

Our suite of funds seek to deliver a consistent income for investors, with lower volatility and a degree of inflation protection. Invest across all three funds to generate a monthly income.

TIME:Commercial Long Income
UK long leases & ground rents



The fund seeks to deliver a consistent income (current expectation of around 3.5% p.a.) and capital growth through a diversified portfolio of commercial property with long leases.

Why invest in TIME:Commercial Long Income?

-  **Income consistency** through long leases to strong tenants and over collateralised ground rent structure.
-  Over 95% of rent reviews are either inflation linked or have a fixed uplift providing **inflation mitigation**.
-  The Weighted Average Lease Term (WALT) of the current portfolio is more than five times that of traditional UK commercial property funds, resulting in a **low volatility** portfolio.
-  Track record of liquidity to investors, even during the turbulent Brexit vote.

TIME:Social Long Income
UK long leases



The fund seeks to deliver a consistent income (current expectation of around 4-4.5% p.a.) and capital growth through a diversified portfolio of long lease social infrastructure assets while also creating a positive impact on society.

Why invest in TIME:Social Long Income?

-  **Income consistency** through long leases, tenant financial strength and/or government or local authority support.
-  Typically rent reviews are either inflation linked or have a fixed uplift providing **inflation mitigation**.
-  **Lower volatility** portfolio due to longer leases.
-  The under supply of social infrastructure assets has created a need for long-term capital from the private sector, creating a positive impact on society.

TIME:Defensive Income Securities
UK listed infrastructure



The fund seeks to deliver a consistent income (current expectation of 5% p.a.) and capital growth through UK listed infrastructure real assets to provide a more defensive and less volatile portfolio.

Why invest in TIME:Defensive Income Securities?

-  **Income consistency** from investing in defensive UK listed securities of real-asset owning companies with lower volatility.
-  The underlying assets offer some **inflation mitigation** through business revenues that are inflation linked, supporting dividend growth.
-  The earnings of the companies are often contractually secured and less exposed to economic cycles offering **lower volatility**.
-  Diversification through exposure to multiple industry sectors: infrastructure, renewable energy, secured lending and REITs.

Fund facts

	TIME:Commercial Long Income	TIME:Social Long Income	TIME:Defensive Income Securities
12 month forecast income return	3.75% p.a.	4.25% p.a.	5% p.a.
Dealing frequency	Daily	Daily	Daily
Distribution frequency	Quarterly	Quarterly	Quarterly
Income distributions	February, May, August and November	March, June, September and December	January, April, July and October
Type of shares	Income and accumulation	Income and accumulation	Income and accumulation
Fund manager	Nigel Ashfield and Roger Skeldon	Stephen Daniels and Roger Skeldon	Stephen Daniels
Sector	IA Direct Property	IA Direct Property	IA Specialist

Diversification approach to TIME Investments' income funds

This table represents an example of a 12 month forecast blended income return based on an allocation split of 33.3% in each of the income solutions.

Forecast monthly income, at 4.26% p.a.

	TIME:Commercial Long Income	TIME:Social Long Income	TIME:Defensive Income Securities	Total
12 month forecast income return	3.50%*	4.25%*	5.00%*	
Allocation	33.3%	33.3%	33.3%	
12 month forecast blended income return	1.17%	1.42%	1.67%	4.26%
Historic annual income return to 31 March 2019	3.71%**	4.80%**	5.68%	

* The expected income returns above are based on a gross income share class and may vary from actual performance.

** References to the historic performance in this document include TIME:Commercial Long Income and TIME:Social Long Income and their predecessors, TIME:Commercial Freehold and TIME:Social Freehold.

Income distributions

Each of the funds distributes income on a quarterly basis but at different periods. Therefore an investment into each of the funds above would result in a monthly income distribution being available.

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TIME
INVESTMENTS

Important information: This is a financial promotion as set out in the Financial Services and Markets Act 2000 (FSMA). This document is issued in the UK by TIME Investments, a trading name of Alpha Real Property Investments Advisers LLP, which is the Investment Manager of the Fund with delegated authority from Alpha Real Capital LLP, the authorised corporate director of the Fund. Both TIME Investments and Alpha Real Capital LLP are authorised and regulated by the Financial Conduct Authority. Please note your capital is at risk and there is no guarantee that the Fund's investment objective will be achieved. The value of investments and the income from them may fall as well as rise as a result of fluctuations in market, currency or other factors and investors may not get back the original amount invested. Any past performance data cited is not a reliable indicator of future results. TIME Investments may source data from third party data providers but accepts no responsibility or liability for the accuracy of data. This document does not constitute investment advice and potential investors are recommended to seek professional advice before investing. Applications for shares in each of the Funds can only be made via their Application Forms and reviewing their Key Investor Information Documents ("KIIDs") and the Prospectus and investors should carefully read the risk warnings contained within. All documentation is available on request. Specific Funds Information: The underlying investments in TIME:Commercial Long Income and TIME:Social Long Income consist wholly or substantially of real property; the value of the real property concerned will generally be a matter of valuer's opinion rather than fact; under certain market conditions investors seeking to redeem their holdings may experience significant restrictions or delays. TIME:Defensive Income Securities; the value of any investment in equity markets is volatile and the Fund's share price may be volatile due to movements in the prices of the underlying equity and fixed interest security holdings. Fund Status: The Funds are sub-funds of ARC TIME:Funds and ARC:TIME Funds II and are Non-UCITS Retail Schemes within the meaning 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 FSMA. Issued: August 2019.