

Elston Growth 70 Model Portfolio

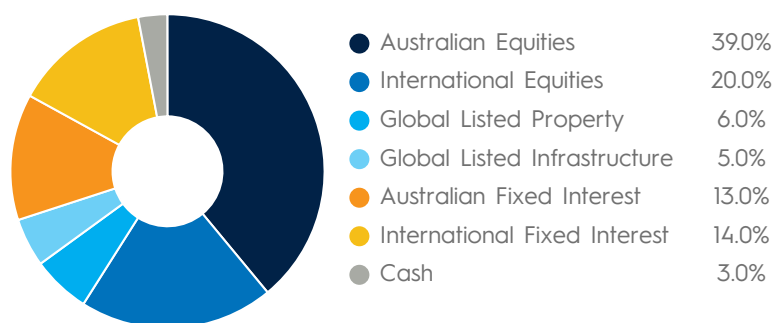


April 2025

Key Information

Investment Manager	Elston Asset Management Pty Ltd	Asset Class	Multi-Asset
Target Growth / Defensive	Growth 70% / Defensive 30%	Number of Holdings	20 - 45
Investment Style	Active / Style Neutral	Management Fee	Refer to PDS
Minimum Investment Horizon	5 Years	Inception Date	03/10/2012

Asset Allocation



Current (TAA) vs Long Term (SAA) Asset Allocation

Portfolio	TAA	SAA	Asset Range
Australian Equities	39.0%	40.0%	25 - 55%
International Equities	20.0%	20.0%	5 - 35%
Global Listed Property	6.0%	5.0%	0 - 20%
Global Listed Infrastructure	5.0%	5.0%	0 - 20%
Australian Fixed Interest	13.0%	10.0%	0 - 25%
International Fixed Interest	14.0%	10.0%	0 - 25%
Cash	3.0%	10.0%	1 - 25%

Top Portfolio Holdings

Macquarie Dynamic Bond Fund	9.80%
Janus Henderson Tactical Income Fund	9.10%
Quay Global REIT Fund (AUD Hedged)	6.00%
4D Global Infrastructure Fund (AUD Hedged)	5.00%
BetaShares Global Shares Currency Hedged ETF	4.50%
Macquarie Income Opportunities Fund	4.20%
AB Global Equity Fund	4.00%
Ironbark Robeco Global Developed Enhanced Index Fund	4.00%
Betashares Western Asset Australian Bond Fund ETF	3.90%
Life Cycle Global Share M	3.50%

Investment Objective

The aim of the portfolio is to outperform the composite benchmark, over rolling five-year periods, after fees.

Benchmark

The composite benchmark is an index calculated as the weighted average of the indices selected as benchmarks for each asset class.

Investment Strategy

An actively managed diversified portfolio of securities across both growth asset classes, such as Australian and international equities, property and infrastructure, and defensive asset classes, including cash and fixed interest securities. In general, the portfolio will have a long-term average exposure of around 70% in growth assets and 30% in defensive assets, however the allocations will be actively managed within the allowable ranges, depending on prevailing market conditions.

Designed for Investors Who

- The portfolio is designed for investors seeking:
- long term capital growth above inflation
 - tax effective income growth
 - a non-index weighted portfolio construction
 - a minimum investment timeframe of five years.

Platform Availability

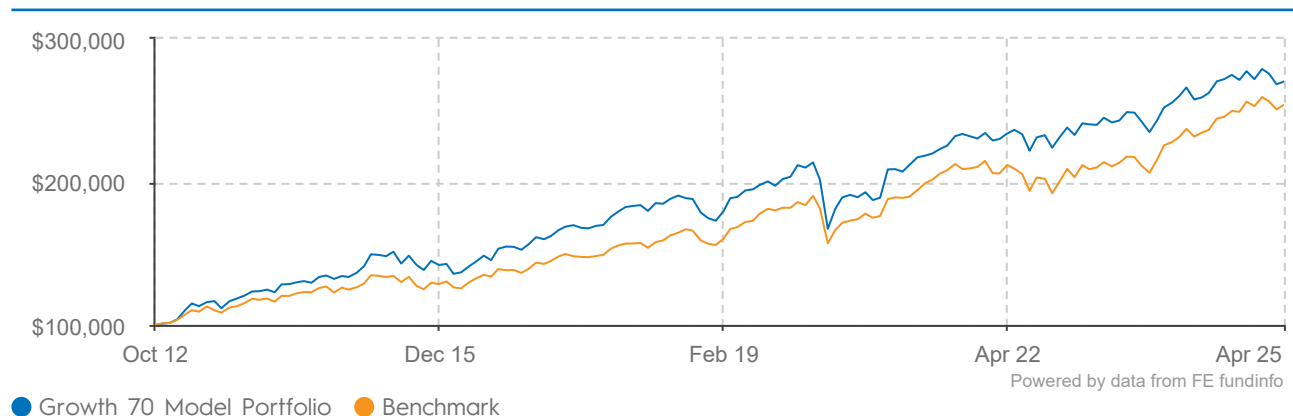
Hub24, Netwealth, MyNorth, BT Panorama, Macquarie Wrap, Praemium, CFS Edge, Expand.



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Value of \$100,000 Since Inception



Performance Table	1 Mo	3 Mo	6 Mo	1 Yr	3 Yr (p.a.)	5 Yr (p.a.)	7 Yr (p.a.)	10 Yr (p.a.)	Inception (p.a.)	Value of \$100,000 (Since Inception)
Growth 70 Model Portfolio	0.72%	-3.14%	-0.42%	4.88%	4.55%	8.34%	5.55%	6.20%	8.22%	\$270,126.60
Benchmark	1.32%	-2.07%	1.99%	9.61%	6.67%	8.85%	7.03%	6.64%	7.69%	\$253,920.32

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This information has been prepared for the purpose of providing general information and may differ between platforms. All performance and portfolio information is based on data as of the final calendar day of each month. Investment performance returns are displayed AFTER investment management fees of 0.41%p.a. (inclusive of GST), but BEFORE administration fees and taxes for the managed portfolio. Inception date is 03/10/2012. Returns from inception are shown as annualised if the period is over 1 year, or as total returns otherwise. Past performance is not a reliable indicator of future performance returns. Returns may differ between platforms due to such factors as fees or underlying holdings. Please refer to the appropriate platform PDS for further information.

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