

Class F Shares - Institutional Net

Fund fact sheet date: 30 November 2021

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

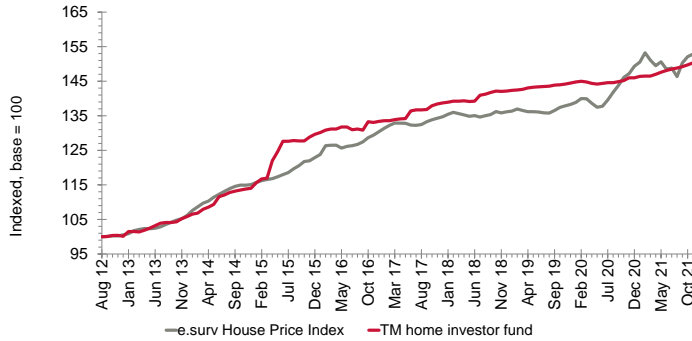
This factsheet is for information only. It is not designed to provide advice on the suitability of an investment for your personal financial situation. If you have any questions regarding the information included in this factsheet, you are recommended to speak to a financial adviser.

Investment Objective

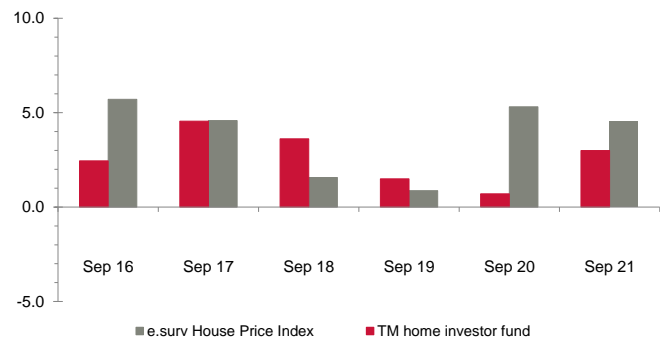
The Fund invests in private rented sector housing across the mainland UK regions and aims to capture UK house price growth plus provide an element of income return. The property investment manager, Hearthstone Asset Management Limited, uses quantitative asset allocation methods and qualitative regional 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	0.40	1.02	1.85	2.97	5.82	12.96
e.surv House Price Index	0.48	4.44	1.47	3.84	12.52	18.12

Discrete total return (%) 12 months ending:

	Sep 17	Sep 18	Sep 19	Sep 20	Sep 21
TM home investor fund	4.55	3.61	1.49	0.70	2.99
e.surv House Price Index	4.58	1.56	0.87	5.31	4.53

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 30/11/2021 and e.surv 30/11/2021 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's established property portfolio was valued upwards again in November by the Standing Independent Valuer, CBRE. This month's increase was £90,000 (0.17%) and is the 10th uplift this year. A further £4,233,000 of new properties were also added to the portfolio as the Fund completed on the purchase of 6 new-build homes in Doncaster and 13 near Preston. The Doncaster portfolio is comprised 5 x 3-bed and 1 x 2 bed houses in the Lakeside area of the town, and Preston comprises 4 x 4-bed and 9 x 3-bed houses in the village of Broughton. Both locations have proved to be extremely popular and 4 were occupied at month-end, 4 have confirmed move-ins before Christmas, and 9 are reserved for move-ins in the new year. The property team is currently reviewing a number of other potential acquisitions across several regions with a view to allocate a further c. £6.5 million over the coming months.

Rent collection in November was 99.7% of that invoiced. Whilst the month ended with 18 of the Fund's 219 properties vacant, 15 of these were the newly acquired properties which completed on 12th November and as mentioned above, have been letting very quickly. There continues to be a nationwide shortage of good quality housing available in the Private Rented Sector and those owned by the fund are in very high demand which we expect to result in moderate rental growth during 2022.

* 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.

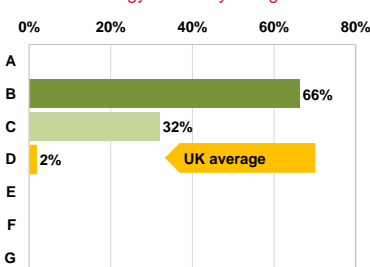
Portfolio Facts

Fund asset allocation		Top 10 property holdings		Property portfolio metrics		
Cash or equivalent	21.58%	Holding	Units	Value	Flats	90
Property - North West	9.13%	Quadrant Court, Wembley, London HA9	22	£7,400,000	Terraced	61
Property - North East	0.00%	Wickhurst Green, Horsham, RH12	14	£4,665,000	Semi	57
Property - Yorks & Humber	2.61%	The Limes, Nottingham, NG8	18	£3,950,000	Detached	11
Property - South East	19.21%	Spectrum, Blackfriars Road, Manchester M3	17	* £3,115,000	Total number of properties	219
Property - South West	5.61%	Crocketts Lane, Smethwick, B66	13	£3,025,000	Average property value	£254,957
Property - Wales	0.00%	Whittingham Place, Preston, PR3	13	£2,998,000	Average tenant stay	29 months
Property - Scotland	2.73%	King Georges Park, Rowhedge, CO5	8	£2,605,000	1 year ave. occupancy (% of income)	95.67%
Property - East of England	10.14%	Rea Road, Northfield, Birmingham. B31	14	£1,835,000		
Property - East Midlands	7.93%	Henmead House, Haywards Heath, RH16	6	£1,755,000		
Property - West Midlands	8.67%	Portland View, Bristol, BS2	6	£1,750,000		
Property - London	12.39%					

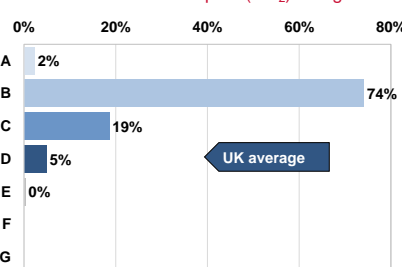
* See commentary above.

Environmental Profile

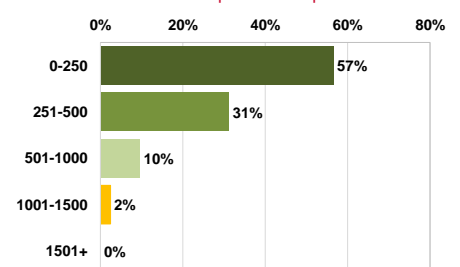
Energy efficiency rating



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 Hearthstone for current terms and discounts on institutional classes
Exit charge:	0.00%	
Annual charges ('OCF')*:	1.36%	

* 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 30 November 2021

	<u>Accumulation Class</u>	<u>Income Class</u>
Fund price:	£ 1.490	£1.490
Yield: *	0.71 %	1.86 %

* net of basic rate 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):	0.57 %
Maximum drawdown (Accumulation class):	-0.56 %

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	
Wealthtime	

Fund ratings

FE Risk Score
5



Signatory of:
PRI Principles for Responsible Investment

Environmental, Social, Governance (ESG)

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:	03/08/2012 (Accumulation Class) 20/04/2020 (Income Class)
Fund size:	£71,721,294
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	

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 29 Throgmorton Street London EC2N 2AT 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 Thesis Unit Trust Management Ltd Sunderland SR43 4AZ 0333 300 0375
Depositary:	NatWest Trustee & Depositary 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 Suite LG:03, Bridge House, 181 Queen Victoria Street, London, EC4V 4EG.

Thesis Unit Trust Management Limited is the Authorised Corporate Director. Authorised and regulated by the Financial Conduct Authority (186882).