

Fund Update for the quarter ended 31 March 2021

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

Property Securities Fund

This fund update was first made publicly available on: 03 May 2021

What is the purpose of this update?

This document tells you how the Property Securities 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 Property Securities Fund invests mainly in New Zealand and Australian listed property assets. Investments may include:

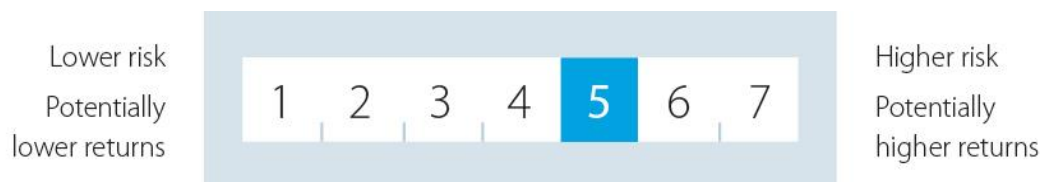
- companies, funds or trusts that invest in property and are listed or intend to list, and
- cash and cash equivalents.

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 (\$) | 165,491,146 |
| The date the fund started | 30 November 1994 |

What are the risks of investing?

Risk indicator for the Property Securities 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 www.sorted.org.nz/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 31 March 2021. 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.

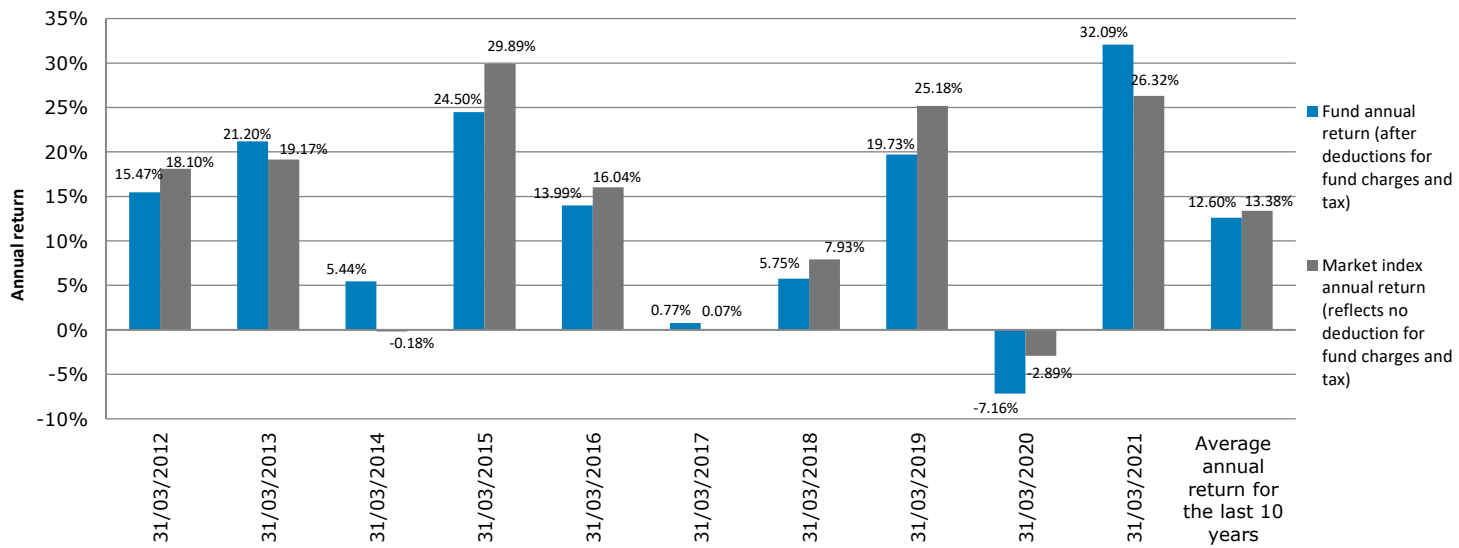
How has the fund performed?

| | Average over past five years | Past year |
|--|------------------------------|-----------|
| Annual return (after deductions for charges and tax) | 9.37% | 32.09% |
| Annual return (after deductions for charges but before tax) | 10.03% | 32.44% |
| Market index annual return (reflects no deduction for charges and tax) | 10.65% | 26.32% |

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 31 March 2021.

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

| | % of net asset value |
|--|-----------------------------|
| Total fund charges¹ | 1.09% |
| <i>Which are made up of:</i> | |
| Total management and administration charges | 1.09% |
| <i>Including:</i> | |
| Manager's basic fee | 1.00% |
| Other management and administration charges | 0.09% |
| Total performance based fees | 0.00% |

| | Dollar amount per investor |
|----------------------|-----------------------------------|
| Other charges | |
| Other charges | \$0 |

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.

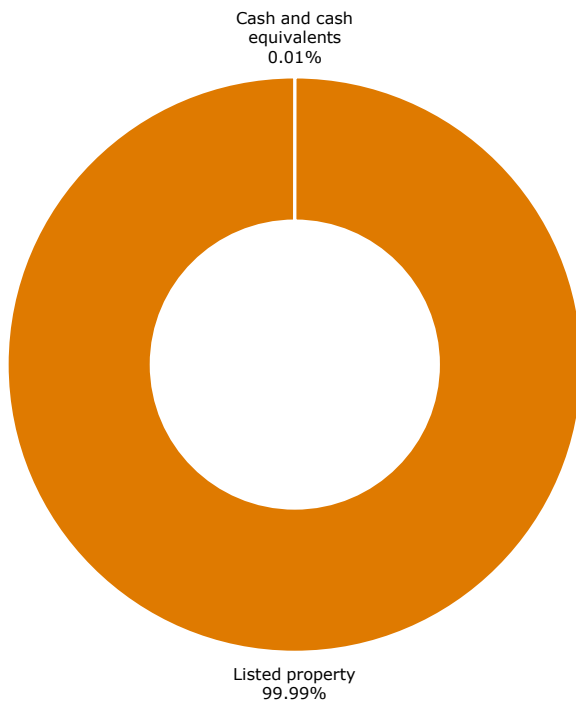
Example of how this applies to an investor

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 \$3,209 (that is 32.09% of her initial \$10,000). Sarah did not pay any other charges. This gives Sarah a total gain after tax of \$3,209 for the year.

What does the fund invest in?

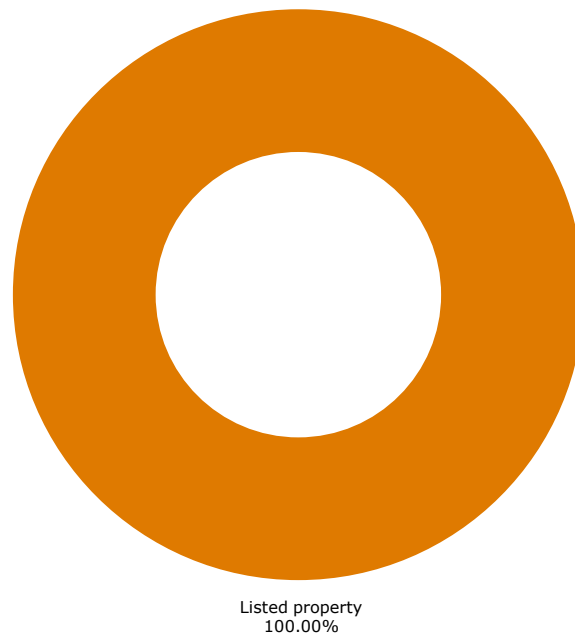
Actual investment mix²

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 | Goodman Property Trust | 16.35% | Listed property | New Zealand | |
| 2 | Precinct Property NZ Ltd | 16.17% | Listed property | New Zealand | |
| 3 | Kiwi Income Property Trust | 15.07% | Listed property | New Zealand | |
| 4 | Stride Stapled Group | 13.17% | Listed property | New Zealand | |
| 5 | Property for Industry Ltd | 12.27% | Listed property | New Zealand | |
| 6 | Vital Healthcare Property Trust | 6.43% | Listed property | New Zealand | |
| 7 | Investore Property | 5.46% | Listed property | New Zealand | |
| 8 | Argosy Property Ltd | 5.07% | Listed property | New Zealand | |
| 9 | Charter Hall Group | 2.76% | Listed property | Australia | |
| 10 | Oceania Healthcare | 1.89% | Listed property | New Zealand | |

The top 10 investments make up 94.64% of the net asset value of the fund.

Currency hedging

| | Benchmark hedging rate | Current hedging level |
|------------------------------|------------------------|-----------------------|
| Australasian listed property | Benchmark 100% hedged | 99% |

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 9 months | Acting Chief Investment Officer, ANZ Bank New Zealand Limited | 0 years and 3 months |
| Craig Tyson | Head of Australasian Listed Property Securities | 3 years and 1 month | Investment Manager, ANZ Bank New Zealand Limited | 12 years and 1 month |
| Angus Simpson | Assistant Portfolio Manager | 10 months | Equity Analyst, ANZ Bank New Zealand Limited | 2 years and 1 month |

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.