



Value and Income Trust PLC

Monthly Factsheet November 2019

KEY FACTS

| | |
|--------------------------------------|----------------------|
| Market Capitalisation | £117.8m |
| Total Assets (cum income) | £226.7m |
| Net Assets (cum income, debt at par) | £154.7m |
| Net Gearing (debt at par) | 31% |
| Net Yield | 4.7% |
| Five Year Average Dividend Growth | 6.8% |
| Year End | March |
| Dividends Paid | Jan, Apr, Jul, Oct |
| Ticker | VIN.L, VIN LN |
| ISIN | GB0008484718 |
| AIC Sector | UK Equity Income |
| Next AGM | July 2020, Edinburgh |

INVESTMENT POLICY & AIMS

Value & Income Trust's ("VIT") aim is to invest in quoted UK equities, UK commercial property and cash or near cash securities. VIT does not normally invest in overseas shares or unquoted companies.

VIT invests in higher-yielding, less fashionable areas of the UK commercial property and quoted equity markets, particularly in medium and smaller sized companies. VIT aims for long-term real growth in dividends and capital value without undue risk.

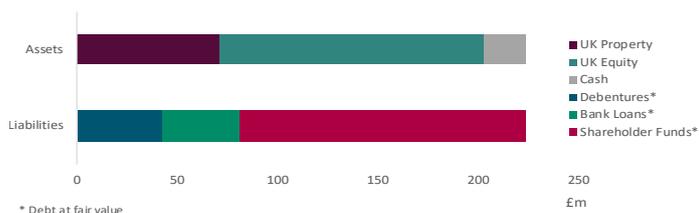
CHARGES

| | |
|--------------------------------------|------|
| Annual Management Charges | 0.6% |
| OCR to 25/10/19 | 4.5% |
| OCR to 25/10/19 excluding debt costs | 1.2% |

KEY STATISTICS

| | |
|--------------------------------------|--------|
| Share Price | 258.5p |
| NAV (cum income, debt at par) | 339.6p |
| Discount (debt at par) | 23.9% |
| NAV (cum income, debt at fair value) | 319.8p |
| Discount (debt at fair value) | 19.2% |

DISTRIBUTION OF ASSETS & LIABILITIES



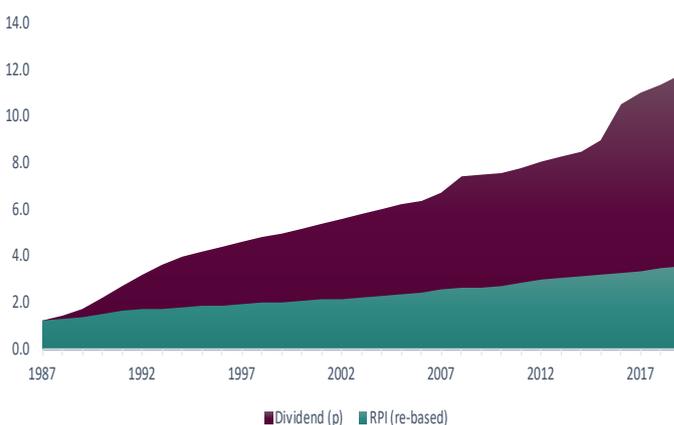
BENCHMARK

The fund is actively managed and is benchmarked against the FTSE All Share Index. The benchmark is a target that the fund seeks to outperform. The index has been chosen as the fund's target benchmark as it best reflects the scope of the fund's investment policy. The benchmark is used solely to measure the fund's performance and does not constrain the fund's portfolio construction.

SHARE PRICE / NAV PERFORMANCE



DIVIDEND HISTORY



CUMULATIVE PERFORMANCE

| To 30/11/19 | 1 Yr | 3 Yr | 5 Yr | 10 Yr |
|-----------------------------------|-------|-------|-------|--------|
| Total shareholder Return | 0.3% | 17.6% | 17.4% | 142.4% |
| NAV Total Return | 7.9% | 19.9% | 28.1% | 130.1% |
| FTSE All Share Index Total Return | 11.0% | 24.0% | 37.0% | 120.5% |

DISCRETE PERFORMANCE

| | Year to 30/11/15 | Year to 30/11/16 | Year to 31/10/17 | Year to 31/10/18 | Year to 31/10/19 |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|
| Total shareholder Return | -3.2% | 4.2% | 14.2% | 1.5% | 0.5% |
| NAV Total Return | 4.7% | 2.0% | 14.0% | -5.2% | 7.3% |
| FTSE All Share Index Total Return | 0.6% | 9.8% | 13.4% | -1.5% | 11.0% |

Source: AIC, Morningstar

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PROPERTY COMMENTARY

OLIM Property specialise in commercial properties with long, index-related income streams to deliver strong, long-term real returns. VIT's property portfolio produced a total return of 8.0% over the year to March 2019, against 5.5% for the MSCI (formerly IPD) Index, the main benchmark for commercial property performance. The property portfolio is independently valued by Savills at the end of March and September each year; 30 September 2019 total was £71,350,000.

Running yield: 6.4% on 30 September valuation (MSCI: 4.8%).

All 27 Properties (29 tenancies): Fully let and income producing (MSCI void rate: 7.5%) on full repairing and insuring leases, with upwards only rent reviews and a weighted average unexpired lease length of 17 years (15 years if the tenants' break options are exercised).

Total Return March to September: 3.0% (including sales and purchases) against 0.8% MSCI Index.

Index-related income: 84% up from 79% end of March and 39% five years ago. 68% R.P.I.-linked increases (33% annual reviews and 35% five yearly), 15.7% fixed increases (6.3% annual reviews and 9.4% five yearly).

Since the end of March: Sales of three properties completed for £6,575,000 at a yield of 7.2% net of sale costs. There were four purchases for £8,800,000 at an initial yield of 6.6% net of acquisition costs (three industrial and one bowling alley). All with index-related leases and a long weighted average unexpired lease of 21 years (14 years if a break option is exercised). These four were valued at end September at 5.2% above their total purchase price excluding costs.

TOP 10 HOLDINGS - PROPERTY PORTFOLIO

| | |
|------------------------------------|-----|
| Holiday Park, Dover (Caravan Park) | 12% |
| Aylesford (Industrial) | 8% |
| Milton Keynes (Industrial) | 7% |
| Fareham (Industrial) | 7% |
| London (Pub) | 5% |
| Aberdeen (Industrial) | 5% |
| Stafford (Leisure) | 4% |
| Doncaster (Leisure) | 4% |
| Bournemouth (Pub) | 4% |
| Oxted (Pub) | 4% |

EQUITY COMMENTARY

The UK stock market made a reasonable gain in November, registering a total return of +2.2%, despite the political uncertainty overhanging share prices. Much hinges on the outcome of the general election but the most negative outcome for share prices, a Labour majority government, looks highly unlikely.

The UK stock market looks good value at present and if a majority Conservative government is returned there is scope for good gains. Higher yielding shares underperformed again but VIT's equity portfolio outperformed despite this, helped by strong stock performances from Spectris (+17%), STThree (+19%) and new holding FDM (+34%), with all three bouncing back after recent underperformance.

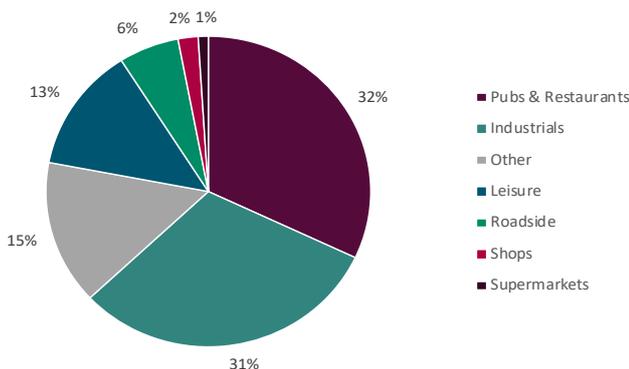
The performances of FDM and STThree are particularly pleasing and illustrate the benefits of investing in undervalued growing companies with strong balance sheets and cash flow characteristics. Underperformers were few and far between but Beazley fell back after a strong run.

During the month we switched the BT holding into M&G, which recently demerged from the Prudential. Both shares yield around 8% but the M&G dividend is far better covered by earnings and cash flow and it has a much stronger balance sheet.

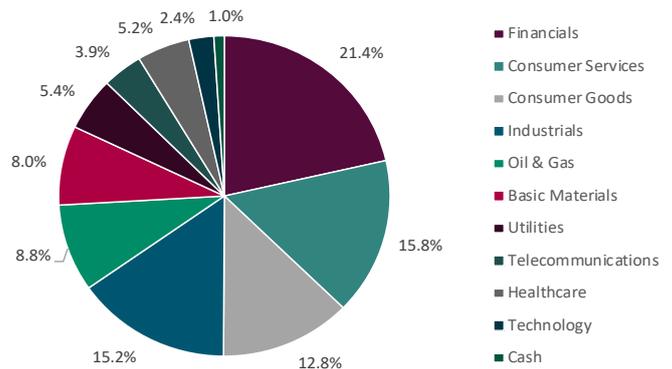
TOP 10 HOLDINGS - EQUITY PORTFOLIO

| | |
|----------------------|------|
| Unilever | 5.5% |
| GlaxoSmithKline | 5.2% |
| BP | 4.5% |
| Royal Dutch Shell | 4.3% |
| Vodafone | 3.9% |
| Legal & General | 3.7% |
| Croda International | 3.6% |
| Lloyds Banking Group | 3.5% |
| HSBC | 3.4% |
| Beazley | 3.4% |

PROPERTY SECTOR ALLOCATION



EQUITY SECTOR ALLOCATION



DISCLAIMER

Please remember past performance is not a reliable indicator of future results. The value of shares and the income from them can go down as well as up as a result of market and currency fluctuations. You may not get back the amount you invest. Before any investment in Value and Income Trust plc (the "Company"), you should obtain and review the current Key Information Document (KID) and Investor Disclosure Document for the Company which is available at: <https://www.olimproperty.co.uk/services.html> and <https://www.olim.co.uk/investment-products/value-and-income-trust/>. Nothing in this factsheet should be considered to be or relied upon as constituting investment advice or an investment recommendation. If you are unsure about the suitability of an investment, you should contact your financial advisor. Certain risks: External factors may cause an entire asset class to decline in value and values of all shares or property may decline at the same time, or fluctuate in response to general market conditions. The Company may utilise gearing (borrowing) which will exaggerate market movements both up and down and so may magnify gains or losses. The Company may have investments concentrated in a limited number of companies and/or properties which can be more risky than holding a wider range of investments. The Company has significant exposure to property investments. These assets may be difficult to buy or sell, so changes in their price may be greater. The Company can buy-back its own shares, which can have the effect of increasing gearing. The information and opinions in this factsheet are subject to change. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions or projections contained herein. To the fullest extent permitted by law the Company, Value and Income Services Limited and their respective representatives shall not have any responsibility or liability whatsoever (for negligence or otherwise) for any loss howsoever arising from any use of this factsheet or its contents or otherwise arising in connection with this document. Company information, including performance calculations and other data is provided by BNP Paribas Securities Services unless otherwise stated. The ongoing charges ratio (OCR) includes the annual management charge and all other operating expenses. Issued and approved by Value and Income Services Limited (No: 467598), registered in Scotland with registered office at Kintyre House, 205 West George Street, Glasgow G2 2LW. Authorised and regulated by the Financial Conduct Authority.