

Centuria Multi-Manager Investment Option

Unit-linked: Growth Bond Fund Factsheet

The Fund's objective is to provide investors with long-term (7-10 years) tax-paid capital growth and competitive returns.

Investment Strategy

The Growth Bond Fund invests in a diversified portfolio of assets with the majority of assets in growth assets such as Australian and International shares and property. Exposure to property may include both direct real property investments and investments in listed and unlisted property securities. The Bond will also invest in some income producing assets such as fixed interest and cash.

This investment strategy typically aims to hold 70% growth assets and 30% defensive assets.

Fund Size

\$72.87 million (inception date 26/02/2004)

Performance

The performance of your bond is measured after taxes and fees within this tax paid bond. The performance figures below are as at 30 June 2021.

Returns to 30/6/2021	3 mth	6 mth	1 yr	3 yr*	5 yr*
Net Return (%)	6.67	7.15	14.95	4.00	6.34

Past performance is not a reliable indicator of future performance.

* Periods greater than 1 year are expressed in annualised terms.

Asset Allocation

	Min %	Max %	Actual %
Property	0	33	22.68
Cash	0	95	4.86
International Shares	0	50	18.65
Australian Fixed Interest	0	100	10.18
Australian Shares	0	60	32.17
International Fixed Interest	0	85	3.54
Alternative Assets	0	15	7.91

Top 5 Holdings

1 Centuria Office REIT	18.22%
2 Vanguard Aust Shares Index ETF	8.85%
3 Smallco Broadcap Fund (SBF)	5.91%
4 Vanguard MSCI IND International ETF	5.62%
5 AAM Diversified Agriculture Fund	5.33%

Performance Graph



A \$10,000 investment in Centuria Growth Bond Fund made on 30 June 2016 is worth \$13,691 as of 30 June 2021 after all fees and taxes paid within the Investment Option.

Key Features

APIR Code	OVS0006AU
Minimum Initial Investment	\$500
Minimum Additional Investment	\$500 for a one-off additional payment
Minimum Additional Investment Plan	Minimum monthly deposit of \$100
Minimum Switching Amount	\$500
Minimum Balance	\$500
Contribution Fee	Nil
Annual Management Fee	Net 1.5% p.a.
Suggested Timeframe	7-10 years

For more information contact Centuria on 1300 50 50 50 or visit centuria.com.au/investment-bonds/ to download the PDS. Simple Flexible Versatile.

Fund Commentary

The Australian equity market maintained its double-digit percentage gains in the second half of financial year 2021, but still lagged most of its global peers. The ASX 300 Accumulation index returned 28.49% and 8.48% for the financial year 2021 and June quarter respectively.

During the year the local equity market generally experienced a rotation back out of 'defensives' (favoured during the pandemic) into 'cyclicals'. The best-performing sector(s) were consumer discretionary (46%) which includes the travel and entertainment companies and financials (41%). More important for our market were the big gains in the banks subsector which returned (51%). The only sector to finish down was utilities (-19%). The top 5 performers of the ASX100 index were Lynas Rare Earth (199%), Mineral Resources (162%), Reece (158%), Nine Entertainment Holdings (115%) and OZ Minerals (107%).

In global markets, U.S. stocks recorded strong gains over the period, helped by a robust economic recovery driven by both continued fiscal stimulus and an accelerated coronavirus vaccine rollout and easing restrictions by many state and local governments. The S&P500 returned 40.6% for the financial year.

Developed European equities also produced strong results. The broad France and Italian stock index rose 35.5% and 32.4% respectively. However smaller markets of Denmark, Switzerland, and Austria were the best performers. The broad UK FTSE100 index was the lagger only returning 18% for the financial year.

Domestically, an easing of restrictions, significant fiscal stimulus and record-low interest rates translated into an improvement in household and business sentiment, spurring investor confidence higher. However, as June drew to a close, further state lockdowns in NSW, Victoria, SA and QLD and mixed messaging over the vaccine rollout had the market questioning the pace of Australia's transition back to "life as usual".

The current NSW lockdown represents the biggest risk to continuation of Australia's economic recovery with the NSW government clearly starting the importance of high vaccination rates being a key factor in the easing of restrictions and lifting lockdowns.

The Reserve Bank of Australia (RBA) kept the official cash rate at 0.10% for the majority of the 2021 financial year which

meant returns in ultra-defensive assets were negligible – cash (~+0.1%) and fixed income (-0.8%) returns would have been eroded by inflation.

The Centuria Growth Fund returned 6.67% for the June quarter and 14.95% (after tax returns) for the trailing twelve-month period.

The Bennelong Concentrated Equity fund returned 3.89% and 42.07% for the June quarter and rolling 1-year period respectively. The fund outperformed it's ASX300 benchmark by +13.57% for the rolling 1-year period.

Smallco BroadCap (SBF) returned 9.7% for the June quarter and 45.4% for rolling 12-month period respectively. The Fund's strong performance in such a volatile environment was primarily driven by two key factors – style and taking advantage of some of the opportunities presented by the pandemic. Altium and Pinnacle Investment Management were strong contributors to the funds' performance.

Smallco Investment Fund (SIF) delivered 7.9% and 36.5% for the June quarter and rolling 12-month period respectively. The fund had built up cash levels prior to the Covid outbreak and roughly half of the cash position was deployed into existing and new holdings.

The Ellerston Microcap Fund returned 6.89% and 42.43% for the June quarter and trailing twelve months respectively. The allocation into this fund during 2020 was to capitalise any market rebound that would occur as result of positive news around the development and distribution of a COVID-19 vaccine. Equity Trustee (EQT AU) was a solid performer delivering a healthy 14% return and DGL Group.

The T.Rowe Price Global Equity fund (currency unhedged) had an outstanding 2021 financial year. The fund returned 16.04% and 36.05% for the June quarter and 2021 financial year respectively. Contributors to the strong performance included Evotec Se and Zoom Video Communications.

The Aoris International Fund returned 10.5% for the June quarter outperforming its index by 1.6%. The fund had strong exposure to the business services and consumer discretionary sectors which performed strongly as the US economy started re-opening in 2020.

Contact our Distribution team

Ashton Maggs

Relationship Manager, NSW & QLD

Phone: +61 431 433 511

Email: ashton.maggs@centuriaadviser.com

Thomas Nielsen

Relationship Manager, ACT, SA & WA

Phone: +61 401 727 830

Email: thomas.nielsen@centuriaadviser.com

Sean Cole

Relationship Manager, VIC & TAS

Phone: +61 428 893 007

Email: sean.cole@centuriaadviser.com

Jack Coleman

Relationship Manager, NSW

Phone: +61 407 256 305

Email: jack.coleman@centuriaadviser.com

Centuria Investor Services

| 1300 50 50 50

| enquiries@centuria.com.au

| **centuria.com.au**

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