

Fund Update

For the quarter ended 31 December 2023

- **APN Investment Funds Scheme**
- **APN AREIT PIE Fund**

This fund update was first made publicly available on: 13 Feb 2024

What is the purpose of this update?

This document tells you how the APN AREIT PIE Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. FundRock NZ 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

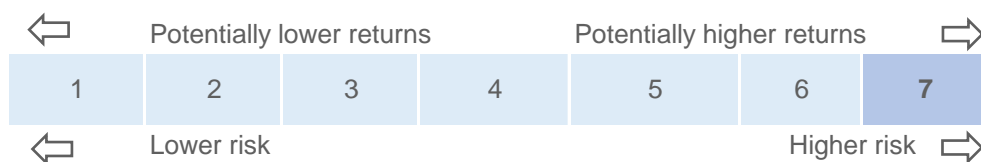
Objective: To provide investors with a consistent, relatively high level of income combined with some capital growth, sourced primarily from Australian Real Estate Investment Trusts ('AREITs') listed on the ASX.

Strategy: The fund invests in an Australian Unit Trust ('Underlying Fund') managed by Dexus Asset Management Limited. The Underlying Fund invests in AREIT shares. The fund targets a position of being fully hedged back to the New Zealand dollar.

Total value of the fund	\$NZ 9,140,149
The date the fund started	10 March 2017

What are the risks of investing?

Risk indicator for the APN AREIT PIE 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 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.

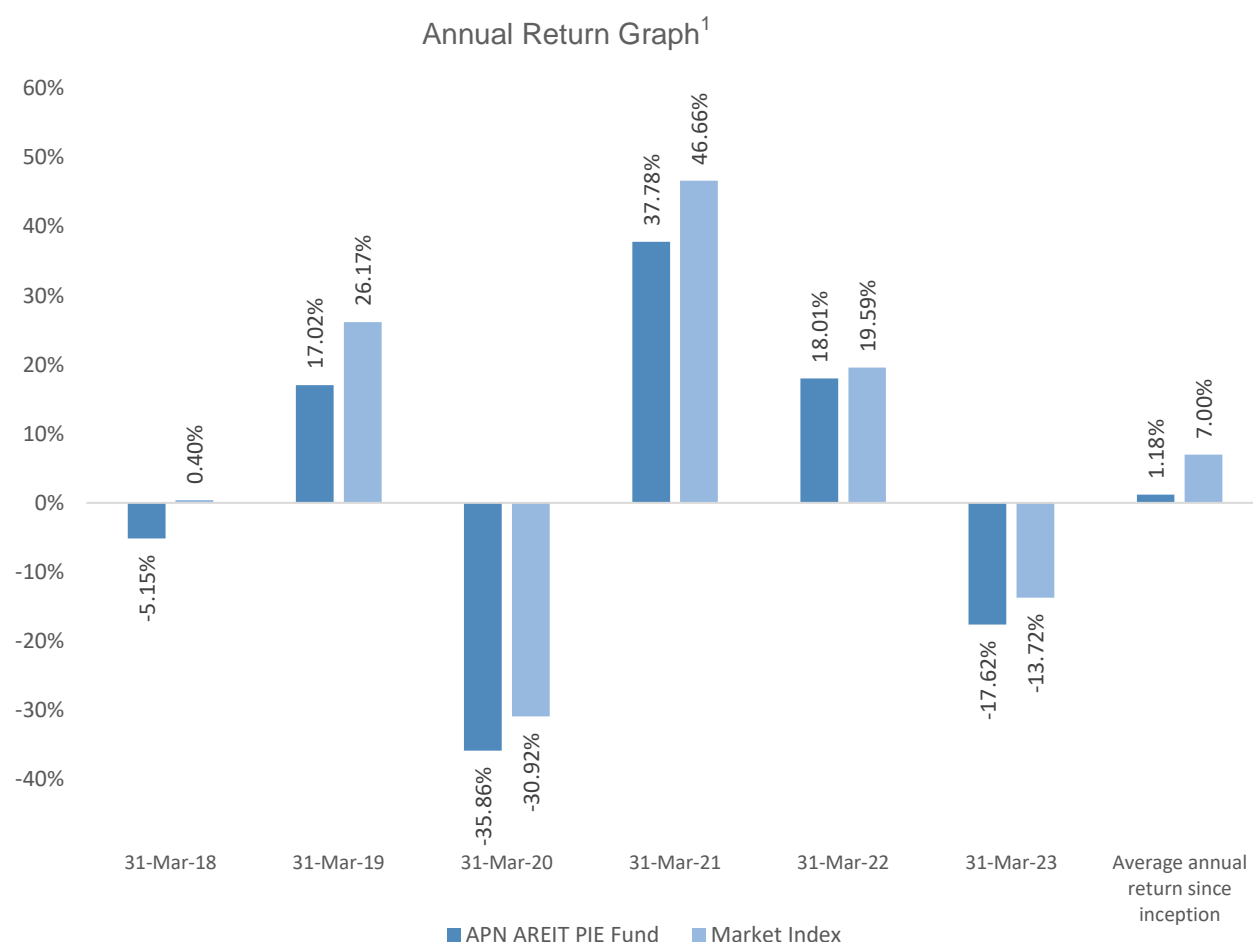
This risk indicator is not a guarantee of a fund's future performance. The risk indicator is based on the returns data for 5 years to 31 December 2023. While risk indicators are usually relatively stable, they do shift from time to time. The risk indicator will continue to be updated in future fund updates.

See the product disclosure statement (PDS) for more information about the risks associated with investing in this fund.

How has the fund performed?

	Average over the past 5 years	Past year
Annual return (after deductions for charges and tax)	0.47%	8.25%
Annual return (after deductions for charges but before tax)	1.48%	9.17%
Market index annual return (reflects no deduction for charges and tax)	7.04%	18.51%

The market index return is the S&P/ASX 300 AREIT Index - Hedged to \$NZ. This has been the market index since the inception of the fund. Additional information about the market index is available on the offer register at www.disclose-register.companiesoffice.govt.nz.



This shows the return after fund charges and tax for each year ending 31 March since the fund started. The last bar shows the average annual return since the fund started, up to 31 December 2023.

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 APN AREIT PIE Fund are charged fund charges. In the year to 31 March 2023 these were:

	% of net asset value (including GST)
Total fund charges (including GST)	1.33%
Which are made up of:	
Total manager and administration charges	1.33%
Including:	
Manager's basic fee (including GST)	0.57%
Other management and administration charges	0.76%

Manager's basic fee includes an estimate of the charges incurred in the underlying fund in which the Fund invests. The estimate incorporates information provided by the underlying fund manager as well as information sourced from the underlying fund's disclosure documents.

Investors may also be charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds). See the PDS for the APN Investment Funds Scheme on the offer register at www.disclose-register.companiesoffice.govt.nz for more information about those fees.

Example of how this applies to an investor

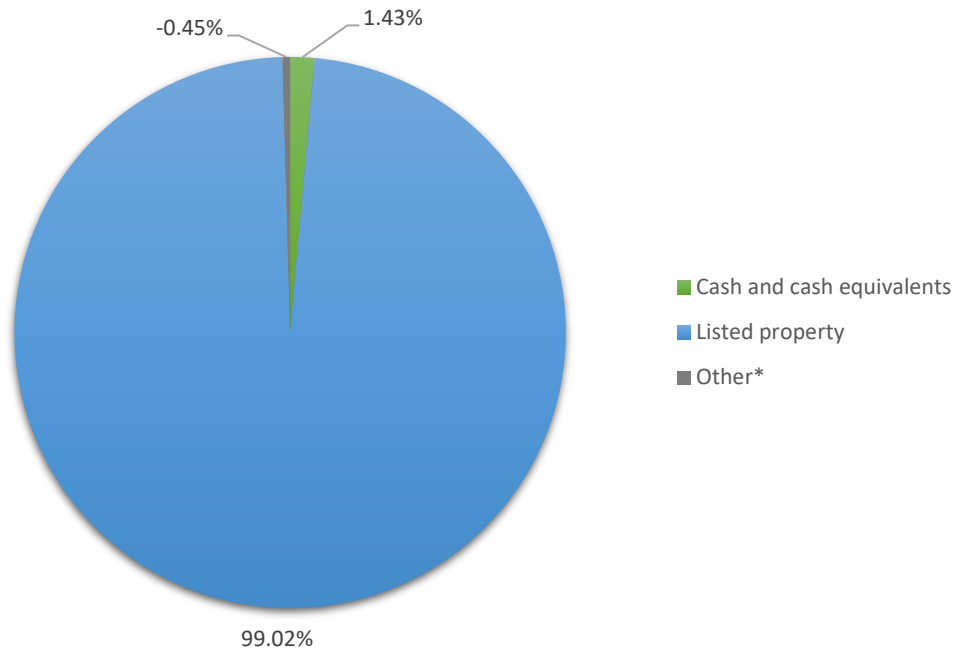
Small differences in fees and charges can have a big impact on your investment over the long term.

Anthony 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, Anthony received a return after fund charges were deducted of \$917 (that is 9.17% of his initial \$10,000). This gives Anthony a total return after tax of \$825 for the year.

What does the fund invest in?

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

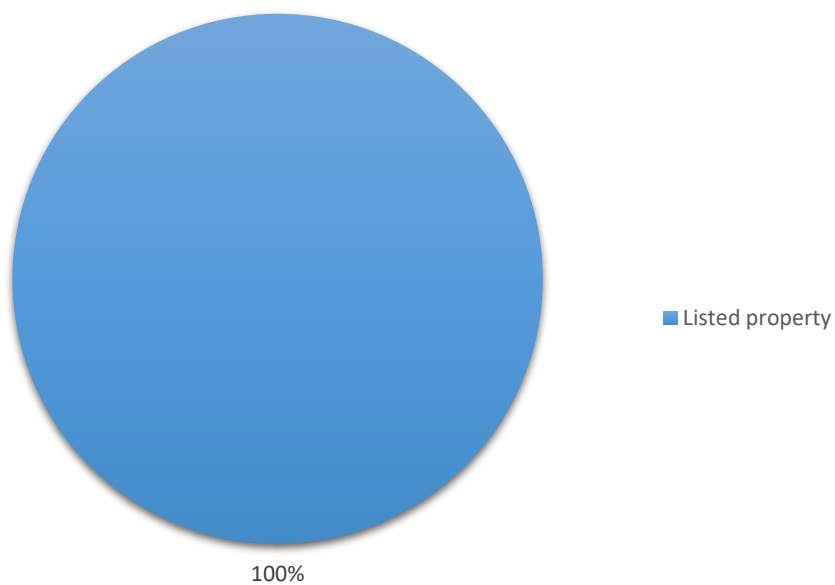
Actual investment mix



*Forward currency contracts

Foreign currency exposure was 98.62% hedged to New Zealand dollars as at 31 December 2023.

Target investment mix



Top 10 investments

	Name	% of Fund net assets	Type	Country	Credit rating (if applicable)
1	Goodman Group	18.60%	Listed Property	AU	
2	Scentre Group	11.29%	Listed Property	AU	
3	Stockland	7.34%	Listed Property	AU	
4	Gpt Group	5.42%	Listed Property	AU	
5	Healthco Reit	5.24%	Listed Property	AU	
6	Mirvac Group	5.07%	Listed Property	AU	
7	Dexus	5.05%	Listed Property	AU	
8	Vicinity Centres	4.79%	Listed Property	AU	
9	Homeco Daily Needs Reit	4.71%	Listed Property	AU	
10	Centuria Industrial Reit	4.43%	Listed Property	AU	

The top 10 investments make up 71.95% of the net asset value of the fund.

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
Peter Morrissey	Lead Portfolio Manager & CEO, Real Estate Securities, Dexus Asset Management Limited	5 years 0 months	Fund Manager, Dexus Asset Management Limited	12 years 1 months
Mark Mazzarella	Fund Manager, Dexus Asset Management Limited	4 years 3 months	Assistant Fund Manager, Dexus Asset Management Limited	2 years 1 months
Cindy Effendi	Senior Real Estate Securities Analyst, Dexus Asset Management Limited	1 years 3 months	Equity Analyst, Diogenes Research	7 years 8 months

Further information

You can also obtain this information, the PDS for the APN Investment Funds Scheme, and some additional information from the offer register at www.disclose-register.companiesoffice.govt.nz.

Notes

- ¹ The bar chart shows fund returns after deducting fees and tax. Tax is deduced at the highest Prescribed Investor Rate of 28%. However, the market index returns are shown before deducting fees and tax.