

Class D Shares - Retail Net (Unbundled) - 31 March 2022

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.

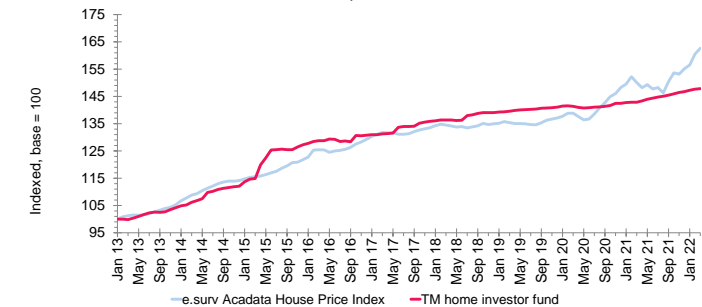
Investment Objective Summary

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.

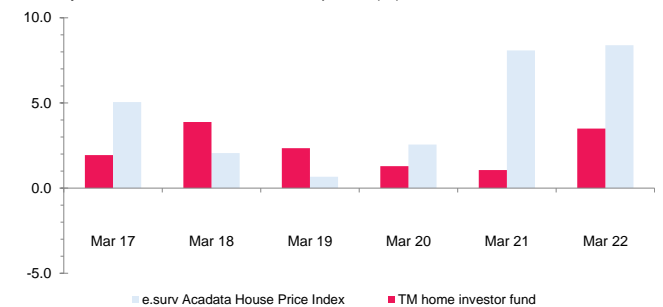
Please see the Key Investor Information Document or Prospectus for the full Investment Objective and Policy wording, and on the choice of performance comparator.

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 | 0.14 | 0.75 | 1.65 | 3.50 | 5.94 | 12.63 |
| e.surv Acadata House Price Index | 1.34 | 4.86 | 8.13 | 8.39 | 20.15 | 23.44 |

Discrete total return (%) 12 months ending:

| | Mar 18 | Mar 19 | Mar 20 | Mar 21 | Mar 22 |
|----------------------------------|--------|--------|--------|--------|--------|
| TM home investor fund | 3.88 | 2.34 | 1.29 | 1.06 | 3.50 |
| e.surv Acadata House Price Index | 2.06 | 0.67 | 2.56 | 8.08 | 8.39 |

Performance of Class D Shares - Retail Net (Unbundled) Accumulation Class, launched 07/01/2013. 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 31/03/2022 and e.surv 31/03/2022 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

The Fund's established property portfolio was valued upwards again in March by the Standing Independent Valuer, CBRE, this month by £140,000 (0.25%). The 16 properties valued upward this month were spread across various locations including Dartford and Sittingbourne in Kent, Fareham in Hampshire, Teignmouth in Devon, and Cleobury Mortimer in Shropshire. These increased valuations, as always, were based on evidence of transactions on comparable local properties. House price indices derived from Land Registry data such as e.surv Acadata continue to show a high degree of volatility so we are reading the recent months' index with a high degree of caution as a result.

Following exchange of contracts in February on six 3-bed semi-detached and one 4-bed detached houses in Calne (15 miles South West of Swindon and 30 miles East of Bristol), completion took place on 2 of these in March with the remaining 5 completing in April. This acquisition is valued at c. £2.1 million and an initial gross yield of c. 4.9%.

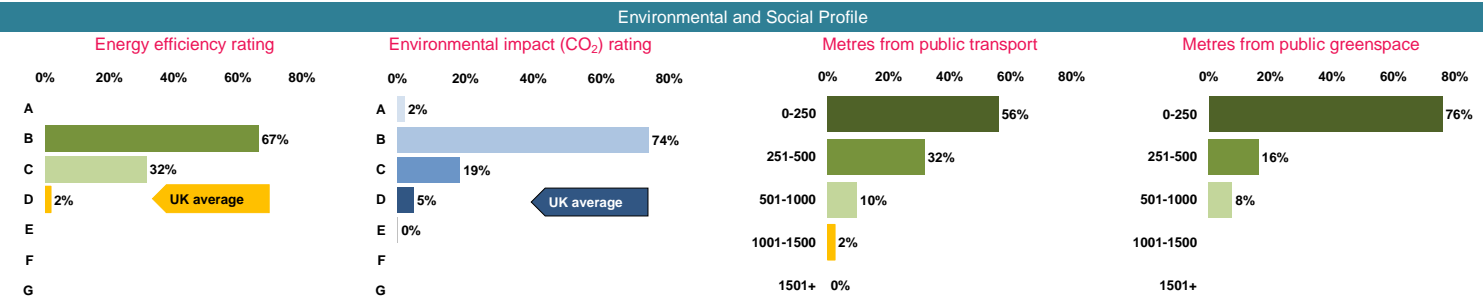
5 properties were vacant at the end of March (which included the 2 new properties at Calne) but high demand for quality rental property means vacated units are being relet very quickly and is also translating into positive rental growth. Average rental growth over 12 months stands at 2.4% (versus ONS Rental Index at 2.4%) but we expect this to increase further over the coming months if recent trends continue.

* The Standing Independent Valuer (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 the potential cost of any remedial works, its funding and timing remain unclear, the clause remains in place. Government guidance is also under review, and it is not known how remedial works may impact the value of the flats or require funding from leaseholders. Consequently, the SIV has not changed its valuation from March 2021 but 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. 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 18m, are part of a larger development of 600 apartments.

Portfolio Facts

| Fund asset allocation | | Top 10 property holdings | | | Property portfolio metrics | |
|----------------------------|--------|---|-------|--------------|-------------------------------------|-----------|
| Cash or equivalent | 20.49% | Holding | Units | Value | Flats | 90 |
| Property - North West | 9.02% | Quadrant Court, Wembley, London HA9 | 22 | £7,385,000 | Terraced | 63 |
| Property - North East | 0.00% | Wickhurst Green, Horsham, RH12 | 14 | £4,735,000 | Semi | 59 |
| Property - Yorks & Humber | 3.22% | The Limes, Nottingham, NG8 | 18 | £4,040,000 | Detached | 11 |
| Property - South East | 19.18% | Spectrum, Blackfriars Road, Manchester M3 | 17 | * £3,115,000 | Total number of properties | 223 |
| Property - South West | 6.41% | Crocketts Lane, Smethwick, B66 | 13 | £3,090,000 | | |
| Property - Wales | 0.00% | Whittingham Place, Preston, PR3 | 13 | £2,998,000 | Average property value | £257,569 |
| Property - Scotland | 2.69% | King Georges Park, Rowhedge, CO5 | 8 | £2,605,000 | Average tenant stay | 30 months |
| Property - East of England | 10.10% | Rea Road, Northfield, Birmingham. B31 | 14 | £1,835,000 | 1 year ave. occupancy (% of income) | 96.79% |
| Property - East Midlands | 7.94% | Henmead House, Haywards Heath, RH16 | 6 | £1,755,000 | | |
| Property - West Midlands | 8.76% | Portland View, Bristol, BS2 | 6 | £1,750,000 | | |
| Property - London | 12.19% | | | | | |

* See commentary above.



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, 31 March 2022



Class D Shares - Retail Net (Unbundled) - 31 March 2022

Costs and charges

| | |
|--------------------------|-------|
| Entry charge: | 0.00% |
| Exit charge: | 0.00% |
| Annual charges ('OCF')*: | 1.44% |

* 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 March 2022

| | <u>Accumulation Class</u> | <u>Income Class</u> |
|---|---------------------------|---------------------|
| Fund price: | £ 1.480 | £1.468 |
| Yield: * | 0.53 % | 0.96 % |
| * 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): | | |
| 2022 | 0.33 | 0.55 |
| 2021 | 0.66 | 0.65 |
| 2020 | 0.97 | 0.00 |
| 2019 | 1.66 | 0.00 |
| 2018 | 1.06 | 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): | 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:

| | |
|-----------------------|----------------------|
| TIM | AJ Bell |
| AJ Bell | Alliance Trust |
| Alliance Trust | Hargreaves Lansdown |
| Ascentric | Interactive Investor |
| Aviva | Willis Owen |
| Cofunds Institutional | |
| Hubwise | |
| Parmenion | |
| Pershing | |
| Raymond James | |
| Transact | |
| Wealthtime | |

Fund ratings

FE Risk Score
5

Environmental, Social, Governance (ESG)



Signatory of:



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: | 07/01/2013 (Accumulation Class) 20/04/2020 (Income Class) |
| Fund size: | £72,827,309 |
| 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 D Shares - Retail Net (Unbundled) | |
| | <u>Accumulation Class</u> | <u>Income Class</u> |
| Sedol: | B960879 | BLHXV61 |
| ISIN: | GB00B9608795 | GB00BLHXV618 |
| Citicode: | I3HM | QZF5 |
| MEXID: | 8TCLEA | |
| 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 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 |

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).