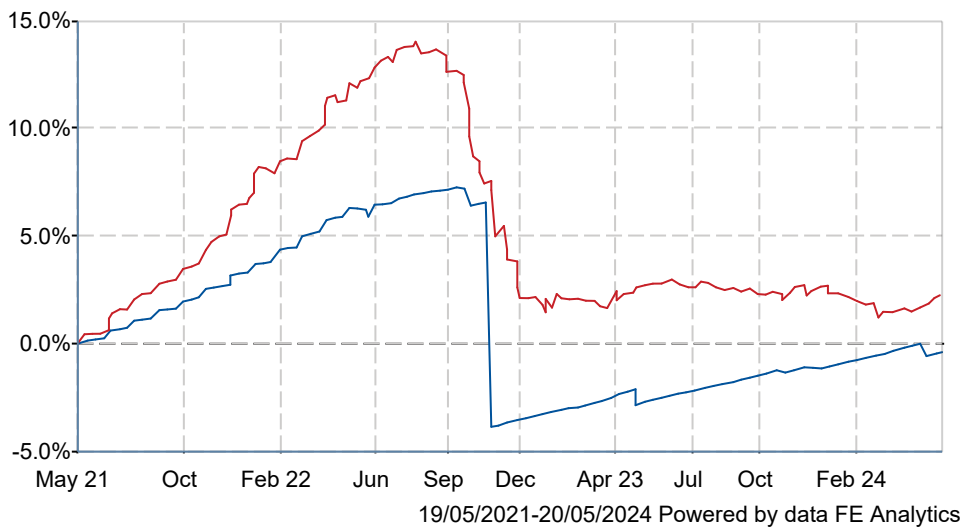


ARC TIME Commercial Long Income PAIF A Gr Acc

What is the Fund's objective?

It is intended that the Fund will be a Property Authorised Investment Fund at all times, and as such, its investment objective is to carry on Property Investment Business and to manage cash raised for investment in the Property Investment Business. The aim of the Fund is 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. Shareholders capital is at risk and there is no guarantee that the objective will be achieved on an annual basis or over any other period of time.

Cumulative Performance



	3m	6m	1yr	3yrs	5yrs
ARC TIME Commercial Long Income PAIF A Gr Acc	+0.2	+0.8	+2.3	-0.4	-1.4
IA UK Direct Property	+0.3	-0.4	-0.5	+2.2	-1.2
Rank within sector	9 / 12	6 / 12	5 / 12	8 / 12	7 / 11
Quartile	3	2	2	3	3

Fund Information

Sector	IA UK Direct Property
Asset Class	Property
Launch Date	09-Apr-2014
Fund Size	£205.1m / \$260.6m (17-May-2024)
Fund Manager	Nigel Ashfield Roger Skeldon

How does FE fundinfo rate this fund?

FE fundinfo Crown Rating	No fixed style
AFI	NO
Risk Score	39

Investment Details

Initial Charge	0.00%
Annual Charges	0.98%
Note to charges	n/a
Minimum Initial Investment	£ 5,000
Minimum Additional Investment	£ 1,000
Dividend Policy	Jan 02, Apr 01, Jul 01, Oct 01 (Final)

Prices

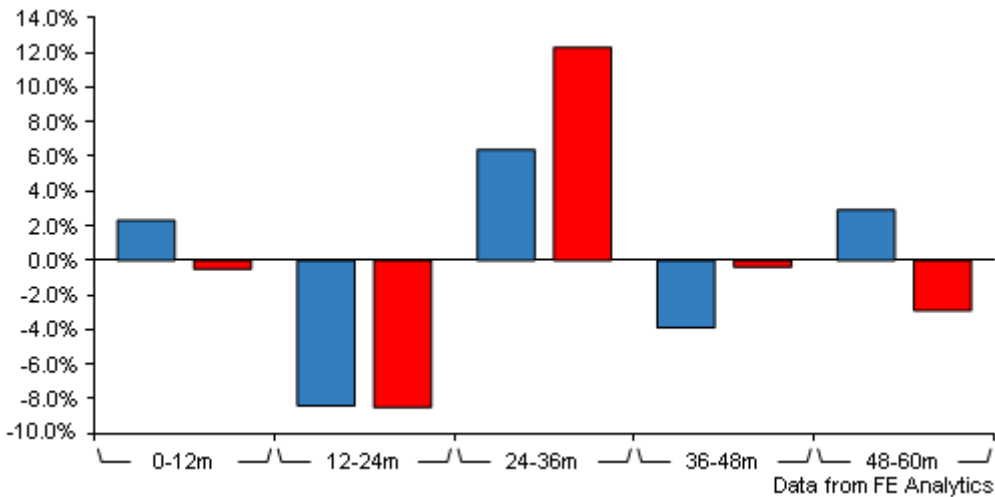
Unit Type	ACC
Mid	1.30(GBP)
Price Date	20 May 2024
Yield	5.51

Codes

Citicode	MRRE
SEDOL	BJJPTR8
ISIN	GB00BJJPTR84

ARC TIME Commercial Long Income PAIF A Gr Acc

Discrete Performance



	0-12m	12m-24m	24m-36m	36m-48m	48m-60m
ARC TIME Commercial Long Income PAIF A Gr Acc	+2.3	-8.4	+6.4	-3.9	+2.9
IA UK Direct Property	-0.5	-8.5	+12.3	-0.4	-2.9
Rank within sector	5 / 12	4 / 12	9 / 12	11 / 12	2 / 11
Quartile	2	2	3	4	1

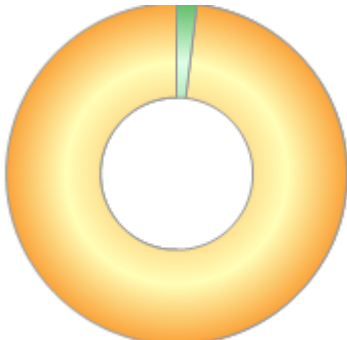
All prices in Pence Sterling (GBX) unless otherwise specified. Price total return performance figures are calculated on a bid price to bid price basis (mid to mid for OEICs) with net income (dividends) reinvested. Performance figures are shown in Pound Sterling (GBP).

Contact Details

Address	338 Euston Road, London, NW1 3BG
Telephone numbers	020 7391 4747 (Main Number)
Website	time-investments.com/
Email	questions@time-investments.com

Asset Allocation (31 Mar 2024)

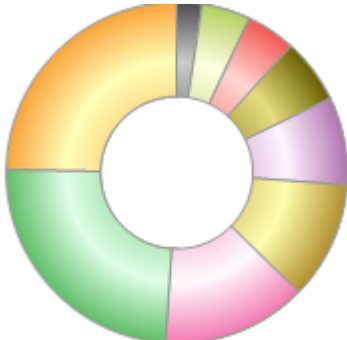
Rank	Asset Classes	%
1	Property	98.12
2	Cash	1.88



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Regional Breakdown (31 Mar 2024)

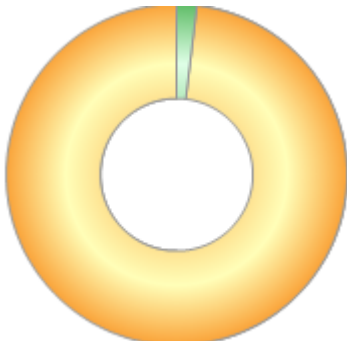
Rank	Regions	%
1	East Midlands	24.68
2	South West	24.15
3	South East	13.68
4	East of England	11.23
5	North West	8.34
6	Other	6.13
7	North East	4.74
8	London	4.61
9	Scotland	2.43



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Sector Breakdown (31 Mar 2024)

Rank	Sectors	%
1	Property	98.12
2	Money Market	1.88



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Top Holdings (31 Mar 2024)

Rank	Largest Holdings	%
1	DHL, Manton Wood	26.77
2	PGL, Liddington	19.36

ARC TIME Commercial Long Income PAIF A Gr Acc

Rank	Largest Holdings	%
3	Holiday Inn, Southend	7.31
4	Premier Inn, Peterborough	7.19
5	Thorne Retail Park (Aldi, B&M and McDonalds), Thorne	6.24
6	St Martins Care	5.15
7	Travelodge, Kingston	5.00
8	Premier Inn, Great Yarmouth	4.99
9	Asda, Gillingham	4.29
10	Peter Bull	4.23