

OneAnswer KiwiSaver Scheme

■ Australasian Property Fund

This fund update was first made publicly available on: 28 October 2020

What is the purpose of this update?

This document tells you how the Australasian Property Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. ANZ New Zealand Investments Limited prepared this update in accordance with the Financial Markets Conduct Act 2013. This information is not audited and may be updated.

Description of this fund

The Australasian Property Fund invests mainly in New Zealand and Australian listed property assets. Investments may include:

- companies, funds or trusts that invest in property and are listed or intend to list, and
- cash and cash equivalents.

The fund aims to achieve a positive yearly return (after the fund charge and before tax) that over the long-term outperforms the relevant market index.

| | |
|---------------------------------|----------------|
| Total value of the fund (\$) | 30,544,253 |
| Number of investors in the fund | 1,220 |
| The date the fund started | 1 October 2007 |

What are the risks of investing?

Risk indicator for the Australasian Property Fund:



The risk indicator is rated from 1 (low) to 7 (high). The rating reflects how much the value of the fund's assets goes up and down. A higher risk generally means higher potential returns over time, but more ups and downs along the way.

To help you clarify your own attitude to risk, you can seek financial advice or work out your risk profile at anz.co.nz/OA-riskprofiletool.

Note that even the lowest category does not mean a risk-free investment, and there may be other risks that are not captured by this rating.

This risk indicator is not a guarantee of a fund's future performance. The risk indicator is based on the returns data for the five years ended 30 September 2020. While risk indicators are usually relatively stable, they do shift from time to time. The risk indicator will continue to be updated in future fund updates.

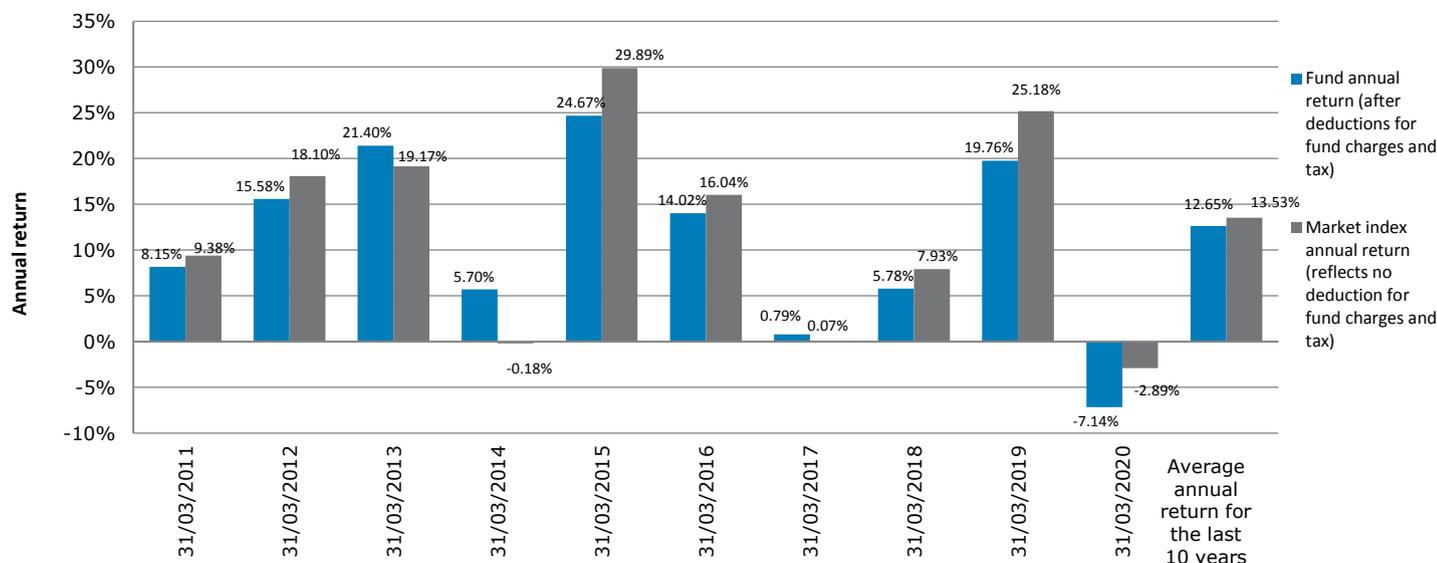
See the product disclosure statement (PDS) for more information about the risks associated with investing in this fund.

How has the fund performed?

| | Average over past five years | Past year |
|--|------------------------------|-----------|
| Annual return (after deductions for charges and tax) | 11.16% | -1.97% |
| Annual return (after deductions for charges but before tax) | 11.86% | -1.62% |
| Market index annual return (reflects no deduction for charges and tax) | 12.92% | -3.75% |

The market index annual return shows the return of the S&P/NZX All Real Estate (Industry Group) Gross (with imputation credits re-invested). Additional information about the market index is available in the statement of investment policy and objectives on the offer register at www.disclose-register.companiesoffice.govt.nz.

Annual return graph



This shows the return after fund charges and tax for each of the last 10 years ending 31 March. The last bar shows the average annual return for the last 10 years, up to 30 September 2020.

Important: This does not tell you how the fund will perform in the future.

Returns in this update are after tax at the highest prescribed investor rate (PIR) of tax for an individual New Zealand resident. Your tax may be lower.

What fees are investors charged?

Investors in the Australasian Property Fund are charged fund charges. In the year to 31 March 2020 these were:

| | % of net asset value |
|--|----------------------|
| Total fund charges¹ | 1.05% |
| <i>Which are made up of:</i> | |
| Total management and administration charges | 1.05% |
| <i>Including:</i> | |
| Manager's basic fee | 1.00% |
| Other management and administration charges | 0.05% |
| Total performance based fees | 0.00% |

| | Dollar amount per investor |
|-----------------------------|----------------------------|
| Other charges | |
| Membership fee ² | \$18 |

Investors are not currently charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds). See the PDS for more information about Scheme fees.

Small differences in fees and charges can have a big impact on your investment over the long term.

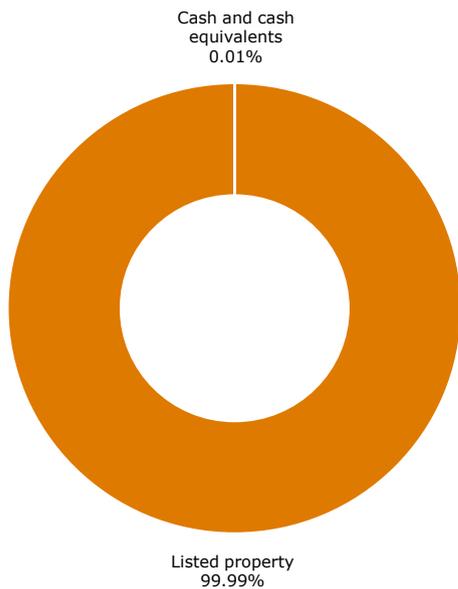
Example of how this applies to an investor

Sarah had \$10,000 in the fund at the start of the year and did not make any further contributions. At the end of the year, Sarah incurred a loss after fund charges were deducted of \$197 (that is -1.97% of her initial \$10,000). Sarah also paid \$18 in other charges. This gives Sarah a total loss after tax of \$215 for the year.

What does the fund invest in?

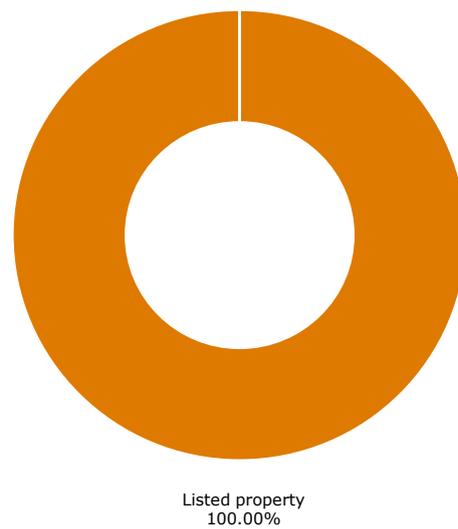
Actual investment mix³

This shows the types of assets that the fund invests in.



Target investment mix³

This shows the mix of assets that the fund generally intends to invest in.



Top 10 investments

| | Name | Percentage of fund net assets | Type | Country | Credit rating (if applicable) |
|----|---------------------------------|-------------------------------|-----------------|-------------|-------------------------------|
| 1 | Precinct Property NZ Ltd | 17.86% | Listed property | New Zealand | |
| 2 | Kiwi Income Property Trust | 15.26% | Listed property | New Zealand | |
| 3 | Goodman Property Trust | 14.87% | Listed property | New Zealand | |
| 4 | Property for Industry Ltd | 12.18% | Listed property | New Zealand | |
| 5 | Stride Stapled Group | 10.34% | Listed property | New Zealand | |
| 6 | Investore Property | 5.67% | Listed property | New Zealand | |
| 7 | Argosy Property Ltd | 5.14% | Listed property | New Zealand | |
| 8 | Vital Healthcare Property Trust | 5.07% | Listed property | New Zealand | |
| 9 | Charter Hall Group | 2.51% | Listed property | Australia | |
| 10 | Oceania Healthcare | 2.46% | Listed property | New Zealand | |

The top 10 investments make up 91.36% of the net asset value of the fund.

Currency hedging

| | Benchmark hedging rate | Current hedging level |
|------------------------------|------------------------|-----------------------|
| Australasian listed property | Benchmark 100% hedged | 102% |

Key personnel

This shows the directors and employees who have the most influence on investment decisions in relation to the fund.

| Name | Current position | Time in current position | Previous or other current position | Time in previous or other current position |
|---------------|---|--------------------------|---|--|
| Paul Huxford | Chief Investment Officer, New Zealand | 2 years and 3 months | Acting Chief Investment Officer, ANZ Bank New Zealand Limited | 3 months |
| Craig Tyson | Head of Australasian Listed Property Securities | 2 years and 7 months | Investment Manager, ANZ Bank New Zealand Limited | 12 years and 1 month |
| Craig Brown | Portfolio Manager, Australasian Equities | 6 years and 2 months | Senior Investment Analyst, ANZ Bank New Zealand Limited | 6 years and 6 months |
| Angus Simpson | Equity Analyst | 2 years and 6 months | Equity Analyst, UBS New Zealand | 2 years and 11 months |

Further information

You can also obtain this information, the PDS for the OneAnswer KiwiSaver Scheme, and some additional information from the offer register at www.disclose-register.companiesoffice.govt.nz.

Notes

- Our fund charges are inclusive of GST, where applicable.
- From 1 May 2020, the membership fee was removed for members over 65 years. If you are aged between 18 and 65 years, we will charge you a membership fee at the scheme level for looking after your KiwiSaver account. If you're invested in more than one fund, this fee will be deducted from the fund with the highest balance.
- The target and actual investment mix of this fund are based on:
 - the cash and cash equivalents held by the fund, and
 - the asset class of the underlying fund in which the fund invests.
They are not based on the cash and cash equivalents or any other assets held by the underlying fund.