



Honeycomb Investment Trust plc

Background and Investment Objective

Honeycomb Investment Trust plc (the “Company”) is a specialist lending fund whose investment objective is to provide shareholders with an attractive level of dividend income and capital growth through the acquisition of interests in loans made to consumers and small business as well as other counterparties.

The Company may also make investments in selected equity securities that are aligned with the Company’s strategy and that present opportunities to enhance the Company’s returns from its investments.

The Company believes that consumer and SME loans are an asset class that has the potential to provide active returns for investors on a risk-adjusted basis, and that changes in the focus of mainstream lenders together with the implementation of new models that make the best use of data, analytics and technology, provide an opportunity to deliver attractive products to borrowers while generating attractive returns for the Company.

The Company and the Investment Manager seek to acquire credit assets which meet the specified underwriting criteria through three routes; (1) organically originate and acquire through referral partners which source opportunities; (2) acquiring seasoned portfolios; and (3) providing senior and mezzanine structured loans secured on portfolios of consumer and SME loans. Partners include the UK’s largest unsecured loan broker; a UK retail point of sale finance broker; and a number of financial institutions.

Investment Features

- Investment team has a combined 100+ years credit underwriting and consumer lending experience.
- 10% + targeted annual returns (after accrual for loan write-offs) on loan investments to the fund.
- 8% targeted dividend on issue price when fully invested and leverage applied, payable quarterly.
- 85%+ of net income distributed as dividend.
- UK Investment Trust tax treatment.

Key Details


	IAS 39	IFRS 9
Net Assets (Cum Income)	£306.78m	£304.42m
Net Assets (Ex Income)	£300.25m	£297.91m
Monthly Total NAV Return	0.66%	0.66%
YTD Total NAV Return	0.66%	0.66%
ITD Total NAV Return	17.93%	17.12%
Debt to Equity	17.01%	17.01%
Shares in Issue	29,926,110	29,926,110
Share Price	1,135.0p	1,135.0p
Market Capitalisation	£339.66m	£339.66m
NAV per Share (Cum Income)	1,025p	1,017p
NAV per Share (Ex Income)	1,003p	996p
Premium / (Discount) to NAV (Cum Income)	10.72%	11.58%

*ITD: Inception to Date – excludes IPO Issue Costs

Fund Facts

Type of Fund	Closed – Ended Fund
Listing	Specialist Fund Segment of the London Stock Exchange
Ticker	HONY
ISIN	GB00BYZV3G25
Inception Date	23 December 2015
Dividend	Quarterly
NAV Calculation	As of last day of each month
Management Fee	1%
Performance Fee*	10%

*subject to 5% preferred return hurdle and high watermark



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Investment Manager's Commentary

This is the first month where the Company has produced its NAV result under an IFRS 9 accounting policy. This has been fully implemented and has impacted the Company by introducing a forward looking impairment model and altered the recognition and measurement of financial assets.

The Company continued to perform well in January, generating a 0.66% NAV return per share under both an IFRS 9 and IAS 39 basis. The company has delivered 17.12% since inception under an IFRS 9 basis of accounting (effect of initial recognition on 2018 bought forward retained earnings impacts inception to date) and 17.93% on an IAS 39 basis. IFRS 9 has had a 0.81% impact on NAV since inception.

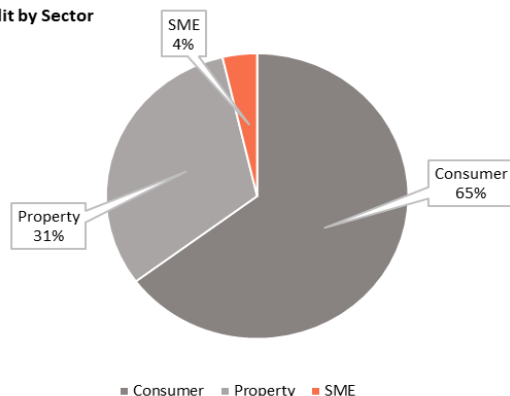
The strong NAV return performance was driven by the combination of strong underlying income yield on the portfolio and low bad debts. We have presented below the average last 12 months income yield and bad debt expense of the Company which has demonstrated consistent performance and a high coverage ratio of income to bad debts. The Company finished the month with £51m of debt or 17% debt to equity and will continue to draw down on additional debt to fund new opportunities.

As at the end of January the majority of the portfolio was invested in consumer loans with SME and property making up the remaining 35%. The portfolio continues to be weighted towards assets which either have downside protection or seasoning (78% as at the 31st January 2018) which the Manager believe will provide lower volatility in a more challenging economic environment.

The pipeline remains strong across the three sectors with than £750m of opportunities at various stages of development.

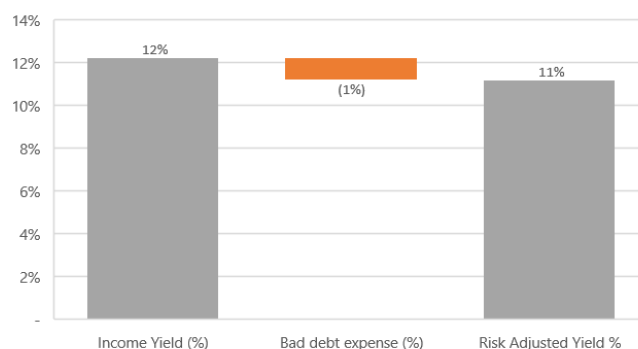
Portfolio Breakdown

Portfolio Split by Sector



Portfolio Performance

Income Yield and Bad Debt Expense



"Income Yield" rolling 12 months gross income less acquisition costs over average 12 month APE
 "Bad Debt Expense" rolling 12 months bad debt yield over average 12 month APE

Performance and Dividend History

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	ITD [*]	
Total NAV Return	2016	0.04%	0.13%	0.19%	0.92%	0.60%	0.79%	0.68%	0.70%	0.88%	0.89%	0.92%	0.94%	7.85%	7.83%
Total NAV Return	2017	0.69%	0.69%	0.78%	0.62%	1.80% ⁽¹⁾	0.55%	0.65%	0.62%	0.63%	0.61%	0.61%	0.79%	9.11%	17.24%
Total NAV Return IAS 39	2018	0.66%												0.66%	17.93%
Total NAV Return IFRS 9	2018	0.66%												0.66%	17.12% ⁽²⁾
Share Price Performance ^{**}	2016	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	2.05%	2.05%	2.05%
Share Price Performance ^{**}	2017	6.05%	10.00%	10.50%	12.50%	11.50%	17.00%	20.25%	20.75%	19.25%	18.25%	17.50%	15.75%	15.75%	15.75%
Share Price Performance ^{**}	2018	11.56%												11.56%	11.56%
Dividend Per Share (Pence) ^{***}	2016	-	-	-	-	2.11	-	-	-	19.66	-	23.13	-	44.90	44.90
Dividend Per Share (Pence) ^{***}	2017	-	-	23.5	-	24.50 ^{****}	-	-	-	20	-	-	20	88.00	132.90
Dividend Per Share (Pence) ^{***}	2018	-												-	132.90

* ITD: Inception to Date – excludes IPO Issue Costs

** Based on IPO Issue Price of 1000p

*** Recognised in the month when marked ex-dividend

**** based upon the number of shares at the ex-dividend date

⁽¹⁾ NAV return excluding effect of capital raise and issuance at a premium would have been 0.77%

⁽²⁾ Inception to date NAV return affected by IFRS 9 initial recognition on 2018 bought forward retained earnings



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Important Disclosures

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Net Asset Value performance is not linked to share price performance and shareholders may realise returns that are lower or higher in performance.

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Honeycomb Investment Trust plc

Registered in England and Wales number 09888024.

Registered office address: Veritas House, 125 Finsbury Pavement, London, United Kingdom, EC2A 1NQ.

Registered as an investment company in England under section 833 of the Companies Act 2006.

Website: www.honeycombplc.com

For enquiries please email ir@honeycombplc.com

Glossary

"NAV (Cum Income)" will include all income not yet moved to reserves (both revenue and capital income), less the value of (i) any dividends paid in respect of that income and (ii) any dividends in respect of that income which have been declared and marked ex dividend but not yet paid.

"NAV (Ex Income)" will be the NAV (Cum-Income) excluding net income (both revenue and capital income) that is yet to be transferred to reserves as described below. For this purpose net income will comprise all income not yet moved to reserves (both revenue and capital income), less the value of (i) any dividends paid in respect of that income and (ii) any dividends in respect of that income which have been declared and marked ex dividend but not yet paid.

Any income in respect of a financial year, which is intended to remain undistributed will be moved to reserves on the first business day of the immediately following year, meaning that each figure for NAV (Ex-Income) reported during a financial year will equate to the NAV (Cum-Income) less undistributed income which has not been moved to reserves.

"Share Price" closing mid-market share price at month end (excluding dividends reinvested).

"Premium / (Discount)" the amount by which the price per share of an investment trust is either higher (at a premium) or lower (at a discount) than the net asset value per share (cum income), expressed as a percentage of the net asset value per share.

"Net Assets" total assets minus any liabilities.

"Market Capitalisation" the closing mid-market share price multiplied by the number of shares outstanding at month end.

"Total NAV Return" is calculated as NAV (Cum Income) at the end of the period, plus dividends declared during the period, divided by NAV (Cum Income) calculated on a per share basis at the start of the period.

Service Providers

Investment Manager: Pollen Street Capital Limited

Fund Administrator: Apex Fund Services (UK) Limited

Corporate Broker: Liberum Capital Limited

Depository: INDOS Financial Limited ⁽¹⁾

Custodian: Sparkasse Bank Malta plc

Statutory Auditor: PricewaterhouseCoopers LLP

Registrar: Computershare Investor Services plc

Company Secretary: Apex Fund Services (UK) Limited

Pollen Street Capital Limited

Registered in England and Wales number 08741640.

Registered office and trading address: 8 Hanover Street, London, United Kingdom, W1S 1YF.

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⁽¹⁾ On 17 November 2017, the Company entered into an amended Depository Agreement enabling it to delegate certain custody functions to the Custodian. The Depository is primarily liable to the Company and investors for losses of financial instruments by the Custodian, however, the Company and Investment Manager have permitted the transfer of that obligation to the Custodian in compliance with articles 21(13) or 21(14) of the AIFMD. The Depository has confirmed its intention to transfer such obligation and therefore the Custodian, and not the Depository, will be liable to the Company for a loss of financial instruments held in custody, but the Depository will take reasonable steps to pursue and enforce any associated claim on behalf of the Company.