



Unit Pricing and Valuation Policy

Version 3.0

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Policy Owner: Fund Accounting

Approved By: The board of Specialised Private Capital Ltd trading a Centric Capital

Contents

1. Introduction	2
2. Outsourcing arrangements	3
3. Unit Pricing	3
4. Relevant Discretions	4
4.1 Determining the net asset value of a Fund	5
4.2 Allocation of Fund assets, liabilities, revenue & expenses between classes of units	6
4.3 Estimating an allowance for transaction costs	6
4.4 Determining entry and exit fees	7
4.5 Determining a time at which unit prices are calculated	8
4.6 Determining a cut-off time	8
4.7 Suspension of unit pricing	8
4.8 Rounding of unit prices	9
5. Unit Pricing Errors	9
6. Reasonable exercise of discretion	10
7. Departures from this policy	10
8. Records	11
9. Compliance with this policy	11
10. Policy review and update	12

Version	Date Board approved	Comments
Version 1.0		Draft policy
Version 2.0	03/09/2017	Policy update and sign off
Version 3.0	16/05/2023	Review of policy

1. Introduction

This Unit Pricing and Valuation Policy (**Policy**) has been prepared and issued by Specialised Private Capital Ltd, trading as Centric Capital. Centric Capital is the responsible entity (**RE**) of a number of registered unitised managed investment schemes (each a **Fund** and together the **Funds**), and registered un-unitised investment schemes (**Scheme**).

It is important that investors understand how the unit prices and values for their investments are determined. This is generally outlined in each Fund's constitution (each a constitution). This policy provides guidance on how Centric Capital will exercise the discretions permitted under each Constitution to determine the unit price, issue price and withdrawal price of the Fund.

This policy is designed to meet the requirements of:

- ASIC Corporations (Managed investment product consideration) Instrument 2015/847 (**the Instrument**), for Funds registered prior to 1 October 2013; and
- ASIC Class Order CO 13/655 'provisions about the amount of consideration to acquire interests and withdrawal amounts not covered by ASIC Corporations (Managed investment product consideration) Instrument 2015/847' (and associated class orders) (**the Class Orders**), for Funds registered on or after 1 October 2013
- ASIC Class Order CO 13/656 'Equality of treatment impacting on the acquisition of interests'
- ASIC Class order CO 13/657 'Discretions affecting the amount of consideration to acquire interests and withdrawal amounts', for Funds registered on or after 1 October 2013

The Instrument and the Class Orders allow the RE to decide a matter that affects the method or formula used to calculate the unit price of each Fund (the discretion) where the conditions under the Class Orders are met. This includes the documentation of Centric Capital's policy on the discretions permitted under each Constitution.

The policy sets out the circumstances in which the RE's discretion is exercised and aims to ensure that:

- Unit prices are calculated fairly and equitably
- The process of calculating unit prices is transparent, documented and consistently applied; and
- The methodologies adopted are reviewed at appropriate intervals and revised as necessary to meet commercial and regulatory requirements.

Centric Capital notes the exercise of any discretion is subject to the general duties of a RE under Section 601FC of the Corporations Act, to act in the best interests of each Fund's unit holders and to exercise a degree of care and diligence that a reasonable person would exercise in that position.

2. Outsourcing arrangements

The discretions permitted under each Constitution are exercised by Centric Capital.

Although Centric Capital has outsourced the functional elements of the unit pricing process for all of its registered managed investment schemes to a third party, Link Fund Solutions Pty Limited (was White Outsourcing Pty Ltd) (ABN 44 114 914 215) and State Street Australia Limited (ABN 21 002 965 200), Centric Capital retains the responsibility to unit holders in ensuring the calculation of unit prices are in accordance with this policy.

3. Unit Pricing

How do we calculate our unit prices?

Each Constitution generally provides the formula to be applied in determining the unit price, issue price and withdrawal price of a unit in the particular Fund.

This is expressed as follows:

The unit price is based on the value of the scheme assets less liabilities (being the Net Asset Value (NAV)), at a valuation time, divided by the total number of units on issue.

Net asset value

Unit price: _____

Units on issue

The issue price is based on the value of the Fund's assets less liabilities (being the NAV), at a valuation time, plus an allowance for transaction costs (if any) and divided by the total number of units on issue.

Net asset value + Transaction costs

Issue price: _____

Units on issue

The withdrawal price is based on the value of the scheme assets less liabilities (being the NAV), at a valuation time, less an allowance for transaction costs (if any) and divided by the total number of units on issue.

Net asset value - Transaction costs

Withdrawal price: _____

Units on issue

A description of the formula used to calculate issue and withdrawal prices for a Fund is set out in the relevant PDS.

The number of units on issue is a known amount which does not involve any discretion being exercised by Centric Capital.

Each of the remaining elements identified in the formula to determine a unit price, an issue price and withdrawal price may require Centric Capital to exercise its discretion.

4. Relevant Discretions

Centric Capital has identified the following discretions that are likely to be exercised in calculating the unit price of each Fund:

- Determining the net asset value (including through selecting valuation methods and estimating provisions and accruals);

- Allocating Fund assets, liabilities, revenue and expenses between classes of units;
- Estimating an allowance for transaction costs;
- Determining entry and exit fees;
- Determining when unit prices are calculated;
- Determining a cut-off time;
- Suspension of unit pricing; and
- Rounding of unit prices.

More information regarding these discretions is set out as follows:

4.1 Determining the net asset value of a Fund

The NAV is defined as the gross asset value (GAV) of the Fund less all Fund liabilities, including any distributions payable but not paid to unit holders. The GAV is the sum of the value of all assets.

The value of assets and liabilities used in determining the NAV of a Fund are determined by reference to market values, in accordance with ordinary commercial practice, the Constitution, and PDS or other disclosure documents for that Fund issued to unit holders.

Centric Capital exercises its discretion concerning the NAV of a Fund in accordance with generally accepted accounting principles, with reference to the joint Australian Securities and Investments Commission (ASIC) and Australian Prudential Regulation Authority (APRA) “Unit Pricing: Guide to good practice” and using the principles discussed in Financial Services Council (FSC) Standard No. 8 “Scheme Pricing” and FSC Standard No. 9 “Valuation of Scheme Assets and Liabilities” and / or the relevant Australian Accounting Standards.

4.1.1 Asset valuation methods

To value assets, unless Centric Capital determines otherwise, the market value of an asset is used by applying the relevant accounting policies and FSC Standards and guidelines. If Centric Capital values at other than market value, or where there is no market value, the valuation methods used by Centric Capital will be independently verifiable.

Security prices are obtained, where possible, from widely used price feeds from independent security pricing services, and are based on market price where the security is traded on a regulated market.

Investments in unlisted managed funds are periodically revalued by determining their fair value. Fair value is determined by reference to the latest financial information for

the relevant fund provided by the relevant fund manager. Where Centric Capital reasonably believes that the latest financial information does not accurately reflect the fair value; investments will be valued according to Australian Accounting Standards.

4.1.2 Provisions and accruals

Accruals for assets and liabilities are provided for within the NAV where they have a known value or a value that can be reasonably estimated.

Under each Constitution, liabilities are generally defined as all present liabilities of the scheme including any provision which Centric Capital decides should be taken into account in determining the liabilities of the Fund.

Liabilities generally include management fees, performance fees and other expenses, and will be accrued as outlined in the relevant Fund's PDS or where they have a known value or can be reasonably estimated. The actual expenses will be reconciled against the accruals at least annually. Certain of a scheme's liabilities may be incapable of being given values, and therefore Centric Capital must exercise discretion in assigning a value to them for the purpose of determining the NAV.

Asset accruals, such as income receivable for dividends, rent and interest may also be subject to estimation based on latest available information.

4.2 Allocation of Fund assets, liabilities, revenue and expenses between classes of units

In Funds where there is more than one class of units, the allocation of the Fund assets, liabilities, revenue and expenses for each class is generally calculated based on the proportion of the NAV of the scheme to which the class relates.

Where a particular expense (for example management fees or performance fees) is exclusive to a particular class of units, Centric Capital will usually determine the expense applicable to each class of units independently.

4.3 Estimating an allowance for transaction costs

The Constitution of each Fund may provide that the issue and withdrawal prices of a unit may be adjusted by a transaction cost allowance (commonly referred to as a buy/sell spread), that is an allowance for the costs of acquiring assets (in the case of issuing units) and disposing assets (in the case of redeeming units). Centric Capital may, in connection with any particular application or request for withdrawal of units, deem these costs to be a lesser sum or zero. Any change to these fees will be

communicated to unit holders as required by the PDS or other disclosure document for the Fund and the Corporations Act.

Centric Capital's method is to apply a transaction cost to ensure, as far as practicable, that any transaction costs incurred as a result of a unit holder leaving or entering the Fund is borne by that unit holder, and not the other unit holders.

The buy/sell spread (which is a pre-determined estimate) is set according to the transaction costs associated with transacting the types of assets in which the Fund invests. The quantum of the spread will be influenced by Centric Capital's experience of the costs involved in trading these assets or the costs that the Fund has actually paid, and will be reviewed annually or more frequently where circumstances require to ensure they remain appropriate.

In certain Funds, the buy/sell spread may be set to zero where the varying nature and costs of a transaction for a particular underlying asset make it impractical to set a standard spread. In these instances transaction costs incurred by Centric Capital are borne by the Fund in line with standard market practice for the relevant asset classes.

Centric Capital has the discretion to allow for a spread to be waived or reduced in circumstances where an application and/or a withdrawal request does not require assets to be bought or sold, hence no transaction costs incurred. Examples of such circumstances include:

- an in-specie asset transfer. The buy/sell spread may be waived (or reduced) if an application or withdrawal request is funded (or partially funded in the case of reducing the spread) by an in-specie transfer of assets into or out of the Fund.
- a simultaneous purchase and redemption of units of equivalent value by different unit holders.

In both of these instances there is no need to buy or sell assets in the market, and hence no transaction costs will be incurred. If however, the Fund incurs costs on the transfer of assets, these may be passed on to the transacting unit holder.

Centric Capital has discretion to determine whether a transaction cost allowance should apply and the basis of calculating the allowance. Centric Capital considers that its transaction cost methodology is reasonable as it aims to ensure equity between unit holders by applying a standard process consistently to all unit holders. Any profit or loss arising from the application of Centric Capital's transaction cost methodology will be benefited or borne by the scheme.

4.4 Determining entry and exit fees

Entry and exit fees are amounts deducted from the application money or withdrawal

amount, to reasonably reimburse Centric Capital for the cost of administering entry and exit from the Fund.

Each Constitution sets out the maximum entry and exit fees. Applicable entry, exit fees relevant to each Fund are disclosed in the PDS. Centric Capital has discretion under each relevant Constitution to charge a fee up to the maximum level and it will depend on market practice and competition.

4.5 Determining a time at which unit prices are calculated

Centric Capital has discretion under each Constitution to determine that the unit price of each scheme will generally be calculated daily, weekly, monthly or quarterly as stated in the scheme's Product Disclosure Document (**PDS**).

Unit pricing can be carried out using forward pricing or historic pricing. Forward pricing is when applications to buy and sell units are processed using a price based on asset data effective after the applications have been received. Historic pricing is when applications to buy and sell units are processed using a price calculated prior to the receipt of applications.

Centric Capital calculates unit prices by using forward pricing.

4.6 Determining a cut-off time

When using a forward pricing methodology, a cut-off time must be applied to determine which transactions will receive a particular unit price. Cut-off times are set out in each Fund's PDS. The cut-off time is applied to the time when the transaction is received and accepted by Centric Capital.

Applications or withdrawal requests received before the cut-off time on a business day will receive the relevant price for that day. Transaction requests received after the cut-off time are processed using the unit price calculated for the next pricing day following the day of receipt of the transaction request.

4.7 Suspension of unit pricing

There may be circumstances where Centric Capital determines that the value of a Fund's assets or liabilities cannot reasonably be calculated and would give rise to inequity between transacting and non-transacting unit holders. In these circumstances the calculation of unit prices will be suspended.

Transactions received during the period of suspension will be processed using the unit price applicable on the first pricing day after the suspension is lifted.

Unit prices may also be delayed during interim and year-end distribution periods.

4.8 Rounding of unit prices

The method for the determining unit price rounding is set out in each Constitution. There may be variations in the actual methodology used, however these will be in line with the specific requirements of the relevant Constitution and market practice. Generally, unit prices are calculated to four or more decimal places with the next subsequent decimal place being determined by Centric Capital in accordance with market practice. Where rounding has resulted in fractions of units that are not allocated to unit holders, any excess will remain in the relevant Fund.

5. Unit Pricing Errors

In determining the appropriate treatment of errors Centric Capital will adhere to the FSC Standard No.17 when determining the appropriate treatment of errors that may occur from time to time.

Materiality

In assessing if a unit pricing error requires compensation to be considered for each unitholder in a Fund or Scheme, the materiality used for such an assessment must be no more than 0.3% of the price of that unit. The size of the unit pricing error can be assessed by measuring the size of the variance between the incorrect unit price and the correct unit price, as a percentage of the correct unit price at a particular point in time. Where multiple errors impact a unit price on any given day the combined effect of those errors will be measured to verify whether the tolerance level has been reached. Where the tolerance of 0.3% is reached, the total error will be assessed for compensation. Where it is not reached there will be no compensation under this policy.

Procedure

In the event Centric Capital detects a pricing error, there are clear procedures in place to rectify the error and determine its impact on unitholders within each of the funds.

Once an error has been detected the responsible officer must take all appropriate steps to ensure that the following actions are satisfied:

- Contain the error by identifying the extent of the problem;

- Liaise with the Head of Risk Management and Compliance concerning the extent of the problem and appropriate course of action to address the error;
- Ascertain the number of disadvantaged unit holders as a result of the error;
- Ascertain the materiality of the error;
- Consider the need for compensation; and
- Communicate, if necessary, to unit holders.

Compensation

Where Centric Capital has financially benefited from an error (e.g., in the event of overcharging management fees) Centric Capital will pay compensation to unit holders regardless of the materiality to the unit price. Should the amount of compensation for a unitholder in this circumstance be less than \$20.00, Centric Capital will not pay compensation to the unit holder but will pay the amount back into the Fund so that no financial benefit is retained by Centric Capital.

All unit pricing errors will be reported to the Compliance Committee and monitored to ensure that they are not systemic.

6. Reasonable exercise of discretion

Centric Capital has formulated this policy in line with ordinary commercial practice and industry standards, some of which are outlined in relevant guidance provided by the FSC, ASIC and APRA. Centric Capital therefore considers that it is reasonable to exercise the discretions documented in this policy in accordance with this policy.

7. Departures from this policy

Where Centric Capital exercises a discretion where there is no documented policy current at the time or in a way that involves a departure from this policy, a record of the event (refer record keeping below) will be kept outlining why it was reasonable to do so and by whom the discretion was exercised.

The following will be recorded in a register for all and any departures from this policy (including where there is no documented policy in relation to a discretion exercised by Centric Capital):

- Date the discretion was exercised and the Fund to which it related;

- By whom the discretion was exercised including, without limitation, the identification of the nominee if the discretion is exercised by a nominee of Centric Capital;
- Description explaining how the discretion was exercised;
- Explanation as to why it was reasonable to exercise the discretion the way it was exercised;
- If the discretion was not exercised in accordance with ordinary commercial practice, provide an explanation as to why it was impracticable to do so; and
- Who authorised the exercise of discretion.

Centric Capital will only depart from this policy where it is in the best interest of unit holders to do so.

8. Records

Where Centric Capital exercises a discretion consistent with this policy, Centric Capital will retain a record of the result of the exercise of discretion. Centric Capital will keep a record of this policy for seven years after it ceases to be current.

Where Centric Capital exercises a discretion where there is no documented policy current at the time or in a way that involves a departure from a documented policy, Centric Capital will retain the documentation for seven years after it ceases to be current.

This policy and the records of discretions not covered by this policy or that involve a departure from this policy are available free of charge to unit holders of the relevant Fund and to persons who have been (or should have been) given a copy of the applicable PDS.

9. Compliance with this policy

All Centric Capital staff members are expected to comply with the requirements of this policy.

10. Policy review and update

This policy may be updated from time to time. This policy is generally reviewed on an annual basis to ensure that it remains relevant, current and compliant with all applicable laws, standards and guidance notes.

The current version of this policy can be found on our website
www.specialisedprivatecapital.com.au

Alternatively, you may request a copy at no charge by contacting us on (02) 9250 6500.