

TIME:Social Long Income | Update

Date: 22 April 2020

As published on 15 April 2020, the Fund remains suspended following confirmation from the independent valuer that material uncertainty caused by the outbreak of the Novel Coronavirus (COVID-19) continues to exist and the related clause therefore remains within the property valuations.

COVID-19 is impacting the sectors the Fund is exposed to in different ways. Medical centres and care facilities remain relatively resilient but face operational pressures as they adapt to the current crisis. Certain sectors though, such as childcare nurseries have been severely impacted, and while a few remain open for children of key workers many have closed for others, resulting in a significant fall in revenue. While the measures announced by the UK Government to support various businesses help, tenants in these sectors are looking for landlords and lenders to assist during this period.

We have been in communication with all of our tenants and in particular those in these affected sectors, to better understand the specific issues that they face and the discussions that they have had with other landlords or lending banks. Most landlords and banks are being supportive during this difficult time and we are no exception. Whilst currently we have collected over 70% of this quarter's rent in the normal manner, we have agreed for some tenants to pay monthly rather than quarterly on a temporary basis. Other tenants may yet require rent to be deferred and this is something we continue to discuss with those tenants. Where the Fund should decide to support tenants and grant a rent deferral or even a rent free period where appropriate, this may be in exchange for varying a lease in a beneficial way to the Fund, such as an extension to the term or by improving a rent review clause.

While these aspects will impact on the income received in the short to medium term, through the changes made to leases and by supporting tenants through this difficult period, the Fund is focused on the value of its property portfolio in the long term.

The property portfolio of the Fund will next be valued by the independent valuer at 30 April 2020 and we shall provide another update thereafter.

For more information please visit the [Document Library](#) and monitor our website for further updates.