PERPETUAL CREDIT INCOME TRUST

ARSN 626 053 496

INVESTMENT UPDATE

February 2021

INVESTMENT OBJECTIVE

To provide investors with monthly income by investing in a diversified pool of credit and fixed income assets.

PORTFOLIO SNAPSHOT

AS AT 28 FEBRUARY 2021	AMOUNT
ASX unit price	$1.045
NTA per unit [1]	$1.108

1 Daily Net Tangible Asset (NTA) is available at www.perpetualincome.com.au
All figures are in Australian dollars (AUD), unless otherwise stated. All figures are unaudited and approximate. Past performance is not indicative of future performance. NTA figures are calculated as at the end of day on the last business day of the month.

KEY TRUST INFORMATION [2]

AS AT 28 FEBRUARY 2021

ASX code:	PCI
Structure:	Listed Investment Trust
Listing date:	14 May 2019
Market capitalisation:	$418 million
Units on issue:	400,403,041
Distributions:	Monthly
Management costs:	0.88% p.a. [3]
Manager:	Perpetual Investment Management Limited
Responsible Entity:	Perpetual Trust Services Limited

2 Perpetual Credit Income Trust ARSN 626 053 496.
3 Estimate inclusive of net effect of GST.

INVESTMENT PERFORMANCE [4]

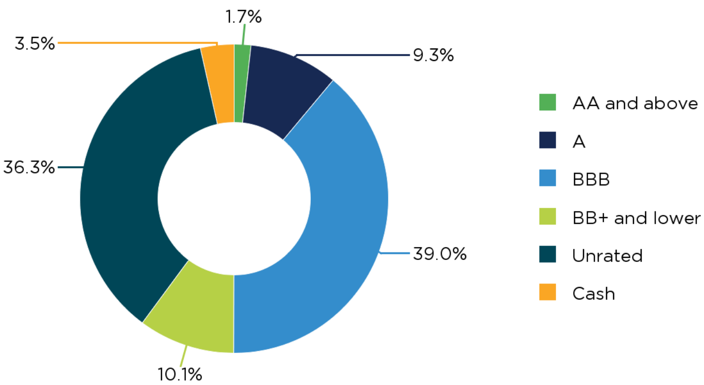
AS AT 28 FEBRUARY 2021	1 MTH	3 MTHS	6 MTHS	1 YR	3 YRS P.A.	5 YRS P.A.	SINCE INCEP P.A.
PCI Investment portfolio Returns net of operating expenses	0.8%	2.2%	4.5%	3.9%	-	-	3.8%
RBA Cash Rate	0.0%	0.0%	0.0%	0.1%	-	-	0.5%
Excess returns	0.8%	2.2%	4.5%	3.7%	-	-	3.2%
Distribution return	0.0%	0.6%	1.4%	3.2%	-	-	3.3%

4 Investment returns, net of management costs have been calculated on the growth of Net Tangible Assets (NTA) after taking into account all operating expenses (including management costs) and assuming reinvestment of distributions on the ex-date. Distribution return has been calculated based on the PCI investment portfolio return less the growth of NTA. Past performance is not indicative of future performance. Since inception return is from allotment on 8 May 2019. Investment return and index return may not sum to excess return due to rounding. The Responsible Entity aims to pay distributions to investors monthly. For such distributions, the record date is generally the last ASX trading day of each month. However, the record date of the distribution for the period ending 28 February was 4 March 2021. Accordingly, the 1 month distribution return for the PCI investment portfolio is 0%. It is expected that the distribution return for the period ending 31 March 2021 will take into account the distributions for the periods ending 28 February 2021 and 31 March 2021.

PORTFOLIO SUMMARY

AS AT 28 FEBRUARY 2021	AMOUNT
Number of holdings	117
Number of issuers	86
Running yield	3.5%
Portfolio weighted average life	4.1 years
Interest rate duration	37 days

RATINGS BREAKDOWN



Source: Standard & Poor's and Perpetual Investments. Data is as at 28 February 2021. All figures are unaudited and approximate.

DISTRIBUTIONS CPU[5]

The table below shows the distribution in cents per unit for each distribution period in the respective financial year. The annual distribution return is 3.2%. This is in line with the Trust's target return of RBA Cash Rate +3.25% (net of fees) through the economic cycle. This is a target only and may not be achieved.

AS AT 28 FEBRUARY 2021	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FYTD
FY2020	0.40	0.40	0.39	0.37	0.36	0.37	0.37	0.35	0.33	0.30	0.31	0.30	4.26
FY2021	0.32	0.32	0.30	0.31	0.28	0.30	0.30	0.27	-	-	-	-	2.39

5 Distributions are stated as cents per unit and have been rounded to two decimal places. Detailed distribution announcements are available on the PCI website and are stated in Australian dollars rather than cents per unit. Distribution return has been calculated based on the PCI investment portfolio return less the growth of NTA. Past performance is not indicative of future performance.

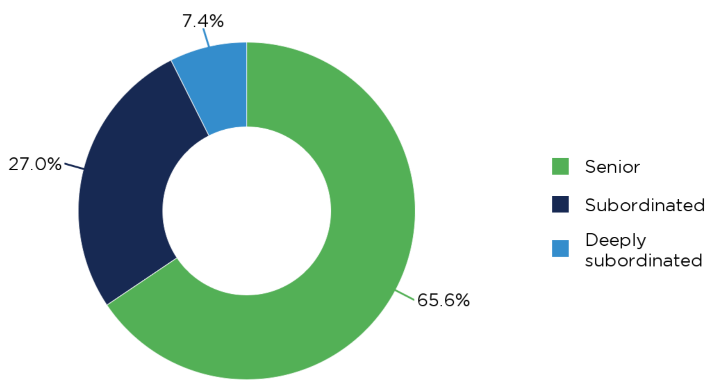
TOTAL UNITHOLDER RETURN[6]

AS AT 28 FEBRUARY 2021	1 MTH	3 MTHS	6 MTHS	1 YR	3 YRS P.A.	5 YRS P.A	SINCE INCEP P.A.
Total unitholder return	-1.4%	-0.8%	6.5%	3.5%	-	-	0.0%
RBA Cash Rate	0.0%	0.0%	0.0%	0.1%	-	-	0.9%
Excess returns	-1.4%	-0.9%	6.5%	3.3%	-	-	-0.8%
Distribution return	0.0%	0.6%	1.5%	3.5%	-	-	2.9%

6 Total unitholder return - ASX unit price performance with reinvestment of distributions has been calculated on the growth of the ASX unit price and assumes reinvestment of distributions on the ex-date. Distribution return has been calculated based on the total unitholder return less the growth in the ASX unit price over the period. Past performance is not indicative of future performance. Since inception return is from listing on 14 May 2019, initial price used is the subscription price of $1.10. Unitholder return and index return may not sum to excess return due to rounding.
The Responsible Entity aims to pay distributions to investors monthly. For such distributions, the record date is generally the last ASX trading day of each month. However, the record date of the distribution for the period ending 28 February was 4 March 2021. Accordingly, the 1 month distribution return for the PCI investment portfolio is 0%. It is expected that the distribution return for the period ending 31 March 2021 will take into account the distributions for the periods ending 28 February 2021 and 31 March 2021.

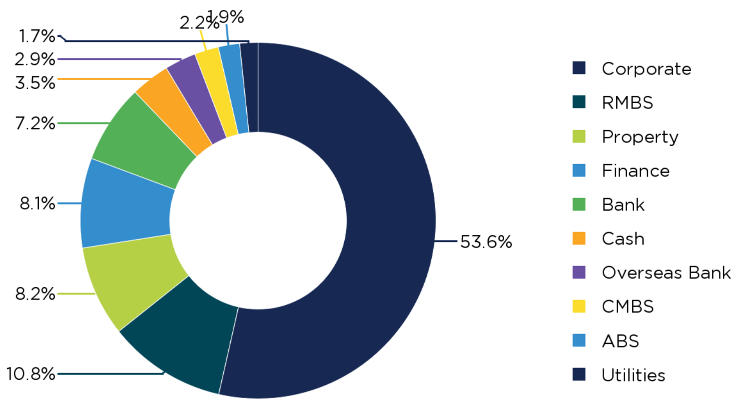
NTA PER UNIT VS ASX UNIT PRICE PERFORMANCE

SENIORITY BREAKDOWN



Source: Bloomberg and Perpetual Investments. Data is as at 28 February 2021. All figures are unaudited and approximate.

SECTOR ALLOCATION



Source: Bloomberg and Perpetual Investments. Data is as at 28 February 2021. All figures are unaudited and approximate.

TRUST COMMENTARY

PORTFOLIO UPDATE

The Trust's portfolio returned 0.8% in February, outperforming the Reserve Bank of Australia (RBA) Cash Rate (benchmark). Over the 12 months to 28 February 2021, the portfolio has returned 3.9%, outperforming the benchmark by 3.7%.

Credit spread tightening was the key contributing factor to outperformance during February and was observed broadly across sectors. The tightening was supported by improving growth expectations and a robust domestic half yearly reporting season for ASX listed companies. Assets in the non-financial corporate, property and utilities sectors performed well.

Key changes to the portfolio are detailed below.

The Manager was selective with trading activity in February as liquidity in primary and secondary markets was reduced and credit volatility increased. This is a key benefit of active management where the Manager can continually assess market conditions and determine the level of active trading in credit and fixed income assets that will help deliver attractive risk-return outcomes for investors. Active trading is supported by a flexible investment strategy which enables composition of a diversified portfolio across asset type, credit quality, maturities, countries and issuers. As at 28 February 2021, the portfolio comprises 117 assets across 86 issuers.

In February, the Manager increased the portfolio's allocation to Qantas debt. Despite severely impacted earnings as a result of COVID-19, freight revenues beat expectations. Importantly, the Manager views Qantas as a market leader in the Australian airline industry with a sound financial structure. As the COVID-19 vaccine rollout continues and domestic and international mobility increases, we expect credit spreads for Qantas to tighten, thus increasing the value of the assets in the portfolio.

The Trust bought notes issued by Woodside Finance, the financing arm of ASX listed energy company Woodside Petroleum Limited (ASX: WPL) which are long dated and sold shorter dated issues, increasing running yield. Credit spreads in the energy sector remain supported by the sustained rally in the oil price and we observed a tightening of the Woodside Finance credit spread during February.

The Trust seeks to minimise interest rate risk and as such, has only small opportunistic exposure to government bonds. In mid-February, the Manager elected to liquidate the portfolio's 0.8% allocation to government bonds as long-term interest rates started rising. Interest rates continued to rise, and the yield curve steepened dramatically throughout the second half of the month, marginally detracting from performance. The Manager believes the Trust to be well insulated from interest rate volatility with zero government bond exposure and near zero duration.

In February, the Trust's income was predominantly generated by coupon payments and interest income from portfolio exposure to non-financial corporates and residential mortgage backed securities (RMBS). Assets in the domestic banks, non-bank financials and property sectors also contributed. The Trust portfolio's running yield reduced slightly from 3.6% in January to 3.5% in February.

HOW WE INVEST

The Manager employs a robust, active and risk aware investment process to invest across the broad credit and fixed income universe. It aims to find the most attractive credit investment opportunities on a risk-adjusted basis at any point in time. The investment strategy is outlined in more detail below.

Diversification - the Trust is actively managed and through its flexible investment strategy diversification can be achieved across asset type, credit quality, maturity, country and issuer. The allocation to high yield assets (sub-investment grade and unrated assets) provides the opportunity to generate higher returns for the portfolio while complementing the allocation to investment grade assets. The Manager typically focuses on assets at the top of the capital structure such as senior or subordinated debt as these assets are higher in the order of priority for payment in the event the issuer of the asset is liquidated.

Australian focused credit LIT - while the Trust has the flexibility to invest globally, the preference generally is to focus on Australian issuers which can be listed or unlisted and denominated in AUD or foreign currencies. The Manager believes its local presence and ability to meet borrowers and their management team provides an advantage in assessing opportunities and managing credit risk for the portfolio.

Income - the Trust's income is primarily generated by coupon payments from corporate bonds and asset backed securities, and interest income from investment in loans. Importantly, there is reliability in the receipt of these payments from borrowers as there is an obligation to pay unlike dividend payments from listed companies which are at the discretion of the Board. Therefore, predictability of coupon payments is typically high. The Trust's income also contributes to the running yield which is the expected return (based on net tangible assets) of the portfolio assuming assets are held to maturity. The Trust achieves its running yield by investing in a diverse mix of assets across issuers, sectors and asset types.

Investment performance - this is generally determined by the Manager's selection of assets for the portfolio and the movement of credit spreads. Credit spreads refer to the compensation or return provided for accepting credit risk, which is the risk that a borrower or counterparty does not meet its principal and/or interest payment obligations as they fall due. When credit spreads tighten, this indicates improving market conditions and/or a more positive view on the risk profile of borrowers. This means the value of an existing asset in the portfolio will increase. Conversely, when credit spreads widen, the value of the asset in the portfolio will decrease. This is usually the result of uncertain economic conditions or where the perceived creditworthiness of the borrower has deteriorated.

Valuation of assets - the assets in the portfolio are typically bonds and floating rate notes which are tradeable with daily pricing and liquidity. Where external pricing is not available, loan valuations are considered by the Perpetual Loan Valuation Committee (LVC) and valued at fair value. This means if there is a market price dislocation, as we observed in 2020 with the pandemic, or a risk of impairment on a credit, the fair value changes.

Critical to the Manager's investment process is having regular access to information to enable credit risk to be monitored on an ongoing basis. This allows the assessment of the loans to be current and timely. The full value of the portfolio's assets is reflected in the Trust's estimated Net Tangible Asset (NTA) released to the ASX daily.

INVESTMENT OBJECTIVE

To provide investors with monthly income by investing in a diversified pool of credit and fixed income assets.

TARGET RETURN

The Trust has a target total return of RBA Cash Rate plus 3.25% p.a. (net of fees) through the economic cycle. This is a target only and may not be achieved.

INVESTMENT STRATEGY

The Perpetual Credit Income Trust (PCI) (the "Trust") will hold a diversified and actively managed portfolio of credit and fixed income assets.

The Trust will typically hold 50 to 100 assets.

30% - 100%	Investment grade assets
0% - 70%	Unrated or sub-investment grade assets
70% - 100%	Assets denominated in AUD
0% - 30%	Assets denominated in foreign currencies (which are typically hedged back to AUD)
0% - 70%	Perpetual Loan Fund

The Trust will diversify exposure and will have maximum exposure limits to issuers.

Typical investments will include corporate bonds, floating rate notes, securitised assets and private debt (for example, corporate loans). Exposure to corporate loans may be gained indirectly through the Perpetual Loan Fund.

ABOUT THE MANAGER

The Trust is managed by Perpetual Investment Management Limited. The Manager has one of the most experienced, proven and stable credit and fixed income teams in the Australian fixed income market. The Manager and the Responsible Entity are wholly owned subsidiaries of Perpetual Limited.

PORTFOLIO MANAGERS

Michael Korber

Managing Director, Credit & Fixed Income

Portfolio Manager:
Perpetual Credit Income Trust
Perpetual Pure Credit Alpha

Michael has over 37 years' experience, having been involved in credit markets since their development in Australia during the 1990's. Unlike many other fixed income portfolio managers in this market, Michael has a background in lending and banking, understanding credit risk in a fundamental way.

Anne Moal

Head of Corporate High Yield

Portfolio Manager:
Perpetual Loan Fund

Anne is an experienced credit markets specialist, having worked for 22 years in credit and fixed income markets in research, origination and trading roles. Anne joined the Credit and Fixed Income Team at Perpetual Investments in 2014. Anne is the portfolio manager of the Perpetual Loan Fund with a focus on higher yielding income opportunities.

PERPETUAL KEY CONTACTS

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