SuperLife Superannuation Master Trust Global Property Shares Fund

Fund update for the quarter ended 30 September 2026
This fund update was first made publicly available on 29 October 2026.

What is the purpose of this update?

This document tells you how the SuperLife Superannuation Master Trust Global Property Shares 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.

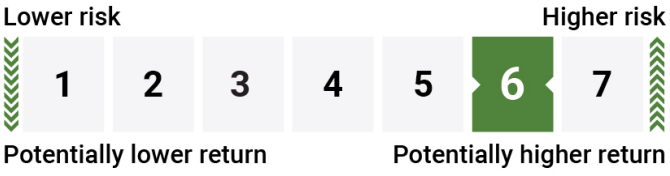
Description of this fund

Invests in 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	$2,027,406
Number of investors	152
The date the fund started	8 August 2001

What are the risks of investing?

Risk indicator for the SuperLife Superannuation Master Trust 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 30 September 2026. 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.

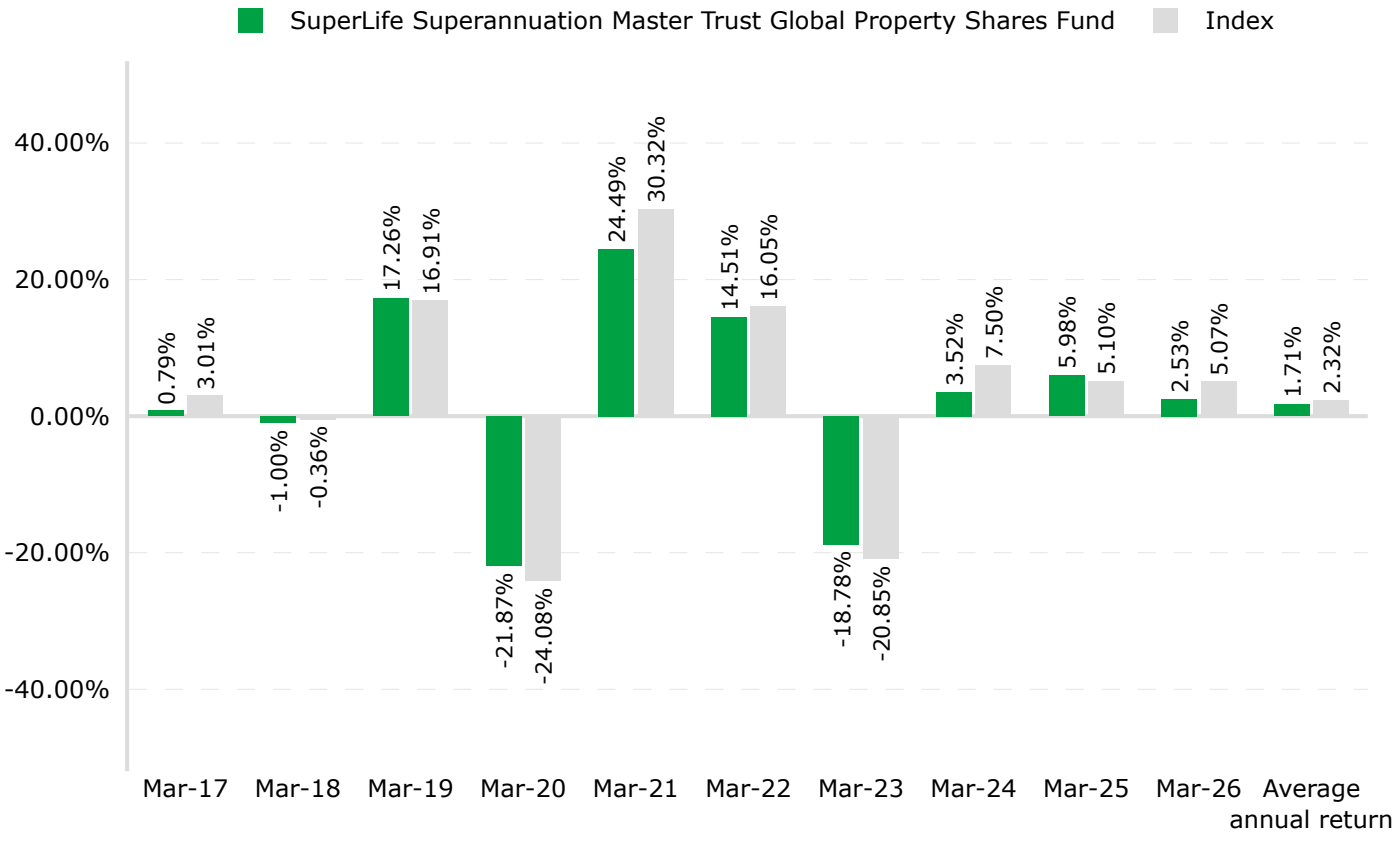
See the Product Disclosure Statement for the SuperLife Superannuation Master Trust for more information about the risks associated with investing in this fund.

How has the fund performed?

	Average over past 5 years	Past year
Annual return (after deductions for charges and tax)	-0.25%	1.20%
Annual return (after deductions for charges but before tax)	2.89%	18.39%
Market index annual return (reflects no deduction for charges and tax)	0.52%	2.62%

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 30 September 2026.

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 SuperLife Superannuation Master Trust Global Property Shares Fund are charged fund charges. In the year to 31 March 2026 these were:

	% per annum of fund's net asset value
Total fund charges	0.41%
Which are made up of:	
Total management and administration charges	0.41%
Including:	
Manager's basic fee	0.23%
Other management and administration charges	0.18%[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

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 received a return after fund charges were deducted but before tax of $1,839 (that is 18.39% of Jess's initial $10,000). Jess also paid $50.00 in other charges. This gives Jess a total return after tax of $70 for the year.

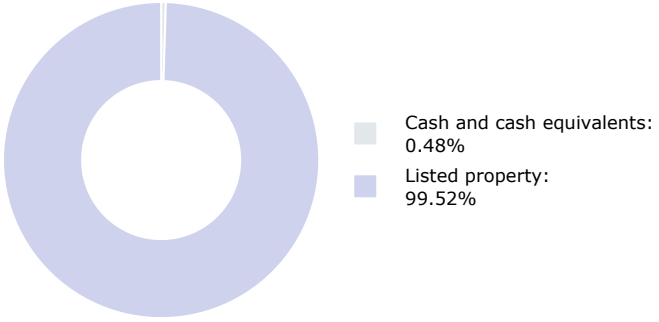
The amount of other charges you pay depends on whether you are an ordinary member or a specified member. Jess is an ordinary member and therefore pays an administration fee of 0.50% of the daily average balance of his account. If Jess were a specified member, the administration fee he pays (if any) depends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

The administration fee that Jess 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 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[2]

Name	% of fund's net asset value	Type	Country	Credit rating (if applicable)
iShares Core FTSE Global Property ex Australia AUD Hedged ETF	101.91%	Listed property	Australia	
NZD Cash Account (ANZ Bank)	1.01%	Cash and cash equivalents	New Zealand	AA-

The top 10 investments make up 102.92% of the fund's net asset value.

Currency hedging

As at 30 September 2026 the fund's exposure to assets denominated in foreign currencies was 102.39%, of which 106.88% 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 SIPO on the offer register at disclose-register.companiesoffice.govt.nz for more information on the fund's 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
Jon Raby	Director - Smart	11 months	Chief Financial Officer - ASB Bank	11 years
Alister John Williams	Director - Smart	10 years and 10 months	Investment Manager - Trust Management	5 years and 4 months
Stuart Kenneth Reginald Millar	Chief Investment Officer - Smart	7 years and 4 months	Head of Portfolio Management - ANZ Investments	6 years and 4 months
Lisa Turnbull	Chief Executive Officer - Smart	1 year	Chief Executive Officer - NZX Wealth Technologies	8 years and 11 months

Further information

You can also obtain this information, the Product Disclosure Statement for the 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 top 10 investments listed in the table exclude current assets and current liabilities, and as a result do not sum to 100%.