

Fund update

For the quarter ended 31 December 2022

- **Squirrel Investment Funds**
- **Squirrel Monthly Income Fund**

This fund update was first made publicly available on: 10 February 2023

What is the purpose of this update?

This document tells you how the Squirrel Monthly Income Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. Implemented Investment Solutions 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

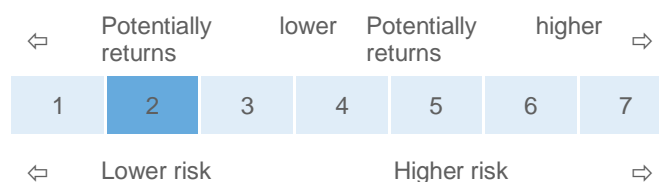
Objective: The Fund's investment objective is to provide an annual return, after fees and before tax, of the Official Cash Rate, set by the Reserve Bank of New Zealand, plus a margin of 4.00%.

Strategy: The Fund is designed to provide investors with a regular income return generated through exposure to a diversified portfolio of loans predominately secured against registered first mortgages on residential property across New Zealand. Loan exposure is obtained by investing in the Squirrel Wholesale Funds scheme, whose funds obtain their loan exposure through investing via the Squirrel P2P platform operated by Squirrel. Assets of the Squirrel Wholesale Funds may include exposure to fractional and/or whole loans, as well as cash and cash equivalents.

Total value of the fund	\$NZ 9,094,215
The date the fund started	13 October 2021

What are the risks of investing?

Risk indicator for the Squirrel Monthly Income Fund¹.



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 2022. 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?

	Past year
Annual return (after deductions for charges and tax)	4.14%
Annual return (after deductions for charges but before tax)	5.78%

There is no appropriate market index and no suitable comparable peer group index for the Fund against which to assess either movements in relation to the returns from the assets in which the Fund invests or the performance of the Fund as a whole. For further information see the document entitled "Squirrel Monthly Income Fund – No market index" available on the offer register at <https://disclose-register.companiesoffice.govt.nz>.

What fees are investors charged?

Investors in the Squirrel Monthly Income Fund are charged fund charges which are:

	% of net asset value
Total fund charges (including GST)	1.70%
Which are made up of:	
Total management and administration charges (including GST)	1.70%
Including:	
Manager's basic fee	1.70%
Other management and administration charges	0.00%

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 Squirrel Investment Funds on the offer register at <https://disclose-register.companiesoffice.govt.nz> for more information about those fees.

Example of how this applies to an investor

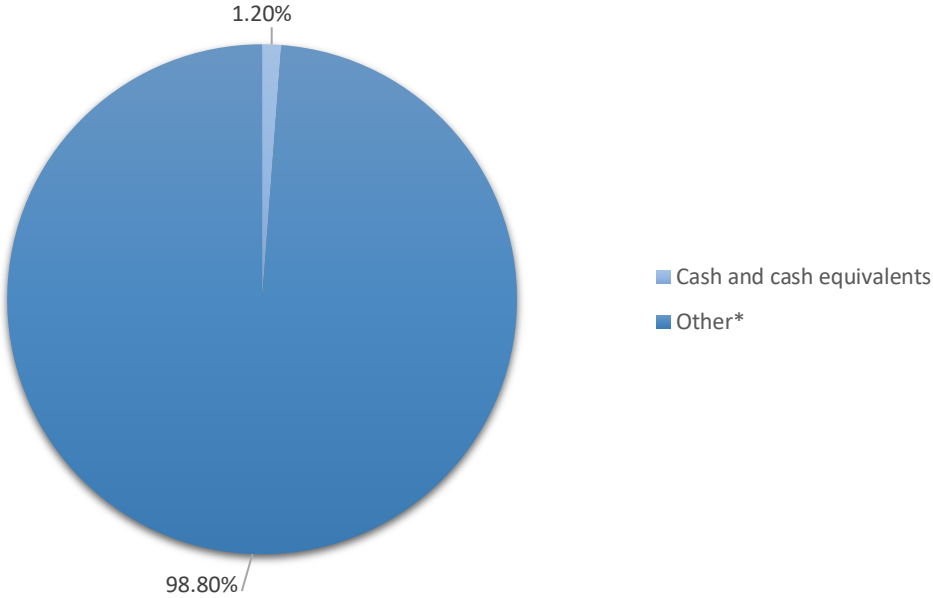
Small differences in fees and charges can have a big impact on your investment over the long term.

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 \$578 (that is 5.78% of his initial \$10,000). This gives Anthony a total return after tax of \$414 for the period.

What does the fund invest in?

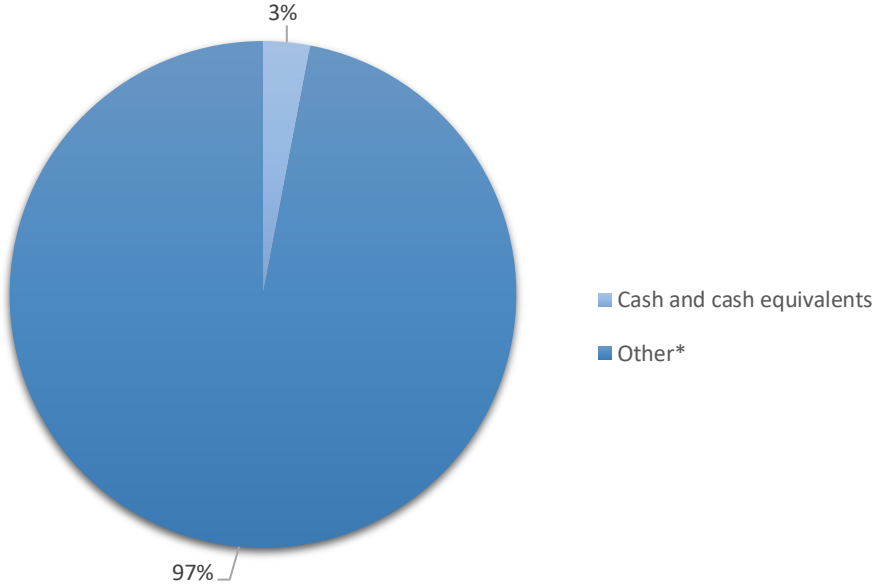
This shows the types of assets that the fund invests in.

Actual investment mix



* Other represents private fixed and variable interest rate loans on the Squirrel P2P (peer-to-peer) platform. Full details of the strategy and permitted investments for the Fund are outlined in the Statement of Investment Policy and Objectives (SIPO)

Target investment mix



* Other represents private fixed and variable interest rate loans on the Squirrel P2P (peer-to-peer) platform. Full details of the strategy and permitted investments for the Fund are outlined in the Statement of Investment Policy and Objectives (SIPO)

Top 10 investments

	Name	% of Fund net assets	Type	Country	Risk Rating	Credit rating (if applicable)
1	Construction Loan secured by Residential dwelling (Auckland & Northland)	8.67%	*Other	NZ	B	N/A
2	Construction Loan secured by Residential dwelling (Auckland & Northland)	8.22%	*Other	NZ	B	N/A
3	Construction Loan secured by Residential dwelling (Otago, Southland)	6.89%	*Other	NZ	A	N/A
4	Construction Loan secured by Residential dwelling (Auckland & Northland)	6.03%	*Other	NZ	A	N/A
5	Construction Loan secured by Residential dwelling (Auckland & Northland)	5.00%	*Other	NZ	A	N/A
6	Construction Loan secured by Residential dwelling (Auckland & Northland)	3.70%	*Other	NZ	B	N/A
7	Construction Loan secured by Residential dwelling (Auckland & Northland)	3.11%	*Other	NZ	E	N/A
8	Construction Loan secured by Residential dwelling (Auckland & Northland)	3.05%	*Other	NZ	C	N/A
9	Construction Loan secured by Residential dwelling (Waikato, Bay of Plenty)	2.07%	*Other	NZ	D	N/A
10	Construction Loan secured by Residential dwelling (Christchurch)	1.94%	*Other	NZ	B	N/A

The top 10 investments make up 48.68% of the net asset value of the fund.

* Exposure to private fixed and variable interest rate loans on the Squirrel P2P (peer-to-peer) platform. Full details of the strategy and permitted investments for the Fund are outlined in the Statement of Investment Policy and Objectives (SIPO).

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
David Tyrer	Chief Operating Officer - Squirrel	3 years 0 months	Head of Digital Transformation – ANZ	3 years 0 months
Tim Bowen	Chief Financial Officer - Squirrel	6 years 6 months	Head Business Performance & Planning, Insurance Australia Group (IAG)	2 years 0 months
Doug Thomson	Investor Relations Manager	0 years 9 months	Head of Investor Relations Manager, Mutual Alternative Investments	2 years 0 months

Additional information²

Composition of related underlying fund's	% of total assets of related underlying fund
Squirrel Wholesale Construction Loan Fund	
- Secured loans for which the secured asset is residential property	99.42%
- Cash and cash equivalents	0.58%
Squirrel Wholesale Home Loan Fund	
- Secured loans for which the secured asset is residential property	99.03%
- Cash and cash equivalents	0.97%
Squirrel Wholesale Personal Loan Fund	
- Secured loans for which the secured asset is residential property	90.67%
- Secured loans for which the secured asset is other assets	8.44%
- Unsecured loans	0.08%
- Cash and cash equivalents	0.81%

Loans are allocated an asset type based on the zoning of the principal secured property (by value) that is set in the local council's district plan.

For loan exposures of the Fund where "other assets" is the primary security asset type, the other assets are motor vehicles.

Through its investment in related underlying funds, the Fund has an interest in 201 loans.

10 largest loans of the Fund	% of net assets of the Fund
Loan secured by residential dwelling	8.67%
Loan secured by residential dwelling	8.22%
Loan secured by residential dwelling	6.89%
Loan secured by residential dwelling	6.03%
Loan secured by residential dwelling	5.00%
Loan secured by residential dwelling	3.70%
Loan secured by residential dwelling	3.11%
Loan secured by residential dwelling	3.05%
Loan secured by residential dwelling	2.07%
Loan secured by residential dwelling	1.94%
TOTAL	48.68%

Risk rating	% of net assets of related underlying Fund
Squirrel Wholesale Construction Loan Fund	
A	27.55%
B	44.70%
C	20.04%
D	2.66%
E	4.46%
F	0.00%

Fund Update - Squirrel Monthly Income Fund

Squirrel Wholesale Home Loan Fund	
A	11.73%
B	29.64%
C	47.40%
D	0.00%
E	10.27%
F	0.00%
Squirrel Wholesale Personal Loan Fund	
A	40.18%
B	48.38%
C	8.39%
D	0.01%
E	2.22%
F	0.00%

Investors can find more information on the risk rating methodology in the Squirrel Investment Funds other material information document which can be found at <https://disclose-register.companiesoffice.govt.nz>.

Loan assets by term	% of total assets of the Fund*
One year or less	76.77%
More than one year and less than, or equal to, five years	18.63%
More than five years and less than, or equal to, ten years	3.54%
More than 10 years	0.00%

* Percentages are based on the remaining term to maturity

Through its investment in related underlying funds, the Fund currently has no exposure to any loans with no risk rating or other risk-based categorisation allocated.

Further information

You can also obtain this information, the PDS for the Squirrel Investment Funds and some additional information from the offer register at <https://disclose-register.companiesoffice.govt.nz>.

Notes

¹ A combination of actual fund returns and estimated returns have been used to determine the risk indicator as the fund has not been operating for the required five years. The risk indicator may therefore provide a less reliable indicator of the fund's future volatility. Estimated returns have been used until 31 October 2021 and fund returns thereafter. The basis for determining the estimated returns is to use a proxy market index, comprising 40% of the Bloomberg NZBond Bank Bill Index and 60% of the Bloomberg NZ Bond Composite 0+ Yr Index, for the 5 years to 31 October 2021.

² The Manager has prepared this additional information in accordance with the Financial Markets Conduct (Squirrel Investment Funds) Exemption Notice 2021.