

Temporarily Suspended.
See www.homeinvestor.fund for information

Class C Shares - Retail Gross (Unbundled)

Fund fact sheet date: 30 June 2020

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

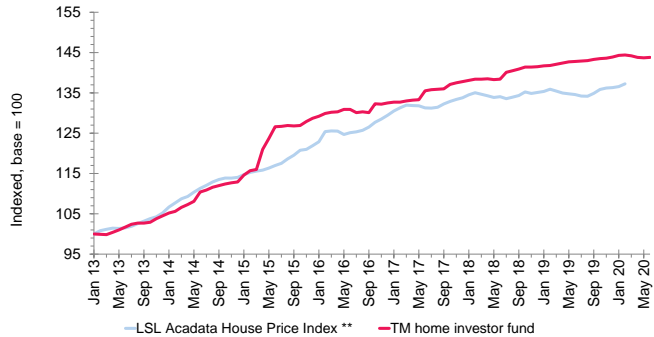
This factsheet is for information only. It is not designed to provide advice on the suitability of an investment for your personal financial situation. If you have any questions regarding the information included in this factsheet, you are recommended to speak to a financial adviser.

Investment Objective

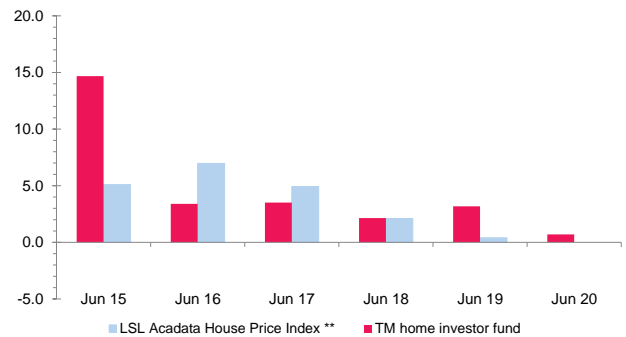
The Fund invests in private rented sector housing across the mainland UK regions and aims to capture UK house price growth plus provide an element of income return. The property investment manager, Hearthstone Asset Management Limited, uses quantitative asset allocation methods and qualitative regional 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	0.07	-0.28	-0.07	0.70	6.13	13.59
LSL Acadata House Price Index **	N/A	N/A	N/A	N/A	N/A	N/A

Discrete total return (%) 12 months ending:

	Jun 16	Jun 17	Jun 18	Jun 19	Jun 20
TM home investor fund	3.40	3.51	2.14	3.18	0.70
LSL Acadata House Price Index **	6.97	4.92	2.11	0.40	N/A

Performance of Class C Shares - Retail Gross (Unbundled) Accumulation Class, launched 07/01/2013. 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 30/06/2020

*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 not published its House Price Index for March to date owing to low numbers of property transactions.

Property Investment Manager's commentary

Following nearly three months of lockdown we are seeing "light at the end of the tunnel". As reported last month, on 18th May estate agencies in England reopened and although all expectations were for a cautious start, this appears not to have been the case at the time of writing. Zoopla's latest data states that sales agreed were up 4% by mid-June, with demand up 46% on March 2020 and supply 15% lower than June 2019. This relative lack of supply is maintaining pricing, with asking prices up 7% year on year and Zoopla's UK House Price Index up 2.4%. Similar dynamics exist within the lettings market with demand up 60% on March 2020 whilst supply up 'only' 36% - leading to a 1.5% increase in the ONS rental index.

Over recent weeks the RICS has suggested that the Material Valuation Uncertainty clause may not be appropriate for all property sectors - their most pertinent update on 11th June recommended removing the clause from valuations of "Build to rent residential property of institutional grade, which is professionally managed". Whilst this doesn't apply to this fund due to its valuations are more correlated to the owner-occupier market, the Fund's Standing Independent Valuer, CBRE, is closely monitoring the recovery in property transaction levels.

The Fund's June property valuation was up 0.06% on May, based on post-lockdown property transaction evidence. Portfolio occupancy at the end of June was c.92%, with a net increase in occupied units of +4. During June we have agreed lets on 12 units within the fund, 8 of which have now moved in, and 4 are undergoing referencing. These lettings are c.1% above the previous rental prices. Approximately 95% of rent demanded in June was received, slightly down on May but still very positive compared to other property sectors. We are working very hard alongside our property managers, Touchstone, to help any tenants that have been impacted by Covid-19, setting up payment plans, deferring rent reviews and agreeing rent holidays where appropriate. It is encouraging that most of our tenants want to pay their rent in full and, once in receipt of government financial aid, they immediately settle their arrears.

Portfolio Facts

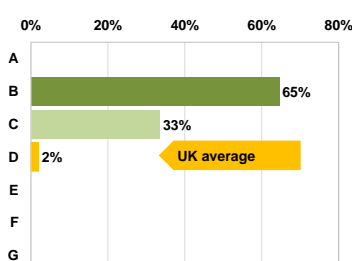
Fund asset allocation	
Cash or equivalent	17.38%
Property - North West	5.51%
Property - North East	0.00%
Property - Yorks & Humber	0.92%
Property - South East	21.64%
Property - South West	6.95%
Property - Wales	0.00%
Property - Scotland	3.19%
Property - East of England	12.17%
Property - East Midlands	8.48%
Property - West Midlands	9.20%
Property - London	14.55%

Top 10 property holdings		
Holding	Units	Value
Quadrant Court, Wembley, London HA9	22	£7,442,500
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	£2,425,000
Rea Road, Northfield, Birmingham. B31	14	£1,835,000
Portland View, Bristol, BS2	6	£1,715,000
Henmead House, Haywards Heath, RH16	6	£1,695,000
Mansion House, Colchester, CO2	10	£1,492,000

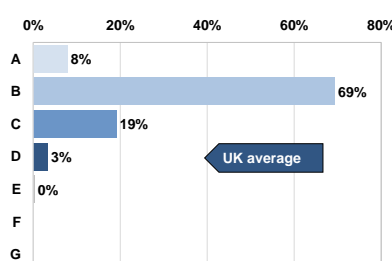
Property portfolio metrics	
Flats	94
Terraced	51
Semi	46
Detached	12
Total number of properties	203
Average property value	£247,868
Average tenant stay	27 months
1 year ave. occupancy (% of income)	93.98%

Environmental Profile

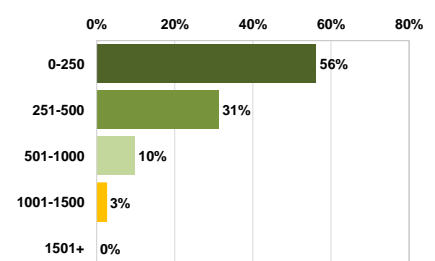
Energy efficiency rating



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 C Shares - Retail Gross (Unbundled)

Costs and charges

Entry charge:	0.00%
Exit charge:	0.00%
Annual charges ('OCF')*:	1.53%

* Ongoing Charges Figure (OCF) is based on estimated annual expenses, and includes the Annual Management Charge of 0.9%. 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:	£1,000
Additional:	£500
Monthly:	£50

Fund Price and Yield at 30 June 2020

	<u>Accumulation Class</u>	<u>Income Class</u>
Fund price:	£ 1.438	£1.438
Yield: *	1.12 %	2.41 %
* gross (no deduction of income tax). Income class yield is estimated, based on historical yield of the Accumulation class.		
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 (Accumulation class):	0.88 %
Maximum drawdown (Accumulation class):	-0.48 %

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:

7IM
AJ Bell
Alliance Trust
Ascentric
Cofunds Institutional
Hubwise
Pershing
Raymond James
Transact
Wealthtime

Direct to consumer (non-advised) platforms:

AJ Bell
Alliance Trust
Hargreaves Lansdown
Interactive Investor
Willis Owen

Key fund information

Fund name:	TM home investor fund (a subfund of the TM Hearthstone ICVC)
Performance comparator:	LSL Acadata House Price Index
Fund launch date:	25/07/2012
Share class launch date:	07/01/2013 (Accumulation Class) 20/04/2020 (Income Class)
Fund size:	£61,201,423
Primary asset class:	UK Residential Property
Structure:	OEIC with PAIF Tax Status
Pricing frequency:	Daily
Subscription frequency:	Daily
Redemption frequency:	Daily
Dealing time:	22:30 London, UK
Settlement:	T+4

Fund Codes

Class:	Class C Shares - Retail Gross (Unbundled)	
	<u>Accumulation Class</u>	<u>Income Class</u>
Sedol:	B95VYK8	BLHXV50
ISIN:	GB00B95VYK84	GB00BLHXV501
Citicode:	I3HL	QZF4
MEXID:	8THEAP	

MiFID category: **Non-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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info@hearthstone.co.uk
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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**

Fund ratings



FE Risk Score
3

ESG ratings



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 Ltd 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 Ltd (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).