

Kames Capital
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KAMES
CAPITAL

16 March 2020

Dear investor,

Kames Property Income Fund and Feeder Funds – notice of suspension of dealing

With effect from 12pm on 16 March 2020 the Kames Capital plc Board has decided, with agreement from the Depositary, to temporarily suspend dealing in the following funds:

- Kames Property Income Fund
- Kames Property Income Feeder funds (Accumulation and Income)

This means we will not accept any instructions to purchase, sell or switch shares/units in the above funds from 12pm on 16 March 2020. The Financial Conduct Authority has been informed of this decision.

The following information explains why we have taken this decision, and what we plan to do during this period. To ensure we provide you with as much information as possible, we have also prepared a **Q&A document**, which you can find on our website at www.kamescapital.com.

Why have we suspended dealing?

In the current turbulent market conditions the fund's Standing Independent Valuer, CBRE, has advised that they are unable to accurately value the properties within our funds. Under these circumstances, and in accordance with COLL rules, we believe it is in the best interests of our investors to suspended dealing within our funds.

The challenges in accurately pricing properties is an issue for the entire property investment sector. This is due to a number of specific events that have combined to increase the level of uncertainty in stock markets, which in turn has led to periods of significant selling as we have seen in recent weeks. Chief among these events is the ongoing coronavirus crisis, which I know is a real concern for all of us. At the same time, we have had to contend with a sharply lower oil price as well as the impact of the ongoing Brexit negotiations. These issues are affecting all areas of the stock market, including property investing.

Steps to re-open

We cannot say at this stage how long dealing will remain suspended but we will constantly monitor the funds and we will formally review our decision at least every 28 days in conjunction with the Depositary. You can find information about the funds on our factsheets at <https://www.kamescapital.com/documentcentre.aspx>. Prices for the funds will also be available on our website in the normal way. We will inform you through our website or through your normal Kames contact when we intend to resume dealing.

Thank you for taking time to read this letter and please be assured we are working hard to minimise the inconvenience caused to you. Please do visit our website for further updates. You can also contact us through our Investor Helpdesk on 0800 358 3009. Alternatively you may wish to talk to your financial adviser or third party provider.

Yours faithfully



Stephen Jones
Chief Executive Officer
Kames Capital plc