



Fund Update for the year ended 30 June 2025

MFL Mutual Fund

This fund update was first made publicly available on: 25 September 2025

What is the purpose of this update?

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

The current management agreement between the trustee and ANZ Investments expires on 1 January 2026. The trustee and ANZ Investments do not intend to renew this agreement, although it may be extended for a short period if necessary to facilitate an orderly transition to a new manager. The trustee is in the process of appointing a new manager to undertake the investment management and administration services following the expiry of the existing management agreement.

Description of this fund

The fund is a managed portfolio that invests predominantly in Australasian listed property, Australasian equities and international listed property with a small allocation to cash and cash equivalents and fixed interest assets. It may also invest in funds or trusts that invest in property and are intending to list. Some underlying investments are held directly and some are held via an underlying fund.

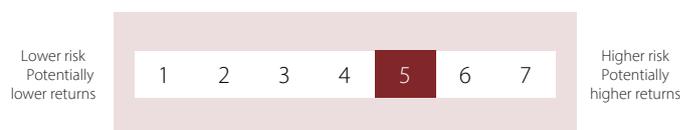
Listed property includes trusts or companies that own or invest directly in commercial, office and industrial property. The fund's equity investments will predominantly be shares in listed trusts or companies with a substantial property component. These could include, for example, ports, airports, toll roads, utility networks and retirement villages.

The fund aims to achieve a positive return (after the fund charge and before tax) on average over rolling three-year periods that exceeds the composite index.

Total value of the fund (\$)	360,516,851
Number of investors in the fund	12,739
The date the fund started	26 September 1969

What are the risks of investing?

Risk indicator for the MFL Mutual 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 www.sorted.org.nz/tools/investor-profiler/.

Note that even the lowest category does not mean a risk-free investment, and there may be 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 ended 30 June 2025. 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.

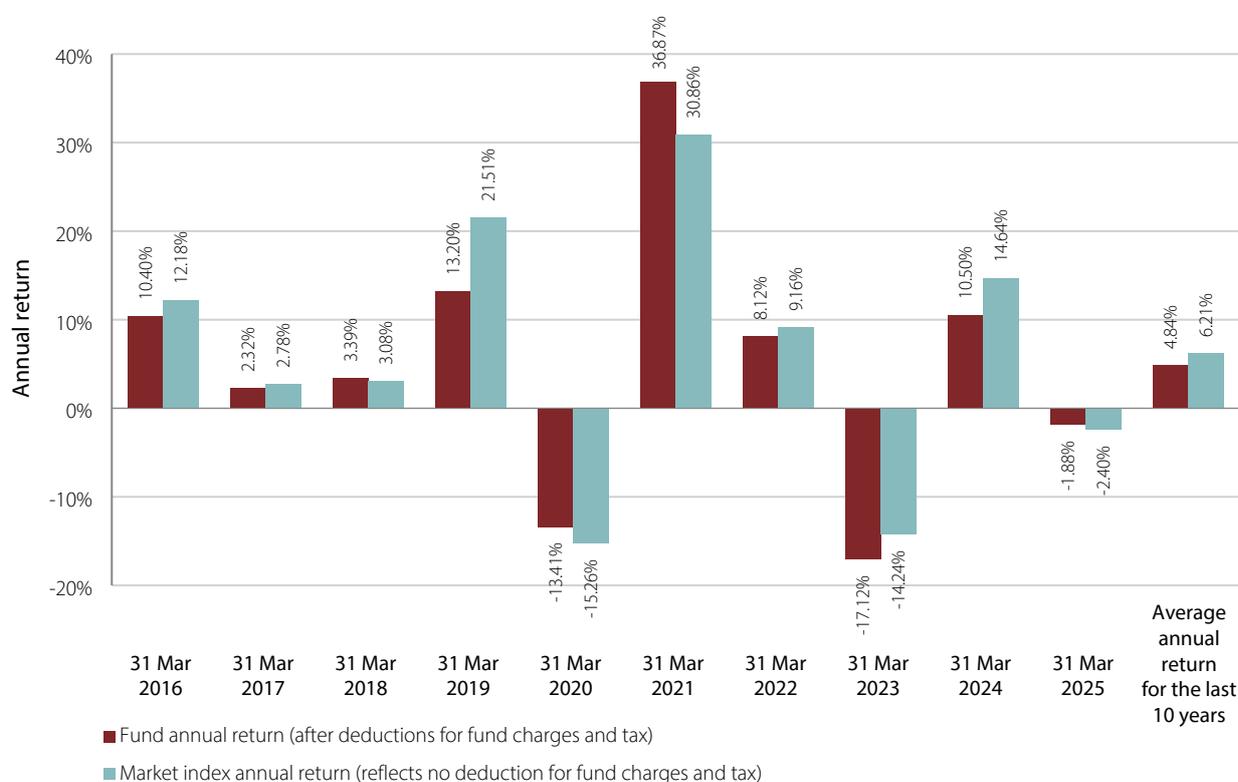
How has the fund performed?

	Average over past five years	Past year
Annual return (after deductions for charges and tax)	4.07%	11.02%
Annual return (after deductions for charges but before tax)	4.76%	11.82%
Market index annual return (reflects no deductions for charges and tax)	5.77%	10.35%

The relevant index for the fund is the composite index. This is calculated using the target investment mix and the relevant indices of the asset classes making up that investment mix.

Additional information about the market index is available in the statement of investment policy and objectives on the scheme register at www.disclose-register.companiesoffice.govt.nz.

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 June 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.

What fees are the investors charged?

Investors in the MFL Mutual Fund are charged fund charges. In the year to 30 June 2025 these were:

	% of net asset value
Total fund charges¹	0.85%*
<i>Which are made up of:</i>	
Total management and administration charges	0.85%
<i>Including:</i>	
Manager's basic fee	0.74%
Other management and administration charges	0.11%
Total performance based fees	0.00%
	Dollar amount per investor
Other charges	\$0

*During the next scheme year, other management and administration charges will include an estimated one-off cost of up to 0.09% to transition the investment management and administration services to a new manager. This cost will be partially offset by a reduction in the manager's basic fee from 0.74% to 0.72% effective 1 August 2025.

Investors are not currently charged individual action fees for specific actions or decisions (for example, for withdrawing from the fund).

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

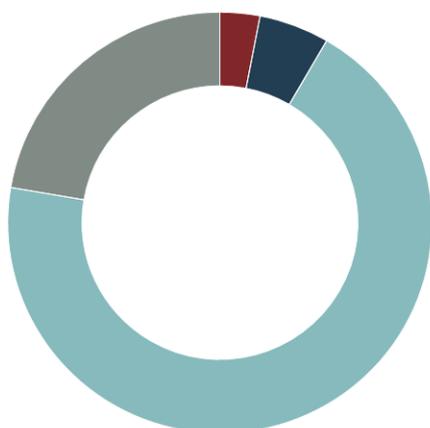
Example of how this applies to an investor

Sarah 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, Sarah received a return after fund charges were deducted of \$1,102 (that is 11.02% of her initial \$10,000). Sarah did not pay any other charges. This gives Sarah a total return after tax of \$1,102 for the year.

What does the fund invest in?

Actual investment mix²

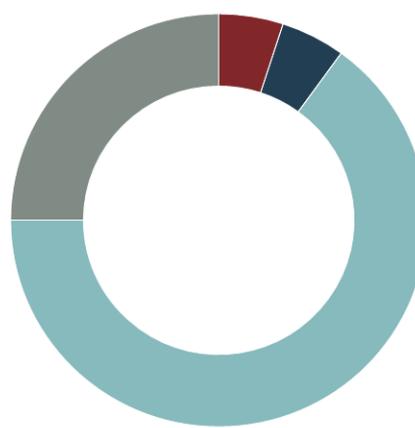
This shows the types of assets that the fund invests in.



Cash and cash equivalents:	3.03%
New Zealand fixed interest:	5.36%
Listed property:	69.28%
Australasian equities:	22.33%

Target investment mix²

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



Cash and cash equivalents:	5.00%
New Zealand fixed interest:	5.00%
Listed property:	65.00%
Australasian equities:	25.00%

Top 10 investments

	Name	Percentage of fund net assets	Type	Country	Credit rating (if applicable)
1	Goodman Group	8.72%	Listed property	Australia	
2	Goodman Property Trust	5.72%	Listed property	New Zealand	
3	Oceania Healthcare	5.06%	Listed property	New Zealand	
4	Precinct Properties NZ Ltd	4.34%	Listed property	New Zealand	
5	Kiwi Income Property Trust	3.90%	Listed property	New Zealand	
6	Ryman Healthcare Ltd	3.71%	Listed property	New Zealand	
7	Scentre Group	3.04%	Listed property	Australia	
8	Property for Industry Ltd	3.00%	Listed property	New Zealand	
9	Summerset Group Holdings Ltd	2.92%	Listed property	New Zealand	
10	Regis Healthcare Ltd	2.68%	Listed property	Australia	

The top 10 investments make up 43.09% of the net asset value of the fund.

Currency hedging²

Asset Class	Benchmark hedging rate	Current hedging level
Cash and cash equivalents	No foreign exchange exposure	–
New Zealand fixed interest	No foreign exchange exposure	–
Australasian listed property	Benchmark 100% hedged	103%
International listed property	Benchmark 100% hedged	97%
Australasian equities	Benchmark 0% AUD hedged (range of 0 - 100%)	0%

Key personnel

This shows the employees who have the most influence on investment decisions in relation to the fund.

Name	Current position	Time in current position	Previous or other current position	Time in previous or other current position
George Crosby	Chief Investment Officer	1 year and 4 months	General Manager Portfolio Completion, New Zealand Superannuation Fund	2 years and 9 months
Mathew Young	Deputy Chief Investment Officer	1 year and 3 months	Head of FX Strategy and Implementation, ANZ Bank New Zealand Limited	5 years and 1 month
Paul Gregory ³	Head of Investment Partnerships	1 year and 3 months	Executive Director, Response and Enforcement, Financial Markets Authority	3 years and 4 months
Francois de Cannart d'Hamale	Fund Manager, Listed Property	1 year and 3 months	Senior Equity Analyst, ANZ Bank New Zealand Limited	0 years and 11 months

Further information

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

Notes

1. Our fund charges are inclusive of GST, where applicable.
2. The target and actual investment mix of this fund and currency hedging information are based on:
 - the cash and cash equivalents held by the fund, and
 - the asset class of the underlying funds in which the fund invests.
 They are not based on the cash and cash equivalents or any other assets held by the underlying funds.
3. Key personnel not named in previous fund update for the fund.