

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

September 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	£542.2m
Ongoing Charge Figure*	0.50%
Yield	1.72%
3 Year Annualised Volatility	9.0%

* The ongoing charges figure is based on expenses and the net asset value as at 30 September 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.

Holdings as at 30 September 2024

Augmentum Fintech PLC	1.8%
Brown Advisory Global Leaders B Inc GBP	2.7%
Fidelity Asia Pacific Opportunities W-Acc	3.1%
Fidelity Asian Values PLC	1.5%
Fidelity Index Japan P Acc	3.0%
Fidelity Index UK P Acc	9.4%
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	5.4%
Invesco Perpetual UK Smaller Cos Inv Tst PLC	0.7%
iShares Core S&P 500 UCITS ETF USD (Acc)	13.6%
Lazard Japanese Strategic Equity EA Acc GBP	2.0%

Legal & General UK Mid Cap Index C Acc	8.9%
M&G Japan Smaller Companies Sterling PP Acc	2.3%
Oakley Capital Investments Ltd	2.3%
Premier Miton US Opportunities B Acc	5.3%
Ranmore Global Equity Institutional GBP Acc	3.1%
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	5.7%
WS Lightman European I Acc GBP	4.9%
Cash	1.4%

Performance Summary as at 30 September 2024

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Equity Portfolio	0.52%	3.93%	15.77%	12.01%	39.98%	62.07%
Composite Benchmark ¹	-0.16%	1.97%	15.85%	13.24%	45.83%	69.73%

Past performance is not a reliable guide to future performance

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

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

VT Redlands Multi-Asset Portfolio

September 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	£121.4m
Ongoing Charge Figure*	0.58%
Yield	2.34%
3 Year Annualised Volatility	5.4%

* The ongoing charges figure is based on expenses and the net asset value as at 30 September 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.

Holdings as at 30 September 2024

3i Infrastructure PLC	3.0%
Atrato Onsite Energy	1.4%
BBGI SICAV SA	6.6%
BH Macro Limited GBP	6.2%
Chrysalis Investments Ltd	1.9%
Gore Street Energy Storage Fund PLC	1.4%
HICL Infrastructure Company Ltd	6.3%
International Public Partnerships Ltd	6.1%
iShares Physical Gold ETC	7.1%
Lazard Rathmore Alternative S Acc GBP H	6.3%
Man GLG Absolute Value CX Professional GBP Acc	4.6%
Neuberger Berman Commodities GBP I3 Acc Unhdg	4.1%

Pantheon Infrastructure PLC	3.2%
Renewables Infrastructure Group Ltd	3.4%
RIT Capital Partners PLC	4.9%
Ruffer Investment Company Ltd	3.8%
Taylor Maritime Investments Ltd	2.5%
Third Point Offshore Investors Limited USD	4.3%
TM Tellworth UK Select A Acc	4.0%
Tufton Oceanic Assets Ltd	4.0%
VT Argonaut Absolute Return I GBP Acc	4.3%
Winton Trend Fund (UCITS) Class I GBP	8.8%
Cash	1.7%

Performance Summary as at 30 September 2024

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017	Past performance is not a reliable guide to future performance
VT Redlands Multi-Asset Portfolio	1.00%	6.64%	11.24%	-0.10%	21.37%	25.53%	Figures quoted are on a total return basis with income reinvested.
IA Flexible Investment ²	0.54%	2.77%	13.04%	7.02%	27.72%	39.53%	

² Source: FE fundinfo.

VT Redlands Property Portfolio

September 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	29
Fund Size	£99.41m
Ongoing Charge Figure*	0.39%
Yield	4.01%
3 Year Annualised Volatility	8.0%

* The ongoing charges figure is based on expenses and the net asset value as at 30 September 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.

Holdings as at 30 September 2024

abrdn European Logistics Income PLC	3.4%
abrdn Property Income Trust Limited	2.1%
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	3.3%
Cordiant Digital Infrastructure Ltd	4.6%
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	2.6%
Empiric Student Property PLC	2.1%
Greencoat UK Wind PLC	4.5%
Home REIT plc	0.2%
Impact Healthcare REIT PLC	4.6%
iShares UK Property UCITS ETF GBP (Dist)	1.9%

Legal & General Global Infrastructure Index C Acc	5.3%
Life Science REIT plc	1.8%
Londonmetric Property PLC	5.4%
M&G Feeder of Property Portfolio Sterling I Acc	1.2%
M&G Global Listed Infrastructure L Acc	1.6%
Picton Property Income Ltd	2.2%
Primary Health Properties PLC	5.0%
PRS Reit PLC	1.4%
Schroder Real Estate Investment Trust Ltd	3.0%
SPDR Dow Jones Global Real Estate UCITS ETF	5.7%
Supermarket Income REIT PLC	3.4%
TR Property Investment Trust PLC	7.1%
Tritax Big Box REIT PLC	7.3%
Urban Logistics REIT PLC	4.0%
Cash	4.7%

Performance Summary as at 30 September 2024

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Property Portfolio	2.80%	8.86%	9.88%	-7.58%	-5.07%	4.90%
Composite Benchmark ³	1.10%	4.22%	8.06%	-0.14%	2.50%	16.69%

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

September 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	£70.3m
Ongoing Charge Figure*	0.54%
Yield	4.64%
3 Year Annualised Volatility	3.6%

* The ongoing charges figure is based on expenses and the net asset value as at 30 September 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.

Holdings as at 30 September 2024

Amundi Index Glob Agg 500m ETF DR H GBP D	7.5%
Amundi UK Government Bond UCITS ETF Dist	18.6%
Artemis Corporate Bond F GBP Dis	6.2%
Blackstone Loan Financing Limited	0.7%
Close Sustainable Select Fixed Income X GBP Acc	4.8%
iShares \$ TIPS UCITS ETF GBP Hgd Inc	7.8%
JPM GBP Ultra-Short Income UCITS ETF Acc GBP	4.2%
Legal & General All Stocks Ind Link Gilt Ind C Acc	6.9%
Legal & General Global Inflation Lnkd Bd Idx C Acc	3.1%
Man GLG Sterling Corporate Bd Inst Acc F	8.5%

MI TwentyFour - Monument Bond I Acc	8.2%
MSIF Emerging Markets Debt Opportunities Fd A USD A	1.9%
Premier Miton Strategic Monthly Inc Bond C Acc	5.7%
Rathbone Ethical Bond Inst Acc	3.5%
Real Estate Credit Investments Ltd	1.4%
RM Infrastructure Income PLC	1.5%
Starwood European Real Estate Finance Limited	0.8%
TwentyFour Corporate Bond GBP Acc	2.4%
Cash	6.2%

Performance Summary as at 30 September 2024

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Fixed Income Portfolio	0.51%	3.22%	10.31%	-1.67%	-0.05%	7.19%
Composite Benchmark ⁴	0.55%	2.93%	9.53%	-1.11%	4.03%	12.51%

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

September 2024

VT Redlands Equity Portfolio

The Redlands Equity Portfolio outperformed in September, gaining 0.52% compared to its Composite Benchmark falling 0.16%. The main contributor to that outperformance was the allocation to Asia and in particular China. Chinese shares benefited from the People's Bank of China (Chinese central bank) unleashing the biggest stimulus package since the start of the covid pandemic in a bid to boost economic growth. The government announced a wave of fiscal initiatives alongside an explicit focus on promoting a 'moderate rebound in stock prices'. Actions included cutting key interest rates, injecting capital into banks, providing capital to companies to fund share buybacks, and reducing interest rates on existing mortgages. While this was a much-needed boost for the struggling economy, the extent of the sharp rise in the Chinese stock market (Shanghai +23% from 20th September to the end of the month) suggests that some investors who had previously bet on the market falling had to scramble to cover their positions. We will see how sustainable these gains are. The Federated Hermes Asia ex-Japan fund was up 9.2% during the month, followed by Fidelity Asia Pacific Opportunities +7.8%. The US equity market was flat over the month in sterling terms while the UK and Japanese equity markets were slightly lower. The most significant detractor to performance was Gresham House UK Multi-Cap Income fund. This fell almost 3% because of concerns that Labour may remove tax breaks for AIM listed companies that form part of the fund's portfolio.

VT Redlands Multi-Asset Portfolio

The Multi-Asset Portfolio returned 1% over the month compared to 0.5% from its comparator, the IA Flexible Sector. There were more positive performers in the Portfolio than negative with the stand out being Chrysalis up 17% thanks to news that one of its private companies Featurespace has been acquired by Visa. The sale proceeds allows Chrysalis to commence its much-anticipated share buyback programme in accordance with its recently revised capital allocation policy. Similarly to the dynamics at play in the property sector, the infrastructure sector is benefiting from falling interest rates. This makes their yields relatively more attractive. There is also incremental good news from the core infrastructure funds that are selling assets at published values, thus validating their net asset values, and using the proceeds to either pay down debt or buy back shares. Pantheon Infrastructure was up almost 10%, HICL Infrastructure +4.6% and International Public Partnership up 4%. Gold continues to rise, gaining 2.5% over the month, as interest rates fall but due to its safe haven status in an uncertain geopolitical environment. The shipping exposure was disappointing with both investment trusts exposed to the theme, Tufton Oceanic Assets and Taylor Maritime down 4% and 6% respectively, but on no significant news.

VT Redlands Property Portfolio

September was a good month for the Redlands Property Portfolio gaining 2.8% compared to its Composite Benchmark up 1.1%. The property sector is benefiting from the falling interest rate environment as well as continued corporate action. The Portfolio has benefited from both trends as the majority of holdings gained over the course of the month. Buyers have a renewed appetite for these funds as the yield premium relative to bonds looks attractive again, while the debt costs are now falling. This improved sentiment has seen prices rise and discounts narrow from historic wide levels, leading to a number of the underlying holdings rising in excess of 5% on no specific news. Elsewhere, the corporate activity within the sector is hotting up with a combination of takeovers and wind-ups boosting the returns of those holdings directly impacted, namely Balanced Commercial Property and Abrdn Property Income up 10.2% and 8.3% respectively over the month. This activity also helped lift the broader sector. The worst performer over the month was the small position in Digital 9 Infrastructure which was down 19% as the newly constituted board of directors revised the valuation of the portfolio materially lower. The lack of transparency on that write-down was due to the sales process of most of the underlying companies requiring sensitivity over what can be disclosed publicly, but nevertheless created uncertainty which is always unhelpful.

VT Redlands Fixed Income Portfolio

The Redlands Fixed Income Portfolio performed in line with its Composite Benchmark, both gaining c.0.5%. By recent standards this is a muted performance from the fixed income market in aggregate, with limited moves in major government bond yields and corporate bond credit spreads. Over the course of the month the UK 10 year gilt yield rose above 4% as the Bank of England held interest rates at 5.0% flagging stubborn inflation as a reason for not cutting again after August's 0.25% reduction. This led investors to pare back their previous expectations of lower long term rates. In the US, a larger than expected 0.5% cut in rates was announced by the Federal Reserve, a move that might indicate they are reacting too late to a slowing economy and that a faster pace of rate cuts over the course of the year is warranted. This difference in rhetoric led to sterling gaining 1.5% against the US dollar, which was a positive for the Portfolio as the overseas bond exposure is mostly held via hedged share classes. Indeed, the iShares \$ TIPS Hedged GBP ETF was one of the biggest contributors to performance gaining 1.5% which is the equivalent to the currency gain.