

Centuria Multi-Manager Investment Option

Centuria

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

\$51.72 million (as at 31 December 2025)

Performance

The performance of your bond is measured after taxes and fees within this tax paid bond. The performance figures below are as at 31 December 2025.

RETURNS TO 31/12/2025	1 MTH	3 MTH	6 MTH	1 YR	3 YR ¹	5YR ¹
Net returns (%) ²	-0.71%	-1.9%	1.82%	3.8%	4.80%	2.98%

Asset Allocation³

	MIN%	MAX%	ACTUAL
Property	0	33	17.8
Cash	0	95	2.3
International Shares	0	50	27.5
Australian Fixed Interest	0	100	10.5
Australian Shares	0	60	27.4
International Fixed Interest	0	85	0.0
Alternative Assets	0	15	14.6

Top five holdings⁴

1	Centuria Office REIT	12.31%
2	AAM Diversified Agriculture Fund	10.97%
3	Aoris International Fund-B	10.08%
4	Smallco Investment Fund	6.27%
5	Vanguard MSCI Inded International Shares (HG)	6.09%

Performance graph⁵



A \$10,000 investment in Centuria Growth Bond Fund made on 1 January 2019 is worth \$12,697 as of 31 December 2025 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 ⁶	Net 1.5% p.a.
Suggested timeframe	7-10 years

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

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

3. 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. The actual asset allocation is as at 31 December 2025.

4. As at 31 December 2025.

5. Inception date on 03/07/2006.

6. Refer to product disclosure statement for fee breakdown.

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

Market commentary

The Reserve Bank of Australia (RBA) left interest rates unchanged at both its November and December meetings, signalling that inflationary forces, a tight labour market and strengthening economic activity would keep the threshold for any future rate cuts high.

A stronger-than-expected October core inflation result, released in November, shifted market expectations towards the possibility of further rate hikes. However, a sharper-than-anticipated fall in November employment — more than 21,000 jobs lost and slowing economic conditions dampened expectations.

Copper prices climbed to a new record above USD 12,000 per tonne on the London Metals Exchange, driven largely by constrained supply over the quarter. Gold also hit an all-time high in December following the US Federal Reserve's 25-basis-point rate cut, despite inflation remaining elevated in the US economy.

The Australian 10-year bond yield rose 0.30% to finish the month at 4.80%. The US Treasury continues to issue a large amount of short-term debt to fund the federal government's deficit. Geopolitical factors globally continue to cause market volatility.

Australian equity market

Australian market was volatile in fourth quarter mirroring global markets, largely driven by weakness in technology stocks.

Australian stocks, as measured by the S&P/ASX 300, declined 0.89% in the fourth quarter. Across the quarter, most sectors within the S&P/ASX 300 delivered negative returns.

Technology and consumer discretionary were notably weaker and led the underperformers, while materials and energy posted positive gains and outperformed the broader market.

December quarter best performing sectors

S&P/ASX 300 Materials TR Index (AUD)	13.0%
S&P/ASX 300 Resources TR Index (AUD)	11.35%
S&P/ASX 300 Energy Index TR (AUD)	0.93%

December quarter worst performing sectors

S&P/ASX 300 Information Technology TR Index (AUD)	-23.72%
S&P/ASX 300 Consumer Discretionary TR Index (AUD)	-11.51%
S&P/ASX 300 Healthcare TR Index (AUD)	-9.48%

1. Indices used are total return/ accumulation indices

Global equity markets

Quarterly returns to 30 June 2025¹

S&P 500 PR (USD) – unhedged	2.4%
FTSE 100 PR (GBP) – unhedged	6.2%
MSCI All Country World Ex Australia TR AUD – unhedged	2.8%
MSCI World Ex Australia NR – AUD hedged	2.7%

1. Indices used are total return/ accumulation indices

Fund performance

For the December quarter, the Centuria Growth Fund returned -1.9% after tax and fees and for the 1 year returned 3.8% after tax and fees.

The largest contributors to performance were PM Capital Global Companies Fund, Life Cycle Concentrated Global Share Fund Class P and Vanguard MSCI Index International Shares Fund (HG).

Changes to the portfolio during the quarter

During the quarter the Fund purchased units AAM Diversified Agiculture Fund.

Disclaimer

This fact sheet provides general information only, and does not take account of any person's individual objectives, financial situation or needs. You should consider the product disclosure statement before any investment decision is made. We recommend that you speak with a licensed financial adviser. Issued by Centuria Life Limited ABN 79 087 649 054 AFSL 230867 (CLL). A Target Market Determination has been issued for this product and can be found on Centuria's website at: centuria.com.au/DDO/. CLL believes that the information contained in this fact sheet is accurate, but makes no representation as to its accuracy or completeness. To the maximum extent permitted by law CLL excludes liability for any loss or damage arising from use of the information contained in this fact sheet. MC-521

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