

Class C Shares - Retail Gross (Unbundled)

Fund fact sheet date: 28 February 2021

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

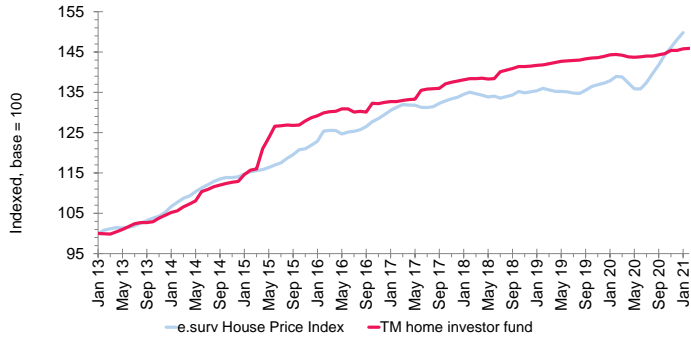
This factsheet is for information only. It is not designed to provide advice on the suitability of an investment for your personal financial situation. If you have any questions regarding the information included in this factsheet, you are recommended to speak to a financial adviser.

Investment Objective

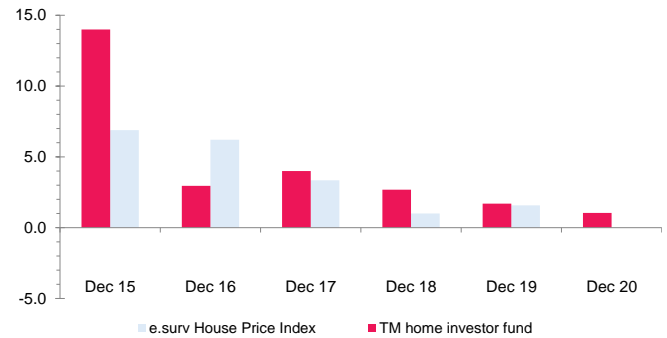
The Fund invests in private rented sector housing across the mainland UK regions and aims to capture UK house price growth plus provide an element of income return. The property investment manager, Hearthstone Asset Management Limited, uses quantitative asset allocation methods and qualitative regional 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 e.surv House Price Index (previously known as LSL Acadata) 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	0.34	1.32	1.04	5.42	12.32
e.surv House Price Index	1.17	3.82	9.02	8.68	11.37	21.93

Discrete total return (%) 12 months ending:

	Dec 16	Dec 17	Dec 18	Dec 19	Dec 20
TM home investor fund	2.95	4.00	2.69	1.70	1.04
e.surv House Price Index	6.21	3.35	1.00	1.57	7.88

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 28/02/2021 and e.surv 31/01/2021 unless stated otherwise.

*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

The sharp upturn in activity following the reopening of the market last summer coupled with the Stamp Duty Holiday started to recede in January and February, but we now expect this to return to a semblance of normality after this week's Budget. The Government was unlikely to turn off the fiscal tap before the economy finds its feet and, when it comes to the housing market, extending the SDLT 'Holiday' until September 2021 encourages house buying. Together with the new 5% Mortgage Guarantee Scheme, which proved effective in a previous incarnation in 2013, we feel this positions all levels of the market for future growth. Other measures such as self-employment grants, bounce-back loans, and the extension of the Furlough scheme to October will boost businesses' confidence and help control unemployment levels across the country – helping to maintain the already robust levels of rent collection in the Fund.

Rent collection remained high at 96.5% in February – although a slight drop on that collected last month, this is due to the shorter month. Occupancy in the portfolio holds steady at percentages in the upper 90's, with no move-outs in February but six move-ins. Property valuations increased by 0.09%, once again being driven by houses within commuting distance of cities. The Fund holds properties of average value £250,000 and, as much of the recent transaction volumes impacting various house price indices occurred at the premium end of the housing market, we are currently seeing a certain disconnect between mainstream house prices and reported indices. The Standing Independent Valuer can only adjust values in the portfolio once the sale of comparable properties has exchanged, and the considerable strain on the housing market chain is causing delays in transactions that might impact on the Fund's valuation more readily in normal times. We hope to see these delays ease, and subsequently more data to become available to the valuer, over the coming months as the economy begins to reopen and the 31st March deadline for the SDLT holiday has been extended.

Portfolio Facts

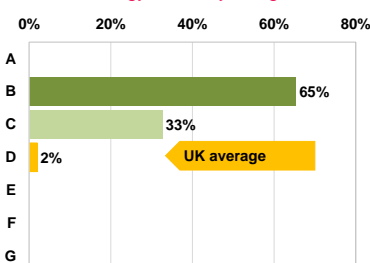
Fund asset allocation	
Cash or equivalent	16.08%
Property - North West	5.74%
Property - North East	0.00%
Property - Yorks & Humber	0.94%
Property - South East	22.31%
Property - South West	6.35%
Property - Wales	0.00%
Property - Scotland	3.21%
Property - East of England	11.93%
Property - East Midlands	8.67%
Property - West Midlands	10.10%
Property - London	14.67%

Top 10 property holdings		
Holding	Units	Value
Quadrant Court, Wembley, London HA9	22	£7,442,500
Wickhurst Green, Horsham, RH12	14	£4,665,000
The Limes, Nottingham, NG8	18	£3,820,000
Spectrum, Blackfriars Road, Manchester M3	17	£3,115,000
Crocketts Lane, Smethwick, B66	13	£3,025,000
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
Pandora Close, Locks Heath, SO31	4	£1,360,000

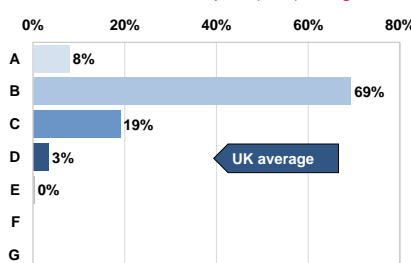
Property portfolio metrics	
Flats	92
Terraced	51
Semi	48
Detached	11
Total number of properties	202
Average property value	£250,943
Average tenant stay	28 months
1 year ave. occupancy (% of income)	91.72%

Environmental Profile

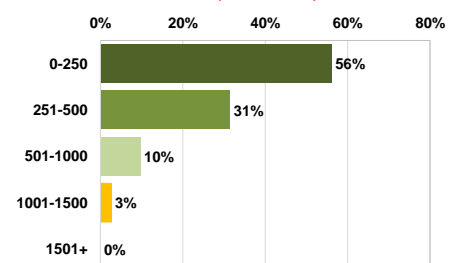
Energy efficiency rating



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')*:	1.54%

* 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 28 February 2021

	<u>Accumulation Class</u>	<u>Income Class</u>
Fund price:	£ 1.459	£1.456
Yield: *	0.70 %	2.00 %

* 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):	0.83 %
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:
Direct to consumer (non-advised) platforms:

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

AJ Bell
 Alliance Trust
 Fidelity FundsNetwork
 Hargreaves Lansdown
 Interactive Investor
 Willis Owen

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:	e.surv 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:	£60,689,485
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:	Stuart Springham, MRICS
Chief Investment Officer:	Andrew Smith, FRICS
Investment Committee:	Cedric Bucher Alan Collett, FRICS Andrew Smith, FRICS Stuart Springham, MRICS Darren Stent
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 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).