



FRELIF (General Partner) Limited  
Queensberry House,  
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25 March 2020

Dear Investor,

**Temporary Suspension of Unit Subscriptions & Realisations in the Fiera Real Estate Long Income Fund (UK) Limited Partnership ("FRELIF" or "Fund")**

Markets around the world have experienced huge disruption from the indiscriminate spread of COVID-19, categorised as a global pandemic by the World Health Organisation on 11th March 2020. The resultant human, economic and financial impacts are both significant and ongoing and perhaps not surprisingly, the UK commercial real estate market is not immune from this contagion.

In light of the above, and in order to protect the interests of all Fund investors, the Manager, MJ Hudson Fund Management Limited, under the direction of the General Partner, has taken the decision to suspend unit subscriptions and realisations in the Fund.

The immediate impact of this action is to advise all investors that, were they to issue a unit realisation notice at the current time, the General Partner would suspend the redemption of these units for a period of up to six months in accordance with the provision of the Limited Partnership Agreement. It also means that the Fund will not be accepting any subscription moneys for the issuance of new units until further notice. This suspension is likely to continue until such time as the Material Value Uncertainty clause referred to below is removed from quarterly valuations and, therefore, whilst uncertainty around Covid-19 and its wider impact remains.

Investors will appreciate that the suspension of redemptions is never a decision that is taken lightly and it will be reviewed on a regular basis. However, given the current situation the General Partner considers that to do so is in the best interests of the Fund.

[Why Has this Decision been taken?](#)

In line with all UK commercial real estate valuations this quarter, the Fund's valuer, CBRE, will be adopting a "Material Value Uncertainty" clause as defined by the Royal Institution of Chartered Surveyors Red Book Global, indicating that the valuations may be less accurate than normal with a resultant impact on quarterly unit pricing.

Whilst this dynamic persists, there is a risk that the Net Asset Value (NAV) of the Fund, which is largely determined by individual property valuations of the assets, might not accurately reflect current underlying true market values. Such an occurrence only happens during times of extreme market volatility. This makes trading in units (whether subscriptions or realisations) exceedingly challenging, as it is difficult to determine the fair value of an investor's interest in the Fund.

The suspension of unit trading is in line with best market practice, including recent guidance from AREF. A number of other significant open-ended UK commercial real estate managers have also suspended unit dealing until further notice.

#### Should I be Concerned?

It is important to state that prior to the international outbreak of Covid-19, the UK real estate market had witnessed a sharp uptick in both sentiment and activity post General Election last December and the emergence of a Conservative majority Government. The structure of your Fund and the assets held within it leave it well placed to weather the current market with no leverage, higher quality assets and longer leases.

We have attached with this letter a FAQ Document which should hopefully answer any immediate questions you may have. You can also find a copy of this document together with this letter, at our website [www.fierarealestate.co.uk](http://www.fierarealestate.co.uk).

Should you have any questions in connection with any of the above or attached then please do not hesitate to contact Rupert Sheldon at Fiera Real Estate UK on **020 7409 5500**.

Yours sincerely



For and on behalf of FRELIF (General Partner) Limited