



**Class A Shares - Retail Gross (Bundled)**

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)

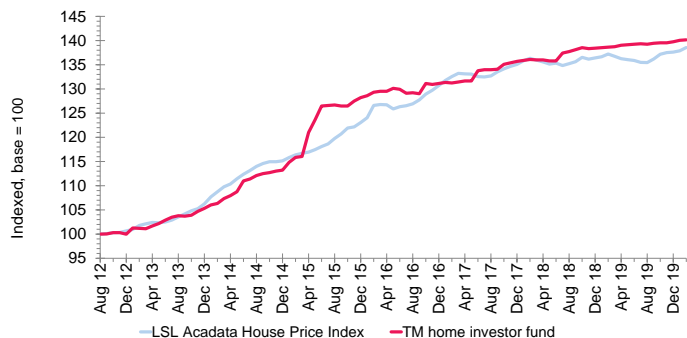
This factsheet is for information only. It is not designed to provide advice on the suitability of an investment for your personal financial situation. If you have any questions regarding the information included in this factsheet, you are recommended to speak to a financial adviser.

**Investment Objective**

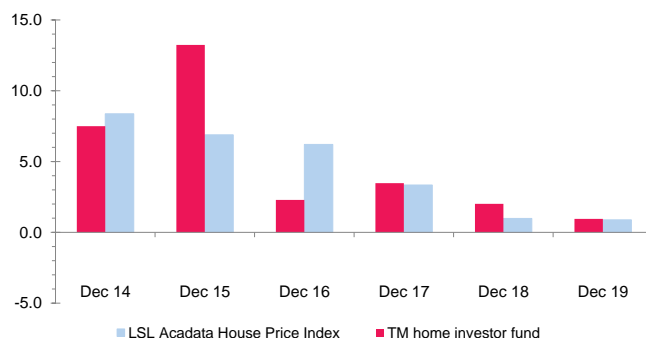
The Fund invests in private rented sector housing across the mainland UK regions and aims to capture UK house price growth plus provide an element of income return. The property investment manager, Hearthstone Asset Management Limited, uses quantitative asset allocation methods and qualitative regional 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	0.07	0.44	0.65	1.10	6.79	20.98
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	13.24	2.29	3.47	2.01	0.95
LSL Acadata House Price Index	6.89	6.21	3.35	0.99	0.88

Performance of Class A Shares - Retail Gross (Bundled) Accumulation Class, launched 29/08/2012. Prevailing single price\*, net of charges, in GBP with income reinvested gross (no deduction of 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**

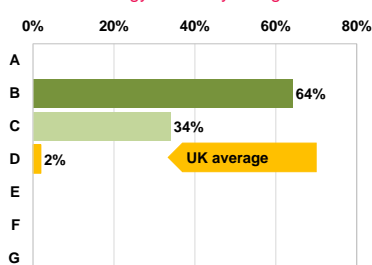
Fund asset allocation	
Cash or equivalent	16.73%
Property - North West	5.43%
Property - North East	0.00%
Property - Yorks & Humber	0.91%
Property - South East	22.22%
Property - South West	6.87%
Property - Wales	0.00%
Property - Scotland	3.14%
Property - East of England	12.68%
Property - East Midlands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

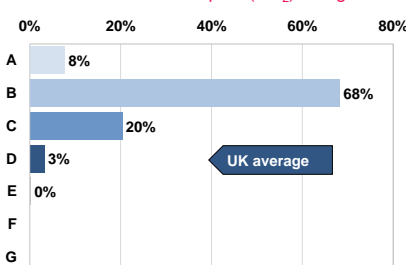
Property portfolio metrics	
Flats	96
Terraced	51
Semi	46
Detached	13
Total number of properties	206
Average property value	£249,845
Average tenant stay	26 months
1 year ave. occupancy (% of income)	95.43%

**Environmental Profile**

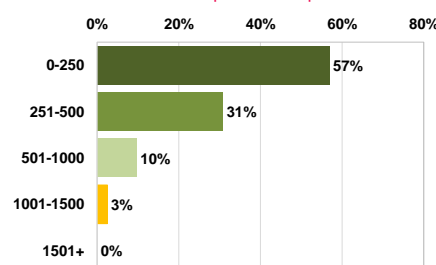
Energy efficiency rating



Environmental impact (CO<sub>2</sub>) rating



Metres from public transport





**Class A Shares - Retail Gross (Bundled)**

**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>2.13%</b>	

\* Ongoing Charges Figure (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

**CHARGES TO CAPITAL:** Charges for the income share class only, insofar as possible, are taken from capital. Whilst this may increase the level of income distributed, capital may be eroded if growth is less than charges taken.

**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>

**Fund Price and Yield at 29 February 2020**

	<u>Accumulation Class</u>	<u>Income Class</u>
Fund price:	<b>£ 1.384</b>	<b>(N/A - Launching</b>
Estimated fund yield:	<b>0.88 % *</b>	<b>27/03/2020)</b>
	* gross (no deduction of income tax)	
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>1.18 %</b>
Maximum drawdown:	<b>-0.22 %</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:

7IM	AJ Bell
AJ Bell	
Allfunds	
Cofunds Institutional	
Pershing	
Transact	
Wealthtime	

**Fund ratings**



**FE Risk Score**  
**3**

**ESG ratings**



**Key fund information**

Fund name:	<b>TM home investor fund (a subfund of the TM Hearthstone ICVC)</b>
Performance comparator:	<b>LSL Acadata House Price Index</b>
Fund launch date:	<b>25/07/2012</b>
Share class launch date:	<b>29/08/2012 (Accumulation Class)</b> <b>27/03/2020 (Income Class)</b>
Fund size:	<b>£62,113,831</b>
Primary asset class:	<b>UK Residential Property</b>
Structure:	<b>OEIC with PAIF Tax Status</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: **Class A Shares - Retail Gross (Bundled)**

	<u>Accumulation Class</u>	<u>Income Class</u>
Sedol:	<b>B7L7F47</b>	<b>BLHWSY5</b>
ISIN:	<b>GB00B7L7F472</b>	<b>GB00BLHWSY51</b>
Citicode:	<b>112G</b>	<b>QZF2</b>
MEXID:	<b>8TRESI</b>	
	<b>(Income class launches 27/03/2020)</b>	

MiFID category: **Non-complex**

**Management & Administration**

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

Property Investment Manager and Distributor: **Hearthstone Asset Management Limited**  
**23 Austin Friars**  
**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 & Depository 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.

Hearthstone Investments PLC is the parent company of the Hearthstone Investments Group. Regulated business is carried out by Hearthstone Asset Management Limited. Hearthstone Asset Management Limited is an appointed representative of Thesis Asset Management Limited which is authorised and regulated by the Financial Conduct Authority (114354). Hearthstone Investments PLC (06379066) and Hearthstone Asset Management Limited (07458920) are both registered in England and Wales. The registered office for both companies is c/o Waterstone Company Secretaries Ltd Third Floor, 5 St. Bride Street, London, United Kingdom, EC4A 4AS.

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