



Non-UCITS Retail Scheme Key Investor Information

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

VT Greystone Cautious Managed Fund (the "Fund")

R Income Shares (£) (ISIN: GB00B8JTXR16)

The authorised corporate director of the Fund is Valu-Trac Investment Management Limited

Objectives and Investment Policy

The investment objective of the Fund is to achieve positive returns by utilising a diversified portfolio of transferable securities, fixed interest securities, money market instruments, deposits, currencies, regulated and possibly unregulated collective investment schemes to the extent allowed by the FCA Rules and selected from a global market place.

The Fund will have a flexible but overall cautious investment strategy in terms of investment type and geographical or economic sectors, meaning that the Investment Adviser has discretion to arrange the portfolio of the Fund towards investment types and/or sectors considered likely to achieve the cautious objective, including cash deposits, at any time subject to the restrictions of the IA Mixed Investment 20% - 60% Shares (previously the Investment Management Association Cautious Managed) definition.

The Fund will be professionally managed and could be fully invested, or if the Investment Adviser believes market conditions require it, it could be held in cash on deposit (to the extent that this would not affect its ability to be held within the stocks and shares component of an ISA or conflict with the IA Mixed Investment 20% - 60% Shares definition).

The Fund may use cash and other asset classes including collective investments with a stated objective of pursuing absolute returns without correlation to either equities or fixed interests markets, derivatives (that is sophisticated investments linked to the rise and fall of one or more underlying assets) and forward transactions for efficient portfolio management purposes in order to reduce perceived risks.

The Fund does not intend to have an interest in immovable or tangible movable property.

You can buy and sell shares in the Fund on any business day.

The Fund aims to distribute available income every six months.

For full investment objectives and policy details please refer to the prospectus.

Risk and Reward Profile

The Risk and Reward Indicator table demonstrates where the Fund ranks in terms of its potential risk and reward. The higher the rank the greater the potential reward but the greater the risk of losing money. It is based on past data, may change over time and may not be a reliable indication of the future risk profile of the Fund. The shaded area of the table below shows where the Fund ranks in terms of its potential risk and reward based on historical data.

Lower risk ← Higher risk
Typically lower rewards Typically higher rewards

1	2	3	4	5	6	7
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Historical data may not be a reliable indicator of the Fund's future risk profile. The risk category shown is not guaranteed and may change over time. The lowest category does not mean "risk free".

The Fund is ranked 4 because monthly historical performance data indicates that average rises and falls in prices would have occurred historically.

The following risks are material in addition to the risks captured by the indicator above:

- **Counterparty risk:** The Fund can conclude various transactions with contractual partners. If a contractual partner becomes insolvent, it can no longer or can only partly settle unpaid debts owed to the Fund.
- **Market Risk:** External factors can cause an entire asset class to decline in value which would result in a decrease in the value of investments.
- **Currency Risk:** As the Fund may invest in overseas securities, movements in exchange rates may, when not hedged, cause the value of your investment to increase or decrease.
- **Liquidity Risk:** adverse market conditions may affect the ability to sell certain assets when necessary. Reduced liquidity may have a negative impact on the price of assets.
- **Derivatives Risk:** use of derivatives may result in gains or losses that are greater than the original amount invested.

For full details of the Fund's risks, please see the prospectus which may be obtained from the address in 'Practical Information' overleaf.

**Charges**

The charges you pay are used to pay the costs of running the Fund, including marketing and distributing costs. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest

Entry charge	None
Exit charge	None

This is the maximum that might be taken out of your money before it is invested or before the proceeds of your investment are paid out. In some cases you may pay less and you should speak to your financial advisor about this.

Charges taken from the fund over a year

Ongoing charges	1.68%
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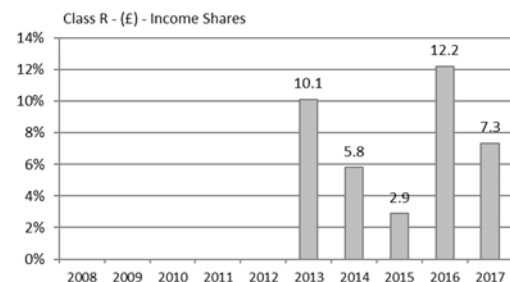
Charges taken from the fund under certain specific conditions

Performance fee	None
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The ongoing charges figure is based on data for the period ending 21st April 2018 and may vary from year to year. It excludes portfolio transaction costs. The Fund's annual report for each financial year will include detail on the exact charges made.

You may also be charged a dilution levy on entry to or exit from the fund.

For more information about charges, please see sections 14, 30 and 32, together with Appendix 1 of the prospectus, which may be obtained free of charge from the address in 'Practical Information' below.

Past Performance

Past performance is not a guide to future performance.

The Fund launched in 2005 and the share class launched in 2012.

The past performance in the chart shown opposite is net of taxes and charges but excludes the entry charge that may be paid on the purchase of an investment.

Important note: the objective of the Fund changed on 27 July 2009 and data prior to this point is not relevant to the current strategy.

Performance is calculated in pounds sterling.

*Performance data prior to 21st April 2018 sourced from Margetts Fund Management Limited.

Practical Information

The depositary for the Fund is National Westminster Bank Plc.

You can obtain further information about the Fund, copies of the prospectus, annual reports and accounts and half-yearly reports and accounts in English, free of charge, from Valu-Trac Investment Management Limited, Orton, Moray, IV32 7QE. They are also available electronically at www.valu-trac.com.

The Fund's latest published price and other information is available at www.valu-trac.com and can also be obtained during normal business hours by calling 01343 880 344.

United Kingdom tax legislation may have an impact upon your own personal tax position. You are advised to seek professional advice on the tax treatment of your investment in the Fund.

The Fund is authorised in the United Kingdom and regulated by the Financial Conduct Authority. Valu-Trac Investment Management Limited is authorised in the United Kingdom and regulated by the Financial Conduct Authority.

This key investor information is accurate as at 21st April 2018.