Fund Update for the quarter ended 31 March 2025

ANZ INVESTMENTS SINGLE-ASSET-CLASS SCHEME (marketed as the OneAnswer Single-Asset-Class Funds) PROPERTY SECURITIES FUND

This fund update was first made publicly available on: 30 April 2025

WHAT IS THE PURPOSE OF THIS UPDATE?

This document tells you how the Property Securities Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. ANZ New Zealand Investments 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 Securities Fund invests mainly in New Zealand and Australian listed property assets. Investments may include companies, funds or trusts that invest in property and are listed or intend to list, and cash and cash equivalents.

The fund aims to achieve a positive yearly return (after the fund charge and before tax) that over the long-term outperforms the relevant market index.

Total value of the fund ($)	55,638,328
The date the fund started	30 November 1994

WHAT ARE THE RISKS OF INVESTING?

Risk indicator for the Property Securities Fund:

Lower risk Potentially lower returns	1	2	3	4	**5**	6	7	Higher risk Potentially higher returns

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.sorted.org.nz/investor-kickstarter.

Note that even the lowest category does not mean a risk-free investment, and there may be 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 years ended 31 March 2025. 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.

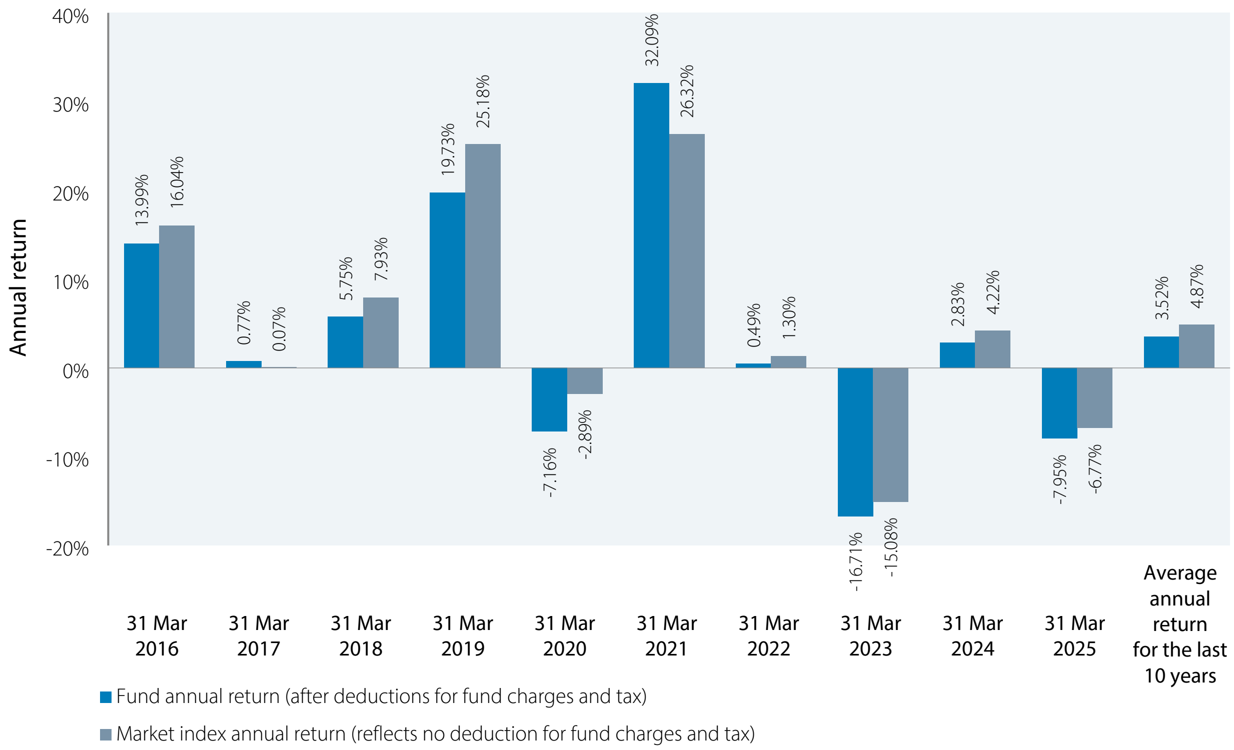
HOW HAS THE FUND PERFORMED?

	Average over past five years	Past year
Annual return (after deductions for charges and tax)	0.91%	-7.95%
Annual return (after deductions for charges but before tax)	1.30%	-7.59%
Market index annual return (reflects no deductions for charges and tax)	1.09%	-6.77%

The market index annual return shows the return of the S&P/NZX All Real Estate (Industry Group) Gross (with Imputation Credits re-invested).

Additional information about the market index is available in the statement of investment policy and objectives on the offer register at www.disclose-register.companiesoffice.govt.nz.

Annual return graph



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 31 March 2025.

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 Securities Fund are charged fund charges. In the year to 31 March 2024 these were:

	% of net asset value
Total fund charges[1]	1.07%*
Which are made up of:	
Total management and administration charges	1.07%
Including:	
Manager's basic fee	0.97%
Other management and administration charges	0.10%
Total performance based fees	0.00%

Other charges	Dollar amount per investor
Other charges	$0

*The manager expects that the fund charges for the next scheme year will be less than the fund charges disclosed in this fund update because the manager's basic fee was reduced effective 3 August 2023 from 1.00% to 0.95% per year.

Investors are not currently charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds). See the PDS for more information about Scheme fees.

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

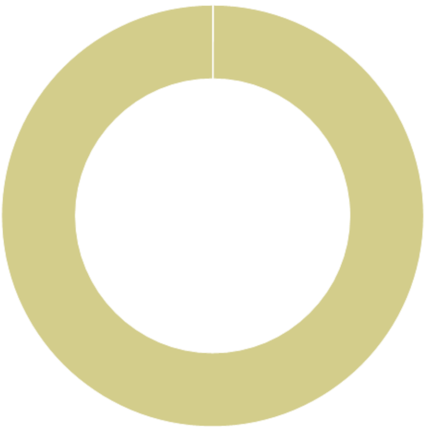
EXAMPLE OF HOW THIS APPLIES TO AN INVESTOR

Sarah 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, Sarah incurred a loss after fund charges were deducted of $795 (that is -7.95% of her initial $10,000). Sarah did not pay any other charges. This gives Sarah a total loss after tax of $795 for the year.

WHAT DOES THE FUND INVEST IN?

Actual investment mix[2]

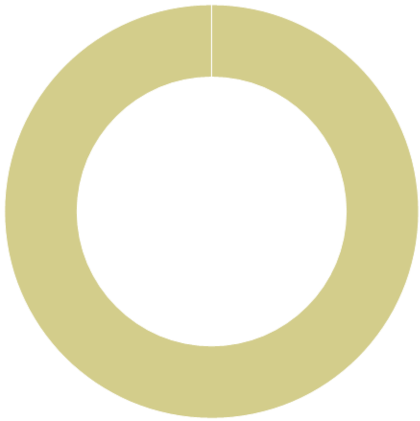
This shows the types of assets that the fund invests in.



Cash and cash equivalents:	0.02%
Listed property:	99.98%

Target investment mix[2]

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



Cash and cash equivalents:	0.00%
Listed property:	100.00%

Top 10 investments

	Name	Percentage of fund net assets	Type	Country	Credit rating (if applicable)
1	Goodman Property Trust	22.90%	Listed property	New Zealand	
2	Precinct Properties NZ Ltd	15.57%	Listed property	New Zealand	
3	Kiwi Income Property Trust	14.90%	Listed property	New Zealand	
4	Property for Industry Ltd	10.93%	Listed property	New Zealand	
5	Stride Stapled Group	10.35%	Listed property	New Zealand	
6	Vital Healthcare Property Trust	7.56%	Listed property	New Zealand	
7	Investore Property Limited	4.34%	Listed property	New Zealand	
8	Oceania Healthcare	2.65%	Listed property	New Zealand	
9	Willis Bond Property Income Fund	2.54%	Listed property[3]	New Zealand	
10	Ryman Healthcare Ltd	1.55%	Listed property	New Zealand	

The top 10 investments make up 93.29% of the net asset value of the fund.

Currency hedging

	Benchmark hedging rate	Current hedging level
Australasian listed property	Benchmark 100% hedged	100%

KEY PERSONNEL

This shows the employees who have the most influence on investment decisions in relation to the fund.

Name	Current position	Time in current position	Previous or other current position	Time in previous or other current position
George Crosby	Chief Investment Officer	1 year and 1 month	General Manager Portfolio Completion, New Zealand Superannuation Fund	2 years and 9 months
Mathew Young	Deputy Chief Investment Officer	1 year and 0 months	Head of FX Strategy and Implementation, ANZ Bank New Zealand Limited	5 years and 1 month
Francois de Cannart d'Hamale	Fund Manager, Listed Property	1 year and 0 months	Senior Equity Analyst, ANZ Bank New Zealand Limited	0 years and 11 months
Paul Gregory	Head of Investment Partnerships	1 year and 0 months	Executive Director, Response and Enforcement, Financial Markets Authority	3 years and 4 months

FURTHER INFORMATION

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

NOTES

1. Our fund charges are inclusive of GST, where applicable.
2. The target and actual investment mix of this fund are based on:
   - the cash and cash equivalents held by the fund, and
   - the asset class of the underlying fund in which the fund invests.
   They are not based on the cash and cash equivalents or any other assets held by the underlying fund.
3. This investment is an unlisted property investment. However, as it intends to list, it meets the definition of listed property as per the SIPO.