

ARC TIME: FEEDER TRUSTS

HALF YEAR REPORT 2019

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

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* Collectively these comprise the Authorised Fund Manager's Report

Report of the Authorised Fund Manager of the Trust

The Authorised Fund Manager of ARC TIME:Feeder Trusts (the "Trust") presents its report and the half year report and financial statements of the sub-fund of the Trust for the six months to 30 September 2019. This report is available on the Investment Manager's website www.time-investments.com or is available from the Investment Manager on request by emailing: enquiries@time-investments.com.

Statement of authorised status of the scheme

The Trust is an Authorised Unit Trust and was incorporated on 3 April 2013. The Trust is authorised by the Financial Conduct Authority ("FCA") as a Non-UCITS Retail Scheme ("NURS"). The Trust is structured as an umbrella trust comprising of one sub-fund, Freehold Income Authorised Feeder Trust ("FIAFT").

FIAFT is a dedicated feeder trust for Freehold Income Authorised Fund ("TIME:Freehold"), a sub-fund of ARC TIME:Funds (the "Company"). A sub-fund of the Trust is generally intended for investors who are unable to access the respective master sub-fund directly as a result of administrative issues which govern a PAIF or for bodies corporate where their holding in the master sub-fund would exceed 10% of NAV.

The Authorised Fund Manager's half year report and financial statements for FIAFT for the six months to 30 September 2019 are set in detail in its section of this report (see contents page).

Exchange Offer and Merger

On 22 March 2019 Unitholder consent to exchange units in the following two sub-funds of ARC TIME:Feeder Trusts, Commercial Freehold Feeder Trust ("CFFT") and Social Freehold Feeder Trust ("SFFT"), for equivalent units in new FCA authorised sub-funds of ARC TIME:Trusts II, Commercial Long Income Feeder Trust ("CLIFT") and Social Long Income Feeder Trust ("SLIFT") was unanimously given by unitholders who returned a Form of Proxy.

The changes have had no material impact for unitholders and no tax consequences for UK investors. This change was approved by the FCA and became effective on 1 April 2019. The new funds are materially similar to the old funds and all units were transferred at the same value on a 1 for 1 basis.

As a result of the above, the combined half year report and financial statements for CLIFT and SLIFT can now be found in the half report of the trust, ARC TIME:Trusts II. This report is available on the investment Manager's website <http://www.time-investments.com> or is available from the Investment Manager on request by emailing: enquiries@time-investments.com.

Investment structure

FIAFT has been established as a feeder trust for investment in TIME:Freehold and its sole investment is in TIME:Freehold's B, D, F, H, S and T Share Classes.

A copy of the Trust Prospectus and Application Form are available on the Investment Manager's website www.time-investments.com or are available from the Investment Manager on request by emailing enquiries@time-investments.com.

Full Trust details and its key service providers are provided on page 25.

Management of the Trust

NatWest Trustee and Depositary Services Limited acts as the Trustee of the Trust, with the role of Custodian delegated to The Northern Trust Company. Alpha Real Capital LLP ("Alpha") is the Trust Manager and the Alternative Investment Fund Manager ("AIFM") of the Trust. TIME Investments acts as the Investment Manager, Administrator and Transfer Agent of the Trust.

Statement concerning debts

Investors are not liable for the debts of the Trust.

Changes to the Trust Deed and Prospectus of ARC TIME:Feeder Trusts

Changes to the Trust Deed of ARC TIME:Feeder Trusts

There were no changes to the Trust Deed in the period.

Changes to the Prospectus of ARC TIME:Feeder Trusts

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 TIME:Freehold (or its dedicated feeder trust), where TIME:Freehold is deemed to be "property rich". Whether TIME:Freehold 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 TIME:Freehold 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 TIME:Freehold 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.

TIME:Freehold, 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>.

Report of the Authorised Fund Manager of the Trust (continued)

Brexit Risk Assessment

ARC TIME:Feeder Trusts has mitigated the cross-border risk of Brexit as the properties invested in by TIME:Freehold ("master fund") are located within the UK. Additionally the cash reserves of the master fund are only held in pounds sterling. While the cross-border risks of Brexit have been mitigated, the Trust 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 master fund would, as long income property funds, provide greater defensive characteristics to mitigate the effect on the master 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 Alternative Investment Fund Manager

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.

For and on behalf of ARC TIME:Feeder Trusts
Authorised Fund Manager of the Trust
Alpha Real Capital LLP

29 November 2019

FREEHOLD INCOME AUTHORISED FEEDER TRUST

(‘FIAFT’)

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.

Investment structure of FIAFT

FIAFT is a dedicated feeder trust and wholly invests into Freehold Income Authorised Fund's ("TIME:Freehold" or the "Fund") Class B Net Accumulation, Class D Net Income, Class F Net Accumulation, Class H Net Income, Class S Net Accumulation and Class T Net Income Share Classes only.

The income units pay a six monthly income distribution (in November and May). The accumulation units' income is automatically reinvested, thereby enhancing the value of those units. Each unit class has the same rights on wind-up.

Each unit class has the same voting rights. For more information about voting rights please refer to Section 34 of the Trust'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.

I-J Unit Classes	
These unit classes are open to all investors (except ISA Investors). These two unit classes are Retail Distribution Review (RDR) compliant, with no commission payable to Financial Advisers.	
ACCUMULATION	INCOME
Class I Net Accumulation Units	Class J Net Income Units
Units in respect of which net income is automatically reinvested.	Units in respect of which net income is distributed.
Initial fee: Up to 1% of subscription amount Minimum subscription: £5,000	Initial fee: Up to 1% of subscription amount Minimum subscription: £5,000

K-L Unit Classes	
New applications for the following unit classes are only open to non-UK Financial Advisers with non-UK Investors. Financial Advisers may be eligible for Initial and trail commission.	
ACCUMULATION	INCOME
Class K Net Accumulation Units	Class L Net Income Units
Units in respect of which net income is automatically reinvested.	Units in respect of which net income is distributed.
Initial fee: Up to 3% of subscription amount Minimum subscription: £5,000	Initial fee: Up to 3% of subscription amount Minimum subscription: £5,000

U-V Unit Classes	
These unit classes are only open to offshore (non-UK) professional or institutional investors. Financial Advisers may be eligible for Initial and Trail commission.	
ACCUMULATION	INCOME
Class U Net Accumulation Units	Class V Net Income Units
Units in respect of which net income is automatically reinvested.	Units in respect of which net income is distributed.
Initial fee: Up to 7% of subscription amount Minimum subscription: £5,000,000	Initial fee: Up to 7% of subscription amount Minimum subscription: £5,000,000

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.

Investment structure of FIAFT (continued)

The dealing day for the issue of 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.

The cut off point for receipt of subscriptions is 10am on the business day two days prior to each relevant dealing day being the 12th 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 I-L Units are required to be delivered no later than 10am five business days prior to the relevant dealing day. Unit Classes U and V, 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 units in FIAFT can be found by calling the Investment Manager on 0345 600 1213 or by email at enquiries@time-investments.com.

A copy and Application Form is available on the Investment Manager's www.time-investments.com/freehold or is available from the Investment Manager on request by emailing enquiries@time-investments.com.

Dilution levy

The dilution levy, which is permitted within the terms of the Prospectus, is an additional charge made by FIAFT on new subscriptions to protect existing unitholders from potential dilution of returns. FIAFT currently imposes, since 12 June 2019, a dilution levy of 5% on new subscriptions into FIAFT. It also applies to top-ups made to existing holdings. The dilution levy is retained by TIME:Freehold for the benefit of existing unitholders 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 unit classes are not affected by the dilution levy because no new units are issued upon the distribution of income.

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

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

TIME:Freehold

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

Details of TIME:Freehold's key service providers are:

Head Office: 338 Euston Road, London, NW1 3BG

Authorised Corporate Director ("ACD") and Alternative Investment Fund Manager ("AIFM"): Alpha Real Capital LLP

Depository: NatWest Trustee and Depository Services Limited

Custodian: The Northern Trust Company

Investment Manager: TIME Investments

Property Manager: Freehold Managers PLC

Auditor: Mazars LLP

Standing Independent Valuer: BNP Paribas Real Estate UK

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.

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.

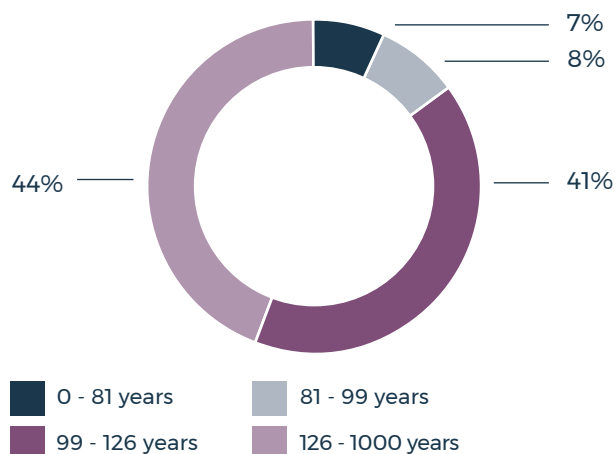
Of the Fund's leases, 86% by rental value allow for periodic rent reviews linked to Retail Price Index ("RPI"), property values or fixed uplifts.

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

Review of the investment activities during the period – TIME:Freehold

Investment Objective and Investment Policy of TIME:Freehold

Objective of TIME:Freehold

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 of TIME:Freehold

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.

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.

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 the Fund is uncertain. See Outlook section on page 12 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.

Review of the investment activities during the period – TIME:Freehold (continued)

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.

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.

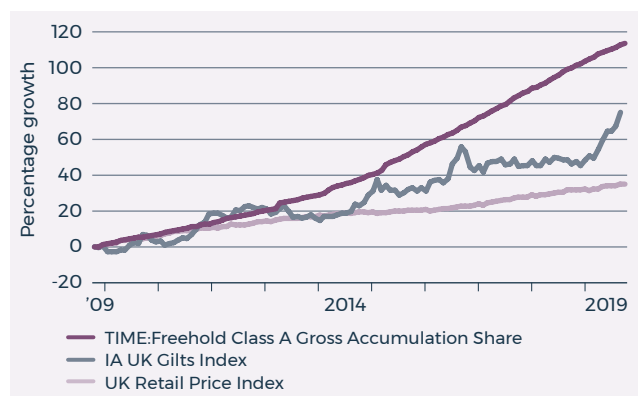
The Investment Manager shall continue to monitor the level of dilution and the ongoing requirement for the dilution levy at each dealing day.

Review of the investment activities during the period – TIME:Freehold (continued)

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.

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 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 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 extension 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 unit, Performance Record, Ongoing Charge

Net Asset Value

30 September 2019	Net Asset Value £'000	Net Asset Value per unit £	Number of units in issue
Class I Net Accumulation	22,237	6.9242	3,211,422.00
Class J Net Income	9,838	2.2427	4,386,478.20
Class K Net Accumulation	618	6.8038	90,762.68
Class L Net Income	1,776	2.2083	804,445.64
	34,469		
Less: Equalisation post period adjustments	(21)		
Less: Tax payable	(3)		
Less: Distribution reinvested into TIME:Freehold for accumulation unitholders	(375)		
Less: Distribution payable to unitholders	(203)		
	33,867		

FIAFT was launched on 25 April 2013. The tables show the net asset value per unit at the end of the relevant accounting period.

31 March 2019	Net Asset Value £'000	Net Asset Value per unit £	Number of units in issue
Class I Net Accumulation	21,486	6.7574	3,179,587.68
Class J Net Income	9,684	2.2307	4,341,415.18
Class K Net Accumulation	365	6.6482	54,953.78
Class L Net Income	1,876	2.1994	853,181.62
	33,411		
Add: Equalisation post period adjustments	10		
Less: Tax payable	(9)		
Less: Distribution reinvested into TIME:Freehold for accumulation unitholders	(426)		
Less: Distribution payable to unitholders	(221)		
	32,765		

Unit Classes I-L were launched on 25 April 2013 and Unit Classes U-V were launched on 14 September 2016.
There are currently no units issued in the U and V Unit Classes.

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

Performance Record

Class I Net Accumulation	30 September 2019	31 March 2019	31 March 2018
CHANGE IN NET ASSETS PER UNIT			
Opening net asset value per unit	6.7574	6.2755	5.8055
Return before operating charges*	0.2180	0.5835	0.5615
Operating charges	(0.0512)	(0.1016)	(0.0915)
Return after operating charges*	0.1668	0.4819	0.4700
Closing net asset value per unit	6.9242	6.7574	6.2755
Retained distributions on accumulation units	0.1276	0.2222	0.2045
*Returns are stated after direct transaction costs of:	0.0035	0.0027	0.0152

PERFORMANCE

Return after charges	2.47%	7.68%	8.10%
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OTHER INFORMATION

Closing net asset value (£'000)	22,237	21,486	14,343
Closing number of units	3,211,422.00	3,179,587.68	2,285,620.39
Operating charges	0.75%	1.55%	1.51%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%

PRICES

Highest unit price	6.9242	6.7574	6.2755
Lowest unit price	6.7766	6.3294	5.8527

Class J Net Income	30 September 2019	31 March 2019	31 March 2018
CHANGE IN NET ASSETS PER UNIT			
Opening net asset value per unit	2.2307	2.1453	2.0548
Return before operating charges*	0.0708	0.1942	0.1939
Operating charges	(0.0166)	(0.0336)	(0.0317)
Return after operating charges*	0.0542	0.1606	0.1622
Distributions on income units	(0.0422)	(0.0752)	(0.0717)
Closing net asset value per unit	2.2427	2.2307	2.1453
* Returns are stated after direct transaction costs of:	0.0011	0.0009	0.0053

PERFORMANCE

Return after charges	2.43%	7.49%	7.89%
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OTHER INFORMATION

Closing net asset value (£'000)	9,838	9,684	37,489
Closing number of unit	4,386,478.20	4,341,415.18	17,474,821.19
Operating charges	0.75%	1.55%	1.51%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%

PRICES

Highest unit price	2.2427	2.2307	2.1453
Lowest unit price	2.1948	2.1256	2.0357

Unit Classes I-L were launched on 25 April 2013 and Unit Classes U-V were launched on 14 September 2016.

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

Direct transactions costs relate to costs incurred by TIME:Freehold for each of its asset classes.

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

Performance Record (continued)

Class K Net Accumulation	30 September 2019	31 March 2019	31 March 2018
CHANGE IN NET ASSETS PER UNIT			
Opening net asset value per unit	6.6482	6.1903	5.7418
Return before operating charges*	0.2156	0.5745	0.5543
Operating charges	(0.0600)	(0.1166)	(0.1058)
Return after operating charges*	0.1556	0.4579	0.4485
Closing net asset value per unit	6.8038	6.6482	6.1903
Retained distributions on accumulation units	0.1255	0.2193	0.2021
* Returns are stated after direct transaction costs of:	0.0034	0.0026	0.0151
PERFORMANCE			
Return after charges	2.34%	7.40%	7.81%
OTHER INFORMATION			
Closing net asset value (£'000)	618	365	1,211
Closing number of units	90,762.68	54,953.78	195,695.25
Operating charges	0.89%	1.81%	1.76%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%
PRICES			
Highest unit price	6.8038	6.6482	6.1903
Lowest unit price	6.6660	6.2422	5.7871

Class L Net Income	30 September 2019	31 March 2019	31 March 2018
CHANGE IN NET ASSETS PER UNIT			
Opening net asset value per unit	2.1994	2.1210	2.0369
Return before operating charges*	0.0699	0.1919	0.1918
Operating charges	(0.0195)	(0.0389)	(0.0367)
Return after operating charges*	0.0504	0.1530	0.1551
Distributions on income units	(0.0415)	(0.0746)	(0.0710)
Closing net asset value per unit	2.2083	2.1994	2.1210
* Returns are stated after direct transaction costs of:	0.0011	0.0009	0.0052
PERFORMANCE			
Return after charges	2.29%	7.21%	7.61%
OTHER INFORMATION			
Closing net asset value (£'000)	1,776	1,876	2,163
Closing number of unit	804,445.64	853,181.62	1,019,832.17
Operating charges	0.89%	1.81%	1.76%
Performance fee	0.00%	0.03%	0.26%
Direct transaction costs	0.05%	0.04%	0.25%
PRICES			
Highest unit price	2.2083	2.1994	2.1210
Lowest unit price	2.1636	2.1010	2.0175

Unit Classes I-L were launched on 25 April 2013 and Unit Classes U-V were launched on 14 September 2016.

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

Direct transactions costs relate to costs incurred by TIME:Freehold for each of its asset classes.

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

Ongoing Charge (OC)

	30 September 2019 (%)	31 March 2019 (%)
Class I - J	1.69	1.69
Class K - L	1.96	1.96
Class U - V	1.95	1.95

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

All expenses of FIAFT are borne by the Authorised Fund Manager, Alpha Real Capital LLP.

Risk warning

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

Past performance is not a guide to future performance.

An investment in a unit trust 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.

FIAFT has mitigated the cross-border risk of Brexit as TIME:Freehold'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 refer to the Prospectus.

Portfolio Statement

30 September 2019	%	Net Asset Value £'000
TIME:Freehold Share Class B Net Accumulation (3,206,912.31 shares)	64.52	21,850
TIME:Freehold Share Class D Net Income (4,386,478.19 shares)	28.54	9,666
TIME:Freehold Share Class F Net Accumulation (90,640.32 shares)	1.79	607
TIME:Freehold Share Class H Net Income (804,445.64 shares)	5.15	1,745
Total investment value	100.00	33,868
Other net liabilities	0.00	(1)
Total net assets as at 30 September 2019	100.00	33,867

31 March 2019	%	Net Asset Value £'000
TIME:Freehold Share Class B Net Accumulation (3,175,959.00 shares)	64.32	21,074
TIME:Freehold Share Class D Net Income (4,341,415.17 shares)	28.99	9,499
TIME:Freehold Share Class F Net Accumulation (54,894.14 shares)	1.09	358
TIME:Freehold Share Class H Net Income (853,181.62 shares)	5.62	1,840
Total investment value	100.02	32,771
Other net liabilities	(0.02)	(6)
Total net assets as at 31 March 2019	100.00	32,765

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		288		1,411
Distributions received from TIME:Freehold	579		665	
Net revenue before taxation	579		665	
Taxation	(3)		(13)	
Net revenue after taxation		576		652
Total return before distributions		864		2,063
Distributions		(574)		(652)
Change in net assets attributable to unitholders from investment activities		290		1,411

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 unitholders

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 unitholders		32,765		54,215
Amounts receivable on creation of units	2,234		8,336	
Amounts payable on cancellation of units	(1,795)		(32,224)	
		439		(23,888)
Income accumulated into capital		373		695
Change in net assets attributable to unitholders from investment activities		290		1,743
Closing net assets attributable to unitholders		33,867		32,765

Balance sheet

As at 30 September 2019

	As at 30 September 2019 £'000	As at 31 March 2019 £'000
ASSETS		
Investment in TIME:Freehold	33,868	32,771
Debtors	204	224
Cash at bank	-	1
Total assets	34,072	32,996
LIABILITIES		
Creditors	(205)	(231)
Total liabilities	(205)	(231)
Net assets attributable to unitholders	33,867	32,765

Authorised for issue and signed on behalf of the Authorised Fund Manager of the Trust 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 FLOW FROM OPERATING ACTIVITIES		
Total return	290	1,743
Adjustments for:		
Net capital gains	(288)	(1,743)
Decrease in debtors	19	482
Decrease in creditors	(26)	(476)
Cash from operations	(5)	6
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of shares in TIME:Freehold	(2,234)	(8,342)
Disposal of shares in TIME:Freehold	1,801	32,239
Distributions received from TIME:Freehold	224	1,104
Taxation paid	(9)	(42)
Net cash flow from investing activities	(218)	24,959
CASH FLOW FROM FINANCING ACTIVITIES		
Creation of units	2,234	8,336
Cancellation of units	(1,795)	(32,224)
Distributions paid	(217)	(1,094)
Net cash flow from financing activities	222	(24,982)
Net decrease in cash	(1)	(16)
Cash at the beginning of the period/year	1	17
Cash at the end of the period/year	-	1

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

FIAFT is an Authorised Unit Trust and was authorised by the Financial Conduct Authority ("FCA") with effect from 25 April 2013. FIAFT has been established as a feeder trust for investment in Freehold Income Authorised Fund ("TIME:Freehold", or the "Fund") for corporate investors or other investors who are not able to invest directly in the Fund for administrative reasons. FIAFT's sole purpose is to acquire and hold shares in the Fund.

FIAFT was incorporated in the United Kingdom and its principal place of business is the office of the Authorised Fund Manager ("AFM").

(b) Functional and presentational currency

These financial statements have been presented in Sterling as this is FIAFT's functional currency, being the primary currency in which FIAFT 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, the Collective Investment Schemes Sourcebook (COLL) and the Trust Deed.

These financial statements have been prepared under the historical costs convention, as modified for the fair value of 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 3).

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

(d) Basis of accounting

These financial statements present the income, expenditure, assets and liabilities of FIAFT.

(e) Recognition of revenue

Distributions from TIME:Freehold are recognised to the extent they relate to the reporting period and have been declared by the Fund.

(f) Interest receivable

Interest income is accounted for on a receivable basis.

(g) Financial instruments

Investments in TIME:Freehold are initially measured at cost (which is equal to fair value at inception). Investments are subsequently measured at fair value derived from the quoted prices of the Fund or a fair value price as permitted by the Prospectus under Fair Value Pricing. If the dealing in the Fund is suspended, there is no dealing price available. Accordingly, the Investments are stated based upon the capital price at the balance sheet date. Fair value gains and losses from revaluation and/or sale are recorded in the Statement of Total Return as capital income.

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

All investments are valued at their fair value as at 30 September 2019.

Financial assets, being cash and amounts due from the Fund, 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

FIAFT is subject to corporation tax which is provided at the rate of 20% on taxable revenue, after the deduction of allowable expenses.

(i) Treatment of expenses

Expenses are recognised on an accrual basis.

Notes to the financial statements (continued)

For the period to 30 September 2019

2. Distribution and equalisation policy

(a) Basis of distribution

Income is generated by FIAFT'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 FIAFT.

(b) Apportionment to multiple unit classes

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

(c) Equalisation

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

Equalisation may be refunded on distribution or accumulated at the time of distribution. Unitholders 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 units for capital gains tax purposes.

3. Judgements in applying accounting policies and key estimation uncertainty

In applying FIAFT's accounting policies, the Authorised Fund Manager is required to make judgements, estimates and assumptions in determining the carrying amounts of assets and liabilities. The Authorised Fund Manager'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 Authorised Fund Manager has made in the process of applying FIAFT'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 investment holding in TIME:Freehold, the Authorised Fund Manager 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.

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) Valuation of investment holdings

FIAFT's investment holding in the Fund is held at fair value derived from the quoted prices of the Fund or a fair value price as permitted by the Prospectus under Fair Value Pricing. The fair value of these investments may fluctuate depending on market conditions which affect the Fund. The fair value of the holdings could vary within the next financial year, making this an area of estimation uncertainty.

4. Risk management policies

FIAFT has wholly invested into TIME:Freehold and therefore exposed to the same risks as the Fund. The risk management policies of the Fund are:

(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 the Fund.

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.

Notes to the financial statements (continued)

For the period to 30 September 2019

4. Risk management policies (continued)

(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.

(c) Currency risk

All financial assets and liabilities of FIAFT and the Fund are in Sterling, thus there is no exposure to currency risk at the balance sheet date.

(d) Interest rate risk

FIAFT held cash of under £500 as at the balance sheet date, the risk on this is minimal.

(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.

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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).

5. Post balance sheet events

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

Further information

Trust information and key service providers

Trust

ARC TIME:Feeder Trusts (the "Trust")

Sub-fund

Freehold Income Authorised Feeder Trust

Registered Office

338 Euston Road, London, NW1 3BG

Authorised Fund Manager and Alternative Investment Fund Manager

Alpha Real Capital LLP
338 Euston Road
London NW1 3BG

Authorised and regulated by the
Financial Conduct Authority.

Investment Manager, Administrator and Transfer Agent

TIME Investments
338 Euston Road
London NW1 3BG

Authorised and regulated by the
Financial Conduct Authority.

Trustee

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.

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

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

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



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Alpha

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.

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