

VM Wealth

VM Wealth Classic  
Property Portfolio

Quarterly Performance Ending– December 31, 2024

**Total AUM - \$12,282,069,521.57**



VM GROUP

Transform your Everyday.

# Quarterly Performance & Outlook

## VMWEALTH CLASSIC PROPERTY PORTFOLIO

### Portfolio Description

The VM Wealth Classic Property Portfolio seeks to invest primarily in real estate.

### Investment Objective

The investment objective of the VM Wealth Classic Property Portfolio is to strategically invest in the various segments of the real estate market to maximize rental income and capital appreciation over the medium term.

### Suitability

Investors who have a moderate risk appetite.

### Risk Profile



### Top 5 Holdings

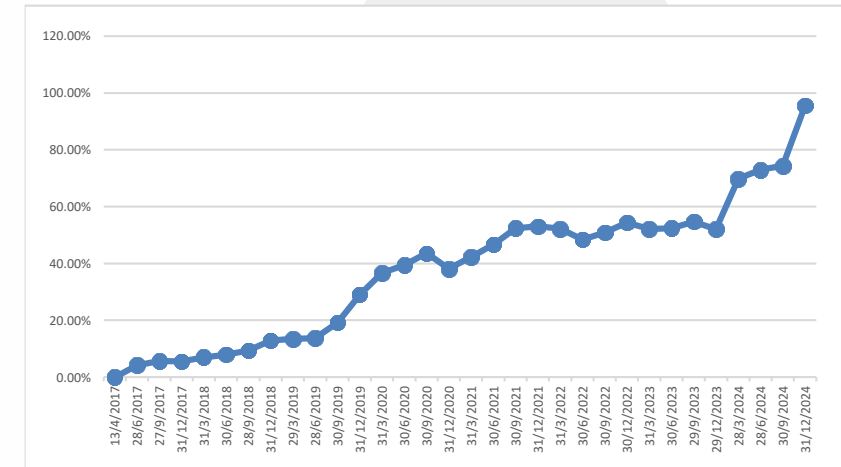
Assets	Weighting %
The Towers	24.02%
Lot 8 BTP	14.97%
53 Knutsford Blvd.	13.03%
KINGSTON PROPERTIES LIMITED	9.55%
10 Oxford Rd	8.09%
<b>TOTAL</b>	<b>69.66%</b>

Classic Property Portfolio	
Inception Date	April 2017
Holding Period	3 years
Management Fee	2.00%
Asset Class	Real Estate
Benchmark	Calendar Year Inflation Rate + 200 bps
Portfolio Performance (December 31, 2024)	
Net Asset Value	J\$10.9B
NAV Per Share	1.9572
Estimated Yield	5.90%
12-Month Growth Rate	13.25%
Year to Date Return	13.25%
Benchmark Return	5.8%

### Outlook & Strategy

There continues to be an upturn in the corporate office inventory in the local real estate market, particularly in Kingston and St. Andrew. These newer spaces are coming to market at higher price points compared to existing office space. Despite this the goal of the portfolio will be to continue to modernize its existing buildings whilst ensuring satisfaction of the existing tenants. The portfolio is also exploring real estate development projects that it can execute alongside industry professionals, that will add to its allocation of hard real estate with the potential for significant capital appreciation.

### Growth Since Inception



### Asset Allocation

