

Yarra Australian Equities Fund

Gross returns as at 31 March 2021

	1 month %	3 months %	1 year %	3 years % p.a.	5 years % p.a.	10 years % p.a.	Since inception* % p.a.
Yarra Australian Equities Fund	4.01	7.13	47.83	7.47	8.85	7.83	10.62
S&P/ASX 200 Accumulation Index [†]	2.44	4.26	37.47	9.64	10.24	7.95	9.29
Excess return (before fees) [‡]	1.56	2.87	10.36	-2.17	-1.39	-0.12	1.33

Past performance is not a reliable indicator of future performance. Taxes payable by investors have not been taken into account. The figures shown have been provided for illustrative purposes – they are unaudited and subject to change. The total returns shown are gross of all fees, meaning they do not reflect the deduction of any investment management fees which would reduce returns and assume reinvestment of all distributions. Investment in the fund is not available on a fee free basis and this should be factored into any analysis of past performance.

Net returns as at 31 March 2021

	1 month %	3 months %	1 year %	3 years % p.a.	5 years % p.a.	10 years % p.a.	Since inception* % p.a.
Yarra Australian Equities Fund	3.93	6.89	46.51	6.48	7.84	6.82	9.62
S&P/ASX 200 Accumulation Index [†]	2.44	4.26	37.47	9.64	10.24	7.95	9.29
Excess return (after fees) [‡]	1.49	2.64	9.05	-3.16	-2.40	-1.12	0.33

Past performance is not a reliable indicator of future performance. Taxes payable by investors have not been taken into account. The figures shown have been provided for illustrative purposes – they are unaudited and subject to change. The total returns shown are prepared on an exit to exit basis – they include all ongoing fees and expenses and assume reinvestment of all distributions.

* Inception date Yarra Australian Equities Fund: July 1996

[†] The benchmark for the Yarra Australian Equities Fund has been amended since the Fund's inception. Effective 28 February 2008 the benchmark is the S&P/ASX 200 Accumulation Index, replacing the S&P/ASX 200 ex Property Accumulation Index Monthly. Further information on changes to the Fund's benchmark is available upon request.

[‡] Excess return: The difference between the portfolio's return and the benchmark return.

Market review

Australian equities rose in the March quarter as stronger-than-expected earnings more than offset rising bond yields globally.

The S&P/ASX 200 Accumulation Index increased 4.3% for the quarter, taking its 12-month return to +37.5%. The local market lagged overseas indices, with the MSCI World Index and S&P500 returning 6.3% and 6.2% respectively. Returns had been stronger as companies delivered one of the best reporting seasons on record, with 3.2 times more beats than misses¹. However, performance stalled midway through the quarter as the Australian 10-year bond yield rose 82 bps to 1.79%.

The banking sector (+15.5%) was the standout as direct beneficiaries of higher bond yields and, moreover, as results highlighted lower impairments and more resilient revenue than anticipated. Westpac Bank (WBC, +26.0%) and ANZ Bank (ANZ, +24.1%) were the top performers as the banks announced \$510mn and \$150mn write-backs respectively and higher margins as deposits were repriced.

Elsewhere, Resources stocks rallied as the global recovery continued to take shape. While performance among the iron

ore miners was mixed – BHP Group (BHP, +9.6%) outperformed Rio Tinto (RIO, +1.4%) and Fortescue Metals Group (FMG, -9.2%) – returns elsewhere were strong, led by South32 (S32, +14.5%), Iluka Resources (ILU, +11.4%) and Lynas Rare Earths (LYC, +55.0%). Within Energy (+3.8%), Santos (STO, +14.2%) and Woodside Petroleum (WPL, +6.2%) supported the sector as Brent Crude increased 24.0% to US\$64 per barrel.

Conversely, the worst performing sectors were Health Care (-2.3%) and Information Technology (-11.3%). CSL (CSL, -6.1%) declined despite a strong 1H21 result, with investors instead focused on the sales outlook following COVID-related supply disruption at collection centres. Losses were widespread across the tech sector (given the impact of higher bond yields on their long-dated cash flows). The worst performers included Afterpay (APT, -14.0%), Xero (XRO, -13.8%), Wisetech Global (WTC, -5.4%), Altium (ALU, -21.6%) and Appen (APX, -35.7%).

¹ Source: Morgan Stanley.

Portfolio review

Key Contributors

ANZ Bank (ANZ, overweight) – the bank outperformed amid the higher bond yield environment globally and, moreover, as its 1Q21 trading update highlighted lower impairments and more resilient revenue than anticipated. ANZ reported cash earnings from continuing operations of \$1,843mn, well above market expectations, driven by large provision write-backs (\$150mn). The update supported our thesis that the bank is positioned strongly for an earnings and dividend recovery post-COVID, with capital management initiatives likely as debts turn out to be more benign than feared. While there are challenges to its outlook – including persistent top-line pressures from lower interest rates – the bank is able to offset these pressures by cutting costs at a superior rate to peers, and management remains committed to its \$8bn expense target (requiring a \$600mn cost reduction ex-investment). We see ANZ's valuation as attractive at 14.0 times forward earnings, particularly relative to NAB and CBA (at 15.1 and 18.6 times respectively).

Westpac Bank (WBC, overweight) – the bank outperformed amid the higher bond yield environment globally and, moreover, as its 1Q21 trading update highlighted lower impairments and more resilient revenue than anticipated. WBC reported cash earnings of \$1,971mn, well above market expectations, driven by large provision write-backs (\$501mn) and higher net interest margins. The update supported our thesis WBC is positioned strongly for an earnings and dividend recovery post-COVID, with capital management initiatives likely as debts turn out to be more benign than feared. Consensus for bad debts remain at 14 bps for FY21 and 17 bps for FY22, which we view as overly conservative. Further, challenges to its outlook – including higher costs relating to risk compliance and mortgage processing – are more than reflected into its valuation (at 14.6 times forward earnings).

Vocus Group (VOC, overweight) – the telco outperformed during the period after receiving a takeover bid and delivering a better-than-expected 1H21 result. A consortium comprising Macquarie Infrastructure and Real Asset Holdings (MIRA) and Aware Super made an offer of \$5.50 per share following due diligence on the business during the period. Meanwhile, the result highlighted positive momentum in the Networks division, with VOC taking share from competitors following a large number of deals in 1H21 and management talking to a strong pipeline for the full year. The result and takeover bid supported our investment thesis on the stock; namely that the combination of good management, improving fundamentals and quality of the asset base will result in significant upside. The management team remains focused on integrating and simplifying the various acquired businesses, unifying its product offering and increasing customer product penetration. We remain confident in the longer-term revenue and margin opportunities that will come from successfully implementing these improvements.

CSL (CSL, underweight) – the biotechnology company underperformed despite a strong 1H21 result, with investors

instead focused on the FY22 outlook following COVID-related supply disruption at collection centres. NPAT for the period beat expectations by +26%, driven by better-than-expected sales from its Seqirus division and larger-than-anticipated cost reductions in its Behring division. However, investors looked through the FY21 period – where management forecasts appear conservative – to FY22, where the earnings outlook appears more challenging amid supply disruption and higher collection costs (+20% in the period) relating to COVID-19. We remain underweight CSL based on its forward valuation (38.7 times P/E and 26.0 times EV/EBITDA on a 12-month forward basis), which we believe appropriately captures the earnings outlook at this time. The growth outlook for CSL's key plasma products remains robust, with the company continuing to strengthen its relative market position through long-term investment in capacity, product innovation and collection centres.

Incitec Pivot (IPL, overweight) – the company outperformed in response to improved fertiliser prices, with Tampa ammonia rising +102% q/q to \$US545/t. Our positive view remains premised on key commodities (urea and DAP) reverting to mid-cycle levels. Furthermore, other factors which had weighed on performance throughout FY19 and FY20 – weather-related issues, plant outages and COVID-related disruption – are now largely behind the company. Lead indicators suggest higher demand for the commodities and the explosives business is experiencing more stable pricing as mining demand normalises in North America. At 19.1 times forward earnings, IPL trades well below the wider Industrials sector (at 27.6 times).

Key Detractors

National Australia Bank (NAB, underweight) – the bank outperformed amid the higher bond yield environment globally and a better-than-expected 1Q21 trading update. Cash NPAT grew +47% to \$1.65bn, ahead of market forecasts, driven by lower credit impairment charges (at 1 bp, its lowest annualised figure since 1980). Pre-provision operating profit was also tracking ahead of forecasts as higher fee income more than offset weaker Treasury and Markets income. We remain underweight the bank. Notwithstanding the improving trends for the bank, we see less scope for surplus capital compared to Westpac Bank (WBC) and ANZ Bank (ANZ). Further, both WBC and NAZ trade at more appealing valuations (at up to 10% discounts to NAB based on forward earnings) and are our preferred banking exposures at this time.

Atlas Arteria (ALX, overweight) – the toll road operator underperformed during the period amid rising bond yields globally and as its FY20 result showed COVID-19 related restrictions continued to impact traffic volumes for its key assets. ALX reported that traffic for APRR remained 25% lower y/y in the beginning of CY21, while Dulles Greenway was down 50% y/y. That being said, ALX's actual FY20 result was solid, with proportional EBITDA of \$881mn above consensus of \$837mn and dividend guidance for 2H21 was raised to 13 cents per share. We remain overweight based on its strong liquidity and balance sheet position, which leaves it well placed to weather any further COVID-19 related downturn, and a

positive long-term view. ALX holds attractive, long-duration assets and trades at a discounted valuation (11 times normalised EV/EBITDA), which more than captures the disruption from COVID-19 but doesn't reflect the outlook for a recovery as vaccines roll out. We continue to believe the intrinsic value of ALX's assets will eventually be realised following the simplification of its ownership structure in the past two years, resulting in significant upside.

Link Group (LNK, overweight) – the company underperformed after one of its suitors, SS&C, withdrew its takeover offer. The PEP/Carlyle consortium's offer – which remains on the table – values LNK's base business on 14.6 times FY22 earnings which compares to 16.1 times for listed peer CPU. The implied valuation multiple of PEXA is 15.5 times EV/EBITDA compared to globally listed equity exchanges which trade on more than 19 times forward EV/EBITDA and growth oriented domestic marketplaces such as SEK, CAR and REA which trade on 24 times forward EV/EBITDA. Our positive view of PEXA is premised on infrastructure like characteristics of the property settlement exchange upon maturity supplemented by numerous growth opportunities in immediate adjacencies. We support LNK's move to prioritise the trade sale process of PEXA, which in our view will unlock material value.

TPG Telecom (TPG, overweight) – the telco underperformed during the period after the chairman (the founder of TPG and a 17% shareholder) resigned from his position to pursue other interests, and following a modestly disappointing FY20 result. While the resignation creates a potential share overhang, we do not believe it will change the company's strategy and hold a positive view of the company's chief executive. In regards to the result, FY20 EBITDA declined 10%, 2% below consensus forecasts, due to COVID-related headwinds in the Mobile division. Our positive thesis remains premised on the recently completed Vodafone merger, which in our view will unlock significant synergies. The combined entity is well placed to harness its infrastructure, scale and balance sheet to compete with incumbents Telstra (TLS) and Optus through its lower-cost structure. Moreover, it provides TPG the ability to bypass the NBN with a Fixed Wireless offering, moving away from low margin re-seller economics to high margin ownership economics.

Carsales.com (CAR, overweight) – the online automotive classifieds company underperformed during the period despite no materially negative news. Its 1H21 result was 3% ahead of consensus expectations (adjusted for Dealer support), supported by strong cost control. Management also provided guidance for the full year, indicating 'moderate' adjusted revenue growth and 'solid' adjusted NPAT growth. Our positive view is premised on the belief CAR should benefit from attractive earnings growth, conservative accounting (with low capitalisation of research and development investment) and undervalued international businesses. Further, we see CAR's valuation as attractive relative to peers, trading at 28.1 times forward earnings versus REA Group (REA) at 47.9 times.

Key Purchases

Telstra (TLS) – we established a position in the telco during the period. Our investment thesis is premised on several factors. Firstly, we believe management's guidance for Mobile growth in 2H21 and FY22 is achievable. Average revenue per user (ARPU) is set to benefit from the \$5 increase across the company's back-book in November and December, its front book is seeing \$3 rises from new plans and headwinds to the business relating to COVID-19, out-of-bundle plans and accounting changes are fading. Secondly, the company's cost reduction initiatives are proving to be real and flowing through to earnings, with management announcing a further \$200mn to its \$2bn productivity program by FY22 and reiterating "hundreds of millions" beyond that. Thirdly, TLS is committed to maintaining the current dividend (as evidenced by paying 125% of underlying earnings in 1H21), which was justified given its strong cash flow (the dividend was only 60% of FCF) and outlook for earnings growth. Lastly, we expect the sale mobile tower business, TowerCo, will result in a significant portion of its capital (at a \$4-5bn valuation) to be returned to shareholders. We do not believe these positive factors are reflected in TLS's valuation, with the stock trading at 21.4 times 12-month forward earnings and offering a 5.3% dividend yield.

Metcash (MTS) – we increased our position during the period due to strong momentum across all three divisions (Food, Hardware & Liquor), with our positive view predominantly based on the wholesale distributor's Food Division (56% of EBIT). In the short term, we expect the division to continue benefiting from the shift to local shopping amid the COVID-19 pandemic. Further, MTS is taking market share and should benefit from stronger operating leverage as elevated costs associated with COVID-19 abate. In the longer term, we see the Food division as more sustainable following recent management changes to the franchisor / franchisee model, which now prioritises retailer revenue growth (rather than MTS profit), which has in turn led to suppliers being willing to invest to reduce prices. Within Hardware (31% of divisional EBIT), we see MTS as a key beneficiary of Australia's improving housing environment, with the majority of its business in the trade segment (where it has exposure to small and medium-dwelling builders as opposed to high-rise builders). We do not believe this is factored into consensus expectations, with MTS trading at 14.6 times (versus COL at 19.7 times and WOW at 24.1 times).

Tyro Payments (TYR) – we took recent underperformance as an opportunity to establish a small position in the payments company. TYR underperformed following a terminal outage that affected 30% of its merchants for several days. In our view the outage is a one-off issue that doesn't materially impact the long-term growth opportunity. While challenges such as higher churn and lower front book additions are inevitable in the short term given the extensive outage and lack of lock-in contracts, we do not believe they will persist in the longer term. As the lead provider of software that allows payment terminals to be integrated into point-of-sale (POS) systems, TYR remains in a defensible position versus peers such as the banks which rely on a clunky intermediary.

Moreover, short-term headwinds are more than reflected in TYR's valuation, with the stock trading at 4.4 times forward sales – a significant discount to technology peers.

Key Sales

Coles (COL) – we exited our position in the supermarkets company during the period. The business is currently losing significant market share to competitors due to several factors, the most prominent being the post-COVID trend to shop online and locally. We do not believe share losses will revert in the short term due to the lack of a clear strategy from management and inferior online offering until its partnership with Ocado becomes operational in FY23. The share loss also comes at a time when COL is stepping up strategic investments, which is likely to result in lower margin outcomes as sales turn negative. As a result, we no longer see its valuation as attractive at 20.3 times forward earnings.

Sydney Airport (SYD) – we exited our position in the airport operator due to the outlook for a more protracted recovery in international travel, underappreciated risks arising from airline and tenant agreements and the prospect of higher interest rates in the long term. Most airline agreements are scheduled for renewal in July 2021 which, if they are not extended, may result in adverse pricing outcomes for the airport operator. While we continue to view SYD's assets as high-quality with strong barriers to entry, we see the stock as fully valued at a CY22 EV/EBITDA of 20.9 times earnings when considering these risks.

Reece (REH) – we exited our position in the plumbing and bathroom supplier during the period following strong outperformance. We no longer see the stock's valuation as supportive (at 16.0 times forward EV/EBITDA) despite the company's positive operating outlook. We believe the stronger housing environment in Australia and the significant growth potential in US business MORSCO is now fully reflected in the share price. Our preferred housing exposures at this time are James Hardie (JHX), Bluescope Steel (BSL) and Mirvac Group (MGR).

Key Active Overweights

ANZ Bank (ANZ) – we are overweight ANZ on the grounds that the bank is positioned strongly for an earnings and dividend recovery post-COVID, with capital management initiatives likely as debts turn out to be more benign than feared. While there are challenges to its outlook – including persistent top-line pressures from lower interest rates – the bank is able to offset these pressures by cutting costs at a superior rate to peers, and management remains committed to its \$8bn expense target (requiring a \$600mn cost reduction ex-investment). We see ANZ's valuation as attractive at 14.0 times forward earnings, particularly relative to NAB and CBA (at 15.1 and 18.6 times respectively).

Aristocrat Leisure (ALL) – our investment thesis is premised on ALL's strong growth profile following the resolution of the COVID-19 crisis. ALL has a dominant position in land based games (65% of EBIT) and is set to benefit from significant opportunities from Digital (35% of EBIT), which offers a wide range of outcomes. Lastly, the stock screens as undervalued

at 26.4 times forward earnings when considering the Industrials Ex-Financials trades at 27.6 times and ALL's superior long-term growth potential.

BHP Group (BHP) – we believe the company's valuation is attractive in the context of firm iron ore prices and China returning to production following COVID-19. BHP still trades on a 12-month forward P/E of 11.6 times, an EV/EBITDA of 5.2 times, and generates a FCF yield of >10%. Its balance sheet is robust (gearing ~15%), with management carrying out a well-defined capital allocation strategy. More broadly, we view BHP as a relatively defensive Metals & Mining exposure, with a diversified portfolio and clear strategy of capital allocation.

Westpac Bank (WBC) – we are overweight WBC on the grounds that the bank is positioned strongly for an earnings and dividend recovery post-COVID, with capital management initiatives likely as debts turn out to be more benign than feared. Further, challenges to its outlook – including higher costs relating to risk compliance and mortgage processing – are more than reflected into its valuation (at 14.6 times forward earnings). Lastly, the bank trades at a discount to CBA at 18.6 times and National Australia Bank (NAB) at 15.1 times.

Link Group (LNK) – we remain overweight the company because we continue see compelling value in its base share registry business and electronic conveyancing business PEXA. PEP/Carlyle consortium's offer values LNK's base business on 14.6 times FY22 earnings which compares to 16.1 times for listed peer CPU. The implied valuation multiple of PEXA is 15.5 times EV/EBITDA compared to globally listed equity exchanges which trade on more than 19 times forward EV/EBITDA and growth oriented domestic marketplaces such as SEK, CAR and REA which trade on 24 times forward EV/EBITDA. Our positive view of PEXA is premised on infrastructure like characteristics of the property settlement exchange upon maturity supplemented by numerous growth opportunities in immediate adjacencies. We support LNK's move to prioritise the trade sale process of PEXA, which in our view will unlock material value.

Key Active Underweights

National Australia Bank (NAB) – we remain underweight the bank. While NAB has strengthened its capital position through a highly dilutive, discounted \$3.5bn capital raising and has increased collective provisioning, the bank is yet to take an AUSTRAC provision unlike its peers. Notwithstanding the improving trends for the bank, we see less scope for surplus capital compared to Westpac Bank (WBC) and ANZ Bank (ANZ). Further, both WBC and ANZ trade at more appealing valuations (at up to 10% discounts to NAB based on forward earnings) and are our preferred banking exposures at this time.

CSL (CSL) – we remain underweight CSL based on its forward valuation (38.7 times P/E and 26.0 times EV/EBITDA on a 12-month forward basis), which we believe appropriately captures the earnings outlook at this time. The growth outlook for CSL's key plasma products remains robust, with the company continuing to strengthen its relative market position through

long-term investment in capacity, product innovation and collection centres.

Wesfarmers (WES) – our underweight position remains premised on the view its divisions, outside Bunnings (62% of operating income), face significant earnings headwinds. Officeworks (5% of operating income) and the department store industry (including discount department stores Target and Kmart, 25% of EBIT) face increasing competition and excess physical store capacity. Furthermore, the company's Industrials segment (9% of EBIT) comprises cyclical, lower quality businesses. As such, we don't find the valuation attractive at 24.1 times forward earnings.

Macquarie Group (MQG) – we remain underweight the stock based on the view the recent earnings uplift is driven by its lower quality and highly cyclical businesses, which we see as unsustainable into the medium term. We see significant downside risk to consensus forecasts from FY22, which currently reflects a strong contribution from lumpy items including gains on sale, performance fees and low loan-loss provisions. Meanwhile, we do not expect growth in the more stable business to be able to offset this. As a result, we regard MQG's headline forecast P/E multiple of 18.6 times consensus forward earnings as unattractive.

Woolworths (WOW) – our underweight position reflects concerns at the stock's stretched valuation at 25.1 times forward earnings, which in our view fully captures recent positive momentum in WOW's supermarket business (85% of group earnings) and the more supportive competitive environment. Furthermore, the outlook for discount department store Big W remains challenged, particularly considering the threat of online and the need to rationalise excess store capacity. Lastly, WOW has announced plans to combine Endeavour Drinks and pubs with pokies company ALH Group and de-merge from the group. The proposal does not alter our view on the stock, given our concerns are focused on the outlook for the core supermarkets and discretionary retail businesses.

Market outlook

The Australian economy finished 2020 with strong momentum and incoming data suggests this momentum has spilled over into 2021. A trend decline in new COVID-19 infections in developed countries and the successful commencement of vaccine programs in concert with exceptionally loose financial and fiscal settings has helped underpin confidence in the global economic recovery. We expect global economic growth will accelerate to average 5.5% in CY21, compared to the average global growth rate from 1980 to 2019 of 3.5%. Although this is strong global growth by historical comparison, we believe the Australian economy will more than keep pace. Indeed, our estimates of real time economic activity suggest Australia is currently expanding faster than any G7 country and we expect Australian economic growth will average 6% in 2021.

The driving force of the recovery into 2021 will be consumption growth. The combination of the highest

household saving ratio since the mid-1970s in concert with rising asset prices, declining unemployment, rising hours worked and improving consumer confidence is expected to underpin a 7.0% rise in consumption growth in 2021. Although concerns have persisted over fiscal fade via lapsing fiscal stimulus measures, our analysis has long suggested that the extension of some fiscal programs, the pull forward of income tax cuts and the recovery in labour income as furloughed workers return to work is sufficient to avoid a bout of fiscal fade weighing on household income growth. From our perspective, the fundamentals for household consumption growth in 2021 are as strong as any period in the past 30 years.

A secondary force assisting the recovery is the upswing in new housing approvals, housing finance approvals and house prices. Despite a sharp drop in net migration and earlier concerns over house price declines, sentiment regarding housing has been buoyed by record low interest rates, a shift in responsible lending onus back to the borrower, large government incentives for construction, and the strong guidance by the RBA that interest rates will remain at current levels for the next 3 years. These factors have seen detached housing approvals surge to a record high, which will support construction activity throughout 2021.

Our expectation is that additional fiscal stimulus in the US and additional QE in major offshore markets, in concert with the extension of the QE program in Australia, will leave a pro-growth fiscal and monetary environment for both economic growth and earnings growth in Australia.

The RBA's explicit aim of QE is to lower Australian longer-term bond rates and lower the A\$. We expect the RBA to be partially successful in moderating the appreciation of the A\$, however, upward pressure on the A\$ will likely remain as the global economic recovery continues. We continue to expect the A\$ to finish 2021 at over 80c.

We are most overweight stocks within the Communication Services, Utilities and Energy sectors, and are underweight Financials, Real Estate and Consumer Staples.

Sector allocation

	Portfolio %	Benchmark %	Active %
Communication Services	13.12	4.11	9.01
Consumer Discretionary	9.69	7.85	1.84
Consumer Staples	1.52	5.63	-4.11
Energy	5.56	3.74	1.82
Financials	25.72	30.05	-4.33
Health Care	7.23	9.99	-2.76
Industrials	4.53	6.78	-2.25
Information Technology	4.65	3.98	0.67
Materials	20.38	19.90	0.48
Real Estate	2.88	6.66	-3.79
Utilities	2.94	1.31	1.63

Top 5 holdings

	Portfolio %	Benchmark %	Active %
BHP	9.91	7.00	2.91
ANZ Banking	7.93	4.21	3.72
Westpac Banking	7.51	4.70	2.81
Commonwealth Bank of Australia	7.20	8.01	-0.82
Aristocrat Leisure	4.36	1.15	3.21

Key active positions

Overweights	Portfolio %	Benchmark %	Active %
ANZ Banking	7.93	4.21	3.72
Aristocrat Leisure	4.36	1.15	3.21
BHP	9.91	7.00	2.91
Underweights			
National Australia Bank	0.00	4.50	-4.50
CSL	1.84	6.32	-4.48
Wesfarmers	0.00	3.13	-3.13

Portfolio holdings may not be representative of current or future investments. The securities discussed may not represent all of the portfolio's holdings and may represent only a small percentage of the strategy's portfolio holdings. Future portfolio holdings may not be profitable.

Income and growth

	1 year %	3 years % p.a.	5 years % p.a.	10 years % p.a.
Growth return	30.07	-5.01	-0.73	-1.52
Distribution return	16.45	11.50	8.58	8.34

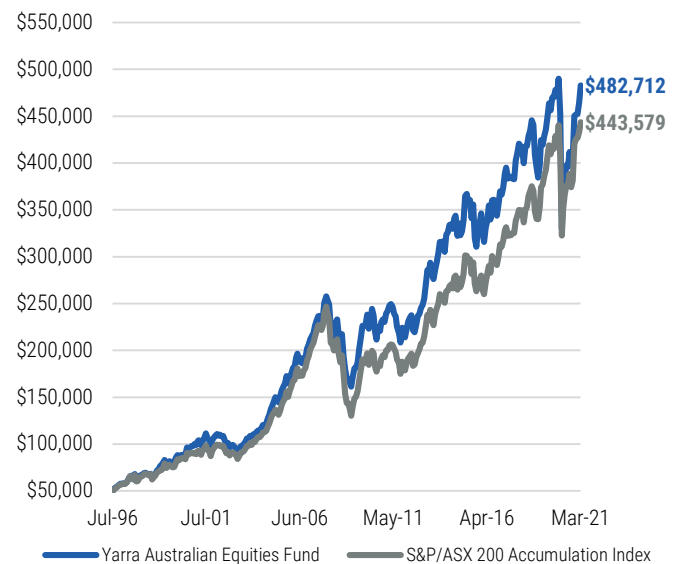
The Growth Return is measured by the movement in the Fund's unit price (inclusive of fees), ex-distribution, and can be positive or negative as the unit price can fluctuate with changes in the underlying market value of the Fund's assets. The Distribution Return is the amount that is paid to unitholders by way of income distribution in a 12-month period. It does not include capital distributions.

Features

Investment objective	To achieve medium-to-long term capital growth through exposure to companies listed on the Australian Securities Exchange. In doing so, the aim is to outperform the S&P/ASX 200 Accumulation Index over rolling 3-year periods.	
Recommended investment time frame	5 - 7 + years	
Fund inception	July 1996	
Fund size	A\$120.8 mn as at 31 March 2021	
APIR codes	JBW0009AU	
Estimated management cost	0.90% p.a.	
Buy/sell spread	+/- 0.15%	
Platform availability	AMP Flexible Lifetime AMP PortfolioCare AMP Wealthview ANZ Grow Wrap Asgard BT Panorama BT Wrap Colonial FirstWrap Freedom of Choice Hub24 IOOF Pursuit Select	Macquarie Wrap Accumulator Macquarie Wrap Consolidator Netwealth North Oasis OnePath PortfolioOne PowerWrap SmartWrap Wealthrac

Investment performance comparison of \$50,000

After fees, since inception of the Yarra Australian Equities Fund, July 1996 to March 2021.



For illustrative purposes only. Past performance does not guarantee future results, which may vary. The total net fund returns shown are prepared on an exit to exit basis (i.e. they include all ongoing fees and expenses and assume reinvestment of all distributions). They do not take personal taxation into account. The comparison with the S&P/ASX 200 Accumulation Index is for comparative purposes only. Index returns do not allow for transactional, management, operational or tax costs. An index is not managed and investors cannot invest directly in an index. Note that the minimum initial investment amount for the Yarra Australian Equities Fund is \$10,000.

Applications and contacts

Investment into the Yarra Australian Equities Fund can be made by Australian and New Zealand resident investors only.

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