



Forsyth Barr Funds

Global Property fund

Fund update for quarter ending 30 September 2024

This fund update was first made publicly available on 29th October 2024

What is the purpose of this update?

This document tells you how the Global Property fund has performed and what fees were charged. The document will help you to compare the fund with other funds. Forsyth Barr Investment Management Limited prepared this update in accordance with the Financial Markets Conduct Act 2013. This information is not audited and may be updated.

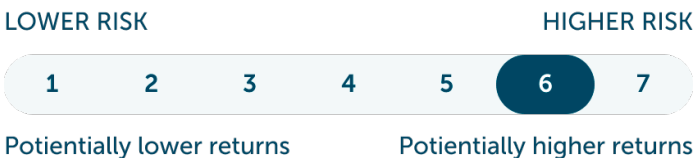
Description of this fund

The Global Property fund aims to track the investment performance of a market index comprised of real estate companies across the globe, by investing in an international passively managed exchange traded fund.

Total value of the fund	\$57,353
The date the fund started	16 August 2023

What are the risks of investing?

Risk indicator¹ for Global 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 sorted.org.nz/tools/investor-profiler/.

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 the five year period to 30 September 2024. 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)	18.79%
Annual return (after deductions for charges but before tax)	20.05%
Market index annual return (reflects no deduction for charges and tax)	21.84%

The market index return is based on the FTSE EPRA Nareit Global REITS Net Total Return Index unhedged to the New Zealand dollar.

Additional information about the market index is available on the Forsyth Barr Funds' entry on the offer register at www.disclose-register.companiesoffice.govt.nz.

What fees are investors charged?

Investors in the Global Property fund are charged fund charges based on a percentage of the value of the investments in the fund. As at 30 September 2024 these are:²

	% OF NET ASSET VALUE ³
Total fund charges	0.99%
Which are made up of:	
Total management and administration charges	0.99%
Including	
Manager's basic fee	0.85%
Other management and administration charges (estimated) ⁴	0.14%
Total performance-based fees	0.00%
Other Charges	Dollar amount per investor
	\$0.00

Investors may also be charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds), although no such fees currently apply. See the PDS 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

Phoebe 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, Phoebe received a return after fund charges were deducted of \$2,005 (that is 20.05% of their initial \$10,000). This gives Phoebe a total return after tax of \$1,879 for the year.

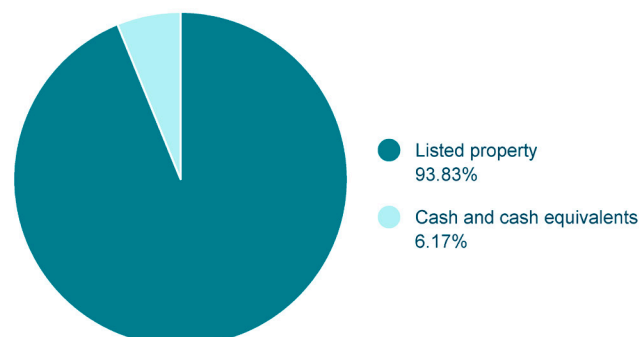
What does the fund invest in?

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

Target investment mix

ASSET CLASS	ASSET CLASS TARGET ASSET MIX
Cash and cash equivalents	0.00%
New Zealand fixed interest	0.00%
International fixed interest	0.00%
Australasian equities	0.00%
International equities	0.00%
Listed property	100.00%
Unlisted property	0.00%
Commodities	0.00%
Other	0.00%

Actual Investment Mix



Top 10 investments

	NAME	PERCENTAGE OF FUND NET ASSETS	TYPE	COUNTRY	CREDIT RATING (IF APPLICABLE)
1	iShares Global REIT ETF	93.83%	Listed property	US	n/a
2	BNZ transactional bank account	6.17%	Cash and cash equivalents	NZ	AA-

The top 10 investments make up 100% of the fund.

We do not undertake foreign currency hedging in relation to the funds. That means that the value of the fund will fluctuate with the value of the New Zealand dollar.

Key personnel

NAME	CURRENT POSITION	TIME IN CURRENT POSITION	PREVIOUS OR OTHER CURRENT POSITION	TIME IN PREVIOUS OR OTHER CURRENT POSITION
Matt Henry	Head of Wealth Management Research, Forsyth Barr Limited	5 years, 2 months	Senior Analyst Wealth Management Research, Forsyth Barr Limited	3 years, 4 months
Chelsea Leadbetter	Head of Wealth Development, Forsyth Barr Limited	2 years, 4 months	Senior Equity Analyst, Forsyth Barr Limited	5 years, 6 months
Melissa Platt	Senior Analyst, Wealth Management Research	2 years, 5 months	Portfolio Manager, Mondrian Investment Partners Limited	12 years, 7 months
Neil Paviour-Smith	Director of Forsyth Barr Investment Management Limited	16 years, 7 months	Managing Director, Forsyth Barr Limited (current)	23 years, 9 months
Penny Hogg	Director, Strategic Operations, Forsyth Barr Limited	1 years, 10 months	Chief Operating Officer, Tempo Holdings Limited	0 years, 10 months

Further information

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

Notes

1. This fund was launched on 16th August 2023. We've calculated the risk indicator using market index returns data for periods before that date, and actual fund returns data afterwards. Using market index returns means that the risk indicators may provide a less reliable indicator of the potential future volatility of the funds. If a fund mainly invests into another fund with a higher risk indicator, we use that higher number.
2. The fund has not been in existence for the whole of the most recent scheme year, so these are the fund charges that will be charged, rather than the fund charges that were charged in the most recent scheme year.
3. These charges are inclusive of GST.
4. These charges include the management fees of underlying funds where we are not the manager. In order to estimate these charges, we take into account the proportion of the Forsyth Barr Fund that is invested in the underlying fund. We also consider the public disclosures for the underlying fund about its management and administration charges. We have assumed that these will not change. We review all these estimates on an annual basis.