

VT REDLANDS FUND RANGE

What are the VT Redlands Funds?

The VT Redlands Funds invest in one of four defined “asset classes” namely Equity, Multi-Asset, Property and Fixed Income. Each fund carries a prescribed Risk Profile, measured on a scale of 1 to 7 – with for example Equity being the highest at a factor 5. Each fund is used as a building block, creating bespoke, risk rated investment portfolios for clients of David Williams IFA.

By combining the four VT Redlands funds with other asset classes such as With Profits/Smoothed Managed and Structured Equity funds, our clients can enjoy the benefits of broad diversification within their portfolios. This reduces volatility and creates the potential for better, more consistent returns.

Each fund is constructed as a “Fund of Funds” providing access to the “best of the best” sector funds from a huge investment universe. The funds are designed to meet their objectives as efficiently as possible whilst keeping costs to a minimum and are run according to a strict risk-control criteria.

Typically, 15 to 30 different funds are held in each portfolio, with each one in turn managed by leading investment houses.

To manage each fund, David Williams IFA has appointed Hawksmoor Investment Management Limited (Hawksmoor), an award-winning, independent, and specialist fund management firm. Hawksmoor is part of the Hawksmoor Group which manages over £4bn for individual private clients, charities and intermediaries.

What do Hawksmoor do?

Hawksmoor are specialist Multi-Manager investors, they are experts in choosing fund managers who are likely to perform well, building portfolios that blend together to create a cohesive whole. No single asset management group has the top fund manager in every sector and as Multi-Managers, Hawksmoor can cherry pick the very best talent from across every fund management group. Alongside these active managers Hawksmoor also identifies the best value passive funds to include in portfolios, providing low-cost access to core investment markets.

Why did we choose Hawksmoor?

Hawksmoor Fund Managers (HFM), the specific team within Hawksmoor that manage the Redlands Portfolios, have built a strong and proven performance track record of over 14 years. Like David Williams IFA, HFM believe that performance is the most important factor for most clients. The return achieved net of charges for a given level of risk is what matters most. HFM has delivered not just strong performance, but strong risk-adjusted performance over the long term.

HFM have a simple and clear philosophy, to deliver the very best returns within the confines of a given risk framework. Their investment process is built around dynamic management of portfolios and excellent fund selection driven by both quantitative and importantly fundamental qualitative resources. The team's own research is complimented by other research resources across Hawksmoor, including the proprietary fund research tool SEMAFOUR and output from over 40 investment professionals and analysts.



Hawksmoor Fund Managers Daniel Lockyer and Ben Conway have worked together at Hawksmoor for over ten years. They are supported by Ben Mackie and Dan Cartridge. The strong track records of the Funds since their respective launch dates have resulted in the team winning many industry Awards.

Important Information

Notes: This document is for general information purposes only and does not take into account the specific investment objectives, financial situation or particular needs of any particular person. It is not a personal recommendation, and it should not be regarded as a solicitation or an offer to buy or sell any securities or instruments mentioned in it. This document represents the views of David Williams IFA Ltd, Valu-Trac Investment Management Limited and Hawksmoor Investment Management Limited at the time of writing. It should not be construed as investment advice. Full details of the Redlands Funds, including risk warnings, are published in the Key Investor Information documents, the Supplementary Information document and Prospectus, available from www.valu-trac.com. The proportion of assets held, and the typical asset mix will change over time as the Fund aims, over the medium to long term, for investment risk to be controlled in line with the agreed volatility range. The Investment Manager will use a wide range of assets and asset classes to provide a diversified investment approach and will actively alter the weights of the component parts where necessary to stay within agreed boundaries. The Redlands Funds are subject to normal stock market fluctuations and other risks inherent in such investments. The value of your investment and the income derived from it can go down as well as up, and you may not get back the money you invested. Investments in overseas markets may be affected by changes in exchange rates, which could cause the value of your investment to increase or diminish. You should regard your investment as medium-to-long term. Past performance is not a reliable indicator of future results. Every effort is taken to ensure the accuracy of the data used in this document, but no warranties are given. Fund holding percentage figures may not add up to 100 due to rounding. All sources Hawksmoor Investment Management Limited and Valu-Trac Investment Management Limited unless otherwise stated. The authorised corporate director of the Fund is Valu-Trac Investment Management Limited, authorised and regulated by the Financial Conduct Authority, registration number 145168. David Williams IFA Limited is authorised and regulated by the Financial Conduct Authority, firm reference number 530750. Hawksmoor Investment Management Limited is authorised and regulated by the Financial Conduct Authority, firm reference number 472929.

VT Redlands Equity Portfolio

August 2024

Investment Objective

The objective of the VT Redlands Equity Portfolio is to provide capital growth. The Fund seeks to achieve its objective primarily by investing in collective investment vehicles (including for example collective investment schemes, exchange traded funds and investment trusts) which provide exposure to listed equity securities across developed and emerging markets. The Fund may also invest in other collective investment schemes, transferable securities, money market instruments, deposits, cash and near cash. The Fund does not have a specific benchmark. However, the performance of the Fund can be assessed by considering whether the objective for capital growth over the long term is achieved. There is no particular emphasis on any geographical area or industry sector.

Fund Information

Inception Date	7 June 2017
Number of Holdings	22
Fund Size	£540.1m
Ongoing Charge Figure*	0.66%
Ongoing Charge Figure (excluding IT costs)**	0.51%
Yield	1.73%
3 Year Annualised Volatility	9.0%

* The ongoing charges figure is based on expenses and the net asset value as at 28 June 2024. This figure may vary from year to year. It excludes portfolio transaction costs. The Funds annual report for each financial year will include detail on the exact charges made.

** Please note, this figure excludes the underlying costs of investment company securities held within the Fund, in accordance with updated regulatory guidance from November 2023.

Holdings as at 30 August 2024

Augmentum Fintech PLC	1.9%
Brown Advisory Global Leaders B Inc GBP	2.7%
Fidelity Asia Pacific Opportunities W-Acc	2.9%
Fidelity Asian Values PLC	1.4%
Fidelity Index Japan P Acc	5.2%
Fidelity Index UK P Acc	8.5%
Fiera Atlas Global Companies I Acc GBP	2.8%
FTF Martin Currie UK Equity Income Fund W acc	3.2%
Hermes Asia ex Japan Equity F GBP Acc	5.0%
Invesco Perpetual UK Smaller Cos Inv Tst PLC	0.7%
iShares Core S&P 500 UCITS ETF USD (Acc)	13.7%
Lazard Japanese Strategic Equity EA Acc GBP	1.9%

Legal & General UK Mid Cap Index C Acc	7.9%
M&G Japan Smaller Companies Sterling PP Acc	2.3%
Oakley Capital Investments Ltd	2.4%
Premier Miton US Opportunities B Acc	4.3%
Ranmore Global Equity Institutional GBP Acc	3.0%
RIT Capital Partners PLC	2.8%
Rockwood Strategic plc	0.3%
Vanguard S&P 500 UCITS ETF USD Acc	13.8%
WS Gresham House UK Multi Cap Inc F Sterling Acc	7.9%
WS Lightman European I Acc GBP	3.9%
Cash	1.5%

Performance Summary as at 30 August 2024

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Equity Portfolio	-0.03%	6.91%	14.71%	9.94%	41.62%	61.23%
Composite Benchmark ¹	0.08%	5.55%	14.96%	11.22%	47.04%	70.00%

¹ Composite benchmark consists of 80% IA Global and 20% IA UK All Companies, rebalanced monthly. Source: FE fundinfo.

Past performance is not a reliable guide to future performance

Figures quoted are on a total return basis with income reinvested.

VT Redlands Multi-Asset Portfolio

August 2024

Investment Objective

The objective of the VT Redlands Multi-Asset Portfolio is to provide capital growth. The Fund seeks to achieve its objective primarily by investing in collective investment vehicles (including for example collective investment schemes, exchange traded funds and investment trusts) which provide exposure to various different asset classes including equities, fixed income securities and assets having absolute return strategies. The Fund may also invest in other collective investment schemes, transferable securities, money market instruments, deposits, cash and near cash. The Fund does not have a specific benchmark. However, the performance of the Fund can be assessed by considering whether the objective for capital growth over the long term is achieved. There is no particular emphasis on any geographical area or industry or economic sector.

Fund Information

Inception Date	7 June 2017
Number of Holdings	22
Fund Size	£121.3m
Ongoing Charge Figure*	1.25%
Ongoing Charge Figure (excluding IT costs)**	0.43%
Yield	2.36%
3 Year Annualised Volatility	5.3%

* The ongoing charges figure is based on expenses and the net asset value as at 28 June 2024. This figure may vary from year to year. It excludes portfolio transaction costs. The Funds annual report for each financial year will include detail on the exact charges made.

** Please note, this figure excludes the underlying costs of investment company securities held within the Fund, in accordance with updated regulatory guidance from November 2023.

Holdings as at 30 August 2024

3i Infrastructure PLC	3.0%
Atrato Onsite Energy	1.5%
BBGI SICAV SA	6.8%
BH Macro Limited GBP	6.0%
Chrysalis Investments Ltd	1.7%
Gore Street Energy Storage Fund PLC	1.5%
HICL Infrastructure Company Ltd	6.1%
International Public Partnerships Ltd	6.1%
iShares Physical Gold ETC	7.4%
Lazard Rathmore Alternative S Acc GBP H	6.3%
Man GLG Absolute Value CX Professional GBP Acc	4.5%
Neuberger Berman Commodities GBP I3 Acc Unhdg	4.1%

Pantheon Infrastructure PLC	2.9%
Renewables Infrastructure Group Ltd	3.4%
RIT Capital Partners PLC	5.1%
Ruffer Investment Company Ltd	3.8%
Taylor Maritime Investments Ltd	2.6%
Third Point Offshore Investors Limited USD	4.1%
TM Tellworth UK Select A Acc	4.1%
Tufton Oceanic Assets Ltd	4.2%
VT Argonaut Absolute Return I GBP Acc	4.4%
Winton Trend Fund (UCITS) Class I GBP	8.8%
Cash	1.6%

Performance Summary as at 30 August 2024

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Multi-Asset Portfolio	-1.63%	7.12%	10.46%	-0.87%	21.16%	24.29%
IA Flexible Investment ²	0.20%	5.03%	11.87%	5.25%	27.99%	38.78%

Past performance is not a reliable guide to future performance

Figures quoted are on a total return basis with income reinvested.

² Source: FE fundinfo.

VT Redlands Property Portfolio

August 2024

Investment Objective

The investment objective of VT Redlands Property Portfolio is to generate capital growth over the long term. The Fund seeks to achieve its objective primarily by investing in collective investment vehicles which have exposure to physical property and property related assets. The Fund may also invest in other collective investment schemes, transferable securities, money market instruments, deposits, cash and near cash. The Fund does not have a specific benchmark. However, the performance of the Fund can be assessed by considering whether the objective for capital growth over the long term is achieved. There is no particular emphasis on any geographical area or industry or economic sector, other than to hold a minimum of 70% in UK real property assets to maintain qualification for the UK Direct Property sector.

VT Redlands Property Fund invests in assets that may at times be hard to sell. This means that there may be occasions when you experience a delay or receive less than you might otherwise expect when selling your investment. For more information on risks, see the prospectus and key investor information document.

Fund Information

Inception Date	7 June 2017
Number of Holdings	28
Fund Size	£96.4m
Ongoing Charge Figure*	1.36%
Ongoing Charge Figure (excluding IT costs)**	0.43%
Yield	4.12%
3 Year Annualised Volatility	7.9%

* The ongoing charges figure is based on expenses and the net asset value as at 28 June 2024. This figure may vary from year to year. It excludes portfolio transaction costs. The Funds annual report for each financial year will include detail on the exact charges made.

** Please note, this figure excludes the underlying costs of investment company securities held within the Fund, in accordance with updated regulatory guidance from November 2023.

Holdings as at 30 August 2024

abrdn European Logistics Income PLC	3.5%
abrdn Property Income Trust Limited	2.0%
AEW UK REIT PLC	2.4%
Alternative Income REIT PLC	2.4%
Aviva Investors UK Property Fund 2 Acc	0.4%
Balanced Commercial Property Trust Limited	3.1%
Cordiant Digital Infrastructure Ltd	4.4%
db x-track FTSE EPR NRT Dev Eur RE UCITS ETF 1C DR	6.1%
Digital 9 Infrastructure	0.3%
Downing Renewables & Infrastructure Trust PLC	2.5%
Empiric Student Property PLC	2.2%
Greencoat UK Wind PLC	4.7%
Home REIT plc	0.2%
Impact Healthcare REIT PLC	3.7%
iShares UK Property UCITS ETF GBP (Dist)	1.9%

Legal & General Global Infrastructure Index C Acc	5.3%
Life Science REIT plc	1.6%
Londonmetric Property PLC	5.5%
M&G Feeder of Property Portfolio Sterling I Acc	1.2%
M&G Global Listed Infrastructure L Acc	1.6%
Picton Property Income Ltd	2.3%
Primary Health Properties PLC	4.9%
Schroder Real Estate Investment Trust Ltd	2.9%
SPDR Dow Jones Global Real Estate UCITS ETF	5.8%
Supermarket Income REIT PLC	3.5%
TR Property Investment Trust PLC	7.0%
Tritax Big Box REIT PLC	7.6%
Urban Logistics REIT PLC	3.9%
Cash	7.1%

Performance Summary as at 30 August 2024

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Property Portfolio	0.37%	7.88%	5.06%	-11.28%	-7.07%	2.04%
Composite Benchmark ³	1.27%	4.97%	5.64%	-2.27%	1.87%	15.42%

Past performance is not a reliable guide to future performance

Figures quoted are on a total return basis with income reinvested.

³ Composite benchmark consists of 60% IA UK Direct Property and 40% IA Property Other, rebalanced monthly. Source: FE fundinfo.

VT Redlands Fixed Income Portfolio

August 2024

Investment Objective

The objective of the VT Redlands Fixed Income Portfolio is to provide capital growth. The Fund seeks to achieve its objective primarily by investing in collective investment vehicles (including for example collective investment schemes, exchange traded funds and investment trusts) which provide exposure to fixed income strategies and assets. The Fund may also invest in other collective investment schemes, transferable securities, bonds, money market instruments, deposits, cash and near cash. The Fund does not have a specific benchmark. However, the performance of the Fund can be assessed by considering whether the objective for capital growth over the long term is achieved. There is no particular emphasis on any geographical area or industry sector.

Fund Information

Inception Date	7 June 2017
Number of Holdings	18
Fund Size	£68.3m
Ongoing Charge Figure*	0.67%
Ongoing Charge Figure (excluding IT costs)**	0.56%
Yield	4.66%
3 Year Annualised Volatility	3.6%

* The ongoing charges figure is based on expenses and the net asset value as at 28 June 2024. This figure may vary from year to year. It excludes portfolio transaction costs. The Funds annual report for each financial year will include detail on the exact charges made.

** Please note, this figure excludes the underlying costs of investment company securities held within the Fund, in accordance with updated regulatory guidance from November 2023.

Holdings as at 30 August 2024

Amundi Index Glob Agg 500m ETF DR H GBP D	7.6%
Amundi UK Government Bond UCITS ETF Dist	17.6%
Artemis Corporate Bond F GBP Dis	6.4%
Blackstone Loan Financing Limited	0.7%
Close Sustainable Select Fixed Income X GBP Acc	4.9%
iShares \$ TIPS UCITS ETF GBP Hgd Inc	7.9%
JPM GBP Ultra-Short Income UCITS ETF Acc GBP	4.4%
Legal & General All Stocks Ind Link Gilt Ind C Acc	7.2%
Legal & General Global Inflation Lnkd Bd Idx C Acc	3.1%
Man GLG Sterling Corporate Bd Inst Acc F	8.6%

MI TwentyFour - Monument Bond I Acc	8.4%
MSIF Emerging Markets Debt Opportunities Fd A USD A	1.9%
Premier Miton Strategic Monthly Inc Bond C Acc	5.9%
Rathbone Ethical Bond Inst Acc	3.6%
Real Estate Credit Investments Ltd	1.4%
RM Infrastructure Income PLC	1.6%
Starwood European Real Estate Finance Limited	0.8%
TwentyFour Corporate Bond GBP Acc	2.5%
Cash	5.4%

Performance Summary as at 30 August 2024

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Fixed Income Portfolio	0.96%	4.49%	10.23%	-2.77%	-1.03%	6.64%
Composite Benchmark ⁴	0.83%	3.67%	8.47%	-1.94%	3.07%	11.90%

Past performance is not a reliable guide to future performance

Figures quoted are on a total return basis with income reinvested.

⁴ Composite benchmark consists of 50% IA Global Mixed Bond and 50% IA Sterling Strategic Bond, rebalanced monthly. Source: FE fundinfo.

Commentaries

August 2024

VT Redlands Equity Portfolio

August began with one of the biggest bouts of volatility seen in financial markets since March 2020. Within 24 hours on 5th August, the Japanese stock market fell 12% (its largest one-day decline in 30 years), UK Index was down over 2.5% and the US Nasdaq Index fell 6%. Two interconnected factors were the main drivers of this heightened volatility. The significant strengthening of the Yen versus the US dollar (and other currencies) off the back of a greater than anticipated interest rate increase in Japan and softer economic data in the US which saw the market accelerate its expectations for US rate cuts. Some investors look to borrow cheaply in Yen to fund other investments elsewhere and the currency and interest rate moves prompted many to look to 'unwind' these trades. However, looking across the month of August as a whole it turned out to be a story of 'nothing to see here'; most assets recovered and the result was flat returns over the month. This illustrates the benefits of staying invested rather than panicking during bouts of volatility. Indeed, the Fund's unit price was broadly unchanged over the month. During the weakness we added to M&G Japan Smaller Companies and L&G UK Mid Cap Index believing these assets had been unjustly impacted by the sell-off given their relatively attractive valuations. These additional investments were funded by a modest reduction in the Brown Advisory Global Leaders fund that had held up relatively well.

VT Redlands Multi-Asset Portfolio

It was a difficult period for the Fund as many of the investment trusts owned to gain exposure to alternative assets like infrastructure, private equity and shipping were caught up in the equity market turmoil early in the month and hadn't recovered by month end. In addition, some of the absolute return funds held to generate uncorrelated returns did in fact move in line with equity markets during the sell-off in early August. Whilst acknowledging the sharpness and extent of the moves in markets were unpredictable, it is disappointing those funds didn't behave as expected. This acted as the final catalyst for the changes made during August. The main changes, that continue the recent theme of seeking to make the portfolio more robust in times of stress, were to replace SEI Liquid Alternative Hedged, Fulcrum Income and Brooks Macdonald Defensive Capital with Lazard Rathmore Alternative and Tellworth UK Select funds. In addition, we added to the existing infrastructure investment trusts on weakness and introduced a pure commodities fund, the NB Commodities fund that is designed to capture the long-term structural growth theme of metals used in the energy transition theme as well as being one of the only assets that benefit from higher inflation. Even though a return to a much higher inflation environment is not our central case, we believe a diversified portfolio containing assets that will do well in a range of scenarios ultimately creates a less volatile and more robust pattern of performance.

VT Redlands Property Portfolio

The Property Fund produced a positive return in the month, which is pleasing given the property asset class tends to correlate with bond yields which rose in the UK (prices fell). We attribute this positive return to the number of idiosyncratic drivers at play within the sector and the portfolio where corporate activity is acting as a catalyst for share prices to rise and narrow the discounts to the net asset values. For example, the best performer over the month was ABRDN Property Income Trust that was up 5.75% as more investors wake up to the fact that its intention to wind up by selling assets piecemeal or as a portfolio will result in a higher value than the current share price implies. Primary Health Properties and Impact Healthcare were also higher over the month after posting positive results. The largest faller was Digital 9 Infrastructure which is testing investors' patience as its much-awaited asset sales process takes longer than desired.

VT Redlands Fixed Income Portfolio

Against the backdrop of higher volatility in global equity markets, the fixed income asset class was more becalmed. US government bond yields moved lower (prices moved higher) over the course of the month. This was because of heightened recession fears that would likely mean a faster pace of interest rate cuts. Conversely, UK bond yields ticked up in response to a better economic growth picture coupled with Labour's frugal spending plans being well received by the market. Corporate bond markets followed suit and posted modest gains. Whilst it still pays to be selective within the fixed income asset class, after a couple of difficult years, it is pleasing to see bonds acting as a genuine diversifier alongside risk assets such as equities as well as producing an attractive yield in the meantime. The Fund performed well in absolute and relative terms in August with all underlying holdings posting positive total returns, other than RM Alternative Income which had drifted lower on no news. Activity was focused on investing inflows into a combination of existing government bond funds (Amundi UK Government Bond and iShares \$ TIPS) and corporate bond funds (Artemis Corporate Bond, Man GLG Corporate Bond and Premier Miton Strategic Monthly Income).