



Fund update

MFL Mutual Fund

Year ending 30 June 2026

This fund update was first made publicly available on: 30 September 2026

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.

Mercer (N.Z.) Ltd was appointed by MFL Mutual Fund Limited to provide administration, investment management and related services to the scheme from 2 March 2026.

Description of this fund

The fund is a managed portfolio that invests predominantly in Australasian listed property 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. This asset class also includes 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	\$333,237,757
Number of members in the fund	11,706
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 <https://sorted.org.nz/tools/investor-profiler/>.

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 5 years to 30 June 2026. 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.

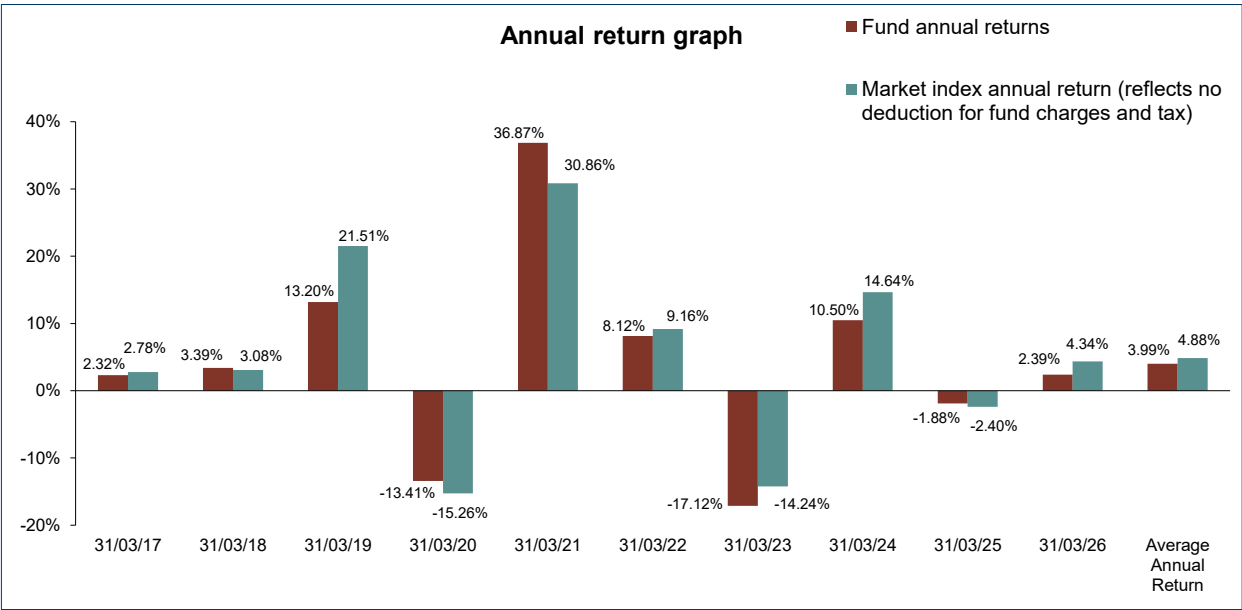
Specific risks which relate to Mercer’s particular approach to management of the funds’ investments are summarised as follows:

Manager of managers: Mercer is a “manager of managers” and therefore there is the risk that a manager we select underperforms, resulting in lower returns than the relevant market or objective. To reduce this risk, we have a thorough manager research and monitoring process, and we also diversify across a number of managers.

How has the fund performed?

	Average over past 5 years	Past year
Annual return <i>(after deductions for charges and tax)</i>	0.33%	5.91%
Annual return <i>(after deductions for charges but before tax)</i>	0.76%	5.62%
Market index annual return <i>(reflects no deductions for charges and tax)</i>	2.12%	4.75%

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.



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 2026.

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 MFL Mutual Fund are charged fund charges. In the year to 30 June 2026 these were:

	% of net asset value
Total fund charges¹	0.86%
Which are made up of:	
Total management and administration charges	0.86%
Including:	
Manager's basic fee	0.75%
Other management and administration charges	0.11%
Total performance-based fees	0.00%

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.

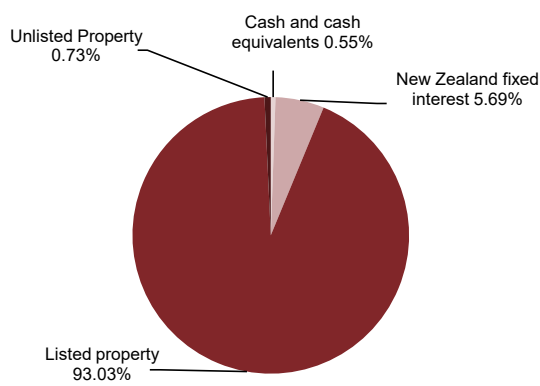
Example of how this applies to an investor

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 \$591.00 (that is 5.91% of his initial \$10,000). Sarah did not pay any other charges. This gives Sarah a total return after tax of \$591.00 for the year.

What does the fund invest in?

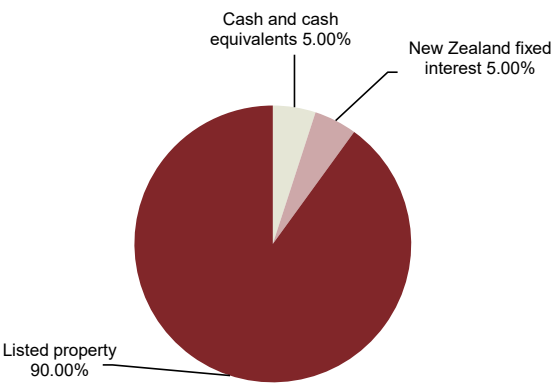
Actual investment mix²

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.



Top 10 Investments

	Name	% of fund net assets	Type	Country	Credit rating (if applicable)
1	Goodman Group	14.50%	Listed property	Australia	NA
2	Goodman New Zealand Ltd & Goodman Property Services Ltd	9.40%	Listed property	New Zealand	NA
3	Precinct Properties New Zealand Limited	8.19%	Listed property	New Zealand	NA
4	Property for Industry Limited	5.39%	Listed property	New Zealand	NA
5	Kiwi Property Group Limited	4.90%	Listed property	New Zealand	NA
6	Scentre Group	4.62%	Listed property	Australia	NA
7	Charter Hall Group	3.03%	Listed property	Australia	NA
8	Argosy Property Limited	2.62%	Listed property	New Zealand	NA
9	Vicinity Centres	2.50%	Listed property	Australia	NA
10	Oceania Healthcare Technology Investments Pty Limited	2.47%	Listed property	New Zealand	NA

The top 10 investments make up 57.62% of the fund.

Currency Hedging

Currency hedging can apply to some of the asset classes this fund invests in. The level of currency hedging for global shares is managed between 0% and 100% may change over time. Other global assets classes (Global Fixed Interest and Real Assets), target a 100% net of tax hedge to the New Zealand dollar. Refer to the Statement of Investment Policy and Objectives for more information which is available from www.disclose-register.companiesoffice.govt.nz.

Hedging coverage for the Fund's exposure to foreign currency as at 30 June 2026 was 100%.

Key personnel

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

Name	Current position	Time in current position	Previous/other position	Time in previous/other position
Kylie Willment*	Chief Investment Officer Pacific - Mercer Australia (Pty) Ltd	8 years 8 months	Senior Manager, Investment & Client Strategy - TCorp (NSW Treasury Corporation)	17 years 0 months
Del Hart*	Chief Investment Officer - Mercer (N.Z.) Ltd	0 years 4 months	Head of External Investments and Partnerships - NZ Super Fund	15 years 0 months
Robert Kavanagh*	Head of Portfolio Management NZ - Mercer (N.Z.) Ltd	12 years 3 months	Vice President - Account Management, PIMCO Australia Pty Limited	7 years 0 months

*Key personnel not named in a previous fund update for the fund due to a change in investment management.

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. GST may be included in some expenses. GST will be included in fees where applicable.
2. For the reporting of the types of assets under Actual investment mix, cash retained for liquidity management at a sector level is assigned to the asset class to which it relates.

Got any questions?

Visit our website **www.mflmutual.co.nz** or call our Helpline on **0800 207 207** (if calling from within New Zealand).

If you're calling from overseas you can contact us on **+64 9 887 6876**. Helpline hours are from 9am to 7pm, Monday to Friday except national public holidays.