

Class C Shares - Retail Gross (Unbundled)

Fund fact sheet date: 31 May 2021

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

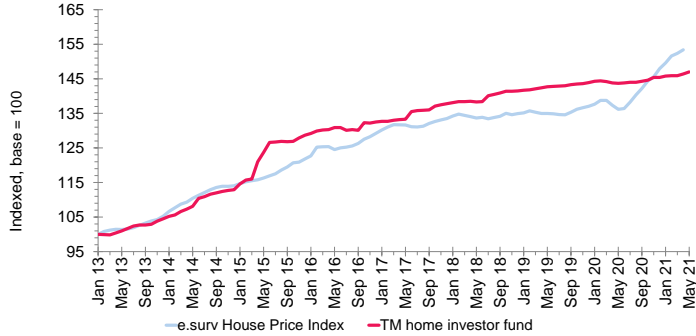
This factsheet is for information only. It is not designed to provide advice on the suitability of an investment for your personal financial situation. If you have any questions regarding the information included in this factsheet, you are recommended to speak to a financial adviser.

Investment Objective

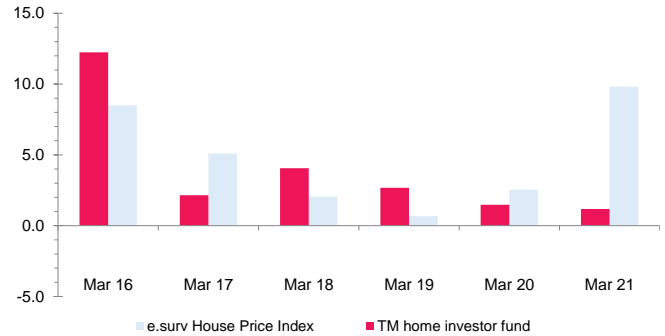
The Fund invests in private rented sector housing across the mainland UK regions and aims to capture UK house price growth plus provide an element of income return. The property investment manager, Hearthstone Asset Management Limited, uses quantitative asset allocation methods and qualitative regional 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	0.41	0.75	1.10	2.30	6.29	12.30
e.surv House Price Index	0.68	2.55	6.24	11.69	14.43	22.35

Discrete total return (%) 12 months ending:

	Mar 17	Mar 18	Mar 19	Mar 20	Mar 21
TM home investor fund	2.15	4.06	2.67	1.48	1.18
e.surv House Price Index	5.09	2.04	0.67	2.54	9.81

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 31/05/2021 and e.surv 30/04/2021 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 Fund enjoyed another month of increased property valuations, strong rent collection and reducing void rates.

The property portfolio valuation increased by £211,000 (0.41%) month-on-month as the Standing Independent Valuer (SIV), CBRE, revised 38 homes upwards. This takes the annual increase in property portfolio values to 2.03%. CBRE continues to monitor several other comparable transactions which may lead to revised valuations on further properties held by the Fund over the coming months. Transaction times have become stretched because of the current levels of activity in the market, but buyers will be striving to beat the approaching SDLT Holiday deadlines of 30th June and 30th September, and we expect more comparable data will therefore become available to the SIV over the coming weeks.

The rental market is also enjoying high levels of activity. At the end of the month just eight of the Fund's properties were vacant - one of which is being marketed for sale, and two where tenants vacated in late-May. As vacant properties are being re-let, we are seeing rents increase on average by 1.6% year-on-year which is 0.4% above the annual rent inflation reported by the Office for National Statistics. Whilst rent reviews for existing tenancies were suspended at the beginning of the Covid pandemic, we have now started to reintroduce them across the portfolio - although remaining sensitive to each tenant's financial circumstances. Rent collection was 99% of that demanded for the month.

* The Standing Independent Valuer has attached a valuation uncertainty clause to the Spectrum flats pending a satisfactory EWS1 (external wall safety) assessment. The building's Management Committee has registered with the Building Safety Fund and is currently working to assess the remediation works required.

Portfolio Facts

Fund asset allocation	
Cash or equivalent	16.20%
Property - North West	5.74%
Property - North East	0.00%
Property - Yorks & Humber	0.97%
Property - South East	22.30%
Property - South West	6.41%
Property - Wales	0.00%
Property - Scotland	3.18%
Property - East of England	11.70%
Property - East Midlands	8.80%
Property - West Midlands	10.10%
Property - London	14.60%

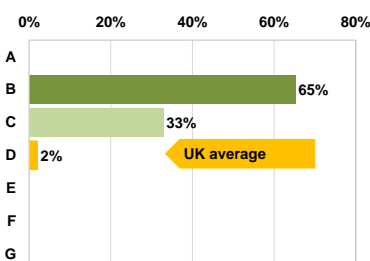
Top 10 property holdings		
Holding	Units	Value
Quadrant Court, Wembley, London HA9	22	£7,450,000
Wickhurst Green, Horsham, RH12	14	£4,665,000
The Limes, Nottingham, NG8	18	£3,870,000
Spectrum, Blackfriars Road, Manchester M3	17	* £3,115,000
Crocketts Lane, Smethwick, B66	13	£3,025,000
King Georges Park, Rowhedge, CO5	8	£2,445,000
Rea Road, Northfield, Birmingham. B31	14	£1,835,000
Portland View, Bristol, BS2	6	£1,750,000
Henmead House, Haywards Heath, RH16	6	£1,725,000
Pandora Close, Locks Heath, SO31	4	£1,360,000

* See commentary above.

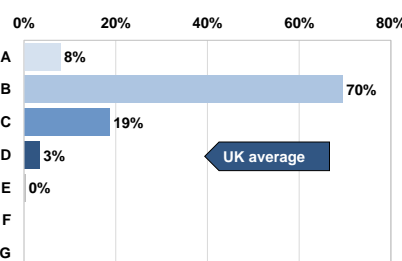
Property portfolio metrics	
Flats	91
Terraced	51
Semi	48
Detached	11
Total number of properties	201
Average property value	£253,277
Average tenant stay	30 months
1 year ave. occupancy (% of income)	93.03%

Environmental Profile

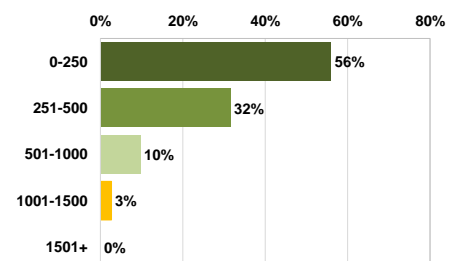
Energy efficiency rating



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 31 May 2021

	<u>Accumulation Class</u>	<u>Income Class</u>
Fund price:	£ 1.470	£1.468
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
4

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:	£61,171,092
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).