paragraph 17 (OTC transactions in derivatives).

13.2 A transaction in a derivative must have the underlying consisting of any one or more of the following to which the Trust is dedicated:

- (a) transferable securities;
- (b) approved money-market instruments permitted under COLL 5.2.8R(3)(a) to COLL 5.2.8R(3)(d);
- (c) deposits permitted derivatives under this paragraph;
- (d) collective investment scheme units permitted under paragraph 9 (Investment in collective investment schemes);
- (e) financial indices which satisfy the criteria set out in paragraph 14 (Financial indices underlying derivatives);
- (f) interest rates;
- (g) foreign exchange rates; and
- (h) currencies.

13.3 A transaction in an approved derivative must be effected on or under the rules of an eligible derivatives market.

13.4 A transaction in a derivative must not cause the Trust to diverge from its investment objective as stated in the Trust Deed constituting the Trust and the most recently published version of this Prospectus.

13.5 A transaction in a derivative must not be entered into if the intended effect is to create the potential for an uncovered sale of one or more, transferable securities, approved money-market instruments, units in collective investment schemes, or derivatives, provided that a sale is not to be considered as uncovered if the conditions in paragraph 16.2 are satisfied.

13.6 Any forward transaction must be with an Eligible Institution or an Approved Bank.

13.7 A derivative includes an investment which fulfils the following criteria:

- (a) it allows transfer of the credit risk of the underlying independently from the other risks associated with that underlying;

- (b) it does not result in the delivery or the transfer of assets other than those referred to in COLL 5.2.6AR, including cash;
- (c) in the case of an OTC derivative, it complies with the requirements in paragraph 17; and
- (d) its risks are adequately captured by the risk management process of the Manager and by its internal control mechanisms in the case of risk asymmetry of information between the Manager and the counterparty to the derivative resulting from the potential access of the counterparty to non-public information on persons whose assets are used as the underlying by that derivative.

13.8 The Trust may not undertake transactions in derivatives on commodities.

13.9 Counterparty risk exposure can be reduced by the Trust receiving collateral from the counterparty. Collateral will be managed in accordance with FCA Regulations and Guidelines issued from time to time by the European Securities and Markets Authority. A Collateral Management Policy will be implemented by the Manager before the Trust enters into any transactions which require it to hold collateral from a counterparty.

13.10 The use of derivatives or forwards for the purposes of Efficient Portfolio Management will not materially alter the risk profile of the Trust. The use of these techniques and instruments will only be employed where the Manager and the Investment Manager consider these to be in line with the best interests of the Trust.

14 **Financial Indices Underlying Derivatives**

14.1 The financial indices referred to in 13.2 are those which satisfy the following criteria:

- (a) the index is sufficiently diversified;
- (b) the index represents an adequate benchmark for the market to which it refers; and
- (c) the index is published in an appropriate manner.

14.2 A financial index is sufficiently diversified if:

- (a) it is composed in such a way that price movements or trading activities regarding one component do not unduly influence the performance of the whole index;
- (b) where it is composed of assets in which the Trust is permitted to invest, its composition is at least diversified in accordance with the requirements with respect to spread and concentration set out in this section; and
- (c) where it is composed of assets in which the Trust cannot invest, it is diversified in a way which is equivalent to the diversification achieved by the requirements with respect to spread and concentration set out in this section.

14.3 A financial index represents an adequate benchmark for the market to which it refers if:

- (a) it measures the performance of a representative group of underlying in a relevant and appropriate way;
- (b) it is revised or rebalanced periodically to ensure that it continues to reflect the markets to which it refers, following criteria which are publicly available; and
- (c) the underlying are sufficiently liquid, allowing users to replicate it if necessary.

14.4 A financial index is published in an appropriate manner if:

- (a) its publication process relies on sound procedures to collect prices, and calculate and subsequently publish the index value, including pricing procedures for components where a market price is not available; and

- (b) material information on matters such as index calculation, rebalancing methodologies, index changes or any operational difficulties in providing timely or accurate information is provided on a wide and timely basis.

14.5 Where the composition of underlyings of a transaction in a derivative does not satisfy the requirements for a financial index, the underlyings for that transaction shall where they satisfy the requirements with respect to other underlyings pursuant to 13.2, be regarded as a combination of those underlyings.

15 **Transactions for the Purchase of Property**

15.1 A derivative or forward transaction which will or could lead to the delivery of property for the account of the Trust may be entered into only if that property can be held for the account of the Trust, and the Manager having taken reasonable care determines that delivery of the property under the transaction will not occur or will not lead to a breach of the COLL Sourcebook.

16 **Requirement to Cover Sales**

16.1 No agreement by or on behalf of the Trust to dispose of property or rights may be made unless the obligation to make the disposal and any other similar obligation could immediately be honoured by the Trust by delivery of property or the assignment (or, in Scotland, assignation) of rights, and the property and rights above are owned by the Trust at the time of the agreement. This requirement does not apply to a deposit.

16.2 The above does not apply where:

- (a) the risks of the underlying financial instrument of a derivative can be appropriately represented by another financial instrument and the underlying financial instrument is highly liquid; or
- (b) the Manager or the Trustee has the right to settle the derivative in cash and cover exists within the Scheme Property which falls within one of the following asset classes:
 - i. cash;
 - ii. liquid debt instruments (e.g. government bonds of first credit rating) with appropriate safeguards (in particular, haircuts); or
 - iii. other highly liquid assets having regard to their correlation with the underlying of the financial derivative instruments, subject to appropriate safeguards (e.g. haircuts where relevant).

16.3 In the asset classes referred to in paragraph 16.2(b), an asset may be considered as liquid where the instrument can be converted into cash in no more than seven business days at a price closely corresponding to the current valuation of the financial instrument on its own market.

17 **OTC Transactions in Derivatives**

17.1 Any transaction in an OTC derivative under paragraph 13.1 must be:

- (a) in a future or an option or a contract for differences;
- (b) with an approved counterparty; a counterparty to a transaction in derivatives is approved only if the counterparty is an Eligible Institution or an Approved Bank; or a person whose permission (including any requirements or limitations), as published in the FCA Register or whose Home State authorisation, permits it to enter into the transaction as principal off-exchange;
- (c) on approved terms; the terms of the transaction in derivatives are approved only if the Manager carries out, at least daily, a reliable and verifiable valuation in respect of that transaction corresponding to its fair value (being the amount for which an asset could be exchanged or a liability settled between knowledgeable, willing parties in an arm's length

transaction) and which does not rely only on market quotations by the counterparty; and that the Manager can enter into one or more further transactions to sell, liquidate or close out that transaction at any time, at its fair value; and

- (d) capable of reliable valuation; a transaction in derivatives is capable of reliable valuation only if the Manager having taken reasonable care determines that, throughout the life of the derivative (if the transaction is entered into), it will be able to value the investment concerned with reasonable accuracy:
 - i. on the basis of an up-to-date market value which the Manager and the Trustee have agreed is reliable; or
 - ii. if the value referred to in 17.1(d)(i) is not available, on the basis of a pricing model which the Manager and the Trustee have agreed uses an adequate recognised methodology; and
- (e) subject to verifiable valuation: a transaction in derivatives is subject to verifiable valuation only if, throughout the life of the derivative (if the transaction is entered into) verification of the valuation is carried out by:
 - i. an appropriate third party which is independent from the counterparty of the derivative at an adequate frequency and in such a way that the Manager is able to check it; or
 - ii. a department within the Manager which is independent from the department in charge of managing the Trust and which is adequately equipped for such a purpose.

18 **Risk Management**

- 18.1 The Manager uses a risk management process, enabling it to monitor and measure as frequently as appropriate the risk of the Trust's positions and their contribution to the overall risk profile of the Trust. Before using the process, the Manager will notify the FCA of the details of the risk management process.

19 **Stock Lending**

- 19.1 The Trust may not enter into stock lending transactions

20 **Significant Influence**

- 20.1 The Manager must not acquire or cause to be acquired for the Trust transferable securities issued by a body corporate and carrying rights to vote (whether or not on substantially all matters) at a general meeting of that body corporate if:

- (a) immediately before the acquisition, the aggregate of any such securities held by the Trust, taken together with any such securities already held for other trusts for which it is the manager, give the Manager power significantly to influence the conduct of business of that body corporate; or
- (b) the acquisition gives the Manager that power.

- 20.2 For the purposes of paragraph 20.1 of this Appendix, the Manager is to be taken to have power significantly to influence the conduct of business of a body corporate if it can, because of the transferable securities held for all trusts for which it is the manager, exercise or control the exercise of 20% or more of the voting rights in that body corporate (disregarding for this purpose any temporary suspension of voting rights in respect of the transferable securities of that body corporate).

21 **Concentration**

- 21.1 The Trust must not at any time hold:

- (a) more than 10% of the transferable securities (other than debt securities) issued by a body corporate which do not carry rights to vote on any matter at a general meeting of that body;
- (b) more than 10% of the debt securities issued by one issuer;
- (c) more than 10% of the money market instrument issued by a single body.

However the Trust need not comply with the limits in (b) to (c) above if, at the time of acquisition, the net amount in issue of the relevant investment cannot be calculated.

22 **Derivative Exposure**

- 22.1 The Trust may invest in derivatives and forward transactions as long as the exposure to which the Trust is committed by that transaction itself is suitably covered from within the Scheme Property. Exposure will include any initial outlay in respect of that transaction.
- 22.2 Cover ensures that the Trust is not exposed to the risk of loss of property, including money, to an extent greater than the net value of the Scheme Property. Therefore, the Trust must hold Scheme Property sufficient in value or amount to match the exposure arising from a derivative obligation to which the Trust is committed. Paragraph 23 (Cover for transactions in derivatives and forward transactions) below sets out detailed requirements for cover of the Trust.
- 22.3 A future is to be regarded as an obligation to which the Trust is committed (in that, unless closed out, the future will require something to be delivered, or accepted and paid for); a written option as an obligation to which the Trust is committed (in that it gives the right of potential exercise to another thereby creating exposure); and a bought option as a right (in that the purchaser can, but need not, exercise the right to require the writer to deliver and accept and pay for something).
- 22.4 Cover used in respect of one transaction in derivatives or forward transaction must not be used for cover in respect of another transaction in derivatives or a forward transaction.

23 **Cover for Transactions in Derivatives and Forward Transactions**

- 23.1 A transaction in derivatives or forward transaction is to be entered into only if the maximum exposure created by the transaction to which the Fund is or may be committed by another person is covered globally.
- 23.2 Exposure is covered globally if adequate cover from within the Scheme Property is available to meet the Fund's total exposure, taking into account the value of the underlying assets, any reasonably foreseeable market movement, counterparty risk, and the time available to liquidate any positions.
- 23.3 Property the subject of a stock lending transaction is only available for cover if the Manager has taken reasonable care to determine that it is obtainable (by return or re-acquisition) in time to meet the obligation for which cover is required.
- 23.4 The global exposure relating to derivatives held in the Trust may not exceed the net value of the Scheme Property.

24 **Cover and Borrowing**

- 24.1 Cash obtained from borrowing, and borrowing which the Manager reasonably regards an Eligible Institution or an Approved Bank to be committed to provide, is available for cover under paragraph 23 of this Appendix as long as the normal limits on borrowing (see below) are observed.
- 24.2 Where, for the purposes of this paragraph the Trust borrows an amount of currency from an Eligible Institution or an Approved Bank; and keeps an amount in another currency, at least equal to such borrowing for the time on deposit with the lender (or their agent or nominee), then this applies as if the borrowed currency, and not the deposited currency, were part of the Scheme

Property, and the normal limits on borrowing under paragraph 28 (Borrowing Powers) of this Appendix do not apply to that borrowing.

25 **Cash and Near Cash**

25.1 Cash and near cash must not be retained in the Scheme Property except to the extent that, where this may reasonably be regarded as necessary in order to enable:

- (a) the redemption of units; or
- (b) efficient management of the Trust in accordance with its investment objectives; or
- (c) other purposes which may reasonably be regarded as ancillary to the investment objectives of the Trust.

25.2 During the period of the initial offer the Scheme Property may consist of cash and near cash without limitation.

26 **General**

26.1 It is envisaged that the Trust will normally be fully invested but there may be times that it is appropriate not to be fully invested when the Manager reasonably regards this as necessary in order to enable the redemption of Units, efficient management of the Trust or any one purpose which may reasonably be regarded as ancillary to the investment objectives of the Trust.

26.2 Where the Trust invests in or disposes of units or shares in another collective investment scheme which is managed or operated by the Manager or an associate of the Manager, the Manager must pay to the Trust by the close of business on the fourth business day the amount of any preliminary charge in respect of a purchase, and in the case of a sale, any charge made for the disposal.

26.3 A potential breach of any of these limits does not prevent the exercise of rights conferred by investments held by the Trust but, in the event of a consequent breach, the Manager must then take such steps as are necessary to restore compliance with the investment limits as soon as practicable having regard to the interests of Unitholders.

27 **Underwriting**

27.1 Underwriting and sub underwriting contracts and placings may also, subject to certain conditions set out in the COLL Sourcebook, be entered into for the account of the Trust.

28 **Borrowing Powers**

28.1 The Trustee may, on the instructions of the Manager and subject to the COLL Sourcebook, borrow money from an Eligible Institution or an Approved Bank for the use of the Trust on terms that the borrowing is to be repayable out of the Scheme Property.

28.2 Borrowing must be on a temporary basis, must not be persistent, and in any event must not exceed three months without the prior consent of the Trustee, which may be given only on such conditions as appear appropriate to the Trustee to ensure that the borrowing does not cease to be on a temporary basis.

28.3 The Manager must ensure that borrowing does not, on any business day, exceed 10% of the value of the Trust.

28.4 These borrowing restrictions do not apply to "back to back" borrowing for currency hedging purposes (i.e. borrowing permitted in order to reduce or eliminate risk arising by reason of fluctuations in exchange rates).

29 **Restrictions on Lending of Money**

29.1 None of the money in the Scheme Property may be lent and, for the purposes of this paragraph, money is lent by the Trust if it is paid to a person (“the payee”) on the basis that it should be repaid, whether or not by the payee.

29.2 Acquiring a debenture is not lending for the purposes of paragraph 29.1, nor is the placing of money on deposit or in a current account.

30 **Restrictions on Lending of Property Other Than Money**

30.1 Scheme Property other than money must not be lent by way of deposit or otherwise.

30.2 Transactions permitted by paragraph 19 (Stock lending) are not to be regarded as lending for the purposes of paragraph 30.1.

30.3 The Scheme Property must not be mortgaged.

30.4 Nothing in this paragraph prevents the Trustee at the request of the Manager from lending, depositing, pledging or charging Scheme Property for margin requirements where transactions in derivatives or forward transactions are used for the account of the Trust in accordance with COLL 5.

31 **General Power to Accept or Underwrite Placings**

31.1 Any power in COLL 5 to invest in transferable securities may be used for the purpose of entering into transactions to which this section applies, subject to compliance with any restriction in the Trust Deed. This section applies, to any agreement or understanding: which is an underwriting or sub-underwriting agreement, or which contemplates that securities will or may be issued or subscribed for or acquired for the account of the Trust.

31.2 This ability does not apply to an option, or a purchase of a transferable security which confers a right to subscribe for or acquire a transferable security, or to convert one transferable security into another.

31.3 The exposure of the Trust to agreements and understandings as set out above, on any business day be covered and be such that, if all possible obligations arising under them had immediately to be met in full, there would be no breach of any limit in the COLL Sourcebook.

32 **Guarantees and Indemnities**

32.1 The Trustee for the account of the Trust must not provide any guarantee or indemnity in respect of the obligation of any person.

32.2 None of the Scheme Property may be used to discharge any obligation arising under a guarantee or indemnity with respect to the obligation of any person.

32.3 Paragraphs 32.1 and 32.2 do not apply to in respect of the Trust:

- (a) any indemnity or guarantee given for margin requirements where the derivatives or forward transactions are being used in accordance with COLL 5; and
- (b) an indemnity given to a person winding up a body corporate or other scheme in circumstances where those assets are becoming part of the Scheme Property by way of a unitisation.

APPENDIX V

TYPICAL INVESTOR PROFILE(S)

Below is an indication of the target market of the Trust as required under MiFID II regulations.

This is fully detailed in the EMT which should be made available to you before making an investment.

If you do not believe you fit the target market of this Trust please seek advice from your professional adviser.

This Trust is suitable for all investor types of all levels of knowledge and experience coming into the Trust from all available distribution channels.

Investors should be seeking no capital guarantee and be able to bear losses up to their full investment.

The Trust seeks to grow income with a neutral stance on capital growth over a long time period.

Please refer to the latest EMT or KIID for the Synthetic Risk Reward Indicator (SRRRI).

APPENDIX VI

ADDITIONAL INFORMATION

Investment Fund Services Limited acts as authorised corporate director or authorised unit trust manager in respect of the following OEICs and unit trusts:

- IFSL AMR OEIC
- IFSL Arbion OEIC
- IFSL Ascot Lloyd OEIC
- IFSL Ascot Lloyd Multi-Manager OEIC
- IFSL atomos OEIC
- IFSL Blackfinch OEIC
- IFSL Boolers OEIC
- IFSL Bowland Fund
- IFSL CAF Investment Fund
- IFSL CH Special Mandates Fund
- IFSL Church House Balanced Equity Income Fund
- IFSL Church House Esk Global Equity Fund
- IFSL Church House Investment Grade Fixed Interest Fund
- IFSL Church House UK Equity Growth Fund
- IFSL Equilibrium OEIC
- IFSL Evenlode Investment Funds ICVC
- IFSL Fairstone OEIC
- IFSL Magnus OEIC
- IFSL Marlborough 4 Portfolio
- IFSL Marlborough 6 Portfolio
- IFSL Marlborough 8 Portfolio
- IFSL Marlborough Emerging Markets Trust
- IFSL Marlborough European Fund
- IFSL Marlborough European Special Situations Fund
- IFSL Marlborough Extra Income Fund
- IFSL Marlborough Global Bond Fund
- IFSL Marlborough Global Corporate Bond Fund
- IFSL Marlborough Global High Yield Bond Fund
- IFSL Marlborough Global Innovation Fund
- IFSL Marlborough Multi-Asset OEIC
- IFSL Marlborough Multi-Cap Growth Fund
- IFSL Marlborough No2 OEIC
- IFSL Marlborough OEIC
- IFSL Marlborough Special Situations Fund
- IFSL Marlborough UK Micro-Cap Growth Fund
- IFSL Marlborough US Focus Fund
- IFSL Moneybox OEIC
- IFSL Optima Fund
- IFSL Pier OEIC
- IFSL Pinnacle OEIC
- IFSL RC Brown OEIC
- IFSL Rockhold OEIC
- IFSL SIM Junior Gold & Silver Miners Fund
- IFSL Titan NURS OEIC
- IFSL Titan UCITS OEIC
- IFSL Wise Funds
- IFSL YOU Asset Management Funds
- IFSL 7IM OEIC

DIRECTORS OF INVESTMENT FUND SERVICES LIMITED

The directors of Investment Fund Services Limited are:

Andrew Staley – In addition to his role as non-executive director of the Manager, Mr Staley also acts as managing director of Marlborough Investment Management Limited and is a director of Novia Global Limited, Novia Global Europe Limited, Graphene HoldCo Limited, Marlborough Investment Management (UK) Limited, Marlborough Unit Trust Managers Limited, Marlborough Group Holdings Limited, UK Travel Limited and UFC Fund Management PLC.

Richard Goodall – Also a director of Marlborough Group Holdings Limited, Marlborough Investment Management Limited and Novia Global Limited.

Allan Hamer – Also a director of Marlborough Group Holdings Limited, Marlborough Fund Managers Ltd, MFM Unit Trust Managers Limited and IFSL Professional Services Limited.

Max Zorza – Also a director of Marlborough Investment Management Limited.

Martin Ratcliffe – Also a director of IFSL Platform Services Limited, IFSL Platform Service Providers Ltd and Marlborough Group Holdings Limited.

Simon Chalkley – Director.

Katherine Damsell – Independent non-executive director and Chair of the IFSL Board.

Sarah Peaston – Independent non-executive director.

APPENDIX VII

PAST PERFORMANCE

Past performance is not necessarily a guide to future performance. The value of investments and the income from them is not guaranteed and can go down as well as up. Investors may not get back the full amount invested.

Updated past performance figures can be obtained from the Manager.

	01/04/2021 to 31/03/2022	01/04/2022 to 31/03/2023	01/04/2023 to 31/03/2024	01/04/2024 to 31/03/2025	01/04/2025 to 31/03/2026
IFSL Church House Investment Grade Fixed Interest Fund Accumulation Units	-2.27%	-4.14%	7.62%	4.50%	4.31%

Source: Morningstar

APPENDIX VIII

DIRECTORY

The Trust:

IFSL Church House Investment Grade Fixed Interest Fund
Marlborough House
59 Chorley New Road
Bolton, BL1 4QP

The Manager:

Investment Fund Services Limited

Registered Office and Operating Address:
Marlborough House
59 Chorley New Road
Bolton, BL1 4QP
(Authorised and regulated by the Financial Conduct Authority)

The Trustee:

NatWest Trustee & Depositary Services Limited
House A, Floor 0, Gogarburn,
175 Glasgow Road,
Edinburgh, EH12 1HQ
(Authorised and regulated by the Financial Conduct Authority)

Custodian:

Caceis Bank, UK Branch
Broadwalk House, 5 Appold Street
London, EC2A 2DA
(Authorised and regulated by the Financial Conduct Authority)

The Investment Manager:

Church House Investments Limited
York House, 6 Coldharbour
Sherborne
Dorset, DT9 4JW
(Authorised and regulated by the Financial Conduct Authority)

Administrator and Registrar:

SS&C Financial Services International Limited
Head Office Address:
St. Nicholas Lane
Basildon
Essex, SS15 5FS

The Auditors:

Ernst & Young LLP
Atria One
144 Morrison Street
Edinburgh, EH3 8EX

APPENDIX IX

LIST OF TRUSTEE DELEGATES AND SUB-DELEGATES

Trustee Delegate (The Custodian)	
Caceis Bank, UK Branch	
Trustee Sub-delegates (Sub-Custodians)	
Argentina	Banco Santander Rio SA
Australia	Citigroup PTY Limited Australia
Austria	CACEIS Bank SA, Germany branch
Belgium	CACEIS Bank France
Brazil	Santander CACEIS Brasil DTVM SA
Canada	CIBC MELLON TRUST COMPANY
Chile	Banco de Chile
Colombia	Santander CACEIS Colombia S.A Sociedad Fiduciaria
Croatia	CACEIS Bank SA, Germany branch
Czech Republic	Raiffeisen Bank International AG
Denmark	Citibank Europe Plc, Denmark Branch
Finland	Citibank Europe Plc, Finland Branch
France	CACEIS Bank France
Germany	CACEIS Bank SA, Germany branch
Greece	Citibank Europe Plc, Greece branch
Hong Kong	Standard Chartered Bank (Hong Kong) Limited
Hungary	CACEIS Bank SA, Germany branch
Iceland	Clearstream Banking S.A., Luxembourg
ICSD (Belgium)	Euroclear Bank SA NV
ICSD (Luxembourg)	Clearstream Banking S.A., Luxembourg
India	Standard Chartered Bank India
Indonesia	Standard Chartered Bank Indonesia
Ireland	Citibank N.A., London Branch
Israel	Citibank N.A Israel
Italy	CACEIS Bank, Italy Branch
Japan	Citibank N.A., Tokyo Branch
Kenya	Standard Chartered Bank Kenya Limited

Korea	Standard Chartered Bank Korea Limited
Malaysia	Standard Chartered Bank Malaysia Berhad
Mexico	Banco S3 CACEIS Mexico, S.A.Institution de Banca Multiple
Netherlands	CACEIS Bank France
New Zealand	Citibank N.A. New Zealand Branch
Norway	Citibank Europe Plc, Norway Branch
Philippines	Standard Chartered Bank Philippines
Poland	Bank Polska Kasa Opieki S.A.
Portugal	Citibank Europe Plc, Portugal Branch
Romania	Raiffeisen Bank International AG
Saudi Arabia	Saudi British Bank, The
Singapore	Standard Chartered Bank Singapore
Slovak Republic	CACEIS Bank SA, Germany branch
South Africa	Standard Chartered Bank Johannesburg branch
Spain	CACEIS Bank Spain S.A.U.
Sri Lanka	Standard Chartered Bank Sri Lanka
Sweden	Citibank Europe Plc, Sweden Branch
Switzerland	CACEIS Bank, Switzerland Branch
Taiwan	Standard Chartered Bank (Taiwan) Limited
Thailand	Standard Chartered Bank (Thai) Pcl
Turkey	CITIBANK A.S. TURQUIE
United Kingdom	Citibank N.A., London Branch
United States	The Bank of New York Mellon
Vietnam	Standard Chartered Bank Johannesburg branch