

TIME:Property Long Income & Growth

The Fund invests in a portfolio of primarily UK listed real estate securities and directly held long income properties.



Key features

- Hybrid exposure of listed real estate securities and direct long income properties
- Targets a consistent and attractive level of income with potential for capital growth
- Acquires long income properties in defensive and sustainable sectors
- Provides a greater level of liquidity than a fund of solely directly held properties
- Demonstrates a lower volatility than a portfolio of just REITs
- Seeks to deliver attractive risk-adjusted returns over the medium to long term

Suggested use cases

- A long-term holding as part of an alternative asset allocation
- Provide diversification to a portfolio of traditional asset classes
- An alternative, defensive and unique way of getting exposure to real estate in one fund
- For an attractive and consistent income profile relative to many equity and fixed income markets

Backtested performance* - 3 years



*The simulated backtesting of TIME:Property Long Income & Growth measures the performance of a hypothetical portfolio after the deduction of broker fees, Stamp Duty and ongoing fund costs of 1% p.a. The backtesting assumes an investment of £100 million was made on 29 June 2018. No rebalancing was assumed. All rental payments and dividends received were not reinvested. The performance of non-UK real estate securities was converted into GBP at the prevailing daily exchange rate. Backtesting is for illustrative purposes only, based on simulated past performance, and is not reflective of actual investment performance. Past performance is not a reliable indicator of future performance. The portfolio in the backtested model may differ from the portfolio acquired by the Fund. The Fund size may differ from the size of the fund modelled in the backtested model above, which may affect performance.

Reasons to invest



Consistent income streams

The Fund invests in long-term sustainable sectors and across a range of assets and securities that benefit from either long leases or predictable operational cashflows.



Higher levels of diversification across sustainable sectors

Real estate securities own portfolios that are highly diversified across a variety of buildings, tenants, locations, and subsectors, which allows for a more efficient spread of exposures.



Lower volatility

Adding directly held property to a portfolio of real estate securities can reduce the volatility of the overall portfolio. There is also the potential for higher risk-adjusted returns over the long-term due to the greater upside potential of the securities.



Inflation protection

The majority of the Fund's direct property exposure have rent reviews that are either inflation-linked or have a fixed uplift, rather than being subject to open market negotiation. Where the Fund invests in sectors without a direct link to inflation, there is evidence that the underlying revenue streams from the operators, businesses, and tenants have grown in line with inflation over the long term.



Enhanced liquidity profile

The hybrid nature of the Fund provides better liquidity than a portfolio of direct property as real estate securities are listed and can be traded daily.



Exposure to specialist managers

The Fund provides exposure to a portfolio of experienced institutional real estate managers that have built portfolios of high-quality assets that would be difficult to replicate if starting from scratch.



Positive social benefit

The Fund provides investors with exposure to a wide range of sectors that deliver a positive social impact to society including care homes, social housing, nurseries, GP surgeries, hospitals, and supermarkets.

The aim of the Fund is to offer shareholders an income return with some capital growth prospects.

Sector exposure

The Fund seeks exposure to a range of sectors that are economically 'sustainable'. These are sectors that have attractive long-term characteristics primarily driven by favourable long-term market dynamics and attractive fundamentals. It is anticipated they will be more defensive and/or less cyclical in nature. The portfolio will have no direct exposure to high street retail or office sectors.



Supermarkets



Logistics



Social housing



Healthcare



Residential



Self storage



Nurseries



Student accommodation



Data centres



Care homes

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Fund structure

- Daily dealt
- UK domiciled
- Property Authorised Investment Fund (PAIF)
- Open-ended collective investment scheme (OEIC), non-UCITS retail scheme (NURS)
- Independent depositary, Natwest Trustee and Depositary Services Limited
- Income is paid to investors in February, May, August, and November

Charges

- Ongoing charge 1.11%*
- For platform availability, please visit the latest factsheet

*Ongoing charge may vary depending on share class, please visit the KIIDs for more information.

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