

Summer KiwiSaver Scheme

Summer Listed Property

Fund Update as at 31 December 2017

This fund update was first made publicly available on 8 February 2018.

What is the purpose of this update?

This document tells you how Summer Listed Property 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 fund invests in selected listed property and property-related vehicles. We aim to achieve positive long-term returns. These kinds of investments will typically have moderate to high levels of movement up and down in value.

Total value of the fund	\$4,190,692
Number of members in the fund	568
The date the fund started	19 September 2016

What are the risks of investing?

Risk indicator¹ for Summer Listed Property:



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/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 the five years to 31 December 2017. 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.

Example of how this applies to an investor

Kim 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, Kim received a return after fund charges were deducted but before tax of \$1,346 (that is 13.46% of her initial \$10,000). Kim also paid \$36 in other charges. This gives Kim a total return after tax of \$1,241 for the year.

How has the fund performed?²

	Past year
Annual return (after deductions for charges and tax)	12.77%
Annual return (after deductions for charges but before tax)	13.46%
Market index annual return (reflects no deduction for charges and tax)	12.79%

The market index return is based on the S&P/NZX All Real Estate Gross Index. Additional information about the market index is available on the Summer KiwiSaver scheme's entry on the offer register at www.business.govt.nz/disclose.

What fees are investors charged?

Investors in Summer Listed Property are charged fund charges. Our estimates of the fund charges are as follows:

	% of net asset value
Total fund charges (estimated) ³	0.90%
Which are made up of:	
Total management and administration charges (estimated), including ⁴	0.90%
Manager's basic fee	0.90%
Other management and administration charges	0.00%
Total performance-based fees	0.00%
Other charges	
Account fee ⁵	\$36.00

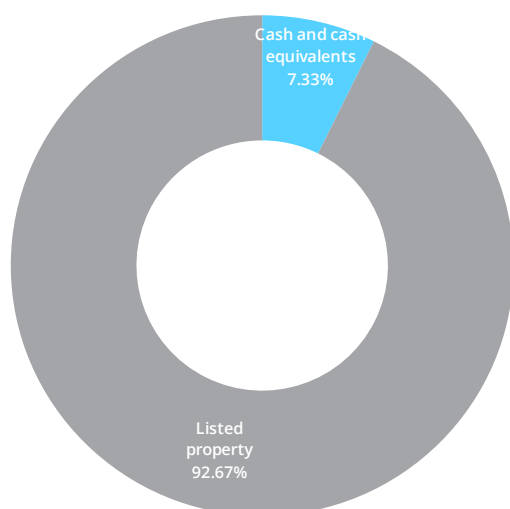
Investors are not currently charged any other fees. See the PDS for more information about fees.

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

What does the fund invest in?

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

Actual investment mix



Target investment mix

Cash and cash equivalents	5.00%
New Zealand fixed interest	0.00%
International fixed interest	0.00%
Australasian equities	20.00%
International equities	5.00%
Listed property	70.00%
Unlisted property	0.00%
Commodities	0.00%
Other	0.00%

Top 10 investments

	<i>Name</i>	<i>Percentage of fund net assets</i>	<i>Type</i>	<i>Country</i>	<i>Credit rating (if applicable)</i>
1	Precinct Properties New Zealand Limited	16.95%	Listed property	New Zealand	
2	Goodman Property Trust	16.68%	Listed property	New Zealand	
3	Kiwi Property Group Limited	16.08%	Listed property	New Zealand	
4	Property For Industry Limited	8.59%	Listed property	New Zealand	
5	Stride Property Group	8.26%	Listed property	New Zealand	
6	Vital Healthcare Property Trust	7.75%	Listed property	New Zealand	
7	ANZ Cash Deposit	7.14%	Cash and cash equivalents	New Zealand	AA-
8	Investore Property Limited	3.95%	Listed property	New Zealand	
9	Westfield Corporation	3.28%	Listed property	Australia	
10	Lendlease Group	3.05%	Listed property	Australia	

The top 10 investments make up 91.73% of the fund.

We actively manage the fund's foreign currency exposures. As at 31 December 2017, these exposures represented 14.60% of the value of the fund and were unhedged.

Key personnel

<i>Name</i>	<i>Current position</i>	<i>Time in current position</i>	<i>Previous or other current position</i>	<i>Time in previous or other current position</i>
Kevin Stirrat	Head of Investment Strategy, Forsyth Barr Limited	12 years and 3 months ⁶	Director, Deutsche Bank	11 years and 2 months
Craig Alexander	Head of Funds Management, Forsyth Barr Limited	4 years and 6 months ⁶	Head of Fixed Interest, Tower Investments	5 years and 2 months
Malcolm Davie	Equity Portfolio Manager, Forsyth Barr Limited	3 years and 8 months ⁶	Head of Investment Management, First NZ Capital	7 years and 3 months
Neil Paviour-Smith	Director	9 years and 10 months ⁶	Managing Director, Forsyth Barr Limited (current)	12 years
Rob Mercer	Head of Private Wealth Research, Forsyth Barr Limited	5 years and 7 months ⁶	Head of Research, Forsyth Barr Limited	11 years and 3 months

Further information

You can also obtain this information, the PDS for the Summer KiwiSaver scheme, and some additional information from the offer register at www.business.govt.nz/disclose.

Notes

- ¹ This fund came into existence on 16 September 2016. 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 data may make the risk indicator a less reliable indicator of how much fund values might go up and down in future.
- ² Summer KiwiSaver was previously known as the Forsyth Barr KiwiSaver Scheme - you can find a link to historical performance information for the funds in the Forsyth Barr KiwiSaver Scheme at <https://www.summer.co.nz/the-summer-scheme/performance-information/quarterly-fund-updates/>.
- ³ Including GST if applicable. The fund's first complete financial year is the year ending on 31 March 2018 and so these charges are our best estimates based on the charges that we expect will be charged to the fund. See the PDS and the 'Other Material information' document on the offer register for the scheme at www.business.govt.nz/disclose for more information.
- ⁴ The 'manager's basic fee' covers management and administration charges paid to us out of the fund for performing our functions as manager. We pay the scheme's expenses (including fees charged by the Supervisor) out of these amounts. The 'other management and administration charges' covers management and administration charges paid out of any other managed investment scheme that the fund invests into (including a scheme where we are the manager). We will estimate these charges if we are not the manager of that other scheme and the charges are not based on fixed percentages of net asset value. In that case the fund charge as a whole will be estimated, but we will adjust the manager's basic fee so that the estimated total annual fund charge is 0.9%. Currently, we do not expect there to be any other management and administration charges that are not rebated in full to the fund. See the 'Other Material Information' document on the offer register for the scheme at www.business.govt.nz/disclose for more information.
- ⁵ The account fee is charged at \$3 per member, per month.
- ⁶ These personnel are employees of Forsyth Barr Limited, which carries out investment management and daily administration of the Summer KiwiSaver scheme (and is an authorised body under our licence as a manager of registered schemes).