

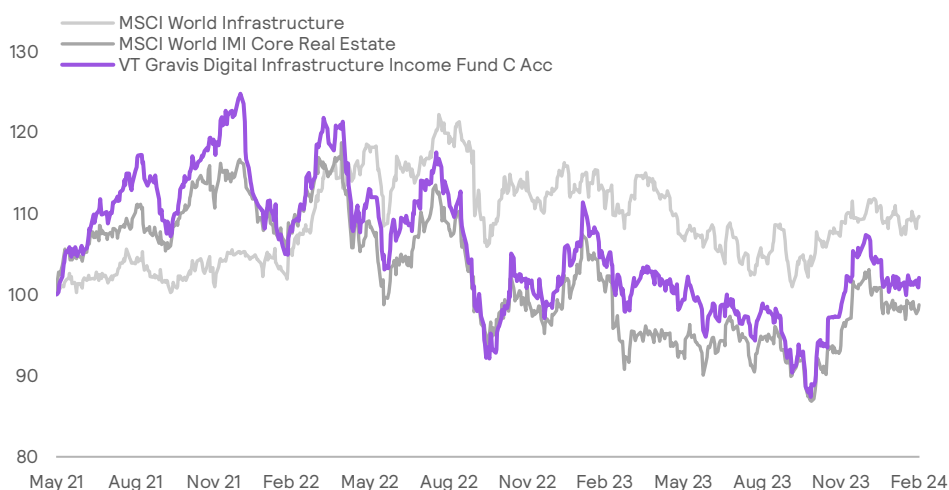
### FUND OBJECTIVES

- To achieve capital growth through market cycles<sup>1</sup>
- To invest in a diversified portfolio of transferrable securities including REITs, REOCs, collective investment schemes, equities and bonds, listed in developed nations
- To offer exposure to the companies which own the physical infrastructure assets vital to the digital economy, including data centres, telecom towers, fibre optic cable companies, logistics warehouses and the digitalisation of transportation
- To deliver regular income, expected to be c.3% per annum<sup>2</sup>

### PERFORMANCE CHART

VT Gravis Digital Infrastructure Income Fund – C Acc GBP (Total return after charges)

31.05.2021 – 29.02.2024



### RETURNS

	SINCE INCEPTION	12 MONTH	3 MONTH	1 MONTH	YTD	VOLATILITY
VT Gravis Digital Infrastructure	2.04%	-1.52%	3.82%	0.47%	-4.90%	15.62%
MSCI World Infrastructure	9.65%	-0.94%	1.46%	-0.20%	-0.27%	12.25%
MSCI World IMI Core Real Estate	-1.28%	-2.08%	5.40%	0.62%	-3.17%	15.45%

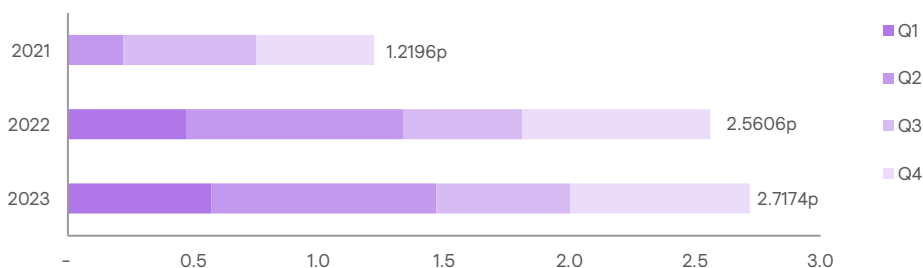
Past performance is not necessarily indicative of future results

Fund launched on 31 May 2021

Fund performance is illustrated by the C GBP Net Accumulation share class

### DIVIDENDS

Dividends paid since inception for C GBP Income share class



### Fund overview

Name	VT Gravis Digital Infrastructure Income Fund
Regulatory Status	FCA Authorised UK UCITS V OEIC
Sector	IA Property Other
Launch Date	31 May 2021
Fund Size	£28.28m
Number of Holdings	31
Share Classes	Income and Accumulation Clean & Institutional (£,\$,€,¥)
Min. Investment	C: £100
Net Asset Value per share	C Acc (£): 102.04p C Inc (£): 95.68p
Trailing 12-month net yield	C Inc: 2.84%
Annual Management Charge	C: 0.80%
Capped fund OCF <sup>3</sup>	C: 0.80%
Synthetic OCF <sup>4</sup>	C: 0.89%
Dividends Paid	End of Jan, Apr, Jul, Oct
Classification	Non-complex
Liquidity	Daily dealing
ISINs	C Acc (£): GB00BN2B4F43 C Inc (£): GB00BN2B4876

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. OCF for all share classes is capped at the AMC and costs in excess of the OCF/AMC will be paid by the Investment Adviser.
4. 'Synthetic' Ongoing Charges Figure (Class C Acc) is calculated using the weighted average OCF of the Fund's underlying holdings, where published, combined with the Fund's own operating charges: the aggregated OCF figure for the 2 holdings that are published is 0.09%. The OCF of the Fund remains capped at the AMC.

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



## FUND ADVISER'S REPORT

**"Next generation listed digital infrastructure assets continue to play a vital role in the expansion of the modern economy".**

The strategy of the Fund is to invest in a globally diversified portfolio of best-in-class, next generation real estate and infrastructure companies that are listed in developed markets and are likely to benefit from the digitalisation of economies, changing the way we work, live and play.

The Fund currently invests in 31 'next generation' listed infrastructure companies operating at the intersection of real estate and technology. These are physical infrastructure assets vital to the functioning of the digital economy. The companies are active in four specialist sub-sectors: logistics warehouses supporting e-commerce (51.9% portfolio weight), mobile communication towers (17.7% portfolio weight), data centres (24.8% portfolio weight), and networks (4.3% portfolio weight).

### Performance

Throughout February the Fund performed positively, with the NAV increasing by 0.47% (C Acc GBP). Since the Fund's launch, the NAV has increased by 2.04% (C Acc GBP). In comparison, the world infrastructure index increased by 9.65%<sup>1</sup> in the same period, while the global real estate index decreased by 1.28%<sup>2</sup>.

The data centres and networks sub-sectors contributed positively to the Fund's performance in February, with returns of 9.6% and 3.4% respectively<sup>3</sup>. However, the logistics warehouses and mobile communication towers digital infrastructure sub-sectors saw weaker performance, falling 0.9% and 2.3% respectively<sup>3</sup>.

Several companies in the Fund released strong results during the month. The Fund's top performer was NEXTDC (portfolio holding 5.70%), an Australian data centre operator which provided a return of 24.3%<sup>3</sup>. This strong performance was fuelled by a total revenue increase of 30% for the half year to 31 December 2023 due to higher power prices and the company's strategic embrace of generative AI. The robust results and reaffirmation of financial year 2024 guidance led to a historic peak in NEXTDC's share price on the final day of the month.

The second top performer was Goodman Group (portfolio holding 7.67%), an Australian owner, developer and manager of commercial and industrial real estate, with a return of 15.8%<sup>3</sup> on the back of strong operating results. Goodman Group delivered operating earnings per share up 28% on the first half of 2023 and upgraded its financial year 2024 operating earnings per share guidance from 9% to 11%.

### Market Development

Despite Eurozone inflation easing to 2.6% in February, the figure was still slightly higher than expected by economists, as the cost of living for consumers continues to rise at persistently strong rates. As a result, markets are continuing to express caution about future interest rate cuts. This comes amid caution about the rate of growth, with Britain's monthly gross domestic product (GDP) estimated to have fallen by 0.1%

in December 2023, following growth of 0.2% in November and real GDP estimated to have dropped by 0.3% in the final three months of 2023. Similarly, the US economy expansion of an annualised 3.2% in Q4 2023 was slightly below the 3.3% estimate and follows a 4.9% GDP growth rate in Q3. The recessionary threat appears to be easing, however, with the Bank of England's Monetary Policy Committee projecting GDP to increase by 0.1% in Q1 2024, and at a similar pace over the following few quarters – slightly stronger growth rates than were predicted in November 2023. Over the coming months markets are likely to react to hints of change in monetary policy.

### Expectation of the fund manager

Digital infrastructure continues to hold its place at the centre of the modern economy, with next generation listed digital infrastructure at the forefront of this expansion. The Fund initiated three new positions into its portfolio during February, as it continues to explore and develop new opportunities within the digital infrastructure sector. The first position is in Terreno Realty Corporation (portfolio holding 1.52%), a San-Francisco based REIT that acquires, owns, and operates industrial real estate in six major U.S coastal markets. The next position is Rexford Industrial Realty (portfolio holding 1.49%), a REIT which owns, operates, and acquires industrial properties in Southern California infill markets. The final new position is Digital Core (portfolio holding 2.39%), which is a leading pure-play data centre Singapore-listed REIT. The Investment Adviser expects these investments will allow the Fund to continue providing long-term, stable, and growing income for its investors.

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

### Investment Adviser

Gravis Advisory Ltd is owned and managed by Gravis Capital Management Ltd ("Gravis").

Gravis Capital Management was established in May 2008 as a specialist investor in property and infrastructure and now manages c.£2bn of assets in these sectors in the UK. Gravis entered into a strategic partnership with ORIX Corporation in January 2021.

Gravis Advisory Ltd is also the Investment Adviser to the c.£585m VT Gravis UK Infrastructure Income Fund, the c.£330m VT Gravis Clean Energy Income Fund and the c.£90m VT Gravis UK Listed Property (PAIF) Fund.

### Fund Adviser

**Matthew Norris, CFA** is lead adviser to the VT Gravis Digital Infrastructure Income Fund and the VT Gravis UK Listed Property (PAIF) Fund.

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

He was previously at Grosvenor with responsibility for investing in global real estate securities including the highly successful global logistics strategy. He joined Grosvenor from Fulcrum Asset Management and Buttonwood Capital Partners where he ran international equity strategies which incorporated exposure to real estate equities.

### Sales Contacts

Cameron Gardner 07835 142763  
cameron.gardner@graviscapital.com

Jason Anderson 020 3405 8527  
jason.anderson@graviscapital.com

Jonathan Feely 07894 107075  
jonathan.feely@graviscapital.com

Ollie Matthews 07787 415151  
ollie.matthews@graviscapital.com

### Dealing

Valu-Trac 01343 880344  
DigitalInfrastructure@valu-trac.com  
Available on all major platforms

<sup>1</sup> MSCI UK IMI Core Real Estate Net Total Return.

<sup>2</sup> MSCI World IMI Core Real Estate Net Total Return GBP.

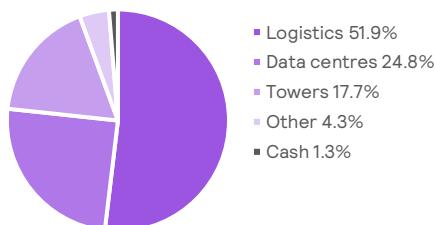
<sup>3</sup> Defined as the calendar month, as opposed to the valuation month.

## TOP 10 HOLDINGS

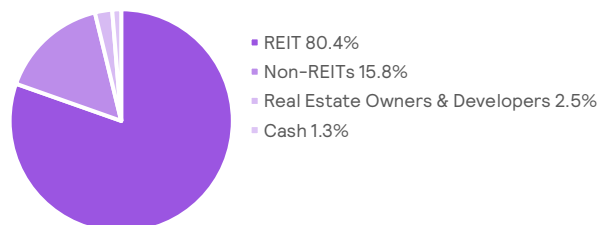
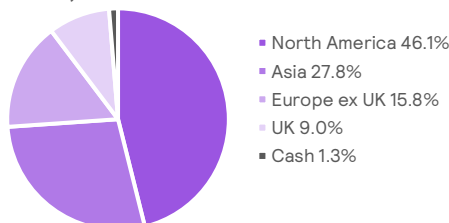
COMPANY	WEIGHTING
Equinix Inc	7.74%
Goodman Group	7.67%
Prologis	7.47%
NEXTDC Ltd	5.70%
Digital Realty Trust Inc	4.95%
American Tower Corp	4.90%
SEGRO PLC	4.81%
SBA Communications Corp	4.61%
Cellnex Telecom SA	2.93%
Infrastrutture Wireless Italiane SpA	2.81%

## PORTFOLIO CHARACTERISTICS

## SECTOR BREAKDOWN



## SECURITY TYPE

GEOGRAPHIC BREAKDOWN  
(BY LISTING)

## DISCLAIMER

WARNING: The information in this report is presented by Valu-Trac Investment Management Limited using all reasonable skill, care and diligence and has been obtained from or is based on third party sources believed to be reliable but is not guaranteed as to its accuracy, completeness or timeliness, nor is it a complete statement or summary of any securities, markets or developments referred to. The information within this report should not be regarded by recipients as a substitute for the exercise of their own judgement. The information in this report has no regard to the specific investment objectives, financial situation or particular needs of any specific recipient and is published solely for informational purposes and is not to be construed as a solicitation or an offer to buy or sell any securities or related financial instruments. In the absence of detailed information about you, your circumstances or your investment portfolio, the information does not in any way constitute investment advice. If you have any doubt about any of the information presented, please consult your stockbroker, accountant, bank manager or other independent financial adviser. Value of investments can fall as well as rise and you may not get back the amount you have

invested. Income from an investment may fluctuate in money terms. If the investment involves exposure to a currency other than that in which acquisitions of the investments are invited, changes in the rates of exchange may cause the value of the investment to go up or down. Past performance is not necessarily a guide to future performance. Any opinions expressed in this report are subject to change without notice and Valu-Trac Investment Management Limited is not under any obligation to update or keep current the information contained herein. Sources for all tables and graphs herein are Valu-Trac Investment Management unless otherwise indicated.

The information provided is "as is" without any express or implied warranty of any kind including warranties of merchantability, non-infringement of intellectual property, or fitness for any purpose. Because some jurisdictions prohibit the exclusion or limitation of liability for consequential or incidental damages, the above limitation may not apply to you. Users are therefore warned not to rely exclusively on the comments or conclusions within the

report but to carry out their own due diligence before making their own decisions.

Unless otherwise stated Equity Market price indices used within this publication are sourced or derived from data supplied by MSCI Inc 2024.

Valu-Trac Investment Management Limited and its affiliated companies, employees of Valu-Trac Investment Management Limited and its affiliated companies, or individuals connected to them, may have or have had interests of long or short positions in, and may at any time make purchases and/or sales as principal or agent in, the relevant securities or related financial instruments discussed in this report.

© 2024 Valu-Trac Investment Management Limited. Authorised and regulated by the Financial Conduct Authority (UK), registration number 145168. This status can be checked with the FCA on 0800 111 6768 or on the FCA website (UK). All rights reserved. No part of this report may be reproduced or distributed in any manner without the written permission of Valu-Trac Investment Management Limited. Valu-Trac™ is a registered trademark.