

PERPETUAL CREDIT INCOME TRUST

ASX: PCI

Investment update

February 2026

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 2026	Amount
ASX unit price	\$1.100
NTA per unit ¹	\$1.099

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 information

As at 28 February 2026

ASX code:	PCI
Structure:	Listed Investment Trust
Listing date:	14 May 2019
Market capitalisation:	\$804 million
Units on issue:	730,836,121
Distributions:	Monthly
Management costs:	0.88% p.a. ²
Manager	Perpetual Investment Management Limited
Responsible Entity:	Perpetual Trust Services Limited

Investment performance³

As at 28 February 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%	1.9%	3.7%	7.4%	8.3%	6.4%	5.7%
Target Return ⁴	0.5%	1.7%	3.5%	7.3%	7.6%	6.3%	5.6%
Distribution Return	0.5%	1.6%	3.4%	7.4%	7.9%	6.6%	5.7%
RBA Cash Rate	0.3%	0.9%	1.8%	3.9%	4.2%	2.9%	2.2%

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.

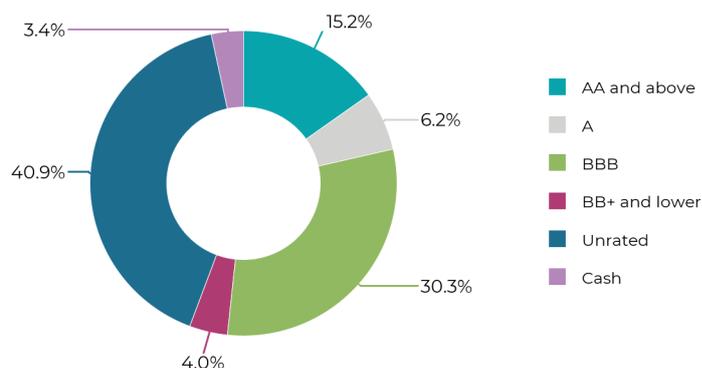
⁴ Target Return is RBA Cash Rate + 3.25% p.a. (net of fees) through the economic cycle. This is a target only and may not be achieved.

² Estimate inclusive of net effect of GST.

Portfolio summary

As at 28 February 2026	Amount
Number of holdings	187
Number of issuers	101
Running yield	6.8%
Portfolio weighted average life	3.6 years
Interest rate duration	35 days

Ratings breakdown



Source: Standard & Poor's and Perpetual Asset Management Australia. Data is as at 28 February 2026. All figures are unaudited and approximate.

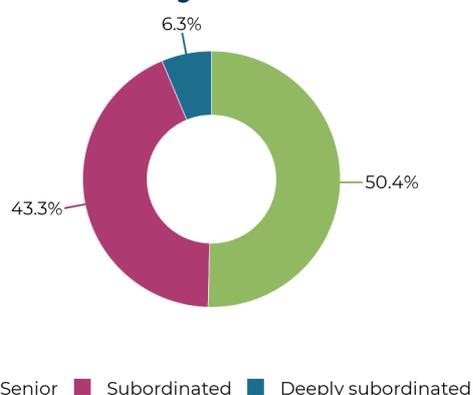
Distributions CPU ⁵

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

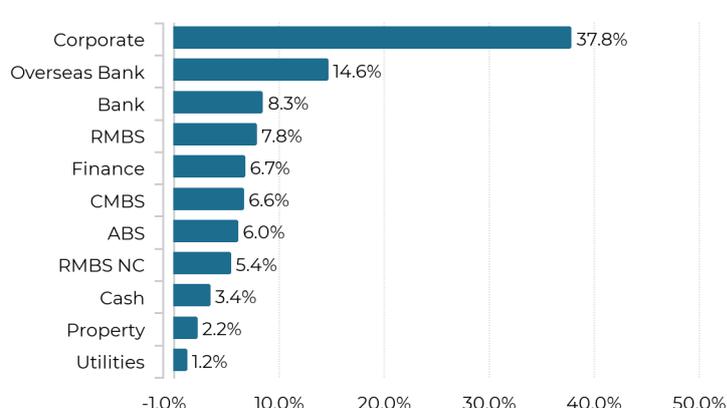
As at 28 February 2026	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FYTD
FY2025	0.68	0.69	0.69	0.69	0.69	0.69	0.69	0.66	0.69	0.68	0.68	0.76	8.28
FY2026	0.68	0.66	0.64	0.62	0.60	0.60	0.60	0.60	-	-	-	-	4.99

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 28 February 2026. All figures are unaudited and approximate. Allocations may not sum to 100% due to rounding.

Portfolio Update

Credit spreads softened and equities saw elevated volatility as markets priced rising geopolitical tensions, concerns around private credit markets, US trade policy uncertainty and the impact of agentic AI disruption. Escalating tensions in the Middle East in the second half of the month saw oil prices rise sharply contributing to inflationary pressure. A US supreme court ruling overturning the Trump administration's tariffs executed under the International Emergency Economic Powers Act was seen as supportive for growth and precipitated a rally in risk assets after fiscal concerns initially saw US bonds selloff.

The Trust's yield premium above benchmark remained the key contributing factor to outperformance over the month. The Trust's yield advantage remains predominantly attributable to non-financial corporates – including private loans – and securitised sectors. Domestic bond yields rallied in February reflecting the broader risk-off sentiment, improving labour market data and in spite of persistently elevated headline inflation. The RBA raised the cash rate by 25bps to 3.85% in February, citing stronger than expected private demand and mounting capacity pressures as inflation accelerated into the second half of 2025. At month end, another 0.25% rate hike was fully priced in for the first half of 2026. The Trust's floating rate structure minimises the impact of interest rate volatility while rising base rates supports the income distributable to unitholders as coupons are reset at higher rates. At month end the Trust portfolio's running yield was 6.8%.

Credit spread return was another key positive contributor for performance, led by the revaluation upwards of a private loan from Star Entertainment. Perpetual values valuation transparency when dealing in illiquid assets and all private loans held within the trust are externally valued on a regular basis ensuring that the NAV accurately reflects the current value of the Portfolio's assets.

Elsewhere, domestic spreads widened modestly in aggregate over the month led by regional and major banks while offshore banks performed better, supported by robust corporate earnings results. Tier-2 domestic bank spreads underperformed as record volumes of subordinated and additional tier-1 hybrid issuance were ingested while secondary markets were busy with a spike in switching activity. In the US, investment-grade and high-yield spreads widened from their 10-year lows while private credit and liquidity mismatch concerns were highlighted by a prominent US manager halting redemptions for their retail fund.

The Trust maintains a liquid core sleeve of investment grade securities and cash, which accounted for 61.7% of the portfolio NAV at month end. The Trust's diverse 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.

The Manager remained selective in adding new issues to the portfolio with only a small number of deals offering attractive relative value as issuance volumes spiked. An example of a subordinated bond added in primary during the month was the tier 2 bond from domestic ADI IMB bank. The deal was a rare AUD issue, offering an attractive spread relative to peers. Similarly, the Trust added a subordinated deal from Macquarie which offered an attractive new issue concession relative to a number of weaker deals earlier in the month.

Perpetual's proprietary credit outlook score softened over the month before reaching a strong negative score in early March following the commencement of strikes in Iran. The Manager continues to monitor the situation carefully and the Trust remains defensively positioned. The Trust's broad mandate and healthy cash allocation ensures the portfolio has the capacity to add risk where-ever it is best rewarded.

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.

This monthly report has been prepared by Perpetual Investment Management Limited ABN 18 000 866 535, AFSL 234426 (PIML). It is authorised for release by Perpetual Trust Services Limited ABN 48 000 142 049, AFSL 236648 (PTSL). PTSL is the responsible entity and issuer of the units in Perpetual Credit Income Trust ARSN 626 053 496 (Trust). PTSL has appointed PIML to act as the manager of the Trust. This monthly report is general information only and is not intended to provide you with financial advice or take into account your objectives, financial situation or needs. You should consider, with a financial adviser, whether the information is suitable for your circumstances. To the extent permitted by law, no liability is accepted for any loss or damage as a result of any reliance on this information. Past performance is not indicative of future performance. This information is believed to be accurate at the time of compilation and is provided in good faith. This report may contain information contributed by third parties. PIML and PTSL do not warrant the accuracy or completeness of any information contributed by a third party. Any views expressed in this monthly report are opinions of the author at the time of writing and do not constitute a recommendation to act.

Before making any investment decisions you should consider the Product Disclosure Statement (PDS) for the Trust issued by PTSL and the Trust's other periodic and continuous disclosure announcements lodged with the Australian Securities Exchange (ASX), which are available at www.perpetualincome.com.au or can be obtained by calling 1300 778 468 (within Australia) or +61(2) 9299 9621 (from overseas).

No company in the Perpetual Group (Perpetual Group means Perpetual Limited ABN 86 000 431 827 and its subsidiaries) guarantees the performance of the Trust or the return of an investor's capital. This information does not constitute an offer, invitation, solicitation or recommendation with respect to the purchase or sale of the Trust's units.

This report may contain information, data or material, including ratings (Content) obtained from third parties, including ratings from credit ratings agencies such as Standard & Poor's. Reproduction and distribution of the Content in any form is prohibited except with the prior written permission of the relevant third party. Third party content providers, and their affiliates and suppliers (Content Providers), do not guarantee the accuracy, adequacy, completeness, timeliness or availability of the Content, and are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, or for the results obtained from the use of such Content. In no event shall Content Providers be liable for any damages, costs, expenses, legal fees, or losses (including lost income or lost profit and opportunity costs) in connection with any use of the Content. A reference to a particular investment or security, a rating or any observation concerning an investment that is part of the Content obtained from the Content Providers is not a recommendation to buy, sell or hold such investment or security, does not address the suitability of an investment or security and should not be relied on as investment advice. Credit ratings are statements of opinions and are not statements of fact.

Contact Details

For queries regarding your investment:

MUFG Corporate Markets

Investor queries:

Telephone: +61 1300 912 776

Email: pci@cm.mpms.mufg.com

