

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

February 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	22
Fund Size	£558.8m
Ongoing Charge Figure*	0.51%
Yield	1.61%
3 Year Annualised Volatility	8.5%

* 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 28 February 2025

Augmentum Fintech PLC	1.6%
CG River Road US Large Cap Value Select Fund F Acc	0.2%
Fidelity Asia Pacific Opportunities W-Acc	3.0%
Fidelity Asian Values PLC	1.3%
Fidelity Index UK P Acc	9.6%
Fiera Atlas Global Companies I Acc GBP	3.5%
FTF Martin Currie UK Equity Income Fund W Acc	3.2%
Hermes Asia ex Japan Equity F GBP Acc	4.9%
Invesco Perpetual UK Smaller Cos Inv Tst PLC	0.3%
iShares Core S&P 500 UCITS ETF USD (Acc) - GBP	14.3%
Lazard Japanese Strategic Equity EA Acc GBP	3.0%
Legal & General UK Mid Cap Index C Acc	8.2%

M&G Japan Smaller Companies Sterling PP Acc	2.3%
Oakley Capital Investments Ltd	2.1%
Premier Miton US Opportunities B Acc	5.4%
Ranmore Global Equity Institutional GBP Acc	3.4%
RIT Capital Partners PLC	2.4%
Rockwood Strategic PLC	0.3%
Vanguard S&P 500 UCITS ETF USD Acc	14.7%
VT De Lisle America B Acc GBP	3.2%
WS Gresham House UK Multi Cap Inc F Sterling Acc	5.2%
WS Lightman European I Acc GBP	7.0%
Cash	0.8%

Performance Summary as at 28 February 2025

	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	-2.13%	4.03%	11.21%	22.83%	50.88%	67.73%	Figures quoted are on a total return basis with income reinvested.
Composite Performance Comparator ¹	-2.74%	4.41%	10.21%	24.15%	59.67%	77.50%	

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

February 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	21
Fund Size	£118.8m
Ongoing Charge Figure*	0.59%
Yield	2.87%
3 Year Annualised Volatility	5.5%

* 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 28 February 2025

3i Infrastructure PLC	4.1%
Achilles Investment Company Ltd	1.2%
BH Macro Limited GBP	6.3%
Chrysalis Investments Ltd	1.6%
Foresight Environmental Infrastructure Ltd	0.8%
Gore Street Energy Storage Fund PLC	1.2%
HICL Infrastructure Company Ltd	7.7%
International Public Partnerships Ltd	7.7%
iShares Physical Gold ETC	9.6%
Lazard Rathmore Alternative S Acc GBP H	6.7%
Man Absolute Value CX Professional GBP Acc	4.7%

Neuberger Berman Commodities GBP I3 Acc Unhedged	4.7%
Pantheon Infrastructure PLC	3.4%
Renewables Infrastructure Group Ltd	3.6%
Ruffer Investment Company Ltd	3.9%
Taylor Maritime Investments Ltd	2.1%
Third Point Offshore Investors Limited USD	3.8%
TM Tellworth UK Select A Acc	4.3%
Tufton Oceanic Assets Ltd	3.9%
VT Argonaut Absolute Return I GBP Acc	5.1%
Winton Trend Fund (UCITS) Class I GBP	8.6%
Cash	4.9%

Performance Summary as at 28 February 2025

	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	0.68%	2.96%	10.29%	6.18%	24.75%	27.97%	Figures quoted are on a total return basis with income reinvested.
IA Flexible Investment ²	-1.56%	4.46%	9.71%	16.16%	36.11%	44.96%	

² Source: FE fundinfo.

VT Redlands Property Portfolio

February 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	£93.6m
Ongoing Charge Figure*	0.41%
Yield	4.40%
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 28 February 2025

aberdeen European Logistics Income PLC	3.5%
aberdeen Property Income Trust Limited	0.3%
AEW UK REIT PLC	2.6%
Alternative Income REIT PLC	2.4%
Aviva Investors UK Property Fund 2 Acc	0.4%
Care REIT PLC	4.5%
Cordiant Digital Infrastructure Ltd	4.7%
db x-track FTSE EPR NRT Dev Eur RE UCITS ETF 1C DR	5.1%
Digital 9 Infrastructure	0.2%
Downing Renewables & Infrastructure Trust PLC	3.1%
Empiric Student Property PLC	3.0%
Greencoat UK Wind PLC	4.5%
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	0.7%
M&G Global Listed Infrastructure L Acc	1.6%
Picton Property Income Ltd	4.1%
Primary Health Properties PLC	5.8%
PRS Reit PLC	2.4%
Schroder Real Estate Investment Trust Ltd	3.1%
SPDR Dow Jones Global Real Estate UCITS ETF	6.1%
Supermarket Income REIT PLC	3.4%
TR Property Investment Trust PLC	7.4%
Tritax Big Box REIT PLC	6.1%
Urban Logistics REIT PLC	4.8%
Cash	5.6%

Performance Summary as at 28 February 2025

	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	0.24%	-1.97%	5.75%	-14.78%	-9.01%	0.03%	Figures quoted are on a total return basis with income reinvested.
Composite Performance Comparator ³	0.21%	-0.24%	4.71%	-4.92%	2.78%	15.14%	

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

February 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	£77.5m
Ongoing Charge Figure*	0.51%
Yield	3.84%
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 28 February 2025

AEGON European ABS I GBP Acc Hedged	8.8%
Amundi Index Glob Agg 500m ETF DR H GBP D	6.6%
Amundi UK Government Bond UCITS ETF Dist	18.0%
Artemis Corporate Bond F GBP DIS	5.6%
Close Sustainable Select Fixed Income X GBP Acc	4.4%
iShares \$ TIPS UCITS ETF GBP Hedged (Dist)	7.8%
iShares Core UK Gilts UCITS ETF GBP (Dist)	2.8%
Legal & General All Stocks Index Linked Gilt Index C Acc	6.8%
Legal & General Global Inflation Linked Bond Index C Acc	2.8%
Man Sterling Corporate Bond Inst Acc F	8.0%

MSIF Emerging Markets Debt Opportunities Fd JHR(GBP)	1.7%
Muzinich Global Short Dur Invest Grade Hdg GBP H Acc	5.8%
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	0.5%
TwentyFour Corporate Bond GBP Acc	2.3%
Cash	4.1%

Performance Summary as at 28 February 2025

	1 MONTH	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION DATE 7 JUNE 2017
VT Redlands Fixed Income Portfolio	0.76%	1.16%	5.71%	3.23%	0.05%	7.88%
Composite Performance Comparator ⁴	0.75%	2.53%	6.29%	4.98%	4.98%	14.73%

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

February 2025

VT Redlands Equity Portfolio

In what was a difficult month for global stock markets, the Redlands Equity Portfolio held up relatively well. After such a strong run of performance over the last couple of years, a number of factors contributed to the general market setback, not least the broad acceptance that stocks can fall as well as rise. The previously invincible Nvidia was dealt a blow in late January / early February when DeepSeek AI, a free Chinese 'chatbot' similar to ChatGPT, was launched using Nvidia's cheaper microprocessors rather than its high-end (and higher margin) version. Nvidia's lofty valuation is predicated on ongoing dominance in this market. Cheaper alternatives made investors rethink those expectations, causing a significant drop in its share price which had a knock-on effect on the US market. Additionally, economic data has been less good during the month as growth in the US economy appears to have stalled, while inflation remains stubbornly high causing the US Federal Reserve to hold interest rates steady when investors were hoping for cuts. A similar situation is apparent in the UK economy too where economic growth is stagnant. In addition, the Trump tariffs could put a brake on global trade and tariffs are historically inflationary. Overall, the Portfolio benefitted from the weaker US dollar and a rotation away from US equities into other regions as the European, Asian and UK holdings performed relatively well. Dealing activity was light with the only notable change being the introduction of a new, but initially small, position in River Road US Large Cap Value Select fund. This position will be scaled up over the coming weeks as this newly-launched fund grows in size. River Road invests in quality businesses at a discount to their assessed intrinsic value and its high exposure to US domestic earnings, c.80%, is particularly appealing in a new era of tariffs. In this backdrop we believe it remains appropriate to maintain a bias towards domestic orientated companies in the US which tend to be small and medium-sized companies where valuations are much more attractive than the mega cap companies that have hitherto led the bull market of the past couple of years.

VT Redlands Multi-Asset Portfolio

The Multi-Asset Portfolio had a good month rising 0.7% compared to its Comparator, the IA Flexible Sector that fell 1.6%. This strong relative and absolute performance can be largely attributed to the 18% jump in share price of BBGI Global Infrastructure, which was one of the Portfolio's largest positions, after it received a takeover approach from a Canadian Investment Fund. BBGI was introduced to the Portfolio in March 2024 and the holding then periodically topped up when the share price was weak. BBGI's portfolio of core, availability-based infrastructure assets with government backed, inflation linked cashflows was increasingly attractive relative to the yields available elsewhere, such as government bonds where the eventual counterparty is the same. We decided to sell the BBGI position as it had moved very close to the takeover price and reinvest the proceeds elsewhere within the infrastructure asset class as this takeover approach validates the rationale for investing in this area. The investment trust sector has been gaining a lot of media attention lately as activists like Saba have sought to take control of a number of deeply discounted and underperforming trusts. Their presence together with the launch of a new trust called Achilles (in which the Portfolio has taken a stake) that will focus on the alternatives like infrastructure and property, has raised the corporate governance bar for the Boards of all investment trusts. This bodes well for further activity to narrow the discounts to net asset value at which many trusts trade. This may be through self-help initiatives such as share buybacks, changing fee structures or consolidation, or takeover approaches as seen with BBGI.

VT Redlands Property Portfolio

In what was a quieter month for UK bond yields, the Property Portfolio's good relative performance was driven by idiosyncratic contributors. Large positions such as Tritax BigBox performed well on the back of good results after a dull period of returns, while the best performers were Schroders Real Estate, Cordiant Digital Infrastructure, Urban Logistics and PRS REIT that all gained more than 5% despite having no news to report. Equally, the weakest performer Care REIT, a portfolio of long leased high quality care homes, was down 6.5% on no news. We trimmed the position in Tritax and added to Picton Property after a positive meeting with management, and Greencoat UK Wind on weakness. As we have reported in previous commentaries, dividend yields across the real estate sector are very attractive relative to history and relative to gilt yields. There is also a shortage of high-quality assets that is hard to supply at short notice given much higher development costs now inflation has impacted wages and the cost of materials. This dynamic will drive rental growth higher, potentially at a rate higher than inflation. This will in turn boost capital values in the best assets in the best locations. We remain optimistic for the prospects for attractive total returns from the sector, particularly when combined with increased corporate activity that is leading to mergers and acquisitions.

VT Redlands Fixed Income Portfolio

Despite inflationary pressures remaining elevated, government bond yields were either flat or slightly lower during the month. In the US, the benchmark 10 year Treasury yield fell from 4.5% to 4.2%, probably reflecting the view that the Trump administration is tackling the spiralling fiscal deficit through cost cutting across the various government departments overseen by Elon Musk's Department of Government Efficiency. Lower economic growth expectations were another likely contributory factor to this fall in yields (rise in prices). In that backdrop, the Portfolio's exposure to US TIPS and global bonds (that have a high allocation to US bonds) performed well. In the UK, bond yields were broadly flat leading to muted returns from the Portfolio's positions in UK government bonds. Corporate bonds continue to outperform government bonds, as investors believe the additional yield on offer, albeit at historically low levels, is sufficient compensation for the additional risk of lending to companies rather than governments. Among the best performers over the month were the corporate bond funds, Man Sterling Corporate Bond and Premier Miton Strategic Monthly Income Bond. A new position was introduced in February, Muzinich Global Short Duration Investment Grade Bond fund, funded by the sale of the JPM Ultra Short Income fund. As the name suggests, the Muzinich fund invests in short-dated bonds issued by high quality companies around the world. It generates a decent yield premium to that offered by the JPM 'cash plus' fund, but would also benefit from a falling interest rate environment.