



10 February 2023

Fund name:

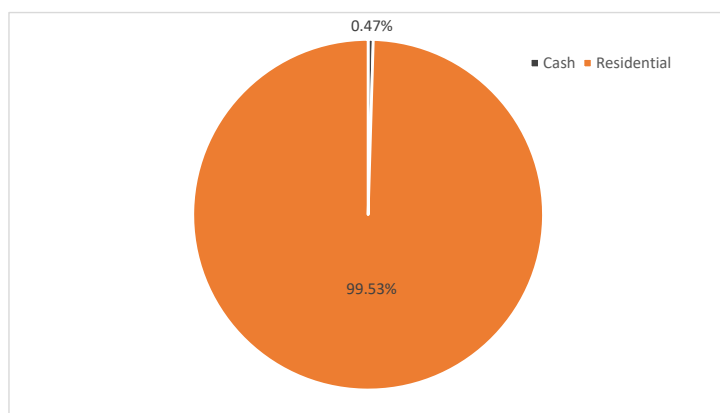
## First Home Mortgage Fund (FHMF)

Simplicity NZ Limited (Simplicity) has prepared this additional information in accordance with the Financial Markets Conduct (Managed Funds - Loan Disclosure Requirements) Exemption Notice 2019.

As at 31 December 2022, the Simplicity Investment Funds held the following investments in the FHMF:

|                                         |       |
|-----------------------------------------|-------|
| Simplicity Growth Investment Fund       | 1.72% |
| Simplicity Balanced Investment Fund     | 4.66% |
| Simplicity Conservative Investment Fund | 7.12% |

The asset allocation of the FHMF was as follows:



### Asset types:

Residential - secured loans for which the secured property is residential property

Cash - cash on call at a registered NZ bank

The FHMF does not invest in loans secured by commercial property or rural property. Secured properties must be freehold or cross lease residential properties that the borrower is living in.

Geographically, the residential loans are distributed as follows:

| List of regions   | Percentage by geographic region | List of regions | Percentage by geographic region |
|-------------------|---------------------------------|-----------------|---------------------------------|
| Auckland          | 33.28%                          | Otago           | 3.97%                           |
| Bay of Plenty     | 4.26%                           | Southland       | 0.71%                           |
| Canterbury        | 15.90%                          | Taranaki        | 2.46%                           |
| Gisborne          | 1.18%                           | Tasman          | 0.16%                           |
| Hawkes Bay        | 0.89%                           | Waikato         | 5.03%                           |
| Manawatu-Wanganui | 1.92%                           | Wellington      | 23.41%                          |
| Nelson            | 3.03%                           | West Coast      | 0.59%                           |
| Northland         | 3.21%                           |                 |                                 |

As at 31 December 2022, the FHMF had no impaired loans.

Maximum loan to valuation ratio is generally 80% but can be extended to 90% by the Manager in limited circumstances and subject to conditions noted in the Scheme's Statement of Investment Policies and Objectives.

|                                                                                     |                                                                                |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>Loans secured (or principally secured) by mortgage over residential property</b> | Fee simple or cross lease land and buildings: up to an 80% Loan to Value ratio |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|