



**Class B Shares - Retail Net (Bundled)**

Fund fact sheet date: 31 March 2019

TM home investor fund is the UK's first Financial Conduct Authority regulated residential Property Authorised Investment Fund (PAIF)

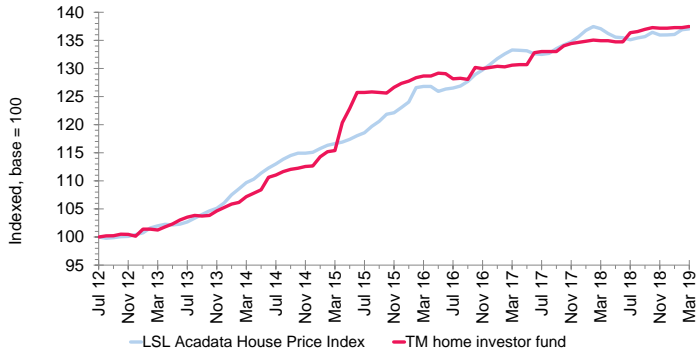
This factsheet is for information only. It is not designed to provide advice on the suitability of an investment for your personal financial situation. If you have any questions regarding the information included in this factsheet, you are recommended to speak to a financial adviser.

**Investment Objective**

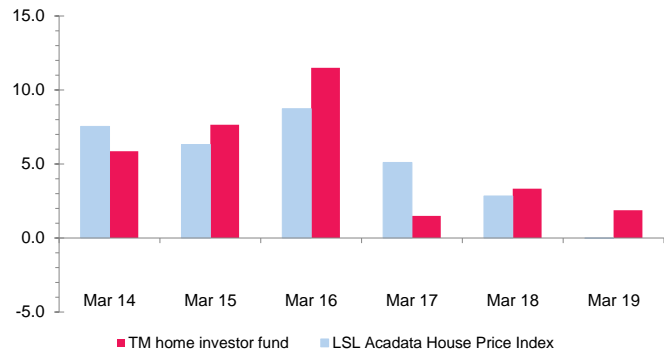
The Fund invests in private rented sector housing across the mainland UK regions and aims to capture UK house price growth plus provide an element of income return. The property investment manager, Hearthstone Asset Management Limited, uses quantitative asset allocation methods and qualitative regional stock selection to build a portfolio of assets reflecting the distribution of UK mainland housing stock. These properties are let under assured shorthold tenancy agreements (AST's) and corporate lets. Investment returns comprise capital growth and rental income.

**Fund v. Benchmark**

Cumulative total return since share class inception



Discrete year until end of latest calendar quarter (%)



Cumulative total return (%) over period:

	1m	3m	6m	1y	3y	5y
TM home investor fund	0.15	0.22	0.37	1.88	6.85	28.26
LSL Acadata House Price Index	0.12	0.79	1.01	-0.02	8.07	24.94

Discrete total return (%) 12 months ending:

	Mar 15	Mar 16	Mar 17	Mar 18	Mar 19
TM home investor fund	7.66	11.50	1.50	3.34	1.88
LSL Acadata House Price Index	6.32	8.74	5.11	2.84	-0.02

Performance of Class B Shares - Retail Net (Bundled) Accumulation, launched 26/07/2012. Prevailing single price\*, net of charges, in GBP with net income reinvested. Performance of other classes may vary. Source of all data: Financial Express and LSL Acadata 31/03/2019

\*On 09-04-2015, the fund switched to a swinging single pricing basis with the prevailing single price used for performance calculation. Prior to that date, the fund was dual priced, with performance calculated on a bid-to-bid basis.

**Important: You may get back less than the amount invested. Past performance is not necessarily a guide to future performance and future returns are not guaranteed.**

**Property Investment Advisor's commentary**

Income contributes strongly while politicians dither.

As in politics little has changed in the housing market since February. Capital values nationally are effectively unchanged and rental demand, and rental growth continues. The fundamental undersupply of good housing remains. Once again in March the Fund again showed a positive return net of fees.

First time buyers are still driving the market, but although the number of home movers remained constrained there was an increase in sales and purchases overall. The estimated number of monthly sales rose to 71,500, above the level in January and February, and slightly higher than in 2018. This represents a fair market, but a little below the level expected for this time of year.

The Housebuilders Federation reported levels of site visits down on a seasonally adjusted basis but new homes reservations from first-time buyers up strongly and from home movers up slightly. Reservations from Buy to Let investors fell yet again, demonstrating the impact of the tax changes impacting individual investors.

The LSL Acadata Index showed a flat market nationally but with significant regional variations. London and the South East showed modest annual falls but the South East with a small monthly increase, and there were gains in the West and East Midlands, Wales and the North West over both one month and one year. Even in London the picture is variable. The majority of the Fund's investments in Outer London are part of the Wembley Park regeneration in Brent, which remains a consistent performer over both one month and one year.

The March 2019 RICS UK Residential Survey results mirror the results from Acadata with a further small reduction in the volume of sales was reported but agents remain positive looking twelve months ahead. Tenant demand rose for the third successive month and rental growth expectations remain 2% for 2019 and averaging 3%pa through to 2024.

**Portfolio Facts**

Fund asset allocation	
Cash or equivalent	11.43%
Property - North West	5.82%
Property - North East	0.00%
Property - Yorks & Humber	1.48%
Property - South East	24.61%
Property - South West	8.21%
Property - Wales	0.00%
Property - Scotland	3.20%
Property - East of England	14.83%
Property - East Midlands	9.15%
Property - West Midlands	5.55%
Property - London	15.71%

Top 10 property holdings		
Holding	Units	Value
Quadrant Court, Empire Way, London HA9	22	£7,350,000
Wickhurst Green, Horsham, RH12	14	£4,515,000
The Limes, Nottingham, NG8	18	£3,780,000
Spectrum, Blackfriars Road, Manchester M2	17	£2,910,000
King Georges Park, Rowhedge, CO5	8	£2,530,000
Mansion House, Colchester, CO2	15	£2,260,000
Rea Road, Northfield, Birmingham. B31	14	£1,900,000
Portland View, Bristol, BS2	6	£1,755,000
Henmead House, Renfields, Haywards Hea	6	£1,695,000
Pandora Close, Locks Heath, SO31	4	£1,300,000

Property portfolio metrics	
Flats	99
Terraced	46
Semi	41
Detached	14
Total number of properties	200
Average property value	£248,162
Average tenant stay	23 months
12 month average occupancy rate (% of income)	94.89%



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**Costs and charges**

Entry charge:	<b>3.00%</b>	<i>Initial charge is reduced to 0% on most platforms and for direct applications.</i>
Exit charge:	<b>0.00%</b>	
Annual charges ('OCF')*:	<b>2.17%</b>	

\* OCF is based on estimated annual expenses, and includes the Annual Management Charge of 1.5%. The OCF may vary from year to year.

Please note that past performance on the first page is shown after charges

**Minimum investment**

(May not apply for investment via online platforms or wraps)

Initial:	<b>£1,000</b>
Additional:	<b>£500</b>
Monthly:	<b>£50</b>

**Price and Yield at 31 March 2019**

Fund price:	<b>£ 1.357</b>
Estimated yield:	<b>0.30 % (net)</b>
Distribution dates:	<b>Annual: 31 Oct</b> <b>Interim: 28 Feb, 31 May, 30 Nov</b>

**Investment ratios**

Annualised over last 36 monthly prices.  
Source: Financial Express Analytics.

Volatility:	<b>1.60 %</b>
Maximum drawdown:	<b>-0.86 %</b>

**How to invest**

This share/unit class is available on the platforms listed below. Other classes may be available on different platforms.

Adviser/Wealth Manager platforms: *Direct to consumer (non-advised) platforms:*

AJ Bell	AJ Bell
Allfunds	
Cofunds Institutional	
Pershing	
Transact	

**Fund ratings**



**FE Risk Score**  
**10**

**Key fund information**

Fund name:	<b>TM home investor fund (a subfund of the TM Hearthstone ICVC)</b>
Benchmark:	<b>LSL Acadata House Price Index</b>
Fund launch date:	<b>25/07/2012</b>
Share class launch date:	<b>26/07/2012</b>
Fund size:	<b>£56,320,342</b>
Share/unit class size:	<b>£273,357</b>
Primary asset class:	<b>UK Residential Property</b>
Structure:	<b>OEIC with PAIF Tax Status</b>
Distribution type:	<b>Accumulation</b>
Pricing frequency:	<b>Daily</b>
Subscription frequency:	<b>Daily</b>
Redemption frequency:	<b>Daily</b>
Dealing time:	<b>22:30 London, UK</b>
Settlement:	<b>T+4</b>

**Fund Codes**

Class:	<b>Class B Shares - Retail Net (Bundled)</b>
MiFID category:	<b>Non-complex</b>
Sedol:	<b>B44VX30</b>
ISIN:	<b>GB00B44VX301</b>
Citicode:	<b>112H</b>
MEXID:	<b>8TESID</b>

**Management & Administration**

Fund Manager:	<b>Alan Collett, FRICS</b>
Chief Investment Officer:	<b>Andrew Smith, FRICS</b>
Property Investment Adviser and Distributor:	<b>Hearthstone Asset Management Limited</b> <b>23 Austin Friars</b> <b>London</b> <b>EC2N 2QP</b> <b>020 3301 1330</b> <b>info@hearthstone.co.uk</b>
Authorised Corporate Director:	<b>Thesis Unit Trust Management Limited</b> <b>Exchange Building, St Johns Street,</b> <b>Chichester, West Sussex,</b> <b>PO19 1UP</b> <b>01243 531234</b>
Dealing and administration:	<b>TM Hearthstone ICVC</b> <b>PO Box 3733</b> <b>Royal Wootton Bassett, Swindon,</b> <b>SN4 4BG</b> <b>0333 300 0375</b>
Depository:	<b>NatWest Trustee &amp; Depository Services</b>
Independent valuer:	<b>CBRE</b>
Auditor:	<b>Grant Thornton UK LLP</b>

**Important information**

This financial promotion has been approved under Section 21 of the Financial Services and Markets Act 2000 by Thesis Asset Management Limited. Residential property values are affected by factors such as interest rates, economic growth, fluctuations in property yields and tenant default. Property investments are relatively illiquid compared to bonds and equities, and can take a significant amount of time to trade.

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