

Fund Update

SuperLife Invest

Property Fund

For the quarter ended 30 September 2016

This fund update was first made publicly available on 3 November 2016.

What is the purpose of this update?

This document tells you how the Property Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. Smartshares 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 is designed to provide a return (after tax, fees and other expenses) that reflects the after-tax return on New Zealand and international property markets.

Total value of the fund:	-
The date the fund started:	The fund has yet to start accepting contributions

What are the risks of investing?

Risk indicator for the Property 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 <https://www.sorted.org.nz/tools/investor-kickstarter>

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 2016. 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.

Other specific risks

There are other risks that may increase the risk to returns for investors, which are not reflected in the risk indicator. These risks include investment management risk. In particular, while SuperLife Invest's philosophy is that a passive approach to investing will deliver better long-term results, we make some active management decisions. There is a risk that this may result in the fund achieving a return that is lower than the investment objective for the fund.

See the "Other Information – Risks" document on the offer register at www.business.govt.nz/disclose for further information.

How has the fund performed?

	Past year
Annual return (after deductions for charges and tax)	Not applicable
Annual return (after deductions for charges but before tax)	Not applicable
Market index annual return (reflects no deduction for charges and tax)	14.74%

The market index annual return is based on the annual return for the S&P/NZX Real Estate Select Index. Additional information about the market index is available on the offer register at www.business.govt.nz/disclose

What fees are investors charged?

Investors in the Property Fund are charged fund charges. These are as follows:

	% per annum of fund's net asset value ²
Total fund charges (estimate)	0.49% ³
Which are made up of:	
Total management and administration charges (estimate)	0.49% ³
Including:	
Manager's basic fee	0.25%
Other management and administration charges (estimate)	0.24% ³
Total performance-based fees	0.00%
Other charges	Dollar amount per investor
Administration fee	\$12 per annum
Paper statements fee	\$18 per annum ⁴

We do not currently charge individual action fees such as contribution, establishment, termination or withdrawal 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

The fund has yet to start accepting contributions. Future fund updates will include an example of the return for an investor in the fund.

What does the fund invest in?

Actual investment mix

The fund has yet to start accepting contributions. Future fund updates will include the actual investment mix.

Target investment mix

This shows the mix of assets that the fund generally intends to invest in.

Asset Category	Target asset mix
Cash and cash equivalents	-
New Zealand fixed interest	-
International fixed interest	-
Australasian equities	-
International equities	-
Listed property	100.00%
Unlisted property	-
Commodities	-
Other	-

Top 10 investments

The fund has yet to start accepting contributions. Future fund updates will include the top 10 investments.

Currency hedging

The fund's foreign currency exposure may be hedged to the NZD, and hedging levels will vary between 0% and 110%.

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 positions	Time in previous / other position
Timothy Oliver Bennett	Director	3 years and 1 month	Chief Executive Officer - NZX	4 years and 4 months
Michael John Chamberlain	Head of SuperLife Funds Management	1 year and 8 months	Director - SuperLife Limited	18 years and 6 months
Guy Roulston Elliffe	Director	10 months	Corporate Governance Manager - ACC	1 year and 5 months
Bevan Keith Miller	Director	3 years and 1 month	Chief Financial Officer - NZX	3 years and 9 months
Alister John Williams	Director	10 months	Investment Manager - Trust Management	1 year and 8 months

Further information

You can also obtain this information, the Product Disclosure Statement for SuperLife Invest, and some additional information, from the offer register at www.business.govt.nz/disclose

Notes

- 1 Market index returns (as well as actual returns) have been used to complete the risk indicator, as the fund has not been in existence for 5 years. As a result, the risk indicator may provide a less reliable indicator of the potential future volatility of the fund. The risk indicator for the fund uses 5 years of market index returns.
- 2 To the extent that fund charges involve amounts that are fixed as percentages of the net asset value, those amounts have been used to calculate the fund charges. To the extent that amounts are not fixed, a best estimate of amounts has been used.
- 3 As the fund has yet to start accepting contributions, estimates have been used to calculate this amount. In particular, we have made estimates for the costs charged by the supervisor and custodians, the costs charged by the other funds we invest in, and our regulatory and compliance costs. These estimates are based on our experience in respect of other SuperLife managed investment schemes we manage and assume that the fund's actual investment mix will be consistent with the target investment mix set out in the Statement of Investment Policy and Objectives for SuperLife Invest.
- 4 You will only be charged this fee if you choose to receive statements and other SuperLife communications in paper form.