

SuperLife UK pension transfer scheme

NZ Property Fund

Fund update for the quarter ended 31 December 2020

This fund update was first made publicly available on 16 February 2021.

What is the purpose of this update?

This document tells you how the NZ Property Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. Smartshares 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

Invests in New Zealand property and designed to track the return (before tax, fees and other expenses) on the S&P/NZX Real Estate Select Index.

Total value of the fund:	\$355,679
Number of investors in the fund:	20
The date the fund started:	11 November 2015

What are the risks of investing?

Risk indicator for the NZ 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 sorted.org.nz/tools/investor-kickstarter.

Note that even the lowest category does not mean a risk-free investment, and there are 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 5 years to 31 December 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.

There are other risks that may increase the risk to returns for investors, which are not reflected in the risk indicator. These risks include **ROPS** risk, which is the risk that changes to the UK's rules for recognised overseas pension schemes (ROPS) limit your ability to withdraw your investments or affect the UK tax you pay on your investment. We will not be liable for any loss you may suffer if this happens.

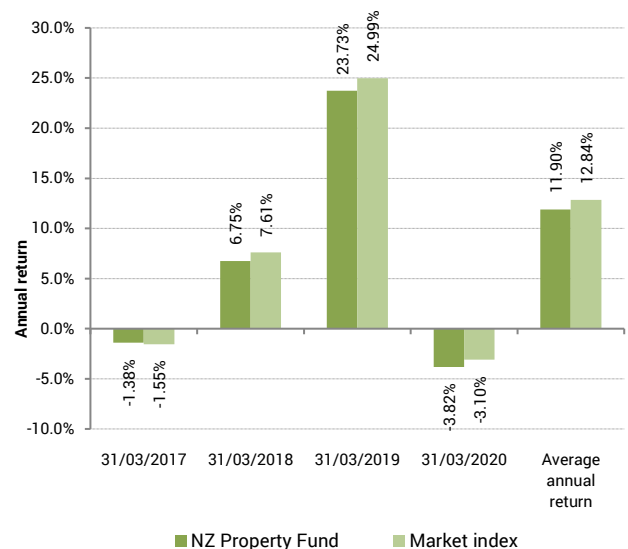
See the 'Other Material Information' document on the offer register at disclose-register.companiesoffice.govt.nz for further information about the risks of investing in the SuperLife UK pension transfer scheme.

How has the fund performed?

	Average over past 5 years	Past year
Annual return (after deductions for charges and tax)	11.66%	5.98%
Annual return (after deductions for charges but before tax)	12.55%	6.60%
Market index annual return (reflects no deduction for charges and tax)	12.46%	6.51%

The market index annual return is based on the annual return of the S&P/NZX Real Estate Select Index. Additional information about the market index is available in the 'Other Material Information' document on the offer register at 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 31 December 2020.

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

What fees are investors charged?

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

	% per annum of fund's net asset value
Total fund charges	0.60%
Which are made up of:	
Total management and administration charges	0.60%
Including:	
Manager's basic fee	0.59%
Other management and administration charges	0.01% ¹
Other charges	Dollar amount per investor
Administration fee	\$60 per annum

Investors may also be charged individual action fees for specific actions or decisions (for example, for transferring money into the scheme from a UK pension scheme). See the Product Disclosure Statement for the SuperLife UK pension transfer scheme for more information about those fees.

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

The fees set out above include GST where applicable.

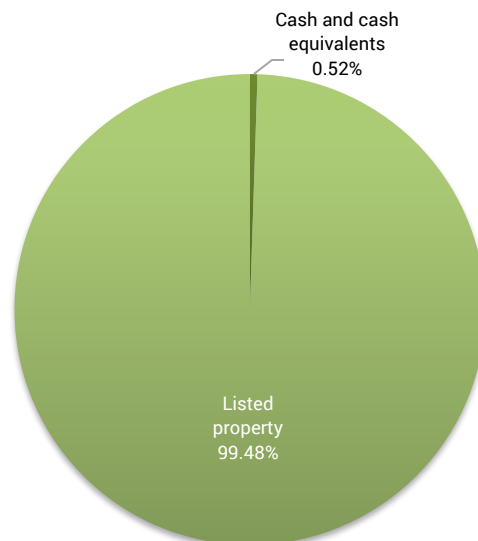
Example of how this applies to an investor

Jess had \$10,000 in the fund and did not make any further contributions. At the end of the year, Jess received a return after fund charges were deducted of \$598 (that is 5.98% of her initial \$10,000). Jess paid other charges of \$60. This gives Jess a total return after tax of \$538 for the year.

What does the fund invest in?

Actual investment mix

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



Target investment mix

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

Asset Category	Target asset mix
Cash and cash equivalents	-
New Zealand fixed interest	-
International fixed interest	-
Australasian equities	-
International equities	-
Listed property	100.00%
Unlisted property	-
Commodities	-
Other	-



Top 10 investments³

Name	% of fund's net asset value	Type	Country	Credit rating (if applicable)
Kiwi Property Group Ltd	16.72%	Listed property	New Zealand	
Precinct Properties New Zealand Ltd	16.32%	Listed property	New Zealand	
Goodman Property Trust	15.96%	Listed property	New Zealand	
Property for Industry Ltd	12.81%	Listed property	New Zealand	
Argosy Property Ltd	11.58%	Listed property	New Zealand	
Vital Healthcare Property Trust	11.03%	Listed property	New Zealand	
Stride Property Group	9.27%	Listed property	New Zealand	
Investore Property Ltd	5.75%	Listed property	New Zealand	
Westpac NZD Current Account	0.52%	Cash and cash equivalents	New Zealand	AA-

The top 10 investments make up 99.96% of the fund's net asset value.

Currency hedging

The fund does not invest in non-New Zealand dollar denominated assets.

Key personnel

This shows the directors and employees who have the most influence on the investment decisions of the fund:

Name	Current position	Time in current position	Previous or other positions	Time in previous / other position
Guy Roulston Elliffe	Director	5 years and 1 month	Corporate Governance Manager - ACC (current position)	5 years and 8 months
Stuart Kenneth Reginald Millar	Chief Investment Officer - Smartshares	1 year and 7 months	Head of Portfolio Management - ANZ Investments	6 years and 4 months
Hugh Duncan Stevens	Chief Executive Officer - Smartshares	2 years and 10 months	Chief Operating Officer - Implemented Investment Solutions Ltd	2 years and 6 months
Alister John Williams	Director	5 years and 1 month	Investment Manager - Trust Management	5 years and 11 months

Further information

You can also obtain this information, the Product Disclosure Statement for the SuperLife UK pension transfer scheme, and some additional information, from the offer register at disclose-register.companiesoffice.govt.nz.

Material changes

There have been no material changes to the nature of the SuperLife UK pension transfer scheme, the investment objectives and strategy of the fund, or the management of the scheme over the quarter ended 31 December 2020.

Notes

- 1 We charge fixed fund charges that cover normal fund operating costs. For disclosure purposes, supervisor, audit and legal costs are not included in the manager's basic fee, but are included in the other management and administration charges.
- 2 The top 10 investments listed in the table exclude current assets and current liabilities, and as a result do not sum to 100%.