Monthly Fund Fact Sheet
Single Sector Funds

mint
ASSET MANAGEMENT

As of 30 June 2023

Market overview

June saw some green shoots across markets with strong performances from most major indices. Both the S&P500 and the NASDAQ gained over +6%. After June's performance, the NASDAQ is now up an incredible 38.8% year to date! Once again, the technology sector drove much of the market's gains.

In the US, while markets maintained a positive track, they did seesaw around various economic data releases. This ranged from falling treasury yields on easing headline inflation data, to a quick retreat on Fed chairman Powell's comments that taming inflation "has a long way to go." Markets then took comfort in strong consumer confidence and a rise in durable goods orders, both of which should be supportive of economic activity. While the US equity markets ran strong, US yields also had a big month with the US 2-year government bond increasing 48bps, topping off a rather hawkish month for central banks, although both the US and NZ had no rate decisions during the month.

The NZ economy technically fell into recession, with a second quarterly negative read for GDP albeit only slightly negative. While activity is faltering, the strong labour market and elevated inflation levels (although moving downward slowly) continue to put pressure on the RBNZ to hold rates higher for longer. However, markets expect the RBNZ to begin lowering rates, with bond market pricing in 2 cuts from mid next year, having previously expected cuts from February. Many mortgage holders will be hoping for cuts sooner than that with the recent upward swing in retail mortgage rates now pushing above 7%. In Australia, we saw a hawkish RBA hike another 25bps. Towards month end we did see a big miss on inflation with the CPI read well below expectations at 5.6% vs an expected 6.1%. In early July, the RBA paused it's rate hikes – although with more expected by markets before the year is out.

Into July, we have already seen plenty of movement in rates with the NZ 2-year swap rates having jumped up to near 5.6% the highest level seen in over a decade with most of the retail banks moving mortgage rates to match. It could be a dark winter those with sizable debt especially those rolling soon, hence the focus on the consumer and belt tightening is likely to remain for some time with the RBNZ holding the keys to unlock this.

Responsible Investing Update

For the month of June, we voted on 16 resolutions across 5 NZX50-company meetings. All resolutions were put forward by management; there were no shareholder resolutions. All resolutions related to Director elections/re-elections and remuneration of either the directors or the auditors. We have also updated our policies on Responsible Investment – including the creation of a new Stewardship Policy. Please view these on the Responsible Investing section of our website.

Funds at a glance

	1 Month	3 Months	1 Year	5 Years	Since inception
Mint Australasian Equity Fund	0.73%	0.53%	12.79%	5.26%	8.66%
S&P/NZX 50 Gross	0.88%	0.27%	9.64%	5.91%	6.87%
Mint NZ SRI Equity Fund	1.04%	0.54%	10.91%	6.30%	7.51%
S&P/NZX 50 Gross	0.88%	0.27%	9.64%	5.91%	7.06%
Mint Australasian Property Fund	3.57%	3.37%	-0.15%	3.68%	5.39%
S&P/NZX All Real Estate (Industry Group) Gross	3.71%	3.13%	-0.74%	4.40%	6.51%

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.

Investment team

Portfolio Manager
John Middleton

Portfolio Manager
David Fyfe

Investment Analyst
Sam Arcand

As of 30 June 2023

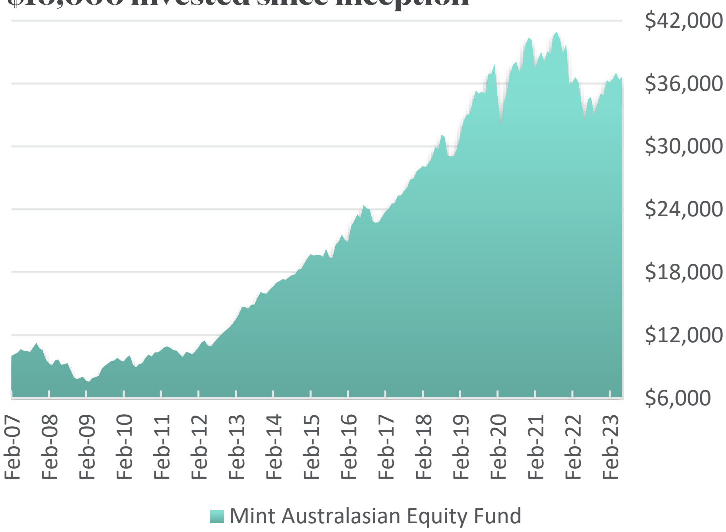
SINGLE SECTOR FUND

Mint Australasian Equity Fund

Unit price		Fund size	
$3.8712		$200M	
1 month	3 months	1 year	5 years
0.73%	0.53%	12.79%	5.26%

Net returns and prices.

$10,000 invested since inception



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

Last Month Review

Markets were positive in June led once again by technology, financial and material stocks with healthcare and consumer discretionary lagging. This came as recessionary fears took a back seat, despite the UK's admission that for them, at least, inflation, remains a problem. The Australasian markets lagged the global indices, with the S&P/NZX50 finishing June +0.9% and the ASX200+1.8% respectively compared to S&P500 +6.5% and Nasdaq +6.6%, Nikkei +7.6%, FTSE100 +1.4%.

The main drivers of positive returns for the month were Serko (+23% as guidance was confirmed and technology stocks rallied), AUB (+16% benefitted along with other financials, as insurance rates continue to rise), and Meridian (+5.5% on a positive month for generation and ongoing discussions about a positive outcome for Tiwai). Negative returns came from a general sell down in healthcare names with CSL the standout (-9.5% after it announced that FY24 earnings would be lower than the market expected at +15%) whilst our underweight in Fletcher Building (+8% after a minor downgrade at their investor day, but comments that the NZ housing market has bottomed) was also a detractor.

The big stock news in the month was Infratil's (+1.5%) decision to buy the 50% of One NZ (formerly Vodafone) that it does not own from Brookfield Asset Management for $1.8bn which it part funded with a NZ$850m capital raise. EBOS (-12.7%) announced that it has lost the contract to supply prescription drugs to Chemist Warehouse from July 2024 which they estimate to be a NZ$1.9bn hit to revenues. Pacific Edge (-79.5%) had a challenging month as Novitas announced that Cxbladder tests would no longer be covered by US national health insurance provider Medicare.

During the month we participated in the Infratil capital raise, exited our positions in Pacific Edge and Steadfast and added CSL on weakness.

Outlook

- Inflation and interest rates now appear at peak cycle levels, combining this with weak business and consumer sentiment we expect domestic cyclicals and property exposed names to remain subdued with elevated earnings risks.
- Given inflation is likely to trend lower over the course of the year and higher rates are increasingly priced in, we expect the narrative to shift towards corporate margins and earnings as the most important driver of share prices.
- We will maintain a growth bias to our investing and focus on high quality defensive growth names with strong balance sheets, pricing power and above average liquidity.

Key Fund Facts

Key features:	New Zealand and Australian listed equities
Minimum suggested time frame:	5 years plus
Return objective:	Outperform the S&P/NZX50 Gross Index after fees and expenses
Date of inception:	15 February 2007
Latest FX hedging:	97%
Total fund fee:	1.19%

Risk Indicator

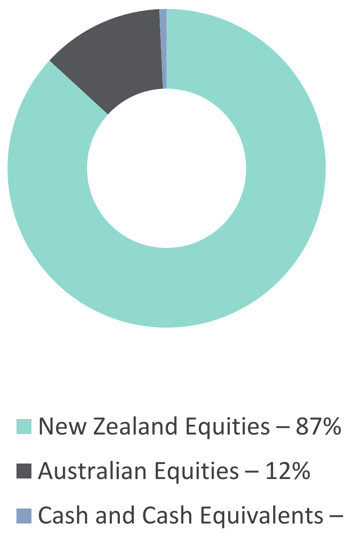
Potentially lower returns — Potentially higher returns

1	2	3	4	5	6	7

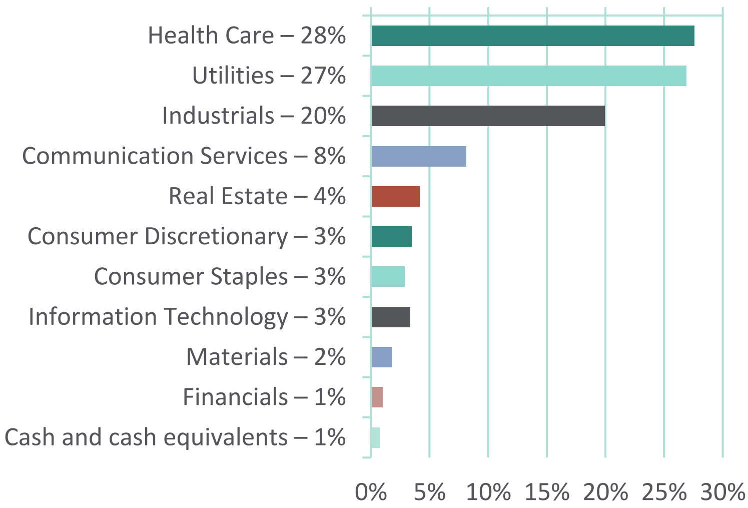
Lower risk — Higher risk

As of 30 June 2023

Asset Exposures



Sector Allocation



Largest Active Weights

Top 5 Overweight	Top 5 Underweight
Meridian Energy Limited	Mercury NZ Limited
CSL Limited	Chorus Limited
Infratil Limited	Fletcher Building Limited
IDP Education Ltd.	SKYCITY Entertainment Group Limited
Summerset Holdings	Genesis Energy Limited

As of 30 June 2023

SINGLE SECTOR FUND

Mint New Zealand SRI Equity Fund

Unit price		Fund size	
$1.5133		$98M	
1 month	3 months	1 year	5 years
1.04%	0.54%	10.91%	6.30%

Net returns and prices.

Last Month Review

The S&P/NZX50 drifted along up 0.9% over June, with some large dispersions in returns. Strong performance in the technology sectors offset weakness in the consumer sectors, with EBOS falling post the loss of a significant customer contract with the Chemist Warehouse.

The fund's performance for this month was driven by a positive performance in the technology sector. Serko continued its recent strength up a further 23% on an AGM update noting it was likely to be at the top end of its FY24 revenue guidance. Cinema software provide Vista also was strong, up 30%, boosted by global strength in the technology sector but also increasing optimism in the new CEOs business strategy which has recently been announced with a reduction in headcount, combined with a lower capex profile, bringing forward cashflow breakeven for the business. Additionally, Infratil undertook a strongly supported $850m capital raise to fund the acquisition of the other half of One NZ it didn't own from Brookfields.

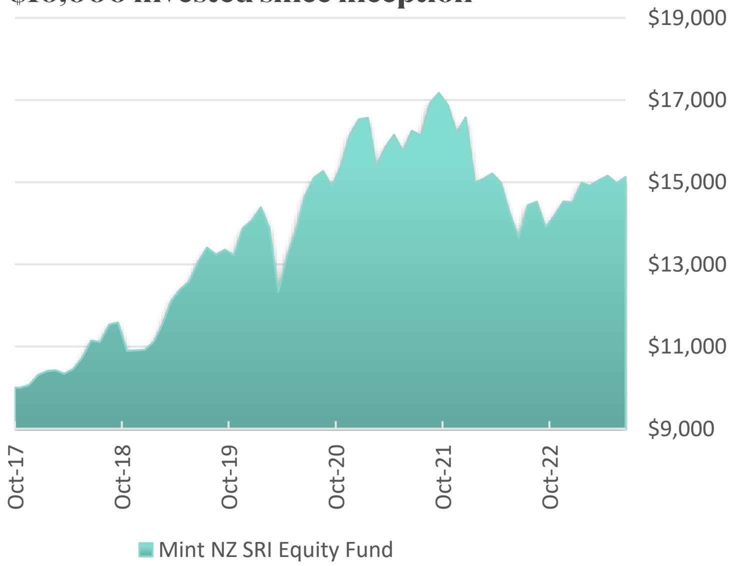
Our underweight in Fletcher Building was again a detractor for the month as it held its investor day confirming guidance. Additionally, the retail sector remains under pressure both in NZ and Australia with our holding in KMD Brands weakening over June in line with wider commentary of weaker retail sales data throughout the quarter.

Over the month, we exited our Pacific Edge underweight following the challenging update on funding from its key US insurer, as well as Goodman Property Trust. We increased our holding in Infratil as we participated in the capital raise. We reduced our position in Stride Property as well as Freightways given the tougher economic backdrop.

Outlook

- Our cash level has been reduced on recent investments in Infratil and the retirement sector, with the fund near fully invested.
- Inflation has drifted off peaks, but interest rates have moved higher, thus we have continued to reduce domestic cyclical and property exposed names.
- We maintain a growth bias to our positioning (technology holdings) and hold high quality defensive growth names (Infratil, Contact Energy) with strong balance sheets, pricing power and above average liquidity.
- Our funds tilt towards positive ESG companies, while ahead of its benchmark, reduced within our internal scorecard as we reduced our holding in Stride Property partly offset through the increase in our Comvita position.

$10,000 invested since inception



Cumulative performance. Returns are after fees and before investor tax.
Fund inception: 12 October 2017

Key Fund Facts

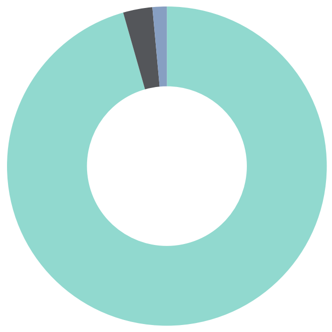
Key features:	New Zealand listed equities
Minimum suggested time frame:	5 years plus
Return objective:	Outperform the S&P/NZX50 Gross Index after fees and expenses
Date of inception:	12 October 2017
Total fund fee:	0.95%

Risk Indicator

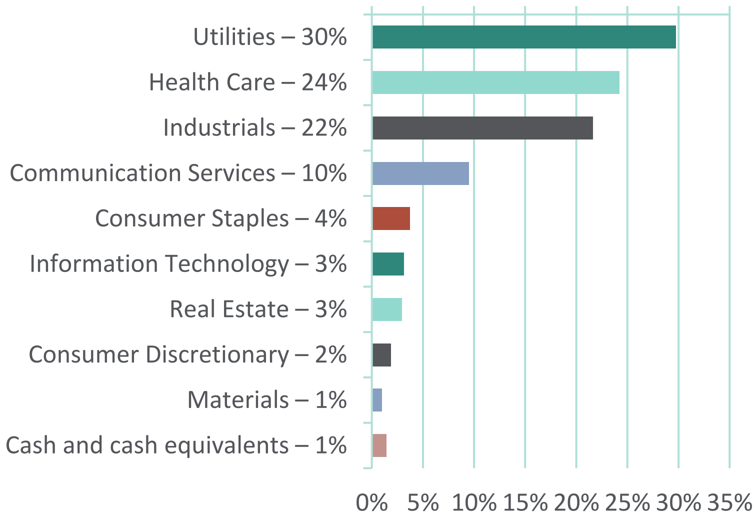
Potentially lower returns						Potentially higher returns
1	2	3	4	5	6	7
Lower risk						Higher risk

As of 30 June 2023

Asset Exposures



Sector Allocation



Largest Active Weights

Top 5 Overweight	Top 5 Underweight
Infratil Limited	Mercury NZ Limited
Contact Energy Limited	Chorus Limited
Meridian Energy Limited	Goodman Property Trust
Summerset Group Holdings Limited	Fletcher Building Limited
Serko Limited	SKYCITY Entertainment Group Limited

As of 30 June 2023

SINGLE SECTOR FUND

Mint Australasian Property Fund

Last Month Review

The NZ REIT index was up in June (3.67%) despite the 10-year NZ govt bond yield rising again in the month to ~4.6% (from ~4.3%). The NZ market is pricing about one more hike of the OCR by the end of the year. With peak rates in sight, attention will now likely turn to how long rates stay at their peak. Performance was ahead of the NZX50 which was up 0.9%.

The A-REITS 200 was also up in June (0.58% in NZD terms) despite the RBA increasing their policy rate early in the month as signaled at the previous meeting in May. Market pricing still suggests more tightening to come in Australia. However, the rate peak has fallen since last month. Pricing at the end of June implied less than two more 25bp hikes, with rates peaking in Jan / Feb next year before cuts start to become factored in.

The fund itself was up 3.57% in June, slightly lagging the NZ benchmark (but outperforming the A-REIT 200). Positive performance was driven by our over weights in Precinct, Summerset and Goodman and underweights in NZ Rural Land Co, Kiwi Property and Property for Industry. In Australia, the fund's overweight positions in Charter Hall and Goodman Group were a net negative during the month after outperforming last month.

In news related to our out of index positions, during the month the Aged Care Association reached an agreement with Te Whatu Ora for funding increases for retirement village care operations. We view the agreement as incrementally positive, though we expect the care segment of retirement villages to continue to face cost pressures as labour supply and competition for nursing remains tight in NZ and Australia.

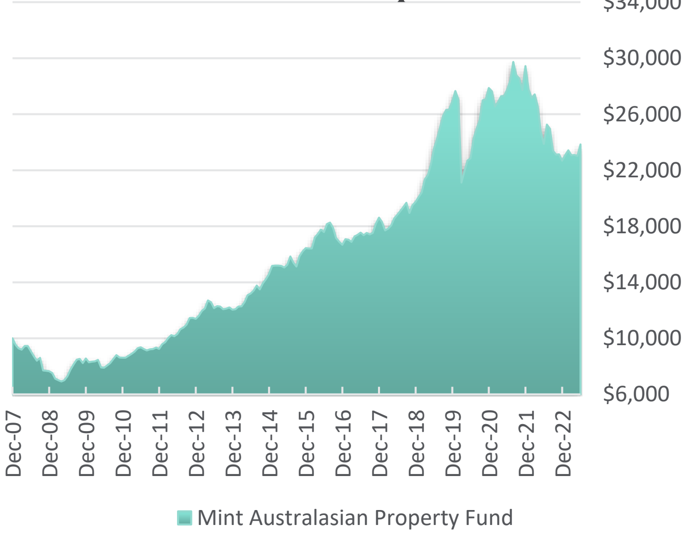
Outlook

- With more confidence we are near peak RBNZ / RBA policy rates, attention now turns to re-leasing and ability to drive rental growth. If rates stay higher for longer, some operators may need to divest some assets in order to relieve gearing pressure.
- The fund remains tilted towards stronger rental growth as well as lower gearing levels and attractive yields.

Unit price		Fund size	
$2.2549		$28M	
1 month	3 months	1 year	5 years
3.57%	3.37%	-0.15%%	3.68%

Net returns and prices.

$10,000 invested since inception



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

Key Fund Facts

Key features:	New Zealand and Australian listed property securities
Minimum suggested time frame:	5 years plus
Return objective:	Outperform the S&P/NZX All Real Estate (Industry Group) Gross Index after fees and expenses
Date of inception:	31 December 2007
Latest FX hedging:	97%
Total fund fee:	0.98%

Risk Indicator

Potentially lower returns — Potentially higher returns

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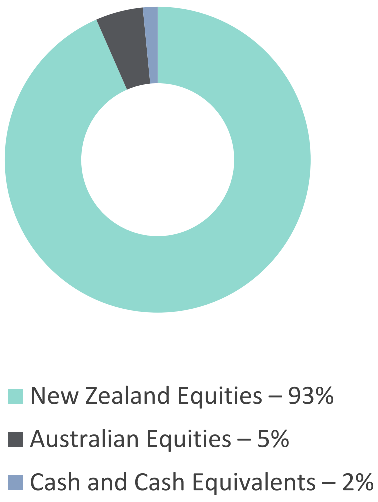
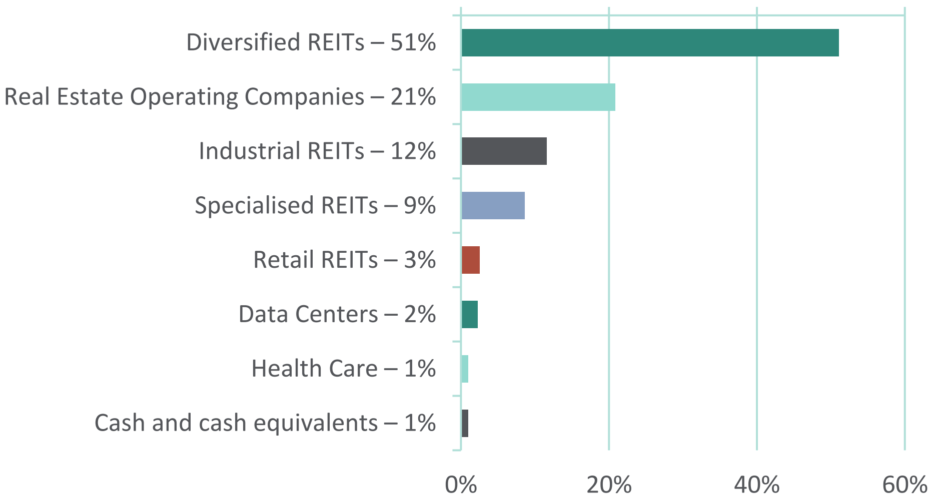
Lower risk — Higher risk

As of 30 June 2023

Asset Exposures



Sub-Sector Allocation



Largest Active Weights

Top 5 Overweight	Top 5 Underweight
Precinct Properties New Zealand Limited	Argosy Property Limited
NextDC Limited	Vital Healthcare Property Limited
Charter Hall Group	Kiwi Property Group Limited
Goodman Group	Investore Property Ltd.
Summerset Group Holdings Limited	Property For Industry Limited

For more information on our Funds, please contact:

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Responsible Investment Association Australasia

Became members of RIAA in March 2023

TOITŪ NET CARBON ZERO ISO 14064-1 ORGANISATION

Achieved our Toitū net carbonzero certification in June 2022

Signatory of: PRI Principles for Responsible Investment

The Principles for Responsible Investment (PRI) is the world's leading proponent of responsible investment.