

TRUST MANAGEMENT PIE FUNDS

PROPERTY FUND

Fund Update for the quarter ended:

30 September 2023

This fund update was first made publicly available on 26 October 2023.

What is the purpose of this update?

This document tells you how the Trust Management - Property Fund has performed and what fees were charged. The document will help you to compare the Fund with other funds. Trust Investments Management 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

The Property Fund provides diversified exposure to directly held commercial properties located in New Zealand.

The Property Fund applies certain ethical investment criteria on acquisition of properties.

The investment objective of the Fund is to provide income returns to investors and capital gains over the medium to long term ahead of the rate of inflation.

Total Value of the Fund	NZ\$322,661,078
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Date the Fund started	1 April 2020
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What are the risks of investing?

Risk indicator for the Trust Management - Property Fund¹:

← Lower expected return Higher expected return →

1	2	3	4	5	6	7
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← Lower risk Higher risk →

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 (volatility). 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 www.sorted.org.nz.

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 the five years ended 30 September 2023¹. 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.

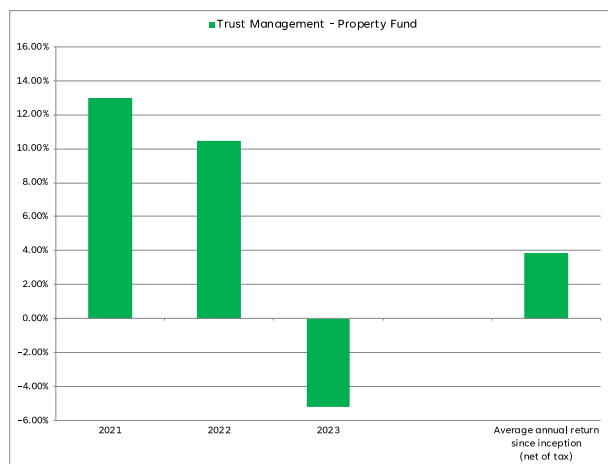
See the Product Disclosure Statement (PDS) for more information about the risks associated with investing in this fund.

How has the Fund performed?

Returns for period ended 30 September 2023	Past Year
Annual Return (after deductions for charges and tax)	-8.59%
Annual Return (after deductions for charges but before tax)	-7.83%
Market index annual return (reflects no deduction for charges and tax)	N/A

Trust Investments Management Limited is relying on the Financial Markets Conduct (Market Index) Exemption Notice 2023. There is no appropriate market index or suitable peer group index that would be helpful for investors to assess either movements in the market in relation to the returns from the assets in which the Trust Management – Property Fund invests or the performance of the Fund as a whole.

Annual return graph



This graph shows the return after fund charges and tax for each year ending 31 March since the fund's inception. The last bar shows the average annual return since the fund started, up to 30 September 2023.

Important: This does not tell you how the Fund will perform in 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 Trust Management – Property Fund are charged fund charges. In the year to 31 March 2023 these were:

	% of net asset value
Total Fund Charges <i>Which are made up of:</i>	0.85%
Total management and administration charges <i>Including:</i>	0.85%
Manager's Basic Fee	0.75%
Other management and administration charges	0.10%
Total performance-based fees	Nil

Investors are not currently charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds). See the PDS for the Trust Management PIE Funds on the offer register at <https://disclose-register.companiesoffice.govt.nz/disclose> for more information about fees.

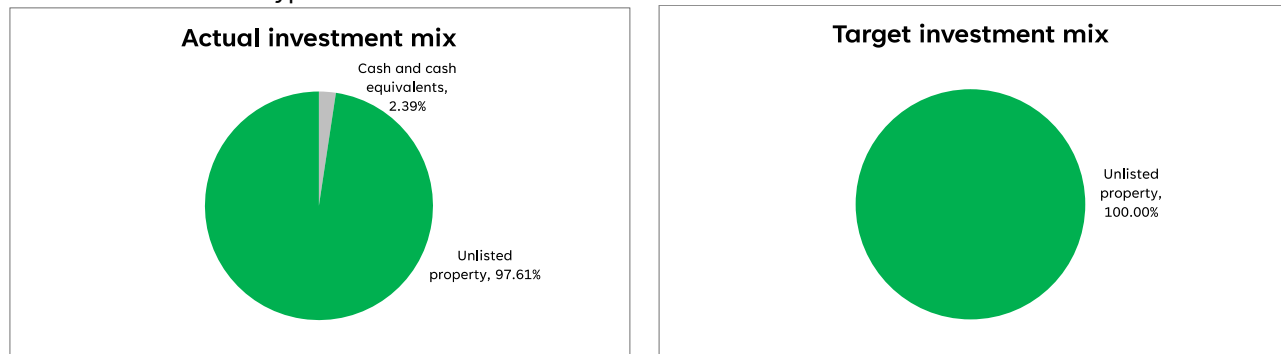
Example of how this applies to an investor

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

The Smith Charitable Trust had \$100,000 in the Fund at the start of the year and did not make any further contributions. At the end of the year, the Smith Charitable Trust incurred a loss after fund charges were deducted of \$7,830 (that is -7.83% of the initial \$100,000). This gives the Smith Charitable Trust a total loss after tax of \$8,590 for the year.

What does the Fund invest in?

This chart shows the types of assets that the Fund invests in:



Top 10 Investments

This table shows the top ten investments that the Fund invests in:

Asset name	% of fund net assets	Type	Country	Credit rating
13 Quentin Drive, Hamilton	10.54%	Unlisted property	NZ	Not applicable
Izone Drive, Rolleston	8.52%	Unlisted property	NZ	Not applicable
105 Wiri Station Road, Auckland	8.29%	Unlisted property	NZ	Not applicable
1 Jerry Green Street, Auckland	7.55%	Unlisted property	NZ	Not applicable
31 Taurikura Drive, Tauranga	7.28%	Unlisted property	NZ	Not applicable
17 Chappie Place, Hornby	6.41%	Unlisted property	NZ	Not applicable
8 Eagle Way, Auckland	6.32%	Unlisted property	NZ	Not applicable
9 Stonehill Drive, Auckland	6.28%	Unlisted property	NZ	Not applicable
104-140 Neilson St, Auckland	6.26%	Unlisted property	NZ	Not applicable
25 Taurikura Drive, Tauranga	4.80%	Unlisted property	NZ	Not applicable

The top 10 investments make up 72.25% of the net asset value of the Fund.

Key Personnel

Name	Position	Time in current position	Previous position	Time in previous position
Patrick O'Reilly	General Manager Property	8 years 3 months	General Manager Property, DNZ/Stride	11 years 0 months
Rachael McDonald	Chief Executive	1 years 1 months	Partner, BVI, Mourant Ozannes	10 years 0 months
Matthew Goldsack	General Manager Investments	3 years 7 months	Head of Investment Solutions, BT Funds Management	11 years 2 months
Felicity Berry	Property Asset Manager	7 years 3 months	Assistant Property Manager, Kiwi Property Group	10 years 0 months

Further Information

You can also obtain this information, the PDS for the Trust Management PIE Funds, and some additional information from the offer register (OFR12861) at

<https://disclose-register.companiesoffice.govt.nz/disclose>.

Notes

1. As the Fund has been operating for less than five years, we have used a mix of actual returns and the historical returns data of the Trust Investments – Property Fund (the Property GIF) which was formerly offered under the Trust Investments – Group Investment Funds scheme (on 1 April 2020 the Fund acquired all the assets of the Property GIF under a scheme restructure). The risk indicator is based on the historical return for the Property GIF for the 1 year 6 months to 31 March 2020 when the Fund was not in existence, and then the actual returns for the 3 years 6 months to 30 September 2023. We reasonably consider use of the historical returns data from the Property GIF to calculate (in part) the risk indicator for the Fund the most appropriate way to reflect the potential future volatility of this Fund.

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