ASSESSMENT OF VALUE REPORT

VT Chelsea Managed ICVC

- VT Chelsea Managed Cautious Growth
- VT Chelsea Managed Balanced Growth
- VT Chelsea Managed Aggressive Growth
- VT Chelsea Managed Monthly Income

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Authorised and regulated by the Financial Conduct Authority (FCA), registration number 145168.
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Value Assessments 2026: Introduction

What this report means for you

This report explains whether funds you invest in are providing **fair value for money**.

Who we are and our role

Valu-Trac Investment Management Limited is the appointed Authorised Corporate Director (ACD) for the funds we manage on your behalf. As ACD, Valu-Trac is responsible for ensuring that each fund operates in accordance with its investment objectives and in the best interests of investors. This includes overseeing the day-to-day operations of the fund, maintaining its structure, and ensuring full regulatory compliance.

Each year, our Board reviews whether the funds deliver fair value to investors. This review is supported by an **Assessment of Value Committee**, which includes independent input.

How we assess value

We assess value using the **seven criteria required by the Financial Conduct Authority (FCA)**, with a focus on what matters most to investors: **performance, costs and quality of service**.

We apply a simple **traffic-light rating** to each area and an overall rating for each fund:

- 🟢 **Green**: Good value delivered
- 🟡 **Amber**: Reasonable value, some improvements needed
- 🔴 **Red**: Poor value, action required
- ⚪ **Grey**: Too soon to rate / not applicable

An overall rating is also assigned to each fund/share class based on these criteria. Our goal is to provide transparent, investor-focused insights that help you feel confident about your investments.

What We Will Do If a Fund Is Rated Poor (Red) Value

Where a fund or share class is assessed as delivering poor value for money, Valu-Trac will take this outcome seriously and initiate a structured review process.

Our intention is to ensure that any actions taken are proportionate, transparent, and in the best interests of investors. All proposed changes will be subject to governance oversight by the **Assessment of Value Committee** and, where appropriate, communicated to investors in future reports or fund documentation.

Value Assessments 2026

Summary: VT Chelsea Managed Cautious Growth

Green Overall Assessment

For the assessment period ending June 2026, and in accordance with FCA rules, the Valu-Trac Board (the "**Board**") has reviewed the value delivered by the VT Chelsea Managed Cautious Growth fund to shareholders. The Board concluded that the VT Chelsea Managed Cautious Growth fund provides good value and has assigned an overall Green rating.

Fund Name	VT Chelsea Managed Cautious Growth
Authorised Fund Manager	Valu-Trac Investment Management Limited
Investment Manager	Chelsea Financial Services Plc
Launch Date	05 June 2017
Recommended Holding Period	5 Years
Peer Group / Sector	IA Mixed Investment 20-60% Shares
Benchmark	IA Mixed Investment 20-60% Shares
Benchmark Type	Performance Comparator
Management Approach	Active
2025 Assessment	Providing good value (Green rating)
Investment Objective	The investment objective of the VT Chelsea Managed Cautious Growth fund is to generate capital growth over the long term (5 years). The Fund is expected to follow a relatively cautious strategy with investment primarily (70% +) through collective investment schemes (including those managed or operated by the ACD) so as to provide a high level of exposure to asset classes which the ACD considers to be lower risk including cash, fixed income and assets following absolute return strategies. The Fund may also invest directly in transferable securities, equities, bonds, money market instruments, cash and near cash with commodity exposure being achieved through other collective investment schemes (including exchange traded funds). Derivatives (that is sophisticated investment instruments linked to the rise and fall of the price of other assets) may be held for efficient portfolio management purposes. There will be no particular emphasis on any industrial, geographic or economic sector.

Summary of Areas of Assessment

VT Chelsea Managed Cautious Growth		AUM (%)	Quality of Service	Performance	AFM costs - general	Economies of scale	Comparable market rates	Comparable services	Classes of units	Overall
Total Fund	**£19,846,971**	**100.0%**								
VT Chelsea Mgd Cau Gr A GBP Net Acc	£18,780,952	94.6%								
VT Chelsea Mgd Cau Gr A GBP Net Inc	£1,066,019	5.4%								

Commentary

In undertaking its assessment of the VT Chelsea Managed Cautious Growth fund, the Board noted no material issues or concerns.

Taking performance, costs, and qualitative factors, such as quality of service, into account, the Board concluded that the VT Chelsea Managed Cautious Growth fund provides good value to shareholders and has therefore assigned an overall Green rating.

Actions Identified

None

Further Information

For full details of the funds including information on costs the Prospectus and KIID can be found at www.valu-trac.com

Value Assessments 2026

Summary: VT Chelsea Managed Balanced Growth

Green Overall Assessment

For the assessment period ending June 2026, and in accordance with FCA rules, the Valu-Trac Board (the "**Board**") has reviewed the value delivered by the VT Chelsea Managed Balanced Growth fund to shareholders. The Board concluded that the VT Chelsea Managed Balanced Growth fund provides good value and has assigned an overall Green rating.

Fund Name	VT Chelsea Managed Balanced Growth
Authorised Fund Manager	Valu-Trac Investment Management Limited
Investment Manager	Chelsea Financial Services Plc
Launch Date	05 June 2017
Recommended Holding Period	5 Years
Peer Group / Sector	IA Mixed Investment 40-85% Shares
Benchmark	IA Mixed Investment 40-85% Shares
Benchmark Type	Performance Comparator
Management Approach	Active
2025 Assessment	Providing good value (Green rating)
Investment Objective	The investment objective of the VT Chelsea Managed Balanced Growth fund is to generate capital growth over the long term (5 years). The Fund is expected to follow a balanced strategy with investment primarily (70% +) through collective investment schemes (including those managed or operated by the ACD) so as to provide a balance between exposure to asset classes which the ACD considers to lower risk (including cash, fixed income and assets following absolute return strategies) and those which it considers to be higher risk assets classes (typically equities). The Fund may also invest directly in transferable securities, equities, bonds, money market instruments, cash and near cash, with commodity exposure being achieved through other collective investment schemes (including exchange traded funds). Derivatives (that is sophisticated investment instruments linked to the rise and fall of the price of other assets) may be held for efficient portfolio management purposes. There will be no particular emphasis on any industrial, geographic or economic sector.

Summary of Areas of Assessment

VT Chelsea Managed Balanced Growth		AUM (%)	Quality of Service	Performance	AFM costs - general	Economies of scale	Comparable market rates	Comparable services	Classes of units	Overall
Total Fund	£66,853,106	100.0%								
VT Chelsea Mgd Bal Gr A GBP Net Acc	£66,853,106	100.0%								

Commentary

In undertaking its assessment of the VT Chelsea Managed Balanced Growth fund, the Board noted no material issues or concerns.

Taking performance, costs, and qualitative factors, such as quality of service, into account, the Board concluded that the VT Chelsea Managed Balanced Growth fund provides good value to shareholders and has therefore assigned an overall Green rating.

Actions Identified

None

Further Information

For full details of the funds including information on costs the Prospectus and KIID can be found at www.valu-trac.com

Value Assessments 2026

Summary: VT Chelsea Managed Aggressive Growth

Green Overall Assessment

For the assessment period ending June 2026, and in accordance with FCA rules, the Valu-Trac Board (the "**Board**") has reviewed the value delivered by the VT Chelsea Managed Aggressive Growth fund to shareholders. The Board concluded that the VT Chelsea Managed Aggressive Growth fund provides good value and has assigned an overall Green rating.

Fund Name	VT Chelsea Managed Aggressive Growth
Authorised Fund Manager	Valu-Trac Investment Management Limited
Investment Manager	Chelsea Financial Services Plc
Launch Date	05 June 2017
Recommended Holding Period	5 Years
Peer Group / Sector	IA Flexible Investment
Benchmark	IA Flexible Investment
Benchmark Type	Performance Comparator
Management Approach	Active
2025 Assessment	Providing good value (Green rating)
Investment Objective	The investment objective of the VT Chelsea Managed Aggressive Growth fund is to generate capital growth over the long term (5 years). The Fund is expected to follow an aggressive strategy with investment primarily (70% +) through collective investment schemes (including those managed or operated by the ACD) so as to provide a high level of exposure (up to 100%) to higher risk assets such as equities and lower level of exposure to lower risk assets such as cash. There may also be indirect exposure to commodities (and from time to time other alternative asset classes such as infrastructure) through other collective investment schemes (including exchange traded funds). The Fund may also invest directly in transferable securities, equities, bonds, money market instruments, cash and near cash. Derivatives (that is sophisticated investment instruments linked to the rise and fall of the price of other assets) may be held for efficient portfolio management purposes. There will be no particular emphasis on any industrial, geographic or economic sector.

Summary of Areas of Assessment

VT Chelsea Managed Aggressive Growth		AUM (%)	Quality of Service	Performance	AFM costs - general	Economies of scale	Comparable market rates	Comparable services	Classes of units	Overall
Total Fund	**£62,626,292**	**100.0%**								
VT Chelsea Mgd Agrsv Gr A GBP Net Acc	£62,626,292	100.0%								

Commentary

In undertaking its assessment of the VT Chelsea Managed Aggressive Growth fund, the Board noted the potential detrimental impact that weaker short-term performance may have had on longer-term returns.

Taking performance, costs, and qualitative factors, such as quality of service, into account, the Board concluded that the VT Chelsea Managed Aggressive Growth fund provides good value to shareholders and has therefore assigned an overall Green rating.

Actions Identified

The Board will continue to monitor trends in long term performance as part of its on-going oversight responsibilities.

Further Information

For full details of the funds including information on costs the Prospectus and KIID can be found at www.valu-trac.com

Value Assessments 2026

Summary: VT Chelsea Managed Monthly Income

Green Overall Assessment

For the assessment period ending June 2026, and in accordance with FCA rules, the Valu-Trac Board (the "**Board**") has reviewed the value delivered by the VT Chelsea Managed Monthly Income fund to shareholders. The Board concluded that the VT Chelsea Managed Monthly Income fund provides good value and has assigned an overall Green rating.

Fund Name	VT Chelsea Managed Monthly Income
Authorised Fund Manager	Valu-Trac Investment Management Limited
Investment Manager	Chelsea Financial Services Plc
Launch Date	05 June 2017
Recommended Holding Period	5 Years
Peer Group / Sector	IA Mixed Investment 20-60% Shares
Benchmark	IA Mixed Investment 20-60% Shares
Benchmark Type	Performance Comparator
Management Approach	Active
2025 Assessment	Providing good value (Green rating)
Investment Objective	The investment objective of the VT Chelsea Managed Monthly Income fund is to generate income with the potential for some capital growth over the long term (5 years). The Fund will aim to achieve its objective by investing primarily (70% +) in collective investment schemes (including those managed or operated by the ACD) which are expected to provide exposure to a variety of asset classes, such as equities, bonds, money market instruments, cash and near cash. There may also be indirect exposure to commodities (and from time to time other alternative asset classes such as infrastructure) through other collective investment schemes (including exchange traded funds). The Fund may also invest directly in other transferable securities and the above asset classes. Derivatives (that is sophisticated investment instruments linked to the rise and fall of the price of other assets) may be held for efficient portfolio management purposes. There will be no particular emphasis on any industrial, geographic or economic sector.

Summary of Areas of Assessment

VT Chelsea Managed Monthly Income		AUM (%)	Quality of Service	Performance	AFM costs - general	Economies of scale	Comparable market rates	Comparable services	Classes of units	Overall
Total Fund	**£83,332,323**	**100.0%**								
VT Chelsea Mgd Mthly Inc A GBP Net Acc	£16,777,379	20.1%								
VT Chelsea Mgd Mthly Inc A GBP Net Inc	£66,554,944	79.9%								

Commentary

In undertaking its assessment of the VT Chelsea Managed Monthly Income fund, the Board noted no material issues or concerns.

Taking performance, costs, and qualitative factors, such as quality of service, into account, the Board concluded that the VT Chelsea Managed Monthly Income fund provides good value to shareholders and has therefore assigned an overall Green rating.

Actions Identified

None

Further Information

For full details of the funds including information on costs the Prospectus and KIID can be found at www.valu-trac.com

Our Methodology

You deserve to know whether your investment is delivering good value. This report explains how your fund has performed, what you're paying for, and whether we're achieving the goals we set.

We aim to make this report clear and easy to read. We avoid technical language wherever possible and focus on what matters most to you: **performance, cost, and service**. A glossary is included at the end of the report.

If you have any questions or feedback, we'd be happy to hear from you.

Objective

To check each year whether our funds deliver fair value to investors by assessing whether the benefits you receive are reasonable in relation to the costs you pay.

Our framework

Valu-Trac uses a clear and consistent Assessment of Value (AoV) Framework. This ensures we follow FCA rules, including Consumer Duty, and remain focused on delivering good outcomes for investors.

Our Framework:

- Ensures each fund provides fair value
- Sets the principles and processes we use to assess value
- Includes governance and independent oversight from our AoV Committee

Key Principles

Investor-Centric: Focused on outcomes for retail investors, aligned with FCA's Consumer Duty.

Transparent & Evidence-Based*:* Uses both quantitative data and qualitative insights.

Governance-Led: Overseen by the AoV Committee, with independent non-executive input.

Consistent & Comparable: Applies a standardised Red/Amber/Green (RAG) rating system across all funds.

How we Assess Value for Investors

We assess value using the **seven FCA-mandated criteria**. For each area we ask:

1. Quality of Service

- Do we clearly explain the fund's goals and risks?
- Are our communications (factsheets, website) clear and timely?
- Are service providers performing well?
- Are we meeting regulations and treating all investors fairly?
- How well do we handle complaints, errors, pricing and transactions?

2. Performance

- Has the fund met its objectives after fees?
- How has it performed over time?
- What risks were taken to achieve results?
- How does it compare with similar funds?

We focus on long-term outcomes, not short-term movements.

3. AFM Costs

- Are the charges fair for the service you receive?
- Are retail investors paying more than similar institutional clients?

4. Economies of Scale

As the fund grows, are savings being passed on to you?

5. Market Comparisons

Are our charges reasonable compared with similar funds?

6. Comparable Services

Do similar investors in comparable products pay lower charges?

7. Share Class Fairness

Are investors in the right share class and not paying more than they should?

Understanding Share Classes

Funds offer different share classes to suit different types of investors

Types of Share Classes

- **Accumulation ("Acc")** – profits are reinvested to grow your investment.
- **Income ("Inc")** – profits are paid out to you.

Who They're For

Each fund in this report may offer different share classes, designed for:

- **Retail investors:** Individuals investing their own money, often with lower minimum investment requirements.
- **Intermediary investors:** Those investing via platforms or advisers, sometimes with specific fee arrangements.
- **Institutional investors:** Organisations such as pension funds or charities, typically investing larger amounts and sometimes benefiting from lower fees.

Why It Matters

Different share classes have different costs and features. Our Assessment of Value checks that investors are in the right class and not disadvantaged.

Glossary

Absolute Return: Aims for a positive return over a set period, regardless of market conditions.

Accumulation Shares ("Acc"): Income is reinvested to grow your holding.

Active Management: Fund manager makes investment decisions to outperform the market.

Authorised Corporate Director (ACD): Responsible for running the fund and acting in investors' best interests.

Annual Management Charge (AMC): Ongoing fee for managing the fund, shown as a percentage.

Assessment of Value (AoV): Annual report showing how the fund delivers value to investors.

Asset Class: Group of similar investments (e.g., shares, bonds, property).

Benchmark of Comparator: Standard for comparing fund performance.

Bond: Loan to a company or government, repaid with interest.

Capital Growth: Increase in the value of an investment.

Dividend: Income paid to shareholders.

Economies of Scale: Cost savings from fund growth passed on to investors.

Ongoing Charges Figure (OCF): The amount an investor will pay for the service provided by a fund. The OCF is made up of the manager's fees along with other costs, such as administration. It's meant to be used as a standardised method to compare the costs of funds.

Peer Group: Funds with similar investment scope, used for comparison.

Performance: How well the fund meets its objectives after fees.
Share Class: Different types of fund shares, with varying fees and features.

Yield: Income from investments, shown as a percentage.

More information

You can find more information on the funds at www.valu-trac.com.