



The VT Redlands Portfolios

What are the VT Redlands Portfolios?

The VT Redlands Portfolio funds each invest in one of four defined “asset classes” namely the Equity, Multi-Asset, Property and Fixed Income categories. Each fund carries a prescribed Risk Profile on a scale of 1 to 7 – with for example Equity being the highest at a factor 5. Each one is used as a building block in the creation of 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 a very wide level of diversification within their portfolios. This reduces volatility and creates the potential for rewarding rates of return year after year.

Each Portfolio fund is constructed as a Fund of Funds providing access to the “best of the best” sector funds from a huge investment universe. The Portfolios 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 25 different funds are held in each portfolio, with each one in turn managed by leading investment houses such as Fundsmith, Fidelity and Invesco as well as specialist boutiques including Ruffer, Fulcrum and Somerset. Underlying funds have exposure to a great many shares, bonds and other assets, Therefore, a single investment into one of the Redlands Portfolios gives a spread across a myriad of different holdings, countries and investment styles.

To manage each fund and essentially pick the best funds to hold on a day to day basis we have selected **Wellian Investment Solutions**, an award-winning independent specialist fund management group who are then accountable to us for fund conduct and most crucially fund performance.

What do Wellian Investment Solutions do?

Wellian are specialist Multi-Manager investors. They are experts in choosing fund managers who are likely to perform well, allowing funds to blend together to create a cohesive portfolio. It is our belief that no single fund management group has the top fund manager in every sector and as Multi-Managers Wellian can cherry pick the very best talent from across every fund management group.

Why did we choose Wellian Investment Solutions?

Many professional fund selectors use the “5 P” test as the basis for assessing a fund and fund manager. This analyses Performance, Process, Philosophy, Prosperity and People. Wellian scored very highly across these five key metrics.

1. Performance

Ultimately, 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. Wellian has delivered not just excellent performance, but excellent risk adjusted performance over the long term.

2. Process

A robust, repeatable process is vital to any investment management business. SEMAFOUR is Wellian’s manager selection tool that analyses over 20,000 funds every month. It assesses onshore, offshore, active, passive, open and closed ended collective funds in the same unemotional way. No other fund of fund business that we know of has a process as powerful. PORTCULLIS is their risk analysis tool which they built in-house as they couldn’t find anything robust enough in the market. PORTCULLIS allows Wellian to assess the impact that any change in the portfolio will have on overall volatility to create the ideal blend. Having used technology to narrow the field individual fund manager meetings are then essential in final selection to understand the “5 Ps” of the individual sub-funds chosen. Wellian conduct hundreds of manager meetings each year.

3. Philosophy

Wellian have a simple, clear philosophy. They don't believe in over-committing to any single asset class or investment. They don't believe in investing into illiquid areas or into things they don't understand. They do believe in the power of genuine diversification and go further than most managers in understanding diversification. They also spend a huge amount of time understanding the hidden risks within funds, fund managers and fund management businesses. They are believers in both passive investing (index tracking) and active investing (stock picking). They regard passive as an active choice and not just as a way of keeping costs down. In some markets, passive is not just cheaper but also better.

4. Prosperity

It was important that the manager we selected was established and well resourced. Wellian Investment Solutions is a discretionary fund management firm, which has been authorised since 2008 and with over £1.1 bn of Assets Under Management.

5. People

People are the key to any successful investment solution. To measure the calibre of people at Wellian we needed to look at their experience, knowledge, previous performance and how they all knitted together. Wellian Investment Solutions is an award-winning team of Multi-Manager investors founded in 2008. The investment team has held the most senior investment roles in leading businesses such as Hargreaves Lansdown, Skandia, Foreign & Colonial and AXA Architas and collectively have more than 100 years of investment experience.



Richard Philbin is Chief Investment Officer of Wellian Investment Solutions. He is one of the UK's best-known multi-manager investors and previously AA rated by OBSR, Citywire and S&P. He is also the inventor of the highly regarded and publicised 'Traffic Light Analysis' system of assessing funds. Prior to Wellian, he was AXA Architas Multi Manager's Chief Investment Officer where he chaired the investment committee and helped the company go from a founding business to a top 5 player in the multi manager space in the UK with responsibility for assets of over £7 bn. Previously, Richard was Head of Multi Manager at F&C Investments. Whilst at F&C he launched the successful LifeStyle range of funds. Assets grew from £100m to over £1bn during his tenure.



Alan Durrant is Chief Executive Officer of Wellian Investment Solutions. Previous roles for Alan were Group Chief Investment Officer at The National Bank of Abu Dhabi (NBAD) and prior to NBAD he was Head of Asset Management at Gulf Finance House. Before moving to the Middle East, Alan was Chief Investment Officer at Skandia Investment Management and Chairman of the investment committee. During his tenure the firm won the Best MultiManager at the prestigious Money Marketing Awards in three consecutive years. Whilst at Skandia, Alan conceived and launched the popular Global Best Ideas and Asset Allocator ranges. Prior to Skandia, he was at Hargreaves Lansdown for 12 years, latterly as Investment Director.

Important Investment 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 Wellian Investment Solutions 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. All sources Wellian Investment Solutions 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. Wellian Investment Solutions Limited is authorised and regulated by the Financial Conduct Authority, firm reference number 476896.



VT Redlands Equity Portfolio

August 2021

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	26
Fund Size	£434.3m
Ongoing Charge Figure *	0.60%
Yield	0.68%
3 Year Annualised Volatility	11.0%

* The ongoing charges figure is based on expenses and the net asset value as at 31 December 2020. 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 August 2021

Augmentum Fintech PLC	2.8%	iShares Core MSCI World UCITS ETF USD (Acc)	13.5%
AXA Framlington Health Z Acc	4.0%	iShares Core S&P 500 UCITS ETF USD (Acc)	8.0%
Baillie Gifford Japanese B Acc	1.5%	Legal & General UK Mid Cap Index C Acc	2.9%
Baring Global Dividend Champions F GBP Acc	2.9%	Legg Mason IF MC European Unconstrained S Acc	6.5%
BlackRock Continental European Income D Acc	3.4%	LF Gresham House UK Multi Cap Inc F Sterling Acc	0.3%
Brown Advisory Global Leaders B Inc GBP	5.8%	Liontrust Special Situations Fund (I)	2.2%
Fidelity Asian Values PLC	1.8%	Man GLG Japan CoreAlpha Professional Acc C GBP	1.9%
Fidelity China Special Situations PLC	1.5%	MS INVF Asia Opportunity ZH GBP	4.9%
Fidelity Emerging Markets W-Acc	3.7%	Oakley Capital Investments Ltd	1.5%
Fidelity Index Japan P Acc	2.7%	RIT Capital Partners PLC	5.1%
Fidelity Index World P Acc	14.9%	TB Amati UK Smaller Companies B Acc	2.0%
Franklin UK Equity Income W Acc	2.0%	WisdomTree Global Quality Div G UCITS ETF USD Acc	0.1%
HgCapital Trust PLC	2.0%		
Invesco Perpetual UK Smaller Cos Inv Tst PLC	0.8%	Cash	1.3%

Performance Summary as at 31 August 2021

	1 MONTH	3 MONTHS	6 MONTHS	1 YEAR	3 YEARS	SINCE INCEPTION DATE 7 JUNE 2017	Past performance is not a reliable guide to future performance
VT Redlands Equity Portfolio	2.49%	5.09%	10.42%	22.87%	32.56%	46.65%	Figures quoted are on a total return basis with income reinvested.
UK Consumer Price Index ¹	n/a	0.45%	2.02%	2.49%	4.51%	7.74%	
UM Equity – International ²	2.86%	6.50%	13.26%	23.74%	33.51%	47.54%	

¹ Source: Office for National Statistics. Figures to most recently published data, being end of July 2021. All CPI statistics shown do not include the final month index figure for the period in question.

² Source: Financial Express Analytics.

Commentary

Two new assets were introduced to the fund in August, both at the very end of the month, so the weights you will see are very small. We intend to develop this position in the forthcoming weeks and months. The new holdings – Gresham House UK Multi Cap Income is an equity income fund that we believe has the ability to add value over the medium to long-term as it invests across the market cap spectrum. WisdomTree Global Quality Dividend Growth is a “smartbeta” Exchange Traded Fund (ETF) that invests in a globally diverse group of large capitalisation stocks

The portfolio now contains twenty-six holdings. Over the month the allocation to the equity markets of the UK, US and Europe rose slightly at the expense of Japan, Asia and Emerging Markets.



VT Redlands Multi-Asset Portfolio

August 2021

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	27
Fund Size	£122.4m
Ongoing Charge Figure *	0.81%
Yield	1.04%
3 Year Annualised Volatility	5.3%

* The ongoing charges figure is based on expenses and the net asset value as at 31 December 2020. 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 August 2021

Aegon Diversified Monthly Inc B Acc	3.4%	Liontrust Sustainable Future Managed 6 Acc	6.5%
AQR Global Risk Parity UCITS C1 GBP	5.0%	North Atlantic Smaller Companies Investment Trust PLC	3.8%
AXA Global Distribution Z Acc	4.2%	Oakley Capital Investments Ltd	3.4%
BH Macro Limited GBP	3.2%	Pershing Square Holdings Ltd	1.8%
Chrysalis Investments Ltd	2.6%	RIT Capital Partners PLC	5.8%
Fulcrum Asset Management Income F GBP Acc	2.8%	Round Hill Music Royalty Fund Limited	1.1%
Hermes Absolute Return Credit F GBP Acc Hdg	5.0%	Royal London Sustainable Diversified Trust D Acc	5.0%
Hipgnosis Songs Fund Ltd	5.0%	Ruffer Investment Company Ltd	2.9%
IFSL Brooks Macdonald Defensive Capital C Acc	3.0%	Schroder British Opportunities Trust PLC	1.7%
iShares Physical Gold ETC	1.5%	SEI Liquid Alternat Hdg GBP Wealth A Dist	5.4%
JPM Global Macro Opportunities C Net Acc	5.7%	Third Point Offshore Investors Limited USD	5.9%
Latitude Horizon Fund GBP Acc	3.7%	Troy Trojan O Acc	3.5%
LF Brook Absolute Return GBP Inst Acc	2.1%	Tufton Oceanic Assets Ltd	3.5%
LF Ruffer Total Return C Acc	2.1%	Cash	0.4%

Performance Summary as at 31 August 2021

	1 MONTH	3 MONTHS	6 MONTHS	1 YEAR	3 YEARS	SINCE INCEPTION DATE 7 JUNE 2017	Past performance is not a reliable guide to future performance
VT Redlands Multi-Asset Portfolio	2.57%	5.22%	11.36%	21.77%	24.07%	25.38%	Figures quoted are on a total return basis with income reinvested
UK Consumer Price Index ³	n/a	0.45%	2.02%	2.49%	4.51%	7.74%	
Multi Asset Composite Benchmark ⁴	1.34%	2.47%	5.57%	10.81%	13.54%	16.02%	

³ Source: Office for National Statistics. Figures to most recently published data, being end of July 2021. All CPI statistics shown do not include the final month index figure for the period in question.

⁴ Source: Financial Express Analytics. The Multi Asset Composite Benchmark is a composite benchmark of sectors that includes 60% Financial Express UM Mixed Asset - Balanced and 40% Investment Association UT Targeted Absolute Return.

Commentary

With twenty-seven holdings, the portfolio remains broadly diversified. No new assets were introduced during the month, and no existing assets entirely removed. In terms of portfolio activity, the allocation to Pershing Square Holdings was increased (this is an "activist" fund managed by high profile manager Bill Ackman) as we believe the fund has the potential to surprise on the upside in the forthcoming months when one of its largest holdings – Universal Music Group – floats on the stock market. Compared to the Net Asset Value of the company, we see the shares on a significant discount too. Exposure to Third Point Investors (a holding that has been in the portfolio since launch 4 years ago) was also increased and now accounts for just under 6%.



VT Redlands Property Portfolio

August 2021

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	24
Fund Size	£109.5m
Ongoing Charge Figure *	0.93%
Yield	2.24%
3 Year Annualised Volatility	5.7%

* The ongoing charges figure is based on expenses and the net asset value as at 31 December 2020. 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 August 2021

AEW UK REIT PLC	1.5%	Janus Henderson UK Property PAIF Feeder I Acc GBP	10.3%
Alternative Income REIT PLC	2.2%	Legal & General UK Property I Acc (PAIF)	8.7%
Amundi Luxembourg AM FTSE EPRA Europe Real Estate	4.3%	M&G Feeder of Property Portfolio Sterling I Acc	4.9%
Aviva Investors UK Property 2 GBP Acc	2.1%	Premier Miton Gbl Infrastructure Inc F Acc	3.3%
BMO Commercial Property Trust Limited	2.1%	Schroder Real Estate Investment Trust Ltd	2.5%
BMO UK Property Feeder 2 Acc	6.3%	SLI UK Real Estate Acc Feeder Inst Acc	9.2%
BNY Mellon Global Infrastructure F Acc	1.5%	SPDR Dow Jones Global Real Estate UCITS ETF	4.1%
Cordiant Digital Infrastructure Ltd	4.3%	Supermarket Income REIT PLC	1.5%
db x-track FTSE EPR/NRT Dev Eur RE UCITS ETF 1C DR	4.0%	Time Investments Commercial Long Income PAIF	9.0%
Empiric Student Property PLC	1.0%	TR Property Investment Trust PLC	4.4%
GCP Student Living PLC	1.2%	Urban Logistics REIT PLC	4.3%
iShares UK Property UCITS ETF GBP (Dist)	2.5%		
iSharesDevelotedMkts PropYield UCITS ETF USD (Dist)	3.2%	Cash	1.6%

Performance Summary as at 31 August 2021

	1 MONTH	3 MONTHS	6 MONTHS	1 YEAR	3 YEARS	SINCE INCEPTION DATE 7 JUNE 2017	Past performance is not a reliable guide to future performance
VT Redlands Property Portfolio	2.20%	6.96%	11.15%	13.64%	7.64%	15.01%	Figures quoted are on a total return basis with income reinvested
UK Consumer Price Index ⁵	n/a	0.45%	2.02%	2.49%	4.51%	7.74%	
Property Composite Benchmark ⁶	0.84%	3.66%	7.51%	10.61%	4.37%	11.62%	

⁵ Source: Office for National Statistics. Figures to most recently published data, being end of July 2021. All CPI statistics shown do not include the final month index figure for the period in question.

⁶ Source: Financial Express Analytics. The Property Composite Benchmark is a composite benchmark of sectors that includes 75% Investment Association UT Direct Property, 20% AIC IT Commercial Property and 5% Financial Express UM Property International.

Commentary

During the month no new holdings were bought for the fund, and no existing assets entirely removed. There was portfolio activity though. Recently introduced AEW UK Reit, BMO Commercial Property and Empiric Student Property continued to see their allocations increase. Collectively they now account for almost 5% of the total assets (compared to 0.50% only three months ago).

One of the holdings, managed by Aviva is closing down, and, in the month, almost half of the assets were returned to investors and this is where some of the proceeds came from to fund the above purchases. Elsewhere in the portfolio, GCP Student Living was used to fine-tune the allocation of a number of holdings as the allocation fell to 1.23% from 2.25% a month earlier. The fund will be de-listing in the near future as the assets are being bought by a competitor. This holding will continue to be a source of liquidity for new investments.



VT Redlands Fixed Income Portfolio

August 2021

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	23
Fund Size	£61.0m
Ongoing Charge Figure *	0.61%
Yield	1.83%
3 Year Annualised Volatility	3.6%

* The ongoing charges figure is based on expenses and the net asset value as at 31 December 2020. 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 August 2021

Allianz Strategic Bond I Acc GBP	5.2%	Lyxor Core FTSE Acturs UK Gilts (DR)UCITS ETF-Dist	1.0%
Artemis Corporate Bond F GBP DIS	8.3%	M&G Emerging Markets Bond I Acc GBP	1.0%
Baillie Gifford Strategic Bond B Acc	6.0%	Man GLG Strategic Bond Class I GBP	1.8%
Blackstone /GSO Loan Financing Ltd	1.1%	Rathbone Ethical Bond Inst Acc	4.5%
db x-track. II Barclays GIAGgBd UCITS ETF 2C USD Hgd	6.0%	Real Estate Credit Investments Ltd	2.1%
Hermes Unconstrained Credit F GBP Acc Hgd	6.0%	RM Infrastructure Income PLC	1.8%
iShares Core Corp Bond UCITS ETF GBP (Dist)	1.2%	Royal London Short Duration Global High Yield Bond Z Acc	3.5%
iShares Global Corp Bond UCITS ETF USD (Dist)	7.5%	Schroder Sterling Corporate Bond Z Acc	5.5%
Janus Henderson Strategic Bond I Acc	5.7%	SPDR Barclays Cap Sterling Corporate Bond ETF	6.2%
JPM GBP Ultra-Short Income UCITS ETF GBP dis	5.0%	Starwood European Real Estate Finance Limited	1.8%
L&G ESG GBP Corporate Bond UCITS ETF	7.5%	Vanguard Total International Bond Index Fund	5.5%
Legal & General Global Inflation Lnkd Bd Idx C Acc	5.5%	Cash	0.3%

Performance Summary as at 31 August 2021

	1 MONTH	3 MONTHS	6 MONTHS	1 YEAR	3 YEARS	SINCE INCEPTION DATE 7 JUNE 2017	Past performance is not a reliable guide to future performance
VT Redlands Fixed Income Portfolio	0.46%	2.83%	3.44%	3.15%	10.28%	9.68%	Figures quoted are on a total return basis with income reinvested.
UK Consumer Price Index ⁷	n/a	0.45%	2.02%	2.49%	4.51%	7.74%	
UM Fixed Interest – Global ⁸	0.85%	2.62%	2.25%	0.68%	8.94%	9.05%	
UT Global Bonds ⁸	0.42%	2.01%	2.35%	1.83%	11.16%	11.06%	

⁷ Source: Office for National Statistics. Figures to most recently published data, being end of July 2021. All CPI statistics shown do not include the final month index figure for the period in question.

⁸ Source: Financial Express Analytics.

Commentary

No new assets were introduced to the fund in August (there are twenty-three underlying holdings) and this is the fourth month that no significant changes were affected. But, due to market movements, cash flow and performance of the underlying managers, the asset allocation of the portfolio did change. The main areas of impact were a slight increase to sovereign bonds from countries outside of the UK and a slight reduction in the exposure of managers with a “strategic” remit.