

GRAVIS

UK LISTED PROPERTY

MONTHLY FACTSHEET

31 MARCH 2022

OVERVIEW

- To achieve capital growth through market cycles¹
- To invest in a diversified portfolio of London Stock Exchange listed securities, consisting primarily of Real Estate Investment Trusts and potentially some bonds and closed ended funds
- Avoid exposure to retail property companies at launch
- Aims to deliver a regular income expected to be 4% per annum²

PERFORMANCE CHART

VT Gravis UK Listed Property (PAIF) Fund – A Acc GBP (Total Return after charges)
31/10/2019 – 31/03/2022



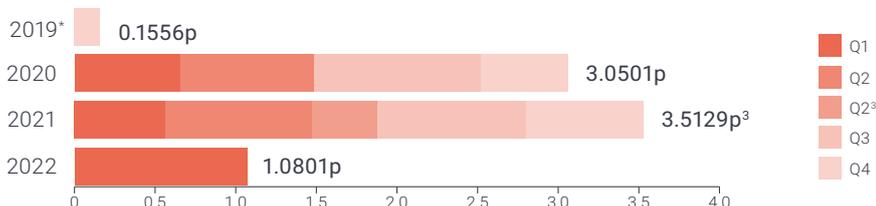
RETURNS

	1 MONTH	3 MONTHS	6 MONTHS	12 MONTHS	SINCE INCEPTION	VOLATILITY	YIELD*
VT Gravis UK Listed Property A Acc	6.31%	-2.37%	6.73%	23.85%	29.06%	23.25%	3.11%
MSCI UK IMI Core Real Estate	3.80%	-2.71%	8.00%	21.16%	11.60%	24.56%	2.72%
MSCI World IMI Core Real Estate	6.42%	-1.27%	8.20%	20.69%	9.14%	21.23%	3.26%

Past performance is not necessarily a guide to future performance.
Fund launched on 29 October 2019. *12 month trailing net yield.

DIVIDENDS

Dividends paid net of charges since inception to 31 March 2022 for A GBP Income share class.



* Part period from 29 October 2019 to 30 November 2019.
Distributions shown are for the A Inc Share Class.

Fund information

Fund name	VT Gravis UK Listed Property (PAIF) Fund
Regulatory status	FCA Authorised UK NURS OEIC with PAIF status
Sector	IA Property Other
Launch date	31 October 2019
Fund size	£89m
Share classes	Income & Accumulation (£, \$, €)
Min. investment	£100
Net Asset Value per share as at 31 March 2022	A Acc (£): 129.06p A Inc (£): 119.92p F Acc (£): 131.23p F Inc (£): 121.92p
Trailing 12 month net yield as at 31 March 2022	A Inc: 3.11% F Inc: 3.10%
Capped fund operating charges	0.7% (AMC & OCF)
Dividend pay dates	end of Jan, Apr, July, Oct
Classification	Non-complex
Liquidity	Daily dealing
ISINs – PAIF	A Acc (£): GB00BK8VW755 A Inc (£): GB00BK8VW532
ISINs – Feeder	F Acc (£): GB00BKDZ8Y17 F Inc (£): GB00BKDZ8V85

1. We expect this to be a period of 7 years.
 2. This is an unofficial target and there is no guarantee it will be achieved. Per annum by reference to launch price of £1.00 per unit, payable quarterly, one month in arrears.
 3. As of 30 June 2021 the Fund's financial year end has been changed to align with calendar quarters, resulting in a change to distribution dates. In 2021 there are 13 months of distributions, the first of which will be paid on 31 July 2021. Ex-dividend dates are now December, March, June and September.
- All data, source: Valu-Trac Investment Management, MSCI Inc and Reuters.

FUND ADVISER'S REPORT

Investing in the right REITs, those that own and develop purpose-built assets, can provide investors with 'growth income' and not 'fixed income'

Over the course of March 2022, the NAV of the Fund increased by 6.31% (A Acc GBP). Since launch the Fund has increased by 29.06% (A Acc GBP), significantly outperforming both the UK Real Estate Index¹, which has increased by 11.60%, and the Global Real Estate Index² which has increased by 9.14%.

The strategy of the Fund is to invest in a diversified portfolio of specialist real estate companies. The 24 investments within the Fund are aligned to benefit from four socio-economic mega trends: ageing population (15.9% portfolio weight), digitalisation (51.2% portfolio weight), generation rent (20.1% portfolio weight), and urbanisation (9.0% portfolio weight).

The Investment Adviser undertakes fundamental research to identify the most attractive investment opportunities within each mega trend. This combination of top-down analysis of socio-economic mega trends, together with bottom-up fundamental research has, despite the challenges of a multi-year pandemic, rising inflation, and a war in Ukraine, yielded very good results with an annualised return since inception of 11.13% (A Acc GBP).

At the end of March the Fund declared a quarterly distribution of 1.0801p (A Inc GBP), this is the first distribution of 2022. In aggregate, the trailing 12-month distributions represent a yield of 3.11%. To maintain their general tax-exempt status, UK real estate investment trusts (REITs) are required to distribute 90% of rental profits. Over the past decade, reinvesting this income has created a significant compounding benefit for investors. While the appreciation in UK real estate share prices³ has delivered a 5.82% annualised return, the power of compounding income increases investor returns to 8.96%¹ and surpasses the 6.81% compound annual total returns generated by the broader UK stock market⁴.

The total distributions in the past twelve months were, on a pro rata basis, 3.7285p. This represents an annual growth of nearly 25%. Clear evidence that investing in the right REITs, those that own and develop purpose-built assets, can provide investors with 'growth income' and not 'fixed income'.

During the first quarter, several investments had dividend events. Within the generation rent mega trend, Unite Group (7.26% portfolio weight), the largest listed owner and operator of purpose-built student accommodation in the UK, declared a massive 70% increase in its full year dividend. This reflects a strong recovery in occupancy levels and the resumption of rent growth. The dividend is fully covered, and management guidance implies a further 50% increase in the current financial year. This strong growth is underpinned by approximately one third of rental income which is generated from long-term, inflation-linked, nomination agreements with top-ranking universities.

Mountview Estates (2.41% portfolio weight), the owner of a rare portfolio of regulated tenancy residential property that is conservatively valued at £423.7mn, paid two dividends in March. The fully covered interim dividend grew by 12.5% to 225p and was accompanied by a special dividend of 275p. Assuming the final dividend matches the interim one then this could result in a yield of circa 5.4% for the financial year just ended.

Within the urbanisation mega trend, the board of Derwent London (2.01% portfolio weight), the design-led London-focused office REIT, recommended a 2.8% increase in its full year dividend. The dividend was 1.42x covered by EPRA earnings. Given the challenges created by the pandemic and the adoption of flexible working practices this is a reassuring achievement and reflects the continued desirable nature of the assets that they build and own.

Looking ahead, the elevated levels of inflation and the corresponding increases in interest rates underline the importance of active stock picking. The Fund's diversified portfolio of financially sound, expertly managed, specialist REITs is likely to continue to benefit from the ownership and development of high-quality real estate in growing niches.

Investment Adviser

Gravis Advisory Limited is owned and managed by Gravis Capital Management Ltd ("Gravis"). Gravis was established in May 2008 as a specialist investor in property and infrastructure and now manages c.£3bn of assets in these sectors in the UK. Gravis Advisory Limited is Investment Adviser to the c.£866m VT Gravis UK Infrastructure Income Fund, the c.£424m VT Gravis Clean Energy Income Fund, the c.£89m VT Gravis UK Listed Property (PAIF) Fund and the c.£42m VT Gravis Digital Infrastructure Income Fund

Fund Advisers

Matthew Norris, CFA is the lead adviser to the VT Gravis UK Listed Property Fund.

Matthew has more than two decades investment management experience and has a specialist focus on real estate securities.

He served as an Executive Director of Grosvenor Europe where he was responsible for global real estate securities strategies. He joined Grosvenor following roles managing equity funds at Fulcrum Asset Management and Buttonwood Capital Partners.

Matthew holds a BA (Hons) degree in Economics & Politics from the University of York, the Investment Management Certificate and is a CFA charterholder.

He also provides expert input to research projects run by EPRA, which focus on the importance of emergent real estate sectors.

Nick Barker is the strategic adviser to the fund.

Nick is the lead manager of the c.£1bn GCP Student Living REIT.

He is a qualified member of RICS and headed up the Alternative Property division at Schroders.

Nick joined Gravis in 2016 and has accumulated over 16 years of investment experience in the property sector.

1. MSCI UK IMI Core Real Estate Net Total Return GBP.
2. MSCI World IMI Core Real Estate Net Total Return GBP.
3. MSCI UK IMI Core Real Estate Price index.
4. MSCI UK IMI Net Return Local index.

Matthew Norris, CFA

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CORRELATION, PERFORMANCE AND VOLATILITY COMPARISON

29 October 2019 – 31 March 2022

	CORRELATION	RETURN	VOLATILITY	YIELD
VT Gravis UK Listed Property Fund (A GBP Acc)	-	29.1%	23.3%	3.11%
MSCI UK IMI Core Real Estate	0.76	11.6%	24.6%	2.72%
MSCI World IMI Core Real Estate	0.48	9.1%	21.2%	3.26%

Past performance is not necessarily a guide to future performance.

TOP 10 HOLDINGS ON 31 MARCH 2022

HOLDING	WEIGHT
SEGRO PLC	8.84%
Tritax Big Box REIT PLC	7.46%
Unite Group PLC	7.26%
Urban Logistics Reit PLC	6.42%
Assura PLC	6.00%
Londonmetric Property PLC	5.53%
Safestore Holdings PLC	5.30%
Grainger PLC	5.06%
Warehouse REIT PLC	4.86%
Big Yellow Group PLC	4.77%

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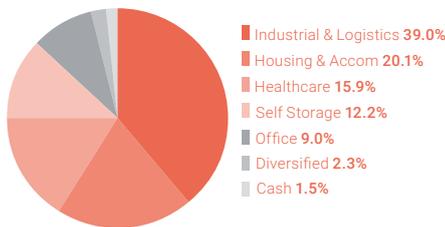
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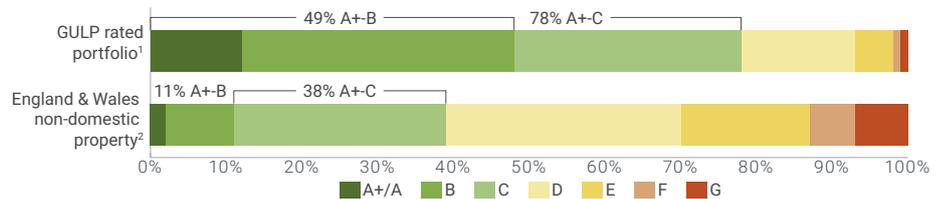
Dealing

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SECTOR BREAKDOWN



EPC RATING BREAKDOWN



Government Minimum Energy Efficiency Standards require non-domestic properties to have a minimum EPC rating of B by 2030, with an interim target of EPC C by 2027.

1. Gravis analysis.
2. Ministry of Housing Communities and Local Government.

DISCLAIMER

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