



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 JP Morgan, Fidelity and Invesco as well as specialist boutiques including Ruffer, Fulcrum and Gresham House. 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 Hawksmoor Investment Management, an award-winning independent specialist fund management group. Hawksmoor are then accountable to us for fund conduct and most crucially fund performance. The Hawksmoor team managing the fund was previously known as Wellian Investment Solutions, prior to their merger with Hawksmoor in March 2022.

What do Hawksmoor Investment Management do?

Hawksmoor 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 Hawksmoor can cherry pick the very best talent from across every fund management group.

Why did we choose Hawksmoor Investment Management?

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.

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. Hawksmoor has delivered not just strong performance, but strong risk adjusted performance over the long term.

2. Process

A robust, repeatable process is vital to any investment management business. SEMAFOUR is Hawksmoor’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 Hawksmoor 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. Hawksmoor conduct hundreds of manager meetings each year.

3. Philosophy

Hawksmoor 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. Hawksmoor Investment Management is a discretionary fund management firm, which has been authorised since 2007 and with over £2.7 bn of Assets Under Management.

5. People

People are the key to any successful investment solution. To measure the calibre of people at Hawksmoor we needed to look at their experience, knowledge, previous performance and how they all knitted together. Hawksmoor Investment Management is an award-winning team of Multi-Manager investors founded in 2007. The investment team has held the most senior investment roles in leading businesses such as Hargreaves Lansdown, Skandia, Foreign & Colonial and AXA Architas.



Richard Philbin is Chief Investment Officer of the Hawksmoor Investment Solutions division at Hawksmoor. 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 Hawksmoor and Wellian's merger, 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 Investment Officer of the Hurst Point Group, owner of Hawksmoor. 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. During his tenure the firm won the Best Multi-Manager 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 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. Hawksmoor Investment Management Limited is authorised and regulated by the Financial Conduct Authority, firm reference number 472929.



VT Redlands Equity Portfolio

October 2023

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	23
Fund Size	£463.4m
Ongoing Charge Figure *	0.68%
Yield	1.46%
3 Year Annualised Volatility	9.2%

* The ongoing charges figure is based on expenses and the net asset value as at 29 September 2023. 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 October 2023

Augmentum Fintech PLC	1.7%	iShares Core S&P 500 UCITS ETF USD (Acc)	10.4%
AXA Framlington Health Z Acc	4.4%	Legal & General UK Mid Cap Index C Acc	1.8%
Brown Advisory Global Leaders B Inc GBP	4.5%	Man GLG Japan CoreAlpha Professional Acc C GBP	4.5%
Fidelity Asia Pacific Opportunities W-Acc	3.3%	Oakley Capital Investments Ltd	2.4%
Fidelity Asian Values PLC	1.6%	RIT Capital Partners PLC	3.2%
Fidelity Index Japan P Acc	2.8%	Rockwood Strategic plc	0.3%
Fidelity Index UK P Acc	4.7%	Vanguard Global Emerging Markets A GBP Acc	2.0%
Fidelity Index World P Acc	14.6%	WisdomTree Global Quality Div G UCITS ETF USD Acc	7.2%
FTF Martin Currie European Unconstrained EB Acc	2.9%	WS Gresham House UK Multi Cap Inc F Sterling Acc	3.2%
FTF Martin Currie UK Equity Income W Acc	5.1%	WS Guinness Global Eq Inc Y Acc	3.1%
Invesco Perpetual UK Smaller Cos Inv Tst PLC	0.8%	WS Lightman European I Acc GBP	4.1%
iShares Core MSCI World UCITS ETF USD (Acc)	10.7%	Cash	0.9%

Performance Summary as at 31 October 2023

	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	-3.37%	-1.71%	3.92%	14.98%	30.75%	35.28%	
UK Consumer Price Index ¹	n/a	1.23%	4.60%	20.99%	23.71%	27.78%	
UM Equity – International ²	-3.10%	-1.37%	3.15%	21.02%	36.46%	41.44%	Figures quoted are on a total return basis with income reinvested.

¹ Source: Office for National Statistics. Figures to most recently published data, being end of September 2023. All CPI statistics shown do not include the final month index figure for the period in question.

² Source: FE fundinfo.

Commentary

The same twenty-three holdings in the portfolio at the beginning of the month were present in the portfolio at the end, with no others added. This doesn't mean there wasn't portfolio activity though. Over the month, the exposure to the UK, US and European equity markets was increased slightly, whereas the allocation to Emerging Markets, Japan and Asia all stood at a lower level. The allocation to international markets fell by roughly half a percent during October.

When looking at the funds held within the portfolio, the main beneficiaries of positive cash flows were: Lightman European, Fidelity Index UK and Guinness Global Equity Income.



VT Redlands Multi-Asset Portfolio

October 2023

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	30
Fund Size	£116.6m
Ongoing Charge Figure *	1.34%
Yield	2.11%
3 Year Annualised Volatility	5.1%

* The ongoing charges figure is based on expenses and the net asset value as at 29 September 2023. 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 October 2023

Aegon Diversified Monthly Inc B Acc	2.0%	Oakley Capital Investments Ltd	4.8%
AQR Global Risk Parity UCITS C1 GBP	3.7%	Pershing Square Holdings Ltd	3.0%
Asia Energy Impact Trust PLC	1.3%	RIT Capital Partners PLC	5.5%
AXA Global Distribution Z Acc	4.5%	Round Hill Music Royalty Fund Limited	0.4%
BH Macro Limited GBP	3.0%	Royal London Sustainable Diversified Trust D Acc	4.4%
Chrysalis Investments Ltd	0.4%	Ruffer Investment Company Ltd	2.0%
Fulcrum Asset Management Income F GBP Acc	3.0%	Schroder British Opportunities Trust PLC	1.9%
Gore Street Energy Storage Fund PLC	1.5%	SEI Liquid Alternat Hdg GBP Wealth A Dist	6.3%
Hermes Absolute Return Credit F GBP Acc Hdg	3.1%	Third Point Offshore Investors Limited USD	5.6%
Hipgnosis Songs Fund Ltd	4.4%	Troy Trojan O Acc	2.0%
IFSL Brooks Macdonald Defensive Capital C Acc	1.7%	Tufts Oceanic Assets Ltd	3.7%
iShares Physical Gold ETC	3.5%	VT Argonaut Absolute Return I GBP Acc	1.9%
JPM Global Macro Opportunities C Net Acc	4.1%	WS Lancaster Absolute Return Fd Sterling Instl Acc	2.2%
Latitude Horizon Fund GBP Acc	4.8%	WS Ruffer Diversified Return I Acc	5.5%
Liontrust Sustainable Future Managed 6 Acc	3.3%		
North Atlantic Smaller Companies Investment Trust PLC	4.6%	Cash	2.1%

Performance Summary as at 31 October 2023

	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	-2.16%	-4.68%	-4.04%	7.14%	10.96%	10.41%	
UK Consumer Price Index ³	n/a	1.23%	4.60%	20.99%	23.71%	27.78%	
Multi Asset Composite Benchmark ⁴	-1.31%	-1.93%	1.68%	5.15%	9.77%	9.13%	Figures quoted are on a total return basis with income reinvested

³ Source: Office for National Statistics. Figures to most recently published data, being end of September 2023. All CPI statistics shown do not include the final month index figure for the period in question.

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

Commentary

There were no changes to the number of holdings in October, with the portfolio containing thirty differentiated funds, but this didn't mean there wasn't portfolio activity. For instance, the confidence in the relatively recently acquired Argonaut Absolute Return fund (initially purchased six months ago) increased, as did the exposure. Over the course of October the fund has grown from c. 1.1% of the total assets to 1.87%. The fund has performed very well since the initial investment, and October was no exception. With market volatility increasing, it felt prudent to increase the allocation to the physical gold ETF presently held in the portfolio and the exposure rose by a little over half a percent to 3.54%. Elsewhere, part of the holding in hedge fund BH Macro was sold after a short-term burst of good performance. We still like the fund and are likely to add back should we find the opportunity to do so. The fund remains broadly diversified across a large number of investment strategies.



VT Redlands Property Portfolio

October 2023

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	29
Fund Size	£88.2m
Ongoing Charge Figure *	1.24%
Yield	4.19%
3 Year Annualised Volatility	6.7%

* The ongoing charges figure is based on expenses and the net asset value as at 29 September 2023. 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 October 2023

Aberdeen Standard European Logistics Income PLC	3.2%	iShares UK Property UCITS ETF GBP (Dist)	1.8%
AEW UK REIT PLC	2.5%	iShares Developed Mkts Prop Yield UCITS ETF USD (Dist)	1.7%
Alternative Income REIT PLC	2.4%	Legal & General Global Infrastructure Index C Acc	4.9%
Amundi FTSE EPRA Europe Real Estate UCITS ETF-E(C)	2.3%	Legal & General UK Property I Acc (PAIF)	8.7%
ARC TIME Commercial Long Income PAIF N Acc	10.1%	Life Science REIT plc	2.7%
Aviva Investors UK Property Fund 2 Acc	0.4%	M&G Feeder of Property Portfolio Sterling I Acc	1.8%
Balanced Commercial Property Trust Limited	2.3%	M&G Global Listed Infrastructure L Acc	1.5%
BNY Mellon Global Infrastructure F Acc	4.7%	Schroder Real Estate Investment Trust Ltd	2.6%
Cordiant Digital Infrastructure Ltd	3.5%	SLI UK Real Estate Acc Feeder Inst Acc	8.6%
CT UK Property Feeder 2 Acc	8.0%	SPDR Dow Jones Global Real Estate UCITS ETF	3.7%
db x-track FTSE EPR NRT Dev Eur RE UCITS ETF 1C DR	2.9%	Supermarket Income REIT PLC	1.6%
Digital 9 Infrastructure	0.8%	ThomasLloyd Energy Impact Trust PLC	2.0%
Downing Renewables & Infrastructure Trust PLC	2.3%	TR Property Investment Trust PLC	0.9%
Empiric Student Property PLC	2.1%	Urban Logistics REIT PLC	3.4%
Home REIT plc	0.7%	Cash	6.0%

Performance Summary as at 31 October 2023

	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	-2.09%	-7.00%	-9.65%	-5.53%	-11.52%	-6.53%	Figures quoted are on a total return basis with income reinvested
UK Consumer Price Index ⁵	n/a	1.23%	4.60%	20.99%	23.71%	27.78%	
Property Composite Benchmark ⁶	-1.09%	-3.65%	-7.54%	3.93%	-2.79%	3.66%	

⁵ Source: Office for National Statistics. Figures to most recently published data, being end of September 2023. All CPI statistics shown do not include the final month index figure for the period in question.

⁶ Source: FE fundinfo. 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% FE fundinfo UM Property International.

Commentary

The number of diversified property and infrastructure assets in the portfolio fell by one in October to now stand at twenty nine. The recent introduction of the M&G Global Listed Infrastructure fund was topped up with the proceeds from the Premier Miton Global Infrastructure Income which finally left the portfolio having been successfully held in the fund for several years.

Risks of investing in physical property remains heightened whilst Central Banks continue to raise interest rates and whilst inflation (in the UK at least) stays stubbornly high. Once the peak is known, and the uncertainty lifted, the asset class is likely to rebound and the benefits as an investment are likely to reward patient investors.



VT Redlands Fixed Income Portfolio

October 2023

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	22
Fund Size	£43.0m
Ongoing Charge Figure *	0.83%
Yield	4.38%
3 Year Annualised Volatility	3.5%

* The ongoing charges figure is based on expenses and the net asset value as at 29 September 2023. 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 October 2023

Allianz Strategic Bond I Acc GBP	2.4%	Man GLG Sterling Corporate Bd Inst Acc F	8.6%
Artemis Corporate Bond F GBP Dis	7.9%	Nomura Funds Ireland-Global Dynamic Bond I GBPH	3.9%
Blackstone / GSO Loan Financing Ltd	1.1%	Premier Milton Strategic Monthly Inc Bond C Acc	6.3%
Close Sustainable Select Fixed Income X GBP Acc	5.5%	Rathbone Ethical Bond Inst Acc	3.7%
db x-track. II Barclays GIAGgBd UCITS ETF 2C USD Hgd	3.5%	Real Estate Credit Investments Ltd	3.7%
Hermes Unconstrained Credit F GBP Acc Hgd	2.7%	RM Infrastructure Income PLC	2.3%
HSBC Sterling Corporate Bond Index C Acc	6.5%	Royal London Short Duration Global High Yield Bond Z Acc	6.0%
iShares Global Corp Bond UCITS ETF USD (Dist)	3.1%	Starwood European Real Estate Finance Limited	2.3%
JPM GBP Ultra-Short Income UCITS ETF Acc GBP	2.3%	TwentyFour Corporate Bond GBP Acc	3.5%
L&G ESG GBP Corporate Bond UCITS ETF	6.7%	Vanguard Total International Bond Index Fund	8.1%
Legal & General Global Inflation Lnkd Bd Idx C Acc	4.5%		
Lyxor Core FTSE Acturs UK Gilts(DR)UCITS ETF-Dist	4.8%	Cash	0.6%

Performance Summary as at 31 October 2023

	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 Fixed Income Portfolio	-0.16%	-1.04%	2.09%	-9.70%	-2.15%	-2.99%	
UK Consumer Price Index ⁷	n/a	1.23%	4.60%	20.99%	23.71%	27.78%	
UM Fixed Interest – Global ⁸	-0.36%	-1.51%	2.70%	-7.53%	3.39%	2.75%	
UT Global Bonds ⁸	-0.12%	-2.02%	0.57%	-10.82%	-1.04%	-1.77%	Figures quoted are on a total return basis with income reinvested.

⁷ Source: Office for National Statistics. Figures to most recently published data, being end of September 2023. All CPI statistics shown do not include the final month index figure for the period in question.

⁸ Source: FE fundinfo.

Commentary

Close Sustainable Select Fixed Income saw its allocation increase significantly during October as the fund now accounts for 5.46% of the portfolio compared to 4.99% a month ago. Premier Miton Strategic Monthly Income Bond also was a beneficiary of positive cash flow and now accounts for 6.28% (up from 5.88%). Cash fell a little over the month as more attractive investment opportunities emerged within the sector.

The portfolio remains invested in twenty-two diversified holdings from a large number of investment managers that adopt differing investment strategies to attain their returns. Exposure to investment grade debt funds fell at the expense of Strategic Bond funds and high yield debt funds respectively.