

Centuria Multi-Manager Investment Option

Centuria

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 manager

Centuria Life Limited

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

\$59.61 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 2022.

RETURNS TO 30/06/2022	1 MTH	3 MTH	6 MTH	1 YR	3 YR ¹	5YR ¹
Net returns (%) ²	-4.85%	-8.71%	-12.02%	-7.93%	-0.75%	3.00%

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

2. Past performance is not a reliable indicator of future performance.

Asset allocation

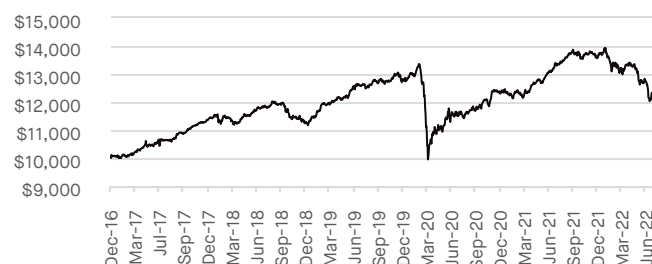
	MIN%	MAX%	ACTUAL
Property	0	33	20.62
Cash	0	95	3.35
International Shares	0	50	19.53
Australian Fixed Interest	0	100	11.83
Australian Shares	0	60	22.68
International Fixed Interest	0	85	3.69
Alternative Assets	0	15	18.29 ¹

1. The Fund exposure may at times move outside of the ranges. Should this happen, the Fund will aim to rebalance within a reasonable period of time. Less liquid assets may require longer time to rebalance.

Top five holdings

1	Centuria Office REIT	16.43%
2	AAM Diversified Agriculture Fund	11.70%
3	Vanguard Aust Shares Index ETF	6.97%
4	AORIS INTERNATIONAL FUND-B	5.93%
5	Vanguard MSCI IND INTL ETF	4.99%

Performance graph



A \$10,000 investment in Centuria Growth Bond Fund made on 31 December 2016 is worth \$12,174 as of 30 June 2022 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 ¹	Net 1.5% p.a.
Suggested timeframe	7-10 years

1. Refer to PDS for fee breakdown.

For more information contact Centuria on **1300 50 50 50** or visit lifegoals.centuria.com.au to download the PDS.
Simple Flexible Versatile.

Australian equity market

For the March quarter, the S&P/ASX 300 Accumulation Index declined -12.22% and for the Financial year, the index finished -6.78% lower. The largest sector gains of the S&P/ASX 300 for the quarter was the S&P/ASX 300 Utilities Sector up 1.72% predominately driven by gains in APA Group (ASX:APA) as the utilities infrastructure owner appears to be benefiting favourably from the reversal of regulator involvement in the National Energy Market (NEM) and the announcement of plans for the Company in relation to preparing for the energy transition to more supply of renewables to the energy markets.

On the other-hand, the sector with the largest losses was the S&P/ASX 300 Information Technology sector down 26.29% driven by Xero Limited (ASX:XRO) and WiseTech Global Limited (ASX:WTC) primarily due to market consensus that Technology Information stocks will struggle to maintain earnings in an environment in which interest rates start to increase.

March quarter best performing sectors

S&P/ASX 300 Utilities	1.72%
S&P/ASX 300 Energy	1.17%
S&P/ASX 300 Health Care	-2.16%

March quarter worst performing sectors

S&P/ASX 300 Materials	-16.57%
S&P/ASX 300 A-REIT TR	-17.49%
S&P/ASX 300 Information Tech	-26.29%

*Indices used are total return/ accumulation indices

Global markets

In the U.S., the S&P 500 Index returned -16.45% over the quarter. The Federal Reserve raised the federal funds rate by 0.75% to a target range of 1.50%-1.75% citing high inflation pressures, an extremely tight labour market, strong aggregate demand, and persistent supply constraints.

In Europe, the Euro STOXX 50, German DAX, and FTSE 100 indices returned -11.47%, -11.31%, and -4.61%, respectively. The European Central Bank left its policy rates unchanged.

Market commentary

Inflation in some developed markets such as the United States, Australia and the United Kingdom is reaching multi decade highs, and in the case of the United States, consumer prices have increased 9.1% in 1 year to 30 June 2022 and 5.1% in Australia. Central banks are now hoping that inflation has peaked, but this remains to be seen in a global back drop of supply chain constraints and the Russian invasion of Ukraine.

In response, government bond yields have continued to rise. As at the end of March, the United States 3 Year Treasuries were yielding over 3%, and Australian 3 Year government bonds was also yielding over a touch over 3% as priced by the market. Although the Reserve Bank of Australia (RBA) has previously maintained that official cash rates would remain low at 0.1%, on the backdrop of souring inflation, the RBA hiked

cash rates twice during the June Quarter. The first hike was 0.25% on 4 May 2022 and this was swiftly followed by a hike of 0.50% on 8 June 2022. This resulted in the official cash rate ending the June quarter at 0.85%.

In relation to equity markets, investors can expect to continue to see technology stocks remain under pressure as these stocks are perceived to be "interest rate sensitive", which is evidenced by the continued sell off during the June Quarter in the Information Technology sector. Also impacted by rising interest rate are Consumer Discretionary stocks and it could be expected that this sector remains under further pressure due to the headwinds of negative consumer sentiment particular around the residential housing market. This is partly because household credit to income ratio across Australia is at all time highs and as the cost of everyday Australians mortgages rise, discretionary spending should fall.

Fund performance

For the March quarter The Centuria Growth Fund returned -8.71% after tax and fees and for the 1 year returned -7.93% after tax and fees.

The main detractors to performance was the holdings in the Bennelong Concentrated Australian Equities Fund and the Smallco Investment Fund.

Changes to the portfolio during the quarter

No changes to the portfolio occurred during the March Quarter.

Contact Information

Ashton Maggs

Relationship Manager

Email: ashton.maggs@centuria.com.au

Sean Cole

Relationship Manager

Email: sean.cole@centuria.com.au

Centuria Investor Services

| 1300 50 50 50

| enquiries@centuria.com.au

| centuria.com.au