

Our ref: Sample

(Date)

Sample copy

Dear (Salutation)

ARC TIME Commercial Long Income – Suspension and other fund changes

Account number:
Your financial adviser:

I am writing to you because you are invested in the one or more of the below funds, provided by TIME Investments. The funds were suspended by the fund manager on **11 March 2025**.

ARC TIME Commercial Long Income Feeder Trust Acc -U	GB00BJJPTT09
ARC TIME Commercial Long Income Feeder Trust Inc -U	GB00BJJPV945
ARC TIME Commercial Long Income PAIF Acc -U	GB00BJJPTR84
ARC TIME Commercial Long Income PAIF Inc -U	GB00BJJPTZ68

Why has the fund been suspended?

TIME has suspended the fund due to recent higher than usual redemptions, which have accelerated in recent days and are now deemed unsustainable given the fund's existing cash resources and expected timeline for disposal of assets.

The suspension will remain until sufficient liquidity has been created through an orderly programme of asset sales, with a focus on protecting shareholder value. The fund has been actively selling assets in a controlled manner. However, market conditions have been challenging during the early period of 2025, with fewer buyers for property assets in the market than usual and transactional activity below normal levels.

How the fund suspension will affect your account

Whilst the funds are suspended, you will not be able to pay money in or take money out of the funds and you will also be unable to move your money from these funds into other funds (a transaction known as 'fund switching'). There are certain other contractual payments, such as death claims, where we may make payments in full, including from the suspended fund.

Phased Investment – Any instructions using the funds will automatically continue. Unless you give us an alternative instruction, the portion allocated to the suspended funds will be used to buy units in the other assets in your current instruction, or cash if the suspended fund is the only fund in your instruction.

- **Direct Debits** – If you are paying into the fund by Direct Debit:
 - 1) payments up to and including 10 March 2025 will have been allocated to the funds
 - 2) payments from 11 March 2025 will have bought units proportionally across the other assets in your Direct Debit instruction. If the suspended fund is the only fund in your Direct Debit instruction, we will allocate your payment to cash, where it will stay until you send us a new instruction.

CONDITIONAL WORDING *For Advisor: model clients*

- **Phasing and Rebalancing** – Any **phased investment** or **rebalancing** instructions using the funds will automatically continue. These will either buy units in the other assets in the portfolio proportionally, or go into cash, depending on how your adviser set up the model portfolio you are invested in. Alternatively, we will update the instruction if your financial adviser provides a revised asset choice.
- **Direct Debits** – If you are paying into the funds by Direct Debit, future payments will either buy units, proportionally in the other assets in the portfolio, or go into cash, depending on how your adviser set up the model portfolio you are invested in. Alternatively, we will update the instruction if your financial adviser provides a revised asset choice. **END**

Please remember, cash may not be suitable for your long-term investment needs.

Name and objective changes

TIME will change the name and objective of the funds from **1 April 2025**. You'll see the new fund names on our valuations and statements after this date.

Old fund name	New fund name
ARC TIME Commercial Long Income Feeder Trust Acc -U	ARC TIME Property Income Feeder Trust Acc -U
ARC TIME Commercial Long Income Feeder Trust Inc -U	ARC TIME Property Income Feeder Trust Inc -U
ARC TIME Commercial Long Income PAIF Acc -U	ARC TIME Property Income PAIF Acc -U
ARC TIME Commercial Long Income PAIF Inc -U	ARC TIME Property Income PAIF Inc -U

The old and new objectives are overleaf for you to compare.

You may want to speak to your financial adviser about the impact of these changes. Please speak to them before making any investment decisions, or if you have any questions about these changes.

If you don't have a financial adviser, we recommend that you consider the benefits of receiving professional financial advice, which can be especially important when you need to make investment decisions. If you would like to search for an adviser in your area you can start by visiting quilter.com/financial-advice/find-an-adviser.

How this will affect your account

- **The value of your holding** – The changes may affect the value of your fund holding. The costs of the proposals, which will be borne by fund, are capped to approximately 0.01% of the fund's value. The fund will also bear the costs of realigning the portfolio as this is usual transactional activity. Given the length of time the transition is expected to take (approximately 9 months), they do not expect the re-alignment costs to exceed the fund's recent typical transaction costs.
- **Risk profile** – The fund's risk profile may change.
- The Annual Management Charge (AMC) of the fund will not change.

Why the funds are changing

The fund's target market is made up of investors who wish to access a daily dealing property fund. It is TIME Investments priority to continue to offer a fund that meets shareholder expectations for daily dealing.

By reducing its direct exposure to UK commercial property and increasing its indirect exposure to property, the fund would avoid the risk of the imposition of notice periods for redemptions that are likely to be required by the UK Regulator for daily dealt property funds primarily holding direct property. By holding more liquid assets, TIME Investments is able to support investors' requirements for daily liquidity.

The next steps

You don't need to take any action unless you would like to choose a new asset from our extensive range. Please speak to your financial adviser before making any investment decisions or if you have any questions about this change.

If you have any questions about this letter, please speak to your financial adviser who will be able to help you. Alternatively, you can call or email us using the details shown and we will be happy to help. Our Customer Service Centre is open 8:30am – 5:30pm, Monday to Friday.

Yours sincerely



Callum Earl

Head of Client Services

Fund objectives

Current fund ARC TIME Commercial Long Income PAIF (Master fund)	New fund ARC TIME Property Income PAIF (Master fund)
<p>Fund objective: To offer Shareholders a consistent income stream with some capital growth prospects through acquiring property with long leases including commercial freehold ground rents and commercial freehold property which benefit from long leases.</p> <p>Capital will be invested through acquiring property with long leases including commercial freehold ground rents and commercial freehold property which benefit from long leases. Such property assets will be held directly by the fund, unless via interim holding vehicles for the sole purpose to permit completion of an acquisition of property. It is intended that no interim holding vehicles shall be retained by the fund for a duration of more than 24 months.</p> <p>In addition, principally to protect the liquidity of the fund, the fund may also invest and maintain an ongoing portfolio of cash and near cash instruments, together with holdings in other collective investment schemes (regulated and unregulated), which have substantially similar investment objectives to those of the fund.</p>	<p>Fund objective: To offer Shareholders a consistent income stream with some capital growth prospects through acquiring property with long leases and property-related investments.</p> <p>Capital will be invested in acquiring property with long leases, listed property companies - including real estate investment trusts (REITs) – and other property-related assets such as shares of companies engaged in property and property related activities. Indirect property related investments may be in any property sector (including but not limited to industrial, leisure, healthcare, offices and residential). It is expected that the majority of investments will be commercial property-related.</p> <p>The fund's investment in property with long leases, REITs and property-related assets is typically expected to be in the region of 80% - 90% of the fund's total assets, although this aggregate may vary as a result of factors such as market conditions.</p> <p>The fund's direct property holdings, which will usually consist of around 35% - 45% (limited to no more than 50%) of the fund's Net Asset Value and will be in commercial property located in the UK. These assets will be held directly by the fund, unless via interim holding vehicles for the sole purpose to permit completion of an acquisition of property. It is intended that no interim holding vehicles shall be retained by the fund for a duration of more than 24 months.</p> <p>Indirect property holdings being listed equities, REITs and other property-related assets is expected to typically consist of around 45% of the Net Asset Value of the fund and such investments may be in the UK or international. This may vary as a result of factors such as market conditions. At least 15% of the Net Asset Value (i.e. one third of this element) of these indirect property holdings shall be held in REITs.</p>

The 'Feeder' fund invests materially all of its assets into the 'Master' fund and, as a consequence, the changes to the 'Master' fund will have an impact on the 'Feeder' fund.