

Class F Shares - Institutional Net

Fund fact sheet date: 30 April 2021

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

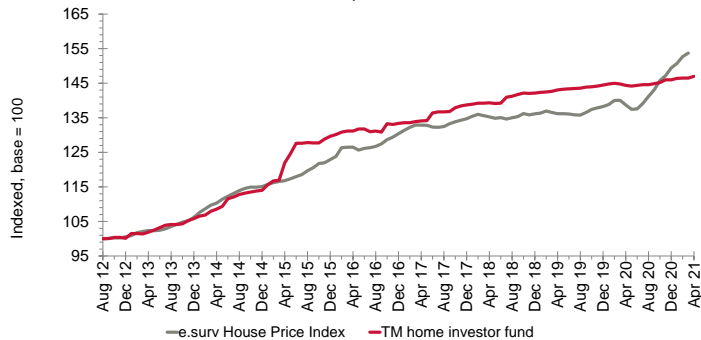
This factsheet is for information only. It is not designed to provide advice on the suitability of an investment for your personal financial situation. If you have any questions regarding the information included in this factsheet, you are recommended to speak to a financial adviser.

Investment Objective

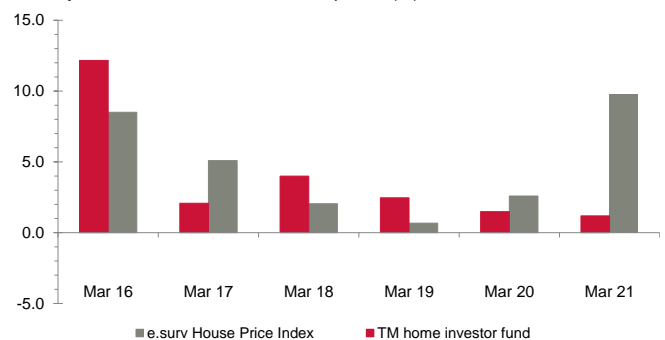
The Fund invests in private rented sector housing across the mainland UK regions and aims to capture UK house price growth plus provide an element of income return. The property investment manager, Hearthstone Asset Management Limited, uses quantitative asset allocation methods and qualitative regional 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	0.34	0.41	1.25	1.82	5.50	12.08
e.surv House Price Index	0.68	2.89	7.43	9.76	13.35	21.56

Discrete total return (%) 12 months ending:

	Mar 17	Mar 18	Mar 19	Mar 20	Mar 21
TM home investor fund	2.08	3.99	2.46	1.49	1.18
e.surv House Price Index	5.09	2.04	0.67	2.59	9.76

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 30/04/2021 and e.surv 31/03/2021 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

As mentioned in previous commentaries, the Fund's Standing Independent Valuer, CBRE, has been waiting for sales of several comparable properties to those held by the Fund to progress to exchange of contracts or completion. A number of these did so during April which enabled them to increase valuations on twenty houses in the portfolio by an average of 2.3%, and twelve flats by an average of 1.6%. This resulted in the Fund's property portfolio increasing by 0.31% in the month and by 1.8% since the end of the first 'lockdown'. 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. The latest indices currently place annual house price growth over a broad range: Zoopla at 4% and Rightmove 5.1%, up to ONS and e.surv reporting 8.6% and 9.76% respectively. With Halifax and Nationwide stating annual growth of 6.5% and 7.1%, readers may understandably be confused as to which gives an accurate picture of the market, but this can be explained by them measuring different stages in the transaction process, using different datasets, and applying different methodologies to mix-adjustment and seasonalisation. We do expect the divergence in these indices to narrow over the course of 2021, whilst the Fund's property portfolio will continue to be valued by reference to transactions of comparable properties, and not by reference to any index.

The Fund again collected over 99% of rent invoiced for the month. Rents on re-lets and the recently re-introduced rent reviews have increased by 3.5% over the past quarter, versus a market average of 1.3% according to the Office for National Statistics, and percentage occupancy levels continue to be in the high nineties. As mentioned last month, the lettings market has significantly improved over the last nine months and not only are occupancy rates staying high, but rents are increasing. This has resulted in the Net Initial Yield at property level remaining at 3% for the second month in a row - With the continuing success of the vaccination rollout and easing of restrictions we are cautiously confident this will continue throughout 2021.

Portfolio Facts

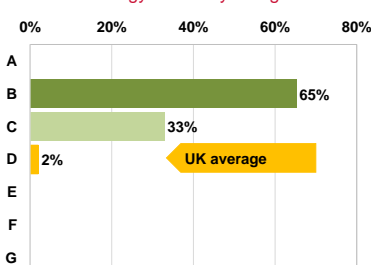
Fund asset allocation	
Cash or equivalent	15.58%
Property - North West	5.77%
Property - North East	0.00%
Property - Yorks & Humber	0.96%
Property - South East	22.51%
Property - South West	6.45%
Property - Wales	0.00%
Property - Scotland	3.21%
Property - East of England	11.79%
Property - East Midlands	8.78%
Property - West Midlands	10.16%
Property - London	14.77%

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	£3,820,000
Spectrum, Blackfriars Road, Manchester M3	17	£3,115,000
Crocketts Lane, Smethwick, B66	13	£3,025,000
King Georges Park, Rowhedge, CO5	8	£2,445,000
Rea Road, Northfield, Birmingham. B31	14	£1,835,000
Portland View, Bristol, BS2	6	£1,730,000
Henmead House, Haywards Heath, RH16	6	£1,725,000
Pandora Close, Locks Heath, SO31	4	£1,360,000

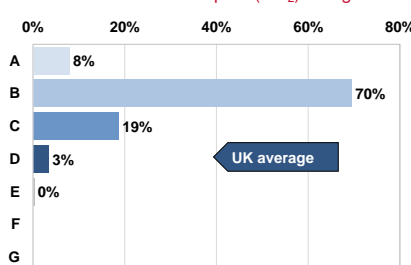
Property portfolio metrics	
Flats	91
Terraced	51
Semi	48
Detached	11
Total number of properties	201
Average property value	£252,233
Average tenant stay	30 months
1 year ave. occupancy (% of income)	92.53%

Environmental Profile

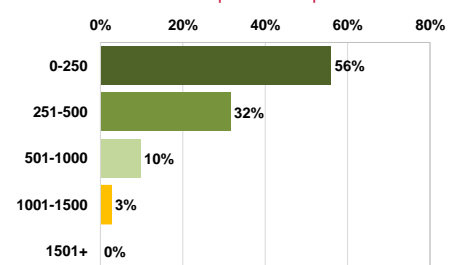
Energy efficiency rating



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 <i>Hearthstone</i> for current
Exit charge:	0.00%	terms and discounts on institutional classes
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

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 April 2021

	<u>Accumulation Class</u>	<u>Income Class</u>
Fund price:	£ 1.457	£1.457
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):	0.85 %
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
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:	03/08/2012	(Accumulation Class)
	20/04/2020	(Income Class)
Fund size:	£60,376,099	
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 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).