Mint Asset Management Funds

Mint Australasian Property Fund

Fund Update for the quarter ended
30 September 2026

This Fund Update was first made publicly available on 28 October 2026

What is the purpose of this update?

This document tells you how the Mint Australasian Property Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. Mint Asset Management 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 predominantly in Australasian listed property and property-related equities. The Fund is benchmarked against the S&P/NZX All Real Estate (Industry Group) Gross Index with an investment objective of outperforming the benchmark after fees and expenses, over the medium to long term.

Total value of the fund	**$12,704,389**
The date the fund started	**31 December 2007**

What are the risks of investing?

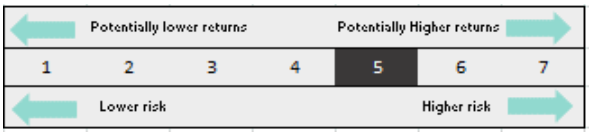
The risk indicator is rated from 1 (low) to 7 (high). The rating reflects how much the value of the fund's assets goes up and down. A higher risk generally means higher potential returns over time, but more ups and downs along the way.

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 the past 5 years' performance history ending 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.

Risk indicator for the Mint Australasian Property Fund:



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

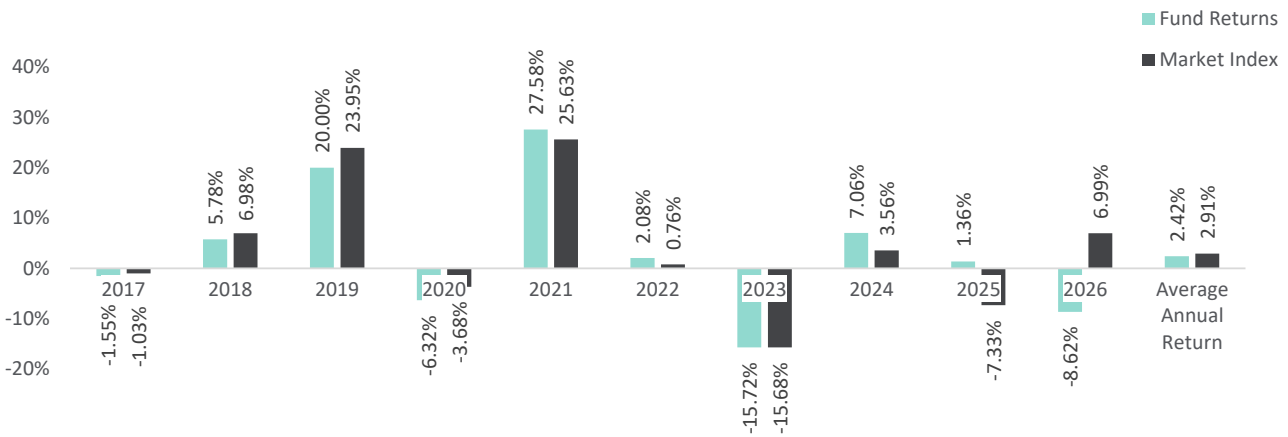
How has the fund performed?

	Average over past 5 years	Past year
Annual return (after deductions for charges and tax)	-3.74%	-12.83%
Annual return (after deductions for charges but before tax)	-3.45%	-12.56%
Market index annual return (reflects no deduction for charges and tax)	-3.63%	-12.47%

The market index return shows the S&P/NZX All Real Estate (Industry Group) Gross Index, being the fund's relevant benchmark as stated in the Statement of Investment Policy and Objectives (SIPO).

Additional information about the market index is available in the Benchmark Indices document on the offer register at http://www.business.govt.nz/disclose.

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 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 Mint Australasian Property Fund are charged fund charges.
In the year to 31 March 2026, these were:

	% of net asset value
Total fund charges*	**1.07%**
Which are made up of -	
Total management and administration charges	
including-	
Manager's basic fee	0.76%
Other management and administration charges	0.31%
Total performance-based fees	**0.00%**
Other charges	**$ amount per investor**
Other charges	$0

*Fund charges are inclusive of GST

See the PDS for more information about the basis on which performance fees are charged.

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

Investors may also be charged individual action fees for specific actions or decisions (for example, for withdrawal from or switching funds), although these are not currently charged. See the PDS for more information about those fees.

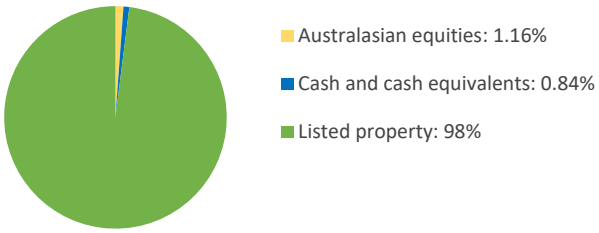
Example of how this applies to an investor

Annie 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, Annie received a return after fund charges were deducted of -$1,256 (that is -12.56% of her initial $10,000). Annie did not pay any other charges. This gives Annie a total loss after tax of -$1,283 for the year.

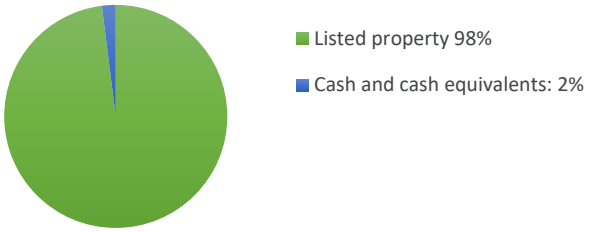
What does the fund invest in?

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

Actual investment mix



Target investment mix



Currency hedging

The fund's exposure to assets denominated in foreign currencies was 5% of which 98% was hedged back to NZD.

Top Investments

	Name	% of fund net assets	Type	Country	Credit rating (if applicable)
1	Goodman NZ Ltd. & Goodman Property Services Ltd.	25.40%	Listed property	New Zealand	
2	Kiwi Property Group Ltd	21.76%	Listed property	New Zealand	
3	Property for Industry Ltd	17.30%	Listed property	New Zealand	
4	Precinct Properties NZ Ltd	13.00%	Listed property	New Zealand	
5	Stride Property Ltd and Stride Invest Mgmt Ltd	9.27%	Listed property	New Zealand	
6	Vital Healthcare Property Trust	6.34%	Listed property	New Zealand	
7	Goodman Group	3.39%	Listed property	Australia	
8	Charter Hall Group	1.55%	Listed property	Australia	
9	Summerset Group Holdings Ltd	1.16%	Australasian equities	New Zealand	

The top investments make up 99.16% of the net asset value of the fund.

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 or other position	Time in previous or other position
John Middleton	Portfolio Manager	8 years 6 months	Head of Australasian Equity Research (ANZ)	3 years, 6 months
David Fyfe	Portfolio Manager	8 years 11 months	Equity Analyst (Mint)	1 year, 7 months

Further information

You can also obtain this information, the PDS for the Mint Asset Management Funds, and some additional information from the offer register at https://www.business.govt.nz/disclose