

For the quarter ended 30 September 2020

## NZ Funds Advised Portfolio Service Property Inflation Portfolio

This fund update was first made publicly available on 29 October 2020

### What is the purpose of this update?

This document tells you how the Property Inflation Portfolio has performed and what fees were charged. The document will help you to compare the fund with other funds. New Zealand Funds 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 objective of the Property Inflation Portfolio is to mitigate the impact of inflation on your investment over the medium and/or long term. The fund is anticipated to mainly hold New Zealand, Australian and international bonds, and property and infrastructure shares.

Total value of the fund	\$86,617,308
The date the fund started	31 October 2008

### What are the risks of investing?

Risk indicator for the Property Inflation Portfolio:



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.nzfunds.co.nz/AdviceSolutions/RiskProfile/](http://www.nzfunds.co.nz/AdviceSolutions/RiskProfile/)

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.

The 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 to 30 September 2020. 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.

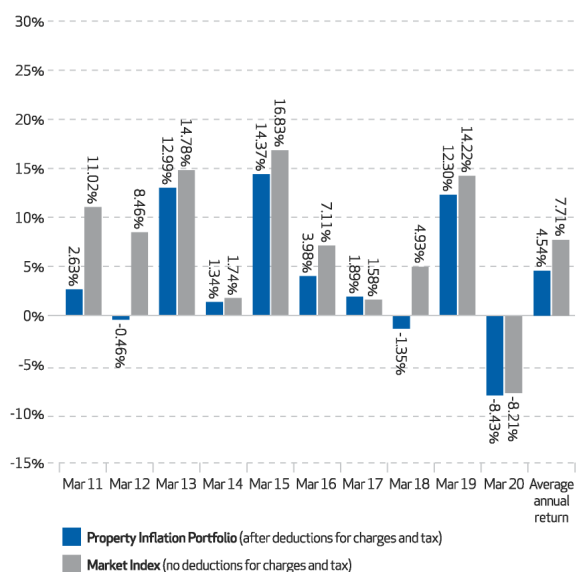
See the Product Disclosure Statement (PDS) for more information about the risks associated with investing in this fund.

### How has the fund performed?

	Average over past 5 years	Past year
<b>Annual return</b> (after deductions for charges and tax)	3.16%	-9.53%
<b>Annual return</b> (after deductions for charges but before tax)	3.82%	-8.30%
<b>Market index annual return</b> (reflects no deduction for charges and tax)	6.53%	-5.95%

The market index annual return is based on a composite index calculated using the market indices and weightings set out in the Statement of Investment Policy and Objectives (SIPO). Additional information about the market index is available on the offer register at [www.companiesoffice.govt.nz/disclose](http://www.companiesoffice.govt.nz/disclose).

#### Annual return graph<sup>1</sup>



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 2020.

**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 Property Inflation Portfolio are charged fund charges. In the year to 31 March 2020 these were:

	% of net asset value
<b>Total fund charges</b>	2.86%
Which are made up of:	
<b>Total management and administration charges</b>	2.86%
Including:	
Manager's basic fee	2.69%
Other management and administration charges*	0.17%
<b>Total performance-based fees</b>	0.00%

\*Note: Included within 'Other management and administration charges' are performance-based fees charged by external managers of underlying funds that the fund invested into which totalled 0.03%. Performance-based fees are subject to market movements and manager performance and the amount of these fees for any given period may materially differ from those disclosed for the year to 31 March 2020.

See the PDS for more information about the basis on which performance-based fees are charged.

Investors may also be charged individual action fees for specific actions or decisions (for example, if an investor has a financial adviser and has agreed to pay a fee to the adviser for providing financial advice). NZ Funds does not currently charge any establishment, contribution, termination, withdrawal or switch fees. See the PDS for the NZ Funds Advised Portfolio Service for more information about fees.

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

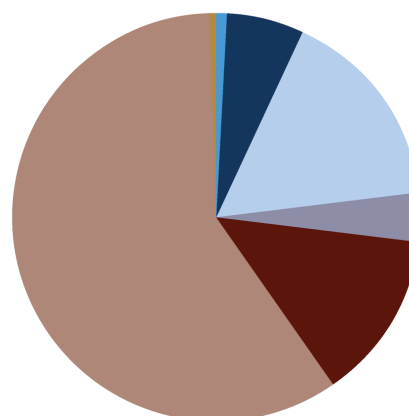
## Example of how this applies to an investor

Liam 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, Liam incurred a loss after fund charges were deducted of -\$953 (that's -9.53% of his initial \$10,000). Liam did not pay any other charges. This gives Liam a total loss after tax of -\$953 for the year.

## What does the fund invest in?

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

### Actual investment mix



Cash and cash equivalents	0.95%
New Zealand fixed interest	6.10%
International fixed interest	16.28%
Australasian equities	3.85%
International equities	13.25%
Listed property	59.03%
Other*	0.54%

### Target investment mix<sup>2</sup>

Cash and cash equivalents	5%
New Zealand fixed interest	12%
International fixed interest	13%
Australasian equities	0%
International equities	0%
Listed property	70%
Unlisted property	0%
Commodities	0%
Other	0%

\*'Other' includes cryptocurrencies (which comprises actual cryptocurrencies and cryptocurrency futures) and alternative securities (investment in total return and/or downside-orientated hedge funds)

## What does the fund invest in? (continued)

### Top 10 investments

	Name	Percentage of fund net assets	Type	Country	Credit Rating
1	Goodman Property Trust	4.69%	Listed property	New Zealand	
2	Precinct Properties New Zealand 4.8% 27/09/2021	4.55%	New Zealand fixed interest	New Zealand	Not rated
3	Precinct Properties New Zealand	4.54%	Listed property	New Zealand	
4	Prologis	3.85%	Listed property	United States of America	
5	Property For Industry	3.20%	Listed property	New Zealand	
6	GrandVision NV	2.86%	International equities	Netherlands	
7	Goodman Group	2.73%	Listed property	Australia	
8	National Storage REIT	2.72%	Listed property	Australia	
9	Vital Healthcare Property Trust	2.71%	Listed property	New Zealand	
10	Immunomedics Inc	2.70%	International equities	United States of America	

The top 10 investments make up 34.55% of the fund.<sup>3</sup>

NZ Funds actively manages the foreign currency exposure of the fund. Where the fund holds assets denominated in a foreign currency, NZ Funds has the choice of whether to hedge back to the NZ dollar or retain a foreign currency exposure. The fund may also take active foreign currency positions by holding non-NZD cash and/or foreign currency derivatives. As at 30 September 2020, the fund's foreign currency exposure was 7.99%.

## Key personnel

This shows the directors and employees who have the most impact on the investment decisions of the fund.

Name	Current position	Time in current position	Previous or other position	Time in previous or other position
Michael Lang	Chief Executive and a Director	2 years	Chief Investment Officer, New Zealand Funds Management Limited	10 years 1 month
James Grigor	Chief Investment Officer and a Principal	1 year 10 months	Senior Portfolio Manager, New Zealand Funds Management Limited	1 year 7 months
Andrew Curtayne	Senior Portfolio Manager	0 years 5 months	Senior Analyst, Melqart Asset Management	3 years 8 months
David Wilson	Chief Operating Officer - Investments and a Principal	1 year 10 months	Investment Strategist, New Zealand Funds Management Limited	21 years 11 months
David Haslam	Senior Dealer	3 years 9 months	Equities Trader, UBS NZ	0 years 11 months

## Further information

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You can also obtain this information, the PDS for the NZ Funds Advised Portfolio Service, and some additional information from the offer register at [www.companiesoffice.govt.nz/disclose/](http://www.companiesoffice.govt.nz/disclose/).

## Notes

1. The bar graph shows fund returns after the deduction of fees and tax; however, the market index returns are shown before any fees or tax are deducted.
2. Targets indicate what are expected to apply over the course of an economic cycle and should be considered as general guidance only. NZ Funds is an active manager and may use investment strategies that differ materially from the targets.
3. The top 10 investments have been compiled using a balance sheet approach. This differs from the approach used in compiling the actual and target investment mixes, which include the impact of derivatives.

**Manager**

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