

Please find below the latest update on the TM home investor fund. This is an extract of a document produced by the Property Investment Manager, Hearthstone Asset Management Limited. A link to the full document is provided below:

<https://homeinvestor.fund/june-2020-market-and-fund-update/>

June 2020

TM home investor fund

The opening up of the market has had a rapid beneficial effect on the voids in the TM home investor fund. At its peak in April, mainly driven by a significant acquisition in the Midlands just before the lockdown, voids stood at 24 units (over 10% of the Fund's portfolio). Over the past weeks, we agreed 12 lets, bringing the number of voids closer towards its long-term average of circa 2%. In some cases, we accepted small rent reductions or a short holiday in rent. In the main, vacant units were let at full asking rents, some of which were increased in line with inflation. On average, rents remain stable compared to pre-Covid 19 levels.

As in April and May, rent collection remains high and stood at 95% in June, slightly above the industry average for residential property.

In terms of the latest property valuations, CBRE applied a small upward adjustment to some of the holdings, resulting in an aggregate increase of 6bps at the property portfolio level.