

TIME:Social Long Income

A long income fund investing in social infrastructure assets which aims to deliver a consistent income stream.



Key features

- Long-term visibility and security over income streams
- Relatively low volatility and a degree of inflation protection
- Returns less correlated to the performance of the wider economy compared to traditional asset classes
- Well diversified over several sectors including medical centers, supported living, secondary care, and childcare nurseries
- Exposure to assets that provide a meaningful social benefit and peace of mind for the tenants in return for long leases

Uses for TIME:Social Long Income

- A long-term holding as part of an alternative asset allocation
- To provide diversification within client portfolios
- For clients seeking a consistent income stream
- For clients who want exposure to social infrastructure assets that create a positive impact on society

The Fund provides a wide range of social benefits to those in need



Beds | Over 200 care home beds



Education | Over 400 nursery places for children



Housing | 140 supported living or complex care units



Healthcare | Primary healthcare facilities for 70,000 patients

Information correct as at 31 March 2022

Reasons to invest



Positive social benefit

Investing in and funding the development of assets that provide tangible societal benefits across a range of sectors, supporting ESG/SRI investor principles.



Income security

Direct/indirect public sector funded or financially and operationally strong private operators. Security is also derived from the underlying sector and property aspects (e.g. demand, supply, location, quality real estate).



Consistent and visible income streams

Visibility of income comes from owning properties with longer leases, typically from 15-30 years.



Lower volatility

Long leases, structured rent reviews, long-term demand and high-quality real estate all help to remove significant uncertainty around factors such as impending lease expiry/break, rent reviews, and the changing macroeconomy, which are key drivers to changing valuations.



Inflation protection

The majority of rent reviews are either inflation linked or have a fixed uplift, rather than being subject to open market negotiation.



Diversification

Drivers of returns are largely uncorrelated with traditional asset classes and the wider economy (less cyclical). Tenant revenues originate from a wide range of individuals, businesses, and supportive public sector bodies.



Demographics and undersupply

The undersupply and increasing demand driven by structural (demographic and societal) shifts has created a need for long-term capital from the private sector.

Key Characteristics

Consistent income stream whilst also creating a positive impact on society

Fund aim

The aim of the Fund is to offer shareholders a consistent income stream with some capital growth prospects through acquiring social infrastructure.

The investment case for social infrastructure

Market dynamics

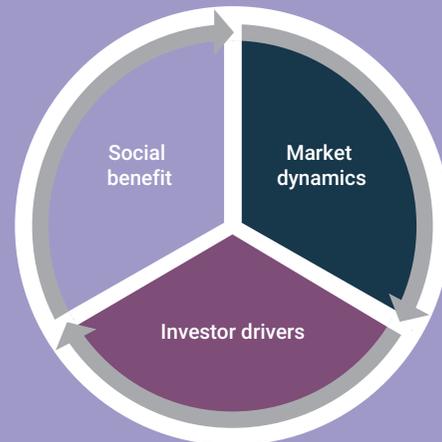
- Demand driven by long-term structural (demographic and societal) shifts
- Direct and indirect public sector funded rental income
- Growth opportunity with public sector finance under pressure

Investor drivers

- Long-term income security typically with inflation-linkage or visible rental growth
- Provides diversification from other real estate classes (less cyclical)
- Scale, sector-diversifying opportunity
- Attractive return profile for the level of risk

Social benefit

- Providing modern, purpose-built accommodation to maximise the social benefit
- Targeted allocation supporting ESG/SRI investor principles



Fund structure

- TIME:Social Long Income is an open-ended collective investment scheme (OEIC)
- Authorised by the FCA as a non-UCITS Retail Scheme (NURS) and has elected into HMRC's Property Authorised Investment Fund tax regime
- Income is paid to investors in March, June, September, and December
- Daily dealt

Charges

- Ongoing charge: 1.45% p.a.*
- For platform availability, please see the factsheet

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

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 the Fund can only be made via an Application Form and after reviewing the Key Investor Information Document ("KIID") and the Prospectus and investors should carefully read the risk warnings contained within. All documentation is available on request. Specific Fund Information: The underlying investments in the Fund 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. The Fund invests in assets that may at times be hard to sell. This means that there may be occasions when you experience a delay or receive less than you might otherwise expect when selling your investment. For more information on risks, see the Fund's prospectus and KIID. Fund Status: The Fund is a sub-fund of ARC TIME:Funds II and is a NonUCITS Retail Scheme 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: April 2022

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