



Superannuation Master Trust

Listed International Property



Fund Update

for the period ended 30 September 2020

This fund update was first made publicly available on 18 December 2020

What is the purpose of this update?

This document tells you how the Listed International Property fund has performed and what fees were charged. The document will help you to compare the fund with other funds. AMP Wealth Management New Zealand 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

This is a single sector fund that aims to provide investors with exposure to listed real estate investment opportunities globally in a diversified fund.

| | |
|---------------------------------|--------------|
| Total value of the fund | \$4,353,959 |
| Number of investors in the fund | 337 |
| The date the fund started | 1 March 2000 |

What are the risks of investing?

Risk indicator for the Listed International Property 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 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 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.

Specific risk

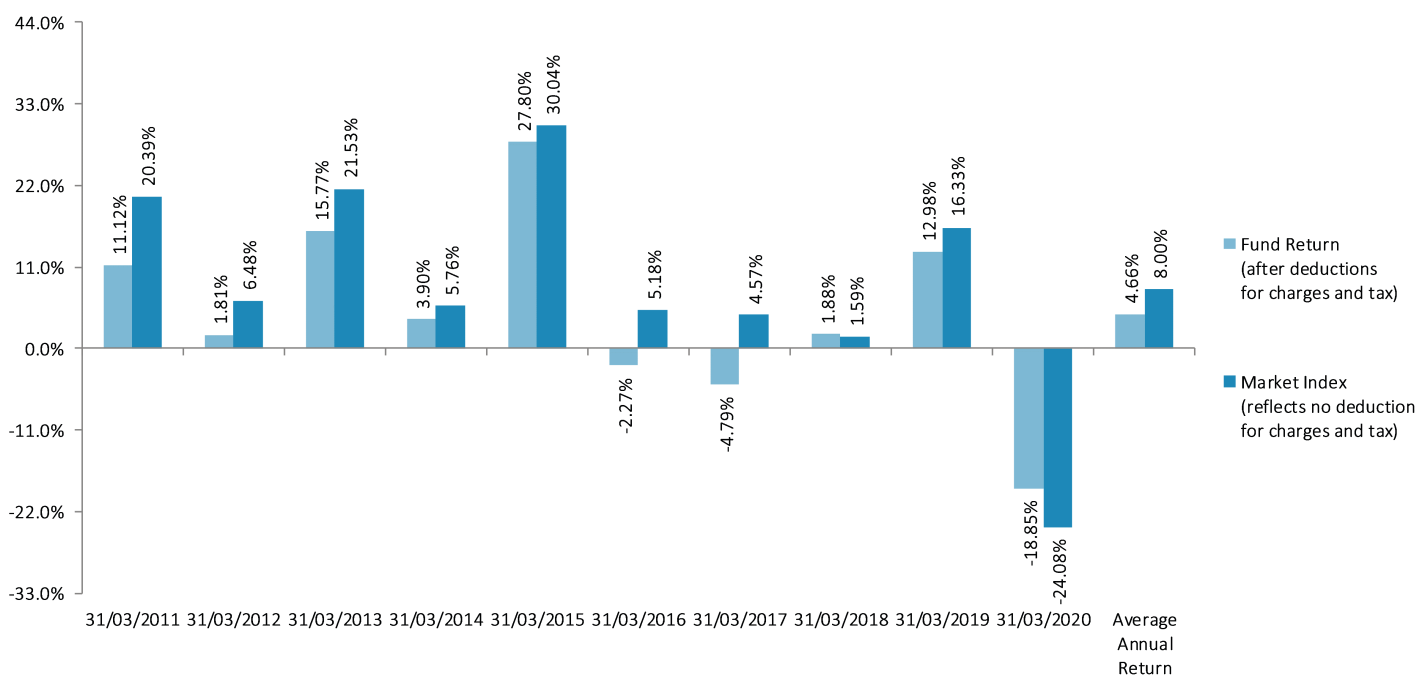
In addition to the general investment risks, you should be aware this fund is concentrated in a particular asset class and not diversified across multiple asset classes. At any given point, market conditions that cause one asset class to perform well may cause another asset class to perform poorly. This could result in negative or lower than expected returns compared to a fund which is diversified across multiple asset classes.

How has the fund performed?

| | Average over past 5 years | Past year |
|--|---------------------------|-----------|
| Annual return (after deductions for charges and tax) | 0.58% | -15.68% |
| Annual return (after deductions for charges but before tax) | 0.94% | -15.31% |
| Market index annual return (reflects no deduction for charges and tax) | 2.78% | -20.97% |

The market index annual return is based on the FTSE EPRA/NAREIT Developed Index Net TRI (100% hedged to NZD). Additional information about the market index is available on the offer register at disclose-register.companiesoffice.govt.nz. Index disclaimers can be found on the AMP website at amp.co.nz/indexdisclaimers.

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 30 September 2020.

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 Listed International Property fund are charged fund charges. In the year to 30 September 2020 these were:

| | % net asset value |
|--|--|
| Total fund charges (estimated) ¹ | 3.16%* |
| Which are made up of - | |
| Total management and administration charges (estimated) | 3.16% |
| Including - | |
| Manager's basic fee (estimated) ² | 2.97% |
| Other management and administration charges (estimated) ³ | 0.19% |
| Total performance-based fees | 0.00% |
| Other charges | Dollar amount per investor or description of how charge is calculated |
| Member fee ⁴ | \$37.30 |

* Based on a decrease in administration charges and other expenses, the Manager estimates that the total fund charges for the next scheme year will reduce to 2.91% of the net asset value.

Investors may also be charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds). Small differences in fees and charges can have a big impact on your investment over the long term.

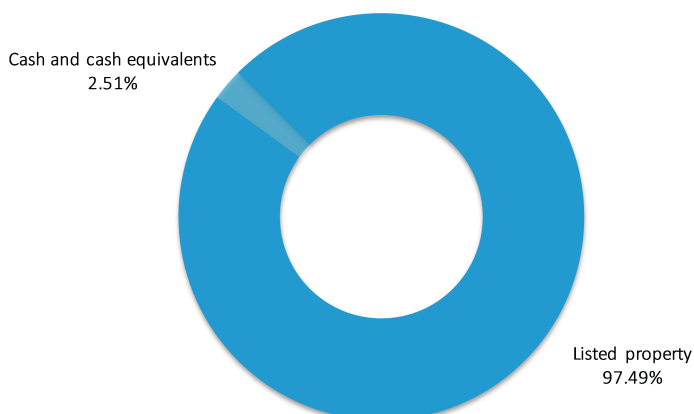
Example of how this applies to an investor

Craig 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, Craig incurred a loss after fund charges were deducted of \$1,568.00 (that is -15.68% of his initial \$10,000). Craig also paid \$37.30 in other charges. This gives Craig a total loss after tax of \$1,605.30 for the year.

What does the fund invest in?

Actual investment mix⁵

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



Target investment mix

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

| Asset Type | Allocation |
|------------------------------|------------|
| Cash and cash equivalents | 0.00% |
| New Zealand fixed interest | 0.00% |
| International fixed interest | 0.00% |
| Australasian equities | 0.00% |
| International equities | 0.00% |
| Listed property | 100.00% |
| Unlisted property | 0.00% |
| Commodities | 0.00% |
| Other | 0.00% |

Top 10 investments⁵

| Name | Percentage of fund net assets | Asset Type | Country | Credit rating (if applicable) |
|-----------------------------------|-------------------------------|-----------------|----------------|-------------------------------|
| 1 Prologis Inc | 6.96% | Listed property | United States | N/A |
| 2 Digital Realty Trust Inc | 4.26% | Listed property | United States | N/A |
| 3 Vonovia SE | 3.84% | Listed property | Germany | N/A |
| 4 Alexandria Real Estate Equities | 3.33% | Listed property | United States | N/A |
| 5 Mitsui Fudosan Co Ltd | 2.67% | Listed property | Japan | N/A |
| 6 Welltower Inc | 2.63% | Listed property | United States | N/A |
| 7 Invitation Homes Inc | 2.53% | Listed property | United States | N/A |
| 8 Sun Hung Kai Properties Ltd | 2.21% | Listed property | Hong Kong | N/A |
| 9 Segro PLC | 2.16% | Listed property | United Kingdom | N/A |
| 10 Public Storage | 2.02% | Listed property | United States | N/A |

The top 10 investments make up 32.61% of the fund.

Currency hedging

The fund will (or will invest in underlying funds that will) fully hedge foreign currency exposure back to New Zealand dollars.

Key personnel

This shows the directors and employees who have the most influence on the investment decisions of the fund.

| Name | Current position | Time in current position | Other current position | Time in other current position |
|-----------------------|-----------------------------|--------------------------|---|--------------------------------|
| Timothy Pritchard | Investment Committee Member | 1 year and 6 months | General Counsel, AMP Wealth Management New Zealand | 2 years and 4 months |
| Jeffery Darren Ruscoe | Investment Committee Member | 1 year and 6 months | Acting Chief Executive, AMP Wealth Management New Zealand | 0 years and 2 months |
| Blair Robert Vernon | Investment Committee Member | 9 years and 3 months | Acting Chief Executive, AMP Australia | 0 years and 2 months |
| Mark David Ennis | Investment Committee Member | 0 years and 2 months | Managing Director, AdviceFirst Limited | 0 years and 7 months |

Further information

You can also obtain this information and some additional information from the offer register at disclose-register.companiesoffice.govt.nz.

Notes

- 1 The total fund charges are inclusive of any applicable GST.
- 2 The Manager's basic fee has been estimated using the maximum amount payable by an investor. Lower fees may apply to investors depending on when they joined, whether their account is locked-in and if they negotiated an ongoing fee with their adviser. To find out what fees are applicable to you, please contact your Adviser or AMP.
- 3 The other management and administration charges include estimates of underlying fund charges provided by underlying fund managers. The balance dates of the underlying fund(s) do not align with the balance date of the fund. To estimate the charges, AMP includes the underlying fund charges as at the relevant underlying fund(s) balance date, adjusted (where required) to reflect any material changes advised to AMP by the relevant underlying manager as having occurred during the intervening period.
- 4 Member fees were charged between 1 October 2019 and 31 July 2020 but only applied to some investors. To find out whether member fees applied to you in this period, please contact your Adviser or AMP. From 1 August 2020 onwards, member fees have not been charged to any investor of the Superannuation Master Trust.
- 5 The actual investment mix and top ten investments have been calculated excluding cash and cash equivalents held for operational purposes.

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Want to know more?

For more information about the Scheme, please visit amp.co.nz, contact us on 0800 808 801 or talk to your Adviser today. Your Adviser's disclosure statement is available from your Adviser on request and free of charge.