MERCER
A MARSH BUSINESS

Fund update

Mercer Global Listed Real Estate Fund
Mercer Investment Funds

Quarter ending 30 September 2026

This fund update was first made publicly available on: 29 October 2026

What is the purpose of this update?

This document tells you how the Mercer Global Listed Real Estate Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. Mercer (N.Z.) Limited prepared this update in accordance with the Financial Markets Conduct Act 2013. This information is not audited and may be updated.

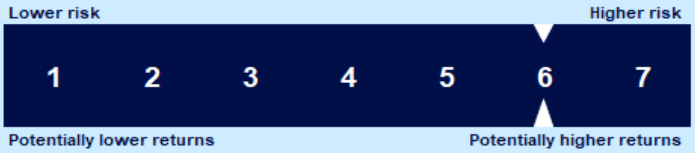
Description of this fund

The fund invests in a global portfolio of property securities listed on stock exchanges around the world. It aims to generate medium to high returns over the long term by investing in a broad range of property regions, sectors and securities through a single fund. Environmental, Social and Governance characteristics are integrated into the investment process. The fund aims provide a Gross Return[1] above the FTSE EPRA/NAREIT Developed Total Return Index with net dividends reinvested (100% hedged to the NZD on an after-tax basis) on a rolling three-year basis.

Total value of the fund	$65,682,137
The date the fund started	29 November 2007

What are the risks of investing?

Risk indicator for the Mercer Global Listed Real Estate 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 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 September 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.

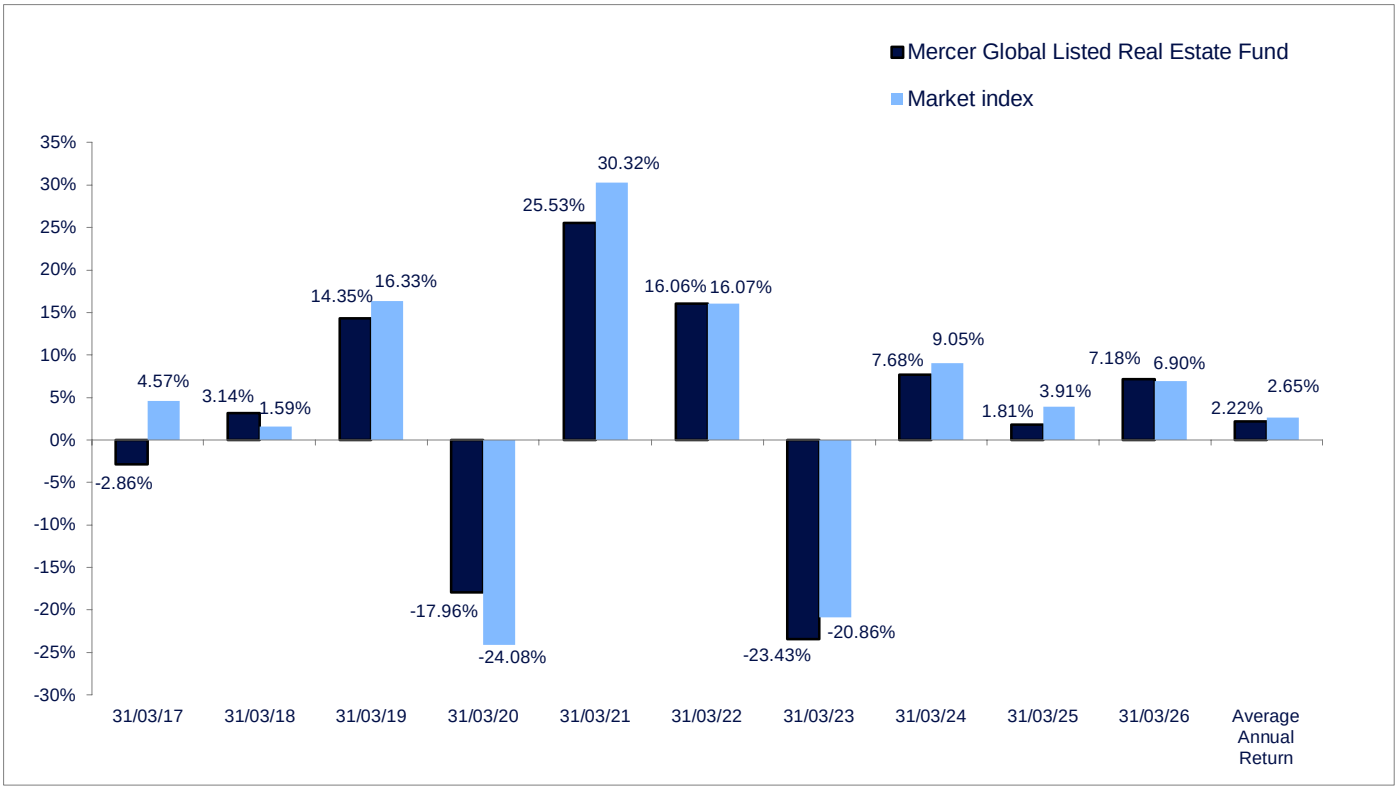
See the product disclosure statement (PDS) for more information about the risks associated with investing in this fund.

How has the fund performed?

	Average over past 5 years	Past year
Annual return[2] *(after deductions for charges and tax)*	-0.68%	2.23%
Annual return[2] *(after deductions for charges but before tax)*	0.25%	3.16%
Market index annual return[2] *(reflects no deduction for charges and tax)*	0.69%	1.31%

The market index annual return is based on the FTSE EPRA/NAREIT Developed Total Return Index with net dividends reinvested (100% hedged to NZD on an after-tax basis). Additional information about the market index is available on the offer register at **www.disclose-register.companiesoffice.govt.nz**.

Annual Return Graph[3]



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 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 Mercer Global Listed Real Estate Fund are charged fund charges. In the year to 31 March 2026 these were:

	% of net asset value
Total fund charges	1.38%
Which are made up of:	
Total management and administration charges	1.38%
Including:	
Manager's basic fee (excluding GST[4])	1.25%
Other management and administration charges (including GST)	0.13%
Total performance based fees	0.00%

Investors may also be charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds). See the PDS for the Mercer Property and Infrastructure Funds at **www.disclose-register.companiesoffice.govt.nz** for more information about those fees.

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

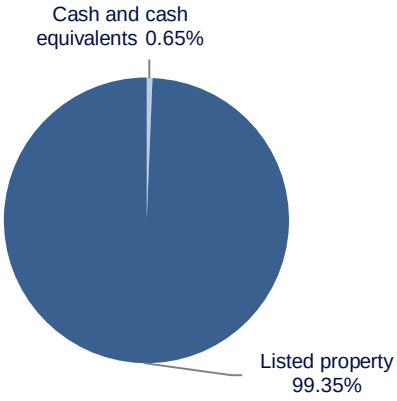
Example of how this applies to an investor

Ben 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, Ben received a return after fund charges were deducted of $223.00 (that is 2.23% of his initial $10,000). Ben also paid $0.00 in other charges. This gives Ben a total return after tax of $223.00 for the year.

What does the fund invest in?

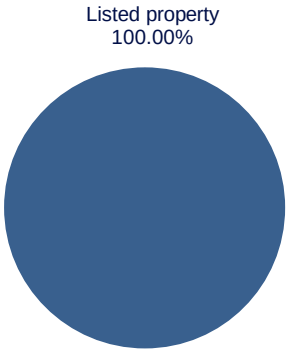
Actual investment mix[5]

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[6]

	Name	% of fund net assets	Type	Country	Credit rating (if available)
1	Welltower Inc	9.29%	Listed property	United States	NA
2	Prologis Inc	8.25%	Listed property	United States	NA
3	Equinix Inc	8.08%	Listed property	United States	NA
4	Simon Property Group Inc	4.18%	Listed property	United States	NA
5	Ventas Inc	4.14%	Listed property	United States	NA
6	Public Storage	3.70%	Listed property	United States	NA
7	Goodman Group	3.30%	Listed property	Australia	NA
8	Vici Properties Inc	3.19%	Listed property	United States	NA
9	Agree Realty Corp	2.90%	Listed property	United States	NA
10	Iron Mountain Inc	2.43%	Listed property	United States	NA

The top 10 investments make up 49.46% of the fund.

Currency management

The fund targets a position of being fully hedged to the New Zealand dollar. See the Statement of Investment Policy and Objectives on the scheme register at **www.disclose-register.companiesoffice.govt.nz** for more information about currency management.

Hedging coverage, on a net of tax basis, for the fund's exposure to foreign currency as at 30 September 2026 was 102.15%.

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	Previous/other position	Time in previous/other position
Ross Butler	Chair - Mercer (N.Z.) Ltd	3 years 5 months	Director - Mercer Investments (Australia) Limited	10 years 4 months
Anna Scott	CEO - Mercer (N.Z.) Ltd	1 year 0 months	CEO - Smart (Smartshares Ltd)	2 years 1 month
Kylie Willment	Chief Investment Officer, Pacific, Mercer Australia (Pty) Ltd	8 years 11 months	Senior Manager, Investment & Client Strategy - TCorp (NSW Treasury Corporation)	17 years 0 months
Del Hart	Chief Investment Officer - New Zealand, Mercer (N.Z.) Ltd	0 years 7 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 6 months	Vice President - Account Management, PIMCO Australia Pty Limited	7 years 0 months

Further information

You can also obtain this information, the PDS for the Mercer Property and Infrastructure Funds and some additional information from the offer register at **www.disclose-register.companiesoffice.govt.nz**.

Notes

1. Gross Return is the return before the deduction of tax, expense and fees and assumes all income is reinvested.

2. These returns are for the periods ending 30 September 2026.

3. The bar graph shows fund returns after the deduction of fees and tax, however, the market index returns are shown before any fees or tax are deducted.

4. GST was charged at 15% on 10% of the management fee in accordance with the non-binding IRD agreement with the Financial Services Council of New Zealand Incorporated on behalf of the funds management industry up until 31 March 2026. From 1 April 2026 GST is not charged on management fees in accordance with Inland Revenue's Interpretation statement IS 25/05.

5. For the reporting of the types of assets under "Actual investment mix", foreign exchange hedging positions have been assigned to the asset class to which they relate.

6. The Top 10 investments have been calculated excluding operational cash and derivatives.