

PRESS RELEASE

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Former Schroders' Regional Sales Manager joins Hearthstone

Hearthstone Investments plc [Hearthstone], the residential property specialist behind the TM home investor fund, has appointed Richard Smith as Business Development Manager. This new role follows the key appointments earlier this year of Cedric Bucher as CEO and David Hall as Business Development Manager for the South West to support Hearthstone's ambition growth plans.

Richard will be responsible for the South East region, developing relationships with intermediaries and increasing awareness and understanding of the TM home investor fund, which focuses solely on residential property investment. Richard spent eight years at Schroders as Regional Sales Manager initially covering East Anglia and the Midlands before moving to cover the East Anglia and South East region. Immediately prior to joining Hearthstone, he was Head of IFA Sales at The Share Centre and has also worked in intermediary business development roles for MetLife Europe and Zurich Intermediary Group.

Richard will report to Darren Stent, Head of Business Development and key contact for advisers in the Midlands and London, and work closely with David Hall, Business Development Manager for the South West, and Ed Lane, Business Development Manager for the North.

Cedric Bucher, CEO of Hearthstone, commented: "Richard's industry experience and adviser contacts will be invaluable to achieving our growth strategy and increasing assets under management. In our view, generating wealth in the UK has been focused on equities, bonds and commercial property for too long, with residential property overlooked, despite its historic returns and low volatility across economic cycles. Clients are already familiar with residential property as an investment and intermediaries are increasingly seeing the benefits it can provide in diversifying multi-asset portfolios, as a hassle-free alternative to buy-to-let or as a way of tracking house price inflation when saving for a first home deposit.

"We aim to open up the advantages of residential property investment by offering a unique and easy way for advisers and investors to access the market."

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For further information

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Jenette Greenwood, PR Director

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About Hearthstone Investments plc

Hearthstone Investments plc [Hearthstone], the residential property investment specialist, was founded in 2009 as the UK's first fund manager to focus solely on residential property. Supported by a highly experienced team, we offer a range of investment funds for both individual and corporate investors. Through close relationships with estate agents and housebuilders and careful

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property selection and management, we aim to offer attractive, stable investment performance while providing excellent accommodation and landlord services to the growing number of households looking to rent.

About TM home investor fund

Managed by Hearthstone Investments plc [Hearthstone], the residential property investment specialist, TM home investor fund has a proven five year track record of investing in the UK residential property market and has £56.5m assets under management. FCA Authorised and Regulated, the Fund offers both direct and advised retail investors an affordable way to invest in UK private rented property, which has a long history of providing attractive returns and low volatility. The Fund aims to provide long-term capital growth or consistent income returns and real investment diversification due to residential property's low correlation with other mainstream asset classes.

The TM home investor fund portfolio includes flats and houses of various sizes spread across England, Scotland and Wales to broadly reflect the UK (ex Northern Ireland) housing market in terms of regional distribution and property type. We prefer new or modern properties to keep maintenance and management costs as low as possible and choose homes that will attract long-term tenants in strong performing rental locations with an active re-sale market to maximise investor returns.

For further details see www.homeinvestor.fund.