

Honeycomb Investment Trust plc

Investment Manager's Commentary

Honeycomb Investment Trust plc (the "Company") had another good month in July generating 8.1% NAV return per share on an annualised basis, which is 0.67% for the month. This brings the year to date return to 4.44% or 29.71% since inception.

The strong performance in month was driven by a combination of growth in investment assets, stable yields and good credit performance with low levels of impairments and write offs. Investment assets increased to £602m in the month through completion of new deals and growth in existing facilities (£590m as at 30th June 2019). The growth was funded through drawing on the existing debt facilities which are now £186m drawn giving a debt to equity ratio of 46%.

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 align 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 have 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

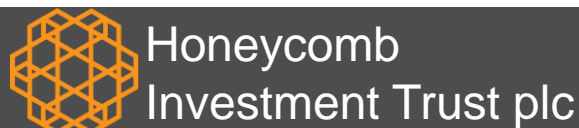
Monthly NAV Return (Annualised)	8.1%
Monthly NAV Return	0.67%
YTD NAV Return	4.44%
ITD* NAV Return	29.71%
NAV Cum. Income	£402.7m
NAV Ex. Income	£393.8m
Market Capitalisation	£437.9m
Investment Assets	£601.6m
Debt to Equity	46%
Shares in Issue	39,449,919
Share Price	1,110.0p
NAV Cum. Income per Share	1,020.9p
NAV Ex. Income per Share	998.2p
Premium (Discount) to NAV Cum Income	8.73%

*ITD: Inception to Date – excludes IPO Issue Costs

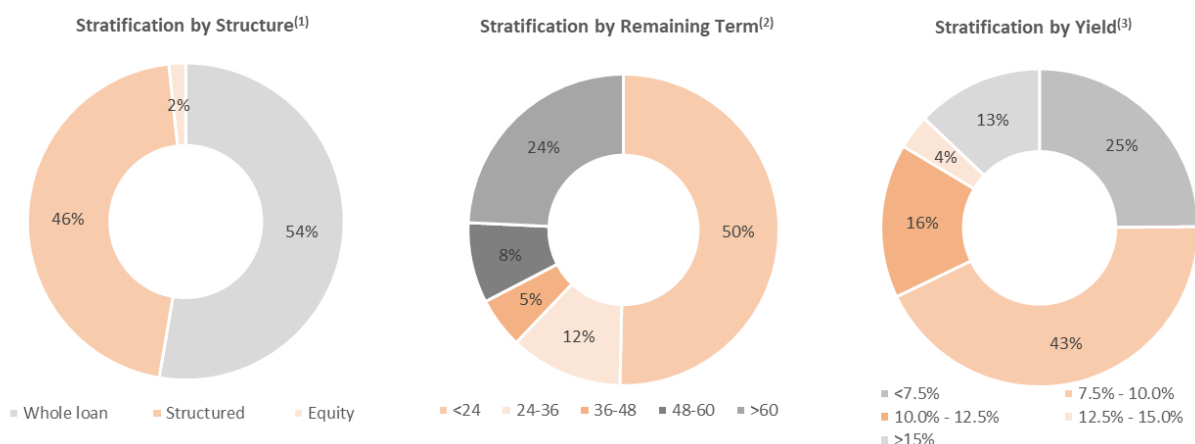
Fund Facts

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



Stratification of Gross Outstanding Balances



(1) Gross outstanding balance, stratified by the remaining balance of each loan

(2) Gross outstanding balance, excluding Equity Assets, stratified by the remaining term of each loan

(3) Gross outstanding balance, excluding Equity Assets, stratified by the headline interest rate of each loan

Performance and Dividend History

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	ITD*	
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%
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%
NAV Return IFRS 9	2018	0.66%	0.59%	0.72%	136% ⁽³⁾	0.56%	0.60%	0.63%	0.67%	0.67%	0.65%	0.60%	8.43%	25.12%	
NAV Return IFRS 9	2019	0.58%	0.54%	0.67%	0.67%	0.64%	0.65%	0.67%					4.44%	29.71% ⁽²⁾	
Share Price Performance**	2016	150%	-	-	-	-	-	-	-	-	-	0.54%	2.05%	2.05%	
Share Price Performance**	2017	3.92%	3.72%	0.45%	181%	(0.89%)	4.93%	2.78%	0.42%	(124%)	(0.84%)	(0.63%)	(149%)	13.42%	15.75%
Share Price Performance**	2018	(194%)	-	-	(176%)	-	-	0.90%	-	0.89%	(0.44%)	-	-	(2.38%)	13.00%
Share Price Performance**	2019	-	-	-	-	(133%)	(0.45%)	-					(1.33%)	11.00%	
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	-	-	-	20.00	-	-	20.00	80.00	212.90	
Dividend Per Share (Pence)***	2019	-	-	20.00	-	-	20.00	-					40.00	252.90	

* 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

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Glossary

“**NAV (Cum Income)**” is the value of investments and cash, including current year revenue, less liabilities.

“**NAV (Ex Income)**” is the value of investments and cash, excluding current year revenue, less liabilities

“**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 at the start of the period, calculated on a per share basis

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

“**Premium / (Discount)**” the amount by which the price per share is either higher (at a premium) or lower (at a discount) than the NAV Cum. Income, expressed as a percentage of the NAV Cum. Income 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.

“**Investment Yield**” is calculated as income net of amortised acquisition costs over average credit assets for, annualised. Previously this has been presented gross of acquisition costs.