

Fund Update

SuperLife UK pension transfer scheme

Property Fund

For the quarter ended 31 December 2016

This Fund Update was first made publicly available on 13 February 2017.

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: | \$1,026,221 |
| Number of investors in the fund: | 50 |
| The date the fund started: | 24 July 2012 |

What are the risks of investing?

Risk indicator for the Property Fund ¹



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 31 December 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 active management risk. In particular, while SuperLife UK pension

transfer scheme'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.

There is also a risk that UK tax law changes and as a result the SuperLife UK pension transfer scheme loses its QROPS status. We will not be liable for any loss you may suffer if this happens.

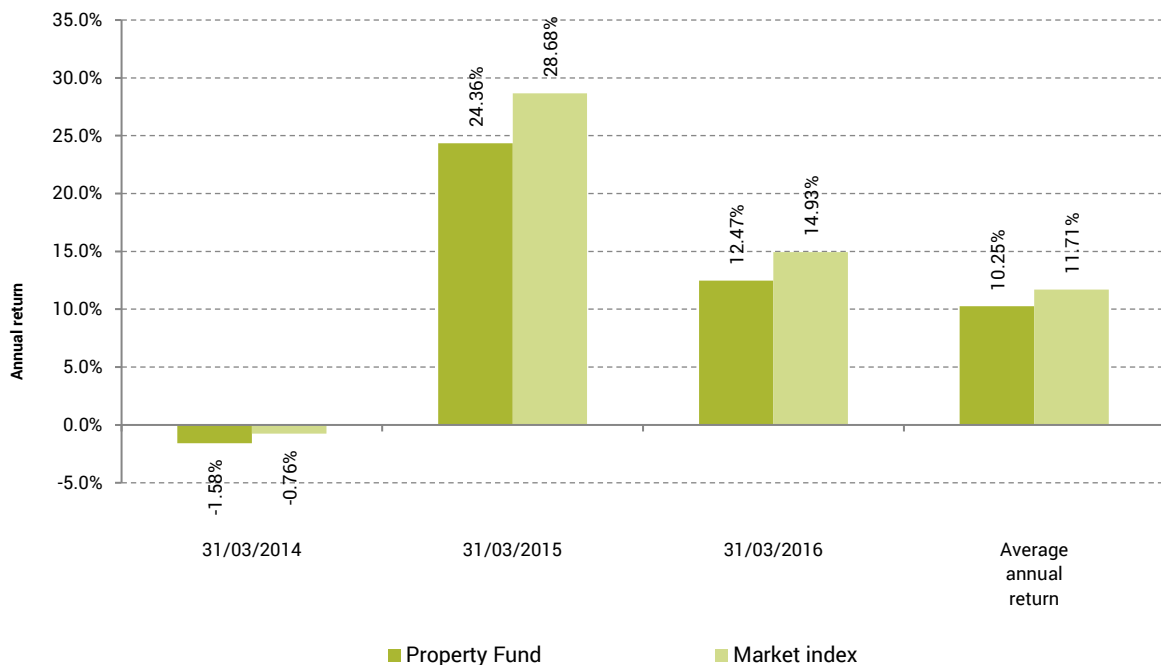
See the "Other Information – Risks" document on the offer register at www.business.govt.nz/disclose for further information.

How has the fund performed?

| | Past year |
|--|-----------|
| Annual return (after deductions for charges and tax) | 3.17% |
| Annual return (after deductions for charges but before tax) | 4.17% |
| Market index annual return (reflects no deduction for charges and tax) | 2.73% |

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

Annual return graph



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 2016.

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 Fund are charged fund charges. In the year to 31 March 2016 these were:

| | % per annum of fund's net asset value |
|--|---------------------------------------|
| Total fund charges | 0.48%* |
| Which are made up of: | |
| Total management and administration charges | 0.48% |
| Including: | |
| Manager's basic fee | 0.40% |
| Other management and administration charges | 0.08% |
| Total performance-based fees | 0.00% |
| Other charges | Dollar amount per investor |
| Administration fee | \$60 per annum |

* From 9 November 2016, the total fund charges changed to an estimated 0.54% per annum of the fund's net asset value.

The Scheme has an entry fee. This fee is to meet the costs of transferring your money into the Scheme from a UK pension scheme. It will be calculated as our estimate of those costs and will be agreed with you before we start the transfer process.

See the "Other Information – Fees" document on the offer register at www.business.govt.nz/disclose for further information about the fees you will be charged for investing in the SuperLife UK pension transfer scheme.

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

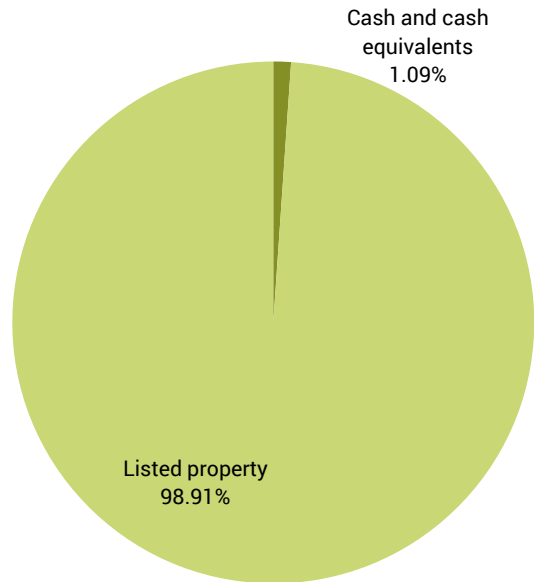
Example of how this applies to an investor

Jess 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, Jess received a return after fund charges were deducted of \$317 (that is 3.17% of her initial \$10,000). Jess paid other charges of \$60. This gives Jess a total return after tax of \$257 for the year.

What does the fund invest in?

Actual investment mix

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



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

| Name | % of fund net assets | Type | Country | Credit rating (if applicable) |
|--|----------------------|-----------------|-------------|-------------------------------|
| Vanguard International Property Securities Fund (hedged) | 17.42% | Listed property | Australia | |
| Precinct Properties New Zealand Limited | 7.23% | Listed property | New Zealand | |
| Goodman Property Trust | 7.13% | Listed property | New Zealand | |
| Kiwi Property Group | 7.07% | Listed property | New Zealand | |
| Argosy Property Limited | 5.05% | Listed property | New Zealand | |
| Property for Industry Limited | 4.37% | Listed property | New Zealand | |
| Vital Healthcare Property Trust | 4.00% | Listed property | New Zealand | |
| Stride Stapled Group | 3.95% | Listed property | New Zealand | |
| Scentre Group | 2.10% | Listed property | Australia | |
| Growthpoint Properties Australia | 2.08% | Listed property | Australia | |

The top 10 investments make up 60.40% of the fund.

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 4 months | Chief Executive Officer - NZX | 4 years and 7 months |
| Michael John Chamberlain | Head of SuperLife Funds Management | 1 year and 11 months | Director - SuperLife Limited | 18 years and 6 months |
| Guy Roulston Elliffe | Director | 1 year and 1 month | Corporate Governance Manager - ACC | 1 year and 8 months |
| Bevan Keith Miller | Director | 3 years and 4 months | Chief Financial Officer - NZX | 4 years |
| Alister John Williams | Director | 1 year and 1 month | Investment Manager - Trust Management | 1 year and 11 months |

Further information

You can also obtain this information, the Product Disclosure Statement for the SuperLife UK pension transfer scheme, 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 6 months of market index returns.