PERPETUAL CREDIT INCOME TRUST

ARSN 626 053 496

INVESTMENT UPDATE

April 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 30 APRIL 2021	AMOUNT
ASX unit price	$1.045
NTA per unit [1]	$1.110

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 30 APRIL 2021

ASX code:	PCI
Structure:	Listed Investment Trust
Listing date:	14 May 2019
Market capitalisation:	$418 million
Units on issue:	400,445,258
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]

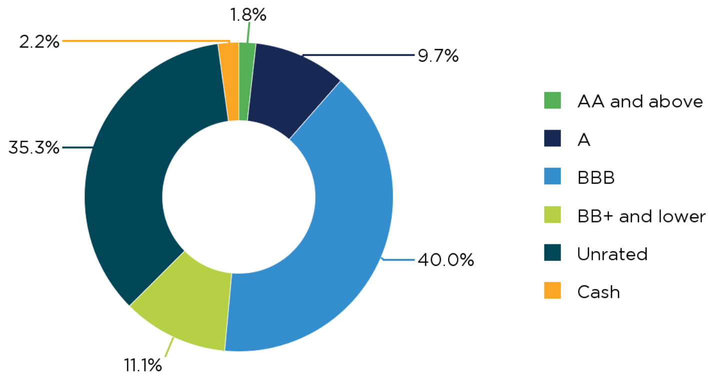
AS AT 30 APRIL 2021	1 MTH	3 MTHS	6 MTHS	1 YR	3 YRS P.A.	5 YRS P.A.	SINCE INCEP P.A.
PCI Investment portfolio Returns net of operating expenses	0.7%	1.8%	4.6%	9.8%	-	-	3.9%
RBA Cash Rate	0.0%	0.0%	0.0%	0.1%	-	-	0.5%
Excess returns	0.7%	1.8%	4.6%	9.7%	-	-	3.4%
Distribution return	0.3%	0.8%	1.6%	3.6%	-	-	3.5%

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.

PORTFOLIO SUMMARY

AS AT 30 APRIL 2021	AMOUNT
Number of holdings	118
Number of issuers	87
Running yield	3.4%
Portfolio weighted average life	4.1 years
Interest rate duration	18 days

RATINGS BREAKDOWN



Source: Standard & Poor's and Perpetual Investments. Data is as at 30 April 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 3.6%. 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 30 APRIL 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	0.30	0.29	-	-	2.98

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.

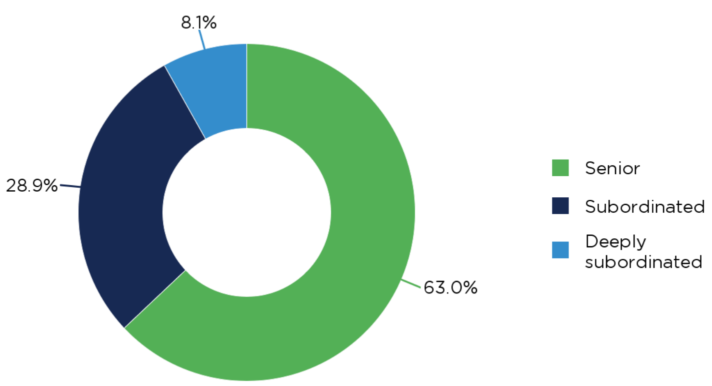
TOTAL UNITHOLDER RETURN[6]

AS AT 30 APRIL 2021	1 MTH	3 MTHS	6 MTHS	1 YR	3 YRS P.A.	5 YRS P.A	SINCE INCEP P.A.
Total unitholder return	0.3%	-0.6%	1.7%	11.6%	-	-	0.5%
RBA Cash Rate	0.0%	0.0%	0.0%	0.1%	-	-	0.9%
Excess returns	0.3%	-0.6%	1.7%	11.5%	-	-	-0.4%
Distribution return	0.3%	0.8%	1.7%	3.9%	-	-	3.0%

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.

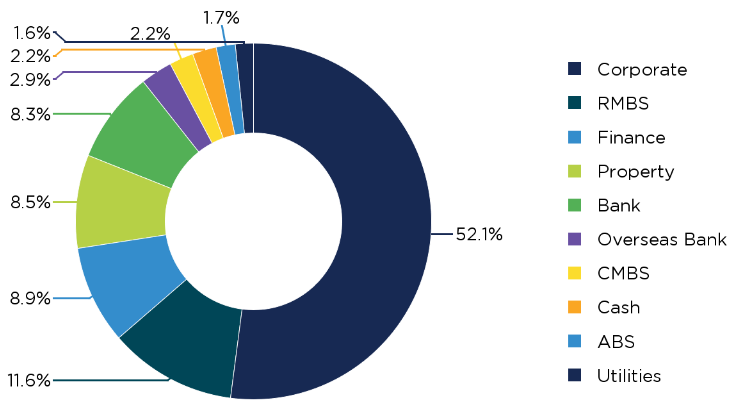
NTA PER UNIT VS ASX UNIT PRICE PERFORMANCE

SENIORITY BREAKDOWN



Source: Bloomberg and Perpetual Investments. Data is as at 30 April 2021. All figures are unaudited and approximate.

SECTOR ALLOCATION



Source: Bloomberg and Perpetual Investments. Data is as at 30 April 2021. All figures are unaudited and approximate.

TRUST COMMENTARY

The Trust's portfolio returned 0.7% in April, outperforming the Reserve Bank of Australia (RBA) Cash Rate (benchmark). Over the 12 months to 30 April 2021, the portfolio has returned 9.8%, outperforming the benchmark by 9.7%.

Income return was a significant contributor to performance during April. The Trust's income was predominantly generated by coupon payments and interest income from portfolio exposure to non-financial corporates, non-bank financials, property and residential mortgage backed securities (RMBS). The Trust portfolio's running yield reduced slightly over the month from 3.6% to 3.4% at April month end.

Credit spread tightening was the most significant contributing factor to portfolio performance. Credit spreads tightened on aggregate, reflecting strengthening global growth expectations and robust corporate earnings results. Non-financial corporates which comprised 52.1% of the Trust's portfolio as at 30 April 2021 outperformed financial spreads in spite of a busy month of corporate primary issuance. Similarly, the Trust's 11.6% exposure to RMBS performed well over the month as spreads in securitised sectors tightened on aggregate.

Key changes to the portfolio are detailed below.

Over the month, the Manager maintained its diversification across sectors and credit ratings. The Manager elected to selectively reduce risk by shortening the Trust portfolio's weighted average life and marginally increasing the cash allocation. The Trust remains near fully invested reflecting the Manager's positive outlook of credit markets. The Manager expects that strong macroeconomic tailwinds and supply and demand factors alongside constructive technical indicators will be supportive for credit spreads over the short to medium term.

During April, the Trust invested in the newly issued floating rate senior secured bond from Centuria Capital (CNI). The note is listed on the ASX (C2FHA) which represents a change in strategy for Centuria who had previously issued in over-the-counter markets. The new position performed well and was the most significant contributor to performance during April.

The Trust marginally increased allocation to subordinated debt by investing in the subordinated tranche of Bank of Queensland's (BOQ) April issuance. BOQ came to market for $900M split between multiple senior unsecured and subordinated deals. Subordinated notes come with additional capital structure risk as they have a lower priority of repayment. Consequently, they offer a higher running yield, which in this instance, the Manager believes adequately compensates for the additional risk.

It is also worth noting the impact of the RBA's Term Funding Facility on the primary market in the domestic bank sector. Access to the Term Funding Facility alongside elevated savings rates has meant that major banks have not had to issue senior unsecured debt. This has allowed regional banks such as BOQ to issue senior debt offering a less competitive running yield in order to fill the void. The Trust's flexibility and broad investable universe enables the Manager to identify and exploit relative value opportunities at all levels of the capital structure.

Towards the end of April, the Trust took part in the $300M deal from Transurban Queensland Finance, a subsidiary of ASX listed Transurban (TCL). The deal was met with robust demand and was priced tighter than initial guidance. The Manager expects the fixed rate bond to perform well in the secondary market following the early May settlement date.

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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