

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

November 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	21
Fund Size	£559.8m
Ongoing Charge Figure*	0.50%
Yield	1.60%
3 Year Annualised Volatility	8.9%

* 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 29 November 2024

Augmentum Fintech PLC	1.7%
Fidelity Asia Pacific Opportunities W-Acc	3.1%
Fidelity Asian Values PLC	1.4%
Fidelity Index UK P Acc	9.1%
Fiera Atlas Global Companies I Acc GBP	3.5%
FTF Martin Currie UK Equity Income Fund W acc	3.1%
Hermes Asia ex Japan Equity F GBP Acc	4.6%
Invesco Perpetual UK Smaller Cos Inv Tst PLC	0.5%
iShares Core S&P 500 UCITS ETF USD (Acc)	14.7%
Lazard Japanese Strategic Equity EA Acc GBP	2.9%
Legal & General UK Mid Cap Index C Acc	8.4%

M&G Japan Smaller Companies Sterling PP Acc	2.2%
Oakley Capital Investments Ltd	2.1%
Premier Miton US Opportunities B Acc	5.9%
Ranmore Global Equity Institutional GBP Acc	3.1%
RIT Capital Partners PLC	2.4%
Rockwood Strategic plc	0.3%
Vanguard S&P 500 UCITS ETF USD Acc	14.8%
VT De Lisle America B Acc GBP	3.6%
WS Gresham House UK Multi Cap Inc F Sterling Acc	5.4%
WS Lightman European I Acc GBP	6.5%
Cash	0.8%

Performance Summary as at 29 November 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 Equity Portfolio	3.05%	7.04%	18.61%	13.52%	43.26%	67.90%	Figures quoted are on a total return basis with income reinvested.
Composite Performance Comparator ¹	3.81%	6.25%	19.59%	15.67%	50.16%	77.10%	

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

VT Redlands Multi-Asset Portfolio

November 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	21
Fund Size	£121.4m
Ongoing Charge Figure*	0.58%
Yield	2.88%
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 29 November 2024

3i Infrastructure PLC	3.4%
BBGI Global Infrastructure SA	7.1%
BH Macro Limited GBP	6.7%
Chrysalis Investments Ltd	1.8%
Gore Street Energy Storage Fund PLC	1.3%
HICL Infrastructure Company Ltd	6.0%
International Public Partnerships Ltd	6.3%
iShares Physical Gold ETC	7.0%
Lazard Rathmore Alternative S Acc GBP H	6.4%
Man Absolute Value	4.6%
Neuberger Berman Commodities GBP I3 Acc Unhdg	4.3%

Pantheon Infrastructure PLC	3.2%
Renewables Infrastructure Group Ltd	3.4%
RIT Capital Partners PLC	4.7%
Ruffer Investment Company Ltd	3.7%
Taylor Maritime Investments Ltd	2.4%
Third Point Offshore Investors Limited USD	3.9%
TM Tellworth UK Select A Acc	4.1%
Tufton Oceanic Assets Ltd	4.0%
VT Argonaut Absolute Return I GBP Acc	4.7%
Winton Trend Fund (UCITS) Class I GBP	8.5%
Cash	2.4%

Performance Summary as at 29 November 2024

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Multi-Asset Portfolio	0.68%	4.13%	13.36%	-0.03%	23.43%	27.53%
IA Flexible Investment ²	2.65%	5.30%	14.80%	9.05%	30.25%	43.46%

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

November 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	£96.0m
Ongoing Charge Figure*	0.39%
Yield	4.34%
3 Year Annualised Volatility	8.1%

* 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 29 November 2024

abrdn European Logistics Income PLC	3.3%
abrdn Property Income Trust Limited	2.2%
AEW UK REIT PLC	2.5%
Alternative Income REIT PLC	2.4%
Aviva Investors UK Property Fund 2 Acc	0.4%
Care REIT PLC	4.3%
Cordiant Digital Infrastructure Ltd	4.7%
db x-track FTSE EPR NRT Dev Eur RE UCITS ETF 1C DR	5.2%
Digital 9 Infrastructure	0.3%
Downing Renewables & Infrastructure Trust PLC	2.8%
Empiric Student Property PLC	2.9%
Greencoat UK Wind PLC	4.2%
Home REIT plc	0.3%
iShares UK Property UCITS ETF GBP (Dist)	1.8%
Legal & General Global Infrastructure Index C Acc	5.8%

Life Science REIT plc	1.8%
Londonmetric Property PLC	5.3%
M&G Feeder of Property Portfolio Sterling I Acc	1.1%
M&G Global Listed Infrastructure L Acc	1.6%
Picton Property Income Ltd	2.1%
Primary Health Properties PLC	5.4%
PRS Reit PLC	2.2%
Schroder Real Estate Investment Trust Ltd	3.0%
SPDR Dow Jones Global Real Estate UCITS ETF	6.1%
Supermarket Income REIT PLC	3.4%
TR Property Investment Trust PLC	7.6%
Tritax Big Box REIT PLC	6.6%
Urban Logistics REIT PLC	4.5%
Cash	6.2%

Performance Summary as at 29 November 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 Property Portfolio	-0.68%	4.24%	4.58%	-12.83%	-8.60%	1.35%	Figures quoted are on a total return basis with income reinvested.
Composite Performance Comparator ³	0.16%	3.87%	5.91%	-3.66%	2.28%	15.99%	

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

VT Redlands Fixed Income Portfolio

November 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	19
Fund Size	£74.9m
Ongoing Charge Figure*	0.54%
Yield	3.87%
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 29 November 2024

AEGON European ABS I GBP Acc Hgd	7.9%
Amundi Index Glob Agg 500m ETF DR H GBP D	7.0%
Amundi UK Government Bond UCITS ETF Dist	18.3%
Artemis Corporate Bond F GBP Dis	5.8%
Blackstone Loan Financing Limited	0.7%
Close Sustainable Select Fixed Income X GBP Acc	4.5%
iShares \$ TIPS UCITS ETF GBP Hgd (Dist)	7.0%
iShares Core UK Gilts UCITS ETF GBP (Dist)	3.0%
JPM GBP Ultra-Short Income UCITS ETF Acc GBP	4.0%
Legal & General All Stocks Ind Link Gilt Ind C Acc	7.2%

Legal & General Global Inflation Lnkd Bd Idx C Acc	2.9%
Man Sterling Corporate Bond	8.1%
MSIF Emerging Markets Debt Opportunities Fd A USD A	1.7%
Premier Miton Strategic Monthly Inc Bond C Acc	5.4%
Rathbone Ethical Bond Inst Acc	5.3%
Real Estate Credit Investments Ltd	1.3%
RM Infrastructure Income PLC	1.2%
Starwood European Real Estate Finance Limited	0.7%
TwentyFour Corporate Bond GBP Acc	2.3%
Cash	5.8%

Performance Summary as at 29 November 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 Fixed Income Portfolio	0.56%	4.06%	7.41%	-1.77%	1.14%	7.12%	Figures quoted are on a total return basis with income reinvested.
Composite Performance Comparator ⁴	1.20%	4.32%	7.72%	-0.27%	5.63%	13.19%	

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

Commentaries

November 2024

VT Redlands Equity Portfolio

The big event of the month was Donald Trump's overwhelming victory in a US election that, prior to polling day, was considered too close to call. That 'unexpected' Trump win prompted a rally in US shares on the anticipation of higher economic growth and corporate tax cuts. The US dollar also rallied 1.5% against sterling, boosting returns for UK based investors. The Portfolio's allocation to US equities contributed positively to returns with the best performer for the second month running being Premier Miton US Opportunities which was up 9.6% in November. Overall, the portfolio gained 3.1% on the month. Away from the US, the allocation to Japan was also beneficial as the region recovered from its weakness in October. In terms of detractors, the main drag on performance was the overweight exposure to UK equities. The impact of Labour's inaugural Budget was largely felt by UK equity markets in November. The market concluded that the tax hikes on the private sector would negatively impact earnings, while the public sector investment would not boost growth sufficiently to compensate. Dealing activity was limited in November. The holding in RIT Capital Partners was trimmed as the share price ticked up and the diversified Brown Advisory Global Leaders was sold to accommodate a new position in De Lisle America. This is a US smaller companies fund we believe is well placed to capitalise on Trump's determination to generate stronger US domestic economic growth.

VT Redlands Multi-Asset Portfolio

The Multi-Asset Portfolio gained 0.7% over what was a volatile month. It was reassuring to see the 'strategies' funds held within the portfolio deliver uncorrelated gains to more than offset the losses elsewhere. Among the best performers were Argonaut Absolute Return (+9.4%), Third Point Investors (+5%) and BH Macro (+4.4%) proving their value when many other holdings lost slightly. In a similar dynamic described above in the Property commentary, the listed infrastructure trusts failed to recover even though bond yields fell, likely caused by ongoing selling pressure in the UK stock market. Our response to falling share prices in high quality infrastructure trusts that pushes the dividend yield higher, most now yield in excess of 7%, is to buy more. We added to existing positions in BBGI Global Infrastructure, The Renewable Infrastructure Group and 3i Infrastructure, funded by reductions in Third Point Investors and RIT Capital Partners.

VT Redlands Property Portfolio

The Redlands Property Portfolio fell 0.7% compared to a small 0.2% gain from its Performance Comparator. We have mentioned in previous commentaries that the listed property sector, in which this Portfolio mostly invests, is very responsive to the changes in bond yields. However, although gilt yields finished the month lower than where they began, the property sector was slow to recover. We believe this is linked to the continued negative sentiment towards the UK equity market in which these property shares are listed. Relentless selling pressure from investors is weighing on the prices of these companies, but we believe the current prices and yields on offer are very attractive on a medium to long term investment horizon. We are not the only ones thinking this as private equity firms and larger listed companies are seeking to acquire companies on the cheap. The Portfolio has been a beneficiary of this in recent months and we used the sale proceeds of the Balanced Commercial Property Trust holding to add to other positions on price weakness. These included Empiric Student Property, Urban Logistics REIT, TR Property and Downing Renewables & Infrastructure Trust. All these are trading at historic-wide discounts and very attractive yields. We would not be surprised to see some of these become the subject of bids in the coming months if prices remain depressed.

VT Redlands Fixed Income Portfolio

The Redlands Fixed Income Portfolio was up 0.6% during November compared to the Performance Comparator gaining 1.2%. All but one holding generated positive returns over the month as the initial negative reaction in late October/early November to the UK Budget dissipating during the remainder of the month. In the UK, the positions in government bond funds performed well as the 10 year gilt yield fell from a peak of 4.5% at the start of the month to finish the month below 4.2%. In response to Trump's overwhelming victory in the US election, we decided to shorten the duration of the Portfolio's exposure to US Inflation Linked Bonds. We switched out of the iShares \$ TIPS ETF (average time to maturity (duration) of c.7 years) into the iShares \$ TIPS 0-5 years ETF (average duration of 2.5 years). We believe there is a risk that the new government's commitment to funding economic growth will increase the US debt burden. This should cause longer dated bond yields to rise (and hence capital values fall), as investors perceive owning longer dated bonds a riskier option than short dated and therefore demand a higher return.