

Fund Update as at 30 June 2018

This fund update was first made publicly available on 17 August 2018. It is a replacement fund update for the update made publicly available on 10 August 2018. It has been changed to add a description of the change that was made in that update, which was to correct the formatting of the "Annual return graph" section. It also includes a change to the securities listed in the Top 10 investments.

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 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	\$4,727,383
Number of members in the fund	631
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 30 June 2018. 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.

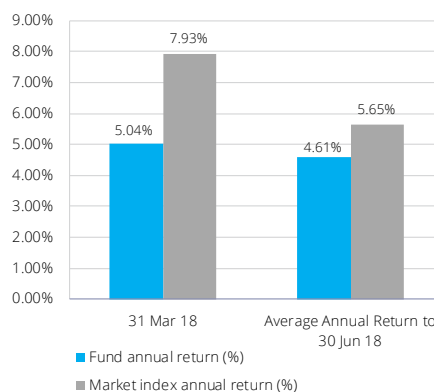
See the Product Disclosure Statement (PDS) for more information about the risks associated with investing in this fund.

How has the fund performed?²

	Past year
Annual return (after deductions for charges and tax)	9.63%
Annual return (after deductions for charges but before tax)	10.25%
Market index annual return (reflects no deduction for charges and tax)	9.87%

The market index return is based on the S&P/NZX All Real Estate Gross with Imputation Index. In the last fund update, the market index return was based on the S&P/NZX All Real Estate Gross Index. We changed the market index on 23 May 2018 to better reflect the effect of imputation credits on returns. 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.

Annual return graph



This shows the return after fund charges and tax for each year ending 31 March since the fund started. The last bar shows the average annual return since the fund started, up to 30 June 2018.

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 Summer Listed Property are charged fund charges. In the year to 31 March 2018 these were:

	% of net asset value ³
Total fund charges	0.90%
Which are made up of:	
Total management and administration charges, including	0.90%
Manager's basic fee	0.90%
Other management and administration charges	0.00%
Total performance-based fees	0.00%
Other charges	Dollar amount per investor
Account fee ⁴	\$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.

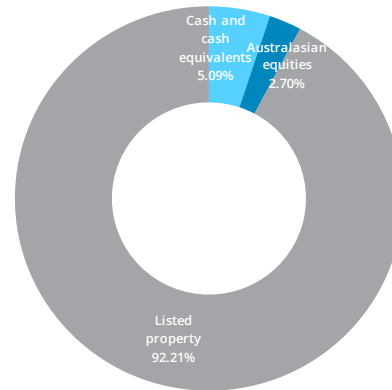
Example of how this applies to an investor

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 \$1,025 (that is 10.25% of her initial \$10,000). Kim also paid \$36 in other charges. This gives Kim a total return after tax of \$927 for the year.

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

	Name	Percentage of fund net assets	Type	Country	Credit rating (if applicable)
1	Precinct Properties New Zealand Limited	16.32%	Listed property	New Zealand	
2	Goodman Property Trust	15.76%	Listed property	New Zealand	
3	Kiwi Property Group Limited	13.35%	Listed property	New Zealand	
4	Property For Industry Limited	11.05%	Listed property	New Zealand	
5	Stride Property Group	8.75%	Listed property	New Zealand	
6	Vital Healthcare Property Trust	7.04%	Listed property	New Zealand	
7	Investore Property Limited	5.49%	Listed property	New Zealand	
8	ANZ Cash Deposit	4.76%	Cash and cash equivalents	New Zealand	AA-
9	Lendlease Group	3.48%	Listed property	Australia	
10	Metlifecare Limited	2.70%	Australasian equities	New Zealand	

The top 10 investments make up 88.70% of the fund.

We actively manage the fund's foreign currency exposures. As at 30 June 2018, these exposures represented 14.79% of the value of the fund and were unhedged.

Key personnel

Name	Current position	Time in current position	Previous or other current position	Time in previous or other current position
Kevin Stirrat	Head of Investment Strategy, Forsyth Barr Limited	12 years and 10 months ⁵	Director, Deutsche Bank	11 years and 2 months
Craig Alexander	Head of Funds Management, Forsyth Barr Limited	5 years ⁵	Head of Fixed Interest, Tower Investments	5 years and 2 months
Malcolm Davie	Equity Portfolio Manager, Forsyth Barr Limited	4 years and 3 months ⁵	Head of Investment Management, First NZ Capital	7 years and 3 months
Neil Paviour-Smith	Director	10 years and 4 months ⁵	Managing Director, Forsyth Barr Limited (current)	12 years
Rob Mercer	Head of Private Wealth Research, Forsyth Barr Limited	6 years and 1 month ⁵	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 scheme 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.
- ⁴ The account fee is charged at \$3 per member, per month.
- ⁵ 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).