

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 selected equity investments that aligned with the Company’s strategy, and that present opportunities to enhance the Company’s returns from its investments.

The Company believes that consumer, property and SME loans are asset classes that has the potential to provide attractive returns for investors on a risk-adjusted basis. Changes in the focus of mainstream lenders together with the implementation of new models that utilise data, analytics and technology more effectively, provide an opportunity to deliver better 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, property and SME loans.

Investment Features

- Investment team has a combined 100+ years credit underwriting and consumer lending experience.
- Highly granular and well diversified portfolio.
- Majority of portfolio benefiting from downside protection or seasoning.
- 8% targeted dividend on issue price when fully invested and leverage applied, payable quarterly.
- UK Investment Trust tax treatment.

Key Details

	IAS 39	IFRS 9
Net Assets (Cum Income)	£403.37m	£400.87m
Net Assets (Ex Income)	£396.74m	£394.41m
Monthly Total NAV Return	0.55%	0.60%
YTD Total NAV Return	4.33%	4.51%
ITD* Total NAV Return	21.73%	21.08%
Debt to Equity	25.21%	25.21%
Shares in Issue	39,449,919	39,449,919
Share Price	1,115.0p	1,115.0p
Market Capitalisation	£439.87m	£439.87m
NAV per Share (Cum Income)	1,022.5p	1,016.1p
NAV per Share (Ex Income)	1,005.7p	999.8p
Premium / (Discount) to NAV (Cum Income)	9.05%	9.73%

*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

Honeycomb Investment Trust plc

Investment Manager's Commentary

The Company generated 0.60% NAV return per share under IFRS 9 and 0.55% under IAS 39 in June 2018. The Company has delivered 21.08% since inception on an IFRS 9 basis of accounting (effect of initial recognition on 2018 bought forward retained earnings impacts inception to date) and 21.73% on an IAS 39 basis. IFRS 9 has had a 0.65% impact on NAV since inception.

The Company's gross investment assets increased to £497m in the month, an increase of £47m on May driven by continued strong originations across all three sectors (Consumer, Property and SME). This growth has been a combination of the predictable flow of organic originations combined with the acquisition of a small seasoned portfolio and £14m of new structured facilities. Growth in investment assets has been funded through the deployment of the remaining cash from the equity raise and an increase in debt drawings to 25% debt equity ratio or £100m.

Despite deploying the additional capital in the month, due to the timing of deployment the overall results were still impacted by the drag of carrying cash for part of the month and limited gearing. The underlying portfolio performance remains strong with attractive income yields and low bad debts. The pipeline of opportunities remains strong with a number of new opportunities expected to close in quarter three which will utilise the undrawn debt. The Company has committed debt facilities in place of £150m plus an ability to upsize with the expectation of increasing the debt to equity ratio towards the target.

Portfolio Overview

As discussed above the overall gross investment assets were £497m at the month end with £8m in equity and £489m in credit assets.

Consumer loans represent £294m (60%) of the credit assets. Within the Consumer portfolio £201m of the total represent loans which either have structural protection from platforms having first loss equity ahead of our loan or where we have acquired a seasoned portfolio which is exhibiting predictable cashflows. The remainder of the portfolio is loans which have been organically originated by the Manager through selected partners underwritten on our own scorecards with a predictable flow of opportunities. The Manager expects the Consumer portfolio mix to remain weighted towards structured and seasoned loans which should provide lower volatility in a more challenging economic environment.

The Consumer portfolio has been performing strongly with income yield (trailing last 12 months) of 9.8% and bad debts (excluding IFRS 9 stage 1 provisions) of 1.7% generating a risk adjusted yield of 8.1%.

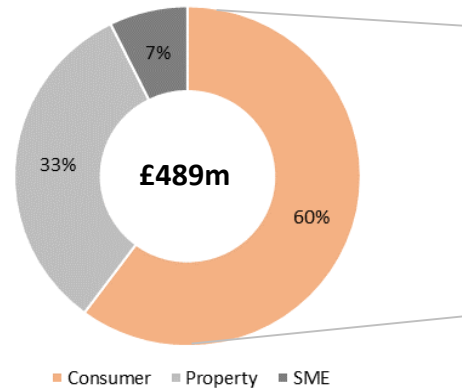
Property loans represent £159m (33%) of the credit assets. The Property portfolio primarily consists of second charge mortgages that are significantly seasoned and were acquired from banks and / or other specialist lenders. These mortgages have an average LTV of under 65% (combining the first and second charge) and have an average seasoning of over ten years.

The Property portfolio has performed well as the loans have the benefit of the underlying property security which can be realised in a default scenario to repay a significant proportion (if not all) of the outstanding balance. Cash collection from borrowers has been stable as the loans were originated several years ago and borrowers have been paying the instalments for some time. Income yield (trailing last 12 months) has been 14.5% with bad debts (excluding IFRS 9 stage 1) of 0.1% generating a risk adjusted yield of 14.4%.

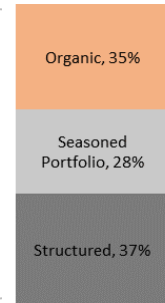
SME loans only represent £36m (7%) of the portfolio but it is a segment in which the Manager believes there is an attractive opportunity and the Company will grow its exposure having recently signed up a new partner. Income yield (trailing 12 months) on the existing portfolio is 7.3% with bad debts (excluding IFRS 9 stage 1) of 0.1% and risk adjusted yield of 7.2%.

Income yield calculated as last 12 months income over average credit assets over the last 12 months

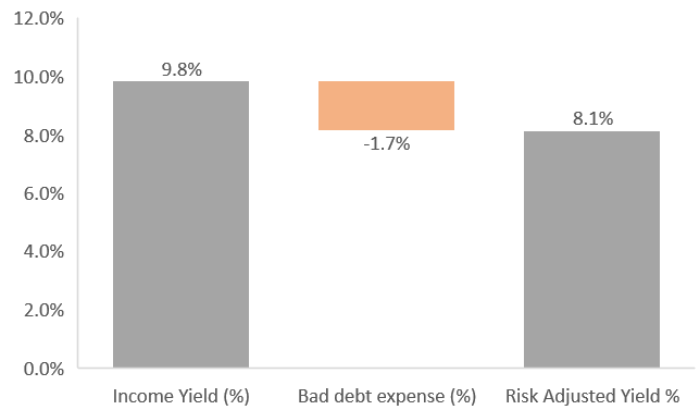
Total Credit Asset Split



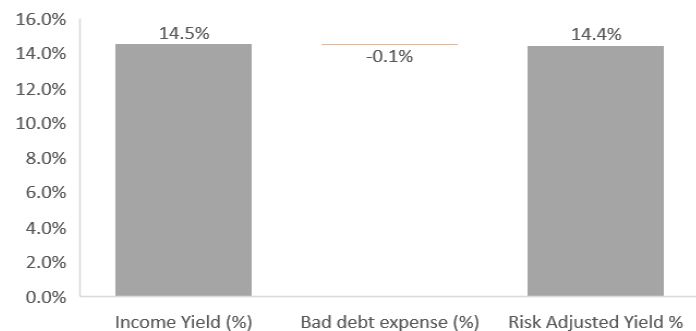
Consumer Split by Structure



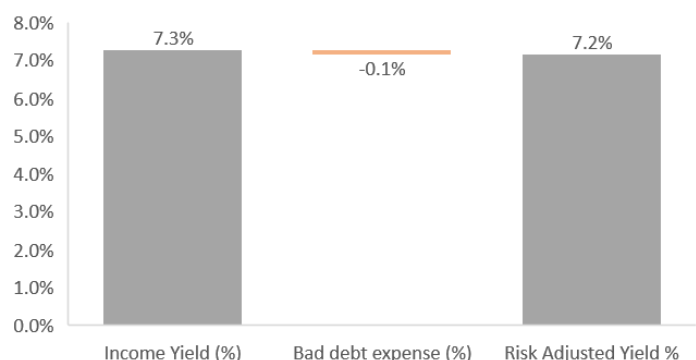
Consumer Income Yield and Bad Debt

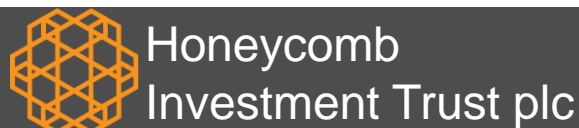


Property Income Yield and Bad Debt



SME Income Yield and Bad Debt





Performance and Dividend History

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	ITD*
Total NAV Return IAS 39	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 IAS 39	2017	0.69%	0.69%	0.78%	0.62%	180% ⁽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%	0.63%	0.79%	1.15%	0.54%	0.55%							4.33%	21.73%
Total NAV Return IFRS 9	2018	0.66%	0.59%	0.72%	1.36% ⁽³⁾	0.56%	0.60%							4.51%	21.08% ⁽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%	1150%	17.00%	20.25%	20.75%	19.25%	18.25%	17.50%	16.75%	15.75%	15.75%
Share Price Performance**	2018	13.50%	13.50%	13.50%	1150%	1150%	1150%							11.50%	11.50%
Dividend Per Share (Pence)***	2016	-	-	-	-	2.11	-	-	-	19.66	-	23.13	-	44.90	44.90
Dividend Per Share (Pence)***	2017	-	-	23.5	-	24.50****	-	-	-	20.00	-	-	20.00	88.00	132.90
Dividend Per Share (Pence)***	2018	-	-	20.00	20.00	-	-							40.00	172.90

* 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

⁽³⁾ NAV return excluding effect of capital raise and issuance at a premium would have been 0.63%



Honeycomb Investment Trust plc

Important Disclosures

This newsletter is published in the United Kingdom by Honeycomb Investment Trust plc (the "Company"). It is provided for the purpose of information only, and if you are unsure of the suitability of this investment you should take independent advice. All data in this factsheet is at or to the final day of the calendar month identified in the heading of the factsheet's front page unless otherwise stated.

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

Past performance should not be seen as an indication of future performance. The value of investments and any income may fluctuate and investors may not get back the full amount invested. The views expressed are those of the Company's Investment Manager, Pollen Street Capital Limited, as at the time of writing. These are subject to change without notice and do not constitute investment advice. Although the Company and Pollen Street Capital Limited have used reasonable efforts to ensure the accuracy of the information contained in this newsletter, neither the Company nor Pollen Street Capital Limited make any warranties or representations with respect to the completeness or accuracy of the information set forth herein. Examples of investment process, risk management, due diligence, position sizes, diversification, leverage, assessment of risk and similar information (together, the "Investment Programme") are presented as general guidelines used for illustration purposes only and are subject to change without notice to investors at any time at the sole discretion of Pollen Street Capital Limited. In addition, the composition and size of, and risks associated with, current or future investments of the Company may differ substantially from examples set forth in this newsletter. Accordingly, actual implementation of the Investment Program may vary from the examples presented herein.

This newsletter may not be distributed or transmitted in any jurisdiction outside the United Kingdom where such distribution may lead to a breach of law or regulatory requirements, or transmitted, distributed or sent to or by any national, resident, or citizen of any nation other than the United Kingdom. The distribution of this document in certain jurisdictions may be restricted by law and therefore persons into whose possession this document comes should inform themselves about and observe any such restrictions. Any such distribution could result in a violation of the law of such jurisdiction.

Honeycomb Investment Trust plc

Registered in England and Wales number 09888024.

Registered office address: 6th Floor, 140 London Wall, London, EC2Y 5DN.

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

Depositary: 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 1YQ.

Authorised and regulated by the Financial Conduct Authority (611337).

Website: www.pollencap.com

For enquiries please email enquiries@pollencap.com or telephone +44 20 3728 6750.

⁽¹⁾ On 17 November 2017, the Company entered into an amended Depositary Agreement enabling it to delegate certain custody functions to the Custodian. The Depositary 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 Depositary has confirmed its intention to transfer such obligation and therefore the Custodian, and not the Depositary, will be liable to the Company for a loss of financial instruments held in custody, but the Depositary will take reasonable steps to pursue and enforce any associated claim on behalf of the Company.