

Fund Update

For the quarter ended 30 September 2026

- Squirrel Investment Funds
- Squirrel Monthly Income Fund

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 Squirrel Monthly Income 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 an annual return, after fees and before tax, that outperforms the 1 Year New Term Deposit Rate (>\$10k) by a margin of 2.00%.

Strategy: The Fund is designed to provide investors with a regular income return generated through exposure to a diversified portfolio of actively managed loans secured against registered first mortgages on residential property across New Zealand. Loan exposure is obtained by investing in the Squirrel Wholesale Investment Funds scheme ("Squirrel Wholesale Funds"), whose funds obtain their loan exposure through investing via the Squirrel peer-to-peer ("P2P") platform operated by Squirrel Money Limited ("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 250,275,053
The date the fund started	13 October 2021

What are the risks of investing?¹

Risk indicator for the Squirrel Monthly Income 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.

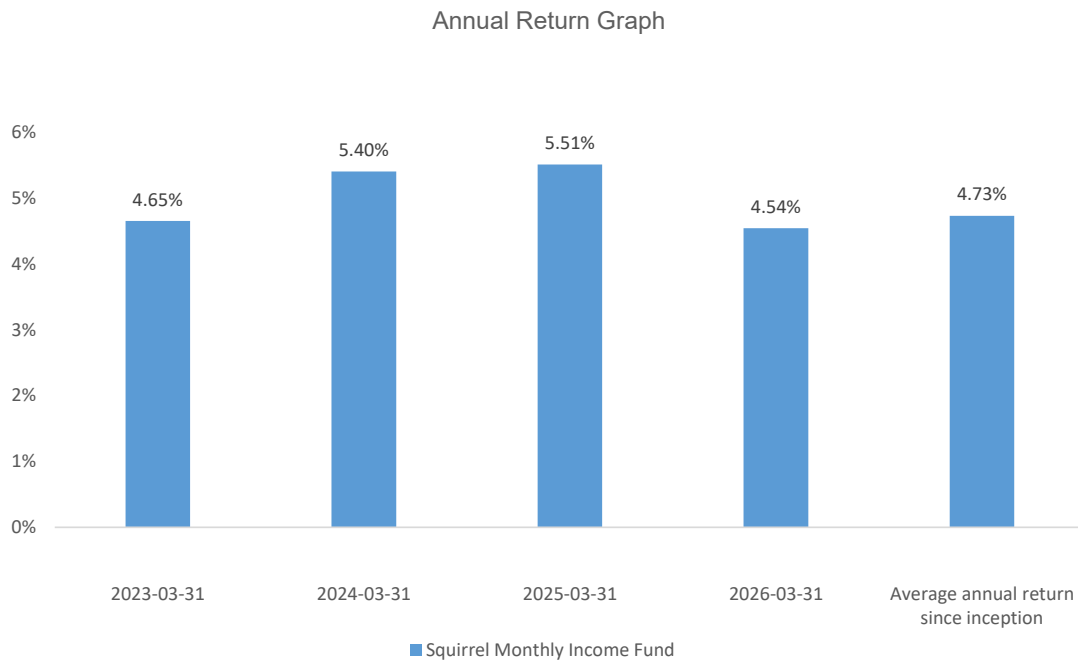
This risk indicator is not a guarantee of a fund's future performance. The risk indicator is based on the returns data for 5 years to 30 September 2026. While risk indicators are usually relatively stable, they do shift from time to time. The risk indicator will continue to be updated in future fund updates.

See the product disclosure statement (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)	5.79%

Having exercised reasonable endeavors, FundRock has determined that there is neither relevant index nor benchmark for the relevant assets of the Fund, which relies on the provisions of the Financial Markets Conduct Regulations, Schedule 4, clause 99.



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 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 Squirrel Monthly Income Fund are charged fund charges. In the year to 31 March 2026 these were:

	% of net asset value (including GST)
Total fund charges	1.89%
Which are made up of:	
Total manager and administration charges	1.89%
Including:	
Manager's basic fee (including GST)	1.87%
Other management and administration charges	0.02%

(A) The total fund charges for the most recent financial year differ from the estimate disclosed in the Product Disclosure Statement (PDS), primarily due to lower-than-anticipated in-fund costs. Notwithstanding this variance, the fee estimate disclosed in the PDS remains a reasonable and appropriate indication of expected future total fund charges. (B) "Manager's basic fee" includes an estimate of the charges incurred in the underlying funds in which the fund invests. The estimate incorporates information provided by the underlying fund manager as well as information sourced from the underlying funds' disclosure documents. Other management and administration charges includes audit, legal and administration fees.

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 Monthly Income Fund 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

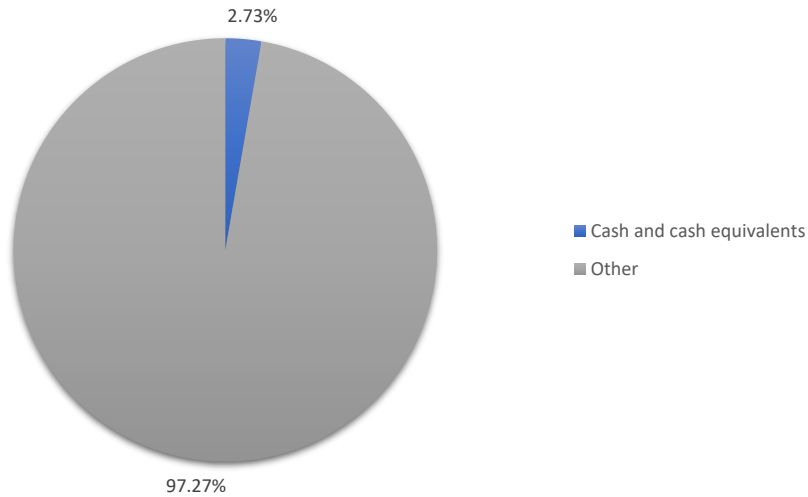
Small differences in fees and charges can have a big impact on your investment over the long term.

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 \$579 (that is 5.79% of his initial \$10,000). This gives Anthony a total return after tax of \$414 for the year.

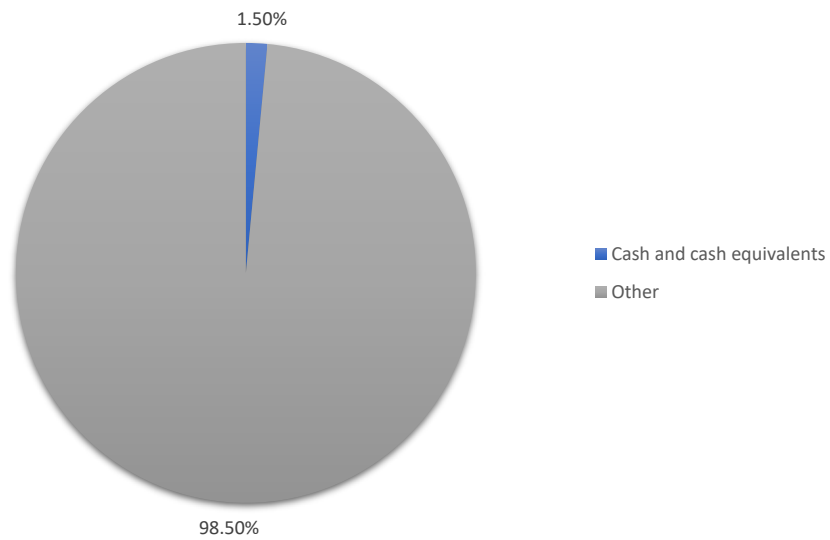
What does the fund invest in?

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

Actual investment mix



Target investment mix



Note: "Other" represents private fixed and variable interest rate loans on the Squirrel P2P 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 investments²

	Name	% of fund net assets	Type	Country	Credit rating (if applicable)
1	Cash and cash equivalents	2.73%	Cash and cash equivalents	NZ	AA-
2	Construction loan secured by Residential Property (Auckland)	2.01%	Other	NZ	B
3	Construction loan secured by Residential Property (Canterbury)	1.78%	Other	NZ	C
4	Construction loan secured by Residential Property (Auckland)	1.70%	Other	NZ	A
5	Construction loan secured by Residential Property (Bay of Plenty)	1.55%	Other	NZ	E
6	Construction loan secured by Residential Property (Auckland)	1.51%	Other	NZ	C
7	Construction loan secured by Residential Property (Otago)	1.44%	Other	NZ	C
8	Home loan secured by Residential Property (Otago)	1.35%	Other	NZ	B
9	Construction loan secured by Residential Property (Auckland)	1.22%	Other	NZ	B
10	Construction loan secured by Residential Property (Auckland)	1.18%	Other	NZ	B

The top 10 investments make up 16.45% 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
David Tyrer	Chief Operating Officer - Squirrel	6 years 9 months	Head of Digital Transformation – ANZ	3 years
Tim Bowen	Chief Financial Officer - Squirrel	10 years 3 months	Director, Evergreen Consultants	2 years
Doug Thomson	Investor Relations Manager	5 years 9 months	Head of Investor Relations , Old Mutual Alternative Investments	3 years 3 months
Iain Cox	Head of Managed Funds	6 months	Australiasian Head of Fixed Interest and Cash at ANZ Wealth	11 years 7 months

Further information

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

Additional information³

This table shows the types of assets that the fund invests in, where secured loan assets are shown as a percentage of total assets.

Composition of Total Assets	% of Total Assets ⁴
Residential Property	95.03%
Commercial Property	0.00%
Rural Property	0.00%
Cash and Cash equivalents	4.97%

The below tables detail the composition of secured loans for each geographical region as a percentage of total secured loans and within each geographical region, the proportion of secured loans for each specified category expressed as a percentage of total secured loans.

Geographical Region	% Total Loans
Auckland	56.41%
Bay of Plenty	4.62%
Canterbury	17.32%
Gisbourne	0.00%
Hawke's Bay	1.08%
Manawatu-Wanganui	0.35%
Marlborough	0.05%
Nelson	0.62%
Northland	1.47%
Otago	9.22%
Southland	0.00%
Taranaki	0.55%
Tasman	0.86%
Waikato	4.18%
Wellington	3.25%
West Coast	0.00%

Geographical Region	Residential	Commercial	Rural	Total
Auckland	56.41%	0.00%	0.00%	56.41%
Bay of Plenty	4.62%	0.00%	0.00%	4.62%
Canterbury	17.32%	0.00%	0.00%	17.32%
Gisbourne	0.00%	0.00%	0.00%	0.00%
Hawke's Bay	1.08%	0.00%	0.00%	1.08%
Manawatu-Wanganui	0.35%	0.00%	0.00%	0.35%
Marlborough	0.05%	0.00%	0.00%	0.05%
Nelson	0.62%	0.00%	0.00%	0.62%
Northland	1.47%	0.00%	0.00%	1.47%
Otago	9.22%	0.00%	0.00%	9.22%
Southland	0.00%	0.00%	0.00%	0.00%
Taranaki	0.55%	0.00%	0.00%	0.55%
Tasman	0.86%	0.00%	0.00%	0.86%
Waikato	4.18%	0.00%	0.00%	4.18%
Wellington	3.25%	0.00%	0.00%	3.25%
West Coast	0.00%	0.00%	0.00%	0.00%

There were 3 impaired secured loans at the time this fund update was prepared. The below table shows the composition of the impaired secured loans expressed as a percentage of the total loans by geographical region, and within each geographical region, the breakdown by asset type.

Geographical Region	% of Impaired Loans - Residential	% of Impaired Loans - Commercial	% of Impaired Loans - Rural	Total
Auckland	0.25%	0.00%	0.00%	0.25%
Bay of Plenty	0.72%	0.00%	0.00%	0.72%
Canterbury	0.00%	0.00%	0.00%	0.00%
Gisbourne	0.00%	0.00%	0.00%	0.00%
Hawke's Bay	0.00%	0.00%	0.00%	0.00%
Manawatu-Wanganui	0.01%	0.00%	0.00%	0.01%
Marlborough	0.00%	0.00%	0.00%	0.00%
Nelson	0.00%	0.00%	0.00%	0.00%
Northland	0.00%	0.00%	0.00%	0.00%
Otago	0.00%	0.00%	0.00%	0.00%
Southland	0.00%	0.00%	0.00%	0.00%
Taranaki	0.00%	0.00%	0.00%	0.00%
Tasman	0.00%	0.00%	0.00%	0.00%
Waikato	0.00%	0.00%	0.00%	0.00%
Wellington	0.00%	0.00%	0.00%	0.00%
West Coast	0.00%	0.00%	0.00%	0.00%

Squirrel expects the Fund to receive all principal and interest owed on the impaired loans, with no loss of income or capital. Once the impaired loans are recovered, Squirrel expects a shortfall of about \$114,000, which shall be absorbed by Squirrel's reserve funds, not the Fund. Each of the Fund's loans is protected by one of three Squirrel reserve funds (\$ value):

* Construction Loans Reserve Fund: \$4,734,763

* Home Loans Reserve Fund: \$905,777

* Specialised Reserve Fund: \$2,044,09

For the purposes of classifying secured loans by asset type, the classification is determined by reference to the nature, predominant use and characteristics of the property securing the loan. The underlying planning or zoning designation is considered where relevant but is not, in isolation, determinative of the classification.

Property Type	Maximum LVR
Residential Property	80%
Commercial Property	N/A
Rural Property	N/A

Loans secured (or principally secured) by mortgage over residential property	Loans secured (or principally secured) by mortgage over commercial property	Loans secured (or principally secured) by mortgage over rural property
Fee simple land and buildings: up to 80% LVR	Fee simple land and buildings: N/A	Fee simple land and buildings: N/A
Leasehold: N/A	Leasehold: N/A	Leasehold: N/A
Vacant land: up to 60% LVR	Vacant land: N/A	Vacant land: N/A

Note: LVR means loan-to-value ratio. LVR shows the amount of a loan as a percentage of the value of the property that secures the loan. The lower the LVR, the lower the amount of the loan relative to the value of the secured property.

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. 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 period to 31 October 2021. The risk indicator may therefore provide a less reliable indicator of the fund's future volatility.

² Exposure to private fixed and variable interest rate loans on the Squirrel P2P platform. Full details of the strategy and permitted investments for the fund are outlined in the SIPO.

³ The Manager has prepared this additional information in accordance with the Financial Markets Conduct (Managed Funds - Loan Disclosure Requirements) Exemption Notice 2024.

⁴ Numbers in this table may not match those in the actual investment mix chart, which calculation is based on net asset value (i.e., it includes liabilities).

