

This document should be read in conjunction with the TIME:EIS Brochure and Application Pack

TIME is offering an EIS qualifying real estate backed opportunity in an established market with an experienced operator and predictable revenues.

With capacity for £5 million, TIME:EIS has secured a development opportunity to construct and operate a managed storage facility in conjunction with Lok'nStore plc, the UK's 4th largest storage operator. The key benefits of the opportunity are as follows:

- HM Revenue & Customs Advance Assurance granted for the construction and operation of a new managed storage facility as an EIS
- Asset management services provided by an established and proven UK storage operator with a successful track record
- Storage management fees provide predictable revenues
- Investment realisation expected after five years
- Target return for EIS investors of £1.10, plus up to 30 pence income tax relief
- IHT free after only 2 years with opportunity for CGT deferral
- Investment is backed by freehold land and property, providing a degree of downside protection
- Strong demand for mature storage facilities from property investors and storage operators underpins investment exit liquidity



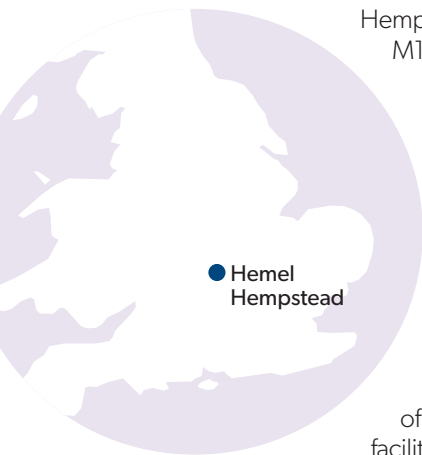
ABOUT THE OPERATOR – LOK'N STORE PLC

Lok'nStore is the UK's fourth largest storage operator, with a portfolio of 26 directly owned or managed storage facilities located in the South of England.

Lok'nStore will be appointed to provide operational and marketing support at the new facility. The storage facility will utilise the brand and promotional capabilities of this well-known operator.

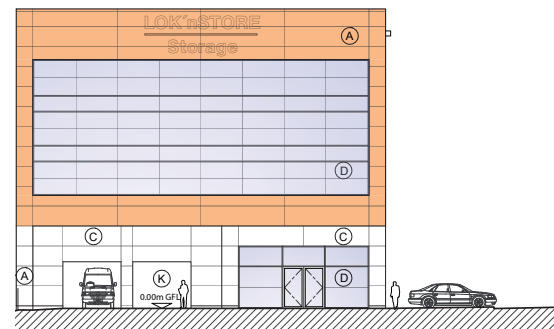
INVESTING IN MANAGED STORAGE – OUR STRATEGY

TIME has secured a development site for the construction of a new storage facility which will provide circa 45,000 square feet of space for customers. The development site is located in the growing commuter town of Hemel Hempstead, Hertfordshire and is situated close to the M1 motorway.

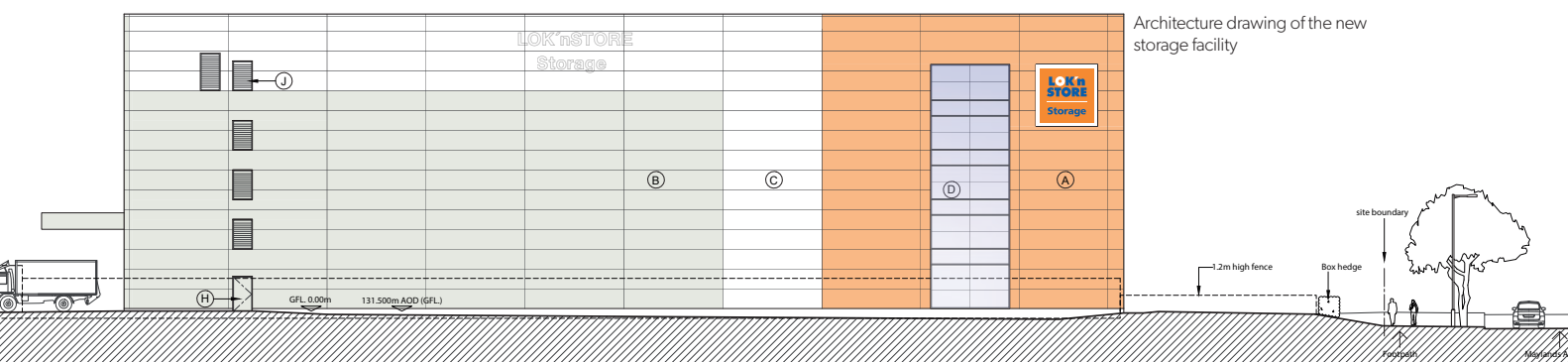


The income of a storage facility is derived from the storage management fees charged to retail and business customers, together with additional income generated from the sale of storage merchandise (such as packing boxes etc.), insurance and the provision of additional services, for example home removals and van hire.

The TIME team has been investing into the UK storage sector since 2008. TIME managed businesses own three mature storage facilities, two of which are operated by Lok'nStore. All three storage facilities have delivered attractive investment returns.



Architecture drawing of the new storage facility



FEES AND INVESTMENT CRITERIA

Access through Adviser only

Investment in TIME:EIS is only available through a financial Adviser. The Adviser is responsible for advising on the suitability of TIME:EIS for an Investor.

Adviser Initial Fee and ongoing charges

An Adviser Initial Fee of up to 3% of funds raised can be facilitated.

An Adviser ongoing fee of up to 0.5% p.a. for four years can be facilitated using cash retained from the Investor's subscription.

Please note that the various EIS tax reliefs will be available on everything except the amount allocated to Adviser fees.



Computer generated image of the new storage facility

Arrangement Fee

An Arrangement Fee will be payable to TIME Investments of 3% of the Net Subscription amount.

Services Fee

A Services Fee of up to 1.75% per annum of the Net Subscription Amount is payable to TIME by the Portfolio Company in return for TIME providing accounting and administration services to the Portfolio Company.

The independent Custodian's fees are payable by the Portfolio Company.

Annual Management Fee

In order to align the interests of TIME with those of Investors, TIME will not charge an Annual Management Fee.

Performance Fee

A Performance Fee of 25% of the surplus proceeds received by investors, over £1.05 per £1.00 of Net Subscription is taken upon realisation of an Investor's Portfolio.



Computer generated image of the new storage facility

Investment capacity

In order to fund the freehold acquisition of the site, construction of the facility, storage fit-out, and to provide working capital, the Portfolio Company has a capital raising requirement of £5 million.

Minimum individual investment

£10,000

Closing date

The earlier of maximum subscription of £5 million or 30 September 2016, unless extended.

RISKS

Investors and their Advisers must also read the Risks section of the Brochure and Application Pack before making an investment.

- The operation of the facility is subject to a successful construction and new store opening. A delay in construction and/or poor marketing of the new facility could adversely affect the results of a Portfolio Company's operations
- The capital value and revenues earned by the storage facility may vary substantially according to, and influenced by, many factors including market conditions, vacancy periods, location, competition, industry growth, success of management and economic factors
- The value of the storage facility can go down as well as up and therefore, upon sale the expenditure on the facility may not be recouped from the sale proceeds
- The revenue earning capability of the storage facility may be reduced as a result of factors outside the control of a Portfolio Company, which are caused by circumstances which affect either all or a particular sector of the storage market generally or a particular circumstance applicable to the facility concerned

NEXT STEPS



A copy of the Application Pack and Brochure can be obtained from your Adviser. You should read the whole of the Application Pack, Brochure and this Deal Sheet and fully understand the risks involved and, together with your Adviser, decide whether it is suitable for you.



Once invested, you'll have access to our secure online portal, where you can view valuations and other correspondence from us.



If you have any questions please call one of the team on 020 7391 4747 or email: questions@time-investments.com

You can also write to us at:

TIME Investments, 338 Euston Road, London NW1 3BG

IMPORTANT INFORMATION

This information sheet should be read in conjunction with the Application Pack for the TIME:EIS discretionary management service. TIME is the trading name of Alpha Real Property Investment Advisers LLP, a limited liability partnership registered in England under number OC355196. TIME is authorised and regulated by the Financial Conduct Authority, 25 The North Colonnade, Canary Wharf, London E14 5HS, under FCA number 534723. TIME has approved the Application Pack as a financial promotion for distribution to investors who have been advised on suitability by an authorised financial intermediary (an "Adviser"). Subscription to TIME:EIS is only available through Advisers. Your Adviser is responsible for advising on the suitability of TIME:EIS in light of your personal circumstances and acting as your agent in respect of the TIME:EIS service. All information correct at June 2016.