

Assurity Managed Account Service Investment Mandate



Investment Mandate issuer: Mason Stevens Limited

ABN 91 141 447 207 AFSL 351578

Investment Sub-Adviser:

Assurity Investment Management

ABN 52 636 101 472 (CAR 1302211)

Mason Stevens has appointed Assurity Investment Management (CAR 1302211 of Lenn Licencing Company Pty Ltd (AFSL 560709), as Investment Sub-Adviser on the Managed Portfolios outlined in this Investment Mandate.



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Contents

About the relevant parties.....2

Investment Guide4

Risks of investing.....7

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Important Information

This document has been issued by Mason Stevens Limited ABN 91 141 447 207, AFSL 351578 (Mason Stevens). Mason Stevens is the Managed Discretionary Account (MDA) Provider of the MDA Service. Mason Stevens has appointed Assurity Investment Management ABN 52 636 101 472 (CAR 1302211) of Lenn Licencing Company Pty Ltd ABN 52 662 104 529 (AFSL 560709) as Investment Sub-Adviser on the Managed Portfolios outlined in this Investment Mandate.

In this document, MDA refers to a Managed Account provided by Mason Stevens which follows the investment strategy and parameters of the managed portfolios as defined in the Investment Guide section of this document.

This document is produced without consideration of the investment goals, needs or financial circumstances of any person who may read it. If you are a retail investor, you must obtain personal advice from a licensed financial adviser on whether a particular managed portfolios is appropriate for you given your personal goals, needs and financial circumstances. Investment involves risk, potentially resulting in (but not limited to) delays in payment of withdrawal proceeds and the loss of income and capital invested. Past performance is not necessarily indicative of future performance. Mason Stevens, Assurity Investment Management and their respective directors, officers, employees, subcontractors and associates do not assure or guarantee the capital value of your investments will be maintained, or the investment performance of any investments acquired through this MDA Service.

Where there are references to data provided by third parties, neither of Mason Stevens, nor Assurity Investment Management has control over that data and nor do they accept any responsibility for verifying or updating that data. Mason Stevens, Assurity Investment Management and their respective directors, officers, employees and associates may from time to time hold interests in investments of, or earn fees and other benefits from, corporations or investment vehicles which may be held in your managed portfolio. Assurity Investment Management consent to statements in this document attributable to them or referring to them, and have not withdrawn their consent. Assurity Investment Management have confirmed the statements attributable to them or referring to them are not misleading or deceptive at the time of issue.

All amounts in this document are in Australian dollars and all fees are inclusive of GST net the effect of any reduced input tax credits. This document should be read in conjunction with the Mason Stevens Financial Services Guide (FSG), the Mason Stevens Global Investment Service Guide (Guide) including the Mason Stevens MDA Service Terms (which together form the Investment Mandate).

The FSG contains information on Mason Stevens and the MDA Service and is available at masonstevens.com.au/fsg. This document is incorporated by reference into the Guide which contains important information on the fees and costs you pay when you establish an account and use the MDA Service. It also contains information on how to operate your account and how to contribute into your account once it is opened as well as the risks of investing. It is available at masonstevens.com.au/investorguide. If you are unable to access the online information, your adviser or Mason Stevens can provide the information free of charge.



1.1 About Assurity Investment Management

Assurity Investment Management (AIM) is a Sydney-based investment management firm founded by Michael Lenn in 2025 to manage portfolios for clients of Assurity Financial Group (AFG).

Assurity Financial Group (AFG) is a financial planning firm founded in 2018. In early 2025, Michael Lenn, aiming to expand the firm's investment management capabilities, partnered with Paul Saliba of Evolutionary Portfolio Service and Patrick Bennett, an experienced investment professional to form the Investment Committee. Collectively, the team brings over 75 years of expertise in managing and governing both listed and unlisted investments.

1.2 Investment committee

Paul Saliba – Chair / External Independent Consultant

Paul Saliba is a highly experienced investment professional with over 25 years in the financial services industry. Paul specialises in research and investment management, investment governance, and managed account design.

Paul is the Managing Director of Evolutionary Portfolio Services, where he provides independent portfolio consulting, research, and governance solutions to financial institutions, dealer groups, and platform providers. Paul is also the Sector Head of Equities and Fixed Income at fund researcher S M Research.

Paul's expertise spans strategic and tactical asset allocation, multi-asset portfolio design, product development, and investment manager selection. He is widely regarded for his deep knowledge of managed account structures and his commitment to delivering transparent, client-centric investment solutions.

Paul serves as the independent Chair of the Assurity Investment Committee, where he oversees portfolio governance, risk management, and alignment to fiduciary obligations.

Paul holds formal qualifications in economics and finance and is a longstanding advocate of robust, evidence-based investment governance frameworks.

Michael Lenn - Managing Director, Portfolio Manager

Michael Lenn is an experienced financial services professional with a background in finance spanning over 30 years, encompassing investment management, banking, lending, and infrastructure finance. As Managing Director of Assurity Investment Management, Michael leads the firm's portfolio management and investment governance activities, with a particular focus on designing and managing diversified portfolios that align to client objectives, risk profiles, and regulatory standards.

Since co-founding Assurity in 2018, Michael has been instrumental in building the firm's suite of portfolio solutions, with a hands-on approach to portfolio construction, asset allocation, and manager selection. His work ensures Assurity delivers transparent, scalable, and client-centric portfolios that are tailored to the needs of advisers and their clients.

Michael brings deep expertise in analysing economic conditions, market dynamics, and investment risks, applying this knowledge to develop practical solutions that help clients achieve their financial goals.

Michael holds formal qualifications in economics and finance, and as a Licensee, continues to contribute actively to Assurity's strategic direction, compliance framework, and portfolio innovation.



Patrick Bennett – External Independent Consultant

Patrick Bennett is a highly experienced investment professional with over 29 years in financial services and wealth management. He has deep expertise across all asset classes and has led the development and implementation of outcomes-based and risk-managed investment strategies for superannuation funds, high-net-worth individuals, and not-for-profit organisations.

Throughout his career, Patrick has held senior leadership roles including CEO, Chief Investment Officer, and Head of Investment Research, and has chaired investment committees overseeing portfolios ranging from \$100 million to over \$35 billion in funds under advice. He is skilled in fund manager research, asset allocation, portfolio construction, and investment governance, with a track record of advising on complex investment mandates and designing innovative investment products.

His previous roles include Chief Investment Officer at Strategic Capital Management, leading portfolio strategy for a \$110 million not-for-profit mandate, and Head of Investment Research at Shadforth Financial Group, directing research for \$13 billion in FUA and supporting 150 financial advisers. He also held senior research leadership roles at Commonwealth Bank/Colonial First State, ING Australia, and ASSIRT, building research infrastructure, model portfolios, and investment frameworks for large-scale advisory networks.

Patrick holds a BSc (Honours) from the University of Notre Dame, a Master of Business Leadership from the University of South Australia, and a Graduate Diploma in Applied Finance and Investment from FINSIA.

Members by invitation

Assurity may periodically invite qualified experts in various fields to have input into the committee or to be a temporary member of the Investment Committee on an invitational basis. These members may include:

- » Asset class specialists
- » Technical market analysts, and
- » Independent research providers.



2.1 Investment Philosophy, approach and governance

Investment Philosophy

Assurity Investment Management seeks to deliver practical, transparent, and risk-aware portfolio solutions that align with clients' objectives. We believe capital markets generally reward long-term exposure to growth assets and prudent risk-taking in income generation. Our approach prioritises low-cost access to market returns, selective enhancements where value is clear, and effective governance over portfolio risk.

Investment Process

Assurity Investment Management implements a disciplined and transparent investment process that governs the design and operation of its two flagship portfolios: the Assurity Growth Portfolio and the Assurity Defensive Portfolio. These portfolios are constructed primarily using ASX-listed Exchange Traded Funds (ETFs), LICs, LITs and, where appropriate, unlisted managed funds. They are designed to be combined by client advisers to suit the individual needs and risk tolerances of investors. Our process reflects our investment philosophy, prioritising long-term exposure to diversified market beta, prudent risk budgeting, evidence-based enhancements, and rigorous governance. All aspects of portfolio construction and management are designed to align with all applicable regulatory requirements.

Governance and Oversight

The Investment Committee (AIC) provides governance across all elements of the investment process. This includes determining and reviewing asset allocation models, evaluating and approving ETFs used in the portfolios, and overseeing implementation and performance monitoring. The Committee meets at least quarterly and operates under a formal charter that defines its authority, responsibilities, and procedures. Where appropriate, external consultants may be invited to provide specialist views or independent assessments.

Portfolio Design and Risk Profiling

The Assurity Growth Portfolio is oriented toward long-term capital growth and invests in ETFs (or Funds) that provide diversified exposure to Australian and global equities, listed property, infrastructure, and growth-oriented thematic. In contrast, the Assurity Defensive Portfolio is designed to prioritise capital preservation and income generation, investing in ETFs (or Funds) that focus on Australian and global fixed interest, private debt, mortgages and other asset-backed loans and cash-like instruments. Each portfolio can operate as a standalone solution, but in practice, they are combined by financial advisers to match client needs. Assurity Investment Management does not directly engage in retail client profiling however, both portfolios are constructed to support scalability across the major client risk profiles typically found in the advice process.

Strategic Asset Allocation

Strategic Asset Allocation (SAA) is central to the investment process and reflects the long-term expectations of return, volatility, and correlation across asset classes. SAA models are built based on capital market assumptions derived from reputable global sources and are reviewed at least annually by the AIC. Within the Growth Portfolio, SAA emphasises equity exposures, both domestic and international, with diversification across sectors, geographies, and market capitalisation segments. The Defensive Portfolio's SAA centres on fixed income and private debt, with the aim of delivering income, stability, and low correlation to equities. Asset classes are predominantly represented through ASX-listed ETFs, LICs, and LITs, as well as unlisted managed funds when deemed necessary. ETF/Fund selection is subject to a separate due diligence process (see below) but must allow for faithful implementation of the intended SAA.

Tactical Asset Allocation

Assurity retains discretion to implement modest tactical tilts around the strategic asset allocation where market conditions justify doing so. Tactical shifts are proposed to, reviewed and approved by the AIC. Inputs into tactical views include valuation signals (e.g. P/E ratios, yield spreads), macroeconomic indicators (e.g. inflation, interest rates), and risk sentiment.

Investment Selection and Research

Assurity applies a disciplined, evidence-based process for selecting investment vehicles that aligns with its fiduciary obligations, governance standards, and investment philosophy.

Quantitative filtering of potential investments is primarily focused on net of fee performance. This allows for the shortlisting of potential candidates which are then considered more closely. Each investment is assessed against a consistent framework, focusing on dimensions such as: Investment strategy and objectives, manager capabilities, liquidity, portfolio transparency, cost and fee structure, and sustainability.

Assessment is informed by both internal evaluation and external data sources such as Independent research house ratings. All investments in the portfolios are subject to continuous monitoring and are formally reviewed at least yearly.

Portfolio implementation and monitoring

Implementation is carried out predominantly via ASX-listed ETFs, LICs and LITs to ensure execution transparency, administrative simplicity, and pricing reliability. All portfolios are monitored continuously for compliance with suitability, and alignment with performance expectations. Rebalancing is conducted as required.

2.2 Portfolio Parameters

Assurity Defensive Portfolio

Feature	Description	
Investment Sub-Adviser	Assurity Investment Management	
Inception date	August 2025	
Investment objective	RBA cash rate + 1.5% per annum over a period of 5 years	
Investment strategy and approach	<p>The Assurity Defensive Portfolio is focused on capital preservation and income generation. It achieves this through diversified exposure to Australian and global sovereign bonds, corporate bonds, short-duration credit, private credit, mortgage, and other defensive assets (including growth) such as property and infrastructure that support stability and liquidity. The portfolio will invest predominantly via ETFs and listed managed trusts, but can also include unlisted managed funds. Portfolio construction reflects Assurity's philosophy of prudent risk-taking and a strong preference for transparency and liquidity. Tactical positioning is permitted to respond to interest rate movements or credit spread dynamics while maintaining the portfolio's conservative risk profile.</p>	
Benchmark return	RBA cash +1.5%	
Investment universe	Managed Funds, ETFs, Listed Managed Funds, LICs/ LITs, Listed Hybrids or Debt	
Minimum number of holdings	5	
Maximum number of holdings	20	
Asset allocation	Allocation range	Target weight
Australian shares	0% - 0%	0%
International shares	0% - 0%	0%
Australian fixed income	20% - 80%	30%
International fixed income	20% - 80%	30%
Alternatives	20% - 60%	28%
Property	0% - 10%	5%
Infrastructure	0% - 10%	5%
Cash (minimum 2%)	2% - 35%	2%
Maximum single holding weighting	25%	
Suggested investment timeframe	3+ years	
Minimum initial investment	\$50,000	
Minimum additional investment	\$10,000	
Minimum redemption	\$10,000	
Rebalance frequency	Sub-Adviser discretion	
Investment management fee	0.18%	
Indirect Cost Ratio (ICR)	0.60%	
Performance fee	Nil	



Assurity Growth Portfolio

Feature	Description	
Investment Sub-Adviser	Assurity Investment Management	
Inception date	August 2025	
Investment objective	RBA cash rate + 5% per annum over a period of 5 years	
Investment strategy and approach	<p>The Assurity Growth Portfolio is designed to deliver long-term capital growth by maintaining diversified exposure to listed equity markets, infrastructure, property, and growth-oriented thematic. The portfolio is constructed predominantly using ASX- listed ETFs but can include unlisted managed funds.</p> <p>The strategy is underpinned by Assurity's investment philosophy, which prioritises low-cost access to market beta, strategic diversification, and disciplined risk budgeting. Tactical tilts may be employed to enhance return or manage risk in response to macroeconomic or valuation signals. Currency exposure in international exposure is managed with a target of 50% hedged but will be tactically adjusted.</p>	
Benchmark return	RBA Cash + 5.00%	
Investment universe	Australian equities, Managed Funds, ETFs, Listed Managed Funds, LICs/ LITs.	
Minimum number of holdings	5	
Maximum number of holdings	20	
Asset allocation	Allocation range	Target weight
Australian shares	30% - 80%	37.5%
International shares	30% - 80%	40%
Australian fixed income	0% - 0%	0%
International fixed income	0% - 0%	0%
Alternatives	0% - 20%	10%
Property	0% - 20%	5%
Infrastructure	0% - 20%	5%
Cash (minimum 2%)	2% - 5%	2.5%
Maximum single holding weighting	25%	
Suggested investment timeframe	5+ years	
Minimum initial investment	\$25,000	
Minimum additional investment	\$10,000	
Minimum redemption	\$10,000	
Rebalance frequency	Sub-Adviser discretion	
Investment management fee	0.18%	
Indirect Cost Ratio (ICR)	0.32%	
Performance fee	Nil	



Before you make an investment decision, it is important that you understand the risks that can affect your investment. You must be prepared for the risk that your investment does not meet your investment objectives or you lose your money on your investment.

Specific risks apply to all investments that may have an effect of the value of your Managed Portfolio. The risks of investing in the Managed Portfolios may include, but are not limited to, the following factors:

- » Market Risk - Unexpected conditions (i.e. economic, technological or political) can have a negative impact on the returns of all investments within a particular market. General movements in local and international stock markets, prevailing and anticipated economic conditions, investor sentiment, interest rates and exchange rates could all affect the value of listed securities and the investment returns.
- » Company or security specific risk - Risks which could affect the value of a specific security, such as a fall in the profit performance of a company may impact adversely on its share price and may also affect the interest rate it has to pay to borrow funds, which in turn, can affect the value of its debt securities.
- » Currency risk - If the Managed Portfolio's investments in international assets are unhedged, a rise in the Australian dollar relative to other currencies will negatively impact investment values and returns. Currency markets can be extremely volatile and are subject to a range of unpredictable forces. It is not the Investment Sub-Advisers intention to hedge the foreign currency exposure of the underlying assets arising from investments in overseas markets.

Other risks of investment include:

- » Interest rate risk - Changes in interest rates can influence the value of returns of investment in the Managed Portfolio.
- » Credit risk - Any change in the market perception of the credit worthiness of a security or the credit rating of the issues of the security may affect the security's value.
- » Liquidity risk - The risk that the Managed Portfolio may experience difficulty in realising its assets.
- » Time horizon risk - There is no assurance that in any time period, particularly in the short term, a Managed Portfolio will achieve its investment objectives. Many of the underlying assets may be volatile particularly over the short term. The Managed Portfolio is suitable for long term investors and is not designed for short term investment.
- » Income risk - The level of income generated on the Managed Portfolio's investments can fall as well as rise and the tax status of such income can change.
- » Asset risk - Asset risk is the risk that a particular asset or asset class in which the Managed Portfolio invests may fall in value, which may have an impact on the value of the Managed Portfolio.

- » Diversification/Concentration risk - If your managed Portfolio is concentrated into one investment or sector, a fall in that investment or sector may have a significant adverse effect on your overall Managed Portfolio. The Managed Portfolio will have a relatively higher concentration over time of listed securities but it is not possible to advise in advance the levels of concentration or diversification of issuers, types of investments in the future as you could now.
- » Investment risk - All investments have an inherent level of risk. The general expectation is that a high risk investment offers a higher expected return on investment. Investment risk may result in performance less than you expect or the loss of all of the capital invested or reduction in or no income and possible delays in repayment. Whilst it is the intention of the Investment Sub-Adviser to implement strategies designed to minimise potential losses, there can be no assurance that these strategies will be successful.
- » Specific portfolio risk - The Investment Sub-Adviser's investment approach may result in a Managed Portfolio that differs substantially from an industry benchmark and hence the Managed Portfolio's investment returns may also differ substantially from industry benchmark returns.
- » Third party risk - The MDA Provider uses information and services provided by third parties such as sub-custodians and other service providers. Procedures are in place to address risks associated with outsourcing, such as having comprehensive service agreements with service providers. If a service provider advises of an error, it is corrected and if material, it will generally be communicated to you or your advisor (or both).
- » Systems and technology risk - The MDA Provider relies on the integrity and reliability of the trading and administration systems used to manage your managed account. To minimise potential risks, established systems operated by experienced system providers are used. The system providers must have back-up arrangements and business continuity plans. In the event that the systems fail there may be delays in processing transactions or in accessing your investment capital and investment returns may differ from those that would have been achieved.

Please note that the risks identified are not meant to be exhaustive as it is not possible to identify every risk factor associated with investing. The appropriate level of risk for you will depend on various factors including your age, investment timeframe, other investments you may hold, and your level of risk tolerance.

Investors who have concerns regarding any of the above risk factors or any other applicable risks, are encouraged to contact their financial adviser.

