

HONEYCOMB INVESTMENT TRUST PLC

30 June 2022

INVESTMENT MANAGER'S COMMENTARY

Honeycomb Investment Trust plc (the "Company") delivered a NAV return of 0.69% for the month, which is equivalent to 8.4% per annum. NAV return was driven by strong risk adjusted yield of 9.2%. Net Investment Assets remained broadly stable in the month at £583m with cash received from the recent Oplo Mortgage Portfolio sale being re-invested.

Pollen Street Credit had another active quarter for deployment completing a number of new transactions and facility upsizes. These include a £65m senior facility to Ark, a Swedish lender focused on providing financing to European technology businesses with each loan benefiting from a 70% principal guarantee from the European Infrastructure Fund; a £65m senior facility to TIER, the leading micro-mobility business in Europe; a £50m senior facility to Splend a vehicle leasing and financing business focused on the ridesharing and delivery driver markets in the UK and AUS; a €50m facility to Earlsfort, a residential development finance lender in Ireland; and we upsized our senior facility to iwoca by £25m, financing their UK SME portfolio. Honeycomb participated in a number of these transactions.

The pipeline of new opportunities is strong with over £400m of transactions in documentation or late stage DD across a range of end sub sectors including insurance run off, SME asset backed and probate finance. The broader European pipeline is standing at over £2bn and is well diversified across subsectors and asset classes.

The broader macro environment remains uncertain with a number of risks and concerns with the impact of inflation and higher interest rates the most immediate threat albeit offset somewhat by continuing high levels of employment and rising nominal wages. We are monitoring the performance of the underlying assets closely and we are still seeing very consistent and good performance. We are factoring in the impact of higher prices and interest rates when underwriting and structuring and are also seeing opportunities in sectors with low correlation to the macro. The uncertain environment is also presenting opportunities and we are taking the opportunity to increase returns on new transactions alongside continuing to ensure prudent LTVs such that our investments are able to withstand significant stresses without impairment.

At the General Meeting of the Company held on 1 June 2022, shareholders approved the Company's proposed combination with Pollen Street Capital Holdings Limited ("Pollen Street") (the "Combination"). The Company and Pollen Street are finalising the remaining conditions precedent to complete the Combination within the coming weeks. The key timing dependency for completion is the receipt of remaining change in control approvals from certain regulators with oversight of firms within the Pollen Street Group, and the funds it manages or advises. Pollen Street and the Company have filed all documentation requested by those regulators, the Financial Conduct Authority and Prudential Regulation Authority approved the change in control on 1 August. The Company will update shareholders when the remaining approvals have been received and completion can proceed.

Key Details

Monthly NAV Return (Annualised)	8.4%
Monthly NAV Return	0.69%
YTD NAV Return	3.98%
ITD* NAV Return	54.0%
NAV Cum. Income	£354.2m
NAV Ex. Income	£354.1m
Market Capitalisation	£309.2m
Net Investment Assets	£582.8m
Net Debt to Equity	63.7%
Debt to Equity	67.1%
Shares in Issue	34,736,934
Share Price	890.0p
NAV Cum. Income per Share	1,019.7p
NAV Ex. Income per Share	1,019.3p
Premium (Discount) to NAV Cum Income	(12.7)%

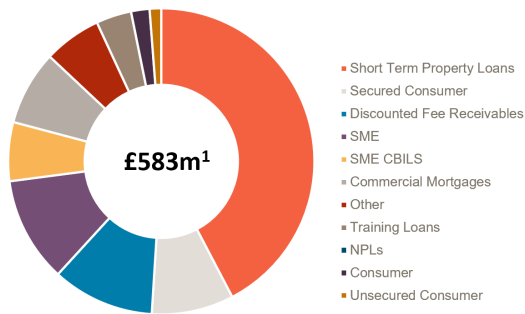
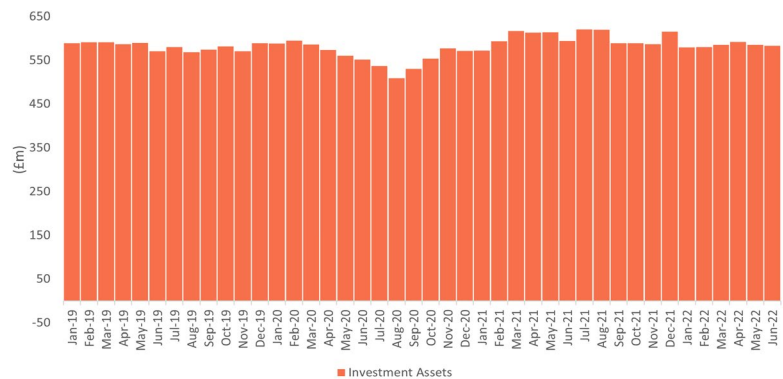
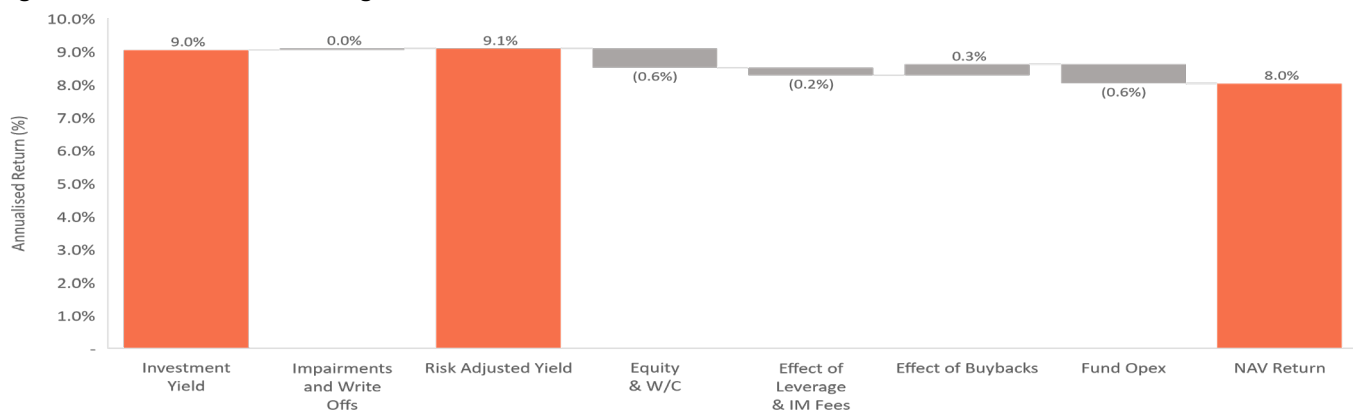
Figure 1 - Composition of Investment Assets

¹ Net Investment Assets

Figure 2 - Investment Assets

Figure 3 – H1 2022 Returns Bridge

Figure 4 – Top 10 Holdings

		Deal Type ⁽¹⁾	Structure	Sector	Value of Holding at 30-June 22	LTV ⁽²⁾	Percentage of Portfolio ⁽³⁾
1	Downing Development Loans	Structured	Senior	Short Term Property Loans	56.9	63%	10.0%
2	Sancus Loan Limited	Structured	Senior	Short Term Property Loans	55.4	54%	9.7%
3	Creditfix Limited	Structured	Senior	Discounted Fee Receivables	51.3	39%	9.0%
4	UK Agricultural Finance	Direct Portfolio	Senior	Short Term Property Loans	50.8	50%	8.9%
5	Beaufort	Direct Portfolio	Senior	Short Term Property Loans	34.5	70%	6.1%
6	Queen Street	Direct Portfolio	Senior	Short Term Property Loans	32.1	75%	5.7%
7	Nucleus Cash Flow Finance Limited	Structured	Senior	CBILS SME	31.8	96%	5.6%
8	GE Portfolio	Direct Portfolio	Secured	Secured Consumer	27.8	61%	4.9%
9	iWoca Revolving	Structured	Senior	SME	18.4	90%	3.2%
10	Ancius Commercial Mortgages	Direct Portfolio	Senior	Property	16.9	60%	3.0%

Statistics as at 30 June 2022

1. Direct Portfolios labelled as Senior in structure refer to portfolios of loans that are individually senior secured 2. In the case of Direct Portfolios, the LTV is against latest underlying collateral values (typically at origination for directly originated assets or at purchase for acquired seasoned portfolios). For structured facilities the LTV reflects the maximum advance rate against eligible assets for Oplo Structured and 118118 Loans, and in the case of structured property-backed facilities, the LTV reflects the look through LTV against the underlying property collateral. Development finance loan LTVs are quoted as the maximum LTGDV at origination. 3. Net Investment Assets

Background and Investment Objective

Honeycomb Investment Trust plc (the "Company") operates an asset backed credit strategy that delivers stable income alongside strong downside protection through providing predominantly senior lending to non-bank lenders secured on their underlying loan portfolios. The investment strategy is supported by the ongoing structural changes in the financial services industry that create a significant opportunity for non-bank lenders to reach customers who are underserved by mainstream banks with bespoke and appropriate products. The investment objective is to provide shareholders with an attractive level of dividend income with capital preservation.

The strategy aims to generate positive impact around key areas where Honeycomb Investment Trust can make a meaningful difference; Financial Inclusion, Affordable Housing, Regional Growth & Green Housing.

Investment Features

- 8% targeted dividend on issue price when fully invested and leverage applied, payable quarterly.
- Investments secured on loan portfolios of non bank lenders
- A diverse and granular portfolio, no single asset / single sector risk
- Short duration - Average life 2 to 3 years with underlying portfolio typically amortising removing refinancing/ exit risk
- Investments benefit from tight Covenants and Corporate security
- Conservative Leverage

Fund Facts

Type of Fund	Closed – Ended Fund
Listing	Main Market 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%

* applicable to gross assets

** subject to 5% preferred return hurdle and high watermark

Performance & 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%	1.80% ⁽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%	1.36% ⁽²⁾	0.56%	0.60%	0.63%	0.67%	0.67%	0.67%	0.65%	0.60%	8.43%	25.12% ⁽²⁾
NAV Return IFRS 9	2019	0.58%	0.54%	0.67%	0.67%	0.64%	0.65%	0.67%	0.66%	0.66%	0.67%	0.67%	0.67%	7.79%	33.17% ⁽²⁾
NAV Return IFRS 9	2020	1.62% ⁽⁴⁾	0.65%	0.25%	0.42%	0.42%	0.75%	0.61%	0.87%	0.28%	0.58%	0.62%	0.67%	7.71%	41.15% ⁽²⁾
NAV Return IFRS 9	2021	0.67%	0.64%	0.75%	0.73%	0.77%	0.75%	0.72%	0.71%	0.66%	0.68%	0.66%	0.69%	8.49%	49.90% ⁽²⁾
NAV Return IFRS 9	2022	0.69%	0.59%	0.66%	0.64%	0.69%	0.69%							3.98%	54.0% ⁽²⁾
Share Price Performance**	2016	1.50%	-	-	-	-	-	-	-	-	-	-	0.54%	2.05%	2.05%
Share Price Performance**	2017	3.92%	3.72%	0.45%	1.81%	(0.89%)	4.93%	2.78%	0.42%	(1.24%)	(0.84%)	(0.63%)	(1.49%)	13.42%	15.75%
Share Price Performance**	2018	(1.94%)	-	-	(1.76%)	-	-	0.90%	-	0.89%	(0.44%)	-	-	(2.38%)	13.00%
Share Price Performance**	2019	-	-	-	-	(1.33%)	(0.45%)	-	(0.45%)	(6.33%)	(3.86%)	(1.51%)	(0.77%)	(13.94%)	(2.75%)
Share Price Performance**	2020	(2.13%)	(2.13%)	(18.48%)	(1.33%)	-	1.69%	1.33%	7.21%	12.54%	1.63%	-	0.80%	(3.08%)	(5.75%)
Share Price Performance**	2021	2.92%	(1.03%)	(2.08%)	2.66%	(0.52%)	1.04%	-	(1.55%)	1.57%	-	(0.52%)	(2.07%)	0.27%	(5.50%)
Share Price Performance**	2022	1.59%	(11.46%)	10.00%	(0.53%)	-	(4.30%)							(5.57%)	(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	-	-	20.00	-	-	20.00	80.00	292.90
Dividend Per Share (Pence)***	2020	-	20.00	-	-	-	20.00	-	-	20.00	-	20.00	-	80.00	372.90
Dividend Per Share (Pence)***	2021	-	-	20.00	-	-	20.00	-	-	20.00	-	-	20.00	80.00	452.90
Dividend Per Share (Pence)***	2022	-	-	20.00	-	-	20.00							40.00	492.90

* 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 brought forward retained earnings

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

⁽⁴⁾ NAV return excluding effect of buy backs would have been 0.60%

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Glossary

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

NAV (Ex Income) is the value of investments, other assets 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.

Debt to Equity the value of total leverage including any accrued interest and fees divided by the NAV

Annualisation Methodology Monthly returns have been calculated by multiplying the actual number of days in the year divided by the actual number of days in the month.