

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 £5bn 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. selection driven by both quantitative and importantly fundamental qualitative resources. The team's own research is complimented by other research resources across Hawksmoor, who have 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

January 2025

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	£572.6m
Ongoing Charge Figure*	0.51%
Yield	1.57%
3 Year Annualised Volatility	8.8%

* The ongoing charges figure is based on expenses and the net asset value as at 31 December 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 31 January 2025

Augmentum Fintech PLC	1.6%
Fidelity Asia Pacific Opportunities W-Acc	3.0%
Fidelity Asian Values PLC	1.4%
Fidelity Index UK P Acc	9.2%
Fiera Atlas Global Companies I Acc GBP	3.6%
FTF Martin Currie UK Equity Income Fund W acc	3.1%
Hermes Asia ex Japan Equity F GBP Acc	4.7%
Invesco Perpetual UK Smaller Cos Inv Tst PLC	0.5%
iShares Core S&P 500 UCITS ETF USD (Acc)	14.9%
Lazard Japanese Strategic Equity EA Acc GBP	2.9%
Legal & General UK Mid Cap Index C Acc	8.2%

M&G Japan Smaller Companies Sterling PP Acc	2.2%
Oakley Capital Investments Ltd	2.1%
Premier Miton US Opportunities B Acc	5.6%
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	15.0%
VT De Lisle America B Acc GBP	3.5%
WS Gresham House UK Multi Cap Inc F Sterling Acc	5.1%
WS Lightman European I Acc GBP	6.7%
Cash	0.9%

Performance Summary as at 31 January 2025

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Equity Portfolio	3.13%	6.26%	15.49%	22.66%	44.94%	71.38%
Composite Performance Comparator ¹	4.84%	7.43%	16.92%	24.94%	52.74%	82.49%

Past performance is not a reliable guide to future performance

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

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

January 2025

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	20
Fund Size	£119.4m
Ongoing Charge Figure*	0.59%
Yield	2.89%
3 Year Annualised Volatility	5.3%

* The ongoing charges figure is based on expenses and the net asset value as at 31 December 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 31 January 2025

3i Infrastructure PLC	4.1%
BBGI Global Infrastructure SA	6.9%
BH Macro Limited GBP	6.5%
Chrysalis Investments Ltd	1.7%
Gore Street Energy Storage Fund PLC	1.1%
HICL Infrastructure Company Ltd	6.7%
International Public Partnerships Ltd	6.0%
iShares Physical Gold ETC	9.5%
Lazard Rathmore Alternative S Acc GBP H	6.6%
Man Absolute Value CX Professional GBP Acc	4.7%
Neuberger Berman Commodities GBP I3 Acc Unhdg	4.7%

Pantheon Infrastructure PLC	3.3%
Renewables Infrastructure Group Ltd	3.7%
Ruffer Investment Company Ltd	3.8%
Taylor Maritime Investments Ltd	2.3%
Third Point Offshore Investors Limited USD	3.7%
TM Tellworth UK Select A Acc	4.3%
Tufton Oceanic Assets Ltd	4.0%
VT Argonaut Absolute Return I GBP Acc	5.0%
Winton Trend Fund (UCITS) Class I GBP	8.8%
Cash	2.3%

Performance Summary as at 31 January 2025

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Equity Portfolio	-0.65%	0.59%	9.94%	3.59%	20.68%	27.10%
IA Flexible Investment ²	3.57%	6.32%	13.35%	15.96%	31.81%	47.26%

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

January 2025

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

Fund Information

Inception Date	7 June 2017
Number of Holdings	28
Fund Size	£94.0m
Ongoing Charge Figure*	0.41%
Yield	4.41%
3 Year Annualised Volatility	8.4%

* The ongoing charges figure is based on expenses and the net asset value as at 31 December 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 31 January 2025

abrdn European Logistics Income PLC	3.5%
abrdn Property Income Trust Limited	0.3%
AEW UK REIT PLC	2.7%
Alternative Income REIT PLC	2.4%
Aviva Investors UK Property Fund 2 Acc	0.4%
Care REIT PLC	4.8%
Cordiant Digital Infrastructure Ltd	4.4%
db x-track FTSE EPR NRT Dev Eur RE UCITS ETF 1C DR	5.2%
Digital 9 Infrastructure	0.2%
Downing Renewables & Infrastructure Trust PLC	3.3%
Empiric Student Property PLC	3.1%
Greencoat UK Wind PLC	4.1%
Home REIT plc	0.3%
iShares UK Property UCITS ETF GBP (Dist)	1.7%
Legal & General Global Infrastructure Index C Acc	5.7%

Life Science REIT plc	1.7%
Londonmetric Property PLC	5.2%
M&G Feeder of Property Portfolio Sterling I Acc	1.1%
M&G Global Listed Infrastructure L Acc	1.6%
Picton Property Income Ltd	2.6%
Primary Health Properties PLC	5.9%
PRS Reit PLC	2.3%
Schroder Real Estate Investment Trust Ltd	2.8%
SPDR Dow Jones Global Real Estate UCITS ETF	6.0%
Supermarket Income REIT PLC	3.2%
TR Property Investment Trust PLC	7.4%
Tritax Big Box REIT PLC	7.0%
Urban Logistics REIT PLC	4.5%
Cash	6.7%

Performance Summary as at 31 January 2025

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Equity Portfolio	0.59%	-1.85%	1.95%	-15.99%	-10.80%	-0.21%
Composite Performance Comparator ³	1.23%	0.81%	3.35%	-5.36%	0.73%	14.90%

Past performance is not a reliable guide to future performance

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

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

January 2025

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	£76.6m
Ongoing Charge Figure*	0.51%
Yield	3.87%
3 Year Annualised Volatility	3.6%

* The ongoing charges figure is based on expenses and the net asset value as at 31 December 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 31 January 2025

AEGON European ABS I GBP Acc Hgd	7.8%
Amundi Index Glob Agg 500m ETF DR H GBP D	6.6%
Amundi UK Government Bond UCITS ETF Dist	17.1%
Artemis Corporate Bond F GBP Dis	5.7%
Close Sustainable Select Fixed Income X GBP Acc	4.4%
iShares \$ TIPS UCITS ETF GBP Hgd (Dist)	7.8%
iShares Core UK Gilts UCITS ETF GBP (Dist)	2.9%
JPM GBP Ultra-Short Income UCITS ETF Acc GBP	4.9%
Legal & General All Stocks Ind Link Gilt Ind C Acc	6.9%
Legal & General Global Inflation LnkD Bd Idx C Acc	2.8%

Man Sterling Corporate Bond Inst Acc F	8.0%
MSIF Emerging Markets Debt Opportunities Fd JHR(GBP)	1.7%
Premier Miton Strategic Monthly Inc Bond C Acc	6.4%
Rathbone Ethical Bond Inst Acc	5.2%
Real Estate Credit Investments Ltd	1.2%
RM Infrastructure Income PLC	1.1%
Starwood European Real Estate Finance Limited	0.7%
TwentyFour Corporate Bond GBP Acc	2.2%
Cash	6.5%

Performance Summary as at 31 January 2025

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Equity Portfolio	0.81%	1.37%	4.64%	0.12%	-0.39%	7.07%
Composite Performance Comparator ⁴	1.08%	2.61%	5.04%	2.12%	4.80%	13.87%

Past performance is not a reliable guide to future performance

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

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

Commentaries

January 2025

VT Redlands Equity Portfolio

Global equity markets started 2025 in style with the MSCI World index +3.5% in local currency terms. In a stark contrast to 2024 where US large caps dominated, returns were broad based with Europe (+7.1%) and the UK (+5.5%) leading the way. The US performance was held-back by news of Chinese based DeepSeek, whose lower cost generative AI application was perceived as a threat to US listed technology names like Nvidia. Against this backdrop Redlands Equity returned 3.1% overall in the month. One negative offsetting factor was the Fund's exposure to Japanese and Asian equities which materially lagged, whilst currency also weighed driven primarily by sterling weakness versus the US dollar. The biggest detractor however was fund selection, particularly in the UK where the bias towards funds investing in smaller companies hurt. Our active US funds, which have negligible exposure to mega-cap growth stocks delivered strong returns relative to the index and along with Lightman European, Fiera Atlas Global Companies and Fidelity UK Index, rounded out the top 5 performers. There were no major changes in the month with the portfolio well placed to benefit should the overdue market rotation we witnessed in January have further to go. Given relative valuations across different regional stock markets and high levels of valuation dispersion within individual markets, we very much expect this to be the case.

VT Redlands Multi-Asset Portfolio

Following a strong 2024 Redlands Multi-Asset began 2025 in more subdued fashion with the fund down 0.7% over the month. As a result of its core focus on uncorrelated, diversifying assets, the Fund in contrast has limited exposure to equities which saw such good growth. Real assets accessed via infrastructure and renewable investment trusts struggled against a backdrop of gilt market volatility, with wealth managers continuing to retrench from the sector. The weakness makes little sense when considering the defensive, non-cyclical nature of the underlying assets and the attractive dividend yields on offer which today offer a historically-wide uplift over risk free rates. Just after the month had ended, there was a bid for BBGI Global Infrastructure (the Fund's 3rd biggest holding) at a 21.1% premium to the original share price and a 3.4% premium to the latest net asset value vindicating the value on offer from our investment in this sector. The benefits of this uplift will show in the February numbers. Returning to January, falls in the alternative real assets section of the portfolio was offset by strong performance from gold (+8.6%) and a number of the Fund's absolute return strategies. Equity-like exposure was reduced in the period with the sale of RIT Capital and a trim of Chrysalis Investments following strong share price performance with proceeds recycled into real asset investment trusts trading on historically wide discounts.

VT Redlands Property Portfolio

Redlands Property was up slightly in January by 0.6% in a very turbulent month. As with other asset classes, volatility in gilt markets was an influential factor with the shift higher in yields prompting discounts to net asset value to widen across a broad swathe of the Real Estate Investment Trust (REIT) sector before rebounding in response to lower yields. There was a wide range of performance amongst underlying holdings. Industrial REITs like Tritax Big Box (+10.1%) and Urban Logistics (+7.0%) led the way, bouncing back from a weak end to 2024. The main detractors on the property side were Life Science REIT (-10.5%) where leasing activity continues to disappoint and Schroder Real Estate Investment Trust (-8.7%) where the discount widened for no apparent reason! Excess cash was deployed into weakness topping up the likes of Picton Property Income, Empiric Student Property and Care REIT where share price declines were particularly steep and hard to justify on fundamentals. That listed property is so vulnerable to shifts in bond yields at the moment is a frustration and misses improvements in the dynamics of the underlying asset class. Direct property markets are showing signs of stabilisation in capital values which is also being reflected in the valuations of REITs that have reported Q4 2024 NAVs. Meanwhile, REITs operating in the right sectors continue to deliver robust earnings underpinned by decent rental growth. The Fund is focussed on sectors like industrials where supply-demand dynamics support ongoing rental appreciation, as well as long lease plays where rents mechanically move in line with inflation (albeit typically subject to a cap).

VT Redlands Fixed Income Portfolio

January was marked by significant volatility in global government bond markets. In the UK the 10-year gilt yield rose 35bps to a peak of 4.9% before retracing almost all that increase to finish the month broadly unchanged. Despite starting the year at historically tight levels, credit spreads enjoyed modest compression which, in conjunction with higher income generation, saw corporate bonds outperform sovereigns. Redlands Fixed Income delivered a positive return of 0.8% in January versus the Performance Comparator up 1.1%. The best returns predominantly came from actively managed investment grade credit funds, although the Fund's index-linked gilt exposure also performed well supported by an increase in market inflation expectations. Underlying fund returns were otherwise in a tight range with the only negative performer being RM Infrastructure Income, an investment trust of direct asset backed loans which is in managed wind-down. Although subject to short term volatility we would expect the share price to ultimately return to net value as the underlying loan book matures and capital is returned to shareholders. Talking of managed wind-downs, the Fund received most of the cash in relation to the bid for Blackstone Loan Financing with proceeds used to gently add to sovereign debt. With President Trump at the helm and the outlook for US policy highly uncertain, further bouts of volatility in government bond markets cannot be ruled out.