PERPETUAL CREDIT INCOME TRUST

ASX: PCI

Investment update

August 2026

Investment objective

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

Key information

As at 31 August 2026

ASX code:	PCI
Structure:	Listed Investment Trust
Listing date:	14 May 2019
Market capitalisation:	$807 million
Units on issue:	731,519,085
Distributions:	Monthly
Management costs:	0.88% p.a. [2]
Manager	Perpetual Investment Management Limited
Responsible Entity:	Perpetual Trust Services Limited

2 Estimate inclusive of net effect of GST.

Portfolio snapshot

As at 31 August 2026	Amount
ASX unit price	$1.103
NTA per unit [1]	$1.095

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.

Investment performance [3]

As at 31 August 2026	1 mth	3 mths	6 mths	1 yr	3 yrs p.a.	5 yrs p.a.	Since incep. p.a.
PCI Investment Portfolio (net)	0.6%	2.1%	3.4%	7.3%	8.1%	6.7%	5.8%
Target Return [4]	0.6%	1.9%	3.8%	7.5%	7.7%	6.7%	5.8%
Distribution Return	0.6%	2.2%	3.9%	7.4%	7.9%	6.9%	5.8%
RBA Cash Rate	0.4%	1.1%	2.2%	4.0%	4.2%	3.3%	2.4%

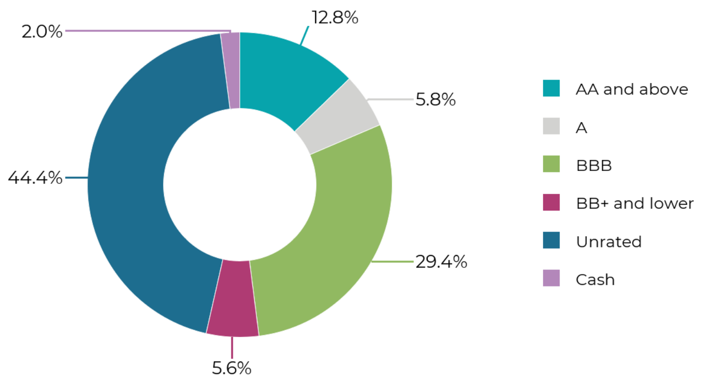
3 Investment returns have been calculated on the growth of Net Tangible Assets (NTA) after taking into account all operating expenses (including management costs) and assuming reinvestment of distributions on the ex-date. Distribution return has been calculated based on the PCI investment portfolio return less the growth of NTA. Past performance is not indicative of future performance. Since inception return is from allotment on 8 May 2019. The comparison to the RBA Cash Rate is not intended to compare an investment in PCI to a cash holding. The PCI investment portfolio is of higher risk than an investment in cash.

4 Target Return is RBA Cash Rate + 3.25% p.a. (net of fees) through the economic cycle. This is a target only and may not be achieved.

Portfolio summary

As at 31 August 2026	Amount
Number of holdings	209
Number of issuers	120
Running yield	7.6%
Portfolio weighted average life	3.8 years
Interest rate duration	19 days

Ratings breakdown



Source: Standard & Poor's and Perpetual Asset Management Australia. Data is as at 31 August 2026. All figures are unaudited and approximate.

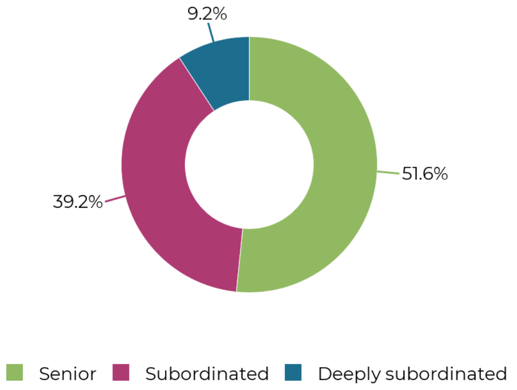
Distributions CPU [5]

The table below shows the distribution in cents per unit for each distribution period in the respective financial year.

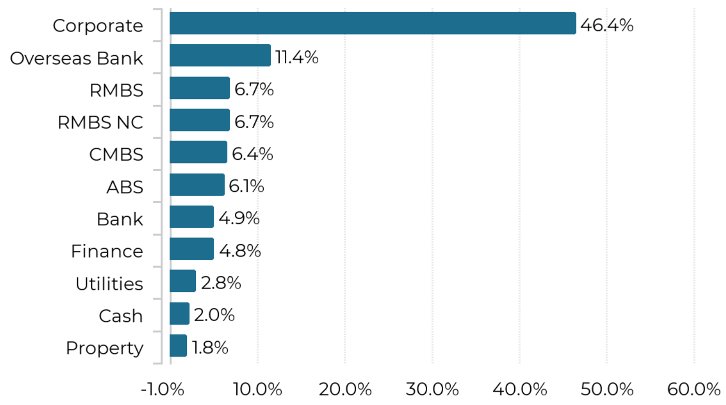
As at 31 August 2026	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FYTD
FY2026	0.68	0.66	0.64	0.62	0.60	0.60	0.60	0.60	0.60	0.60	0.60	1.15	7.93
FY2027	0.62	0.62	-	-	-	-	-	-	-	-	-	-	1.24

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. Past performance is not indicative of future performance.

Seniority breakdown ^



Sector allocation ^



^ Source: Bloomberg and Perpetual Asset Management Australia. Data is as at 31 August 2026. All figures are unaudited and approximate. Allocations may not sum to 100% due to rounding.

Portfolio Update

Fixed income and credit markets navigated a combination of geopolitical tensions and shifting monetary policy expectations during August. While hopes of an improvement in Middle East supply conditions initially weighed on oil prices and supported market sentiment, escalating regional tensions later in the month reversed those moves, driving energy prices higher and placing upward pressure on global bond yields. Markets also reacted to a hawkish Jackson Hole address from Federal Reserve Chair Kevin Warsh, who indicated that inflation risks remained elevated and that further policy restraint may be required.

The RBA left the cash rate unchanged at 4.35% at its 11 August meeting, judging that while the labour market had eased a little more than expected, headline inflation remained too high. Bond yield rose and expectations for a hike firmed sharply following the release of the monthly inflation indicator late in the month, which showed trimmed mean inflation rising 0.5% for the month and 3.6% over the year – above consensus. The Trust's floating rate structure minimises the impact of interest rate volatility while rising base rates support the income distributable to unitholders as coupons are reset at higher rates. At month-end, the Trust portfolio's running yield was 7.6%.

Australian credit spreads were resilient given elevated issuance volumes, trading in a relatively tight range over the month. While spread movements were relatively benign, the Trust's allocation to securitised assets were constructive. A hybrid USD telco position added in secondary during the month also performed well. This was partially offset by utilities and subordinated bank exposures which softened marginally despite robust passive ETF flows. Domestic bank senior and tier 2 paper widened marginally over the month, reflecting heavy post-reporting-season supply.

The collapse of the Bathla Group, one of NSW's largest residential property developers, has intensified scrutiny of private credit exposure to property development lending and borrower concentration risk across the market. Importantly, the Trust had no direct exposure to Bathla and does not participate in property development finance, construction lending or SME lending. Consistent with Perpetual's long-standing credit philosophy, PCI's private loan exposure is concentrated in large Australian corporates, reflecting a deliberate preference for businesses with greater scale, stronger balance sheets and more predictable cash flows than typically available in the residential property development or SME sectors. This conservative approach has insulated PCI from the direct impacts of recent stresses in the property development financing market while supporting the Trust's focus on capital preservation and sustainable income generation.

Primary market issuance was well above trend in August, headlined by Alphabet's inaugural AUD bond issuance. The Manager did not elect to add the bond to the Trust portfolio instead taking advantage of opportunities among financials taking part in new deals from Credit Agricole (6-year non-call 5 senior bond) and Westpac (10-year non-call 5 Tier 2 bond) which offered attractive spread pickup relative to their respective senior and subordinated curves. Elsewhere sector allocations were broadly maintained.

Perpetual's proprietary credit outlook score eased to a slight negative reading by month-end. Supply and demand indicators were the primary detractor from the overall score. Elevated recent and upcoming issuance – including the record Alphabet transaction and a heavy wave of post-reporting-season bank Tier 2 supply – outweighed still-healthy underlying market demand. The macroeconomic outlook remained a headwind, with declining global growth expectations weighing on the score.

The Trust maintains a liquid investment grade core portfolio (including cash) which accounted for 50.0% of the portfolio NAV at month end. The Trust's broad mandate ensures that the Portfolio can capture the liquidity premia offered by private credit while liquid public credit exposures provide portfolio ballast. The liquid core component strengthens the Trust portfolio's liquidity profile and gives the Manager optionality to take advantage of relative value opportunities as they arise.

Investment objective

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

Target return

To target a 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 invests in 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
< 5%	Perpetual Securitised Credit 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).

About the manager

The Trust's investment portfolio is managed by Perpetual Investment Management Limited, part of the Perpetual Group, who believes the key to investing in credit and fixed income assets is constructing a well diversified portfolio of quality assets. Its experienced and highly regarded investment team actively manages investments based on fundamental research and analysis of quality, value and risk.

Portfolio managers

Greg Stock
Head of Credit Research, Senior Portfolio Manager

Portfolio Manager:
Perpetual Credit Income Trust
Perpetual Pure Credit Alpha Fund
Perpetual Active Fixed Interest Fund
Perpetual Dynamic Fixed Income Fund

Greg has over 30 years' experience in investment management, accounting and risk management. He has researched and analysed credit markets on both the buy side and sell side for over a decade and through multiple cycles. His research role is broad, he covers the bank and financial sector and is a credit signatory.

Thomas Choi
Senior Portfolio Manager

Deputy portfolio Manager:
Perpetual Credit income Trust
Portfolio Manager:
Perpetual High Grade Floating Rate Fund
Perpetual Securitised Credit Fund

Thomas brings over 15 years' experience in structured credit across RMBS, CMBS, ABS, CLOs and private warehouse investments. He has managed Perpetual's enhanced cash portfolios for more than a decade. Thomas chairs the credit outlook committee and leads analysis for structured finance, property and captive financials, and supports regional banks and corporates.

Michael Murphy
Senior High Yield Analyst

Portfolio Manager:
Perpetual Loan Fund
Perpetual Diversified Private Debt Fund

Michael is an experienced credit markets specialist, having previously worked in high yield, private debt and leverage finance roles. As portfolio manager of the Perpetual Loan Fund, Michael has a focus on sourcing and assessing higher yielding income opportunities.

Contact Details

For queries regarding your investment:

MUFG Corporate Markets

Investor queries:

Telephone: +61 1300 912 776

Email: pci@cm.mpms.mufg.com