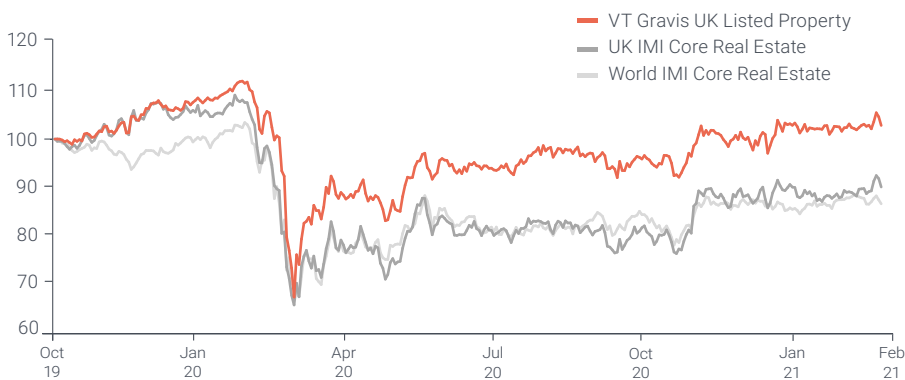


### OVERVIEW

- To achieve capital growth through market cycles<sup>1</sup>
- 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 annum<sup>2</sup>

### PERFORMANCE CHART

VT Gravis UK Listed Property (PAIF) Fund – A Acc GBP (Total Return after charges)  
31/10/2019 – 26/02/2021



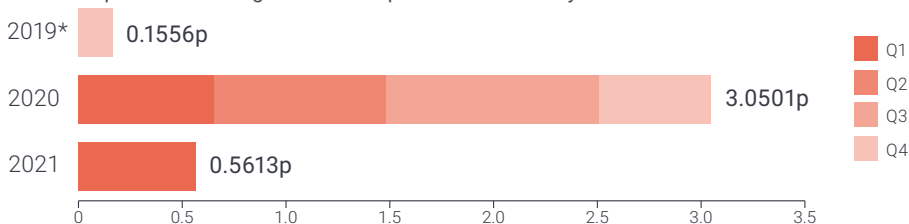
### RETURNS

	1 MONTH	3 MONTHS	6 MONTHS	12 MONTHS	SINCE INCEPTION	VOLATILITY	YIELD
VT Gravis UK Listed Property A Acc	1.10%	3.15%	5.12%	0.76%	2.79%	28.90%	2.94%
MSCI UK IMI Core Real Estate	2.66%	4.62%	8.91%	-5.26%	-9.88%	29.60%	2.48%
MSCI World IMI Core Real Estate	1.13%	1.32%	5.98%	-6.97%	-13.34%	26.56%	3.55%

Past performance is not necessarily a guide to future performance.  
Fund launched on 31 October 2019.

### DIVIDENDS

Dividends paid net of charges since inception to 26 February 2021 for A GBP Income share class.



\* Part period from 31 October 2019 to 20 November 2019.  
Distributions shown are for the A Inc Share Class.

Fund information	
<b>Fund name</b>	VT Gravis UK Listed Property (PAIF) Fund
<b>Regulatory status</b>	FCA Authorised UK NURS OEIC with PAIF status
<b>Sector</b>	IA Property Other
<b>Launch date</b>	31 October 2019
<b>Fund size</b>	£36.52m
<b>Share classes</b>	Income & Accumulation (£, \$, €)
<b>Min. investment</b>	£100
<b>Net Asset Value per share as at 26 February 2021</b>	A Acc (£): 102.79p A Inc (£): 98.86p F Acc (£): 103.74p F Inc (£): 99.81p
<b>Trailing 12 month net yield<sup>3</sup> as at 26 February 2021</b>	A Inc: 2.99% F Inc: 2.98%
<b>Capped fund operating charges</b>	0.7% (AMC & OCF)
<b>Dividend pay dates</b>	end of Dec, Mar, Jun, Sept
<b>Classification</b>	Non-complex
<b>Liquidity</b>	Daily dealing
<b>ISINs – PAIF</b>	A Acc (£): GB00BK8VW755 A Inc (£): GB00BK8VW532
<b>ISINs – Feeder</b>	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. Published dividends are net of charges which are taken from income.

All data, source: Valu-Trac Investment Management, MSCI Inc and Reuters

## FUND ADVISER'S REPORT

**The portfolio is very well positioned with a combination of resilient income-generating assets, together with assets that are likely to benefit from the re-opening of the economy**

Over the course of February 2021, the NAV of the Fund increased by 1.10% (A Acc GBP), the fourth consecutive month of positive performance and a reflection of the continuing positive sentiment surrounding the Fund's exposure to strong socio-economic mega trends. Since launch the Fund has increased by 2.79%, outperforming both the UK real estate index<sup>1</sup>, which has declined by 9.88%, and the global real estate index<sup>2</sup> which has declined by 13.34%.

At the end of February the Fund declared a dividend of 0.5613p (A Inc GBP), this is the first distribution of 2021 and the sixth consecutive quarterly distribution since inception. In aggregate, the trailing 12-month distributions represent a yield of 2.99%. 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 prices<sup>3</sup> has delivered 2.76% annualised return; the power of compounding more than doubles this to 6.03%<sup>1</sup> through the reinvestment of dividends and eclipses the 5.05% compound annual total returns generated by the broader UK stock market<sup>4</sup>.

During the month, several investments declared dividends. Segro, the largest position within the Fund and the owner of modern big box and urban distribution centres, declared an annual increase to its dividend of 6.8%. The company is extremely well positioned to benefit from the continued growth in e-commerce with management stating that this dividend increase reflects a "strong [past] year and confidence for the future".

Within the ageing population mega trend Primary Healthcare Properties (PHP), a leading owner of modern GP surgeries, paid its first dividend of 2021, representing a 5.1% increase over the 2020 dividend per share and the start of PHP's truly impressive 25th consecutive year of dividend growth.

Given the long leases, government-backed income streams and consistency of growth it is hardly surprising that in terms of total returns PHP has, in the context of UK real estate companies, been a top 10 performer over both the last 10 and 20 years.

Impact Healthcare REIT, the owner of residential care homes, evidenced the benefit of having inflation-linked leases with its care home operators. During the month, the REIT paid its first quarterly dividend of 2021, representing a 1.91% annual increase and a prospective dividend yield of 5.88%<sup>5</sup>.

The uncertainty caused by the Covid-19 crisis is likely to dissipate in the coming months, with a clear pathway to reopening the economy now evident. The Covid crisis has accelerated fundamental trends that were driving the opportunity in real estate (e.g. digitalisation) while temporarily disrupting others (e.g. purpose built student accommodation and city centre offices).

The Fund's investments in the student accommodation sub-sector have seen their share prices slowly recover from the lows hit in the first quarter of 2020. Both Unite Group and GCP Student Living have acted responsibly during the crisis in offering rent discounts to students. Soon, as Covid-19 restrictions ease and universities resume in-person tuition, it is likely that these discounts will end. The benefits of a university education remain clear and the Investment Adviser continues to be optimistic that the improving outlook for this sub-sector will persist as the economy continues to re-open.

Looking to the future, the Investment Adviser believes that the portfolio is very well positioned with a combination of resilient income generating assets together with assets that are likely to benefit from the re-opening of the economy.

**Matthew Norris, CFA**  
Investment Adviser  
Gravis Advisory Ltd  
matthew.norris@graviscapital.com

### 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.£3.3bn of assets in these sectors in the UK. Gravis Advisory Limited is also the Investment Adviser to the c.£726m VT Gravis UK Infrastructure Income Fund and the c.£253m VT Gravis Clean Energy 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.
5. Based on the month-end price of 109p.

## CORRELATION, PERFORMANCE AND VOLATILITY COMPARISON

31 October 2019 – 26 February 2021

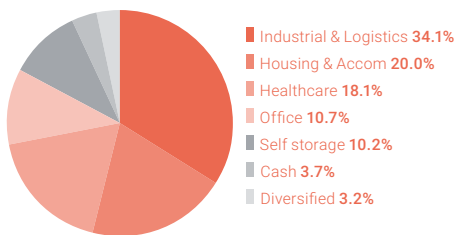
	CORRELATION	RETURN	VOLATILITY	YIELD
VT Gravis UK Listed Property Fund (A GBP Acc)	—	2.8%	28.9%	2.94%
MSCI UK IMI Core Real Estate	0.80	-9.9%	29.6%	2.48%
MSCI World IMI Core Real Estate	0.53	-13.3%	26.6%	3.55%

Past performance is not necessarily a guide to future performance.

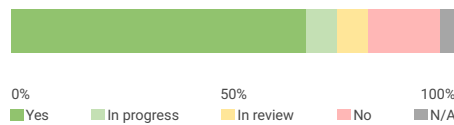
**TOP 10 HOLDINGS ON 26 FEBRUARY 2021**

HOLDING	WEIGHT
SEGR0 PLC	8.15%
Tritax Big Box REIT PLC	7.54%
Assura PLC	6.99%
Grainger PLC	6.94%
Warehouse REIT PLC	5.91%
Unite Group PLC	5.90%
Urban Logistics Reit PLC	5.43%
Safestore Holdings PLC	5.26%
GCP Student Living PLC	5.00%
Big Yellow Group PLC	4.90%

**SECTOR BREAKDOWN**



**WEIGHT BY ESG METRIC**



Data as at end of July 2020. Underlying data will be updated on an annual basis. Holdings ranked by size. Graphics show proportion of 'Yes', 'No', 'In progress', 'In review', 'No' and 'N/A' by holding weight. For more information see [here](#).

**Reits Briefing<sup>1</sup>**

A UK Real Estate Investment Trust (REIT) is a London Stock Exchange listed closed ended publicly traded company that provides investors with tax efficient exposure to property assets. REIT shares can be traded daily without the liquidity risk often experienced by open ended funds which own direct property.

A UK REIT must distribute at least 90% of its taxable income to investors. Distributions are treated as property rental income rather than dividends. Taxation of income from property is moved from the corporate level to the investor level benefitting ISA, SIPP and Bond investors.

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1. [www.londonstockexchange.com/specialist-issuers/reits/reits.html](http://www.londonstockexchange.com/specialist-issuers/reits/reits.html)

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