

TIME:Freehold | Product impact review

Date: 01 April 2020

How has COVID-19 impacted the Fund?

The most significant impact so far has been the Fund's decision to suspend on 18 March 2020.

As a result of material uncertainty in the Fund valuer's, BNP Paribas, opinion of property values, caused by the outbreak of the Novel Coronavirus (COVID-19), dealing in the shares of the Fund and units in its feeder trust has, in accordance with FCA rules, suspended on 18 March 2020. This suspension is in common with other authorised open-ended property funds, which also suspended in that same week on the same material uncertainty basis. The Fund has not suspended for liquidity or performance purposes and without the material uncertainty opinion from the valuer the Fund would have continued to accept dealing instructions and operate as normal.

Other than this, it is not expected that COVID-19 will impact the Fund significantly. Whilst ground rent represents a relatively immaterial sum for tenants to afford (on average around £140 per annum), we understand that many individuals may face financial pressure during this period we will remain supportive of our tenants and provide assistance where appropriate.

Indeed, the independent valuer of the Fund has not made any significant adjustment to the basis of valuation for March 2020.

Are you making any changes to the way you manage the Fund?

Since the Fund was launched it has been managed with downside risk at the forefront of our minds. Liquidity management has remained robust throughout the last four years of uncertainty caused by the Brexit vote and subsequent volatility in the market. The Fund is well placed in liquidity terms holding cash reserves and liquid investments of around 20% of net asset value. The liquid investments have been made in TIME:UK Infrastructure Income, a fund which invests in listed infrastructure securities.

The Fund also has a £25 million revolving credit facility from RBS, principally for acquisitions and liquidity management purposes. The facility is undrawn, further strengthening liquidity within the Fund.

We feel that the Fund is well positioned, despite the current headwinds and therefore we do not anticipate making significant changes to the way it is managed. However, during the period of suspension the Fund will not make acquisitions except where contractually committed to do so.

Looking ahead

At this stage it is too early to say what the impact of COVID-19 will have on the short-term performance of the Fund. The Fund will continue to be managed in accordance with its investment objective and will pay its distributions in the normal manner. We will also continue to publish monthly prices, which can be viewed [here](#) so you can value your investment. However, any dealing instructions we receive during this period of suspension will be rejected until such time as the suspension on dealing in the Fund is lifted.

If you would like further information on the reasons for suspension or to view a copy of the suspension Q&A, please refer to the Fund updates section on the [Document Library](#).

How has TIME Investments positioned itself to deliver uninterrupted continuity of service?

In light of the Government guidelines that employees should now work from home where possible, TIME has put measures in place to allow our entire business to do so, while not compromising any of our risk management, security measures and regulatory responsibilities. It is of paramount importance to us to support the Government's strategy of minimising social contact, helping maintain the health of our staff and assure the greatest possible continuity of service for our clients.

We have invested in further technology and infrastructure to ensure that the business is adaptable to cover all eventualities.

We pride ourselves in offering exceptional levels of service and our Client Services and Business Development teams are well equipped to continue to support you with all your investment enquiries. In order to ensure uninterrupted continuity to our service, we have adapted some of our processes accordingly:

Phone lines – All phone lines have been appropriately redirected to ensure we minimise any disruption to the level of service we provide. Please refer to our [contact us](#) page for more information.

Virtual meetings – All of our Business Development team have been equipped and trained to allow us to continue our high levels of support and interaction with financial advisers via video and conference calling systems.

We are here to support you

As ever, if there is anything we can help with or any questions you have, then please get in touch with one of the team via our [contact us](#) page.