

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

TM Hearthstone UK Residential Property Fund - Class B (Retail Net)

A sub fund of the TM Hearthstone ICVC

ISIN: GB00B44VX301

This fund is managed by Thesis Unit Trust Management Limited.

Objectives and Investment Policy

The TM Hearthstone UK Residential Property Fund ("the Fund") is a PAIF (Property Authorised Investment Fund). The investment objective of the Fund is to use cash raised from investors to carry on a Property Investment Business. Property Investment Business includes property rental business, owning shares in UK real estate investment trusts and foreign equivalents. The Fund will invest only in residential property within the United Kingdom. Performance will derive from capital growth with lettings intended to cover costs and provide an additional income return.

The key investment objective of the the Fund is to operate a let property portfolio across England, Scotland and Wales in a similar manner to existing housing stock. The Fund will be managed in such a way as to minimise management and maintenance costs.

The Fund will aim to identify properties which are in established rental locations within each area that have exhibited above average long-term house price growth. Discounts will be sought on new acquisitions to mitigate transactional costs and provide an element of additional capital growth. Properties will tend to be new or recently constructed at the point they are acquired by the Fund.

A small proportion of the Fund will be held in cash or similar investments in order to obtain appropriate levels of liquidity.

Investors should note that the costs of the TM Hearthstone PAIF dealing in real property are significantly higher than those normally associated with equities and bonds.

The base currency of the Fund is pounds sterling.

Income arising from the Fund is retained in the case of accumulation shares. Investors can redeem shares daily at 10.30pm.

Risk and Reward Profile

The sole investment of the Fund are shares in the TM Hearthstone PAIF. If the value of the Fund's investment in the TM Hearthstone PAIF declines, or is otherwise adversely affected, this will have an adverse affect on the value of the Fund.

The TM Hearthstone PAIF has a significant exposure to immovables. As such, the authorised fund manager is not permitted to disclose a synthetic risk and reward indicator for the TM Hearthstone PAIF. The authorised fund manager has identified the following material risks which are relevant to the TM Hearthstone PAIF:

- Liquidity risk - investments in immovable property are relatively illiquid and more difficult to realise than most equities or bonds. If an asset cannot be liquidated in a timely manner then it may be harder to attain a reasonable price.
- Valuation risk - immovable property and immovable property-related assets are inherently difficult to value due to the individual nature of each property. As a result, valuations are subject to uncertainty and are a matter of an independent valuer's opinion. There is no assurance that the estimates resulting from the valuation process will reflect the actual sales price even where a sale occurs shortly after the valuation date.
- The investments of the TM Hearthstone PAIF are subject to normal market movements and other risks involved with investing in property and securities. There can be no assurance that any capital growth will occur. The value of your investment may fall as well as rise.
- If significant numbers of investors want to get their money back at the same time the TM Hearthstone PAIF may be forced to sell property. This could result in a lower price being obtained than the most recent valuation.
- The performance of a fund invested substantially in property can be negatively affected by a downturn in the property market in terms of both prices and rental income.
- The TM Hearthstone PAIF invests mainly in one type of asset. It is therefore more vulnerable to the market sentiment for that particular type of asset.
- The investment returns of the Fund and the TM Hearthstone PAIF may differ.
- The Fund may hold assets that are not always readily saleable without suffering a discount to fair value. The Fund may have to lower the selling price, sell other investments or forego another, more appealing investment opportunity.
- Investment in other funds may mean that the objectives and risk profiles of those underlying funds may not be fully in line with those of the Fund.
- Significant exposure to a particular industrial sector or geographical region reduces the diversification and is at risk of a localised event impacting the Fund.
- The Fund has a concentrated portfolio (holds a limited number of investments) and if one or more of these investments declines or is otherwise affected, it may have a pronounced effect on the Fund's value.
- The price of units/shares and any income from them may fall as well as rise and investors may not get back the full amount invested. Past performance is not a guide to future performance. There is no assurance that the investment objective of the Fund will actually be achieved.

All the risks currently identified as being applicable to the Fund are set out in the "Risk Factors" section of the Fund's Prospectus. Investors should also consider the "Risk Factors" section of the TM Hearthstone PAIF.

Charges for this Fund

The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest	
Entry Charge	3.00%
Exit Charge	None
This is the maximum that might be taken out of your money before it is invested or before the proceeds of your investments is paid out	
Ongoing charges	2.21%
Charges taken from the Fund under certain specific conditions	
Performance fee	None

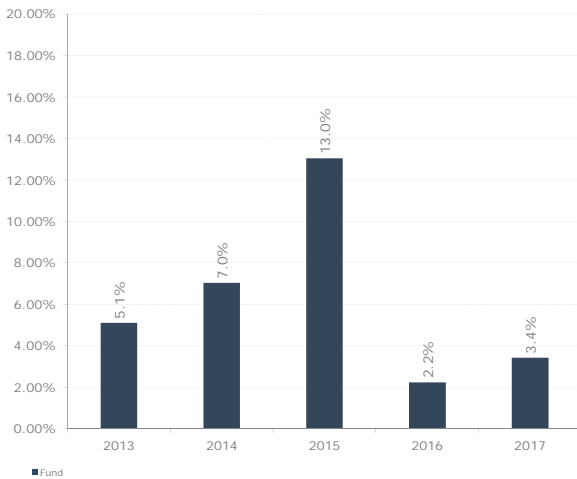
The entry and exit charges shown are maximum figures. In some cases you might pay less - you can find this out from your financial adviser.

The ongoing charges figure is based on estimated annual expenses for the year, as a clearer reflection of fund expenses. The non-UCITS annual report for each financial year will include detail on the exact charges made. This figure may vary from year to year. It excludes:

- Portfolio transaction costs, except in the case of an entry/exit charge paid by the fund when buying or selling units in another collective investment undertaking.

For more information about charges, please see the section headed 'Fees and Expenses' of the Fund's Prospectus, which is available on request via email to thesisut@tutman.co.uk

Past Performance



Performance Source: Morningstar Direct

(a) The fund launched in 2012

(b) The bar chart shows the calendar year returns for the last 5 full calendar years. If a column is blank, there is insufficient performance data to provide a complete calendar year of performance

(c) The cumulative performance for the ten year period can not be quoted due to insufficient performance history

(d) Past performance has been calculated in pounds sterling

(e) Performance will be calculated as Total Return, including all charges levied against the fund

(f) Past performance has limited value as a guide to future performance

(g) Investments may go down as well as up

Practical Information

The depositary of the Fund is National Westminster Bank Plc. The depositary has delegated the function of custodian of the property of the Company (other than immovable property) to The Northern Trust Company.

Please email thesisut@tutman.co.uk if you require, or have any queries in relation to, the Fund price, Report and Accounts or Prospectus. All documentation relating to the fund is available in English and is free of charge. The most recent prices will appear daily on the Financial Express website at www.fundlistings.com and can also be obtained by telephone on 01483 783 900. The annual Report and Accounts will be made available annually on the 31st October.

UK tax legislation may have an impact on the personal tax position of investors.

The information in this document relates to a single class of the TM Hearthstone UK Residential Property Fund, the TM Hearthstone UK Residential Property Fund - Class B (Retail Net) accumulation share class. There are also other share classes available within this Fund.

It is possible for you to switch your entitlement between sub-funds of the TM Hearthstone ICVC. You can obtain more information about switching by emailing thesisut@tutman.co.uk. You should be aware that an exchange of shares for shares (of whatever class) in another sub-fund is treated as a redemption and sale and is a disposal for Capital Gains Tax purposes. The Prospectus and Report and Accounts are prepared for the TM Hearthstone ICVC in its entirety.

The assets of the TM Hearthstone UK Residential Property Fund are segregated from other sub-funds and can only be used to meet the liabilities of the TM Hearthstone UK Residential Property Fund and not of any other sub-fund.

Information on the current remuneration policy, including a description of how remuneration and benefits are calculated and the identity of the remuneration committee members, is available on our website at www.tutman.co.uk and a copy can be obtained, free of charge, on request.

This Fund is authorised in the United Kingdom and regulated by the Financial Conduct Authority.

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The Key Investor Information is accurate as at 20th February 2018.

www.tutman.co.uk

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