

## Market overview

In August, share markets climbed and bonds fell a little (yields rose). The step back in safe-haven assets (e.g. sovereign bonds and gold) and the robust equities markets was a mirror image of July, reflecting some easing in global growth fears and increasing expectation that central banks are getting ready to reduce monetary stimulus.

August was reporting season for the June year-end results for many NZ and Australian companies. In general, companies reported in line with or slightly ahead of expectations for the year past and outlook statements were cautious in many cases. Despite this, the NZ market had a very strong month (+5%), while the Australian market (+2.5%) was a little more rational. In Australia, less than half of companies provided detailed outlook statements, and earnings expectations and dividend expectations have been pared back somewhat. Nevertheless, balance sheets are in robust health and M&A activity has accelerated, with Square's takeover offer for Afterpay (+39%) helping lift the Tech sector. Resources were weak, dragged down by weakness in underlying commodity prices (WTI Crude -7.7% and Iron Ore -5.1%).

In NZ, forward earnings projections have receded, with very few companies providing guidance ahead of expectations. Top performers were Z Energy (+19% - in takeover talks with ASX listed Ampol), Ryman Healthcare (+17.5% - bouncing back from weak preceding months) and Summerset (+17.1% - very strong half-year result). Underperformers were Synlait (-11.5%) and Sanford (-10.8%).

### For more information on our Funds, please contact:

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## Funds at a glance

		1 Month	3 Months	1 Year	5 Years
Mint Australasian Equity Fund	Net*	4.68%	6.85%	6.62%	12.23%
	Gross**	4.78%	7.16%	7.98%	13.82%
Mint New Zealand SRI Equity Fund	Net	4.87%	7.43%	10.80%	-
	Gross	4.96%	7.68%	11.88%	-
Mint Australasian Property Fund	Net	4.70%	8.85%	19.13%	9.02%
	Gross	4.79%	9.11%	20.36%	10.47%
Mint Diversified Income Fund	Net	1.16%	2.83%	6.85%	4.73%
	Gross	1.24%	3.08%	7.95%	5.96%
Mint Diversified Growth Fund	Net	2.91%	7.47%	22.11%	-
	Gross	3.02%	7.82%	23.79%	-

Performance returns greater than 3 months are per annum. \*Net 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. \*\*Gross returns are before fees and excluding imputation credits.

## Investment team



**Head of Investments**  
Anthony Halls



**Portfolio Manager**  
Carlie Eve



**Portfolio Manager**  
David Fyfe



**Portfolio Manager**  
John Middleton



**Portfolio Manager**  
Marek Krzeczowski



**Investment Analyst**  
Henry Morrison-Jones

As of 31 August 2021

SINGLE SECTOR FUND

# Mint Australasian Equity Fund

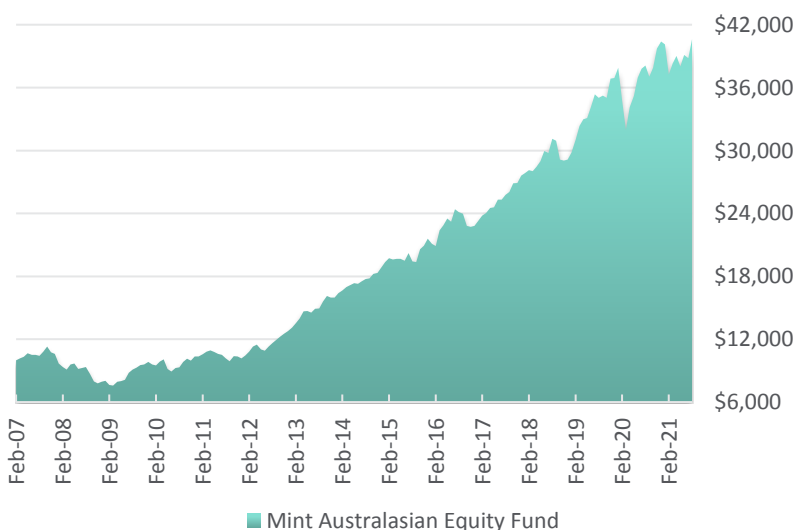
Our portfolio returned 4.68% for the month.

The main positive contributions came from Mainfreight (MFT +14.6%), Summerset (SUM +17.1%) and F&P Healthcare (+4.9%). The main laggard was a2 Milk (ATM -3.1%).

MFT continued to rally after the strong 17-week trading update at its AGM at the end of July. SUM reported a strong first half result and lifted guidance for their build rate. Sales momentum is strong and uncontracted stock is very low. NTA lifted 19% and gearing declined a little to 28.5%. ATM had been strong in the early part of the month with media speculation the company could be a takeover target; however, the result release late in the month made no mention of any M&A and the result was very weak.

The weakness in the Resources sector provided an opportunity to re-enter Oz Minerals and Codan. Covid induced weakness in the Sky City share price created an opportunity to re-enter that name, supported by an underlying excellent result. These acquisitions were funded from cash and exiting the Port of Tauranga and Bravura Solutions.

## \$10,000 invested since inception

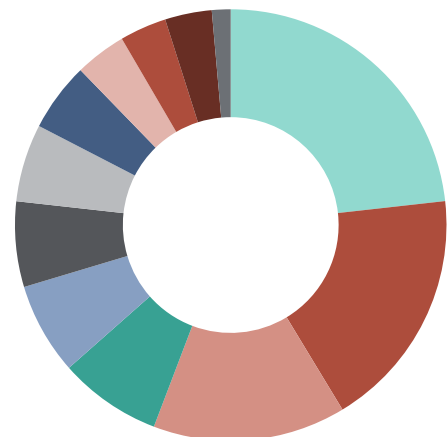


Cumulative performance. Returns are after fees and before investor tax. Fund inception: 15 February 2007.

<b>Unit price</b> <b>\$4.2927</b>		<b>Fund size</b> <b>\$298M</b>	
<b>1 month</b> <b>4.68%</b>	<b>3 months</b> <b>6.85%</b>	<b>1 year</b> <b>6.62%</b>	<b>5 years</b> <b>12.23%</b>

Net returns

## Sector Allocation



- Health Care – 24%
- Utilities – 19%
- Industrials – 15%
- Information Technology – 8%
- Materials – 7%
- Communication Services – 7%
- Real Estate – 6%
- Consumer Discretionary – 5%
- Cash and cash equivalents – 4%
- Consumer Staples – 4%
- Financials – 1%

## Top Holdings

- Auckland International Airport Limited
- Contact Energy Limited
- Fisher & Paykel Healthcare Corporation
- Mainfreight Limited
- Meridian Energy Limited
- Spark New Zealand Limited
- Summerset Group Holdings Limited

As of 31 August 2021

SINGLE SECTOR FUND

# Mint New Zealand SRI Equity Fund

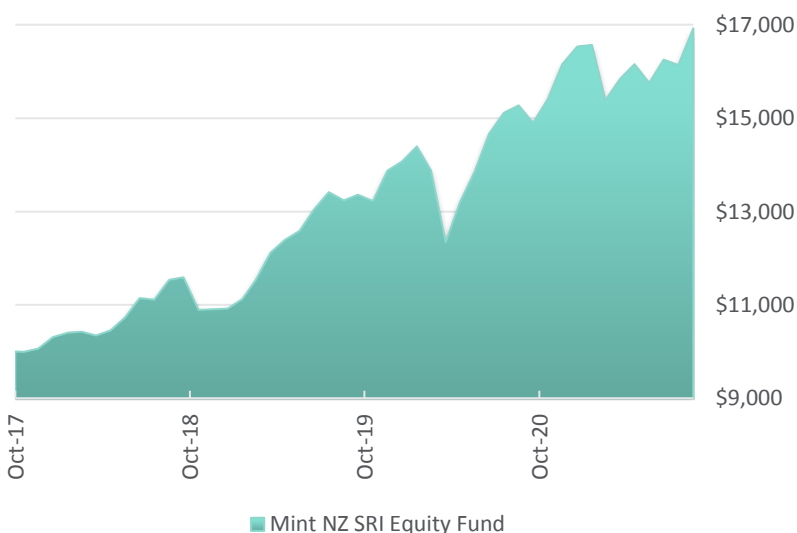
Our portfolio returned 4.87% for the month.

Our top performers for the month were Mainfreight, Summerset Group and Fisher & Paykel Healthcare. Mainfreight provided a further 22-week trading update, which showed strength across the wider business but again largely strong profit growth in its Air & Ocean division. Summerset produced a strong 1H result with record unit sales as well as further land acquisitions in NZ and Australia adding to its strong pipeline.

The detractors of the month were a2 Milk Company, Kathmandu and Auckland Airport. A2 Milk reported a weak result even after having already downgraded many times leading into it. The slower recovery of its English label infant formula business combined with continued lower birth rates in China (partly vaccine driven) and increasing marketing costs saw earnings downgrades put through.

Kathmandu struggled as new lockdowns in NZ added to the existing Australian lockdowns softening expectations with their result due in September. Over the month, we increased our positions in Mercury and My Food Bag. We exited our Goodman Property Trust position and reduced our holdings in Chorus and Oceania Healthcare.

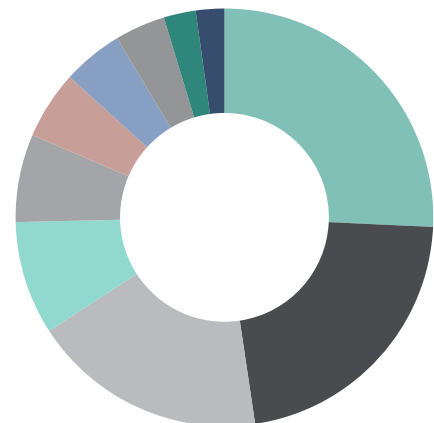
## \$10,000 invested since inception



Unit price <b>\$1.6923</b>		Fund size <b>\$90M</b>	
1 month <b>4.87%</b>	3 months <b>7.43%</b>	1 year <b>10.80%</b>	5 years <b>-%</b>

Net returns

## Sector Allocation



- Health Care – 26%
- Utilities – 22%
- Industrials – 18%
- Communication Services – 9%
- Real Estate – 7%
- Information Technology – 5%
- Materials – 5%
- Consumer Staples – 4%
- Consumer Discretionary – 2%
- Cash and cash equivalents – 2%

## Top Holdings

- Auckland International Airport Limited
- Contact Energy Limited
- Fisher & Paykel Healthcare Corporation
- Infratil Limited
- Mainfreight Limited
- Meridian Energy Limited
- Spark New Zealand Limited

As of 31 August 2021

SINGLE SECTOR FUND

# Mint Australasian Property Fund

Unit price <b>\$2.8121</b>		Fund size <b>\$86M</b>	
1 month <b>4.70%</b>	3 months <b>8.85%</b>	1 year <b>19.13%</b>	5 years <b>9.02%</b>

Net returns

Our portfolio returned 4.70% for the month.

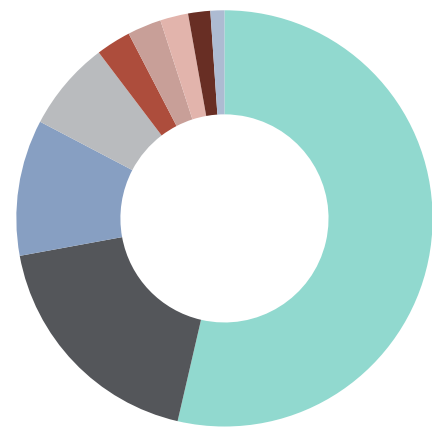
The top contributors were holdings in Goodman Property Trust, Precinct and Stride Property. The key detractors to performance were holdings in Kiwi Property and Investore.

The NZ listed property sector was up 4.3% over the month, with the index performance driven by a strong monthly performance from Goodman Property Trust (+7.2%) and Precinct Properties (+6.9%). The AU listed property sector also posted an elevated return for the month of 6.3% (in AUD).

Results released over August for New Zealand listed property entities were largely as expected and the surprise lockdown in New Zealand towards the end of the month was more influential, along with the pending FTSE EPRA/NAREIT index changes. It was confirmed at the start of September that Argosy and Stride would be included at the next rebalance while Vital Healthcare missed out.

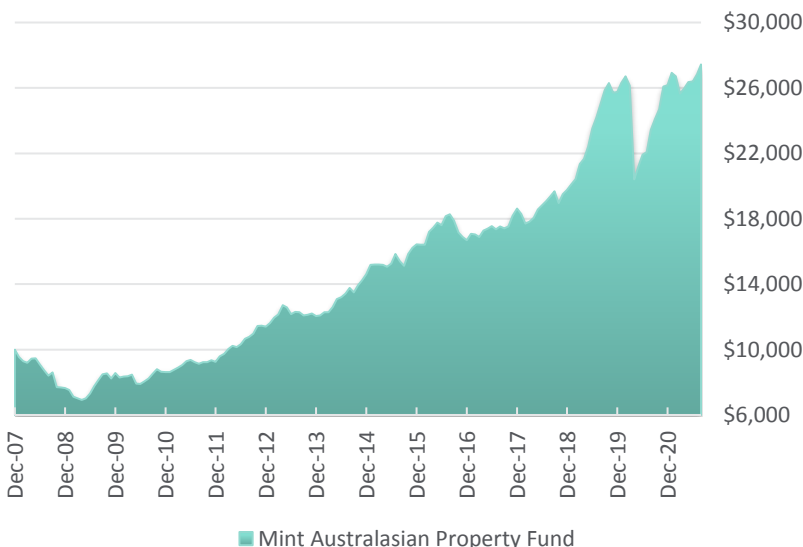
Reporting season in Australia was largely as expected with most retail exposed REIT's reluctant to provide guidance for the following year. In contrast, the fund managers (e.g. Charter Hall, Goodman Group, Centuria) posted very strong outlook statements. Lend Lease disappointingly rebased expectations lower.

## Sub-Sector Allocation



- Diversified REITs – 54%
- Real Estate Operating Companies – 19%
- Industrial REITs – 11%
- Specialised REITs – 7%
- Retail REITs – 3%
- Cash and cash equivalents – 3%
- Health Care – 2%
- Residential REITs – 2%
- Diversified Real Estate Activities – 1%

## \$10,000 invested since inception



Cumulative performance. Returns are after fees and before investor tax. Fund inception: 31 December 2007.

## Top Holdings

- Argosy Property Limited
- Goodman Property Trust
- Kiwi Property Group Ltd.
- Precinct Properties New Zealand Ltd.
- Property For Industry Limited
- Stride Property & Stride Invest Mgmt.
- Vital Healthcare Property Trust

As of 31 August 2021

DIVERSIFIED FUND

# Mint Diversified Income Fund

Our portfolio returned 1.16% for the month.

Asset class performance was mostly positive, led by a strong performance from Property (+0.6%), Australasian Equities (+0.4%) and Global Equities (+0.2%), whilst Fixed Income moved lower over the month.

Listed Property had a strong month, with most stocks in the sectors rising over 5% in August. Positive contributions came from New Zealand and Australian names with Goodman Property Trust (+0.15%), Precinct Properties (+0.14%), Charter Hall Group (+0.13%) and Stride Property (+0.12%) adding most during the month. In addition, two names within Australasian Equities had a solid month. Mainfreight continued to rally after the 17-week trading update at its AGM at the end of July. Summerset reported a strong first half result and lifted guidance for their build rate.

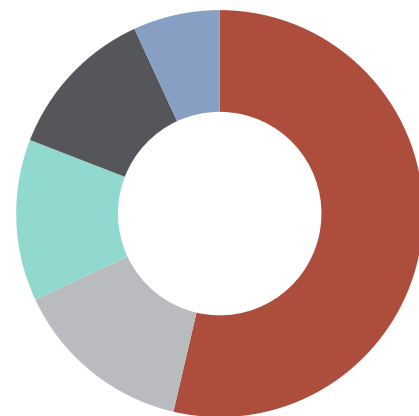
The leading detractors for the month came from Visa, LVMH and FedEx within Global Equities.

During the month, we added Canadian National Railway and exited our position in Intuit.

Unit price <b>\$1.1424</b>		Fund size <b>\$277M</b>	
1 month <b>1.16%</b>	3 months <b>2.83%</b>	1 year <b>6.85%</b>	5 years <b>4.73%</b>

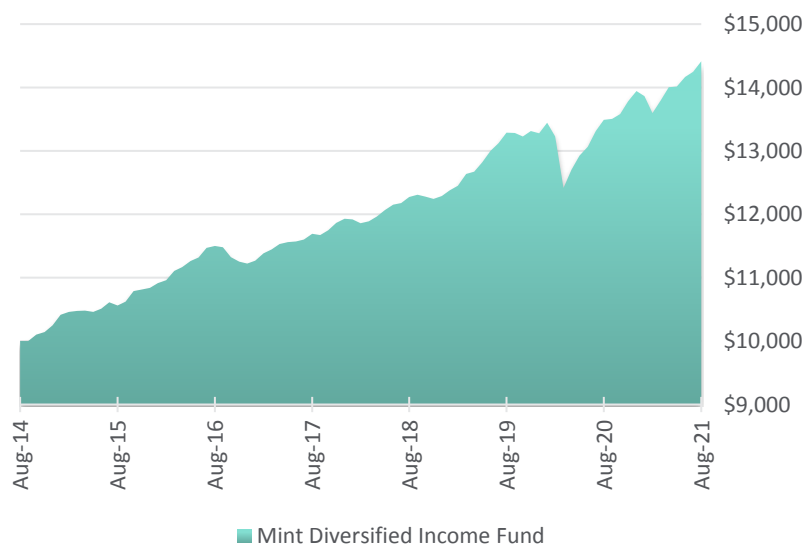
Net returns

## Tactical Asset Allocation



- Fixed interest – 54%
- Cash and cash equivalents – 14%
- Listed property – 13%
- International equities – 12%
- Australasian equities – 7%

## \$10,000 invested since inception



## Top Holdings

- Auckland International Airport Limited
- Contact Energy Limited
- Goodman Property Trust
- Kiwi Property Group Ltd.
- Precinct Properties New Zealand Ltd.
- Stride Property & Stride Invest Mgmt.
- Vector Limited

Cumulative performance. Returns are after fees and before investor tax. Fund inception: 31 August 2014.

As of 31 August 2021

DIVERSIFIED FUND

# Mint Diversified Growth Fund

Our portfolio returned 2.91% for the month.

Asset class performance was mostly positive, led by a strong performance from Australasian Equities (+1.1%), Global Equities (+1.1%) and Property (+0.3%), whilst Fixed Income moved lower over the month.

Two Health Care stocks within Australasian Equities had a solid month and were the most significant contributors to the performance. Clinuvel rose over 35% in August after the company announced a strong result ahead of expectations with substantial revenues in the US – a market where the company has only been selling the product for a year. Summerset reported a solid first half result and lifted guidance for their build rate, and the share price increased by 17% as a result. In addition, Mainfreight continued to rally after the strong 17-week trading update at its AGM at the end of July.

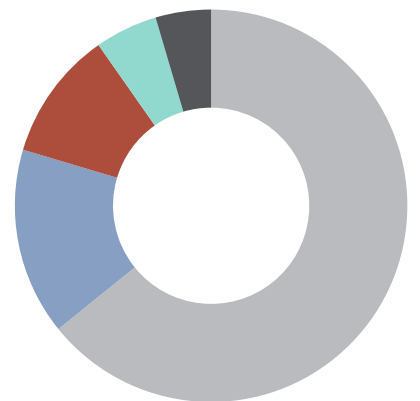
The leading detractors for the month came from Visa, LVMH and FedEx within Global Equities.

During the month, we exited our position in Intuit and Intuitive Surgical. We did not add any new names.

<b>Unit price</b> <b>\$1.5587</b>		<b>Fund size</b> <b>\$51M</b>	
<b>1 month</b> <b>2.91%</b>	<b>3 months</b> <b>7.47%</b>	<b>1 year</b> <b>22.11%</b>	<b>5 years</b> <b>-%</b>

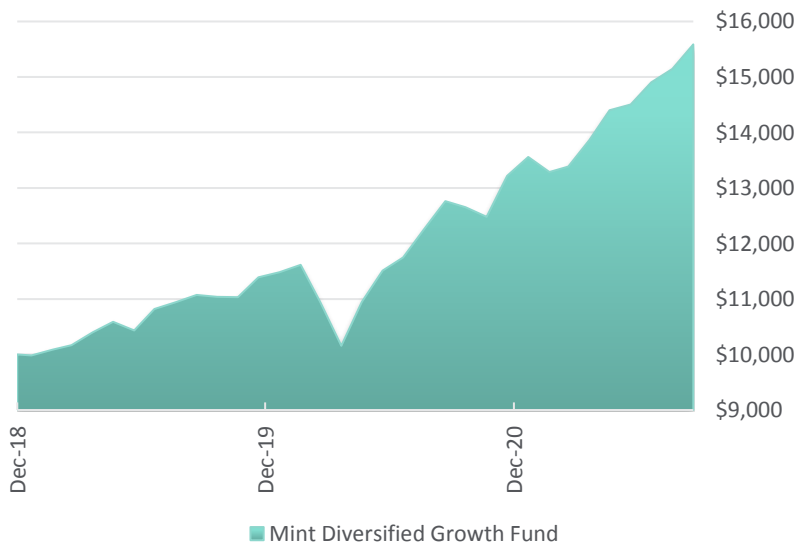
Net returns

### Tactical Asset Allocation



- International equities – 64%
- Australasian equities – 15%
- Cash and cash equivalents – 11%
- Listed property – 5%
- Fixed interest – 5%

### \$10,000 invested since inception



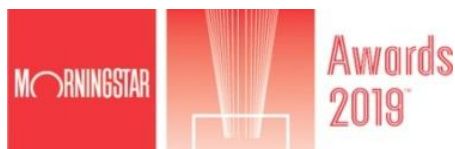
### Top Holdings

- Amazon.com, Inc.
- Charles Schwab Corporation
- Comcast Corporation Class A
- Estee Lauder Companies Inc. Class A
- Microsoft Corporation
- Thermo Fisher Scientific Inc.
- Visa Inc. Class A

Cumulative performance. Returns are after fees and before investor tax. Fund inception: 10 December 2018.



Nominated for Best New Ethical Fund, the Mint New Zealand SRI Equity Fund, at the 2021 Mindful Money Awards.



Awarded to the Mint Australasian Equity Fund for New Zealand Fund Manager of the Year, Domestic Equities, New Zealand.

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Awarded to Mint Asset Management for Boutique Manager of the Year. Good Returns Powered by Research IP 2019 - Boutique Fund Manager of the Year.

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