

**ARC TIME Freehold Income Authorised Fund
ARC TIME Freehold Income Authorised Feeder Trust
("TIME:Freehold" or the "Fund")**

Notification of immediate suspension of dealing in the Fund - valuer's material uncertainty

We are writing to notify you that TIME:Freehold's independent valuer, BNP Paribas Real Estate has expressed material uncertainty regarding the Fund's residential property valuations. This is as a direct result of the Government's announcement of a consultation ('Modern leasehold: restricting ground rent for existing leases') published on 9 November 2023 following the King's Speech of 7 November 2023 announcing the Leasehold and Freehold Bill.

Accordingly, as a direct result of the Government's consultation, dealing in the shares of the Fund (and units in its Feeder Trust) has been temporarily suspended with immediate effect, being as of 9 am on Monday 13 November 2023 in accordance with the FCA Handbook. The suspension has been discussed and agreed with NatWest Trustee and Depositary Services Limited, the depositary to the Fund and the FCA has been notified.

The Fund is not temporarily suspending for liquidity nor performance purposes. Without the material uncertainty opinion from the independent valuer which results from the Government's announcement of the consultation, the Fund would have continued to accept dealing instructions and operate as normal.

On 9 November 2023 the Government opened and published this consultation and within the document it identified five proposed options to cap existing residential ground rents. The Government is now seeking feedback from leaseholders, freeholders and other interested parties for a period of six weeks.

The consultation Government consultation modern leasehold restricting ground rent for existing leases outlines five proposed options including;

- Capping ground rent at a peppercorn
- Capping ground rent at an absolute maximum value
- Capping ground rents at a percentage of the property value
- Capping ground rent at the original amount it was when the lease was granted
- Freezing ground rent at current levels

As a direct result of the Government's announcement of a consultation the Fund's valuers have placed a "Material uncertainty" clause on the Fund, which has unfortunately meant that dealing in shares in TIME:Freehold has been temporarily suspended with immediate effect.

We are engaging and collaborating with various industry bodies and associations to collectively contribute to this consultation.

It is currently unclear how long the Fund's suspension will continue and although the Government's consultation is scheduled to last for a period of six weeks, it may take some time before we receive clarity from the Government on the final outcome of the consultation and the resulting proposed legislation. However, until such time as the independent valuer confirms that material uncertainty in the valuation of the Fund's residential property assets no longer exists, the Fund will remain suspended and this is likely to be the case at least until the Government clarifies its position. The decision whether to remain suspended will be under continuous review (and we shall report this to the Financial Conduct Authority ("FCA") at least every 14 days in accordance with the FCA Handbook).

The Government consultation is only related to residential ground rents and has no implications to our other property assets or property funds.

The Fund will continue to be managed in accordance with its investment objective and will pay its six monthly distribution in the normal manner. We will also continue to publish monthly prices, which can be viewed at TIME Investments enabling you to value your investment. However, any dealing instructions received prior to the suspension announced today and any we receive during this period of suspension will be rejected until such time as the suspension on dealing in the Fund is lifted, which shall continue only for as long as it is justified.

Here is a link to our website www.time-investments.com where you can read the suspension notification and Q&A which will hopefully address most of your initial questions. However, if there is anything not covered here then please do let me know. We shall publish regular updates regarding the suspension on our website TIME Investments.

We appreciate that the suspension and lack of clarity from the Government could cause you concern. We are doing all we can to engage with the relevant parties, to protect investors interests and to reopen for dealing as soon as we can but at this time, we do not know when this will be.

For individual shareholders, should you require any further assistance please do not hesitate to contact our Client Services Team on 0345 600 1213 or by e-mailing enquiries@time-investments.com.

Yours sincerely



Nigel Ashfield
Managing Director