

Class G Shares - Institutional Net Income

Fund fact sheet date: 29 February 2020

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

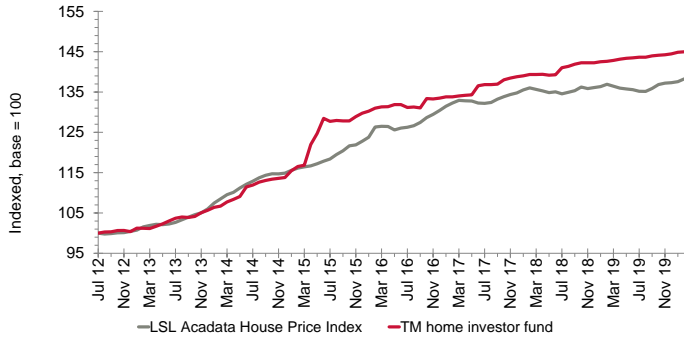
This factsheet is for information only. It is not designed to provide advice on the suitability of an investment for your personal financial situation. If you have any questions regarding the information included in this factsheet, you are recommended to speak to a financial adviser.

Investment Objective

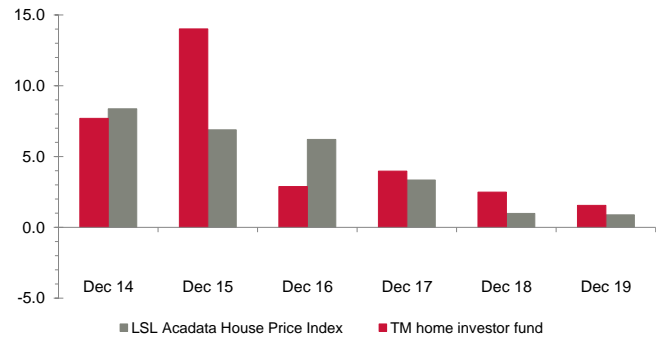
The Fund invests in private rented sector housing across the mainland UK regions and aims to capture UK house price growth plus provide an element of income return. The property investment manager, Hearthstone Asset Management Limited, uses quantitative asset allocation methods and qualitative regional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

Fund v. Performance Comparator

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	0.08	0.52	0.94	1.66	8.34	24.41
LSL Acadata House Price Index	0.50	0.76	2.30	0.98	4.53	19.06

Discrete total return (%) 12 months ending:

	Dec 15	Dec 16	Dec 17	Dec 18	Dec 19
TM home investor fund	14.02	2.88	3.97	2.49	1.55
LSL Acadata House Price Index	6.89	6.21	3.35	0.99	0.88

Performance of Class G Shares - Institutional Net Income Income Class, launched 25/07/2012. Prevailing single price*, net of charges, in GBP with income reinvested net of basic rate income tax. Performance of other classes may vary. Source of all data: Financial Express and LSL Acadata 29/02/2020

*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 Manager's commentary

From December to the end of February, we have seen a remarkable change in sentiment in the UK residential property market. Four of the five property indices monitored by our benchmark index, LSL Acadata, reported average house prices reached new record highs. According to the latest RICS UK Residential Market Survey, buyer enquiries, agreed sales and new instructions all rose over the month extending a run since December 2019. Near term sales expectations remained positive for the 5th month running.

In December, our holdings in Manchester were valued upwards and in January our independent valuer increased valuations on all our units in Wembley. After this positive start to the year, resulting in a 0.32% increase in property valuation, we were not surprised to see no increase in our monthly valuation in February 2020.

Last month we reported that the fund would shortly complete a purchase of 13 houses in Smethwick, west Midlands. We have now completed on 11 of these purchases, with the final 2 completing in May. We expect these to let well and slightly in excess of our purchase models/assumptions given local demand from tenants.

Tenant demand rose for the 3rd month in a row whilst at the same time, landlord instructions continue to fall, a persistent run since 2016. The latest ONS data shows rents increased by 1.5% over the year, whilst rents in the fund increased by 1.56% over the same period. The Fund's portfolio occupancy remains strong at 98%.

Over the past weeks the global Coronavirus situation started impacting global financial markets significantly. At the time of writing, there has been little impact on the UK housing market although we are of course monitoring the situation closely.

Portfolio Facts

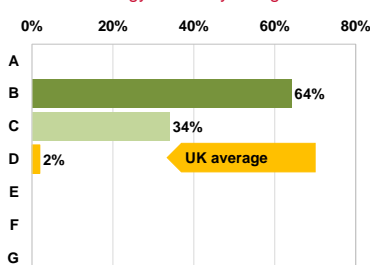
Fund asset allocation	
Cash or equivalent	16.73%
Property - North West	5.43%
Property - North East	0.00%
Property - Yorks & Humber	0.91%
Property - South East	22.22%
Property - South West	6.87%
Property - Wales	0.00%
Property - Scotland	3.14%
Property - East of England	12.68%
Property - East Midlands	8.34%
Property - West Midlands	9.17%
Property - London	14.51%

Top 10 property holdings		
Holding	Units	Value
Quadrant Court, Wembley, London HA9	22	£7,512,500
Wickhurst Green, Horsham, RH12	14	£4,505,000
The Limes, Nottingham, NG8	18	£3,780,000
Spectrum, Blackfriars Road, Manchester M3	17	£3,015,000
Crocketts Lane, Smethwick, B76	11	£2,555,000
King Georges Park, Rowhedge, CO5	8	£2,530,000
Rea Road, Northfield, Birmingham. B31	14	£1,900,000
Mansion House, Colchester, CO2	12	£1,820,000
Portland View, Bristol, BS2	6	£1,725,000
Henmead House, Haywards Heath, RH16	6	£1,695,000

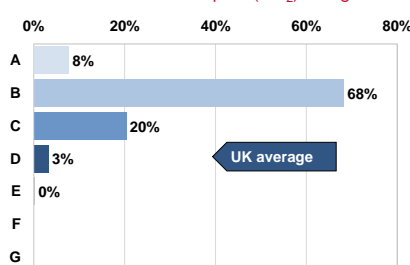
Property portfolio metrics	
Flats	96
Terraced	51
Semi	46
Detached	13
Total number of properties	206
Average property value	£249,845
Average tenant stay	26 months
1 year ave. occupancy (% of income)	95.43%

Environmental Profile

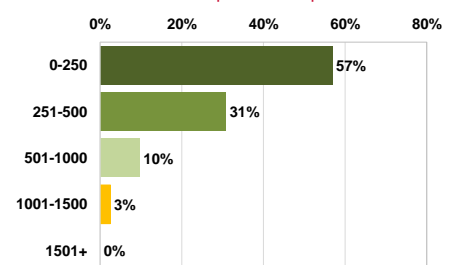
Energy efficiency rating



Environmental impact (CO₂) rating



Metres from public transport



All charts show the property portfolio by percentage of property units. Sources: Hearthstone and Ministry of Housing, Communities & Local Government.

Class G Shares - Institutional Net Income

Costs and charges

Entry charge:	0.50%	Please contact <i>Hearthstone</i> for current terms and discounts on institutional classes
Exit charge:	0.00%	
Annual charges ('OCF')*:	1.38%	

* Ongoing Charges Figure (OCF) is based on estimated annual expenses, and includes the Annual Management Charge of 0.75%. 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:	£100,000
Additional:	£100,000
Monthly:	n/a

Fund Price and Yield at 29 February 2020

Fund price:	£ 1.303
Estimated fund yield:	1.31 % *
	* net of basic rate income tax
Distribution dates:	Annual: 31 Oct Interim: 28 Feb, 31 May, 30 Nov

Investment ratios

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

Volatility:	1.20 %
Maximum drawdown:	-0.16 %

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:*

7IM	AJ Bell
AJ Bell	
Allfunds	
Pershing	
Raymond James	
Transact	
Wealthtime	

Fund ratings



FE Risk Score
3

ESG ratings



Key fund information

Fund name:	TM home investor fund (a subfund of the TM Hearthstone ICVC)
Performance comparator:	L.S.L. Acadata House Price Index
Fund launch date:	25/07/2012
Share class launch date:	25/07/2012

Fund size:	£62,113,831
Primary asset class:	UK Residential Property
Structure:	OEIC with PAIF Tax Status

Pricing frequency:	Daily
Subscription frequency:	Daily
Redemption frequency:	1st
Dealing time:	22:30 London, UK
Settlement:	T+4

Fund Codes

Class:	Class G Shares - Institutional Net Income
Sedol:	B76WFY7
ISIN:	GB00B76WFY75
Citicode:	112K
MEXID:	8TDENT

MiFID category: **Complex**

Management & Administration

Fund Manager:	Alan Collett, FRICS
Deputy Fund Manager:	Stuart Springham, MRICS
Chief Investment Officer:	Andrew Smith, FRICS

Property Investment Manager and Distributor: **Hearthstone Asset Management Limited**
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London
EC2N 2QP
020 3301 1330
info@hearthstone.co.uk
www.homeinvestor.fund

Authorised Corporate Director: **Thesis Unit Trust Management Limited**
Exchange Building, St Johns Street,
Chichester, West Sussex,
PO19 1UP
01243 531234

Dealing and administration: **TM Hearthstone ICVC**
PO Box 3733
Royal Wootton Bassett, Swindon,
SN4 4BG
0333 300 0375

Depository: **NatWest Trustee & Depositary Services**

Independent valuer: **CBRE**

Auditor: **Grant Thornton UK LLP**

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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Thesis Unit Trust Management Limited is the Authorised Corporate Director. Authorised and regulated by the Financial Conduct Authority (186882).