

Annual Report & Financial Statements

Elite Income Trust

Final Report & Audited Financial Statements for the period 1 June 2020 to 31 August 2021, following the conclusion of the winding-up of the Elite Income Trust



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* Collectively these comprise the AFM's Report.

Elite Income Trust

Authorised Fund Manager's ("AFM") Report

We are pleased to present the Final Annual Report & audited Financial Statements for Elite Income Trust for the period ended 31 August 2021.

Authorised Status

Elite Income Trust (the "Fund") is a Unit Trust authorised by the Financial Conduct Authority ("FCA"), with effect from 5 December 1991.

Unitholders will in no event be liable for the debts of the Fund.

Notices served on the Fund should be delivered to the AFM, WAY Fund Managers Limited, at its registered address.

Structure of the Fund

The Fund is a non-UCITS retail scheme ("NURS").

Investment of the assets of the Fund must comply with the FCA's Collective Investment Schemes Sourcebook ("COLL"), the FCA's Investment Funds Sourcebook ("FUND") and the investment objective and policy of the Fund.

Base Currency:

The base currency of the Fund is Pounds Sterling.

Winding up of the Fund

Following a request from the Fund's investment manager, we agreed to seek FCA agreement to wind-up the Fund. The primary reason behind the request was the Investment Manager's view that it would not be able to meet the Fund's income-focussed objective in the medium to longer term. We submitted our proposals to the FCA on 31 March 2021 and the FCA approved the proposal on 30 April 2021.

In order to help reduce the overall audit costs paid by the Fund, it was agreed with the Fund's depositary, Northern Trust Global Services SE (London Branch), to move the Fund's Final Accounting Reference Date for 2021. This has moved from 31 May 2021 to 31 August 2021 which will also be the Fund's Termination Accounting reference date.

Dealing in the units of the Fund was suspended on 31 March 2021 and the winding-up of the Fund commenced on 30 April 2021. Following the disposal of the Fund's assets, a capital distribution was made to the Fund's unitholders on 3 June 2021, as follows:

Share Class	ISIN	Price per unit (£)
Accumulation Shares	GB0032738543	£2.42998039
Income Shares	GB0032738212	£1.57332872
Class B Accumulation Shares	GB00B8J86L37	£1.32756818
Class B Income Shares	GB00B74DQ276	£1.20100339
Class C Accumulation Shares	GB00B9746N25	£1.30288720
Class C Income Shares	GB00B9688177	£1.13597216

The purpose of this Financial Statement is to provide an audited account for the Fund and to provide us with the basis on which to make a final capital distribution. This is as follows:

Share Class	ISIN	Price per unit (£)
Accumulation Shares	GB0032738543	£0.0568
Income Shares	GB0032738212	£0.0361
Class B Accumulation Shares	GB00B8J86L37	£0.0310
Class B Income Shares	GB00B74DQ276	£0.0276
Class C Accumulation Shares	GB00B9746N25	£0.0305
Class C Income Shares	GB00B9688177	£0.0259

The winding-up of the Fund was completed on 21 December 2021. We do not expect that there will be a further distribution to unitholders of either capital or income.

Elite Income Trust

Certification of Financial Statements by Directors of the AFM For the period 1 June 2020 to 31 August 2021

Directors' Certification

This report has been prepared in accordance with the requirements of COLL and FUND, as issued and amended by the FCA. We hereby certify the report on behalf of the Directors of WAY Fund Managers Limited.

The Directors are of the opinion, because of the reasons stated in the AFM report, that these Financial Statements be prepared on a basis other than that of a going concern.



V. Hoare
CEO



A. Ogunnowo
Director

WAY Fund Managers Limited

23 December 2021

Statement of the AFM's Responsibilities For the year ended 31 August 2021

The Authorised Fund Manager ("AFM") of Elite Income Trust ("Fund") is responsible for preparing the Annual Report and the audited Financial Statements in accordance with the FCA's Collective Investment Schemes Sourcebook ("COLL"), the FCA's Investment Funds Sourcebook ("FUND") and the Fund's Trust Deed.

COLL requires the AFM to prepare Financial Statements for each annual accounting period which:

- are in accordance with United Kingdom Generally Accepted Accounting Practice ("United Kingdom Accounting Standards and applicable law"), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Statement of Recommended Practice: "Financial Statements of UK Authorised Funds" issued by the Investment Association ("IA SORP") in May 2014; and
- give a true and fair view of the financial position of the Fund as at the end of that year and the net revenue and the net capital gains on the property of the Fund for that year.

In preparing the Financial Statements, the AFM is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the IA SORP have been followed, subject to any material departures disclosed and explained in the Financial Statements; and
- prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Fund will continue in operation.

The AFM is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Fund and enable them to ensure that the Financial Statements comply with the applicable IA SORP and United Kingdom Accounting Standards and applicable law. The AFM is also responsible for the system of internal controls, for safeguarding the assets of the Fund and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In accordance with COLL 4.5.8BR and FUND 3.3.2R, the Annual Report and the audited Financial Statements were approved by the AFM of the Fund and authorised for issue on 23 December 2021.

Statement of the Depositary's Responsibilities For the year ended 31 August 2021

The Depositary in its capacity as Trustee of Elite Income Trust (the 'Trust') must ensure that the Trust is managed in accordance with the Financial Conduct Authority's Collective Investment Schemes Sourcebook, and the Investment Funds Sourcebook, the Financial Services and Markets Act 2000, as amended, (together "the Regulations"), the Trust Deed and Prospectus (together "the Scheme documents") as detailed below.

The Depositary must in the context of its role act honestly, fairly, professionally, independently and in the interests of the Trust and its investors.

The Depositary is responsible for the safekeeping of all custodial assets and maintaining a record of all other assets of the Trust in accordance with the Regulations.

The Depositary must ensure that:

- the Trust's cash flows are properly monitored and that cash of the Trust is booked into the cash accounts in accordance with the Regulations;
- the sale, issue, repurchase, redemption and cancellation of units are carried out in accordance with the Regulations;
- the value of units of the Trust are calculated in accordance with the Regulations;
- any consideration relating to transactions in the Trust's assets is remitted to the Trust within the usual time limits;
- the Trust's income is applied in accordance with the Regulations; and
- the instructions of the Alternative Investment Fund Manager ("the AIFM") are carried out (unless they conflict with the Regulations).

Report of the Depositary to the Shareholders of the Company For the year ended 31 August 2021

The Depositary also has a duty to take reasonable care to ensure that the Trust is managed in accordance with the Scheme documents and the Regulations in relation to the investment and borrowing powers applicable to the Trust.

Having carried out such procedures as we consider necessary to discharge our responsibilities as Depositary of the Trust, it is our opinion, based on the information available to us and the explanations provided, that in all material respects the Trust, acting through the AFM:

- (i) has carried out the issue, sale, redemption and cancellation, and calculation of the price of the Trust's units and the application of the Trust's income in accordance with the Regulations and the Scheme documents, and
- (ii) has observed the investment and borrowing powers and restrictions applicable to the Trust.

Independent Auditor's Report to the Shareholders of Elite Income Trust For the year ended 31 August 2021

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Elite Income Trust ("the Fund") for the period ended 31 August 2021 which comprise the statement of total return, the statement of change in net assets attributable to unitholders, the balance sheet, notes to the financial statements, including a summary of significant accounting policies and the distribution table. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice), the Statement of Recommended Practice: "Financial Statements of UK Authorised Funds" issued by the Investment Association May2014 (the Statement of Recommended Practice), the Collective Investment Schemes Sourcebook and the Trust Deed.

In our opinion, the Financial Statements:

- give a true and fair view of the state of the Elite Income Trust affairs as at 31 August 2021 and of their changes in net assets attributable to Unitholders from Investment activities of the Fund for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, the Statement of Recommended Practice, the Collective Investment Schemes Sourcebook and the Trust Deed.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Fund in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter - financial statements prepared on a basis other than going concern

We draw attention to the basis of accounting paragraph in note 1(a) of the financial statements, which explains the Authorised Fund Manager's intention to terminate the Fund and therefore it's not appropriate to adopt the going concern basis of accounting in preparing the financial statements. Accordingly, the financial statements have been prepared on a basis other than going concern as described in the basis of accounting paragraph note 1(a).

Our opinion is not modified in this respect of this matter.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Authorised Fund Manager is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Independent Auditor's Report to the Shareholders of Elite Income Trust (continued)
For the year ended 31 August 2021

Opinion on other matters prescribed by the Collective Investment Schemes Sourcebook

In our opinion, based on the work undertaken in the course of the audit:

- proper accounting records for the Fund have been kept and the Financial Statements are in agreement with those records;
- we have received all the information and explanations which, to the best of our knowledge and belief, were necessary for the purposes of our audit; and
- the information disclosed in the report of the Authorised Fund Manager for the year end for the purpose of complying with Paragraph 4.5.9R of the Collective Investment Schemes Sourcebook is consistent with the Financial Statements.

Responsibilities of Authorised Fund Manager and Trustee

As explained more fully in the statement of Depositary's responsibilities and the statement of Authorised Fund Manager's responsibilities, the Depositary is responsible for safeguarding the property of the Fund and the Authorised Fund Manager is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal controls as the Authorised Fund Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Authorised Fund Manager is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Authorised Fund Manager either intend to liquidate the Fund or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory framework applicable through discussions with management and from industry knowledge. The laws and regulations that we considered significant in this context included FRS102, the Statement of Recommended Practice ("SORP") for Financial Statements of UK Authorised Funds issued by the Investment Association in May 2014, the Financial Services and Markets Act 2000, the Open-Ended Investment Companies Regulations 2001, the Collective Investment Schemes Sourcebook ("COLL") and relevant tax legislation.
- We designed our audit procedures to ensure the audit team considered whether there were any indications of non-compliance by the Fund with those laws and regulations. These procedures included:
 - agreement of the financial statement disclosures to underlying supporting documentation and agreeing that all relevant disclosures under the SORP and COLL were included;
 - enquires of management and those charged with governance;
 - reviewing correspondence with regulators.

Independent Auditor's Report to the Shareholders of Elite Income Trust (continued)
For the year ended 31 August 2021

Auditor's responsibilities for the audit of the financial statements (continued)

- We assessed the susceptibility of the financial statements to material misstatement, including how fraud might occur, from discussions with senior management and obtaining an understanding of the controls and processes in place to prevent, deter and detect fraud. The key areas identified were revenue recognition and management override of the controls in place and our tests to address these included but were not limited to:

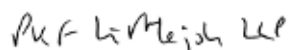
- agreement of a sample of dividend receipts to third party evidence to check accuracy and existence.
- agreement of a sample of realised gains and losses to third party evidence and bank statements to check accuracy and existence.
- agreement of calculation of unrealised gains and losses and agreement of the valuation of year end investments to third party sources.
- identifying and testing journal entries made throughout the year which were considered to be large or unusual as well as a sample of others.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Fund's Unitholders, as a body, in accordance with Paragraph 4.5.12R of the Collective Investment Schemes Sourcebook issued by the Financial Conduct Authority. Our audit work has been undertaken so that we might state to the Fund's Unitholders those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Fund and the Fund's Unitholders as a body, for our audit work, for this report, or for the opinions we have formed.



PKF Littlejohn LLP

Statutory Auditor

London, United Kingdom

23 December 2021

Elite Income Trust

Investment Manager's Report For the year ended 31 August 2021

Investment Objective & Investment Policy

The Elite Income Trust is in the process of terminating and therefore there is no Investment Objective or Investment Policy.

Investment Review

The winding-up of the Fund has been completed, with all unitholders' units being redeemed on 21 December 2021.

WAY Fund Managers Limited (as the AFM)
23 December 2021

Elite Income Trust

Performance record As at 31 August 2021

	A Accumulation			A Income		
	31/08/21 (p)	31/05/20 (p)	31/05/19 (p)	31/08/21 (p)	31/05/20 (p)	31/05/19 (p)
Change in net assets per Unit						
Opening net asset value per Unit	226.77	230.64	229.66	149.41	155.73	158.79
Return before operating charges* ¹	(221.08)	1.53	6.28	(142.97)	1.13	3.69
Operating charges	0.00	(5.40)	(5.30)	0.00	(3.61)	(3.62)
Return after operating charges*	(221.08)	(3.87)	0.98	(142.97)	(2.48)	0.07
Distributions	(4.30)	(5.73)	(4.57)	(2.82)	(3.84)	(3.13)
Retained distributions on accumulation	4.30	5.73	4.57	-	-	-
Final capital distribution due to unitholders	(5.69)	-	-	(3.62)	-	-
Closing net asset value per Unit	-	226.77	230.64	-	149.41	155.73
* after direct transaction costs of:	0.00	0.02	0.00	0.00	0.02	0.00
Performance						
Return after operating charges ²	(97.49%)	(1.68%)	0.43%	(95.69%)	(1.59%)	0.04%
Other information						
Closing net asset value	-	1,220,952	1,594,987	-	444,643	538,198
Closing number of Units	498,365	538,412	691,541	279,549	297,598	345,598
Operating charges	0.00%	2.32%	2.33%	0.00%	2.32%	2.33%
Direct transaction costs	0.00%	0.01%	0.00%	0.00%	0.01%	0.00%
Prices						
Highest Unit price	251.33	244.25	233.51	162.62	163.53	160.43
Lowest Unit price	5.68	199.80	217.34	3.63	131.92	148.23
¹ Composed of:						
Change in net assets attributable to Shareholders from Investment activities	28.26	1.53	6.28	17.73	1.13	3.69
Capital distribution	(249.34)	0.00	0.00	(160.70)	0.00	0.00
Return before operating charges	(221.08)	1.53	6.28	(142.97)	1.13	3.69
² Composed of:						
Change in net assets attributable to Shareholders from Investment activities	12.46%	(1.68%)	0.43%	11.87%	(1.59%)	0.04%
Capital distribution	(109.95%)	0.00%	0.00%	(107.56%)	0.00%	0.00%
Return after operating charges	(97.49%)	(1.68%)	0.43%	(95.69%)	(1.59%)	0.04%

Elite Income Trust

Performance record (continued)

As at 31 August 2021

	B Accumulation			B Income		
	31/08/21 (p)	31/05/20 (p)	31/05/19 (p)	31/08/21 (p)	31/05/20 (p)	31/05/19 (p)
Change in net assets per Unit						
Opening net asset value per Unit	123.30	124.78	123.63	113.50	117.70	119.40
Return before operating charges ¹	(120.19)	0.82	3.40	(108.58)	0.83	2.79
Operating charges	0.00	(2.30)	(2.25)	0.00	(2.14)	(2.15)
Return after operating charges*	(120.19)	(1.48)	1.15	(108.58)	(1.31)	0.64
Distributions	(2.36)	(3.08)	(2.47)	(2.16)	(2.89)	(2.34)
Retained distributions on accumulation	2.36	3.08	2.47	-	-	-
Final capital distribution due to unitholders	(3.11)	-	-	(2.76)	-	-
Closing net asset value per Unit	-	123.30	124.78	-	113.50	117.70
* after direct transaction costs of:	0.00	0.01	0.00	0.00	0.01	0.00
Performance						
Return after operating charges ²	(97.48%)	(1.19%)	0.93%	(95.67%)	(1.11%)	0.54%
Other information						
Closing net asset value	-	3,571,182	4,385,340	-	7,804,086	17,063,869
Closing number of Units	2,857,325	2,896,346	3,514,384	5,172,294	6,875,658	14,498,253
Operating charges	0.00%	1.82%	1.83%	0.00%	1.82%	1.83%
Direct transaction costs	0.00%	0.01%	0.00%	0.00%	0.01%	0.00%
Prices						
Highest Unit price	137.28	132.57	126.27	124.10	123.70	120.75
Lowest Unit price	3.11	108.54	117.34	2.77	100.11	111.78
¹ Composed of:						
Change in net assets attributable to Shareholders from Investment activities	16.04	0.82	3.40	14.08	0.83	2.79
Capital distribution	(136.23)	0.00	0.00	(122.66)	0.00	0.00
Return before operating charges	(120.19)	0.82	3.40	(108.58)	0.83	2.79
² Composed of:						
Change in net assets attributable to Shareholders from Investment activities	13.01%	(1.19%)	0.93%	12.41%	(1.11%)	0.54%
Capital distribution	(110.49%)	0.00%	0.00%	(108.07%)	0.00%	0.00%
Return after operating charges	(97.48%)	(1.19%)	0.93%	(95.67%)	(1.11%)	0.54%

Elite Income Trust

Performance record (continued) As at 31 August 2021

	B Income USD		C Accumulation		
	31/05/20 (c)	31/05/19 (c)	31/08/21 (p)	31/05/20 (p)	31/05/19 (p)
Change in net assets per Unit					
Opening net asset value per Unit	93.24	100.19	121.59	123.66	123.14
Return before operating charges* ¹	(1.14)	(3.28)	(118.54)	0.83	3.36
Operating charges	(1.71)	(1.76)	0.00	(2.90)	(2.84)
Return after operating charges*	(2.85)	(5.04)	(118.54)	(2.07)	0.52
Distributions	(2.23)	(1.91)	(2.32)	(3.21)	(2.45)
Retained distributions on accumulation	-	-	2.32	3.21	2.45
Final capital distribution due to unitholders	-	-	(3.05)	-	-
Closing net asset value per Unit	88.16	93.24	-	121.59	123.66
* after direct transaction costs of:	0.01	0.00	0.00	0.01	0.00
Performance					
Return after operating charges ²	(3.06%)	(5.03%)	(97.49%)	(1.67%)	0.42%
Other information					
Closing net asset value	\$224,754	\$269,229	-	277,678	603,364
Closing number of Units	254,941	288,738	121,990	228,380	487,912
Operating charges	1.82%	1.83%	0.00%	2.32%	2.33%
Direct transaction costs	0.01%	0.00%	0.00%	0.01%	0.00%
Prices					
Highest Unit price	101.57	101.43	134.76	130.96	125.20
Lowest Unit price	73.39	88.92	3.05	107.13	116.53

¹ Composed of:

Change in net assets attributable to
Shareholders from Investment
activities

Capital distribution	15.15	(2.07)	3.36
Return before operating charges	(133.69)	0.00	0.00
	(118.54)	(2.07)	3.36

² Composed of:

Change in net assets attributable to
Shareholders from Investment
activities

Capital distribution	12.46%	(1.67%)	0.42%
Return after operating charges	(109.95%)	0.00%	0.00%
	(97.49%)	(1.67%)	0.42%

Share Class B Income USD closed on 30 July 2020.

Performance record (continued)
As at 31 August 2021
C Income

	31/08/21 (p)	31/05/20 (p)	31/05/19 (p)
Change in net assets per Unit			
Opening net asset value per Unit	107.72	112.28	114.50
Return before operating charges* ¹	(103.06)	0.81	2.66
Operating charges	0.00	(2.60)	(2.61)
Return after operating charges*	(103.06)	(1.79)	0.05
Distributions	(2.07)	(2.77)	(2.27)
Retained distributions on accumulation	-	-	-
Final capital distribution due to unitholders	(2.59)	-	-
Closing net asset value per Unit	-	107.72	112.28
* after direct transaction costs of:	0.00	0.01	0.00
Performance			
Return after operating charges ²	(95.67%)	(1.59%)	0.04%
Other information			
Closing net asset value	-	3,612,751	10,018,637
Closing number of Units	850,119	3,353,806	8,923,073
Operating charges	0.00%	2.32%	2.33%
Direct transaction costs	0.00%	0.01%	0.00%
Prices			
Highest Unit price	117.24	117.90	115.69
Lowest Unit price	2.61	95.10	106.89

¹ Composed of:

Change in net assets attributable to

Shareholders from Investment

activities

	12.78	0.81	2.66
Capital distribution	(115.84)	0.00	0.00
Return before operating charges	(103.06)	0.81	2.66

² Composed of:

Change in net assets attributable to

Shareholders from Investment

activities

	11.86%	(1.59%)	0.04%
Capital distribution	(107.54%)	0.00%	0.00%
Return after operating charges	(95.67%)	(1.59%)	0.04%

Elite Income Trust

Performance Information As at 31 August 2021

Operating Charges

Date	AMC* (%)	Other expenses (%)	Synthetic expense ratio (%)	Operating Charges (%)
31/08/21				
Unit Type A	n/a	n/a	n/a	n/a
Unit Type B	n/a	n/a	n/a	n/a
Unit Type B	n/a	n/a	n/a	n/a
Unit Type C	n/a	n/a	n/a	n/a
31/05/20				
Unit Type A	1.50	0.14	0.68	2.32
Unit Type B	1.00	0.14	0.68	1.82
Unit Type B	1.00	0.14	0.68	1.82
Unit Type C	1.50	0.14	0.68	2.32

* Annual Management Charge

The Operating Charge is the total expenses paid by the Fund in the year, annualised, against its average Net Asset Value. This will fluctuate as underlying costs change.

The Fund has invested in collective investment schemes during the year and where any such schemes were held at the Fund's accounting reference date, the expenses incurred by these schemes are included in the above as the Synthetic expense ratio.

Risk Warning

An investment in a Unit Trust should be regarded as a medium to long term investment. Investors should be aware that the price of Units and the income from them may fall as well as rise and investors may not receive back the full amount invested. Past performance is not a guide to future performance. Investments denominated in currencies other than the base currency of a fund are subject to fluctuation in exchange rates, which may be favourable or unfavourable.

Elite Income Trust

Portfolio Statement As at 31 August 2021

On 30 April 2021, the fund commenced its termination and the Investment Manager sold down the portfolio of investments.

Elite Income Trust

Statement of Total Return For the year ended 31 August 2021

	Note	01/06/20 to 31/08/21		01/06/19 to 31/05/20	
		£	£	£	£
Income					
Net capital gains/(losses)	2		1,342,415		(210,832)
Revenue	3	435,331		673,550	
Expenses	4	(205,557)		(312,994)	
Interest payable and similar charges	5	(2,908)		(607)	
Net revenue before taxation		226,866		359,949	
Taxation	6	-		-	
Net revenue after taxation			226,866		359,949
Total return before distributions			1,569,281		149,117
Finance costs: Distributions	7		(374,126)		(618,846)
Change in net assets attributable to Unitholders from investment activities			1,195,155		(469,729)

Statement of Change in Net Assets Attributable to Unitholders For the year ended 31 August 2021

	01/06/20 to 31/08/21		01/06/19 to 31/05/20	
	£	£	£	£
Opening net assets attributable to Unitholders		17,113,661		34,418,392
Amounts received on issue of Units	909,997		1,365,228	
Less: Amounts paid on cancellation of Units	(19,039,175)		(18,343,126)	
		(18,129,178)		(16,977,898)
Dilution levy charged		976		461
Change in net assets attributable to Unitholders from investment activities (see above)		1,195,155		(469,729)
Retained distribution on accumulation Units		115,026		142,435
Final Capital Distribution attributable to Unitholders		(295,640)		-
Closing net assets attributable to Unitholders		-		17,113,661

Elite Income Trust

Balance Sheet As at 31 August 2021

		31/08/21		31/05/20	
	Note	£	£	£	£
Assets					
Fixed assets:					
Investment			-	16,110,558	
Current assets:					
Debtors	8	-		32,661	
Cash and bank balances	9	309,646		1,059,948	
Total current assets			309,646	1,092,609	
Total assets			309,646	17,203,167	
Liabilities					
Creditors:					
Bank overdrafts	11	-		(39,327)	
Distribution payable on income Units		(5,856)		(21,553)	
Other creditors	10	(8,150)		(28,626)	
Total creditors			(14,006)	(89,506)	
Total liabilities			(14,006)	(89,506)	
Final Capital Distribution attributable to Unitholders			(295,640)	-	
Net assets attributable to Unitholders			-	17,113,661	

Accounting Policies and Financial Instruments For the year ended 31 August 2021

1 Accounting Basis And Policies

(a) Basis of accounting

The Financial Statements have been prepared under the historical cost basis, as modified by the revaluation of investments and in accordance with FRS 102 "The Financial Reporting Standards Applicable in the UK and Republic of Ireland" and the Statement of Recommended Practice ("SORP") for Financial Statements of UK Authorised Funds issued by the Investment Association in May 2014.

As described in the Certification of Financial Statements by Directors of the ACD on page 4, the ACD has commenced the process of terminating the sub fund following which the Company will be wound up. Accordingly the ACD does not consider the Company to be a going concern and has prepared the Financial Statements on a basis other than that of a going concern. There were no material effects as a result of the Financial Statements being prepared on a basis other than going concern.

(b) Realised and unrealised gains and losses

Realised gains or losses have been calculated as the proceeds from disposal less book cost.

Unrealised gain/losses are calculated with reference to the original recorded value of the asset or liability, and only the element of gain/loss within the accounting period is recorded in the Financial Statements. All unrealised and realised gains are capital in nature and do not form part of the Fund's distributable income.

(c) Recognition of revenue

Revenue from debt securities is accounted for on a straight line amortization basis. Accrued interest on purchase and sale contracts is recognised as revenue and transferred to revenue or capital as appropriate.

Distributions from collective investment schemes are recognised when the schemes are quoted ex-distribution. Equalisation returned with the distribution is deducted from the cost of the investment and does not form part of the distributable revenue.

Interest on bank and other cash deposits is recognised on an accruals basis.

Any reported revenue from an offshore fund, in excess of any distribution received in the reporting year, is recognised as revenue no later than the date on which the reporting fund makes this information available.

(d) Treatment of stock and special dividends

The ordinary element of stock dividends received in lieu of cash dividends is credited to capital in the first instance followed by a transfer to revenue of the cash equivalent being offered and this forms part of the distributable revenue.

Special dividends are reviewed on a case by case basis in determining whether the dividend is to be treated as revenue or capital. Amounts recognised as revenue will form part of the distributable revenue. The tax treatment follows the treatment of the principal amount.

(e) Treatment of expenses

Expenses of the Fund are charged against revenue except for costs associated with the purchase and sale of investments which are allocated to the capital of the Fund.

Expenses are recorded on an accrual basis but the Fund may incur additional allowable expenses which are charged as and when they are incurred.

Accounting Policies and Financial Instruments (continued) For the year ended 31 August 2021

1 Accounting Basis And Policies (continued)

(f) Allocation of revenue and expenses to multiple Unit Types

Any revenue or expenses not directly attributable to a particular Unit Type will normally be allocated pro-rata to the net assets of the relevant Unit Types.

(g) Taxation

Tax is provided for using tax rates and laws which have been enacted or substantively enacted at the balance sheet date.

Corporation tax is provided for on the income liable to corporation tax less deductible expenses.

Where tax has been deducted from revenue that tax can, in some instances, be set off against the corporation tax payable, by way of double tax relief.

Deferred tax is provided using the liability method on all timing differences arising on the treatment of certain items for taxation and accounting purposes, calculated at the rate at which it is anticipated the timing differences will reverse. Deferred tax assets are recognised only when, on the basis of available evidence, it is more likely than not that there will be taxable profits in the future against which the deferred tax asset can be offset.

(h) Distribution policy

The net revenue after taxation, as disclosed in the Financial Statements, after adjustment for items of a capital nature, is distributable to Unitholders as dividend distributions. Any revenue deficit is deducted from capital.

In addition, the portfolio transaction charges will be charged wholly to the capital of the Fund. Accordingly, the imposition of such charges may constrain the capital growth of the Fund.

The AFM has elected to pay all revenue less expenses charged to revenue and taxation as a final distribution at the end of the annual accounting year.

(i) Basis of valuation of investments

Listed investments are valued at close of business bid prices excluding any accrued interest in the case of fixed interest securities, on the last business day of the accounting year.

Market value is defined by the SORP as fair value which is the bid value of each security.

Collective investment schemes are valued at quoted bid prices for dual priced funds and at quoted prices for single priced funds, on the last business day of the accounting year.

All investments are recognised and derecognised on trade date, and any trades that occur between valuation point and close of business are included in the Financial Statements.

Non-observable entity specific data is only used where relevant observable market data is not available. Typically this category will include single broker-priced instruments, suspended/unquoted securities, private equity, unlisted close-ended funds and open-ended funds with restrictions on redemption rights.

(j) Exchange rates

Transactions in foreign currencies are recorded in Sterling at the rate ruling at the date of the transactions. Assets and liabilities expressed in foreign currencies at the end of the accounting year are translated into Sterling at the closing mid market exchange rates ruling on that date.

Accounting Policies and Financial Instruments (continued) For the year ended 31 August 2021

1 Accounting Basis And Policies (continued)

(k) Dilution levy

The AFM may require a dilution levy on the sale and redemption of Units if, in its opinion, the existing Unitholders (for sales) or remaining Unitholders (for redemptions) might otherwise be adversely affected. In particular, the dilution levy may be charged in the following circumstances: where the scheme property is in continual decline; on a Fund experiencing large levels of net sales relative to its size; on 'large deals'; in any case where the AFM is of the opinion that the interests of remaining Unitholders require the imposition of a dilution levy.

(l) Equalisation

Equalisation applies only to Units purchased during the distribution period (Group 2 Units). It represents the accrued revenue included in the purchase price of the Units.

After averaging it is returned with the distribution as a capital repayment. It is not liable to income tax but must be deducted from the cost of the Units for Capital Gains tax purposes.

(m) Derivatives

The Fund may enter into permitted transactions such as derivative contracts or forward foreign currency transactions. Where these transactions are used to protect or enhance revenue, the revenue and expenses are included within net revenue in the Statement of Total Return.

Where the transactions are used to protect or enhance capital, the gains/losses are treated as capital and included within gains/losses on investments in the Statement of Total Return. Any open positions in these types of transactions at the year end are included in the Balance Sheet at their mark to market value. There were no derivative transactions during the year.

2 Derivatives and other financial instruments

Management of risk is a critical responsibility of the AFM in managing the Fund

The Fund for which WAY Fund Managers Limited acts as AFM are exposed to a wide range of risks. The purpose of the AFM's Risk Management Policy ("RMP") is to identify these risks and document the controls and processes in place to manage and mitigate these risks. The specific risks to the Funds are documented in sections (a) to (i) below and are reviewed on a regular basis.

The control environment on which the AFM's RMP has been developed is based on six key characteristics:

- (i) Commitment, from senior management and all employees, to a control ethic based on competence and integrity.
- (ii) Identification and evaluation of risks and control objectives.
- (iii) Control and information procedures that identify and capture relevant and reliable data to monitor risks within pre-determined limits.
- (iv) Formal procedures for monitoring, reporting, escalation and remedial follow-up action.
- (v) An independent and permanent risk management function in regards to portfolio management.
- (vi) An independent and permanent risk management function in regards to the firm.

In pursuing the investment objectives a number of financial instruments are held which may comprise securities and other investments, cash balances and debtors and creditors that arise directly from operations. Derivatives, such as futures or forward currency contracts, may be utilised for hedging purposes.

The main risks from the Fund's holding of financial instruments, together with the AFM's policy for managing these risks, are disclosed below:

Accounting Policies and Financial Instruments (continued) For the year ended 31 August 2021

2 Derivatives and other financial instruments (continued)

(a) Foreign currency risk

A significant portion of the Fund's assets or the underlying assets of the collective investment schemes in which the Fund invests may be denominated in a currency other than the base currency of the Fund or Type. There is the risk that the value of such assets and/or the value of any distributions from such assets may decrease if the underlying currency in which assets are traded falls relative to the base currency in which Units of the relevant Fund are valued and priced.

The Fund is not required to hedge its foreign currency risk, although it may do so through foreign currency exchange contracts, forward contracts, currency options and other methods. To the extent that the Fund does not hedge its foreign currency risk or such hedging is incomplete or unsuccessful, the value of the Fund's assets and revenue could be adversely affected by currency exchange rate movements. There may also be circumstances in which a hedging transaction may reduce currency gains that would otherwise arise in the valuation of the Fund in circumstances where no such hedging transactions are undertaken.

(b) Interest rate risk profile of financial assets and liabilities

The interest rate risk is the risk that the value of the Fund's investments will fluctuate due to changes in the interest rate. Cashflows from floating rate securities, bank balances, or bank overdrafts will be affected by the changes in interest rates. As the Fund's objective is to seek capital growth, these cashflows are considered to be of secondary importance and are not actively managed.

The Fund did not have any long term financial liabilities at the balance sheet date.

(c) Credit risk

The Fund may find that companies in which it invests fail to settle their debts on a timely basis. The value of securities issued by such companies may fall as a result of the perceived increase in credit risk. Adhering to investment guidelines and avoiding excessive exposure to one particular issuer can limit credit risk.

(d) Liquidity risk

Subject to the Regulations, the Fund may invest up to and including 20% of the Scheme Property of the Fund in transferable securities which are not approved securities (essentially transferable securities which are admitted to official listing in an EEA state or traded on or under the rules of an eligible securities market). Such securities and instruments are generally not publicly traded, may be unregistered for securities law purposes and may only be able to be resold in privately negotiated transactions with a limited number of purchasers. The difficulties and delays associated with such transactions could result in the Fund's inability to realise a favourable price upon disposal of such securities, and at times might make disposition of such securities and instruments impossible. To the extent the Fund invests in securities and instruments the terms of which are privately negotiated, the terms of such securities and instruments may contain restrictions regarding resale and transfer.

In addition, certain listed securities and instruments, particularly securities and instruments of smaller capitalised or less seasoned issuers, may from time to time lack an active secondary market and may be subject to more abrupt or erratic price movements than securities of larger, more established companies or stock market averages in general. In the absence of an active secondary market the Fund's ability to purchase or sell such securities at a fair price may be impaired or delayed.

Accounting Policies and Financial Instruments (continued) For the year ended 31 August 2021

2 Derivatives and other financial instruments (continued)

(e) Market price risk

The Fund invests principally in collective investment schemes. The value of these investments are not fixed and may go down as well as up. This may be the result of a specific factor affecting the value of an individual equity or be caused by general market factors (such as government policy or the health of the underlying economy) which can affect the entire portfolio. The Investment Manager seeks to minimise these risks by holding a diversified portfolio of collective investment schemes in line with the Fund's objectives. In addition, the management of the Fund complies with the FCA's COLL sourcebook, which includes rules prohibiting a holding greater than 35% of assets in any one Fund.

(f) Counterparty risk

Transactions in securities entered into by the Fund give rise to exposure to the risk that the counterparties may not be able to fulfil their responsibility by completing their side of the transaction. The Investment Manager minimises this risk by conducting trades through only the most reputable counterparties.

Counterparty risk is also managed by limiting the exposure to individual counterparties through adherence to the investment spread restrictions included within the Fund's prospectus and COLL.

(g) Operational risk

Operational risk is the risk of loss arising from systems failure, human error, fraud or external events. When controls fail to perform, operational risks can cause damage to reputation, have legal or regulatory implications, or lead to financial loss. The Fund cannot eliminate operational risks but, through the continual review and assessment of its control environment, by monitoring and responding to potential risks, they can be managed.

High level controls include effective segregation of duties, trade confirmation checking and reconciliation procedures, incident reporting and oversight of delegated functions.

(h) Leverage

In accordance with the Alternative Investment Managers Directive ("AIFMD") and the IA SORP issued in May 2014, as AFM we are required to disclose any leverage of the Fund. Leverage is defined as any method by which the Fund increases its exposure through borrowing or the use of derivatives (calculated in accordance with the commitment method approach (AIFMR article 8)) divided by the net asset value.

The Fund's exposure is defined with reference to the 'Commitment' method. Commitment method exposure is calculated as the sum of all positions of the Fund, after netting off derivative and security positions and is disclosed within the Financial Statements Note 15(d).

(i) Fair value of financial assets and financial liabilities

There is no material difference between the value of the financial assets and liabilities, as shown in the balance sheet, and their fair value.

**Notes to the Financial Statements
For the year ended 31 August 2021**

1 Accounting Basis And Policies

The Fund's Financial Statements have been prepared on the basis detailed on pages 19, 20, and 21.

2 Net capital gains/(losses)

	01/06/20 to 31/08/21	01/06/19 to 31/05/20
	£	£
The net capital gains/(losses) during the year		
Realised currency gains/(losses)	12,811	(9,509)
Realised gains on non-derivative securities	2,541,887	2,286,975
Transaction charges	(2,223)	(3,628)
Unrealised losses on non-derivative securities	(1,210,060)	(2,484,670)
Net capital gains/(losses)	1,342,415	(210,832)

3 Revenue

	01/06/20 to 31/08/21	01/06/19 to 31/05/20
	£	£
Franked dividends from collective investment schemes	197,899	337,512
Interest from Debt Securities	-	(58,402)
Offshore funds dividends	58,686	179,792
Offshore funds interest	55,482	67,056
Real Estate Investment Trust revenue	17,012	-
Unfranked dividends from collective investment schemes	106,252	147,592
Total revenue	435,331	673,550

4 Expenses

	01/06/20 to 31/08/21	01/06/19 to 31/05/20
	£	£
Payable to the AFM, associates of the AFM, and agents of either of them		
AFM's fees	176,638	284,274
Registration fees	480	538
	177,118	284,812
Payable to the Trustee, associates of the Trustee, and agents of either of them		
Safe custody fees	5,052	4,394
Trustee's fees	16,523	18,000
	21,575	22,394
Other expenses		
Audit fees*	5,520	5,640
FCA fees	187	148
LEI licence fee	78	-
MIFID II reporting fee	1,001	-
Solvency II reporting fee	78	-
	6,864	5,788
Total expenses	205,557	312,994

* Audit fees of £4,600 + VAT have been charged in the current year (2020: £4,700 + VAT).

Notes to the Financial Statements (continued)
For the year ended 31 August 2021

5 Interest payable and similar charges

	01/06/20 to 31/08/21 £	01/06/19 to 31/05/20 £
Bank Interest	2,908	607
Total Interest payable and similar charges	2,908	607

6 Taxation

	01/06/20 to 31/08/21 £	01/06/19 to 31/05/20 £
<i>(a) Analysis of the tax charge in the year</i>		
Corporation tax	-	-
Total current tax charge (Note 6 (b))	-	-
Deferred tax (Note 6 (c))	-	-
Total taxation for the year	-	-

(b) Factors affecting current tax charge for the year

The tax assessed for the year is different from that calculated when the standard rate of corporation tax for an Authorised Unit Trust of 20% (2020: 20%) is applied to the net revenue before taxation

The differences are explained below:

	01/06/20 to 31/08/21 £	01/06/19 to 31/05/20 £
Net revenue before taxation	226,866	359,949
Net revenue for the year multiplied by the standard rate of corporation tax	45,373	71,990
Effects of:		
Movement in excess management expenses	5,944	31,471
Revenue not subject to corporation tax	(51,317)	(103,461)
Total tax charge for the year	-	-

Unit Trusts are exempt from tax on capital gains in the UK. Therefore, any capital return is not included within the reconciliation above.

(c) Provision for deferred tax

There is no provision required for deferred taxation at the Balance Sheet date in the current or prior year.

(d) Factors that may affect future tax charges

At the year end, after offset against revenue taxable on receipt, there is a potential deferred tax asset of £209,900 (2020: £203,956) in relation to surplus management expenses. It is unlikely that the Fund will generate sufficient taxable profits in the future to utilise this amount and therefore no deferred tax asset has been recognised in the year.

Notes to the Financial Statements (continued)
For the year ended 31 August 2021
7 Finance costs
Distributions

The distributions take account of revenue received on the issue of Units and revenue deducted on the cancellation of Units and comprise:

	01/06/20 to 31/08/21 £	01/06/19 to 31/05/20 £
Interim	352,857	532,953
Final	9,583	30,858
Add: Revenue paid on cancellation of Units	12,800	57,839
Deduct: Revenue received on issue of Units	(1,114)	(2,804)
Net distribution for the year	374,126	618,846
Reconciliation of net revenue after taxation to distributions		
Net revenue after taxation	226,866	359,949
Expenses charged to capital	176,638	284,274
Net movement in revenue account	5	7
Tax relief from capital*	(29,384)	(25,384)
Net distribution for the year	374,125	618,846

* Included in the tax relief amounts is relief to income from capital expenses.

Details of the distributions per Unit are set out in the distribution table on pages 32, 33, 34 and 35.

8 Debtors

	31/08/21 £	31/05/20 £
Accrued revenue	-	32,661
Total debtors	-	32,661

9 Cash and bank balances

	31/08/21 £	31/05/20 £
Cash and bank balances	309,646	1,059,948
Total cash and bank balances	309,646	1,059,948

Elite Income Trust

Notes to the Financial Statements (continued) For the year ended 31 August 2021

10 Creditors

	31/08/21	31/05/20
	£	£
<i>Accrued expenses</i>		
<i>Manager and Agents</i>		
AFM's fees	-	16,482
Registration fees	-	43
	-	16,525
<i>Trustee and Agents</i>		
Safe custody fees	614	1,077
Transaction charges	378	777
Trustee fees	1,531	4,496
	2,523	6,350
<i>Other accrued expenses</i>		
Audit fees	5,520	5,640
FCA fees	107	25
Overdraft interest	-	86
	5,627	5,751
Total creditors	8,150	28,626

11 Bank overdrafts

	31/08/21	31/05/20
	£	£
Bank overdrafts	-	39,327
Total bank overdrafts	-	39,327

12 Related party transactions

The monies received and paid by the AFM through the issue and cancellation of Units are disclosed in the Statement of Change in Unitholders' Net Assets and amounts due at the year end are disclosed in notes 8 and 10.

The AFM and its associates (including other authorised investment funds managed by the AFM) have no Unitholdings in the Fund at the year end.

Significant Unitholdings

WAY Fund Managers Limited, as the Fund's Authorised Fund Manager, wishes to disclose to the Fund's Unitholders that 71.10% of the Fund's units in issue are under the control of a single nominee and its related parties.

13 Unit Types

The Unit Type and AFM's Annual Management Charges applicable to the Fund are as follows:

Unit Type	%
A Accumulation	1.50
A Income	1.50
B Accumulation	1.00
B Income	1.00
B Income USD	1.00
C Accumulation	1.50
C Income	1.50

Each Unit Type has equal rights in the event of the wind up of the fund.

Notes to the Financial Statements (continued)
For the year ended 31 August 2021

13 Unit Types (continued)

The reconciliation of the opening and closing numbers of Units of each type is shown below:

	31/05/20	Issued	Cancelled	Converted	31/08/21
A Accumulation	538,412	-	(40,047)	-	498,365
A Income	297,598	17,729	(35,778)	-	279,549
B Accumulation	2,896,346	50,156	(89,177)	-	2,857,325
B Income	6,875,658	605,636	(2,309,000)	-	5,172,294
B Income USD	254,941	-	(254,941)	-	-
C Accumulation	228,380	15,886	(122,276)	-	121,990
C Income	3,353,806	107,189	(2,610,876)	-	850,119

14 Capital commitments and contingent liabilities

There were no contingent liabilities or outstanding commitments at the balance sheet date (2020: nil).

15 Derivatives and other financial instruments

The main risks from the Fund's holding of financial instruments, together with the AFM's policy for managing these risks, are disclosed in note 2 on pages 21, 22 and 23.

(a) Foreign currency risk

The table below shows the foreign currency risk profile at the balance sheet date:

Currency	Net foreign currency assets/(liabilities)		
	Monetary exposures	Non-monetary exposures	Total
	£	£	£
31/08/21			
Sterling	-	-	-
Total net assets	-	-	-
31/05/20			
US Dollar	(39,327)	1,311,644	1,272,317
Total foreign currency exposure	(39,327)	1,311,644	1,272,317
Sterling	1,042,430	14,798,914	15,841,344
Total net assets	1,003,103	16,110,558	17,113,661

If GBP to foreign currency exchange rates had strengthened/increased by 10% as at the balance sheet date, the net asset value of the Fund would have decreased by £Nil (2020: £115,665). If GBP to foreign currency exchange rates had weakened/decreased by 10% as at the balance sheet date, the net asset value of the Fund would have increased by £Nil (2020: £141,369). These calculations assume all other variables remain constant.

Notes to the Financial Statements (continued)
For the year ended 31 August 2021

15 Derivatives and other financial instruments (continued)

(b) Interest rate risk profile of financial assets and liabilities

The table below shows the interest rate risk profile at the balance sheet date:

Currency Assets 31/08/21	Floating rate financial assets £	Financial assets not carrying interest £	Total £
Sterling	309,646	-	309,646
Total	309,646	-	309,646
31/05/20			
Sterling	1,059,948	14,831,575	15,891,523
US Dollar		1,311,644	1,311,644
Total	1,059,948	16,143,219	17,203,167

Currency Liabilities 31/08/21	Floating rate financial liabilities £	Financial liabilities not carrying interest £	Total £
Sterling	-	309,646	309,646
Total	-	309,646	309,646
31/05/20			
Sterling	-	50,179	50,179
US Dollar	39,327	-	39,327
Total	39,327	50,179	89,506

Changes in interest rates would have no material impact to the valuation of floating rate financial assets or liabilities as at the balance sheet date. Consequently, no sensitivity analysis has been presented.

(c) Market Risk

If market prices had increased by 10% as at the balance sheet date, the net asset value of the Fund would have increased by the amounts set out in the table below.

If market prices had decreased by 10% as at the balance sheet date, the net asset value of the Fund would have decreased by the amounts set out in the table below.

These calculations have been applied to non-derivative securities only (see note 2 (h) for an explanation of the Fund's leverage during the period). These calculations assume all other variables remain constant.

	Increase £	Decrease £
2021	-	-
2020	1,611,056	1,611,056

(d) Leverage

The Fund has not employed any significant leverage during the period covered by this report.

Notes to the Financial Statements (continued)
For the year ended 31 August 2021

16 Portfolio transaction costs

	01/06/20 to 31/08/21	01/06/19 to 31/05/20
	£	£
Analysis of total purchase costs		
Purchases in year before transaction costs		
Collective Investment Schemes	4,306,813	4,536,349
	4,306,813	4,536,349
Fees - Collective Investment Schemes	-	2,477
Total purchase costs	-	2,477
Gross purchase total	4,306,813	4,538,826
Analysis of total sale costs		
Gross sales in year before transaction costs		
Collective Investment Schemes	21,748,618	18,408,606
Bonds	-	2,244,999
	21,748,618	20,653,605
Total sale costs	-	-
Total sales net of transaction costs	21,748,618	20,653,605

The portfolio transaction costs table above includes direct transaction costs suffered by the Fund during the year.

For the Fund's investment in collective investment scheme holdings there will potentially be dealing spread costs applicable to purchases and sales. However additionally there are indirect transaction costs suffered in those underlying funds, throughout the holding period for the instruments, which are not separately identifiable and do not form part of the analysis above.

For the Fund's investment transactions in debt instruments any applicable transaction charges form part of the dealing spread for these instruments.

Notes to the Financial Statements (continued)
For the year ended 31 August 2021

16 Portfolio transaction costs (continued)

	01/06/20 to 31/08/21 %	01/06/19 to 31/05/20 %
Transaction costs as percentage of principal amounts		
Purchases - Fees		
Collective Investment Schemes	0.0000%	0.0546%
	01/06/20 to 31/08/21 %	01/06/19 to 31/05/20 %
Transaction costs as percentage of average net asset value		
Commissions	0.0000%	0.0000%
Fees	0.0000%	0.0103%

17 Post balance sheet events

There are no post balance sheet events which require adjustments at the year end.

18 Fair value disclosure

	31/08/21		31/05/20	
Valuation technique	Assets £	Liabilities £	Assets £	Liabilities £
Level 1: The unadjusted quoted price in an active market for identical assets or liabilities	-	-	1,818,908	-
Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly	-	-	14,291,650	-
Level 3: Inputs are unobservable (i.e. for which market data is unavailable) for the asset or liability*	-	-	-	-
	-	-	16,110,558	-

* The valuation techniques and the AFM's policy is disclosed in note 1(i) on page 20.

Elite Income Trust

Distribution Table As at 31 August 2021

First Distribution in pence per Unit

Group 1 Units purchased prior to 1 June 2020

Group 2 Units purchased on or after 1 June 2020 to 31 August 2020

	Net revenue #	Equalisation #	Distribution paid 31/10/20 #	Distribution paid 31/10/19 #
Unit Type A Accumulation				
Group 1	1.8311	-	1.8311	1.7180
Group 2	1.8311	0.0000	1.8311	1.7180
Unit Type A Income				
Group 1	1.2164	-	1.2164	1.1646
Group 2	0.0000	1.2164	1.2164	1.1646
Unit Type B Accumulation				
Group 1	1.0124	-	1.0124	0.9114
Group 2	1.0124	0.0000	1.0124	0.9114
Unit Type B Income				
Group 1	0.9347	-	0.9347	0.8742
Group 2	0.0000	0.9347	0.9347	0.8742
Unit Type B Income USD				
Group 1	0.1440	-	0.1440	0.6608
Group 2	0.1440	0.0000	0.1440	0.6608
Unit Type C Accumulation				
Group 1	0.9827	-	0.9827	1.0487
Group 2	0.9827	0.0000	0.9827	1.0487
Unit Type C Income				
Group 1	0.8809	-	0.8809	0.8414
Group 2	0.8809	0.0000	0.8809	0.8414

Rates are listed in pence/cents dependent on Unit Class currency.

Elite Income Trust

Distribution Table (continued) As at 31 August 2021

Second Distribution in pence per Unit

Group 1 Units purchased prior to 1 September 2020

Group 2 Units purchased on or after 1 September 2020 to 30 November 2020

	Net revenue #	Equalisation #	Distribution paid 31/01/21 #	Distribution paid 31/01/20 #
Unit Type A Accumulation				
Group 1	1.1559	-	1.1559	1.4239
Group 2	1.1559	0.0000	1.1559	1.4239
Unit Type A Income				
Group 1	0.7552	-	0.7552	0.9545
Group 2	0.2875	0.4677	0.7552	0.9545
Unit Type B Accumulation				
Group 1	0.6295	-	0.6295	0.7716
Group 2	0.6231	0.0064	0.6295	0.7716
Unit Type B Income				
Group 1	0.5735	-	0.5735	0.7226
Group 2	0.4093	0.1642	0.5735	0.7226
Unit Type B Income USD				
Group 1	n/a	-	n/a	0.6282
Group 2	n/a	n/a	n/a	0.6282
Unit Type C Accumulation				
Group 1	0.6176	-	0.6176	0.7634
Group 2	0.6162	0.0014	0.6176	0.7634
Unit Type C Income				
Group 1	0.5460	-	0.5460	0.6880
Group 2	0.5447	0.0013	0.5460	0.6880

Rates are listed in pence/cents dependent on Unit Class currency.

Elite Income Trust

Distribution Table (continued) As at 31 August 2021

Third Distribution in pence per Unit

Group 1 Units purchased prior to 1 December 2020

Group 2 Units purchased on or after 1 December 2020 to 28 February 2021

	Net revenue #	Equalisation #	Distribution paid 30/04/21 #	Distribution paid 30/04/20 #
Unit Type A Accumulation				
Group 1	1.1358	-	1.1358	2.1582
Group 2	1.1358	0.0000	1.1358	2.1582
Unit Type A Income				
Group 1	0.7388	-	0.7388	1.4383
Group 2	0.0655	0.6733	0.7388	1.4383
Unit Type B Accumulation				
Group 1	0.6195	-	0.6195	1.1716
Group 2	0.6195	0.0000	0.6195	1.1716
Unit Type B Income				
Group 1	0.5658	-	0.5658	1.0906
Group 2	0.3428	0.2230	0.5658	1.0906
Unit Type B Income USD				
Group 1	n/a	-	n/a	0.8932
Group 2	n/a	n/a	n/a	0.8932
Unit Type C Accumulation				
Group 1	0.6126	-	0.6126	1.1574
Group 2	0.6126	0.0000	0.6126	1.1574
Unit Type C Income				
Group 1	0.5335	-	0.5335	1.0370
Group 2	0.5335	0.0000	0.5335	1.0370

Rates are listed in pence/cents dependent on Unit Class currency.

Elite Income Trust

Distribution Table (continued) As at 31 August 2021

Final Distribution in pence per Unit

Group 1 Units purchased prior to 1 March 2021

Group 2 Units purchased on or after 1 March 2021 to 31 August 2021

	Net revenue #	Equalisation #	Distribution payable 31/10/21 #	Distribution paid 31/07/20 #
Unit Type A Accumulation				
Group 1	0.1752	-	0.1752	0.4323
Group 2	0.1752	0.0000	0.1752	0.4323
Unit Type A Income				
Group 1	0.1076	-	0.1076	0.2850
Group 2	0.1076	0.0000	0.1076	0.2850
Unit Type B Accumulation				
Group 1	0.0955	-	0.0955	0.2220
Group 2	0.0955	0.0000	0.0955	0.2220
Unit Type B Income				
Group 1	0.0892	-	0.0892	0.2028
Group 2	0.0892	0.0000	0.0892	0.2028
Unit Type B Income USD				
Group 1	n/a	-	n/a	0.0454
Group 2	n/a	n/a	n/a	0.0454
Unit Type C Accumulation				
Group 1	0.1027	-	0.1027	0.2398
Group 2	0.1027	0.0000	0.1027	0.2398
Unit Type C Income				
Group 1	0.1108	-	0.1108	0.1988
Group 2	0.1108	0.0000	0.1108	0.1988

Rates are listed in pence/cents dependent on Unit Class currency.

Elite Income Trust

General Information

Buying and Selling Units

This Fund is in the process of termination, meaning that the buying and selling of shares is no longer possible.

Prices

Because the Funds are in the process of termination, prices of shares are no longer published.

General Information (continued)

Significant Information

Under the Alternative Investment Fund Managers Directive ("AIFMD"), acting as the Alternative Investment Fund Manager ("AIFM"), WAY Fund Managers Limited is required to disclose how those whose actions have a material impact on the Fund are remunerated.

The remuneration strategy across WAY Fund Managers Limited is governed by the WAY Fund Managers Limited Board and WAY Fund Managers Limited has chosen not to establish a Remuneration Committee. The WAY Fund Managers Limited Board has established a Remuneration Policy designed to ensure the AIFM Remuneration Code in the UK Financial Conduct Authority's handbook is met proportionately for all AIFM Remuneration Code Staff.

WAY Fund Managers Limited considers its activities as non complex due to the fact that regulation limits the AIF strategies conducted and the scope of investment in such a way that investor risk is mitigated. The discretion of WAY Fund Managers Limited and the portfolio manager is strictly controlled within certain pre-defined parameters as determined in the prospectus of each Alternative Investment Fund.

In its role as an AIFM, WAY Fund Managers Limited deems itself as lower risk due to the nature of the activities it conducts. WAY Fund Managers Limited does not pay any form of variable remuneration currently. Therefore WAY Fund Managers Limited has provided a basic overview of how staff whose actions have a material impact on the Fund are remunerated.

The only material change to the adopted remuneration policy, since the previous year end, is the identification of new risk takers and inclusion of delegates required by the AIFMD.

August 21	Number of Beneficiaries	Total remuneration paid (GBP)	Fixed remuneration (GBP)	Variable remuneration paid (GBP)	Carried interest paid by the AIF (GBP)
Total remuneration paid by WFM during the financial year	23	872,352	872,352	0	0
Remuneration paid to employees of WFM who have a material impact on the risk profile of the AIF	6	310,965	310,965	0	0

Due to the size and structure of WAY Fund Managers Limited, it is determined that employees of the AIFM who have a material impact on the risk profile of the AIF include the Board, Head of Finance and Head of Risk and Compliance.

The delegated investment manager is subject to regulatory requirements on remuneration that WAY Fund Managers Limited deem to be equally as effective as those detailed in the AIFMD, which would include the Capital Requirements Directive or Markets in Financial Instruments Directive.

General Information (continued)

Data Protection

By completing and submitting an application to invest in any of the Funds that WAY Fund Managers Limited operates, you will be giving your consent to the processing of your personal data (including any anti-money laundering verification check), by us for the administration of services in connection with your investment on a contractual basis. Additionally we may be requested to share your personal data with our regulator, the Financial Conduct Authority, or for wider compliance with any legal or regulatory obligation to which we might be subject.

If you have used an intermediary to submit the application we may also share information about your investment with them, to help them to continue to provide their services to you, unless you request us not to.

We may share your personal data with contracted third parties for the purposes mentioned above (however this does not entitle such third parties to send you marketing or promotional messages) and we do not envisage that this will involve your personal data being transferred outside of the European Economic Area.

We make every effort to maintain the registration of your holdings accurately. However, if you feel that we have incorrectly recorded any of your personal data, you may request its correction. You have the right to request copies of your personal data stored by us and can do so by using our contact details below.

Your data will be stored and processed securely for the period of your contract with us and for a minimum of seven years after our relationship ceases, for regulatory and legislation purposes only.

We are registered with the Information Commissioner's Office as a Data Controller and Data Processor for this purpose. Further information on how we manage your personal data can be found within our Privacy Notice which can be found on our website www.wayfunds.com.

Should you wish to make a complaint or request further information on how we collect and process your personal data please contact us at: Data Protection Office, WAY Fund Managers Limited, Cedar House, 3 Cedar Park, Cobham Road, Wimborne, Dorset, BH21 7SB. Email: DPO@wayfunds.com Tel: 01202 855856.

Alternatively, if you have any concerns or complaints as to how we have handled your personal data, you may lodge a complaint to the Information Commissioner's Office through their website which can be found at <https://ico.org.uk/for-the-public/raising-concerns>.

Effects of Personal Taxation

Investors should be aware that unless their Units are held within an ISA, selling Units is treated as a disposal for the purpose of Capital Gains tax.

Risk Warning

An investment in a Unit Trust should be regarded as a medium to long term investment. Investors should be aware that the price of Units and the income from them may fall as well as rise and investors may not receive back the full amount invested. Past performance is not a guide to future performance. Investments denominated in currencies other than the base currency of a fund are subject to fluctuation in exchange rates, which may be favourable or unfavourable.

Elite Income Trust

Contact Information

The Unit Trust

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A. Ogunnowo
D. Kane (Independent Non-Executive Director)
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* Please note that telephone calls may be recorded for monitoring and training purposes, and to confirm investors' instructions.

