

Fund Update

SuperLife workplace savings scheme

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:	\$32,750,275
Number of investors in the fund:	2,500
The date the fund started:	13 October 2007

What are the risks of investing?

Risk indicator for the Property 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 <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 workplace saving’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.

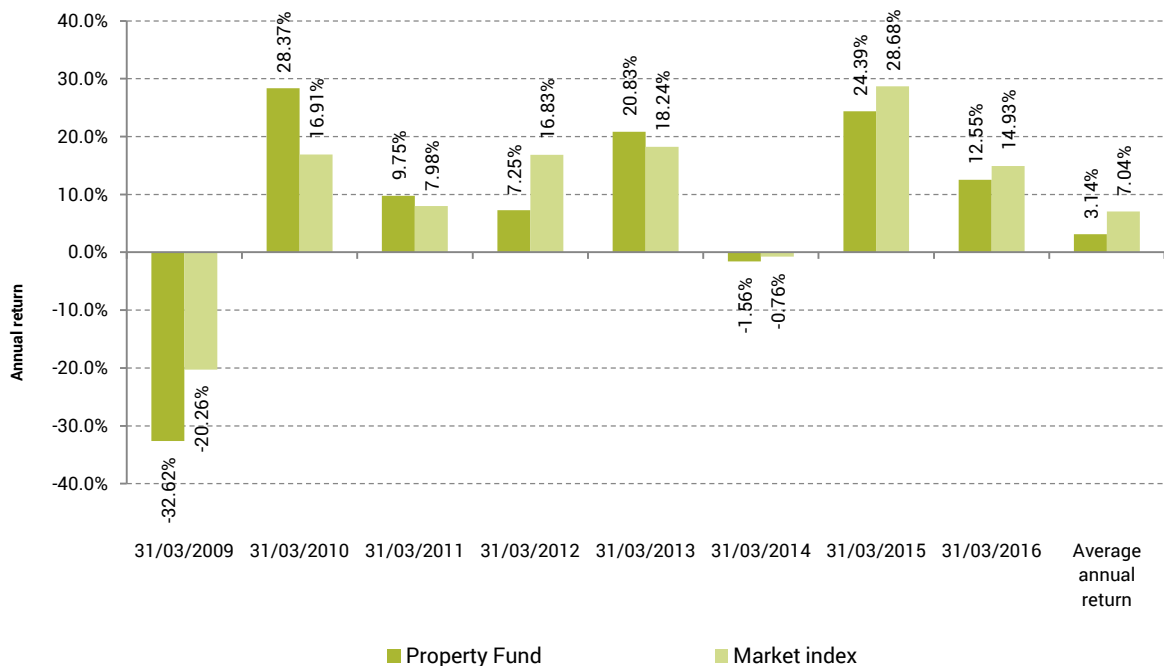
See the “Other Information – Risks” document on the offer register at www.business.govt.nz/disclose for further information.

How has the fund performed?

	Average over past 5 years	Past year
Annual return (after deductions for charges and tax)	13.23%	14.28%
Annual return (after deductions for charges but before tax)	14.15%	15.27%
Market index annual return (reflects no deduction for charges and tax)	14.26%	20.07%

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 30 September 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	0.49%
Which are made up of:	
Total management and administration charges	0.49%
Including:	
Manager's basic fee	0.25%
Other management and administration charges	0.24%
Total performance-based fees	0.00%
Other charges	Dollar amount per investor
Administration fee	\$12 per annum
Paper statements fee	\$18 per annum ¹

The supplement for your employer may allow you to withdraw money from your member account and transfer it to a KiwiSaver scheme. Where the transfer is to a KiwiSaver scheme other than the SuperLife KiwiSaver scheme, you may be charged a withdrawal fee. The fee is \$50.

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 workplace savings scheme.

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

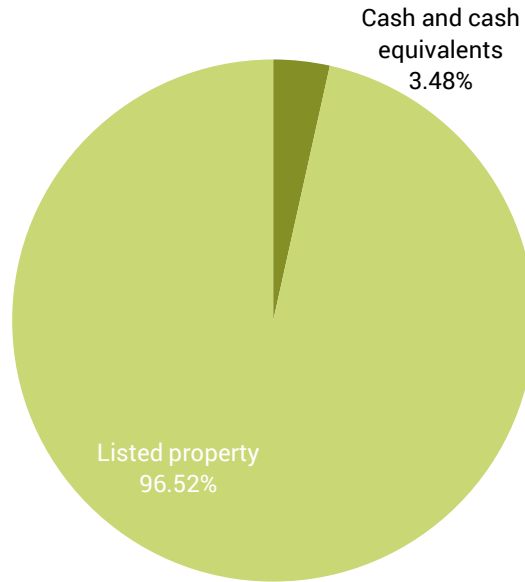
Example of how this applies to an investor

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 \$1,428 (that is 14.28% of her initial \$10,000). Jess paid other charges of \$12 (Jess received statements and other SuperLife communications electronically and was not charged the paper statements fee). This gives Jess a total return after tax of \$1,416 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)	16.99%	Listed property	Australia	
Goodman Property Trust	7.20%	Listed property	New Zealand	
Precinct Properties New Zealand Limited	7.08%	Listed property	New Zealand	
Kiwi Property Group Limited	7.02%	Listed property	New Zealand	
Argosy Property Limited	5.05%	Listed property	New Zealand	
Property for Industry Limited	4.41%	Listed property	New Zealand	
Vital Healthcare Property Trust	4.01%	Listed property	New Zealand	
Stride Stapled Group	3.99%	Listed property	New Zealand	
Growthpoint Properties Australia	2.24%	Listed property	Australia	
Investa Office Fund	2.13%	Listed property	Australia	

The top 10 investments make up 60.11% 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 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 workplace savings scheme, and some additional information, from the offer register at www.business.govt.nz/disclose

Notes

- 1 You will only be charged this fee if you choose to receive statements and other SuperLife communications in paper form.