

Class G Shares - Institutional Net Income

Fund fact sheet date: 31 December 2021

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

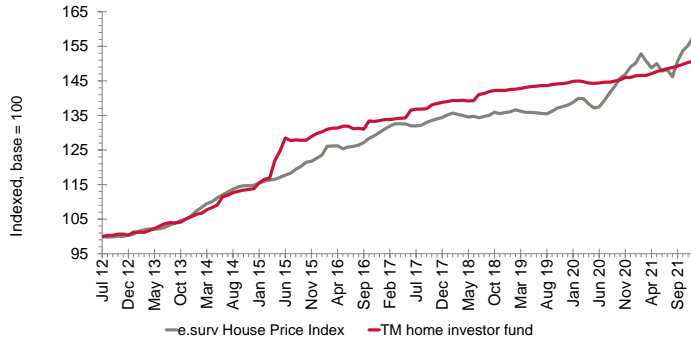
This factsheet is for information only. It is not designed to provide advice on the suitability of an investment for your personal financial situation. If you have any questions regarding the information included in this factsheet, you are recommended to speak to a financial adviser.

Investment Objective

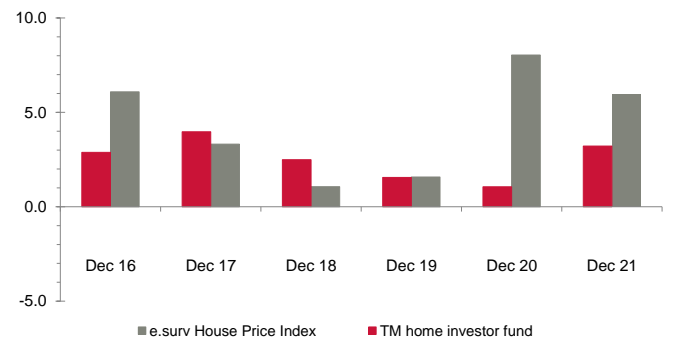
The Fund invests in private rented sector housing across the mainland UK regions and aims to capture UK house price growth plus provide an element of income return. The property investment manager, Hearthstone Asset Management Limited, uses quantitative asset allocation methods and qualitative regional 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	0.22	0.90	1.73	3.21	5.93	12.87
e.surv House Price Index	1.75	4.79	6.84	5.96	16.28	21.41

Discrete total return (%) 12 months ending:

	Dec 17	Dec 18	Dec 19	Dec 20	Dec 21
TM home investor fund	3.97	2.49	1.55	1.06	3.21
e.surv House Price Index	3.32	1.06	1.58	8.04	5.96

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 31/12/2021 and e.surv 31/12/2021 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 December by the Standing Independent Valuer, CBRE. This month's increase of £120,000 (0.21%) was the 11th uplift in 2021. Slow recording of transactions on Land Registry means the e.surv Acadata House Price Index continues to be very volatile, and it is likely to be into Q2 2022 before a reliable measure of house price growth for 2021 emerges. We are reading the recent months' index data with a high degree of caution.

Having completed on the purchase of £4,233,000 of new properties in November, the final two acquisitions on the Willow Grange development in Doncaster completed in December at a value of £435,000. These two properties are both 3-bed semi-detached houses. Of the 8 new Doncaster properties and 13 new Preston properties acquired during November and December, 17 have already been let or reserved at average gross yield of 5.3%. The property team is currently reviewing a number of other potential acquisitions across several regions with a view to allocate a further c. £5 million over the coming months following continued positive net subscriptions to the Fund.

Rent collection in December was 98% of that invoiced, and collection for the year 99.1%. The month ended with 13 of the Fund's 221 properties vacant, but 2 of these were the Doncaster properties which completed on 17th December. The continuing nationwide shortage of good quality housing available in the Private Rented Sector means those owned by the fund are in very high demand, and vacant properties are letting well. We expect to see 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.

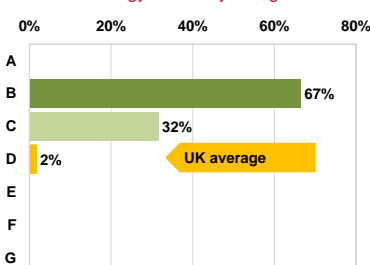
Portfolio Facts

Fund asset allocation		Top 10 property holdings		Property portfolio metrics		
Cash or equivalent	21.81%	Holding	Units	Value	Flats	90
Property - North West	9.01%	Quadrant Court, Wembley, London HA9	22	£7,380,000	Terraced	61
Property - North East	0.00%	Wickhurst Green, Horsham, RH12	14	£4,665,000	Semi	59
Property - Yorks & Humber	3.18%	The Limes, Nottingham, NG8	18	£3,950,000	Detached	11
Property - South East	18.99%	Spectrum, Blackfriars Road, Manchester M3	17	* £3,115,000	Total number of properties	221
Property - South West	5.56%	Crocketts Lane, Smethwick, B66	13	£3,025,000	Average property value	£255,160
Property - Wales	0.00%	Whittingham Place, Preston, PR3	13	£2,998,000	Average tenant stay	29 months
Property - Scotland	2.69%	King Georges Park, Rowhedge, CO5	8	£2,605,000	1 year ave. occupancy (% of income)	95.98%
Property - East of England	10.09%	Rea Road, Northfield, Birmingham. B31	14	£1,835,000		
Property - East Midlands	7.83%	Henmead House, Haywards Heath, RH16	6	£1,755,000		
Property - West Midlands	8.61%	Portland View, Bristol, BS2	6	£1,750,000		
Property - London	12.21%					

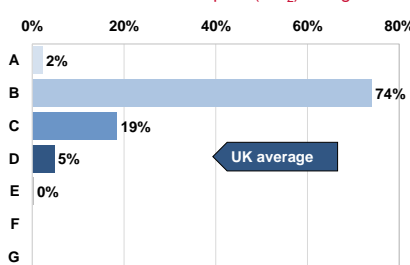
* See commentary above.

Environmental Profile

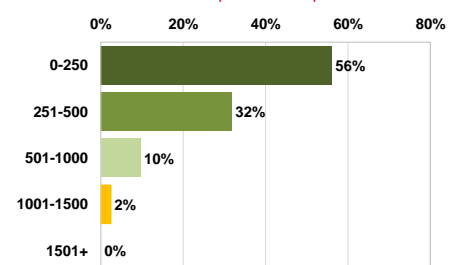
Energy efficiency rating



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 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')*:	1.36%	

* 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

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 December 2021

Fund price:	£ 1.339
Historical yield: *	0.59 %
<i>* net of basic rate income tax</i>	

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:	0.54 %
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

Environmental, Social, Governance (ESG)

FE Risk Score
5



Signatory of:

PRI Principles for Responsible Investment

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:	£72,751,629
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 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
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 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).