

At a Glance

- **Designed and tailored to meet UK Visas & Immigration's (UKVI) Tier 1 (Investor) Visa Points Based System**
- **Active Management of Portfolio Assets**
- **Regular Portfolio Reviews and Client Reports (Quarterly)**

Overview and Investment Criteria

Church House Investment Management provides you with a discretionary investment solution that fully complies with investment guidelines under the UK Visas and Immigration Tier 1 (Investor) Programme.

At the same time, your dedicated Client Director will tailor your portfolio according to your individual needs, risk tolerance and your investment time horizon.

Investment Process

We will work with you to explore the most suitable options to meet your individual investment needs based on your risk appetite and investment objectives.

Once the initial application criteria are met, your Client Director will recommend a suitable portfolio of UK government securities and/or corporate bonds.

After agreeing on the strategic asset allocation, we will employ highly disciplined and active management techniques to select the individual securities.

Investment Review and Reporting

We will monitor your portfolio on an ongoing basis and will make any necessary adjustments in accordance with your pre-determined investment objectives, criteria and with UKVI investment guidelines.

We will provide and certify, if necessary, regular investment reports and account statements (quarterly) for reporting purposes to UKVI.

Custody and Safekeeping

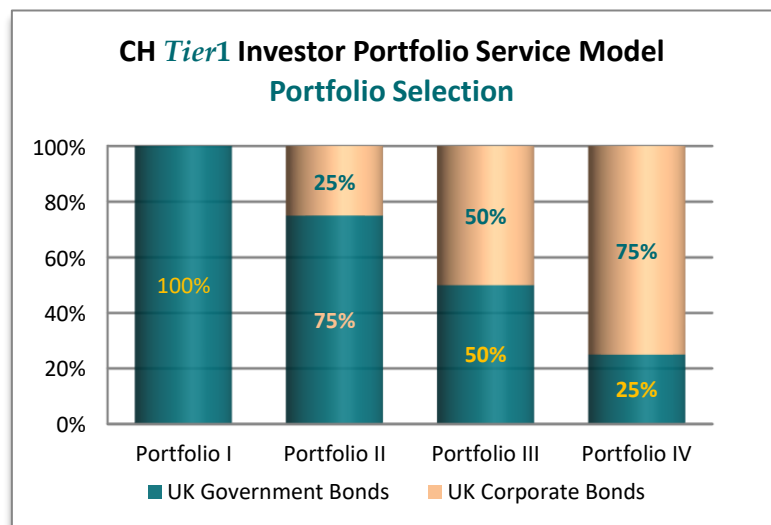
Church House has no lien over client monies.

Securities held by Church House and managed on behalf of clients are all held by an independent nominee company, RBC Investor Services Trust, a wholly-owned subsidiary of Royal Bank of Canada, which is rated AA- by Standard & Poors.

Our Core CH *Tier1* Investor Portfolios

We offer a selection of four core portfolios:

- I. 100% UK Government Bonds
- II. 75% UK Government Bonds and 25% UK Corporate Bonds
- III. 50% UK Government Bonds and 50% UK Corporate Bonds
- IV. 25% UK Government Bonds and 75% UK Corporate Bonds



Top Ten Holdings[†]: UK Government Bonds/Gilt

UK Treasury 5.00% 03/07/18	Aaa/AAA	UK Treasury 4.75% 03/07/20	Aaa/AAA
UK Treasury 1.25% 07/22/18	Aaa/AAA	UK Treasury 2.00% 07/22/20	Aaa/AAA
UK Treasury 4.50% 03/07/19	Aaa/AAA	UK Treasury 1.50% 01/22/21	Aaa/AAA
UK Treasury 3.75% 09/07/19	Aaa/AAA	UK Treasury 3.75% 09/07/21	Aaa/AAA
UK Treasury 1.75% 07/22/19	Aaa/AAA	UK Treasury 2.25% 09/07/23	Aaa/AAA

Source: Church House, Bloomberg. Credit Ratings by Moodys/S&P. [†]Refer to **RISK WARNING**.

Top Ten Holdings[†]: UK Corporate Bonds

Rolls-Royce 6.75% 04/30/19	A3/A-	Next 5.375% 10/26/21	Baa2/BBB
Bank of America 5.5% 12/04/2019	Baa1/BBB+	Centrica 6.375% 03/10/22	Baa1/BBB+
Wellcome Trust Fin 4.75% 05/28/21	Aaa/AAA	HSBC Bank 5.00% 03/20/23	A2/A-
Barclays Bank 10.00% 05/21/21	Baa3/BBB-	BUPA Fin 5.00% 04/25/23	Baa2/BBB
Close Bros. Fin 3.875% 06/27/21	Aa3/A	Nat Grid Elect 5.875% 02/02/24	A3/A-

Source: Church House, Bloomberg. Credit Ratings by Moodys/S&P. [†]Refer to **RISK WARNING**.

Contact Us

To learn more about CH *Tier1* Investor Portfolio Service, please contact:

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About Us, Our History and Heritage

Founded in 1999, Church House Investment Management (Church House) is a private investment management company who offers discretionary investment management services for private individuals and family groups, including their ISAs, pension funds, trusts and charitable foundations. In 2010, it was bought out from Church House Trust Plc with The Cayzer Trust Company as its principal external shareholder. The directors and senior staff hold a controlling interest in the company's equity share capital.

Church House has a long and distinguished history that can be traced back to 1792 when Edward Batten formed Messrs Batten & Co., a private bank, formed primarily to look after the financial interests of similar wealthy families in the area. In 1999, the investment management arm, Church House Investments Ltd., was formally incorporated as a subsidiary of the private bank, Church House Trust Plc.

The same founding family member, David Batten, was chairman of the firm and remains a significant shareholder.

Our Investment Team



Jeremy Wharton

Jeremy is a Director of Church House with a particular involvement in Fixed Income.

He had a fourteen year career in the City during which he worked in the Gilt market and co-founded an independent Gilt broker. He then spent five years as a professional investor in derivatives, trading a global macro derivatives book, before joining Church House in 2004. He is lead manager of the Church House Investment Grade Fixed Interest Fund and co-manages The Tenax Fund.

He is a Chartered Fellow of the Chartered Institute for Securities and Investment (Chartered FCSI)



James Johnsen

James is the Director responsible for client relationships and business development at Church House.

After service in the British Army, James went into industry becoming a director of Price's and also of Sotheby's before joining Merrill Lynch in the City of London in 1997. Here he became qualified on both the London and New York stock exchanges and joined the international private bank in 1998, working with families both on- and off-shore. He was recruited by Church House in 2003 becoming a Director of Church House Investment Management in 2007.

James has an M.A. in Law from Cambridge, an MBA from Cranfield University, the Diploma (PCIAM) from and is a Chartered Member of the Chartered Institute for Securities and Investment (Chartered MCSI).



Angelina Yap

Angelina is the Client Director responsible for developing business amongst East Asian clients, particularly those coming to the UK under the Tier 1 Investor Visa programme.

She joined Church House after previously working for RBC, Standard Chartered Bank and HSBC as a private banker. Since moving to London from New York, Angelina has been involved in developing wealth management business among the Asian community and latterly developed particular expertise and knowledge of high net worth Chinese families wishing to immigrate to the UK under the Tier 1 Investor Visa programme. She was responsible for developing the Tier 1 Investor Visa Programme for Standard Chartered.

Angelina is a Chartered Member of the Chartered Institute for Securities and Investments (Chartered MCSI) and is IMC 1 & 2 and CISI Securities certified (Level 4). A graduate of New York's Columbia University and Barnard College, she holds an M.Sc. In Operations Research and a B.A in Economics. She is fluent in Chinese (and four dialects) and is proficient in Japanese.

† RISK WARNING

Please be aware that the value of investments and the income from them can fall as well as rise as a result of market and other fluctuations, and you may not get back the amount of your original investment. The assets listed within the **CH *Tier1* Investor Portfolio Service Model Portfolio Selection**, including the Top Ten Holdings (UK Government Bonds/UK Corporate Bonds) are used for illustrative purposes only and do not necessarily reflect a **CH *Tier1* Investor Portfolio Service Investment Portfolio**. The information provided is not meant as investment advice but may form part of your overall research. All data within this factsheet is at the date above unless otherwise stated.

Church House Investment Management is the trading name of Church House Investments Limited, which is authorised and regulated by the Financial Conduct Authority. Church House is a Limited Company incorporated in the United Kingdom and subject to the Companies Acts. Church House is governed by the laws and jurisdiction of the United Kingdom. Clients are also protected by the Financial Services Compensation Scheme (up to the first £50,000 invested).