

Fund Update for the quarter ended 30 September 2019

ANZ Investments Single-Asset-Class Scheme (marketed as the OneAnswer Single-Asset-Class Funds)

International Property Fund

This fund update was first made publicly available on: 25 October 2019

What is the purpose of this update?

This document tells you how the International 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 International Property Fund invests mainly in international listed property assets. Investments may include:

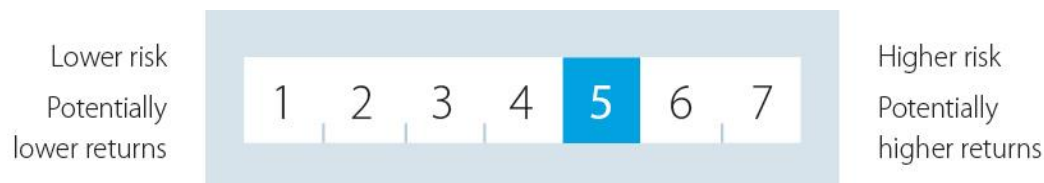
- companies, funds or trusts that invest in property and are listed or intend to list, and
- cash and cash equivalents.

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 (\$)	247,093,073
The date the fund started	19 September 2013

What are the risks of investing?

Risk indicator for the International Property Fund¹:



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 www.sorted.org.nz/tools/investor-kickstarter.

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 2019. 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.

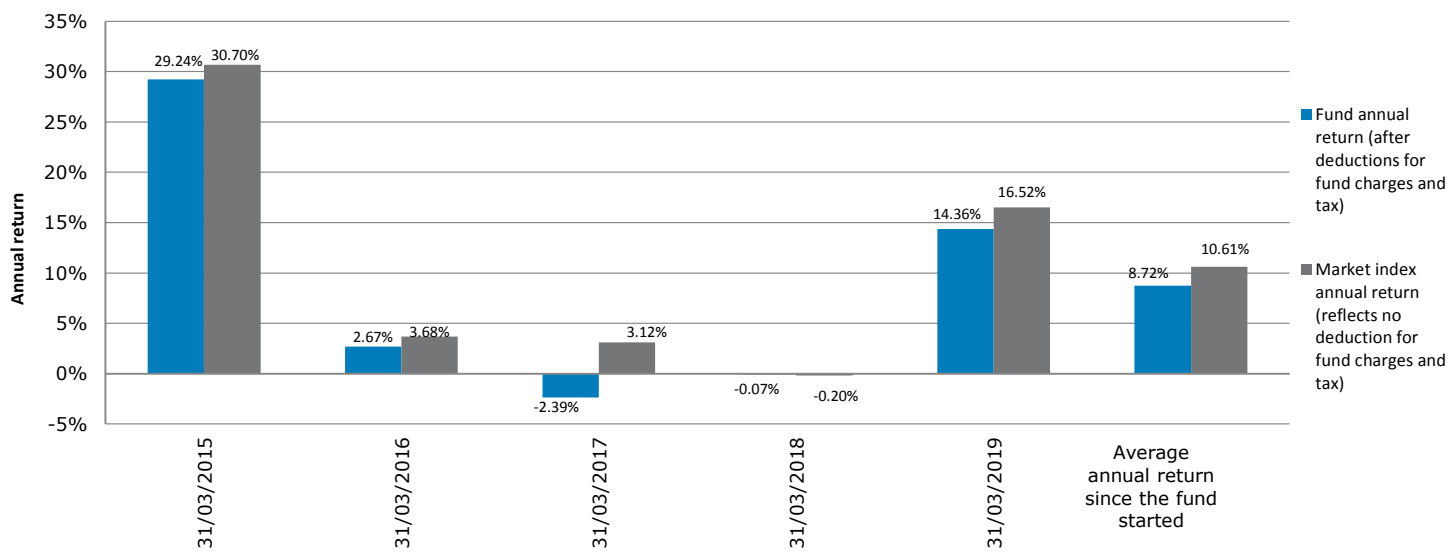
How has the fund performed?

	Average over past five years	Past year
Annual return (after deductions for charges and tax)	8.12%	15.48%
Annual return (after deductions for charges but before tax)	8.49%	15.09%
Market index annual return (reflects no deduction for charges and tax)	10.16%	14.73%

The market index annual return shows the return of the FTSE EPRA/NAREIT Developed Rental Net Total Return Index (100% hedged to the New Zealand dollar).

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 year ending 31 March since the fund started. The last bar shows the average annual return since the fund started, up to 30 September 2019.

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 International Property Fund are charged fund charges. In the year to 31 March 2019 these were:

	% of net asset value
Total fund charges¹	1.26%
<i>Which are made up of:</i>	
Total management and administration charges	1.26%
<i>Including:</i>	
Manager's basic fee	1.15%
Other management and administration charges	0.11%
Total performance based fees	0.00%

	Dollar amount per investor
Other charges	
Other charges	\$0

The manager expects that the fund charges for the next scheme year will be different from the fund charges disclosed in this fund update because the manager's basic fee was reduced on 1 July 2019 from 1.15% to 1.00% per year.

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.

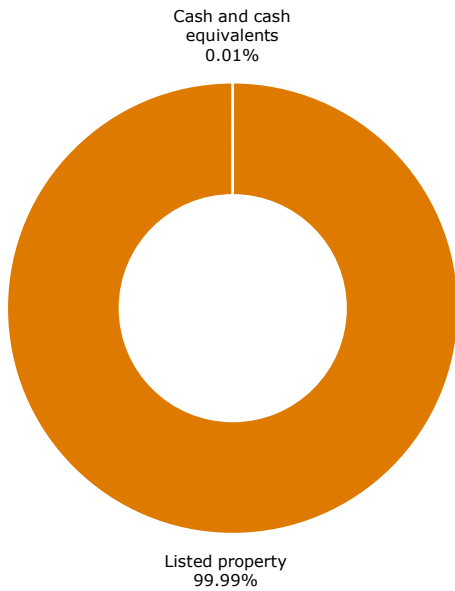
Example of how this applies to an investor

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 received a return after fund charges were deducted of \$1,548 (that is 15.48% of her initial \$10,000). Sarah did not pay any other charges. This gives Sarah a total gain after tax of \$1,548 for the year.

What does the fund invest in?

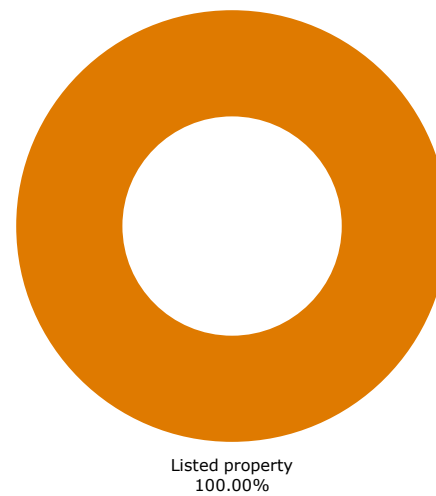
Actual investment mix²

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



Target investment mix²

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 Equity Residential Inc	8.16%	Listed property	United States	
2 Prologis Inc	7.17%	Listed property	United States	
3 HCP Inc	6.54%	Listed property	United States	
4 Alexandria Real Est	4.24%	Listed property	United States	
5 Vonovia Se	3.77%	International equities	Germany	
6 Essex Prop Trust Inc	3.24%	Listed property	United States	
7 Mitsubishi Est	3.00%	International equities	Japan	
8 Invitation Homes Inc	2.84%	Listed property	United States	
9 Dexus Property Group	2.74%	Listed property	Australia	
10 Boston Properties Inc	2.71%	Listed property	United States	

The top 10 investments make up 44.41% of the net asset value of the fund.

Currency hedging

	Benchmark hedging rate	Current hedging level
International listed property	Benchmark 100% hedged	100%

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	1 year and 3 months	Acting Chief Investment Officer, ANZ Bank New Zealand Limited	3 months
Alan Clarke	Co-Head of Diversified Portfolio Management	7 months	Senior Mandate Research Manager, ANZ Bank New Zealand Limited	3 years and 7 months
Maaïke van Tol	Co-Head of Diversified Portfolio Management	7 months	Senior Asset Allocation Manager, ANZ Bank New Zealand Limited	1 year and 8 months

Further information

You can also obtain this information, the PDS for the OneAnswer Single-Asset-Class Funds, 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.
- 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.