

Class G Shares - Institutional Net Income

Fund fact sheet date: 31 March 2021

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

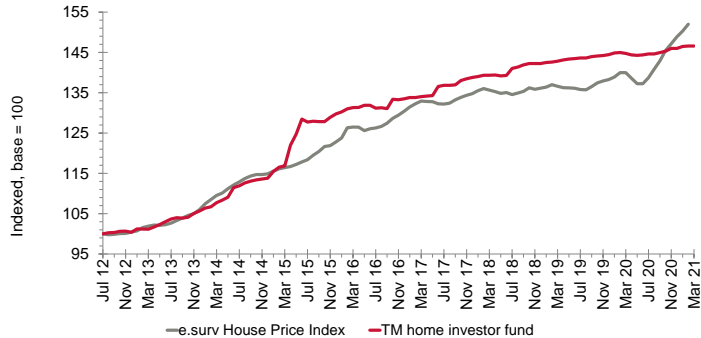
This factsheet is for information only. It is not designed to provide advice on the suitability of an investment for your personal financial situation. If you have any questions regarding the information included in this factsheet, you are recommended to speak to a financial adviser.

Investment Objective

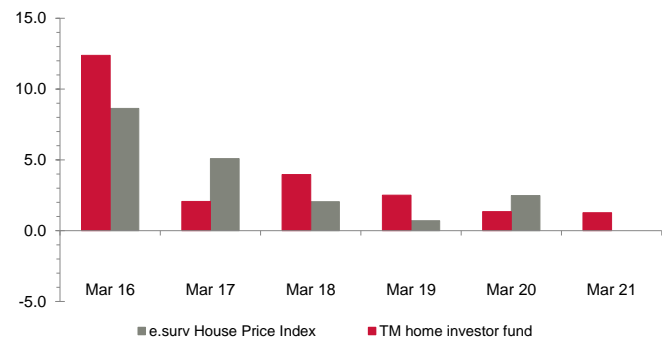
The Fund invests in private rented sector housing across the mainland UK regions and aims to capture UK house price growth plus provide an element of income return. The property investment manager, Hearthstone Asset Management Limited, uses quantitative asset allocation methods and qualitative regional 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	0.00	0.41	1.12	1.27	5.20	11.63
e.surv House Price Index	1.14	3.29	7.91	8.58	11.74	20.33

Discrete total return (%) 12 months ending:

	Mar 17	Mar 18	Mar 19	Mar 20	Mar 21
TM home investor fund	2.06	3.96	2.51	1.34	1.27
e.surv House Price Index	5.09	2.04	0.70	2.48	N/A

Performance of Class G Shares - Institutional Net 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 31/03/2021 and e.surv 28/02/2021 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

Institutional share classes in the TM home investor fund recorded between 0.35% and 0.41% total return in the first three months of 2021 (net of charges), giving another quarter of steady, positive returns in a volatile environment for investors in other asset classes. Rent collection continues to be strong at c. 101% for the month, maintaining its long-term trend and demonstrating the validity of the Private Rented Sector as a resilient source of income to investors. We have also seen more positive progress with vacant properties which have improved from almost 11% one year ago (having completed on 11 properties a few weeks before going into the first UK 'lockdown') to just 3% in March. Furthermore, we were able to achieve 5% increase in rents on re-lets of vacated properties over the last quarter.

Current activity in the UK housing market remains high in terms of monthly transactions which historically average c. 90,000 per month. Completed sales totalled over 120,000 in January 2021, and over 160,000 sales were agreed in March. Although the headline figures for the UK housing market both in terms of indices and transactions remain impressive, it is worth remembering that 90,000 housing transactions per month represents less than 0.5% of UK households. Importantly, a higher-than-normal proportion of current transactions are for premium homes which means the data feeding into national indices is not truly representative of the 'average' UK home. This requires a significant number of adjustments by index providers and, factoring in the significant lags from transactions yet to be completed, it is likely some of the published indices will be adjusted retrospectively. The Fund invests in approximately 200 mainstream 'mid-market' properties and, whilst the property portfolio valuations for March remained static following increases in January and February, its Standing Independent Valuer, CBRE, continues to monitor deals progressing on comparable properties in the market.

Portfolio Facts

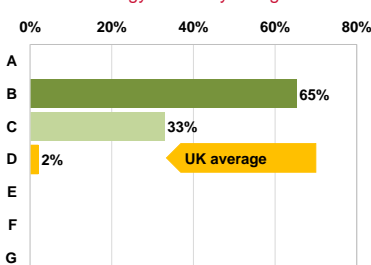
Fund asset allocation	
Cash or equivalent	15.33%
Property - North West	5.81%
Property - North East	0.00%
Property - Yorks & Humber	0.95%
Property - South East	22.58%
Property - South West	6.43%
Property - Wales	0.00%
Property - Scotland	3.23%
Property - East of England	11.82%
Property - East Midlands	8.78%
Property - West Midlands	10.22%
Property - London	14.85%

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

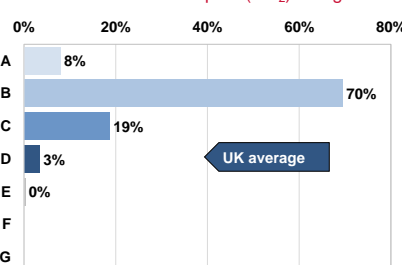
Property portfolio metrics	
Flats	91
Terraced	51
Semi	48
Detached	11
Total number of properties	201
Average property value	£251,443
Average tenant stay	29 months
1 year ave. occupancy (% of income)	92.17%

Environmental Profile

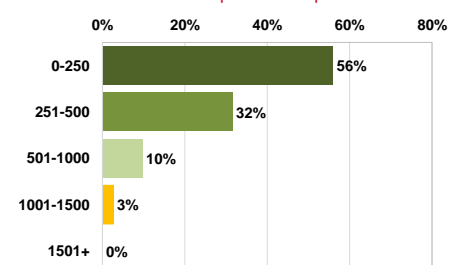
Energy efficiency rating



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%	<i>Please contact Hearthstone for current terms and discounts on institutional classes</i>
Exit charge:	0.00%	
Annual charges ('OCF')*:	1.39%	

* *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 31 March 2021

Fund price:	£ 1.308
Historical yield: *	0.71 %
	<small>* net of basic rate income tax</small>

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:	0.84 %
Maximum drawdown:	-0.49 %

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	
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:	e.surv House Price Index
Fund launch date:	25/07/2012
Share class launch date:	25/07/2012
Fund size:	£60,002,377
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: **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).