



Superannuation Master Trust

Listed NZ & Australian Property



Fund Update

for the period ended 30 September 2019

This fund update was first made publicly available on 19 December 2019

What is the purpose of this update?

This document tells you how the Listed NZ & Australian 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 property companies on the New Zealand and Australian Stock/Securities Exchanges in a diversified fund.

Total value of the fund	\$4,114,363
Number of investors in the fund	276
The date the fund started	1 March 2000

What are the risks of investing?

Risk indicator for the Listed NZ & Australian 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 today.amp.co.nz/risk-profile-calculator.

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

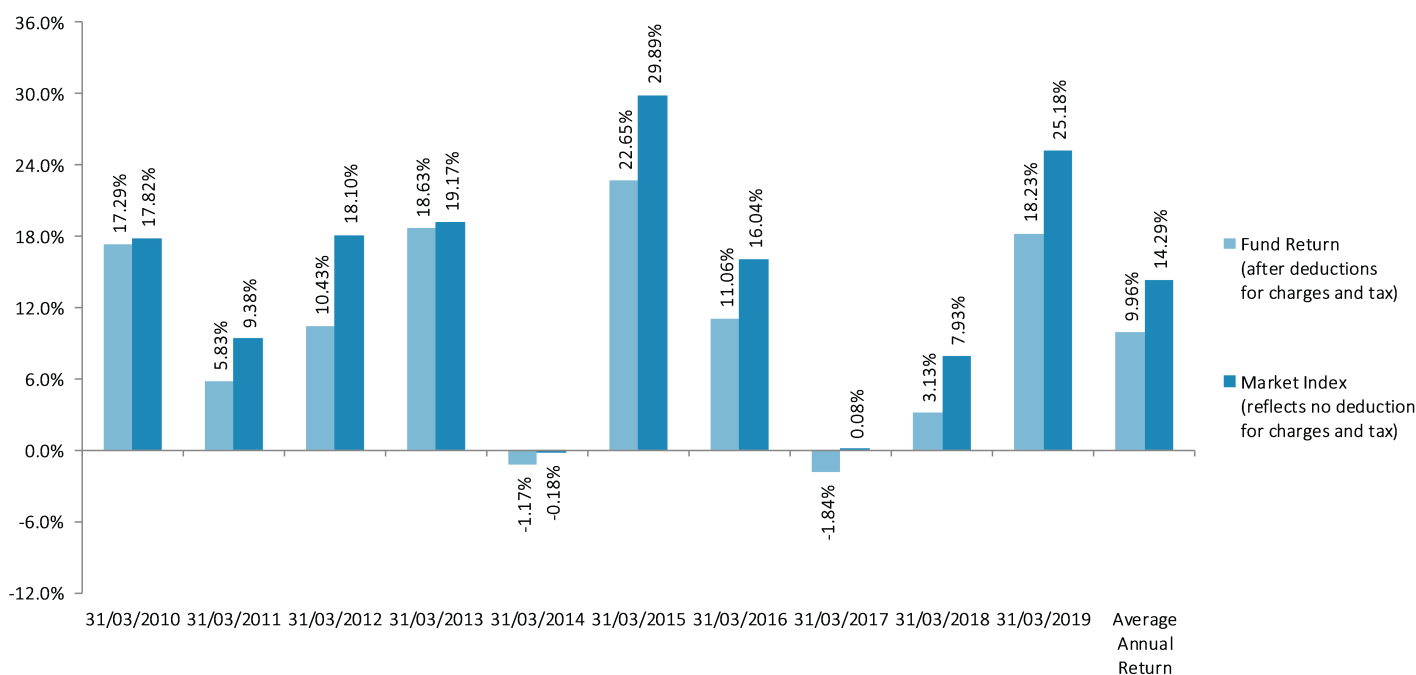
In addition to the general investment risks, you should be aware this fund is concentrated in a particular asset class and not diversified across multiple asset classes. At any given point, market conditions that cause one asset class to perform well may cause another asset class to perform poorly. This 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)	11.94%	27.04%
Annual return (after deductions for charges but before tax)	12.04%	27.07%
Market index annual return (reflects no deduction for charges and tax)	17.34%	35.99%

The market index annual return is based on the S&P/NZX All Real Estate (Industry Group) Gross with Imputation. 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 2019.

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 NZ & Australian Property fund are charged fund charges. In the year to 30 September 2019 these were:

	% net asset value
Total fund charges (estimated) ¹	3.48%
Which are made up of -	
Total management and administration charges (estimated)	3.48%
Including -	
Manager's basic fee (estimated) ²	3.14%
Other management and administration charges (estimated) ³	0.34%
Total performance-based fees	0.00%
Other charges	Dollar amount per investor or description of how charge is calculated
Member fee ⁴	\$44.76

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.

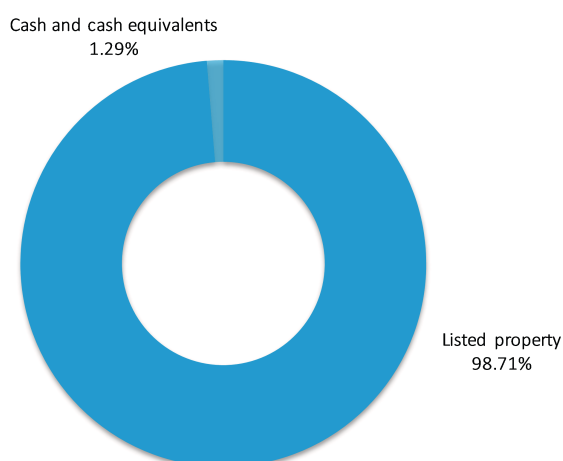
Example of how this applies to an investor

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 received a return after fund charges were deducted of \$2,704.00 (that is 27.04% of his initial \$10,000). Craig also paid \$44.76 in other charges. This gives Craig a total return after tax of \$2,659.24 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 Precinct Properties New Zealand Ltd	19.37%	Listed property	New Zealand	N/A
2 Kiwi Property Group Ltd	18.79%	Listed property	New Zealand	N/A
3 Goodman Property Trust	18.72%	Listed property	New Zealand	N/A
4 Argosy Property Ltd	8.12%	Listed property	New Zealand	N/A
5 Stride Property Group	7.94%	Listed property	New Zealand	N/A
6 Vital Healthcare Property Trust	6.49%	Listed property	New Zealand	N/A
7 Property for Industry Ltd	4.85%	Listed property	New Zealand	N/A
8 Investore Property Ltd	2.06%	Listed property	New Zealand	N/A
9 Goodman Group	1.84%	Listed property	Australia	N/A
10 Augusta Capital Ltd	1.81%	Listed property	New Zealand	N/A

The top 10 investments make up 89.99% 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	0 years and 6 months	General Counsel, AMP Wealth Management New Zealand	1 year and 4 months
Jeffery Darren Ruscoe	Investment Committee Member	0 years and 6 months	Chief Client Officer, AMP Wealth Management New Zealand	0 years and 6 months
Blair Robert Vernon	Investment Committee Member	8 years and 3 months	Chief Executive, AMP Wealth Management New Zealand	0 years and 9 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 fund manager as having occurred during the intervening period.
- 4 Member fees only apply to some investors. To find out whether this member fee applies to you, please contact your Adviser or AMP.
- 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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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.