

SuperLife UK pension transfer scheme

Global Property Fund

This is a replacement fund update dated 8 April 2024, which replaces the previous fund update dated 3 May 2023. The market index return data in the "How has the fund performed?" section, including the annual return graph, has been updated to show correct market index returns over the relevant periods.

Fund update for the quarter ended 31 March 2023

This fund update was first made publicly available on 8 April 2024.

What is the purpose of this update?

This document tells you how the Global 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.

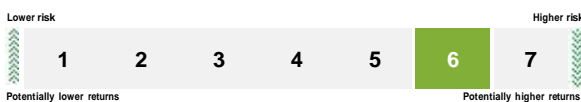
Description of this fund

Invests in international property and is designed to reflect the return (before tax, fees and other expenses) on New Zealand and international property markets.

| | |
|----------------------------------|--------------|
| Total value of the fund: | \$593,065 |
| Number of investors in the fund: | 40 |
| The date the fund started: | 24 July 2012 |

What are the risks of investing?

Risk indicator for the Global 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 March 2023. 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 for the SuperLife UK pension transfer scheme for more information about the risks associated with investing in this fund.

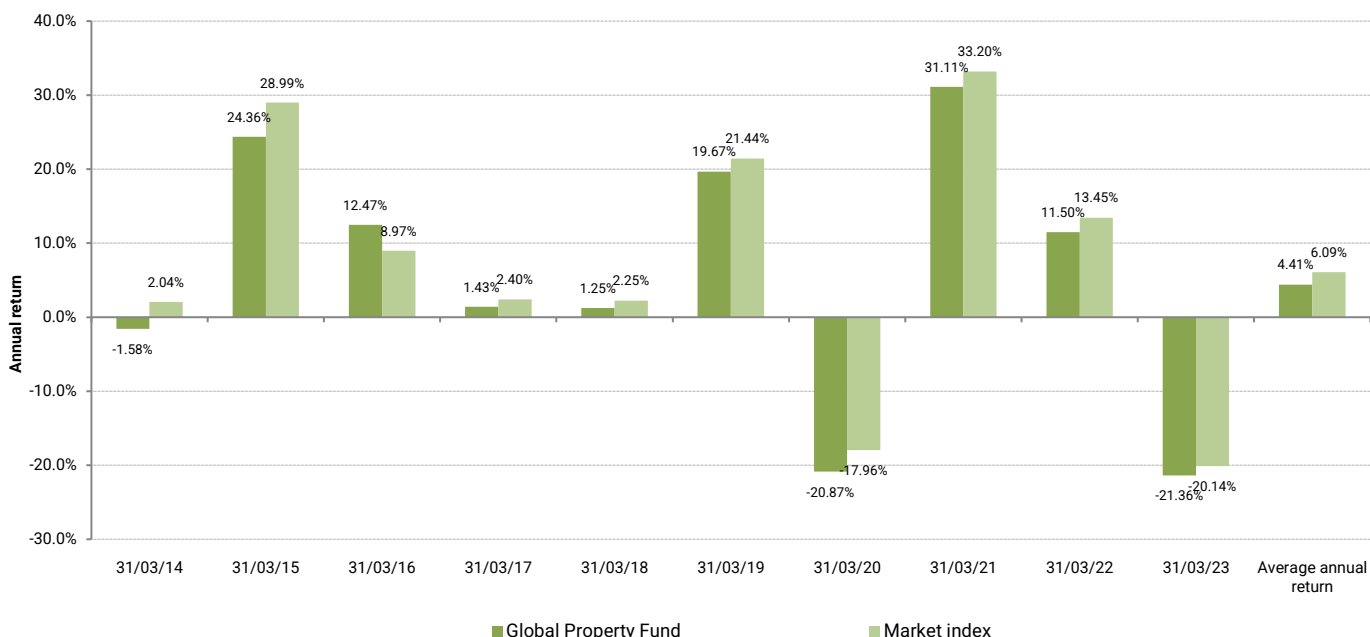
How has the fund performed?

| | Average over past 5 years | Past year |
|--|---------------------------|-----------|
| Annual return (after deductions for charges and tax) | 1.71% | -21.36% |
| Annual return (after deductions for charges but before tax) | 2.75% | -20.37% |
| Market index annual return (reflects no deduction for charges and tax) | 3.75% | -20.14% |

The market index return is a composite of benchmark index returns, weighted for the fund's target investment mix (also known as target asset allocation). The specific benchmark indices used for each asset class are defined in the Statement of Investment Policy and Objectives (SIPO). The SIPO and further additional information about the market index is available on the offer register at 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 2023.

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

Returns in this update are after tax at 28%.

What fees are investors charged?

Investors in the Global Property Fund are charged fund charges. In the year to 31 March 2023 these were:

| | % per annum of fund's net asset value |
|--|---------------------------------------|
| Total fund charges | 0.79% |
| Which are made up of: | |
| Total management and administration charges | 0.79% |
| Including: | |
| Manager's basic fee | 0.77% |
| Other management and administration charges | 0.02% 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 withdrawing from or switching funds). See the Product Disclosure Statement for the SuperLife UK pension transfer scheme for more information about those fees.

The fees set out above include GST where applicable.

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

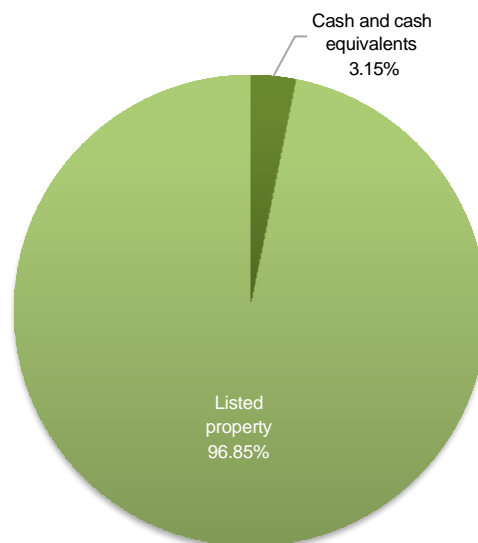
Example of how this applies to an investor

Jess 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, Jess incurred a loss after fund charges were deducted of -\$2,136 (that is -21.36% of her initial \$10,000). Jess paid other charges of \$60. This gives Jess a total loss after tax of -\$2,196 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 investments

| Name | % of fund's net asset value | Type | Country | Credit rating (if applicable) |
|---|-----------------------------|---------------------------|-------------|-------------------------------|
| Vanguard International Property Securities Index Fund | 47.83% | Listed property | Australia | |
| Goodman Property Trust | 4.50% | Listed property | New Zealand | |
| Precinct Properties New Zealand Ltd | 4.35% | Listed property | New Zealand | |
| Kiwi Property Group Ltd | 3.94% | Listed property | New Zealand | |
| ANZ NZD Current Account | 3.34% | Cash and cash equivalents | New Zealand | AA- |
| Property for Industry Ltd | 3.20% | Listed property | New Zealand | |
| Vital Healthcare Property Trust | 3.05% | Listed property | New Zealand | |
| Argosy Property Ltd | 2.59% | Listed property | New Zealand | |
| Stride Property Group | 1.95% | Listed property | New Zealand | |
| Investore Property Ltd | 1.16% | Listed property | New Zealand | |

The top 10 investments make up 75.91% of the fund's net asset value.

Currency hedging

The fund's foreign currency exposure is hedged to the New Zealand dollar. The target hedging level is 100.00% of the fund's foreign currency exposure. The actual hedging level can be anywhere in the 0% - 120% range. As at 31 Mar 23, 97.85% of the fund's foreign currency exposure was hedged. See the current SIPO at disclose-register.companiesoffice.govt.nz for more information on our currency hedging strategy.



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 current position | Time in previous or other current position |
|--------------------------------|--|--------------------------|--|--|
| Guy Roulston Elliffe | Director | 7 years and 4 months | Corporate Governance Manager - ACC (current position) | 7 years and 11 months |
| Stuart Kenneth Reginald Millar | Chief Investment Officer - Smartshares | 3 years and 10 months | Head of Portfolio Management - ANZ Investments | 6 years and 4 months |
| Hugh Duncan Stevens | Chief Executive Officer - Smartshares | 5 years and 1 month | Chief Operating Officer - Implemented Investment Solutions Ltd | 2 years and 6 months |
| Alister John Williams | Director | 7 years and 4 months | Investment Manager - Trust Management | 5 years and 4 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.

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. This may be shown as 0.00% due to rounding.