

Class F Shares - Institutional Net - 30 November 2023

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. Investors should read the Key Investor Information Document or Prospectus which are available on www.homeinvestor.fund or by contacting info@hearthstone.co.uk.

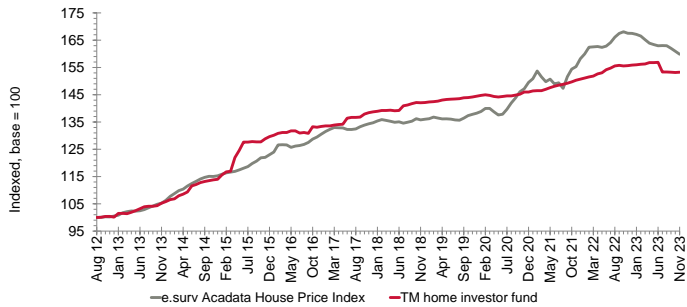
Investment Objective Summary

The Fund invests in private rented sector housing across mainland UK regions and aims to capture UK house price growth and provide an element of income return. The property investment manager, Hearthstone Asset Management Limited, uses quantitative asset allocation and qualitative regional stock selection to build a portfolio of assets reflecting the distribution of UK mainland housing stock which are let under assured shorthold tenancies (AST's) and corporate lets. Investment returns comprise capital growth and rental income. The e.surv Acadata House Price Index is used for performance comparisons only. It is not a target benchmark and the fund is not constrained by it. This index has been chosen as a comparator benchmark as it is based upon actual sales completed and is mix-adjusted.

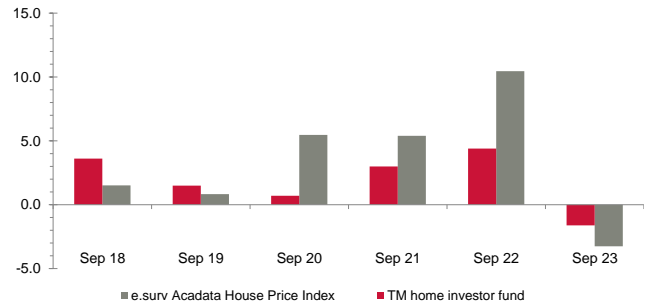
Please see the Key Investor Information Document or Prospectus for the full Investment Objective and Policy wording, and on the choice of performance comparator.

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 | -0.07 | -2.25 | -1.56 | 4.98 | 7.88 |
| e.surv Acadata House Price Index | -0.69 | -1.92 | -2.18 | -4.60 | 8.61 | 17.72 |

Discrete total return (%) 12 months ending:

| | Sep 19 | Sep 20 | Sep 21 | Sep 22 | Sep 23 |
|----------------------------------|--------|--------|--------|--------|--------|
| TM home investor fund | 1.49 | 0.70 | 2.99 | 4.39 | -1.62 |
| e.surv Acadata House Price Index | 0.83 | 5.47 | 5.39 | 10.45 | -3.26 |

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 30/11/2023 and e.surv 30/11/2023 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. Tax treatment depends on the individual circumstances of each investor and may be subject to change in future.

Property Investment Manager's commentary

Following the communication on 30th October 2023, the Fund commenced termination with effect from 1st December. Whilst not shown in the performance charts in this factsheet to the end of November, the share price reduced by c. 9% on 4th December (5th for the Feeder Fund) as c. £5.7m of cash (c. 9% of the Fund) was set aside for the first capital distribution which was paid to investors on 12th December. Distribution rates can be found on www.homeinvestor.fund.

In the November valuation, the Standing Independent left values unchanged on the majority of the Fund's properties except for 13 in Preston and Edinburgh which were reduced by a total of £125,000 although this was again offset by rental income collected. Despite difficult market conditions, the Fund's property portfolio valuations are down by just 0.95% over the last 12 months, versus the e.surv Acadata index reporting a fall of 4.6% in house prices. Rent collection on occupied properties was 101% in November which followed October's 104% as arrears from September were recouped. Void loss will inevitably increase as properties are vacated pending disposal, and was at 9.4% of potential gross rent for November.

One property sale completed in November for a price of £350,000. A further 13 properties for a total of £3.4 million are currently progressing through conveyancing, and 8 being marketed for sale at a total of just under £2.5 million. A further 41 properties are in the process of being readied for marketing early in the New Year. As the Fund holds multiple properties on a number of sites, we aim to phase disposals so as to not dilute the value of those assets. We also continue to explore possibilities for bulk-sales of parts of the portfolio to investment buyers but, in the current market, these types of buyers are seeking significant discounts which we do not consider to be in the interests of the Fund's investors.

* The SIV attached a material valuation uncertainty clause to the Spectrum flats in Manchester in April 2021 following a failed EWS1 (external wall safety) assessment. These assessments were introduced by the government to improve fire safety of high-rise buildings including external cladding. As there is currently no clarity as to potential cost and timing of any remedial works, or whether this may require funding from leaseholders, the clause remains in place. Consequently, the SIV states less certainty and a higher degree of caution should be attached to its valuation of these units, and that it may take longer than the usual 3-6 month marketing period should a decision be made to sell them individually. However, the original developer of the flats has recently signed the Government's Buildings Safety Repairs pledge and stated its intent to work with the site's Residents Management Company to agree a schedule of remediation works. All residents are aware of the situation and additional fire safety measures have been implemented. The 17 flats held by the fund, of which 12 are in a building below 18 metres, are part of a larger development of c. 600 apartments. Since a Material Valuation Uncertainty clause has been attached to these properties, the 30th June 2023 financial statements were qualified.

Portfolio Facts

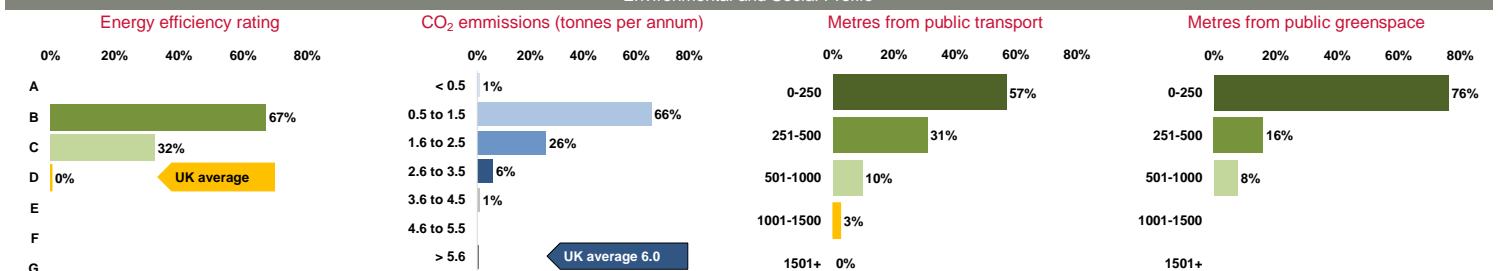
| Fund asset allocation | |
|----------------------------|--------|
| Cash or equivalent | 9.59% |
| Property - North West | 9.22% |
| Property - North East | 0.00% |
| Property - Yorks & Humber | 3.68% |
| Property - South East | 21.57% |
| Property - South West | 9.78% |
| Property - Wales | 0.00% |
| Property - Scotland | 2.53% |
| Property - East of England | 10.47% |
| Property - East Midlands | 9.19% |
| Property - West Midlands | 10.18% |
| Property - London | 13.79% |

| Top 10 property holdings | | |
|--|-------|------------|
| Holding | Units | Valuation |
| Quadrant Court, Wembley, London HA9 | 22 | £7,385,000 |
| Wickhurst Green, Horsham, RH12 | 13 | £4,510,000 |
| The Limes, Nottingham, NG8 | 18 | £4,280,000 |
| Crocketts Lane, Smethwick, B66 | 13 | £3,285,000 |
| Whittingham Place, Preston, PR3 | 13 | £2,865,000 |
| King Georges Park, Rowhedge, CO5 | 8 | £2,705,000 |
| *Spectrum, Blackfriars Road, Manchester M3 | 17 | £2,685,000 |
| Rea Road, Northfield, Birmingham. B31 | 14 | £1,905,000 |
| Portland View, Bristol, BS2 | 6 | £1,750,000 |
| Willow Grange, Doncaster, DN4 | 8 | £1,670,000 |

* See commentary above.

| Property portfolio metrics | |
|-------------------------------------|-----------|
| Flats | 84 |
| Terraced | 65 |
| Semi | 58 |
| Detached | 11 |
| Total number of properties | 218 |
| Average property valuation | £263,676 |
| Average tenant stay | 37 months |
| 1 year ave. occupancy (% of income) | 94.59% |

Environmental and Social Profile



All charts show the property portfolio by percentage of property units. Values may not total 100% due to rounding. Sources: Hearthstone and Department for Levelling Up, Housing and Communities, 30 November 2023

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Costs and charges

| | | |
|--------------------------|--------------|--|
| Entry charge: | 1.00% | <i>Please contact Hearthstone for current terms and discounts on institutional classes</i> |
| Exit charge: | 0.00% | |
| Annual charges ('OCF')*: | 1.32% | |

* 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.

Portfolio transaction costs: **0.02%** of average fund value for the year to 30/09/2023.

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 2023

| | <u>Accumulation Class</u> | <u>Income Class</u> |
|---------------------------------|---------------------------|---------------------|
| Fund price (Bid-pricing basis): | £ 1.519 | £1.519 |
| Yield: * | 1.06 % | 1.06 % |

* net of basic rate income tax. Income class yield is estimated, based on historical yield of the Accumulation class.

Past five years distributions (pence per share):

| Year | Accumulation Class | Income Class |
|------|--------------------|--------------|
| 2023 | 1.18 | 0.00 |
| 2022 | 1.48 | 0.00 |
| 2021 | 0.86 | 0.00 |
| 2020 | 1.17 | 0.00 |
| 2019 | 1.86 | 0.00 |

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): | 1.56 % |
| Maximum drawdown (Accumulation class): | -2.38 % |

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 | |

Key fund information

| | |
|--------------------------------|--|
| Fund name: | TM home investor fund (a subfund of the TM Hearthstone ICVC) |
| Performance comparator: | e.surv Acadata 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 (Bid-pricing basis): | £62.37 million |
| Primary asset class: | UK Residential Property |
| Structure: | OEIC with PAIF Tax Status |
| Pricing frequency: | Daily |
| Subscription frequency: | Daily |
| Redemption frequency: | 1st business day of calendar quarter (3 months prior notice) |
| 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 Andrew Smith, FRICS Stuart Springham, MRICS Darren Stent |

Property Investment Manager and Distributor: **Hearthstone Asset Management Limited**
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info@hearthstone.co.uk
www.homeinvestor.fund

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PO19 1UP
01243 531234
www.tutman.co.uk

Dealing and administration: **TM Hearthstone ICVC**
Thesis Unit Trust Management Limited
Sunderland
SR43 4AZ
0333 300 0375

Depository: **NatWest Trustee & Depository Services Limited**

Independent valuer: **CBRE Limited**

Auditor: **Grant Thornton UK LLP**

Environmental, Social, Governance (ESG)

Signatory of:



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. Tax treatment depends on the individual circumstances of each investor and may be subject to change in future.

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).