

Fisher Funds Managed Funds Fund Update

Property & Infrastructure Fund

For the quarter ended: 31 December 2025
This fund update was first made publicly available on:
10 February 2026.

What is the purpose of this update?

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

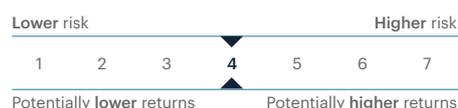
Description of this Fund

The fund focuses on growth of your investment over the long term by investing in New Zealand and international property and infrastructure assets.

Total value of the fund	\$162,837,483
Number of investors in the fund ¹	2,493
The date the fund started	5 December 2008

What are the risks of investing?

Risk indicator for the Property & Infrastructure 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 ipq.fisherfunds.co.nz/ffmf.

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 past 5 years. 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.

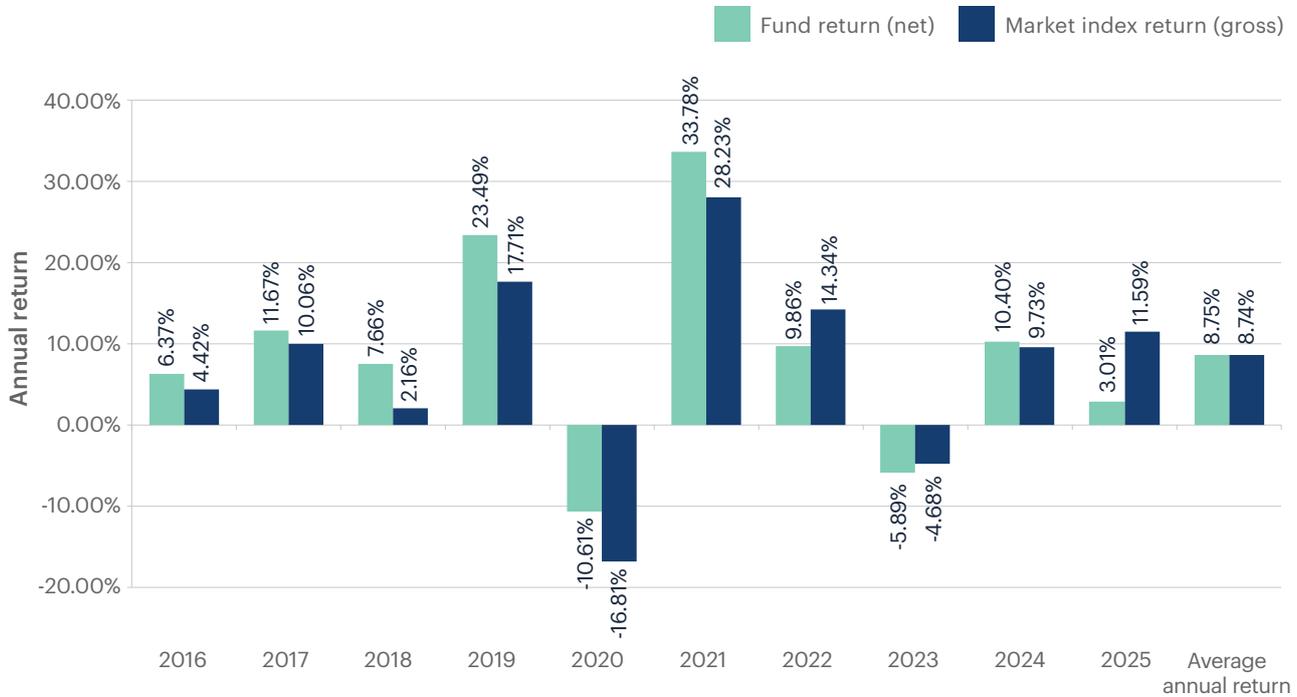
See the [product disclosure statement \(PDS\)](#) for more information about the risks associated with investing in this fund.

How has the fund performed?

	Average over past 5 years	Past year
Annual return (after deductions for charges and tax)	5.08%	4.96%
Annual return (after deductions for charges but before tax)	5.60%	5.88%
Market index annual return (reflects no deduction for charges and tax)	9.46%	15.51%

For the period covered by this fund update the market index is 65% S&P Global Infrastructure Index (70% hedged to NZD), 15% S&P/ASX200 A-REIT Index (70% hedged to NZD) and 20% S&P/NZX All Equity Real Estate Investment Trusts (REITs) (IG) Gross with Imputation Index. Additional information about the market index is available on the offer register at disclose-register.companiesoffice.govt.nz under Fisher Funds Managed Funds or OFR10667.

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 December 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. The market index return reflects no deduction for charges and tax.

What fees are investors charged?

Investors in the Property & Infrastructure Fund are charged fund charges that include GST. In the year to 31 March 2025 these were:

	% of net asset value
Total fund charges	1.53%
Which are made up of:	
Total management and administration charges	1.48%
Including:	
Manager's basic fee	1.27%
Other management and administration charges	0.21%
Total performance-based fees²	0.05%

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

Katie 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, Katie received a return after fund charges were deducted of \$496 (that is 4.96% of her initial \$10,000). Katie did not pay other charges. This gives Katie a total return after tax of \$496 for the year.

What does the fund invest in?

Actual investment mix

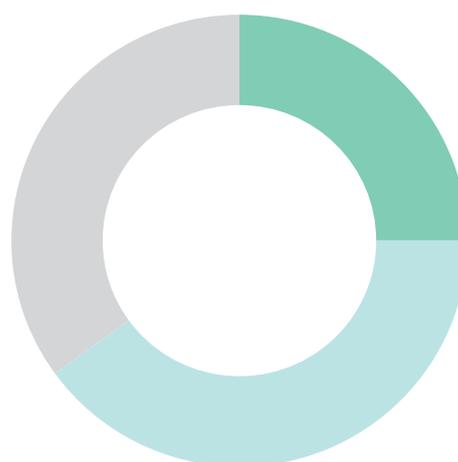
This shows the types of assets that the fund invests in.



Cash and cash equivalents	4.64%
Australasian equities	21.69%
International equities	47.20%
Listed property	26.47%

Target investment mix

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



Australasian equities	25%
International equities	40%
Listed property	35%

Currency hedging

The benchmark currency hedge ratio for Australian and international assets is 70% hedged into NZD. At quarter end the fund was 69.6% hedged into NZD.

Additional information about the hedging policy can be found in the SIPO which is available on the Disclose scheme register at disclose-register.companiesoffice.govt.nz.

Top 10 investments

Name	% of fund net assets	Type	Country	Credit rating (if applicable)
American Tower Corporation	7.45%	International equities	US	NA
NextEra Energy Inc	7.31%	International equities	US	NA
Aena SME S.A.	5.69%	International equities	EU	NA
CMS Energy Corporation	5.25%	International equities	US	NA
Goodman Group	4.76%	Australasian equities	AU	NA
Infratil Limited	4.67%	Australasian equities	NZ	NA
ANZ 10 A/C - Current Accounts	4.20%	Cash and cash equivalents	NZ	AA-
Waste Connections Inc	4.17%	International equities	US	NA
Crown Castle Inc.	4.13%	International equities	US	NA
Canadian Pacific Kansas City	3.95%	International equities	US	NA

The top 10 investments make up 51.58% of the fund.

Key personnel

Name	Current position	Time in current position	Previous or other position	Time in previous or other position
Ashley Gardyne	Chief Investment Officer	4 Years, 6 Months	Senior Portfolio Manager, International Equities, Fisher Funds Management Limited	5 Years, 5 Months
Sam Dickie	Senior Portfolio Manager, International Equities and Property & Infrastructure	3 Years, 3 Months	Senior Portfolio Manager, NZ Equities and Property & Infrastructure, Fisher Funds Management Limited	5 Years, 7 Months
Mark Brighthouse	Chief Investment Strategist	8 Years, 5 Months	Chief Investment Officer, Fisher Funds Management Limited	5 Years, 9 Months

Further information

You can also obtain this information, the PDS for the Fisher Funds Managed Funds, and some additional information from the offer register at disclose-register.companiesoffice.govt.nz under Fisher Funds Managed Funds or OFR10667.

Notes

- ¹ Number of accounts held by investors in the fund.
- ² Total performance-based fees is the amount incurred by the fund for the year ended 31 March 2025. The performance-based fee accrual is calculated on a daily basis. See the product disclosure statement for more information about the basis on which performance fees are charged