



investment architecture

1<sup>st</sup> August 2023

Dear Investor

**Suspension of dealing in TM home investor fund and TM home investor feeder fund, together "the Funds".**

Thesis Unit Trust Management Limited (Tutman) as the authorised fund manager (AFM) of the Funds has, as of Monday 31<sup>st</sup> July 2023, obtained the agreement of the Funds' Depository, NatWest Trustee and Depository Services Limited, to suspend dealing in the Funds, effective from 10:30pm on 31<sup>st</sup> July 2023 until further notice.

The Funds have been reducing in size because investors have been selling their shares and the rate of investor redemption requests has increased recently. The AFM repays investors who are selling their shares using the cash it maintains on the portfolio, and this needs to be replenished periodically by selling underlying property assets. The sale of property assets can take many months to complete, and although the AFM still holds 7% of the TM home investor fund assets as cash, it is likely that this will be used up quickly if the rate of investor redemptions continues.

The AFM has, however, carefully considered all relevant circumstances relating to the Funds, including the likelihood of further redemptions. It has concluded that it is in the best interests of all existing and potential investors in the Funds to suspend the issue, cancellation, sale and redemption of shares in the Funds with immediate effect. The period of suspension is intended to protect the remaining investors in the Funds. The AFM has concluded that, by accepting any further redemption requests, the Property Investment Manager (Hearthstone Asset Management Limited) may, depending on the volume and size of the deals, be required to start selling properties at a substantial discount to market value.

The AFM notes that the current property disposal programme planned to increase liquidity levels includes the sale of five properties, which are currently under offer at close to market value. If the programme were to be accelerated to accommodate further redemptions, it is likely that this position could not be maintained. In accordance with the prospectus, the AFM has therefore assessed that the circumstances are exceptional and that the suspension is required to ensure that the liquidity of the Funds is not significantly depleted and that property is not required to be sold at a substantial discount to its open market value.

During the period that share dealing is suspended the AFM will not be able to accept requests from investors to redeem or purchase shares in the Funds. The Funds will, however, continue to be managed in accordance with their investment objective and be priced daily.

Any income distributions that are due to be paid will be paid as usual and in accordance with the prospectus relating to the Funds.

The AFM will continue to consider a range of options available to it, including the termination of the Funds, and will provide further updates to investors.

The AFM and the Depositary will formally review the suspension at least every 28 days and will inform the Financial Conduct Authority of the review and any change to the information given to investors.

Should you require any further assistance please do not hesitate to contact the AFM on 0333 300 0375, or by writing to us at the address below or by emailing [projects@tutman.co.uk](mailto:projects@tutman.co.uk) . Alternatively, you may contact the Client Services Team at the Property Investment Manager (Hearthstone Asset Management Limited) on 020 3301 1300 or by e-mailing [info@hearthstone.co.uk](mailto:info@hearthstone.co.uk) .

**Do you need extra help?**

If you require any **additional support** (for example, you require this document in large print, braille or audio), please get in touch with us by calling 0333 300 0375 or by emailing us at [projects@tutman.co.uk](mailto:projects@tutman.co.uk)

If you are deaf, have hearing loss or are speech impaired, you can contact us by using the **Relay UK** service. You can do this either by using the free app on your smartphone, tablet or computer, or by dialling 18001 before our number using your textphone. The Relay UK service is free, you will only pay your normal charges for the call.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'J.V.', is positioned below the 'Yours faithfully,' text.

Thesis Unit Trust Management Limited