

FREEHOLD INCOME AUTHORISED FUND

A long income fund
investing in ground rents

HALF YEAR REPORT 2019

Half Year Report and
Financial Statements
for the six months to
30 September 2019

Contents

- 1** Key achievements
- 2** About Alpha and TIME Investments
- 3** Authorised Corporate Director's report*
- 7** Background to ground rents and TIME:Freehold
- 9** Investment Manager's report*
- 15** Net Asset Value per share, Performance Record, Ongoing Charge
- 22** Portfolio Statement*
- 28** Statement of total return
- 28** Statement of change in net assets attributable to shareholders
- 29** Balance sheet
- 30** Statement of cash flows
- 31** Notes to the financial statements
- 35** Company information and key service providers

* Collectively these comprise the Authorised Corporate Director's report

Freehold Income Authorised Fund

("TIME:Freehold", or the "Fund")

The aim of TIME:Freehold is to acquire freehold ground rents which offer a consistent income stream and capital growth prospects.

Key achievements

- Total return for the half year to 30 September 2019 of £10.0 million or 2.87%* of net assets. This includes an income distribution for the period of 2.16%** , which was distributed in November 2019.
- Total performance return* over the last one, two and three years of 6.74%, 15.92% and 27.47% respectively.
- TIME:Freehold's very long income streams have continued to deliver low volatility performance.
- Continuation of its 26 year track record of positive, inflation beating returns and continuous liquidity.****

* Representative for a Class A Gross Accumulation shareholder or a Class C Gross Income shareholder with distributions reinvested.

** Income return is calculated from the net asset value of Class A Gross Accumulation shares at the start

*** Capital return is calculated as the total return less the income return.

**** TIME:Freehold has been operating since 3 April 2013 following its conversion from The Freehold Income Trust. Performance information prior to 3 April 2013, included in this report, is in relation to The Freehold Income Trust.

2.87%

Total return
for the period*

2.16%

Income return
for the period**

0.71%

Capital return for
the period***

About Alpha and TIME Investments



The TIME group has over £3 billion in assets under management, has a strong balance sheet and has no borrowings.



The Authorised Corporate Director (the “ACD”) and Alternative Investment Fund Manager (“AIFM”) is Alpha Real Capital LLP (“Alpha”), a Financial Conduct Authority (“FCA”) regulated co-investing institutional investment manager, with over £3 billion in assets under management.

Established in 2005, Alpha is owned by its partners and has offices in Central London and in Europe. Alpha Real Property Investment Advisers LLP trading as TIME Investments, a subsidiary of Alpha, is the Investment Manager of TIME:Freehold and provides administrative and transfer agency services and is also regulated by the FCA.

TIME Investments has over 70 staff and forms the financial adviser facing division of Alpha. In addition to its role as Investment Manager of TIME:Freehold, it is also the Investment Manager of Commercial Long Income PAIF (“TIME:Commercial Long Income”), Social Long Income PAIF (“TIME:Social Long Income”) and Defensive Income Securities Fund (“TIME:Defensive Income Securities”). The team also runs two capital preservation focused Inheritance Tax (“IHT”) mitigation services, TIME:Advance and TIME:CTC (Corporate Trading Companies); the latter having a 24 year track record of successfully achieving 100% relief from IHT for qualifying investors. TIME Investments also runs a unique growth focused IHT mitigation service, TIME:AIM, which invests in a portfolio of Alternative Investment Market (“AIM”) shares.

TIME Investments was awarded the winner of ‘Best Business Relief Manager’ at the Growth Investor Awards in both 2019 and 2018. TIME Investments was also awarded the winner of the prestigious ‘Best IHT Portfolio Services’ category at the Investment Week’s Tax Efficiency Awards 2017/18. TIME Investments also won ‘Service Beyond The Call of Duty’ at the Moneyfacts Life & Pension awards 2018/19 and TIME:Commercial Long Income was named the winner in the Property & Real Estate category at the Investment Week’s Specialist Investment Awards in both 2019 and 2018.

Against the backdrop of a challenging economic and political climate, many investors and advisers are understandably interested in the financial strength of the businesses they choose to entrust with their investments. With this in mind, it should be reassuring to note that the Alpha group has a strong balance sheet, has no borrowings and has been a profitable business every year since inception in 2005.

Authorised Corporate Director's report

We are pleased to present the half year report and financial statements of Freehold Income Authorised Fund ("TIME:Freehold", or the "Fund") a sub-fund of ARC TIME:Funds (the "Company") for the six months to 30 September 2019. This report is available on the Investment Manager's website www.time-investments.com/freehold or is available from the Investment Manager on request by emailing: enquiries@time-investments.com.

Statement of authorised status of the scheme

TIME:Freehold is a sub-fund of an umbrella Open Ended Investment Company ("OEIC"), ARC TIME:Funds. The Company was incorporated on 3 April 2013. The Company is authorised by the FCA as a Non-UCITS Retail Scheme ("NURS"). The Fund has elected into the Property Authorised Investment Fund ("PAIF") tax regime.

Full Company details and its key service providers are provided on page 35.

Statement concerning the debts of TIME:Freehold

Investors are not liable for the debts of the Fund.

Investment Objective and Investment Policy

Investment Objective

The aim of TIME:Freehold is to acquire freehold ground rents which offer a consistent income stream and capital growth prospects. The ACD's current aim is to achieve a total return for the Fund in excess of 5% per annum for shareholders. This total return has been set after allowing for deduction of the costs, charges and expenses to operate the Fund and may be varied at any time by the ACD subject to following the procedure in the Collective Investment Scheme Sourcebook ("COLL").

Your capital is at risk and there is no guarantee that the 5% annual return will be achieved on an annual basis or over any other period of time.

It is intended that the Fund will be a PAIF at all times, and as such, its investment objective is to carry on the Property Investment Business and to manage cash raised for investment in the Property Investment Business.

Investment Policy

In accordance with the investment objective of TIME:Freehold, capital will be invested through acquiring freehold ground rents. Such property will only be held directly by the Fund, unless via interim holding vehicles for the sole purpose of satisfying the Landlord and Tenant Act 1987 or 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.

In addition, principally to protect the liquidity of the Fund, the Fund shall 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. The Fund may invest in the other sub-funds of the Company. The Fund may also invest in equities (listed or unlisted), money market instruments and related debt securities. The Fund may also utilise derivatives for investment purposes or for efficient portfolio management.

Management of TIME:Freehold

NatWest Trustee and Depositary Services Limited acts as the Depositary of TIME:Freehold, with the role of Custodian delegated to The Northern Trust Company. Alpha is the ACD and AIFM of the Fund and TIME Investments acts as Investment Manager and Transfer Agent of the Fund with Property Manager responsibilities delegated to Freehold Managers PLC.

GROUND RENT

WESTFIELD CAMDEN



Westfield is built to the highest of standards. The block has a private gym and indoor swimming pool complex which is only for the use of residents, with apartments frequently sold for prices in excess of £1 million.

Description

154 residential and 1 commercial unit.

Location

Well located in the cosmopolitan borough of Camden, within close proximity to Primrose Hill and Hampstead.

GROUND RENT

CENTENARY PLAZA BIRMINGHAM



This is one of Birmingham's most prestigious developments boasting a 24 hour concierge service, a gymnasium and conference facilities.

Description

387 residential units and 1 commercial unit.

Location

Centenary Plaza is located in the heart of Birmingham's city centre within walking distance of New Street train station.

Authorised Corporate Director's report (continued)

Changes to the Instrument and Prospectus of ARC TIME:Funds

Changes to the Instrument of ARC TIME:Funds

There were no changes to the Instrument in the period.

Changes to the Prospectus of ARC TIME:Funds

Non-Resident Chargeable Gains on UK Property

From 5 April 2019, following new tax legislation, non-UK resident Shareholders may be subject to UK capital gains tax on disposals of Shares in the Fund (or its dedicated feeder trust), where the Fund is deemed to be "property rich". Whether the Fund is in scope of tax on chargeable gains for non-UK resident Shareholders will depend on whether at the date of any redemption of Shares the Fund has at least 75% of its gross asset value invested in "UK land". "UK land" is defined broadly and includes any interest, right or power in UK land or the benefit of an obligation or condition affecting the value of UK land. There is no certainty whether the Fund on any given date may or may not be deemed to be "property rich" and therefore the disposal of Shares may be in or out of scope of the tax on chargeable gains.

The Fund, as a PAIF intends ordinarily to have more than 75% of its assets invested in property, and is expected to be a "property rich" fund for the purposes of the new HMRC rules for Non-Resident Chargeable Gains on UK property. For more details on the charge please visit <https://www.gov.uk/guidance/capital-gains-tax-for-non-residents-uk-residential-property>.

Brexit risk assessment

TIME:Freehold has mitigated the cross-border risk of Brexit as the Fund's property is located within the UK. Additionally the Fund's cash reserves are only held in pounds sterling. While the cross-border risks of Brexit have been mitigated the Fund is still exposed to the effect of a downturn or a recession in the property market or the wider economy caused by any adverse effects of Brexit. This cannot be measured with any certainty. However, it is expected that the property portfolio of the Fund would, as long income property, provide greater defensive characteristics to mitigate the effect on the Fund of any Brexit related downturn in the property market or in the wider economy, when compared against conventional property funds with shorter lease lengths.

Remuneration of AIFM

The provisions of the Alternative Investment Fund Managers Directive ("AIFMD") took effect in full on 22 July 2014. That legislation requires the AIFM, and its regulated delegates, to establish and maintain remuneration policies for its staff which are consistent with and promote sound and effective risk management. Alpha, as AIFM, has delegated investment management to a subsidiary company, TIME Investments. The Alpha group approach to measuring performance is based on both financial and non-financial performance. Financial performance is viewed by the Executive Committee (who are involved in the day to day operation of the business) in its widest sense and takes in to account the specific features of the types of activities carried out and so reflect volatility and cycles and avoids rewarding artificial or exaggerated short term performance. Under the Remuneration Code, the AIFM is classified as a Level Three firm, which allows the AIFM to dis-apply many of the technical requirements of the Code and proportionately apply the Code's rules and principles in establishing the AIFM's policy.

Alpha Real Capital LLP

29 November 2019

GROUND RENT

WILLOW GRANGE HERTFORDSHIRE



Willow Grange is an exclusive gated, converted property development.

Description

139 residential flats and houses

Location

Situated in the heart of the highly sought after Nascot Wood area and a short walk from Watford Town Centre with its many restaurants, bars and shops.

GROUND RENT

OCEANIQUE RUSTINGTON



The Oceanique property consists of four newly built attractive buildings surrounded by landscaped gardens.

Description

46 residential units

Location

Situated in the thriving town of Rustington situated on the south coast, the property is well located just off the picturesque seafront within walking distance of two train stations.

Background to ground rents and TIME:Freehold

A 'ground rent' is created when a freeholder sells a long leasehold interest (typically for 125 or 999 years) over land and buildings. The freeholder charges an annual ground rent to the leaseholder. TIME:Freehold owns a portfolio of approximately 64,700 ground rents each paying an average annual rent of £138. The property portfolio was independently valued by BNP Paribas Real Estate UK as at 30 September 2019 at £234.1 million.

Ground rent payments have proven to be reliable across all market conditions during the last 26 years. This is because non-payment carries the potential penalty of the leaseholder forfeiting its interest in the property.

As illustrated below, the vast majority of the Fund's assets have more than a hundred years left on the lease. The long lease lengths ensure that the Fund carries much lower risk of incurring letting costs or refurbishment costs in contrast to funds with properties let on short leases. Whereas the erosion of lease lengths over time in commercial property funds can reduce the value of their properties, in the case of the Fund, shortening leases may increase the reversionary value of the portfolio and may increase the likelihood that the lessee will pay a premium to extend the lease.

Ground rent income makes up the majority of the Fund's revenue. In addition, the Fund receives premiums from granting the extension of leases. Leaseholders may also have to pay a premium to the Fund to make alterations to their property.

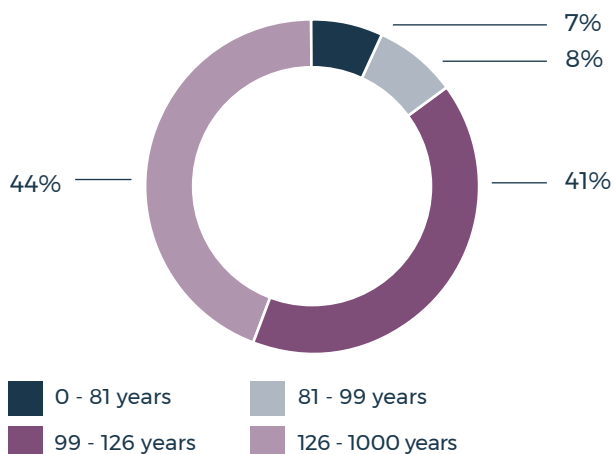
Of the Fund's leases, 86% by rental value allow for periodic rent reviews linked to Retail Price Index ("RPI"), property values or fixed uplifts.

The value of ground rents is influenced by the outstanding term of the lease with both current rental income and future rental growth prospects. Capital appreciation can be achieved from both rental growth and from shortening lease terms which in turn increase the prospect of the Fund receiving extension payments.

The Fund can also benefit from capital payments when tenants exercise rights (provided by the Leasehold Reform, Housing and Urban Development Act 1993) to acquire the underlying freehold interest from the Fund.

The Government is currently consulting on potential changes to the ground rent market. More information on this can be found in the Investment Manager's Report.

TIME:Freehold - lease term profile as at 30 September 2019 by ground rent income split by lease years remaining



Source: TIME Investments, as at 30 September 2019

GROUND RENT

WARREN HOUSE

WEST KENSINGTON, LONDON



This exciting development has high-speed lifts, 24 hour concierge and security, underground parking set behind electronic gates and a residents only gym.

Description

234 residential leasehold units

59 Social Housing units leased to Notting Hill Ownership Limited

Location

This exclusive and prestigious address is situated moments from a 24-hour Tesco Superstore and close to the amenities in West Kensington and Kensington High Street.

Superb transport links are provided into central London via the A4/M4 and Kensington Olympia Station (National Rail and District Line) and Earls Court Underground Station (Piccadilly, Circle and District lines) are also nearby.

GROUND RENT

LOCKES WHARF

DOCKLANDS, LONDON



The development boasts very good leisure facilities, including a heated swimming pool, spa, gym and pool tables.

Description

321 residential units

Location

With spectacular views over the Thames to Greenwich Palace and the Royal Naval College, this modern property is very convenient for Canary Wharf and all its amenities and transport links.

Investment Manager's report

TIME:Freehold summary

TIME:Freehold offers investors a choice of income shares, which pay a six monthly income distribution (in November and May) and accumulation shares, where the income is automatically reinvested, thereby enhancing the value of those shares. Shares may be either in a net share class (subject to withholding tax on income distributions where applicable) or a gross share class (for exempt or ISA eligible investors who are not subject to withholding tax on income distributions).

Shares in the Fund are, and are expected to continue to be, widely available. The intended categories of investors are retail investors (typically where such retail investor has sought financial advice before investing in the Fund), offshore investors, ISA eligible investors and institutional investors. Each share class has the same rights on wind-up.

Each share class has the same voting rights. For more information about voting rights please refer to Section 39 of the Company's Prospectus, which is available on the Investment Manager's website www.time-investments.com/freehold or is available from the Investment Manager on request by emailing enquiries@time-investments.com.

The dilution levy, which is permitted within the terms of the Prospectus, is an additional charge made by the Fund on new subscriptions to protect existing shareholders from potential dilution of returns. The Fund currently imposes, since 12 June 2019, a dilution levy of 5% on new subscriptions into the Fund. It also applies to top-ups made to existing holdings. The dilution levy is retained by the Fund for the benefit of existing shareholders and helps to offset the acquisition costs associated with the Fund making new acquisitions.

Existing investments are not affected by the dilution levy. Accumulated distributions within the accumulation share classes are not affected by the dilution levy because no new shares are issued upon the distribution of income.

It is important to emphasise that this does not affect redemptions, which continue to be available on normal terms at every dealing day.

The Investment Manager shall continue to monitor the ongoing requirement for the dilution levy at each dealing day, and the rate of dilution levy may therefore be subject to change.

Investors can participate in the Fund through its twelve share classes. Their characteristics are set out below.

A - D Share Classes			
These share classes are open to all investors (except ISA Investors). These four share classes are Retail Distribution Review (RDR) compliant, with no commission payable to Financial Advisers.			
ACCUMULATION		INCOME	
Class A Cross Accumulation Shares	Class B Net Accumulation Shares	Class C Cross Income Shares	Class D Net Income Shares
This share class is for Exempt Investors only. Income distributions will automatically be reinvested without deducting withholding tax.	Shares in respect of which net income is automatically reinvested net of withholding tax where applicable.	This share class is for Exempt Investors only. Income distributions will be paid without deducting withholding tax.	Shares in respect of which net income is distributed net of withholding tax where applicable.
Initial fee: Up to 1% of subscription amount	Initial fee: Up to 1% of subscription amount	Initial fee: Up to 1% of subscription amount	Initial fee: Up to 1% of subscription amount
Minimum subscription: £5,000	Minimum subscription: £5,000	Minimum subscription: £5,000	Minimum subscription: £5,000

Investment Manager's report (continued)

ISA Share Classes	
<p>These share classes are only open to ISA eligible investors. These share classes are RDR compliant, with no commission payable to Financial Advisers.</p>	
ACCUMULATION	INCOME
<p>Class ISA Gross Accumulation Shares</p>	<p>Class ISA Gross Income Shares</p>
<p>This share class is for eligible UK tax resident adults and Junior ISAs only. Income distributions will automatically be reinvested without deducting withholding tax.</p>	<p>This share class is for eligible UK tax resident adults and Junior ISAs only. Income distributions will be paid without deducting withholding tax.</p>
<p>Initial fee: Up to 1% of subscription amount Minimum subscription: £1,000</p>	<p>Initial fee: Up to 1% of subscription amount Minimum subscription: £1,000</p>

E - H Share Classes			
<p>New applications for the following four share classes are only open to non-UK Financial Advisers with non-UK Investors. Financial Advisers may be eligible for Initial and Trail Commission.</p>			
ACCUMULATION		INCOME	
<p>Class E Gross Accumulation Shares</p>	<p>Class F Net Accumulation Shares</p>	<p>Class G Gross Income Shares</p>	<p>Class H Net Income Shares</p>
<p>This share class is for Exempt Investors only. Income distributions will automatically be reinvested without deducting withholding tax.</p>	<p>Shares in respect of which net income is automatically reinvested net of withholding tax where applicable.</p>	<p>This share class is for Exempt Investors only. Income distributions will be paid without deducting withholding tax.</p>	<p>Shares in respect of which net income is distributed net of withholding tax where applicable.</p>
<p>Initial fee: Up to 3% of subscription amount Minimum subscription: £5,000</p>	<p>Initial fee: Up to 3% of subscription amount Minimum subscription: £5,000</p>	<p>Initial fee: Up to 3% of subscription amount Minimum subscription: £5,000</p>	<p>Initial fee: Up to 3% of subscription amount Minimum subscription: £5,000</p>

S and T Share Classes	
<p>These share classes are only open to offshore (non-UK) professional or institutional investors. Financial Advisers may be eligible for Initial and Trail commission.</p>	
ACCUMULATION	INCOME
<p>Class S Net Accumulation Shares</p>	<p>Class T Net Income Shares</p>
<p>Shares in respect of which income is automatically reinvested net of withholding tax where applicable.</p>	<p>Shares in respect of which net income is distributed net of withholding tax where applicable.</p>
<p>Initial fee: Up to 7% of subscription amount Minimum subscription: £5,000,000</p>	<p>Initial fee: Up to 7% of subscription amount Minimum subscription: £5,000,000</p>

Investment Manager's report (continued)

Freehold Income Authorised Feeder Trust ("FIAFT"), the feeder trust

FIAFT, a sub-fund of ARC TIME:Feeder Trusts is an FCA Authorised Unit Trust, was established in April 2013 as a dedicated feeder trust. It is generally intended for investors who are unable to access TIME:Freehold directly as a result of administrative issues which govern a PAIF or for bodies corporate where their holding in the Fund would exceed 10% of NAV. FIAFT's sole investment is in the Fund's B, D, F, H, S and T Share Classes.

A separate Prospectus and Application Form are available on the Investment Manager's website www.time-investments.com/freehold or are available on request by emailing enquiries@time-investments.com.

Dealing in TIME:Freehold

The dealing day for the issue of shares in TIME:Freehold and units in FIAFT is 10am on the 12th day (or the next business day if the 12th day falls on a weekend or public holiday) of each month. In addition, a second dealing day of the 26th of each month (or the next business day) is offered for the ISA share classes.

The cut off point for receipt of subscriptions for non-ISA share classes is 10am on the business day two days prior to each dealing day being the 12th of each month (or the next business day). The cut off point for receipt of subscriptions for ISA Share Classes is 10am on the business day two days prior to a relevant dealing day being the 12th and 26th of each month (or the next business day). Settlement is due by 5pm on the third business day after the relevant dealing day.

Notices for the redemption of A-H and ISA Shares are required to be delivered no later than 10am five business days prior to the relevant dealing day. Share Classes S and T which are available to institutional investors only, require six months' notice of redemption prior to the relevant dealing

day. Once such notice is received by the Administrator, the redemption will be processed, to the extent possible, on the first dealing day being the 12th of each month (or the next business day) after six months has expired. Further details on the value of shares in the Fund can be found on the website www.time-investments.com/freehold or by calling the Investment Manager on 0345 600 1213 or by email at enquiries@time-investments.com.

Investment returns* to 30 September 2019:

	Total return	Compounded annual total return
12 months	6.74%	6.74%
3 years	27.47%	8.43%
5 years	55.56%	9.24%
10 years	113.58%	7.89%

* Representative for a Class A Gross Accumulation shareholder or a Class C Gross Income shareholder with distributions reinvested.

NB. The historical performance prior to 3 April 2013 is based upon the bid price of accumulation units for TIME:Freehold's predecessor, The Freehold Income Trust.

Performance review

TIME:Freehold's total return for the six months to 30 September 2019 was £10.0 million. This represents a total return for the period of 2.87% (for a Class A Gross Accumulation shareholder). This includes an income distribution for the period of 2.16%, which was distributed in November 2019.

The Fund has provided investors with over 26 years of consistently positive, inflation beating returns in excess of the 5% per annum target total return with continuous monthly liquidity, providing a platform for the Fund's performance going forward*.

* TIME:Freehold has been operating since 3 April 2013 following its conversion from The Freehold Income Trust. Performance information prior to 3 April 2013, included in this report, is in relation to The Freehold Income Trust.

Financial highlights

	30 September 2019	31 March 2019
Investment property	£234.1 million	£231.4 million
Total return for the period/year*	2.87%	8.53%
Income yield for the period/year ended* (based upon the net asset value of Class A Gross Accumulation shares at 1 April 2019 and 1 April 2018)	2.16%	4.65%
Capital return for the period/year	0.71%	3.88%
Gross annual ground rent income	£9.0 million	£9.0 million
Approximate number of ground rents	64,700	65,300

* Representative for a Class A Gross Accumulation shareholder or a Class C Gross Income shareholder with distributions reinvested.

Investment Manager's report (continued)

Property investment review

As at 30 September 2019, TIME:Freehold's portfolio consisted of approximately 64,700 freehold interests in residential properties producing a total annual ground rent income of £9.0 million. The component of the portfolio with inflation mitigating leases through uplifts linked to RPI, house price growth or fixed uplifts is 86% by rental value.

The Fund's investment properties were valued by BNP Paribas Real Estate UK at £234.1 million as at 30 September 2019.

Key characteristics of the portfolio

Property type	No. of units	Value %	Average rent per annum £
Flats	45,797	93.3	173
Houses	14,336	5.3	54
Other	4,552	1.4	53
Total Portfolio	64,685	100.0	138

Geographical split

Region	Rental value %
South East	31.2
London	30.1
North West	14.4
Midlands	11.5
South West	7.4
North East	2.7
Wales	2.7
Total	100.0

The Ministry of Housing, Communities and Local Government announced plans in their July 2017 consultation paper to review unfair practices in the residential leasehold market. Although the focus of the consultation paper is on new residential leaseholds, the timing of any changes and the outcome of any legislative changes in the residential leasehold market and on the value of the portfolio owned by TIME:Freehold is uncertain. See Outlook section on page 13 for more information.

The Fund has maintained a prudent approach and has not historically acquired residential leasehold property with ground rents which were believed to be initially set too high or had aggressive review mechanisms.

The Fund has no properties where the ground rent doubles every 10 or 15 years or less in its portfolio.

Accordingly we believe that the Fund is in a good position in the context of the Government's consultation on proposals to amend leasehold legislation to address unfair practices in the residential leasehold market.

TIME:Freehold has the following profile of rental uplifts:

Rental Uplift Profile	Annual Rent £m	Value %
RPI	2.1	23.1
Fixed Step (non-doubling)	2.7	35.9
Doubling Steps	0.9	10.3
Capital	2.1	21.9
No Uplifts	1.2	8.8
Total as at 30 September 2019	9.0	100.0

The Fund has less than 6% of its assets in leasehold houses and has no exposure to aggressive ground rent reviews which double every 10 to 15 years or less. The "doubblers" which represent 10.3% of the portfolio are typically 20 years (0.7%), 25 years (6.7%) and 33 years (2.9%).

Liquidity management

During the period TIME:Freehold has maintained a strong liquidity position. As at 30 September 2019 The Fund had cash and liquid investments of £126.5 million.

The Fund also has access to a loan facility with the Royal Bank of Scotland. The loan facility expires on 28 October 2023, and enables the Fund to borrow £25 million, enhancing its liquidity position. The current loan facility has not been drawn to date and is available for the Fund to draw on should it require access to additional funding.

In accordance with the rules for a NURS, the Fund is limited to borrowings of a maximum of 10% of NAV.

The Investment Manager seeks to hold higher levels of cash and assets with enhanced liquidity attributes to seek to ensure that the Fund continues to offer the same level of monthly liquidity to its shareholders. The Investment Manager's strategy of investing in assets with enhanced liquidity attributes shall be applied where shareholder returns require protection from holding too much cash. At the period end, the majority of this additional liquidity buffer was held in cash with cash holdings of £71.8 million.

Investment Manager's report (continued)

As at 30 September 2019 the investment in TIME:Defensive Income Securities was valued at £31.5 million. The securities, being listed, can however be sold within a short period of time to provide liquidity if required. TIME:Defensive Income Securities seeks to deliver a 5% annual income with long term capital growth through a diversified portfolio of shares and corporate bonds of UK listed real asset owning companies, such as infrastructure, renewable energy and property companies. The stocks selected are believed to deliver a consistent income with a degree of inflation protection but with a lower level of price volatility than the markets as a whole.

In order to enhance shareholder returns, the Fund also invests in property fund TIME:Commercial Long Income, a sub-fund of ARC TIME:Funds II.

At 30 September 2019 the investment in TIME:Commercial Long Income was valued at £23.2 million. TIME:Commercial Long Income delivered a return of 2.15%, including 1.55% of income for the six month period.

TIME:Commercial Long Income provides daily liquidity for subscriptions and redemptions.

On 22 March 2019, shareholder consent to exchange shares in both TIME:Commercial Freehold and TIME:Social Freehold for equivalent shares in new FCA authorised funds, TIME:Commercial Long Income and TIME:Social Long Income was overwhelmingly given by 97% of shareholders in TIME:Commercial Freehold and 98% in TIME:Social Freehold who returned a Form of Election. The date of the change was 1 April 2019

As a result, the Fund's investments in these funds were transferred to investments in TIME:Commercial Long Income and TIME:Social Long Income on 1 April 2019. However, the Fund's investment in TIME:Social Long Income was redeemed during the period.

The Fund currently imposes, since 12 June 2019, a dilution levy of 5% on new subscriptions into the Fund which is considered necessary to protect existing investors against the costs associated with acquiring further new portfolios of ground rents or investing in associated property funds.

Existing investments are not affected by the dilution levy. Accumulated distributions within the accumulation share classes are not affected by the dilution levy because no new shares are issued upon the distribution of income.

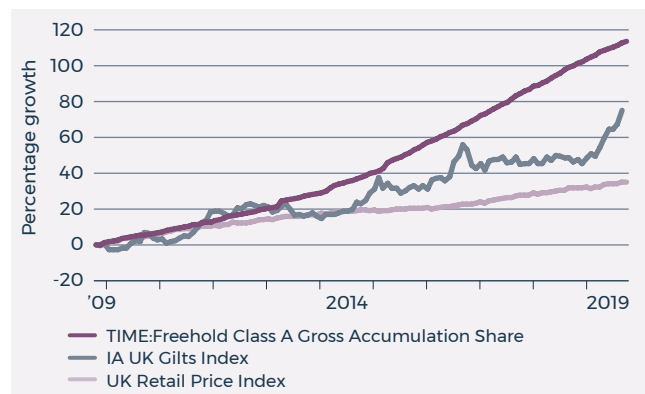
It is important to emphasise that this does not affect redemptions, which continue to be available on normal terms at every dealing day.

The Investment Manager shall continue to monitor the level of dilution and the ongoing requirement for the dilution levy at each dealing day.

Outlook

Due to the longevity and relatively secure nature of freehold ground rents the Investment Manager expects TIME:Freehold to continue to target stable returns to its shareholders as it has successfully done over the last 26 years. Approximately 86% by rental value of the Fund's freehold ground rents have a form of inflation protection through periodic uplifts linked to RPI, property values or fixed uplifts. The stability of historic returns can be demonstrated by the graph below, showing the returns from the last 10 years by comparison with RPI and the return achieved from the Investment Association ("IA") UK Gilts Index. Over this period the Fund achieved an average total return of 7.89% per annum. Over the last decade the Fund has protected shareholders' real wealth far more effectively than gilts.

TIME:Freehold vs gilts and RPI



Throughout the recent period of volatility in the capital and property markets, the Fund has continued to provide shareholders with consistent income and modest capital growth at a time of economic, political and market uncertainty. The robustness of freehold ground rents has been the key to producing positive returns in each of the last 26 years, unlike traditional short leased commercial or residential property.

The Fund has had another successful period with a total return of 2.87% for the six months to 30 September 2019.

The Fund has a strong platform to build on its long track record of consistent returns from its large, well-diversified portfolio of freehold ground rents.

Investment Manager's report (continued)

Government's consultation on "Tackling unfair practices in the leasehold Market"

The Government announced plans in its 2017 consultation paper to review unfair practices in the residential leasehold market. Although the focus of the consultation paper is on new residential leaseholds, the timing of any changes and the outcome of any legislative changes in the residential leasehold market and on the value of the portfolio owned by the Fund is uncertain.

Following on from the Government's consultation on "Tackling Unfair Practices in the Leasehold Market" and its subsequent response paper, the Government asked the Law Commission to consider further measures which could assist existing leaseholders of houses and to prioritise enfranchisement solutions for residential leasehold property generally.

In 2018 the Law Commission issued an initial paper followed by a full consultation paper, which sets out a number of potential solutions for a more coherent and streamlined enfranchisement regime for leaseholders of houses and flats. The Law Commission will review the responses, decide on their final recommendations and present them to the Government in early 2020. In the interim, the Government announced in June 2019 its intention to bring forward proposals for legislation as soon as Parliamentary time allows.

In addition to the initiatives detailed above the Government has stated its intention to reduce the ground rent payable to the freeholder on new leases on leasehold flats to a peppercorn.

The independent valuer of TIME:Freehold, BNP Paribas Real Estate UK, has, within the valuation of the property portfolio at 30 September 2019 considered the prevailing market conditions, the Government's response to its own consultation on "Tackling Unfair Practices in the Leasehold Market" and the subsequent ongoing review by the Law Commission (and continues to do so at each monthly valuation point going forwards).

We therefore await the recommendations of the Law Commission to the Government and the Government's proposed legislative initiatives. In the short term, until there is more clarity on any proposed reforms to the residential leasehold market, the Fund is not expected to acquire residential ground rent properties, unless contractually committed to do so (at 30 September 2019 the value of property exchanged but not completed is £0.2 million). Any gains derived from the Fund's property portfolio are likely to arise from uplifts in rental income or through lease extensions and sales of freehold property. As a result, looking forward, the Fund may generate returns more commensurate with its aim to achieve a total return in excess of 5% per annum.

Nigel Ashfield for TIME Investments
Investment Manager

29 November 2019

Net Asset Value per share, Performance Record, Ongoing Charge

Net Asset Value

30 September 2019	Net Asset Value	Net Asset Value per share	Number of shares in issue
	£'000	£	
Class A Gross Accumulation	39,508	7.3229	5,395,099.90
Class B Net Accumulation	86,702	6.9340	12,503,933.40
Class C Gross Income	27,839	2.2509	12,368,016.21
Class D Net Income	32,362	2.2427	14,430,358.42
Class E Gross Accumulation	11,961	7.1911	1,663,356.41
Class F Net Accumulation	45,140	6.8130	6,625,556.13
Class G Gross Income	4,240	2.2164	1,913,184.30
Class H Net Income	55,751	2.2083	25,245,513.97
Class ISA Gross Accumulation	12,602	7.3229	1,720,826.10
Class ISA Gross Income	12,997	2.2509	5,774,090.80
	329,102		
Less: Distribution paid in cash to income share class investors post period end	(2,437)		
Less: Equalisation post period adjustments	(154)		
Add: Investment valuation difference from 14 October 2019 valuation point	279		
	326,790		

TIME:Freehold was launched on 3 April 2013. The tables show the net asset value per share at the end of the relevant accounting period.

31 March 2019	Net Asset Value	Net Asset Value per share	Number of shares in issue
	£'000	£	
Class A Gross Accumulation	37,366	7.1185	5,249,086.39
Class B Net Accumulation	69,247	6.7651	10,235,864.62
Class C Gross Income	27,684	2.2389	12,365,130.88
Class D Net Income	33,541	2.2307	15,036,209.40
Class E Gross Accumulation	12,700	6.9990	1,814,526.91
Class F Net Accumulation	46,253	6.6554	6,949,751.92
Class G Gross Income	4,435	2.2075	2,009,149.72
Class H Net Income	55,868	2.1994	25,400,954.95
Class ISA Gross Accumulation	12,325	7.1181	1,731,450.32
Class ISA Gross Income	13,168	2.2389	5,881,529.05
	312,587		
Less: Distribution paid in cash to income share class investors post year end	(2,732)		
Add: Equalisation post period adjustments	84		
Less: Investment valuation difference from 12 April 2019 valuation point	(978)		
	308,961		

Share Classes A-H were launched on 3 April 2013, the ISA Share Classes were launched on 1 January 2014 and Share Classes S and T were launched on 14 September 2016.

Currently there are no shares issued in the S and T Share Classes.

Net Asset Value per share, Performance Record, Ongoing Charge (continued)

Performance Record

Class A Gross Accumulation	30 September 2019	31 March 2019	31 March 2018
CHANGE IN NET ASSETS PER SHARE			
Opening net asset value per share	7.1185	6.5591	6.0206
Return before operating charges*	0.2584	0.6637	0.6342
Operating charges	(0.0540)	(0.1043)	(0.0957)
Return after operating charges*	0.2044	0.5594	0.5385
Closing net asset value per share	7.3229	7.1185	6.5591
Retained distributions on accumulation shares	0.1620	0.2844	0.2601
*Returns are stated after direct transaction costs of:	0.0037	0.0028	0.0159
PERFORMANCE			
Return after charges	2.87%	8.53%	8.94%
OTHER INFORMATION			
Closing net asset value (£'000)	39,508	37,366	29,815
Closing number of shares	5,395,099.90	5,249,086.39	4,545,537.12
Operating charges	0.75%	1.52%	1.51%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%
PRICES			
Highest share price	7.3229	7.1185	6.5591
Lowest share price	7.1443	6.6205	6.0749
Class B Net Accumulation			
CHANGE IN NET ASSETS PER SHARE			
Opening net asset value per share	6.7651	6.2789	5.8055
Return before operating charges*	0.2201	0.5857	0.5649
Operating charges	(0.0512)	(0.0995)	(0.0915)
Return after operating charges*	0.1689	0.4862	0.4734
Closing net asset value per share	6.9340	6.7651	6.2789
Retained distributions on accumulation shares	0.1295	0.2260	0.2076
*Returns are stated after direct transaction costs of:	0.0028	0.0027	0.0152
PERFORMANCE			
Return after charges	2.50%	7.74%	8.15%
OTHER INFORMATION			
Closing net asset value (£'000)	86,702	69,247	53,562
Closing number of shares	12,503,933.40	10,235,864.62	8,530,508.87
Operating charges	0.75%	1.52%	1.51%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%
PRICES			
Highest share price	6.9340	6.7651	6.2789
Lowest share price	6.7861	6.3343	5.8546

Share Classes A-H were launched on 3 April 2013, the ISA Share Classes were launched on 1 January 2014 and Share Classes S and T were launched on 14 September 2016.

Amounts are shown in Sterling (£) unless otherwise stated.

Net Asset Value per share, Performance Record, Ongoing Charge (continued)

Performance Record (continued)

Class C Gross Income	30 September 2019	31 March 2019	31 March 2018
CHANGE IN NET ASSETS PER SHARE			
Opening net asset value per share	2.2389	2.1534	2.0627
Return before operating charges*	0.0796	0.2109	0.2105
Operating charges	(0.0166)	(0.0331)	(0.0317)
Return after operating charges*	0.0630	0.1778	0.1788
Distributions on income shares	(0.0510)	(0.0923)	(0.0881)
Closing net asset value per share	2.2509	2.2389	2.1534
*Returns are stated after direct transaction costs of:	0.0011	0.0009	0.0053
PERFORMANCE			
Return after charges	2.81%	8.26%	8.67%
OTHER INFORMATION			
Closing net asset value (£'000)	27,839	27,684	27,876
Closing number of shares	12,368,016.21	12,365,130.88	12,945,056.48
Operating charges	0.75%	1.52%	1.51%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%
PRICES			
Highest share price	2.2509	2.2389	2.1534
Lowest share price	2.1960	2.1267	2.0369
Class D Net Income			
CHANGE IN NET ASSETS PER SHARE			
Opening net asset value per share	2.2307	2.1453	2.0548
Return before operating charges*	0.0713	0.1949	0.1950
Operating charges	(0.0166)	(0.0330)	(0.0317)
Return after operating charges*	0.0547	0.1619	0.1633
Distributions on income shares	(0.0427)	(0.0765)	(0.0728)
Closing net asset value per share	2.2427	2.2307	2.1453
*Returns are stated after direct transaction costs of:	0.0011	0.0009	0.0053
PERFORMANCE			
Return after charges	2.45%	7.55%	7.95%
OTHER INFORMATION			
Closing net asset value (£'000)	32,362	33,541	59,712
Closing number of shares	14,430,358.42	15,036,209.40	27,833,516.48
Operating charges	0.75%	1.52%	1.51%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%
PRICES			
Highest share price	2.2427	2.2307	2.1453
Lowest share price	2.1948	2.1256	2.0357

Share Classes A-H were launched on 3 April 2013, the ISA Share Classes were launched on 1 January 2014 and Share Classes S and T were launched on 14 September 2016.

Amounts are shown in Sterling (£) unless otherwise stated.

Net Asset Value per share, Performance Record, Ongoing Charge (continued)

Performance Record (continued)

Class E Gross Accumulation	30 September 2019	31 March 2019	31 March 2018
CHANGE IN NET ASSETS PER SHARE			
Opening net asset value per share	6.9990	6.4666	5.9513
Return before operating charges*	0.2553	0.6520	0.6252
Operating charges	(0.0632)	(0.1196)	(0.1099)
Return after operating charges*	0.1921	0.5324	0.5153
Closing net asset value per share	7.1911	6.9990	6.4666
Retained distributions on accumulation shares	0.1595	0.2803	0.2571
*Returns are stated after direct transaction costs of:	0.0036	0.0027	0.0156
PERFORMANCE			
Return after charges	2.74%	8.23%	8.66%
OTHER INFORMATION			
Closing net asset value (£'000)	11,961	12,700	12,589
Closing number of shares	1,663,356.41	1,814,526.91	1,946,827.59
Operating charges	0.89%	1.77%	1.76%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%
PRICES			
Highest share price	7.1911	6.9990	6.4666
Lowest share price	7.0234	6.5257	6.0036
Class F Net Accumulation			
CHANGE IN NET ASSETS PER SHARE			
Opening net asset value per share	6.6554	6.1936	5.7418
Return before operating charges*	0.2176	0.5759	0.5576
Operating charges	(0.0600)	(0.1141)	(0.1058)
Return after operating charges*	0.1576	0.4618	0.4518
Closing net asset value per share	6.8130	6.6554	6.1936
Retained distributions on accumulation shares	0.1274	0.2232	0.2053
*Returns are stated after direct transaction costs of:	0.0034	0.0026	0.0151
PERFORMANCE			
Return after charges	2.37%	7.46%	7.87%
OTHER INFORMATION			
Closing net asset value (£'000)	45,140	46,253	48,352
Closing number of shares	6,625,556.13	6,949,751.92	7,806,736.62
Operating charges	0.89%	1.77%	1.76%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%
PRICES			
Highest share price	6.8130	6.6554	6.1936
Lowest share price	6.6750	6.2469	5.7890

Share Classes A-H were launched on 3 April 2013, the ISA Share Classes were launched on 1 January 2014 and Share Classes S and T were launched on 14 September 2016.

Amounts are shown in Sterling (£) unless otherwise stated.

Net Asset Value per share, Performance Record, Ongoing Charge (continued)

Performance Record (continued)

Class G Gross Income	30 September 2019	31 March 2019	31 March 2018
CHANGE IN NET ASSETS PER SHARE			
Opening net asset value per share	2.2075	2.1289	2.0447
Return before operating charges*	0.0787	0.2080	0.2081
Operating charges	(0.0195)	(0.0381)	(0.0365)
Return after operating charges*	0.0592	0.1699	0.1716
Distributions on income shares	(0.0503)	(0.0913)	(0.0874)
Closing net asset value per share	2.2164	2.2075	2.1289
*Returns are stated after direct transaction costs of:	0.0011	0.0009	0.0052
PERFORMANCE			
Return after charges	2.68%	7.98%	8.39%
OTHER INFORMATION			
Closing net asset value (£'000)	4,240	4,435	4,367
Closing number of shares	1,913,184.30	2,009,149.72	2,051,185.46
Operating charges	0.89%	1.77%	1.76%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%
PRICES			
Highest share price	2.2164	2.2075	2.1289
Lowest share price	2.1647	2.1020	2.0185
Class H Net Income			
CHANGE IN NET ASSETS PER SHARE			
Opening net asset value per share	2.1994	2.1210	2.0369
Return before operating charges*	0.0705	0.1922	0.1929
Operating charges	(0.0195)	(0.0381)	(0.0367)
Return after operating charges*	0.0510	0.1541	0.1562
Distributions on income shares	(0.0421)	(0.0757)	(0.0721)
Closing net asset value per share	2.2083	2.1994	2.1210
*Returns are stated after direct transaction costs of:	0.0011	0.0009	0.0052
PERFORMANCE			
Return after charges	2.32%	7.27%	7.67%
OTHER INFORMATION			
Closing net asset value (£'000)	55,751	55,868	47,441
Closing number of shares	25,245,513.97	25,400,954.95	22,366,998.33
Operating charges	0.89%	1.77%	1.76%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%
PRICES			
Highest share price	2.2083	2.1994	2.1210
Lowest share price	2.1636	2.1010	2.0175

Share Classes A-H were launched on 3 April 2013, the ISA Share Classes were launched on 1 January 2014 and Share Classes S and T were launched on 14 September 2016.

Amounts are shown in Sterling (£) unless otherwise stated.

Net Asset Value per share, Performance Record, Ongoing Charge (continued)

Performance Record (continued)

Class ISA Accumulation	30 September 2019	31 March 2019	31 March 2018
CHANGE IN NET ASSETS PER SHARE			
Opening net asset value per share	7.1181	6.5591	6.0206
Return before operating charges*	0.2588	0.6628	0.6341
Operating charges	(0.0540)	(0.1038)	(0.0956)
Return after operating charges*	0.2048	0.5590	0.5385
Closing net asset value per share	7.3229	7.1181	6.5591
Retained distributions on accumulation shares	0.1620	0.2844	0.2601
*Returns are stated after direct transaction costs of:	0.0037	0.0028	0.0159
PERFORMANCE			
Return after charges	2.88%	8.52%	8.94%
OTHER INFORMATION			
Closing net asset value (£'000)	12,602	12,325	10,697
Closing number of shares	1,720,826.10	1,731,450.32	1,630,903.79
Operating charges	0.75%	1.52%	1.51%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%
PRICES			
Highest share price	7.3229	7.1181	6.5591
Lowest share price	7.1443	6.6205	6.0749
Class ISA Income			
CHANGE IN NET ASSETS PER SHARE			
Opening net asset value per share	2.2389	2.1534	2.0627
Return before operating charges*	0.0796	0.2111	0.2105
Operating charges	(0.0166)	(0.0333)	(0.0317)
Return after operating charges*	0.0630	0.1778	0.1788
Distributions on income shares	(0.0510)	(0.0923)	(0.0881)
Closing net asset value per share	2.2509	2.2389	2.1534
*Returns are stated after direct transaction costs of:	0.0011	0.0009	0.0053
PERFORMANCE			
Return after charges	2.81%	8.26%	8.67%
OTHER INFORMATION			
Closing net asset value (£'000)	12,997	13,168	11,675
Closing number of shares	5,774,090.80	5,881,529.05	5,421,739.96
Operating charges	0.75%	1.52%	1.51%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%
PRICES			
Highest share price	2.2509	2.2389	2.1534
Lowest share price	2.1960	2.1267	2.0369

Share Classes A-H were launched on 3 April 2013, the ISA Share Classes were launched on 1 January 2014 and Share Classes S and T were launched on 14 September 2016.

Amounts are shown in Sterling (£) unless otherwise stated.

Net Asset Value per share, Performance Record, Ongoing Charge (continued)

Ongoing Charge (OC)

Share class	30 September 2019 (%)	31 March 2019 (%)
Class A - D and ISA Shares	1.69	1.69
Class E - H Shares	1.96	1.96
Class S - T Shares	1.95	1.95

The Ongoing Charge (OC) represents the total annualised expenses of TIME:Freehold, excluding transaction costs, interest and other finance costs and property related expenses expressed as a percentage of the average net assets during the accounting period.

The OC stated for 30 September 2019 and 31 March 2019 is based on the NAV as at 31 December 2018 in line with what is stated in the Key Investor Information Document.

Risk warning

Shareholders should be aware that there are risks inherent in the holding of investments.

Shareholders should be aware that the price of shares and the income from them can fall as well as rise and shareholders may not receive back the full amount invested.

Past performance is not a guide to future performance.

An investment in an open-ended investment company should be regarded as a medium to long term investment.

By the nature of real property and the time and other factors involved in arranging sales and realising the proceeds there from, it should be appreciated that the underlying assets are primarily relatively illiquid assets when compared with other asset classes such as listed equities or bonds. Whilst the ACD will pursue a cautious liquidity policy, the Fund is intended for investors who can accept the risks associated with making potentially illiquid investments in real property.

Following the Referendum held on 23 June 2016 concerning the UK's membership of the EU, a decision was taken to exit. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. Since the Referendum date it has not been possible to gauge the effect of this decision by reference to transactions in the market place.

The probability of the valuer's opinion of value exactly coinciding with the price achieved, were there to be a sale, has reduced.

TIME:Freehold has mitigated the cross-border risk of Brexit as the Fund's property is located within the UK. Additionally the Fund's cash reserves are only held in pounds sterling. While the cross-border risks of Brexit have been mitigated the Fund is still exposed to the effect of a downturn or a recession in the property market or the wider economy caused by any adverse effects of Brexit. This cannot be measured with any certainty. However, it is expected that the property portfolio of the Fund would, as long income property, provide greater defensive characteristics to mitigate the effect on the Fund of any Brexit related downturn in the property market or in the wider economy, when compared against conventional property funds with shorter lease lengths.

The Government announced plans in its 2017 consultation paper to review unfair practices in the residential leasehold market. Although the focus of the consultation paper is on new residential leaseholds, the timing of any changes and the outcome of any legislative changes in the residential leasehold market and on the value of the portfolio owned by the Fund is uncertain.

Following on from the Government's consultation on "Tackling Unfair Practices in the Leasehold Market" and its subsequent response paper, the Government asked the Law Commission to consider further measures which could assist existing leaseholders of houses and to prioritise enfranchisement solutions for residential leasehold property generally.

In 2018 the Law Commission issued an initial paper followed by a full consultation paper, which sets out a number of potential solutions for a more coherent and streamlined enfranchisement regime for leaseholders of houses and flats. The Law Commission will review the responses, decide on their final recommendations and present them to the Government in early 2020. In the interim, the Government announced in June 2019 its intention to bring forward proposals for legislation as soon as Parliamentary time allows.

In addition to the initiatives detailed above the Government has stated its intention to reduce the ground rent payable to the freeholder on new leases on leasehold flats to a peppercorn.

The independent valuer of the Fund, BNP Paribas Real Estate UK, has, within the valuation of the property portfolio at 30 September 2019 considered the prevailing market conditions, the Government's response to its own consultation on "Tackling Unfair Practices in the Leasehold Market" and the subsequent ongoing review by the Law Commission (and continues to do so at each monthly valuation point going forwards).

We therefore await the recommendations of the Law Commission to the Government and the response to the Government's proposed legislative initiatives. In the short term, until there is more clarity on any proposed reforms to the residential leasehold market, the Fund is not expected to acquire residential ground rent properties, unless contractually committed to do so (at 30 September 2019 the value of property exchanged but not completed is £0.2 million).

For further risk information please see the Prospectus.

Portfolio Statement

As at 30 September 2019

Property postcode	Market valuation £'000	Total net assets %	Property postcode	Market valuation £'000	Total net assets %	Property postcode	Market valuation £'000	Total net assets %	Property postcode	Market valuation £'000	Total net assets %
E17	7,159	2.31%	M8	617	0.20%	KT19	330	0.11%	WN2	231	0.07%
B1	5,206	1.68%	E3	615	0.20%	BL1	329	0.11%	LE3	231	0.07%
W2	3,739	1.21%	TN24	612	0.20%	CT19	329	0.11%	HP23	231	0.07%
CF10	3,328	1.07%	BD1	608	0.20%	BN16	328	0.11%	SK14	230	0.07%
SW18	2,784	0.90%	B65	608	0.20%	BL8	328	0.11%	CB1	230	0.07%
N1	2,751	0.89%	CR4	606	0.20%	B71	327	0.11%	WS2	229	0.07%
E14	2,749	0.89%	L3	606	0.20%	CV6	326	0.11%	TA24	227	0.07%
SO50	2,350	0.76%	GU22	603	0.19%	LE1	326	0.11%	SG13	225	0.07%
SW15	2,043	0.66%	CM14	602	0.19%	WD23	326	0.11%	IG7	225	0.07%
SO14	1,945	0.63%	UB6	600	0.19%	SE13	324	0.10%	BL4	225	0.07%
SW6	1,809	0.58%	NI1	593	0.19%	SE15	324	0.10%	BL9	222	0.07%
RG21	1,667	0.54%	NR4	580	0.19%	M40	321	0.10%	RH15	221	0.07%
M50	1,647	0.53%	SO15	575	0.19%	MK42	319	0.10%	SE3	221	0.07%
ME1	1,560	0.50%	S6	573	0.18%	CH1	318	0.10%	GU12	220	0.07%
WD17	1,484	0.48%	RG1	568	0.18%	SE6	318	0.10%	DA17	218	0.07%
IP3	1,476	0.48%	E4	564	0.18%	LL28	317	0.10%	SW1W	216	0.07%
SW16	1,473	0.48%	M20	563	0.18%	B73	317	0.10%	DA16	214	0.07%
SE10	1,428	0.46%	CT9	557	0.18%	EN8	314	0.10%	BH6	214	0.07%
ME8	1,409	0.45%	BS3	551	0.18%	BN21	314	0.10%	SW12	214	0.07%
NW3	1,383	0.45%	BR3	549	0.18%	LE10	314	0.10%	WA3	212	0.07%
VV10	1,372	0.44%	HA1	545	0.18%	RG30	314	0.10%	BS24	211	0.07%
IG11	1,347	0.43%	ME10	545	0.18%	TW7	313	0.10%	N3	210	0.07%
CR0	1,317	0.42%	SM5	542	0.17%	NE29	312	0.10%	BS20	208	0.07%
SL3	1,313	0.42%	PL2	537	0.17%	SN3	310	0.10%	S1	208	0.07%
HP21	1,309	0.42%	WA14	534	0.17%	NW1	310	0.10%	WS3	206	0.07%
BS2	1,308	0.42%	SE5	530	0.17%	W4	309	0.10%	W3	205	0.07%
CM23	1,268	0.41%	OX16	526	0.17%	NG5	307	0.10%	M26	204	0.07%
SN2	1,251	0.40%	EN2	524	0.17%	M22	306	0.10%	RG4	203	0.07%
GU15	1,245	0.40%	EX2	523	0.17%	B97	304	0.10%	BS35	203	0.07%
EN10	1,241	0.40%	PO16	518	0.17%	MK40	303	0.10%	M16	203	0.07%
BS23	1,221	0.39%	ME15	513	0.17%	DE65	302	0.10%	WN1	202	0.07%
WD4	1,147	0.37%	PO1	511	0.16%	TW16	302	0.10%	BH10	202	0.07%
E1	1,141	0.37%	N5	509	0.16%	SG18	298	0.10%	TW18	201	0.06%
BN23	1,127	0.36%	AL5	503	0.16%	SE26	298	0.10%	NE16	201	0.06%
NI7	1,122	0.36%	N9	501	0.16%	RG45	297	0.10%	M27	201	0.06%
W14	1,094	0.35%	RM10	497	0.16%	CM11	297	0.10%	RG14	200	0.06%
CV1	1,084	0.35%	SL1	495	0.16%	N12	294	0.09%	B31	200	0.06%
EN1	1,078	0.35%	WD18	492	0.16%	M19	293	0.09%	KT2	199	0.06%
CM1	1,062	0.34%	LU2	492	0.16%	CM8	292	0.09%	BD10	197	0.06%
PL4	1,056	0.34%	TF4	488	0.16%	CH5	290	0.09%	IG9	197	0.06%
DY13	1,056	0.34%	LN5	488	0.16%	DE72	289	0.09%	PO12	197	0.06%
SM2	1,044	0.34%	RM18	477	0.15%	N7	289	0.09%	SE7	196	0.06%
HP3	1,029	0.33%	BR5	473	0.15%	CV21	287	0.09%	IP5	195	0.06%
CM20	1,024	0.33%	IP2	470	0.15%	GL5	286	0.09%	PR4	195	0.06%
SE8	1,018	0.33%	WA9	470	0.15%	IG3	284	0.09%	BT19	189	0.06%
RM16	1,004	0.32%	NW7	467	0.15%	M12	284	0.09%	PE29	189	0.06%
CO1	1,003	0.32%	B11	446	0.14%	W6	283	0.09%	WN3	188	0.06%
RM1	997	0.32%	MK9	432	0.14%	MK10	280	0.09%	DA11	188	0.06%
SM6	981	0.32%	SN15	425	0.14%	WH1	279	0.09%	DA7	188	0.06%
SA12	977	0.32%	N16	423	0.14%	ME20	278	0.09%	E5	185	0.06%
CB2	973	0.31%	BH8	421	0.14%	WS10	274	0.09%	SK22	185	0.06%
DA9	954	0.31%	AL7	419	0.14%	SG8	273	0.09%	BH2	185	0.06%
ME16	883	0.28%	OLI2	411	0.13%	UB3	271	0.09%	HP12	184	0.06%
PR7	867	0.28%	CW9	407	0.13%	SY1	270	0.09%	B17	184	0.06%
BS16	863	0.28%	NW6	407	0.13%	WA6	270	0.09%	SE22	184	0.06%
DE14	857	0.28%	M4	401	0.13%	SW2	267	0.09%	CM17	183	0.06%
SO16	840	0.27%	WA8	401	0.13%	BS39	266	0.09%	TN1	180	0.06%
EN11	837	0.27%	SY3	401	0.13%	ME14	264	0.09%	EC1R	178	0.06%
TA6	834	0.27%	W11	399	0.13%	W7	264	0.09%	M28	177	0.06%
EN3	831	0.27%	TQ1	396	0.13%	BD16	262	0.08%	RH1	176	0.06%
SG12	825	0.27%	CM7	393	0.13%	HP9	262	0.08%	SO31	176	0.06%
SE11	817	0.26%	VV14	390	0.13%	TF3	260	0.08%	TF10	175	0.06%
DY5	805	0.26%	UB7	387	0.12%	EN5	259	0.08%	SO40	174	0.06%
CV34	803	0.26%	ST5	385	0.12%	NP20	256	0.08%	SW17	173	0.06%
CM2	798	0.26%	SE9	381	0.12%	SW4	255	0.08%	L18	173	0.06%
CV37	795	0.26%	SO53	380	0.12%	HX3	254	0.08%	BH4	172	0.06%
ME4	783	0.25%	RH10	378	0.12%	WD6	253	0.08%	LN2	172	0.06%
HP13	770	0.25%	E15	371	0.12%	BL6	253	0.08%	ECTV	167	0.05%
N21	755	0.24%	WA15	370	0.12%	MK5	251	0.08%	WR4	165	0.05%
NR1	746	0.24%	ST1	367	0.12%	CV12	247	0.08%	RG40	164	0.05%
CH2	745	0.24%	DY4	366	0.12%	B91	247	0.08%	BH7	164	0.05%
GU1	744	0.24%	BH5	365	0.12%	TN23	246	0.08%	TW9	164	0.05%
CR2	727	0.23%	WF8	360	0.12%	CH43	246	0.08%	BD17	162	0.05%
TF7	708	0.23%	BS8	357	0.12%	TF2	245	0.08%	UB8	162	0.05%
M1	708	0.23%	CF14	356	0.11%	M34	245	0.08%	GL20	161	0.05%
CW1	708	0.23%	RG17	355	0.11%	E2	243	0.08%	TS20	159	0.05%
RH6	695	0.22%	TW20	355	0.11%	PL5	243	0.08%	SL7	159	0.05%
SO22	690	0.22%	IM8	355	0.11%	NE7	243	0.08%	GU21	158	0.05%
DE24	673	0.22%	WN7	354	0.11%	NG3	242	0.08%	B9	158	0.05%
HP20	667	0.22%	OX26	353	0.11%	E6	241	0.08%	SS15	156	0.05%
DA1	666	0.21%	B33	347	0.11%	SL2	240	0.08%	B24	156	0.05%
IG1	665	0.21%	WD3	346	0.11%	NR3	240	0.08%	KT12	154	0.05%
PE1	665	0.21%	KT4	345	0.11%	B64	240	0.08%	RM11	154	0.05%
SE18	664	0.21%	B35	343	0.11%	NW2	240	0.08%	L12	154	0.05%
SE16	653	0.21%	SS1	342	0.11%	M44	239	0.08%	HP11	154	0.05%
EN9	645	0.21%	RH19	341	0.11%	IP1	237	0.08%	NN4	153	0.05%
DA8	644	0.21%	NW8	341	0.11%	S40	237	0.08%	VV13	153	0.05%
GU11	643	0.21%	NW4	337	0.11%	SK5	236	0.08%	PR6	152	0.05%
TW3	643	0.21%	RM17	335	0.11%	SK16	236	0.08%	WA13	152	0.05%
SE1	642	0.21%	B66	335	0.11%	SK9	236	0.08%	KT10	152	0.05%
B23	640	0.21%	TA2	334	0.11%	BH1	234	0.08%	ST15	151	0.05%
GU35	629	0.20%	BS5	334	0.11%	SM4	234	0.08%	NN16	150	0.05%
WR11	623	0.20%	SL9	334	0.11%	SG4	233	0.08%	SS0	150	0.05%
WS11	620	0.20%	OX11	333	0.11%	SE14	232	0.07%	RM7	148	0.05%
KT16	617	0.20%	E9	331	0.11%	PO21	231	0.07%	SL6	147	0.05%

Portfolio Statement (continued)

As at 30 September 2019

Property postcode	Market valuation £'000	Total net assets %	Property postcode	Market valuation £'000	Total net assets %	Property postcode	Market valuation £'000	Total net assets %	Property postcode	Market valuation £'000	Total net assets %
BS24	213	0.07%	L40	133	0.04%	ME7	88	0.03%	FY5	57	0.02%
NE16	213	0.07%	PO15	133	0.04%	BS7	88	0.03%	B74	57	0.02%
WA3	212	0.06%	RM12	133	0.04%	DY10	88	0.03%	RG12	57	0.02%
DA16	212	0.06%	GU10	132	0.04%	BB12	87	0.03%	B30	57	0.02%
S1	212	0.06%	IP33	131	0.04%	HP4	86	0.03%	CV5	57	0.02%
BS20	212	0.06%	MK4	131	0.04%	M15	86	0.03%	BA1	56	0.02%
RG4	210	0.06%	YO16	131	0.04%	GU4	86	0.03%	CW2	56	0.02%
W3	210	0.06%	KT17	131	0.04%	ME19	86	0.03%	ST18	56	0.02%
WS3	207	0.06%	CM9	130	0.04%	GU47	86	0.03%	LS8	56	0.02%
BS35	206	0.06%	CW8	130	0.04%	B90	85	0.03%	BT9	55	0.02%
TW18	206	0.06%	WN5	129	0.04%	OL9	85	0.03%	BS15	55	0.02%
BH10	205	0.06%	PR6	128	0.04%	W10	84	0.03%	SG14	54	0.02%
B31	205	0.06%	CO10	128	0.04%	SO30	84	0.03%	RM3	53	0.02%
M26	204	0.06%	RM14	127	0.04%	CH46	84	0.03%	KT13	52	0.02%
M27	203	0.06%	PO37	127	0.04%	M45	84	0.03%	VW2	52	0.02%
KT2	202	0.06%	PR2	127	0.04%	WS12	83	0.03%	ME12	52	0.02%
DA7	202	0.06%	L17	126	0.04%	L5	83	0.03%	KT7	52	0.02%
RG14	201	0.06%	RH16	126	0.04%	BB9	83	0.03%	EN4	52	0.02%
M16	201	0.06%	VW4	126	0.04%	TW10	83	0.03%	IG6	52	0.02%
BD10	201	0.06%	NG2	125	0.04%	GL4	82	0.03%	SK15	52	0.02%
IG9	201	0.06%	DH8	125	0.04%	LL30	82	0.03%	TS12	51	0.02%
PO12	201	0.06%	RG42	124	0.04%	SN6	82	0.03%	VW16	51	0.02%
WN1	199	0.06%	E12	123	0.04%	WS13	82	0.03%	RH20	51	0.02%
PR4	199	0.06%	KT23	123	0.04%	PR25	82	0.02%	GL56	50	0.02%
IP5	199	0.06%	CH3	123	0.04%	WS7	81	0.02%	DE11	50	0.02%
SE7	198	0.06%	OL15	123	0.04%	SS6	81	0.02%	L2	49	0.02%
DA11	192	0.06%	RM2	123	0.04%	OX4	81	0.02%	L1	49	0.02%
PE29	190	0.06%	CR3	123	0.04%	NN3	81	0.02%	DT3	49	0.02%
E5	190	0.06%	L15	122	0.04%	NN13	80	0.02%	UB4	49	0.01%
BT19	189	0.06%	CV22	120	0.04%	BT22	80	0.02%	L31	49	0.01%
BH2	189	0.06%	OL10	120	0.04%	HP17	80	0.02%	TW17	49	0.01%
SE22	188	0.06%	TQ7	120	0.04%	M21	79	0.02%	OL7	48	0.01%
VN3	188	0.06%	GU20	119	0.04%	NN15	79	0.02%	CT4	47	0.01%
CM17	188	0.06%	PR8	118	0.04%	SM3	78	0.02%	UB1	47	0.01%
HP12	187	0.06%	CW12	117	0.04%	GL1	77	0.02%	RG28	47	0.01%
TN1	184	0.06%	KT11	117	0.04%	OL16	77	0.02%	RG41	47	0.01%
SK22	184	0.06%	BL3	117	0.04%	GL52	77	0.02%	BT40	47	0.01%
B17	182	0.06%	TN2	116	0.04%	BS32	77	0.02%	NN8	47	0.01%
RH1	181	0.06%	SN25	116	0.04%	HC4	75	0.02%	BH11	46	0.01%
SO31	180	0.06%	E11	116	0.04%	SE17	75	0.02%	CT5	46	0.01%
EC1R	179	0.05%	SY16	115	0.04%	IP32	75	0.02%	HP18	46	0.01%
SO40	178	0.05%	EX4	115	0.04%	S11	75	0.02%	NE17	45	0.01%
SW17	177	0.05%	WA11	115	0.04%	NG9	74	0.02%	KT1	44	0.01%
BH4	177	0.05%	CF82	115	0.04%	BH15	74	0.02%	OL1	44	0.01%
L18	175	0.05%	TA9	114	0.03%	BH9	74	0.02%	PR3	43	0.01%
LN2	175	0.05%	EX9	114	0.03%	GU19	74	0.02%	HA4	43	0.01%
TF10	175	0.05%	L26	114	0.03%	LS29	74	0.02%	WF4	43	0.01%
M28	174	0.05%	KT20	114	0.03%	M29	73	0.02%	CB9	43	0.01%
RG40	172	0.05%	SR4	114	0.03%	SO51	73	0.02%	LE9	43	0.01%
EC1V	171	0.05%	SO17	114	0.03%	TS5	73	0.02%	EX34	42	0.01%
TW9	168	0.05%	CM13	113	0.03%	M3	72	0.02%	CO3	42	0.01%
BH7	167	0.05%	GU34	113	0.03%	M46	72	0.02%	SV12	42	0.01%
BD17	166	0.05%	OX28	112	0.03%	RH11	71	0.02%	CF31	42	0.01%
GL20	164	0.05%	RM19	112	0.03%	L32	71	0.02%	M38	42	0.01%
UB8	164	0.05%	SG2	110	0.03%	ST16	71	0.02%	GU7	42	0.01%
SL7	163	0.05%	NC7	110	0.03%	GL51	71	0.02%	S60	41	0.01%
TS20	162	0.05%	BL2	109	0.03%	BR1	71	0.02%	BR2	41	0.01%
GU21	161	0.05%	NR6	109	0.03%	CM6	71	0.02%	PL14	40	0.01%
B24	159	0.05%	EX16	108	0.03%	BLO	71	0.02%	SK8	40	0.01%
WR4	159	0.05%	L24	108	0.03%	B77	69	0.02%	SK4	40	0.01%
KT12	158	0.05%	BH12	107	0.03%	TW12	69	0.02%	LL13	40	0.01%
B9	158	0.05%	B20	107	0.03%	BN12	69	0.02%	CF38	39	0.01%
NN4	157	0.05%	SW9	107	0.03%	B78	69	0.02%	LE12	38	0.01%
SS15	156	0.05%	SG1	107	0.03%	GL7	68	0.02%	HP6	38	0.01%
VW13	156	0.05%	PO31	106	0.03%	SW11	68	0.02%	SK7	38	0.01%
HP11	156	0.05%	AL2	105	0.03%	LE2	67	0.02%	B43	38	0.01%
KT10	155	0.05%	BS4	104	0.03%	LE7	67	0.02%	GU31	38	0.01%
ST15	155	0.05%	CV31	104	0.03%	HX6	67	0.02%	SK10	38	0.01%
SSO	154	0.05%	PL17	104	0.03%	SR2	66	0.02%	BB4	38	0.01%
NN16	153	0.05%	SW8	103	0.03%	PL3	66	0.02%	M9	37	0.01%
RM11	153	0.05%	B28	102	0.03%	NN17	66	0.02%	L35	37	0.01%
RM7	151	0.05%	RM8	101	0.03%	RH12	66	0.02%	RG10	37	0.01%
WA13	150	0.05%	L36	101	0.03%	WN4	66	0.02%	B46	37	0.01%
TW11	149	0.05%	BT23	101	0.03%	DA15	64	0.02%	BT28	37	0.01%
SL6	149	0.05%	UB10	100	0.03%	NE31	64	0.02%	BT38	37	0.01%
S33	149	0.05%	SG5	100	0.03%	KT8	64	0.02%	OX2	37	0.01%
NN11	148	0.05%	BS11	99	0.03%	WIT	63	0.02%	FY3	37	0.01%
L8	148	0.05%	SA11	98	0.03%	TN6	63	0.02%	M23	37	0.01%
IP22	146	0.04%	NE22	96	0.03%	SG6	63	0.02%	B47	36	0.01%
L12	146	0.04%	LS7	95	0.03%	LS12	63	0.02%	N18	36	0.01%
S9	146	0.04%	CT1	95	0.03%	NR33	63	0.02%	M31	36	0.01%
SG17	144	0.04%	WA1	94	0.03%	TQ13	63	0.02%	RG2	36	0.01%
SM1	144	0.04%	B69	92	0.03%	N4	62	0.02%	NN10	36	0.01%
M33	144	0.04%	TW8	92	0.03%	WN6	62	0.02%	PR26	36	0.01%
WA4	142	0.04%	GU51	92	0.03%	SW10	62	0.02%	SW19	35	0.01%
RM6	142	0.04%	SS17	91	0.03%	GU24	61	0.02%	NE25	35	0.01%
BT21	141	0.04%	BH21	91	0.03%	GU16	61	0.02%	LS25	35	0.01%
N13	140	0.04%	CM21	91	0.03%	ST17	60	0.02%	IP4	34	0.01%
SY11	139	0.04%	TS14	91	0.03%	OL11	60	0.02%	CM16	34	0.01%
RG27	136	0.04%	PO19	91	0.03%	SL4	59	0.02%	M24	34	0.01%
ST11	135	0.04%	NW10	90	0.03%	E1W	59	0.02%	M14	34	0.01%
OL4	135	0.04%	LS1	90	0.03%	CB4	59	0.02%	LS13	33	0.01%
E8	135	0.04%	LL1	90	0.03%	RG19	59	0.02%	SK11	33	0.01%
HA5	134	0.04%	N8	89	0.03%	RH7	58	0.02%	ST13	33	0.01%
OL2	134	0.04%	DE23	89	0.03%	SE24	58	0.02%	DL9	33	0.01%

Portfolio Statement

As at 31 March 2019

Property postcode	Market valuation £'000	Total net assets %	Property postcode	Market valuation £'000	Total net assets %	Property postcode	Market valuation £'000	Total net assets %	Property postcode	Market valuation £'000	Total net assets %
E17	7,159	2.31%	M8	617	0.20%	KT19	330	0.11%	WN2	231	0.07%
B1	5,206	1.68%	E3	615	0.20%	BL1	329	0.11%	LE3	231	0.07%
W2	3,739	1.21%	TN24	612	0.20%	CT19	329	0.11%	HP23	231	0.07%
CF10	3,328	1.07%	BD1	608	0.20%	BN16	328	0.11%	SK14	230	0.07%
SW18	2,784	0.90%	B65	608	0.20%	BL8	328	0.11%	CB1	230	0.07%
N1	2,751	0.89%	CR4	606	0.20%	B71	327	0.11%	WS2	229	0.07%
E14	2,749	0.89%	L3	606	0.20%	CV6	326	0.11%	TA24	227	0.07%
SO50	2,350	0.76%	GU22	603	0.19%	LE1	326	0.11%	SG13	225	0.07%
SW15	2,043	0.66%	CM14	602	0.19%	WD23	326	0.11%	IG7	225	0.07%
SO14	1,945	0.63%	UB6	600	0.19%	SE13	324	0.10%	BL4	225	0.07%
SW6	1,809	0.58%	NI1	593	0.19%	SE15	324	0.10%	BL9	222	0.07%
RG21	1,667	0.54%	NR4	580	0.19%	M40	321	0.10%	RH15	221	0.07%
M50	1,647	0.53%	SO15	575	0.19%	MK42	319	0.10%	SE3	221	0.07%
ME1	1,560	0.50%	S6	573	0.18%	CH1	318	0.10%	GU12	220	0.07%
WD17	1,484	0.48%	RC1	568	0.18%	SE6	318	0.10%	DA17	218	0.07%
IP3	1,476	0.48%	E4	564	0.18%	LL28	317	0.10%	SW1W	216	0.07%
SW16	1,473	0.48%	M20	563	0.18%	B73	317	0.10%	DA16	214	0.07%
SE10	1,428	0.46%	CT9	557	0.18%	EN8	314	0.10%	BH6	214	0.07%
ME8	1,409	0.45%	BS3	551	0.18%	BN21	314	0.10%	SW12	214	0.07%
NW3	1,383	0.45%	BR3	549	0.18%	LE10	314	0.10%	WA3	212	0.07%
VV10	1,372	0.44%	HA1	545	0.18%	RG30	314	0.10%	BS24	211	0.07%
IG11	1,347	0.43%	ME10	545	0.18%	TW7	313	0.10%	N3	210	0.07%
CRO	1,317	0.42%	SM5	542	0.17%	NE29	312	0.10%	BS20	208	0.07%
SL3	1,313	0.42%	PL2	537	0.17%	SN3	310	0.10%	S1	208	0.07%
HP21	1,309	0.42%	WA14	534	0.17%	NW1	310	0.10%	WS3	206	0.07%
BS2	1,308	0.42%	SE5	530	0.17%	W4	309	0.10%	W3	205	0.07%
CM23	1,268	0.41%	OX16	526	0.17%	NG5	307	0.10%	M26	204	0.07%
SN2	1,251	0.40%	EN2	524	0.17%	M22	306	0.10%	RG4	203	0.07%
GU15	1,245	0.40%	EX2	523	0.17%	B97	304	0.10%	BS35	203	0.07%
EN10	1,241	0.40%	PO16	518	0.17%	MK40	303	0.10%	M16	203	0.07%
BS23	1,221	0.39%	ME15	513	0.17%	DE65	302	0.10%	WN1	202	0.07%
WD4	1,147	0.37%	PO1	511	0.16%	TW16	302	0.10%	BH10	202	0.07%
E1	1,141	0.37%	N5	509	0.16%	SC18	298	0.10%	TW18	201	0.06%
BN23	1,127	0.36%	AL5	503	0.16%	SE26	298	0.10%	NE16	201	0.06%
NI7	1,122	0.36%	N9	501	0.16%	RG45	297	0.10%	M27	201	0.06%
W14	1,094	0.35%	RM10	497	0.16%	CM11	297	0.10%	RG14	200	0.06%
CV1	1,084	0.35%	SL1	495	0.16%	NI2	294	0.09%	B31	200	0.06%
EN1	1,078	0.35%	WD18	492	0.16%	M19	293	0.09%	KT2	199	0.06%
CM1	1,062	0.34%	LU2	492	0.16%	CM8	292	0.09%	BD10	197	0.06%
PL4	1,056	0.34%	TF4	488	0.16%	CH5	290	0.09%	IG9	197	0.06%
DY13	1,056	0.34%	LN5	488	0.16%	DE72	289	0.09%	PO12	197	0.06%
SM2	1,044	0.34%	RM18	477	0.15%	N7	289	0.09%	SE7	196	0.06%
HP3	1,029	0.33%	BR5	473	0.15%	CV21	287	0.09%	IP5	195	0.06%
CM20	1,024	0.33%	IP2	470	0.15%	GL5	286	0.09%	PR4	195	0.06%
SE8	1,018	0.33%	WA9	470	0.15%	IG3	284	0.09%	BT19	189	0.06%
RM16	1,004	0.32%	NW7	467	0.15%	M12	284	0.09%	PE29	189	0.06%
CO1	1,003	0.32%	B11	446	0.14%	W6	283	0.09%	WN3	188	0.06%
RM1	997	0.32%	MK9	432	0.14%	MK10	280	0.09%	DA11	188	0.06%
SM6	981	0.32%	SN15	425	0.14%	WH1	279	0.09%	DA7	188	0.06%
SA12	977	0.32%	N16	423	0.14%	ME20	278	0.09%	E5	185	0.06%
CB2	973	0.31%	BH8	421	0.14%	WS10	274	0.09%	SK22	185	0.06%
DA9	954	0.31%	AL7	419	0.14%	SC8	273	0.09%	BH2	185	0.06%
ME16	883	0.28%	OLI2	411	0.13%	UB3	271	0.09%	HP12	184	0.06%
PR7	867	0.28%	CW9	407	0.13%	SY1	270	0.09%	B17	184	0.06%
BS16	863	0.28%	NW6	407	0.13%	WA6	270	0.09%	SE22	184	0.06%
DE14	857	0.28%	M4	401	0.13%	SW2	267	0.09%	CM17	183	0.06%
SO16	840	0.27%	WA8	401	0.13%	BS39	266	0.09%	TN1	180	0.06%
EN11	837	0.27%	SY3	401	0.13%	ME14	264	0.09%	EC1R	178	0.06%
TA6	834	0.27%	W11	399	0.13%	W7	264	0.09%	M28	177	0.06%
EN3	831	0.27%	TQ1	396	0.13%	BD16	262	0.08%	RH1	176	0.06%
SG12	825	0.27%	CM7	393	0.13%	HP9	262	0.08%	SO31	176	0.06%
SE11	817	0.26%	VV14	390	0.13%	TF3	260	0.08%	TF10	175	0.06%
DY5	805	0.26%	UB7	387	0.12%	EN5	259	0.08%	SO40	174	0.06%
CV34	803	0.26%	ST5	385	0.12%	NP20	256	0.08%	SW17	173	0.06%
CM2	798	0.26%	SE9	381	0.12%	SW4	255	0.08%	L18	173	0.06%
CV37	795	0.26%	SO53	380	0.12%	HX3	254	0.08%	BH4	172	0.06%
ME4	783	0.25%	RH10	378	0.12%	WD6	253	0.08%	LN2	172	0.06%
HP13	770	0.25%	E15	371	0.12%	BL6	253	0.08%	ECTV	167	0.05%
N21	755	0.24%	WA15	370	0.12%	MK5	251	0.08%	WR4	165	0.05%
NR1	746	0.24%	ST1	367	0.12%	CV12	247	0.08%	RG40	164	0.05%
CH2	745	0.24%	DY4	366	0.12%	B91	247	0.08%	BH7	164	0.05%
GU1	744	0.24%	BH5	365	0.12%	TN23	246	0.08%	TW9	164	0.05%
CR2	727	0.23%	WF8	360	0.12%	CH43	246	0.08%	BD17	162	0.05%
TF7	708	0.23%	BS8	357	0.12%	TF2	245	0.08%	UB8	162	0.05%
M1	708	0.23%	CF14	356	0.11%	M34	245	0.08%	GL20	161	0.05%
CW1	708	0.23%	RC17	355	0.11%	E2	243	0.08%	TS20	159	0.05%
RH6	695	0.22%	TW20	355	0.11%	PL5	243	0.08%	SL7	159	0.05%
SO22	690	0.22%	IM8	355	0.11%	NE7	243	0.08%	GU21	158	0.05%
DE24	673	0.22%	WN7	354	0.11%	NG3	242	0.08%	B9	158	0.05%
HP20	667	0.22%	OX26	353	0.11%	E6	241	0.08%	SS15	156	0.05%
DA1	666	0.21%	B33	347	0.11%	SL2	240	0.08%	B24	156	0.05%
IG1	665	0.21%	WD3	346	0.11%	NR3	240	0.08%	KT12	154	0.05%
PE1	665	0.21%	KT4	345	0.11%	B64	240	0.08%	RM11	154	0.05%
SE18	664	0.21%	B35	343	0.11%	NW2	240	0.08%	L12	154	0.05%
SE16	653	0.21%	SS1	342	0.11%	M44	239	0.08%	HP11	154	0.05%
EN9	645	0.21%	RH19	341	0.11%	IP1	237	0.08%	NN4	153	0.05%
DA8	644	0.21%	NW8	341	0.11%	S40	237	0.08%	VV13	153	0.05%
GU11	643	0.21%	NW4	337	0.11%	SK5	236	0.08%	PR6	152	0.05%
TW3	643	0.21%	RM17	335	0.11%	SK16	236	0.08%	WA13	152	0.05%
SE1	642	0.21%	B66	335	0.11%	SK9	236	0.08%	KT10	152	0.05%
B23	640	0.21%	TA2	334	0.11%	BH1	234	0.08%	ST15	151	0.05%
GU35	629	0.20%	BS5	334	0.11%	SM4	234	0.08%	NN16	150	0.05%
WR11	623	0.20%	SL9	334	0.11%	SG4	233	0.08%	SSO	150	0.05%
WS11	620	0.20%	OX11	333	0.11%	SE14	232	0.07%	RM7	148	0.05%
KT16	617	0.20%	E9	331	0.11%	PO21	231	0.07%	SL6	147	0.05%

Portfolio Statement (continued)

As at 31 March 2019

Property postcode	Market valuation £'000	Total net assets %	Property postcode	Market valuation £'000	Total net assets %	Property postcode	Market valuation £'000	Total net assets %	Property postcode	Market valuation £'000	Total net assets %
BT21	146	0.05%	BS11	97	0.03%	WIT	63	0.02%	LL19	37	0.01%
IP22	146	0.05%	SA11	97	0.03%	RG19	63	0.02%	SK10	37	0.01%
S9	146	0.05%	PL17	96	0.03%	NR33	63	0.02%	M23	37	0.01%
TW11	146	0.05%	NE22	94	0.03%	DA15	63	0.02%	SK11	36	0.01%
NN11	146	0.05%	CM21	94	0.03%	NE31	62	0.02%	OX2	36	0.01%
S33	145	0.05%	CT1	92	0.03%	KT8	62	0.02%	NN10	36	0.01%
L8	145	0.05%	WA1	92	0.03%	TN6	62	0.02%	M31	36	0.01%
M33	144	0.05%	WS12	92	0.03%	TQ13	62	0.02%	B47	36	0.01%
SG17	143	0.05%	TS14	91	0.03%	LS12	62	0.02%	N18	36	0.01%
N13	142	0.05%	WS7	90	0.03%	N4	61	0.02%	RG2	35	0.01%
GU10	141	0.05%	B69	90	0.03%	SW10	61	0.02%	LS25	35	0.01%
SM1	141	0.05%	NW10	90	0.03%	GU24	60	0.02%	SW19	35	0.01%
WA4	140	0.05%	TW8	90	0.03%	GU16	60	0.02%	IP4	34	0.01%
SY11	139	0.04%	GU51	90	0.03%	ST17	59	0.02%	M24	34	0.01%
OL4	139	0.04%	BB12	89	0.03%	E1W	58	0.02%	CM16	34	0.01%
RM6	138	0.04%	BH21	89	0.03%	SL4	58	0.02%	WA7	33	0.01%
OL2	137	0.04%	PR25	89	0.03%	CB4	58	0.02%	LS13	33	0.01%
CM9	134	0.04%	PO19	89	0.03%	RH7	58	0.02%	M14	33	0.01%
DH8	133	0.04%	SS17	89	0.03%	SE24	57	0.02%	ST13	32	0.01%
L40	133	0.04%	LL11	89	0.03%	BA1	56	0.02%	DL9	32	0.01%
CW8	133	0.04%	LS1	88	0.03%	FY5	56	0.02%	W5	31	0.01%
RG27	133	0.04%	OL9	88	0.03%	B74	56	0.02%	NN18	31	0.01%
PR2	133	0.04%	DE23	86	0.03%	RG12	56	0.02%	TW1	31	0.01%
E8	132	0.04%	BS7	86	0.03%	ST18	56	0.02%	LS5	31	0.01%
WN5	132	0.04%	M15	86	0.03%	CV5	56	0.02%	SK6	31	0.01%
ST11	131	0.04%	ME19	86	0.03%	B30	56	0.02%	BN27	31	0.01%
CH3	131	0.04%	LS7	86	0.03%	CW2	55	0.02%	BN43	30	0.01%
HA5	131	0.04%	ME7	86	0.03%	BT9	55	0.02%	LU1	30	0.01%
PO15	130	0.04%	DY10	86	0.03%	TS12	55	0.02%	SV2	30	0.01%
RM12	129	0.04%	HP4	84	0.03%	LS8	54	0.02%	DN32	30	0.01%
YO16	129	0.04%	GU4	84	0.03%	BH11	54	0.02%	BH23	30	0.01%
PO37	129	0.04%	CH46	84	0.03%	BS15	54	0.02%	ME2	29	0.01%
IP33	128	0.04%	M45	84	0.03%	SG14	53	0.02%	OL8	29	0.01%
MK4	128	0.04%	W10	84	0.03%	SK15	52	0.02%	NE25	29	0.01%
KT17	128	0.04%	B90	83	0.03%	KT13	51	0.02%	SL5	28	0.01%
RM14	127	0.04%	GU47	83	0.03%	VV2	51	0.02%	DN31	28	0.01%
RG42	126	0.04%	GL4	82	0.03%	RM3	51	0.02%	CH60	27	0.01%
CO10	126	0.04%	LL30	82	0.03%	EN4	51	0.02%	ST6	27	0.01%
L17	125	0.04%	NN15	82	0.03%	KT7	51	0.02%	VV11	26	0.01%
RH16	124	0.04%	SO30	82	0.03%	ME12	51	0.02%	L25	26	0.01%
OL15	124	0.04%	BT22	81	0.03%	IC6	51	0.02%	M25	26	0.01%
NG2	123	0.04%	L5	81	0.03%	WV16	50	0.02%	HP2	26	0.01%
WV4	123	0.04%	BB9	81	0.03%	RH20	50	0.02%	L20	26	0.01%
WA11	122	0.04%	SN6	81	0.03%	L1	50	0.02%	S12	26	0.01%
E12	121	0.04%	TW10	81	0.03%	GL56	49	0.02%	SS12	25	0.01%
RM2	121	0.04%	BLO	81	0.03%	DT3	49	0.02%	OL13	25	0.01%
CR3	121	0.04%	WS13	80	0.03%	DE11	49	0.02%	WA5	25	0.01%
KT23	120	0.04%	SS6	79	0.03%	L2	49	0.02%	NG17	25	0.01%
L15	120	0.04%	OX4	79	0.03%	OL7	48	0.02%	PL15	24	0.01%
OL10	120	0.04%	NN3	79	0.03%	UB4	48	0.02%	BL5	24	0.01%
CV22	118	0.04%	NN13	79	0.03%	TW17	48	0.02%	OX5	24	0.01%
TQ7	117	0.04%	HP17	78	0.03%	BT40	47	0.02%	DA14	24	0.01%
BL3	117	0.04%	OL16	77	0.02%	B46	47	0.02%	MK7	24	0.01%
TN2	116	0.04%	B78	77	0.02%	NN8	46	0.01%	RH14	23	0.01%
GU20	116	0.04%	M21	77	0.02%	CT4	46	0.01%	PE33	23	0.01%
PR8	115	0.04%	SM3	76	0.02%	UB1	46	0.01%	B12	23	0.01%
KT11	115	0.04%	GL1	75	0.02%	RG28	46	0.01%	E13	23	0.01%
CW12	115	0.04%	GL52	75	0.02%	RG41	46	0.01%	BD22	23	0.01%
SN25	114	0.04%	BS32	75	0.02%	NE17	45	0.01%	M11	23	0.01%
SG2	114	0.04%	SE17	75	0.02%	HP18	44	0.01%	SK23	22	0.01%
BL2	114	0.04%	NG9	74	0.02%	SK8	44	0.01%	S10	22	0.01%
GU34	113	0.04%	M29	74	0.02%	OL1	44	0.01%	HC2	22	0.01%
B20	113	0.04%	HG4	74	0.02%	KT1	43	0.01%	SS2	22	0.01%
EX4	113	0.04%	S11	74	0.02%	L35	43	0.01%	SK1	22	0.01%
TA9	113	0.04%	SO51	73	0.02%	CB9	43	0.01%	BB7	22	0.01%
E11	113	0.04%	IP32	73	0.02%	PR3	43	0.01%	SW5	21	0.01%
SY16	112	0.04%	BH9	73	0.02%	HA4	43	0.01%	BT4	21	0.01%
EX9	112	0.04%	BH15	72	0.02%	WF4	42	0.01%	OX14	21	0.01%
L26	112	0.04%	LS29	72	0.02%	SY12	42	0.01%	RG9	21	0.01%
SO17	111	0.04%	GU19	72	0.02%	M38	42	0.01%	S4	21	0.01%
CM13	111	0.04%	M46	72	0.02%	CT5	42	0.01%	DN8	21	0.01%
CF82	111	0.04%	BN12	72	0.02%	LE9	42	0.01%	YO21	20	0.01%
SR4	111	0.04%	TS5	71	0.02%	CO3	41	0.01%	BB11	20	0.01%
KT20	111	0.04%	M3	71	0.02%	FY3	41	0.01%	HX1	19	0.01%
OX28	109	0.04%	L32	71	0.02%	EX34	41	0.01%	DL3	19	0.01%
RM19	109	0.04%	GL51	69	0.02%	SK4	41	0.01%	B96	19	0.01%
N8	107	0.03%	RH11	69	0.02%	CF31	41	0.01%	BN13	19	0.01%
NG7	107	0.03%	ST16	69	0.02%	BB4	41	0.01%	L39	18	0.01%
NR6	107	0.03%	B77	69	0.02%	GU7	41	0.01%	CW11	18	0.01%
EX16	106	0.03%	CM6	69	0.02%	SG0	40	0.01%	E18	18	0.01%
SW9	106	0.03%	BR1	69	0.02%	BR2	40	0.01%	B93	17	0.01%
L24	105	0.03%	WN4	68	0.02%	PL14	40	0.01%	B63	17	0.01%
BH12	105	0.03%	TW12	68	0.02%	L31	39	0.01%	DY1	17	0.01%
SG1	105	0.03%	LE2	67	0.02%	SK7	39	0.01%	L13	17	0.01%
PO31	104	0.03%	LE7	67	0.02%	LL13	39	0.01%	L30	17	0.01%
BS4	103	0.03%	HX6	67	0.02%	CF38	38	0.01%	LS11	17	0.01%
AL2	103	0.03%	PL3	66	0.02%	LE12	38	0.01%	MK19	16	0.01%
BT23	102	0.03%	SW11	66	0.02%	PR26	38	0.01%	BB8	16	0.01%
CV31	102	0.03%	GL7	66	0.02%	HP6	38	0.01%	PL12	16	0.01%
L36	101	0.03%	SR2	65	0.02%	M9	37	0.01%	M32	16	0.01%
SW8	101	0.03%	SG6	64	0.02%	RG10	37	0.01%	HA8	16	0.01%
B28	99	0.03%	NN17	64	0.02%	BT28	37	0.01%	N10	16	0.01%
RM8	99	0.03%	WN6	64	0.02%	BT38	37	0.01%	CW10	15	0.00%
SG5	97	0.03%	RH12	64	0.02%	GU31	37	0.01%	SS9	15	0.00%
UB10	97	0.03%	OL11	64	0.02%	B43	37	0.01%	TS25	14	0.00%

Statement of total return

For the period to 30 September 2019

	Period ended 30 September 2019 £'000	Period ended 30 September 2019 £'000	Period ended 30 September 2018 £'000	Period ended 30 September 2018 £'000
INCOME				
Net capital gains		5,618		9,676
Revenue	7,405		7,026	
Expenses	(2,989)		(3,104)	
Net revenue before taxation	4,416		3,922	
Taxation	(2)		-	
Net revenue after taxation		4,414		3,922
Total return before distributions		10,032		13,598
Distributions		(6,880)		(6,464)
Change in net assets attributable to shareholders from investment activities		3,152		7,134

There are no recognised gains or losses other than those declared in the Statement of Total Return.

Statement of change in net assets attributable to shareholders

For the period to 30 September 2019

	Period ended 30 September 2019 £'000	Period ended 30 September 2019 £'000	Year ended 31 March 2019 £'000	Year ended 31 March 2019 £'000
Opening net assets attributable to shareholders		308,961		302,895
Amounts receivable on creation of shares	12,865		38,858	
Amounts payable on cancellation of shares	(1,949)		(49,777)	
		10,916		(10,919)
Income accumulated into capital		3,537		6,685
Dilution levy receivable on creation of shares		224		511
Change in net assets attributable to shareholders from investment activities		3,152		9,789
Closing net assets attributable to shareholders		326,790		308,961

Balance sheet

As at 30 September 2019

	30 September 2019	30 September 2019	31 March 2019	31 March 2019
	£'000	£'000	£'000	£'000
ASSETS				
Investment Properties		234,060		231,380
Investments		54,653		43,234
		288,713		274,614
LIABILITIES				
Debtors	1,363		1,511	
Cash at bank	71,823		53,951	
Total other assets		73,186		55,462
Total assets		361,899		330,076
Creditors	(20,080)		(6,190)	
Distribution payable to shareholders	(2,437)		(2,732)	
Provision for deferred liabilities and charges	(12,592)		(12,193)	
Total liabilities		(35,109)		(21,115)
Net assets attributable to shareholders		326,790		308,961

Authorised for issue and signed on behalf of the Authorised Corporate Director on 29 November 2019.

Alpha Real Capital LLP

Statement of cash flows

For the period to 30 September 2019

	Period ended 30 September 2019 £'000	Year ended 31 March 2019 £'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Total return	10,032	23,129
Adjustments for:		
Net capital gains	(5,618)	(14,365)
Interest receivable	(12)	(26)
Distributions received from investments	(728)	(428)
Income accumulated to capital on investments	(122)	(1,712)
Taxation	728	1,399
Decrease/(increase) in debtors	1,681	(1,318)
Decrease in creditors	(3,549)	(1,486)
Cash from operations	2,412	5,193
Tax paid	(728)	(1,399)
Net cash flow from operating activities	1,684	3,794
CASH FLOW FROM INVESTING ACTIVITIES		
Disposal proceeds of investment properties	1,196	990
Disposal proceeds from statutory lease extensions	1,330	2,847
Disposal proceeds from investments	11,679	28,746
Purchase of tangible investment properties	-	(112)
Purchase of investments	(7,000)	(9,550)
Transaction costs on purchase of investment properties	-	(17)
Transaction costs on purchase of investments	(89)	-
Transactions costs on disposals of investment properties	(76)	(88)
Transactions costs on statutory lease extensions	-	(159)
Distributions received from investments	728	428
Interest received	12	26
Net cash flow from investing activities	7,780	23,111
CASH FLOW FROM FINANCING ACTIVITIES		
Creation of shares	12,866	38,858
Cancellation of shares	(1,949)	(49,777)
Dilution levy charge on creation of shares	224	511
Distributions paid	(2,733)	(4,275)
Net cash flow from financing activities	8,408	(14,683)
Net increase in cash	17,872	12,222
Cash at the beginning of the period/year	53,951	41,729
Cash at the end of the period/year	71,823	53,951

Notes to the financial statements

For the period to 30 September 2019

1. Accounting policies

The principal accounting policies are summarised below.

(a) General Information

The principal activity of TIME:Freehold is to acquire freehold ground rents which offer a consistent income stream and capital growth prospects. The Fund is a sub-fund of an umbrella OEIC, ARC TIME:Funds, which was incorporated in the United Kingdom on 3 April 2013. The Company is authorised by the FCA as a NURS. The principal place of business is the office of the ACD.

(b) Functional and presentational currency

These financial statements have been presented in Sterling as this is TIME:Freehold's functional currency, being the primary currency in which the Fund operates. The amounts presented in these financial statements have been rounded to the nearest thousand.

(c) Basis of preparation

The financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard Applicable in the United Kingdom and the Republic of Ireland' (FRS 102') and in accordance with the Statement of Recommended Practice for Authorised Funds issued by the Investment Association in May 2014 and the Financial Conduct Authority's Collective Investment Scheme Sourcebook (COLL). These financial statements have been prepared under the historical costs convention, as modified for the fair value of investment properties and certain financial instruments.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires the ACD to exercise judgement in applying the accounting policies (see note 4).

These financial statements have been prepared on a going concern basis.

(d) Recognition of revenue

i) Operating leases as a lessor

Rental income from ground rent leases is credited to income on a straight-line basis over the terms of the leases.

ii) Other revenue

"Voluntary" lease extension receipts from leaseholders are recognised in the Statement of Total Return on the granting of the extension, as a one-off payment by a leaseholder to extend the life of the lease. However, where such receipt is received by virtue of the leaseholder exercising an extension under the Leasehold Reform Housing and Urban Development Act 1993 the "statutory" lease extension receipt is recognised as a capital receipt.

Investment income is recognised when the shares are first quoted on an ex-dividend basis.

(e) Interest receivable

Interest income is accounted for on a receivable basis.

(f) Investment properties

Investment properties comprise freehold interests in properties providing ground rents and are included in the financial statements each period on the basis of an open market valuation provided by an independent valuer. Direct expenses incurred in the acquisition of a freehold interest in a property, or the acquisition of the structure which owns the freehold interest, are treated as part of the cost of the property. No depreciation is provided in respect of investment properties. Realised and unrealised gains and losses on investment properties are included in the Statement of Total Return.

(g) Financial instruments

Investments in Collective Investments Schemes ("CIS") are initially measured at cost (which is equal to fair value at inception). Investments are subsequently measured at the quoted bid prices for dual priced funds, the quoted prices for single price funds, the net asset value of the CIS or at fair value as permitted by the Prospectus under Fair Value Pricing. Fair value gains and losses from revaluation and/or sale are recorded in the Statement of Total Return as capital income. CIS investments are valued at their fair value as at 30 September 2019.

Investments in listed securities are initially measured at cost (which is equal to fair value at inception). Listed securities are subsequently measured at bid price or at fair value as permitted by the Prospectus under Fair Value Pricing. Investments in listed securities are valued at their fair value as at the balance sheet where held.

Any dividend or distribution income received during the investment holding period is recognised as income in the income account.

Financial assets, being cash and debtors, which are receivable within one year are recorded at transaction price. Any losses arising from impairments are recognised in the statement of total return.

Financial liabilities, being distributions payable to investors, which are payable within one year are recorded at transaction price. Any losses arising from impairments are recognised in the statement of total return.

(h) Taxation

Withholding tax has been provided at an appropriate rate to the relevant income stream of the distributions made to shareholders holding net shares. The calculation of the share prices for the net share classes is net of withholding tax.

Notes to the financial statements (continued)

For the period to 30 September 2019

1. Accounting policies (continued)

(i) Incentive Fees

The Property Manager is entitled to an incentive fee of 10% of any increase in value of TIME:Freehold's property assets. This is calculated as the gain over the book cost achieved on a sale or increase in value of an asset following the renegotiation of a lease or other arrangement affecting immovable property but, in the case of a sale, less any lease negotiation fees paid on that property ("book cost" is the total capital cost of an asset, including all capital costs and expenses related to that asset at the date of the original acquisition of that asset plus any capital expenditure). This is a contractual obligation of the Fund at the point of the purchase of the asset but is only paid in the event of a sale. The fees on both the realised and unrealised gains during the period have been recognised in the Statement of Total Return.

(j) Treatment of expenses

Expenses are recognised on an accruals basis.

2. Distribution policy

(a) Basis of distribution

Income is generated by TIME:Freehold's investments during each accounting period. Distributions of income are made in respect of the income available for distribution in each accounting period. Distributions which have remained unclaimed for a period of six years after it has become due will be forfeited and will revert to the Fund. Distributions are based on each sub-fund's individual net revenue after taxation.

(b) Apportionment to multiple share classes

The allocation of revenue and expenses to each share class is based on the proportion of the Fund's assets attributable to each share class on the day the revenue is earned or the expense is suffered.

(c) Expenses

In determining the amount available for distribution in any accounting period, the aggregate of the income received or receivable by TIME:Freehold for the accounting period is taken and any charges and expenses paid or payable out of income in respect of that accounting period are deducted. The ACD then makes such other adjustments as it considers appropriate in relation to taxation, income equalisation, income unlikely to be received within twelve months following the relevant income allocation date, transfers between the income and capital account and any other adjustments which the ACD considers appropriate after consulting the auditors and the Depositary. This treatment will increase the amount of income (which may be taxable) available for distribution to shareholders in the Fund but may constrain capital growth.

3. Equalisation

Equalisation applies to shares subscribed or redeemed during the period. It is the amount of revenue included in the price of shares subscribed or redeemed.

Equalisation may be refunded on distribution or accumulated at the time of distribution. Shareholders are not liable to income tax on equalisation distributed as it is a return of capital and therefore must be deducted from the cost of shares for capital gains tax purposes.

4. Judgements in applying accounting policies and key estimation uncertainty

In applying TIME:Freehold's accounting policies, the ACD is required to make judgements, estimates and assumptions in determining the carrying amounts of assets and liabilities. The ACD's judgements, estimates and assumptions are based on the best and most reliable evidence available at the time when the decisions are made, and are based on historical experience and other factors that are considered to be applicable. Due to the inherent subjectivity involved in making such judgements, estimates and assumptions, the actual results may differ.

The estimates and underlying assumptions are reviewed on an ongoing basis. Any revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Critical judgements in applying the fund's accounting policies

The critical judgements that the ACD has made in the process of applying TIME:Freehold's accounting policies that have the most significant effect on the amounts recognised in the statutory financial statements are discussed below.

(i) Assessing indicators of impairment

In assessing whether there have been any indicators of impairment of assets, the ACD has considered both external and internal sources of information such as market conditions, counterparty credit ratings and experience of recoverability. There have been no indicators of impairments identified during the current financial period.

Notes to the financial statements (continued)

For the period to 30 September 2019

4. Judgements in applying accounting policies and key estimation uncertainty (continued)

Key sources of estimation uncertainty

The key sources of estimation uncertainty, that have a risk of causing an adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

(i) Determining fair values of investment properties

Investment properties are valued by professional external valuers based on the current active market of similar properties. These valuations are believed to be appropriate and carried out with a high level of proficiency but estimates and assumptions are made leading to a level of uncertainty regarding the valuations.

(ii) Valuation of investment holdings

The Fund's investments are held at market value or fair value. The value of these investments may fluctuate depending on market conditions. The value of the holdings could vary within the next financial year, making this an area of estimation uncertainty.

(iii) Recoverability of receivables

The Fund establishes a provision for receivables that are estimated not to be recoverable. When assessing recoverability the ACD considers factors such as the aging of the receivables, past experience of recoverability, and the credit profile of customers.

(iv) Litigation provision

The Fund establishes a provision for estimated costs relating to litigation cases that are likely to be incurred. When assessing costs of this nature the ACD relies on advice from professional external solicitors and the information provided by the Property Manager. Cases are reviewed regularly and on a case by case basis.

(v) Incentive fee provision

The Fund establishes a provision for a 10% incentive fee payable on any increase in property value over the cost, less lease negotiations fees paid on that property. The provision is estimated based on the property value at each valuation point. As assumptions are made when valuing investment properties there is a level of uncertainty about the amount and/or timing of these outflows.

5. Risk management policies

(a) Market risk and valuations of property

The exposure to market risk arising from the prevailing general economic conditions and market sentiment, may affect the balance sheet and total return of TIME:Freehold.

The Fund's exposure to market price risk is comprised mainly of movements in the value of the Fund's investments in properties. The Fund invests in ground rent assets. This concentrates the risk to the Fund in one asset class. However the Fund shall not invest in any one single property representing more than 15% of the Scheme Property (or 25% once included within the Scheme Property). In practice the Fund has approximately 64,700 ground rent assets across more than 6,500 legal titles. This provides a diversification of risk across the asset class and therefore reduces the Fund's exposure to a single asset.

Property investments are inherently difficult to value and difficult to transform into cash due to the individual nature of each property. As a result, valuations are subject to uncertainty. There is no assurance that the actual sale price will reflect the estimates resulting from the valuation process even where such sales occur shortly after the valuation date. Where it is necessary for the Fund to sell properties in order to meet redemptions, the amount realised from the sales may be materially less than the current valuation.

(b) Credit and liquidity risk

TIME:Freehold's liquidity is reviewed on a periodic basis, not less than each month and more frequently in the event of major transactions or a trend of transactions e.g. in a net redemption of shares environment. This review will encompass a detailed forecast of imminent liquidity requirements and a broad projection of cash requirements for the next twelve month period.

The Fund will encounter liquidity risk when attempting to realise assets or otherwise raise funds to meet financial commitments. Investments in immovable property are relatively illiquid and more difficult to realise than most equities or bonds. If an asset cannot be liquidated in a timely manner then it may be harder to attain a reasonable price. The Fund's liquidity can be affected by unexpected or high levels of share redemptions. Cash is held to address liquidity risk but the spread of shareholders and the deferred redemption provision may mitigate this risk. However, under certain market conditions where liquidity risk may be deemed to be elevated, the level of cash held by the Fund may be higher.

Where requested redemptions are received across all Classes of the Fund for a particular valuation point on a dealing day which exceed 10% of the Net Asset Value of the Fund, the ACD may defer redemptions to the next dealing day.

The ACD may, acting in the best interests of all shareholders, effect instructions for subscriptions or redemptions of shares on a different pricing basis where a dealing request (or series of requests) for a particular dealing day exceeds £50,000 for the Fund. Shareholders affected by this provision may at the discretion of the ACD have such large deals refused until such time as the ACD is satisfied there is no prejudicial impact to the best interests of shareholders as a whole.

The Administrator, on behalf of the ACD, may make a charge on the redemption of Shares where a redemption application is in excess of £250,000 on any Dealing day. The Administrator may make a charge on the redemption of such Shares of up to 5% of the total amount redeemed.

Notes to the financial statements (continued)

For the period to 30 September 2019

5. Risk management policies (continued)

(c) Currency risk

All financial assets and liabilities of TIME:Freehold are in Sterling, and the Fund has no exposure to currency risk at the balance sheet date.

(d) Interest rate risk

The Fund held £71.8 million cash at the end of the period and this cash is exposed to interest rate risk. The ACD considers the impact of a change in rate as immaterial.

(e) Legislative risk

The Government announced plans in its 2017 consultation paper to review unfair practices in the residential leasehold market. Although the focus of the consultation paper is on new residential leaseholds, the timing of any changes and the outcome of any legislative changes in the residential leasehold market and on the value of the portfolio owned by the Fund is uncertain.

Following on from the Government's consultation on "Tackling Unfair Practices in the Leasehold Market" and its subsequent response paper, the Government asked the Law Commission to consider further measures which could assist existing leaseholders of houses and to prioritise enfranchisement solutions for residential leasehold property generally.

In 2018 the Law Commission issued an initial paper followed by a full consultation paper, which sets out a number of potential solutions for a more coherent and streamlined enfranchisement regime for leaseholders of houses and flats. The Law Commission will review the responses, decide on their final recommendations and present them to the Government in early 2020. In the interim, the Government announced in June 2019 its intention to bring forward proposals for legislation as soon as Parliamentary time allows.

In addition to the initiatives detailed above the Government has stated its intention to reduce the ground rent payable to the freeholder on new leases on leasehold flats to a peppercorn.

The independent valuer of the Fund, BNP Paribas Real Estate UK, has, within the valuation of the property portfolio at 30 September 2019 considered the prevailing market conditions, the Government's response to its own consultation on "Tackling Unfair Practices in the Leasehold Market" and the subsequent ongoing review by the Law Commission (and continues to do so at each monthly valuation point going forwards).

We therefore await the recommendations of the Law Commission to the Government and the response to the Government's proposed legislative initiatives. In the short term, until there is more clarity on any proposed reforms to the residential leasehold market, the Fund is not expected to acquire residential ground rent properties, unless contractually committed to do so (at 30 September 2019 the value of property exchanged but not completed is £0.2 million).

6. Taxation

TIME:Freehold qualifies as a PAIF for tax purposes. Accordingly, the income generated by its property investment business will be exempt from tax. Any dividend income received from United Kingdom companies or, in general, from non-United Kingdom companies will also be exempt from tax.

Under the PAIF regulations, the Fund makes distributions to Net Share Class, non-exempt shareholders, net of the basic rate of income tax for the relevant income streams.

7. Post balance sheet events

On 29 November 2019, TIME:Freehold paid its interim distribution for the period ended 30 September 2019.

Company information and key service providers

Company

ARC TIME:Funds (the "Company")

Registered in England with
Company Number IC000958

Sub-funds

Freehold Income Authorised Fund
Defensive Income Securities Fund

Registered Office

338 Euston Road
London NW1 3BG

Authorised Corporate Director and Alternative Investment Fund Manager

Alpha Real Capital LLP
338 Euston Road
London NW1 3BG

Authorised and regulated by the
Financial Conduct Authority

The register of TIME:Freehold may be
inspected at this address

Investment Manager, Administrator and Transfer Agent

TIME Investments
338 Euston Road
London NW1 3BG

Authorised and regulated by the
Financial Conduct Authority

Depositary

NatWest Trustee and Depositary
Services Limited
Floor 2 South
Drummond House
1 Redheughs Avenue
Edinburgh EH12 9RH

Authorised and regulated by the
Financial Conduct Authority

Custodian

The Northern Trust Company
50 Bank Street
Canary Wharf
London E14 5NT

Authorised and regulated by the
Financial Conduct Authority

Property Manager

Freehold Managers PLC
Butlers Wharf Building
36 Shad Thames
London SE1 2YE

Authorised and regulated by the
Financial Conduct Authority in
relation to its insurance activities

Standing Independent Valuer

BNP Paribas Real Estate UK
5 Aldermanbury Square
London EC2V 7BP

Independent Auditors

Mazars LLP
The Pinnacle
160 Midsummer Boulevard
Milton Keynes MK9 1FF

Taxation Advisers

KPMG LLP
15 Canada Square
London E14 5GL

Mazars LLP
The Pinnacle
160 Midsummer Boulevard
Milton Keynes MK9 1FF

Legal Advisers

Eversheds LLP
1 Wood Street
London EC2V 7WS

Bankers

Royal Bank of Scotland PLC
NatWest Trustee and Depositary
Services Limited
Floor 2 South
Drummond House
1 Redheughs Avenue
Edinburgh EH12 9RH

The Northern Trust Company
50 Bank Street
Canary Wharf
London E14 5NT

Royal Bank of Scotland PLC
Corporate Banking
4th Floor
5-10 Great Tower Street
London EC3P 3HX

Barclays Bank PLC
1 Churchill Place
London E14 5HP

This page left intentionally blank



TIME Investments
338 Euston Road, London NW1 3BG
T: 0345 600 1213
enquiries@time-investments.com
time-investments.com



Authorised Corporate Director:
Alpha Real Capital LLP

TIME Investments is the trading name of Alpha Real Property Investment Advisers LLP which is registered in England and Wales with company number 0C355196. It is a subsidiary of Alpha Real Capital LLP with company number 0C312705. Both TIME Investments and Alpha Real Capital LLP are authorised and regulated by the Financial Conduct Authority. FCA registration number 534723 and 436048 respectively. November 2019.

08 00682 TF 1119