

SuperLife Superannuation Master Trust Global Property Shares Fund

Fund update for the quarter ended 31 December 2025

This fund update was first made publicly available on 12 February 2026

What is the purpose of this update

This document tells you how the SMT Global Property Shares Fund has performed and what fees were charged. The document will help you 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 a portfolio of international listed property investments with the aim of providing a gross return (before tax, fees and other expenses) that is consistent with the market index.

Total value of the fund	\$1,810,964
Number of investors in the fund	158
Date the fund started	8 August 2001

What are the risks of investing?

Risk indicator for the SMT Global Property Shares 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-profiler.

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 2025. 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.

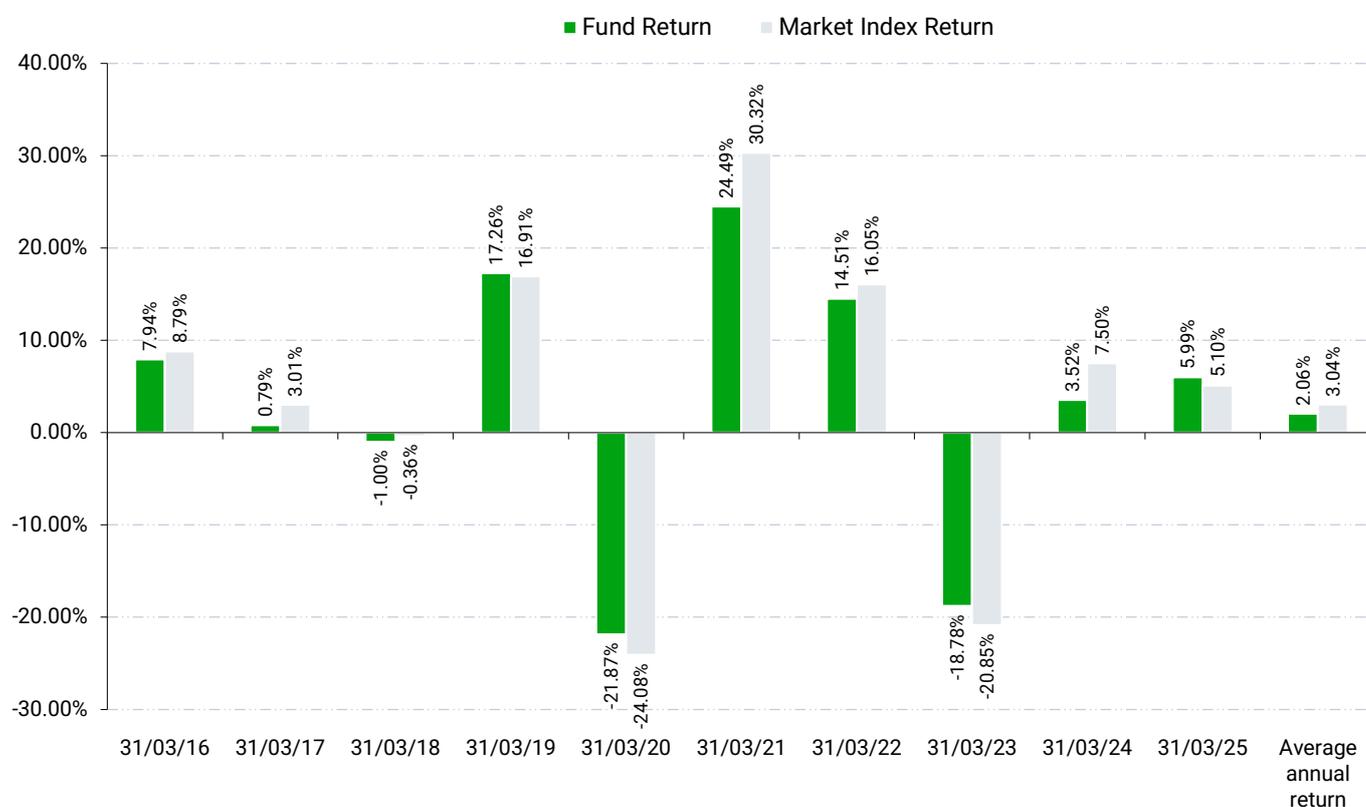
See the Product Disclosure Statement for SuperLife Superannuation Master Trust for more information about the risks associated with investing in this fund.

How has the fund performed?

	Average over past 5 years	Past year
Annual return (after deductions for charges and tax)	2.02%	2.18%
Annual return (after deductions for charges but before tax)	2.06%	2.22%
Market index annual return (reflects no deduction for charges and tax)	2.93%	4.40%

The market index return is based on the annual return of the FTSE EPRA Nareit Developed ex Aus Rental Net Tax Index (100% NZD Hedged). 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 of the last 10 years ending 31 March. The last bar shows the average annual return for the last 10 years, up to 31 December 2025.

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 SMT Global Property Shares Fund are charged fund charges. In the year to 31 March 2025 these were:

	% per annum of fund's net asset value
Total fund charges	0.41%
Which are made up of:	
Total management and administration charge	0.41%
Including:	
Manager's basic fee	0.00%
Other management and administration charges	0.41% ¹
Other charges	Description of how charge is calculated
Administration fee	See below

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 Superannuation Master Trust for more information about those fees.

The fees set out are not inclusive of GST.

An administration fee may apply. If you are an ordinary member, you will pay an administration fee of up to 0.50% of the daily average balance of your account. If you are a specified member, the administration fee you pay (if anything) will depend on what has been agreed with your employer – please consult your employer for more information.

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

Zachary 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, Zachary received a return after fund charges were deducted but before tax of \$222 (that is 2.22% of Zachary's initial \$10,000). Zachary also paid \$50 in other charges. This gives Zachary a total return after tax of \$168 for the year.

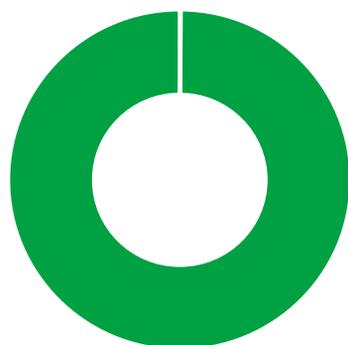
The amount of other charges you pay depends on whether you are an ordinary member or a specified member. Zachary is an ordinary member and therefore pays an administration fee of 0.50% of the daily average balance of his account. If Zachary were a specified member, the administration fee he pays (if any) depends on what we have agreed with his employer.

The administration fee that Zachary paid for the year is \$50.00. This assumes that the daily average balance of the account is \$10,000. The administration fee could be more or less if the account balance has increased or decreased throughout the year.

What does the fund invest in?

Actual investment mix²

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



- Cash and cash equivalents: 0.10%
- New Zealand fixed interest: 0.00%
- International fixed interest: 0.00%
- Australasian equities: 0.00%
- International equities: 0.00%
- Listed property: 99.90%
- Unlisted property: 0.00%
- Commodities: 0.00%
- Other: 0.00%

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)
ISHARES CORE FTSE GLOBAL PROPERTY EX AUSTRALIA AUD HEDGED ETF	99.70%	Listed property	Australia	
NZD CASH ACCOUNT (ANZ BANK)	24.60%	Cash and cash equivalents	New Zealand	AA-
BNP PARIBAS NOMINEES	1.12%	Cash and cash equivalents	Australia	
USD CASH ACCOUNT (BNP PARIBAS)	0.32%	Cash and cash equivalents	United States	AA-
EUR CASH ACCOUNT (BNP PARIBAS)	0.00%	Cash and cash equivalents	Residual Europe	AA-
JPY CASH ACCOUNT (HSBC BANK)	0.00%	Cash and cash equivalents	Japan	AA-
HOME REIT PLC	0.00%	Listed property	United Kingdom	

The top 10 investments make up 125.74% of the fund's net asset value.

Currency hedging

As at 31 December 2025 the fund's exposure to assets denominated in foreign currencies was 101.25%, of which 100.56% was hedged. This means the fund's unhedged foreign currency exposure was 0.00% of the net asset value of the fund. See the current Statement of Investment Policy and Objectives on the scheme register at disclose-register.companiesoffice.govt.nz for more information on the fund's currency hedging strategy.

Key personnel⁴

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	10 years and 1 month	Corporate Governance Manager - ACC (current position)	10 years and 8 months
Stuart Kenneth Reginald Millar	Chief Investment Officer - Smart	6 years and 7 months	Head of Portfolio Management - ANZ Investments	6 years and 4 months
Alister John Williams	Director	10 years and 1 month	Investment Manager - Trust Management	5 years and 4 months
Jon Raby	Director	2 months	Chief Financial Officer - ASB Bank	11 years
Lisa Turnbull	Chief Executive Officer - Smart	2 months	Chief Executive Officer - NZX Wealth Technologies	8 years and 11 months

Further information

You can also obtain this information, the Product Disclosure Statement for SuperLife Superannuation Master Trust, 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.
- 2 The fund is currently holding cash to offset a tax liability, for this reason the net cash holding displayed in this chart is lower than the amount displayed in the top 10 investments
- 3 The top 10 investments listed in the table exclude current assets and current liabilities, and as a result do not sum to 100%.
- 4 John Raby was appointed as a director with effect from 1 October 2025, replacing Guy Elliffe who ceased to be a director on 31 December 2025. Lisa Turnbull was appointed as Chief Executive Officer of Smart with effect from 16 October 2025