

Monthly Fund Update: November 2024
Important information: Financial Promotions have been replaced with Fund Updates, due to the termination of the fund

Thesis Unit Trust Management Limited (Tutman) as the authorised fund manager (AFM) confirmed on 30th October 2023 that a decision had been made to terminate the Funds. The termination of the Funds formally commenced from 1st December 2023. This decision was made following consultation with the Funds' Depository (NatWest Trustee and Depository Services Limited) and Property Investment Manager (Hearthstone Asset Management Limited).

A copy of the formal Investor Notice sent to investors on 30th October can be downloaded from www.homeinvestor.fund. This gives more background on the decision to terminate, an initial capital distribution from available cash, and the expected timescales to complete the sale of the portfolio.

Fund prices will continue to be calculated and published daily, and we will provide regular updates on progress via this document and on the website www.homeinvestor.fund.

Fund v. Performance Comparator to 30/11/2024

Cumulative total return (%) over period:

	1m	3m	6m	1y	3y	5y
Feeder	0.12	-0.07	0.09	-0.98	0.55	4.35
C Gross Acc	0.13	-0.08	0.23	-0.54	1.65	5.97
C Gross Inc	0.11	-0.13	0.29	-0.47	1.12	-
D Net Acc	0.22	0.00	0.24	-0.66	1.03	5.04
D net Inc	0.31	0.17	0.48	-0.54	-0.03	-
E Gross Acc	0.17	-0.06	0.31	-0.41	2.14	6.62
E Gross Inc	0.10	-0.05	0.29	-0.31	1.51	-
F Net Acc	0.16	-0.02	0.29	-0.60	1.33	5.66
G Net Inc	-0.08	-0.26	0.14	-0.62	0.96	5.23
ONS UK House Price Index	0.20	0.75	4.59	3.42	12.46	25.39

Discrete total return (%) 12 months ending:

	Sep 19	Sep 20	Sep 21	Sep 22	Sep 23	Sep 24
Feeder	1.11	0.51	2.76	4.17	-1.83	-1.10
C Gross Acc	1.70	0.70	3.05	4.44	-1.48	-0.59
C Gross Inc	-	-	3.00	4.56	-2.15	-0.56
D Net Acc	1.37	0.50	2.90	4.26	-1.78	-0.79
D net Inc	-	-	2.95	3.80	-2.54	-0.91
E Gross Acc	1.89	0.69	3.07	4.63	-1.33	-0.44
E Gross Inc	-	-	3.17	4.61	-2.04	-0.39
F Net Acc	1.49	0.70	2.99	4.39	-1.62	-0.68
G Net Inc	1.45	0.70	3.01	4.35	-1.95	-0.58
ONS UK House Price Index	0.63	2.41	8.29	11.21	-0.95	2.78

Performance based on prevailing single price*, net of charges, in GBP assuming income and capital distributions reinvested net or gross of basic rate income tax according to share class. Source of all data: Hearthstone Asset Management Limited and ONS 30/11/2024 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.

Portfolio Facts at 30/11/2024

Fund asset allocation	Top 10 property holdings		Property portfolio metrics			
Cash (Capital and Income)	1.53%	Holding	Units	Valuation	Flats	71
Property - North West	12.10%	Quadrant Court, Wembley, London HA9	21	£6,290,000	Terraced	54
Property - North East	0.00%	The Limes, Nottingham, NG8	17	£4,195,000	Semi	49
Property - Yorks & Humber	3.32%	Wickhurst Green, Horsham, RH12	11	£3,885,000	Detached	9
Property - South East	23.16%	Crocketts Lane, Smethwick, B66	12	£3,030,000		
Property - South West	10.09%	Whittingham Place, Preston, PR3	13	£2,775,000	Total number of properties	183
Property - Wales	0.00%	*Spectrum, Blackfriars Road, Manchester M3	17	£2,685,000		
Property - Scotland	1.09%	King Georges Park, Rowhedge, CO5	7	£2,205,000		
Property - East of England	9.96%	Rea Road, Northfield, Birmingham. B31	11	£1,605,000	Average property valuation	£256,753
Property - East Midlands	10.92%	Pandora Close, Locks Heath, SO31	4	£1,482,500		
Property - West Midlands	12.40%	Willow Grange, Doncaster, DN4	7	£1,360,000		
Property - London	15.42%					

* See commentary below.

Property Investment Manager's commentary

The independent valuer, CBRE Limited, increased its valuation of the property portfolio by £75,000 at the end of November, valuing 15 properties up and none down. This puts the annual change in the Fund's property valuations at -1.35% to the end of November versus the latest ONS House Price Index at 3.42%. This ONS HPI figure is subject to change as housing transactions often take several months to be recorded on HM Land Registry.

There were 4 property sales completed in November for a total just under £1.06 million and 3 have completed so far in December for a total of £652,000. This brings the total number of completed sales to 38 since the Fund started the termination process in December last year. We currently have a total of 86 property sales in conveyancing and another 50 on the market totalling over £38m.

Using the November 2023 CBRE valuations as a reference, properties have completed or are sold subject to contract (SSTC) broadly in line with that valuation. We continue to conduct our own local due diligence when marketing properties for sale, and to apply our asset management experience with the aim of realising the best value for investors from these sales.

Capital distributions of cash realised from property sales are planned to be made on the income payment dates shown overleaf if the Fund holds at least 5% cash, and will be administered by reducing the price of each share held by an amount equivalent to the payment. Another capital distribution of £3m was made at the end of November bringing the total capital distributed to £14.8m - approximately 24% of the Fund's November 2023 valuation.

Given that the majority of the Fund's properties are now vacant pending sale, income has reduced significantly. Whilst a small income distribution was made in November for class C, D, and E income shares as shown overleaf, we expect income distributions for all share classes will now cease.

* 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 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 2024 financial statements were qualified.

Latest Portfolio Disposal Progress to 19/12/2024

Property disposals and Liquidity			Capital distributions since 01/12/2023				
	Value	Number	Calculation date	Payment date	Total distribution	This distribution*	Distributed to date*
Properties owned at 01/12/2023	£57,470,000	218	04/12/2023	12/12/2023	£5,700,000	9.14%	9.14%
Sales completed since 01/12/2023	£10,604,100	38	09/05/2024	31/05/2024	£3,100,000	4.97%	14.11%
Properties remaining at 19/12/2024	£46,602,500	180	11/09/2024	30/09/2024	£3,000,001	4.81%	18.92%
On the market	£13,889,500	50					
Sold Subject to Contract	£23,991,500	86	12/11/2024	29/11/2024	£3,000,001	4.81%	23.73%
	Value	Number					
Capital cash held at 01/12/2023	£5,861,154						
Net property sales since 01/12/2023	£10,350,957	38					
Capital distributed to date	£14,800,002						
Capital cash at 19/12/2024	£1,330,768						

* Distributions as a percentage of the £62.37m bid-value of the Fund on 30/11/2023
See overleaf for the latest distribution rates in pence per share.

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Fund Codes

Share class	Sedol	ISIN	Citicode	MEXID
Feeder	B95V2K4	GB00B95V2K41	I3HL	8TRES
Class C Acc	B95VYK8	GB00B95VYK84	I3HM	8THEAP
Class C Inc	BLHXV50	GB00BLHXV501	QZF4	-
Class D Acc	B960879	GB00B9608795	I3HM	8TCLEA
Class D Inc	BLHXV61	GB00BLHXV618	QZF5	-
Class E Acc	B6X90Z0	GB00B6X90Z05	112I	8TSIDE
Class E Inc	BLHXV72	GB00BLHXV725	QZF6	-
Class F Acc	B54N2C5	GB00B54N2C52	112J	8TIDEN
Class G Inc	B76WYF7	GB00B76WYF75	112K	8TDENT

'Acc' = Accumulation share class, 'Inc' = Income share class

Key fund information

Fund name:	TM home investor fund (a subfund of the TM Hearthstone ICVC)
Performance comparator:	ONS UK House Price Index
Fund launch date:	25/07/2012
Fund size (Bid-pricing basis):	£46.78 million at 30/11/2024
Primary asset class:	UK Residential Property

Management & Administration

Investment Committee:	Cedric Bucher Andrew Smith, FRICS Darren Stent
Property Investment Manager and Distributor:	Hearthstone Asset Management Limited 704-5, Salisbury House 29 Finsbury Circus, London EC2M 5SQ 020 3301 1330 info@hearthstone.co.uk www.homeinvestor.fund

Month-end share price

Share class	ISIN Code	Price	Pricing basis
Feeder	GB00B95V2K41	£ 1.109	Bid
Class C Acc	GB00B95VYK84	£ 1.157	Bid
Class C Inc	GB00BLHXV501	£ 1.064	Bid
Class D Acc	GB00B9608795	£ 1.126	Bid
Class D Inc	GB00BLHXV618	£ 1.054	Bid
Class E Acc	GB00B6X90Z05	£ 1.182	Bid
Class E Inc	GB00BLHXV725	£ 1.079	Bid
Class F Acc	GB00B54N2C52	£ 1.148	Bid
Class G Inc	GB00B76WYF75	£ 0.995	Bid

Income Distributions

Distribution dates: Annual: 31 Oct
Interim: 28 Feb, 31 May, 30 Nov

Income is reinvested into the Fund for Accumulation share classes and made as a cash distribution for Income share classes. The latest income distributions are:

Share class	ISIN Code	Accounting date	Pence per share	Payment date
Feeder	GB00B95V2K41	30/09/2024	0	29/11/2024
Class C Acc	GB00B95VYK84	30/09/2024	0	29/11/2024
Class C Inc	GB00BLHXV501	30/09/2024	0.0057	29/11/2024
Class D Acc	GB00B9608795	30/09/2024	0	29/11/2024
Class D Inc	GB00BLHXV618	30/09/2024	0.0056	29/11/2024
Class E Acc	GB00B6X90Z05	30/09/2024	0	29/11/2024
Class E Inc	GB00BLHXV725	30/09/2024	0.0058	29/11/2024
Class F Acc	GB00B54N2C52	30/09/2024	0	29/11/2024
Class G Inc	GB00B76WYF75	30/09/2024	0	29/11/2024

Capital Distributions

Whilst the Fund is winding down and properties sold, capital distributions will be made to investors. It is intended these distributions are made on the income distribution dates shown above if the Fund has more than 5% liquid cash. The latest capital distribution rates and dates are shown below.

Share class	ISIN Code	Calculation date	Pence per share	Payment date
Feeder	GB00B95V2K41	13/11/2024	6.7230	29/11/2024
Class C Acc	GB00B95VYK84	12/11/2024	7.4435	29/11/2024
Class C Inc	GB00BLHXV501	12/11/2024	6.8102	29/11/2024
Class D Acc	GB00B9608795	12/11/2024	7.2393	29/11/2024
Class D Inc	GB00BLHXV618	12/11/2024	6.7299	29/11/2024
Class E Acc	GB00B6X90Z05	12/11/2024	7.5981	29/11/2024
Class E Inc	GB00BLHXV725	12/11/2024	6.9073	29/11/2024
Class F Acc	GB00B54N2C52	12/11/2024	7.3800	29/11/2024
Class G Inc	GB00B76WYF75	12/11/2024	6.4019	29/11/2024

A table of share prices pre- and post-accounting date for these capital distributions are available on the www.homeinvestor.fund website.

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 document is for information only as the Fund is now closed pending termination and properties are being sold in order to distribute the proceeds to investors. 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 Bridgehouse Company Secretaries Ltd Suite 2.06, 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).