23 October 2026

Fund name:

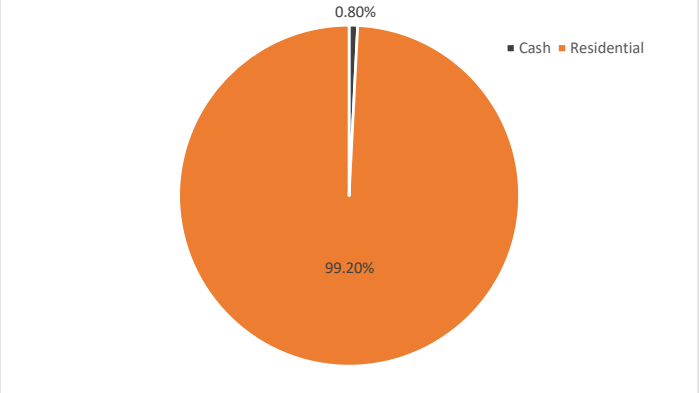
First Home Mortgage Fund (FHMF)

Simplicity NZ Limited (Simplicity) has prepared this additional information in accordance with the Financial Markets Conduct (Managed Funds - Loan Disclosure Requirements) Exemption Notice 2019.

As at 30 September 2026, the Simplicity Investment Funds held the following investments in the FHMF:

Simplicity Growth Investment Fund	2.04%
Simplicity Balanced InvestmentFund	4.01%
Simplicity Conservative Investment Fund	4.90%
Simplicity Homes and Income Fund	7.11%

The asset allocation of the FHMF was as follows:



Asset types:
Residential - secured loans for which the secured property is residential property

Cash - cash on call at a registered NZ bank

The FHMF does not invest in loans secured by commercial property or rural property.
Secured properties must be freehold or cross lease residential properties that the borrower is living in.

Geographically, the residential loans are distributed as follows:

List of regions	Percentage by geographic region		List of regions	Percentage by geographic region
Auckland	39.53%		Northland	3.63%
Bay of Plenty	3.80%		Otago	4.15%
Canterbury	15.62%		Southland	0.30%
Gisborne	0.21%		Taranaki	1.33%
Hawkes Bay	0.28%		Tasman	0.23%
Manawatu-Wanganui	2.24%		Waikato	4.11%
Marlborough	0.46%		Wellington	21.29%
Nelson	2.66%		West Coast	0.16%

As at 30 September 2026, the FHMF had no impaired loans.

Maximum loan to valuation ratio is generally 80% but can be extended to 90% by the Manager in limited circumstances and subject to conditions noted in the Scheme's Statement of Investment Policies and Objectives.

Loans secured (or principally secured) by mortgage over residential property	Fee simple or cross lease land and buildings: up to an 80% Loan to Value ratio