

Class F Shares - Institutional Net

Fund fact sheet date: 31 March 2020

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

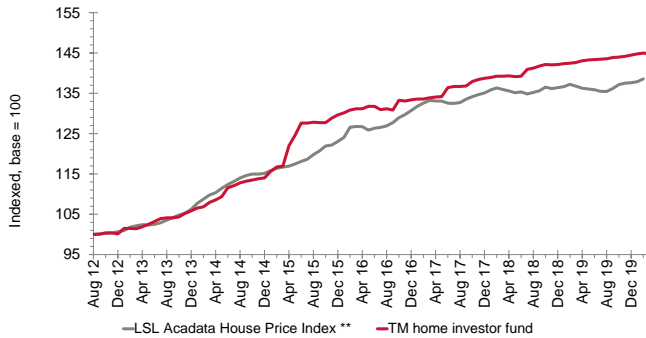
This factsheet is for information only. It is not designed to provide advice on the suitability of an investment for your personal financial situation. If you have any questions regarding the information included in this factsheet, you are recommended to speak to a financial adviser.

Investment Objective

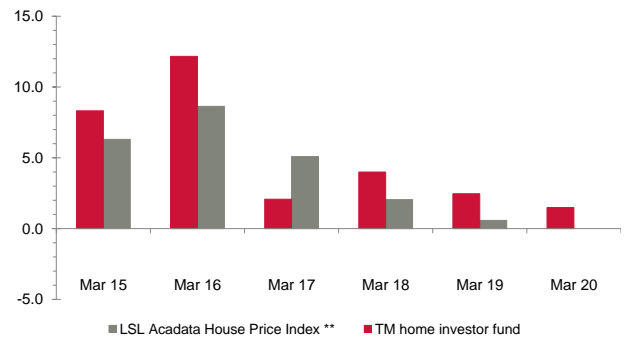
The Fund invests in private rented sector housing across the mainland UK regions and aims to capture UK house price growth plus provide an element of income return. The property investment manager, Hearthstone Asset Management Limited, uses quantitative asset allocation methods and qualitative regional 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. < Please see below regarding the current suspension of that index >

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	-0.14	0.21	0.63	1.49	8.14	23.81
LSL Acadata House Price Index **	N/A	N/A	N/A	N/A	N/A	N/A

Discrete total return (%) 12 months ending:

	Mar 16	Mar 17	Mar 18	Mar 19	Mar 20
TM home investor fund	12.17	2.08	3.99	2.46	1.49
LSL Acadata House Price Index **	8.64	5.09	2.04	0.58	N/A

Performance of Class F Shares - Institutional Net Accumulation Class, launched 03/08/2012. 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 31/03/2020

*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. ** LSL Acadata has stated it will not publish its House Price Index for March, April or May owing to low numbers of property transactions.

Property Investment Manager's commentary

What a difference a month makes. Last month I talked about the "remarkable change in sentiment in the UK residential property market" and how house prices, enquiries and instructions reached new highs. As we all know, it is a very different world now. Measures taken to control the Covid-19 pandemic have significantly reduced the number of housing transactions in the UK, resulting in the Fund's Standing Independent Valuer expressing material uncertainty in the valuation of the Fund's properties. Dealing in the Fund has been temporarily suspended, effective 10:30pm on 17th March, until such time as the market returns to more normal transaction volumes. Furthermore, there is little data feeding through to analyse house prices, the number of transactions taking place, or the lettings market. Whilst all commentators predict a quick return to the norm once the country "re-opens", there is still no definitive timeline as to when this might happen.

The March property portfolio valuation was down 0.22% on February, driven mainly by ten flats in Colchester, each seeing a 2% reduction. We sold £805,000 of stock in March as part of ongoing asset management, including two units that completed after Lockdown commenced. The Fund's occupancy at the end of March was c.91%, but eleven of the seventeen vacant units were in the recently acquired Crocketts Lane development which we simply did not have sufficient time to let prior to the enforced Lockdown. As such, excluding these and another unit which is for sale, the occupancy of the fund stands at c.95%. Over the past 12 months, portfolio rents have increased by 1.7%, versus ONS rental index of 1.4% and CPIH 1.5%.

A point of note is that during March 2020 the Fund collected 99% of rent demanded, in line with the 12-month average. We will have to wait to see how this has been impacted by Covid-19 going forwards, but fewer than 5% of tenants have so far raised rent queries in regard to financial distress caused by the lockdown. We continue supporting our tenants proactively throughout this period, all of which are set-up with an online tenant portal and have access to a 24 hour call centre.

Portfolio Facts

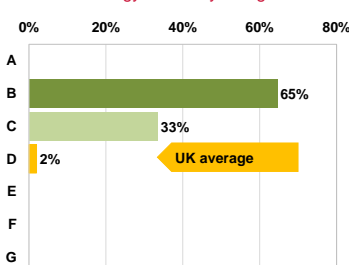
Fund asset allocation	
Cash or equivalent	17.18%
Property - North West	5.50%
Property - North East	0.00%
Property - Yorks & Humber	0.92%
Property - South East	21.61%
Property - South West	6.95%
Property - Wales	0.00%
Property - Scotland	3.18%
Property - East of England	12.30%
Property - East Midlands	8.44%
Property - West Midlands	9.29%
Property - London	14.64%

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, B66	11	£2,555,000
King Georges Park, Rowhedge, CO5	8	£2,530,000
Rea Road, Northfield, Birmingham. B31	14	£1,900,000
Portland View, Bristol, BS2	6	£1,725,000
Henmead House, Haywards Heath, RH16	6	£1,695,000
Mansion House, Colchester, CO2	10	£1,492,000

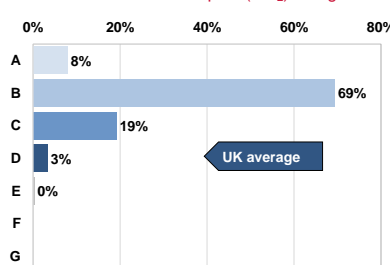
Property portfolio metrics	
Flats	94
Terraced	51
Semi	46
Detached	12
Total number of properties	203
Average property value	£249,020
Average tenant stay	26 months
1 year ave. occupancy (% of income)	94.93%

Environmental Profile

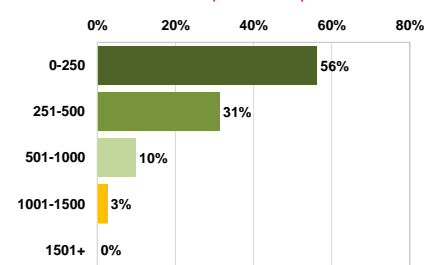
Energy efficiency rating



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 F Shares - Institutional Net

Costs and charges

Entry charge:	1.00%	Please contact Hearstone 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

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:	£100,000
Additional:	£100,000
Monthly:	n/a

Fund Price and Yield at 31 March 2020

	<u>Accumulation Class</u>	<u>Income Class</u>
Fund price:	£ 1.435	(N/A - Launching 20/04/2020)
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:	-0.14 %

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	
Wealthtime	

Fund ratings



FE Risk Score
3

ESG ratings



Key fund information

Fund name:	TM home investor fund (a subfund of the TM Hearstone ICVC)	
Performance comparator:	LSL Acadata House Price Index	
Fund launch date:	25/07/2012	
Share class launch date:	03/08/2012	(Accumulation Class)
	20/04/2020	(Income Class)
Fund size:	£61,291,856	
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 F Shares - Institutional Net	
	<u>Accumulation Class</u>	<u>Income Class</u>
Sedol:	B54N2C5	BLHXV83
ISIN:	GB00B54N2C52	GB00BLHXV832
Citicode:	112J	QZF7
MEXID:	8TIDEN	
	(Income class launches 20/04/2020)	
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:	Hearstone Asset Management Limited 23 Austin Friars London EC2N 2QP 020 3301 1330 info@hearstone.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 Hearstone 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.

Hearstone Investments PLC is the parent company of the Hearstone Investments Group. Regulated business is carried out by Hearstone Asset Management Limited. Hearstone Asset Management Limited is an appointed representative of Thesis Asset Management Limited which is authorised and regulated by the Financial Conduct Authority (114354). Hearstone Investments PLC (06379066) and Hearstone 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).