

# MLC Premium Model Portfolios

## Portfolio changes

Effective date: 5 May 2025

We continually review the model portfolios to ensure they remain appropriately structured to meet their objectives and are well-positioned for the future market environment. These updates provide investment rationale for adding a new holding, removing an entire holding, or making a significant change to a Model Portfolio. Details of Portfolio re-weightings or re-balances occur normally in the course of managing the Portfolio and are included in our portfolio updates.

### What changes have we made?

Increase	Portfolio change	Rationale
Vicinity Centres (VXC)	High Growth 98: +0.65%	We have initiated a position in <b>Vicinity Centres (VCX)</b> . VCX is Australia's second largest listed retail property group, next to Scentre Group (SCG). It has around 60 shopping centres across Australia, with a tilt towards Victoria. We believe VXC is a quality stock with a diversified asset base and solid retail tenant demand. All things considered and across the range of underlying measures, VXC represents a solid risk-adjusted expected return hence warranting its addition to the portfolio.
	Growth 85: +0.60%	
	Balanced 70: +0.60%	
	Moderate 50: +0.50%	
	Conservative 30: +0.45%	
Reduction	Portfolio change	Rationale
Scentre Group (SCG)	High Growth 98: -0.65%	We have simultaneously exited our position in <b>Scentre Group (SCG)</b> . SCG has been a strong performer since it was added to the portfolio. With its recent analyst quality downgrade due to leverage persistence, we see SCG's valuation becoming further stretched. Each of its 'Valuation, Direction and Quality' lenses are now less appealing than those of VCX. We take this opportunity to exit SCG to take profit and switch this retail AREIT exposure into VCX.
	Growth 85: -0.60%	
	Balanced 70: -0.60%	
	Moderate 50: -0.50%	
	Conservative 30: -0.45%	

*The approximate portfolio change amount is not a guarantee of a change to a client's portfolio. There may be differences between the Model Portfolio and a client's portfolio due to the timing and transaction prices for portfolio changes, client investments and withdrawals during the period, timing of receipt of dividends and income distributions, platform administration fees, transactional costs associated with the client's portfolio, and any portfolio exclusions required by the client.*

### Important Information

Portfolio changes outlined in this document are expected to be implemented by the client's platform, in due course.

This communication has been prepared by MLC Asset Management Pty Ltd (**MLCAM**) (ABN 44 106 427 472, AFSL 308953), part of the Insignia Financial Group of companies (comprising Insignia Financial Ltd ABN 49 100 103 722 and its related bodies corporate) ('Insignia Financial Group'). No member of the Insignia Financial Group guarantees or otherwise accepts any liability in respect of any financial product referred to in this communication or MLCAM's services.

This publication is intended only for financial advisers. MLCAM provides this information to advisers and other Australian financial services licenses in connection with its distribution of MLC Managed Accounts Strategies. MLCAM does not provide and is not responsible for any financial product advice or service a financial adviser may provide or provides to its clients relying on this information, and any financial services or advice provided to clients by platform operators which include MLC Managed Accounts Strategies on its investment menu.

This information may constitute general financial advice. It has been prepared without taking account of an investor's objectives, financial situation or needs and because of that a financial adviser and investor should, before acting on the advice, consider the appropriateness of the advice having regard to the investor's personal objectives, financial situation and needs. Any opinions expressed in this communication constitute our judgement at the time of issue and are subject to change. We believe that the information contained in this communication is correct and that any estimates, opinions, conclusions or recommendations are reasonably held or made as at the time of compilation. In some cases the information has been provided to us by third parties. While it is believed the information is accurate and reliable, the accuracy of that information is not guaranteed in any way.

Past performance is not a reliable indicator of future performance. The value of an investment may rise or fall with the changes in the market.

Any projection or other forward looking statement (Projection) in this communication is provided for information purposes only. No representation is made as to the accuracy or reasonableness of any such Projection or that it will be met. Actual events may vary materially. Opinions constitute our judgement at the time of issue and are subject to change. Neither MLCAM nor any member of the Insignia Financial Group, nor their employees or directors give any warranty of accuracy, not accept any responsibility for errors or omissions in this publication.

MLC Managed Accounts Strategies are available via investment platforms. Please refer to the MLC Asset Management website ([www.mlc.com.au](http://www.mlc.com.au)) for a full list of platform availability. You should obtain a Product Disclosure Statement relating to the investment platform and consider it before making any decision about whether to acquire or continue to hold interests in the Model Portfolios.

MLCAM may use the services of any member of the Insignia Financial Group where it makes good business sense to do so and will benefit customers. Amounts paid for these services are always negotiated on an arm's length basis.