Australian Property 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 Australian 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.

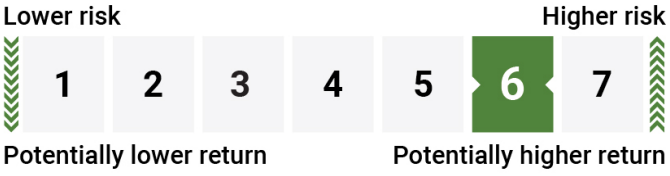
Description of this fund

Invests in Australian property and is designed to track the return (before tax, fees and other expenses) of the S&P/ASX 200 A-REIT Equal Weight Index.

Total value of the fund	$1,080,104
Number of investors	74
The date the fund started	21 September 2015

What are the risks of investing?

Risk indicator for the Australian 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-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.

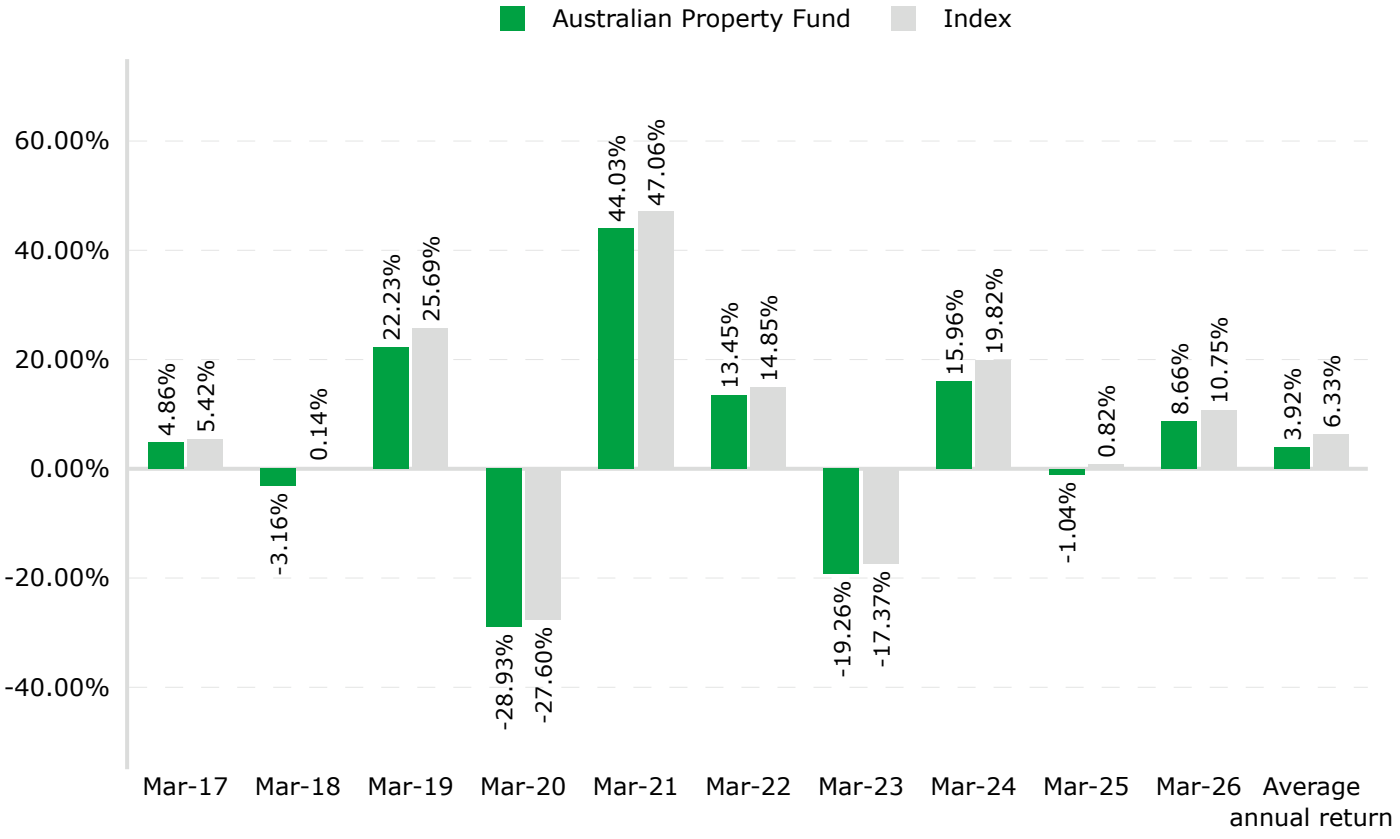
See the Product Disclosure Statement for the SuperLife workplace savings scheme for more information about the risks associated with investing in this fund.

How has the fund performed?

	Average over past 5 years	Past year
Annual return (after deductions for charges and tax)	1.26%	-8.88%
Annual return (after deductions for charges but before tax)	2.03%	-8.29%
Market index annual return (reflects no deduction for charges and tax)	3.66%	-6.02%

The market index annual return is based on the annual return of the S&P/ASX 200 A-REIT Equal Weight 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 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 Australian Property 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	0.59%
Which are made up of:	
Total management and administration charges	0.59%
Including:	
Manager's basic fee	0.53%
Other management and administration charges	0.06%[1]
Other charges	**Dollar amount per investor**
Administration fee	$12 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 workplace savings 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.

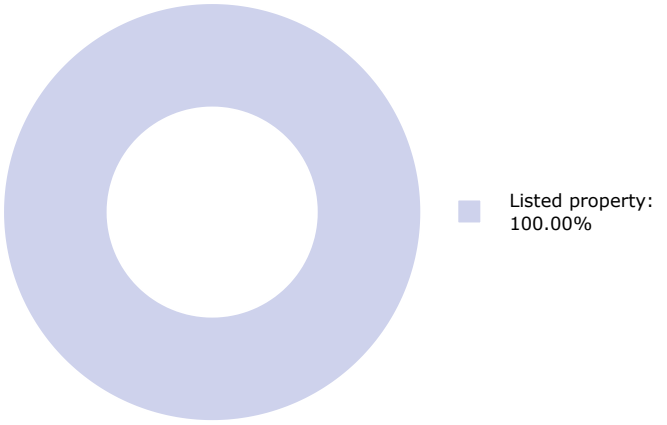
Example of how this applies to an investor

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 but before tax of -$829 (that is -8.29% of Jess's initial $10,000). Jess also paid $12.00 in other charges. This gives Jess a total loss after tax of -$900 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)
Ingenia Communities Group	6.70%	Listed property	Australia	
Mirvac Group	5.71%	Listed property	Australia	
Charter Hall Group	5.68%	Listed property	Australia	
Stockland	5.63%	Listed property	Australia	
The GPT Group	5.62%	Listed property	Australia	
Dexus	5.59%	Listed property	Australia	
Scentre Group	5.57%	Listed property	Australia	
Goodman Group	5.54%	Listed property	Australia	
Centuria Capital Group	5.54%	Listed property	Australia	
BWP Trust	5.54%	Listed property	Australia	

The top 10 investments make up 57.12% of the fund's net asset value.

Currency hedging

The fund's foreign currency exposure is not hedged.

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 workplace savings scheme, and some additional information from the offer register at disclose-register.companiesoffice.govt.nz.

Notes

1. These charges refer to the normal fund operating costs that are charged to the fund. 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. Some of these are fixed costs so the amount shown can range from 0.00% up to the total fund charges depending on the total value of the fund.