As of 31 August 2026

SINGLE SECTOR FUND

# Mint Australasian Property Fund

## Investment Objective

The fund aims to provide investors with long-term capital growth by investing in New Zealand and Australian listed property and property related securities. The Fund has an investment objective of outperforming the S&P/NZX All Real Estate (Industry Group) Gross Index after fees and expenses, over the medium to long term.

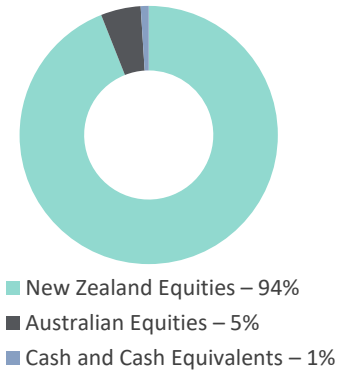
## Performance

| Rolling periods | 1 month | 3 months | 1 year | 3 years | 5 years | 10 years | Since inception |
|---|---|---|---|---|---|---|---|
| Mint Australasian Property Fund | -1.63% | -1.18% | -6.77% | 1.07% | -4.08% | 2.26% | 4.52% |
| S&P/NZX All Real Estate (Industry Group) Gross | -1.12% | -0.55% | -5.33% | 1.61% | -3.87% | 2.97% | 5.50% |

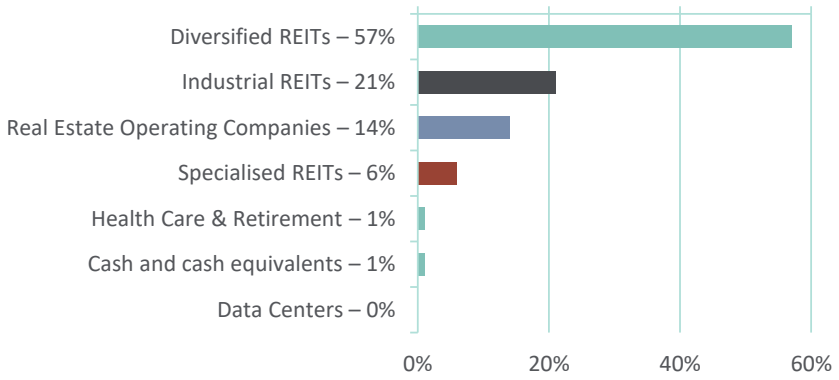
| Calendar years | YTD | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|---|---|
| Mint Australasian Property Fund | -8.47% | 10.30% | -1.45% | 7.00% | -22.96% | 5.63% | 3.52% |
| S&P/NZX All Real Estate (Industry Group) Gross | -6.82% | 12.69% | -3.03% | 5.48% | -22.30% | 2.89% | 4.41% |

*Performance returns greater than 3 months are per annum. Returns are after fees and before investor tax. Net after tax performance can be found in the latest Quarterly Fund Update, available on our website.*

## Asset Exposures




## Sector Allocation




## Latest Risk Indicator

| Potentially lower returns | | | | | | Potentially higher returns |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Lower risk | | | | | | Higher risk |

## Key Fund Facts

| | |
|---|---|
| Date of Inception: | 01 December 2007 |
| Fund Size: | $13 million |
| Unit Price: | 2.2837 |
| Number of Holdings: | 11 |
| Benchmark: | S&P/NZX All Real Estate (Industry Group) Gross Index |
| Latest FX Hedging: | 107% |
| Total fund fee (excl GST): | 0.93% |

As of 31 August 2026

## Largest Active Weights

| Top 5 Overweight | Top 5 Underweight |
|---|---|
| Property For Industry Limited | Goodman New Zealand Limited & Goodman Property Services Limited Units |
| Stride Property Group | Argosy Property Limited |
| Goodman Group | Investore Property Ltd. |
| Charter Hall Group | Vital Healthcare Property Trust |
| Summerset Group Holdings Limited | New Zealand Rural Land Co. Ltd. |



### Portfolio Manager, John Middleton

BA

John has more than two decades of experience and joined Mint from ANZ Investments where he was Head of Australasian Equity Research. During this time, he was also heavily involved in corporate broking.

At Mint, John is Portfolio Manager for the Australasian Equity Fund and the Australasian Property Fund and provides research coverage across a number of sectors.



### Portfolio Manager, David Fyfe

BCom (Hons.), CFA

David has over 15 years' experience in the financial industry. Previously he worked at BT Funds Management (NZ) as both a Quantitative and Equity Analyst undertaking sector research specialising in Transportation, Utilities and Technology in both New Zealand and Australian markets.

At Mint, David is the Portfolio Manager for the NZ SRI Equity Fund and the Australasian Property Fund and provides research across a number of sectors.

## Responsible Investing

For additional information on our Responsible Investing activities, including relevant Policies and Disclosures, please refer to our website: Responsible Investing | Mint Asset Management

Signatory of:

PRI Principles for Responsible Investment

riaa Responsible Investment Association Australasia

STEWARDSHIP CODE
AOTEAROA NEW ZEALAND

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