Monthly Fund Fact Sheet
Single Sector Funds

mint
ASSET MANAGEMENT

As of 30 September 2023

Market overview

All major global equity markets (except the UK and Japan) were negative in September. The NZX50 was down -2.2% with the ASX200 -2.8%. Front and centre were more unwelcome news from the long end of the yield curve where the US 10 year yield increased +48bp, approaching the 5% level which would mark the highest level in almost 20 years. In addition, WTI/Brent were up +9%/+6% respectively which added to fears around persistent inflation, though October to-date has seen some of this revert as demand side fears brought on by the upward march of the US 10Y year yield appeared to bring more rationality into that market.

As expected, both RBA and RBNZ policy meetings resulted in no change to official cash rates with hawkish commentary continuing. Both also expressed confidence that tighter monetary policy is working to slow growth. While recent strength in services CPI, wage inflation and strong net migration across both sides of the Tasman gives policy makers something to think about, market moves on the back of both announcements suggested lower likelihood of further rate increases though rates should remain elevated for some time to ensure inflation has been quashed. In NZ, there was a strong GDP read (+0.9%) compared to market consensus and a weak Pre-Election fiscal update from the NZ government.

While sectoral and thematic trends were mixed across ANZ, Real Estate and Healthcare were consistently the worst sectors in September, with one helping and one hurting performance across our funds. We discuss ANZ fund dynamics in more detail below.

Responsible Investing Update

It has been another busy month in the responsible investing space. We attended the Climate Change & Business Conference which provided plenty of reminders on how much work still needs to be done to reduce New Zealand's impact on the climate. In line with that, Mint continues to build our climate-reporting capability internally, and the analysis will be used to engage with our investee companies. For Mint's company emissions, we have achieved two years of Toitū net carbonzero certification, and we continue working on the reduction goals we have set. The increase in our responsible investing activities means these monthly updates are no longer sufficient. Going forward, we will publish quarterly sustainability reports which contain details on Mint's voting, engagements, scoring and carbon data for the prior quarter.

Funds at a glance

	1 Month	3 Months	1 Year	5 Years	Since inception
Mint Australasian Equity Fund	-2.28%	-4.89%	5.53%	3.55%	8.20%
S&P/NZX 50 Gross	-2.23%	-5.20%	2.08%	3.85%	6.42%
Mint NZ SRI Equity Fund	-1.28%	-3.95%	4.55%	4.63%	6.47%
S&P/NZX 50 Gross	-2.23%	-5.20%	2.08%	3.85%	5.80%
Mint Australasian Property Fund	-3.92%	-5.76%	-3.99%	1.55%	4.90%
S&P/NZX All Real Estate (Industry Group) Gross	-3.25%	-5.66%	-4.53%	2.05%	6.01%

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

Senior Analyst
Tom Deacon

Investment Analyst
Sam Arcand

As of 30 September 2023

SINGLE SECTOR FUND

Mint Australasian Equity Fund

Unit Price		Fund Size	
$3.6820		$185M	
1 month	3 months	1 year	5 years
-2.28%	-4.89%	5.53%	3.55%

Net returns and prices.

Last Month Review

Once again it was the sharp increase in bond yields that drove markets lower in September, but unlike previous iterations Central Banks left rates on hold and rhetoric was sufficient to move yields higher. While the NZ holdings in the fund held up well relative to market, it was something of a surprise that our defensive growth names in Australia came under pressure and underperformed in a soft market.

Once again markets were weak globally (S&P500 -4.9%, Nasdaq -5.8%) with the NZX50 and ASX200 performing comparatively well -2.2% and -2.8% respectively. Big movers in the NZX50 index were Fisher and Paykel Healthcare (-5%), EBOS (-8%) and A2 Milk (-9%) with Auckland Airport (+2%), Infratil (+1%) and Serko (+10%) amongst the few that delivered a positive return. The key drivers of the fund's positive performance relative to index were Serko (+10%), Skellerup (+8%), SkyCity (-19%) Chorus (-6%) and A2 Milk (-9%) with CSL (-8%), IDP Education (-13%) and Clinuvel (-23%) the main negative attributors.

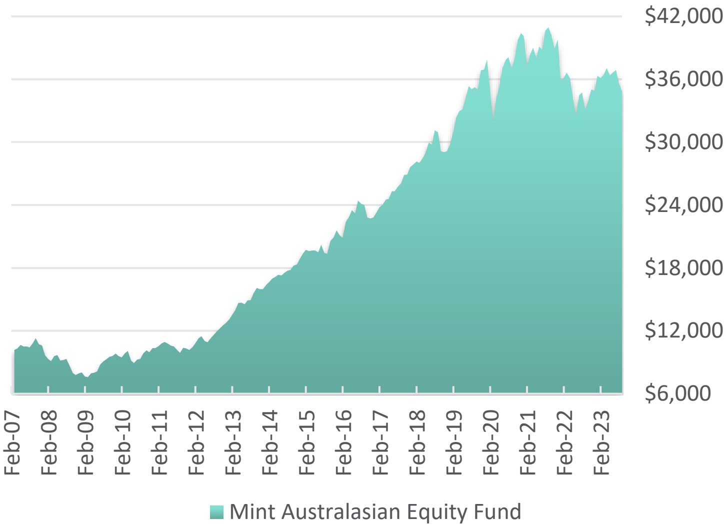
Auckland council's long expected sell down of its Auckland Airport shareholding from 18% to 11% happened early in the month and we participated. The other important pieces of news flow were the gambling regulator's application to suspend SkyCity's license for 10 days and A2 Milk's announcement that it intends to cancel its exclusivity agreement with Synlait due to delivery failures. During the month we also toured the assets of Infratil (Longroad's solar assets in Arizona), THL Holdings and Fisher and Paykel Healthcare in Mexico and the US.

During the month we participated in the Precinct convertible bond issue and added Resmed and Megaport to portfolios while exiting our positions in Freightways, Charter Hall Group and Delegats.

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.

$10,000 invested since inception



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

Key Fund Facts

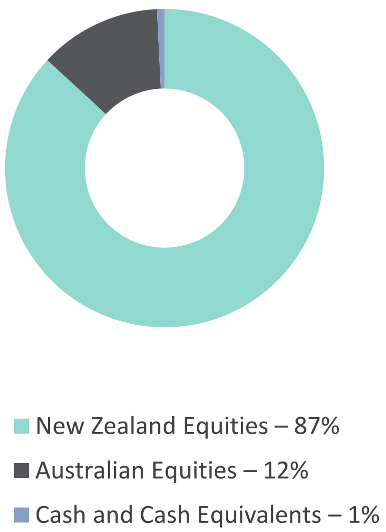
Key features:	New Zealand and Australian listed equities
Minimum suggested time frame:	5 years plus
Return objective:	Outperform the S&P/NZX50 Gross Index after fees and expenses
Date of inception:	15 February 2007
Latest FX hedging:	95%
Total fund fee:	1.19%

Risk Indicator

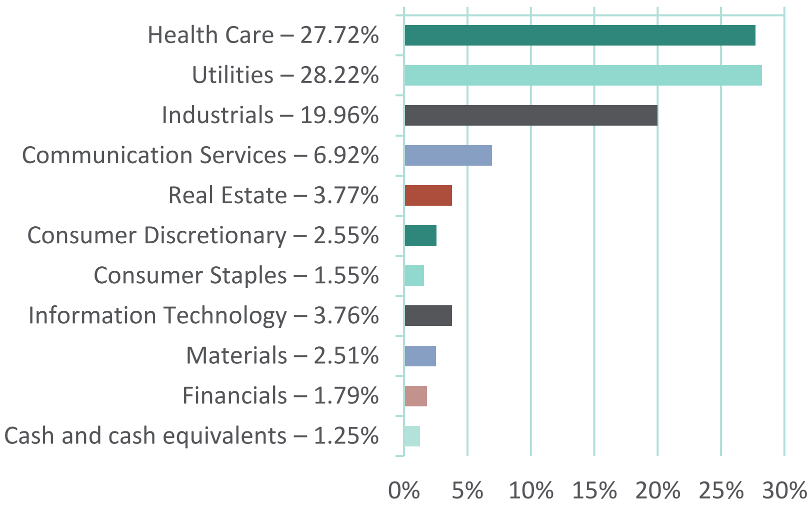
Potentially lower returns						Potentially higher returns
1	2	3	4	5	6	7
Lower risk						Higher risk

As of 30 September 2023

Asset Exposures



Sector Allocation



Largest Active Weights

Top 5 Overweight	Top 5 Underweight
CSL Limited	Mercury NZ Limited
Meridian Energy Limited	Chorus Limited
Infratil Limited	a2 Milk Company Limited
Contact Energy Limited	Fletcher Building Limited
Summerset Group Holdings Limited	SKYCITY Entertainment Group Limited

As of 30 September 2023

SINGLE SECTOR FUND

Mint New Zealand SRI Equity Fund

Unit Price		Fund Size	
$1.4536		$120M	
1 month	3 months	1 year	5 years
-1.28%	-3.95%	4.55%	4.63%

Net returns and prices.

Last Month Review

September capped off a weak quarter for equity markets with the NZX50 down -2.2% for the month and -5.2% for the quarter. Long term rates, a key equity market driver, continued to lift globally. NZ was no exception with the NZ 10-year lifting ~60bps over the month alone putting downward pressure on our heavily yield focus market. The month saw weaker performance spread across the large and mid-caps names with healthcare the worst followed by the consumer sector and real estate.

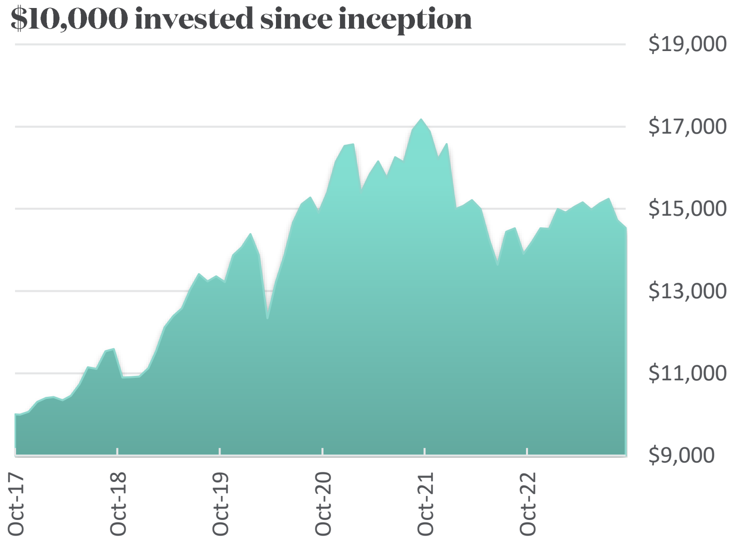
SKYCITY was the funds best attributor in the month as excluding this from our portfolio avoided the significant fall in price (-16%) after the DIA announced it was applying to temporarily suspend the casinos licence post a customer complaint. Our overweight in Serko proved helpful too as the corporate travel software provider rallied 10% on positive sentiment in travel sectors following some good travel company updates in the prior month. Outdoor retailer KMD Brands released its pre-guided full year result which while not a big surprise to the market, did confirm weakening consumer activity. Early trading in the new financial year was below the prior period as they continue to tightly manage their inventory and debt levels, but some comfort was taken with the company maintaining its medium-term earnings margin forecasts.

The worst attributor for the month was our underweight in Mercury NZ which finished flat in a negative month. It announced the $220m expansion of its Nga Tamariki geothermal power station. Our sector preference remains Contact Energy who have some sizable geothermal assets commissioning currently but announced a 3-month delay to this. Over the month, we added to Fisher & Paykel Healthcare, Chorus and Tourism Holdings. We reduced both our transport holdings, Mainfreight and Freightways reflect a softer outlook on activity and freight rates.

Outlook

- Our cash level sit at lower levels having put it to work during the last few months in weaker markets.
- Inflation has drifted off peaks and again interest rates have continued to move higher, thus we remain underweight domestic cyclical and listed property names.
- We prefer high quality defensive growth names (Infratil, Contact Energy) with strong balance sheets, pricing power and above average liquidity but remain cognisant of a higher-for-longer interest rate environment on yields names.
- Our funds tilt towards positive ESG companies, a remains ahead of its benchmark. Over the month our ESG position improved vs our internal scorecard as we reduced our holding in EBOS Group (weak governance score) and increased our Meridian position (strong environmental and governance credentials).

$10,000 invested since inception



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

Key Fund Facts

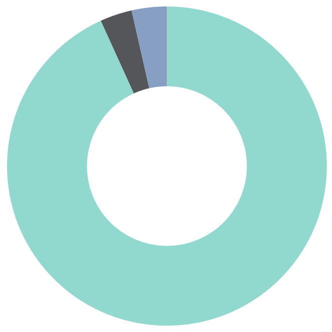
Key features:	New Zealand listed equities
Minimum suggested time frame:	5 years plus
Return objective:	Outperform the S&P/NZX50 Gross Index after fees and expenses
Date of inception:	12 October 2017
Total fund fee:	0.95%

Risk Indicator

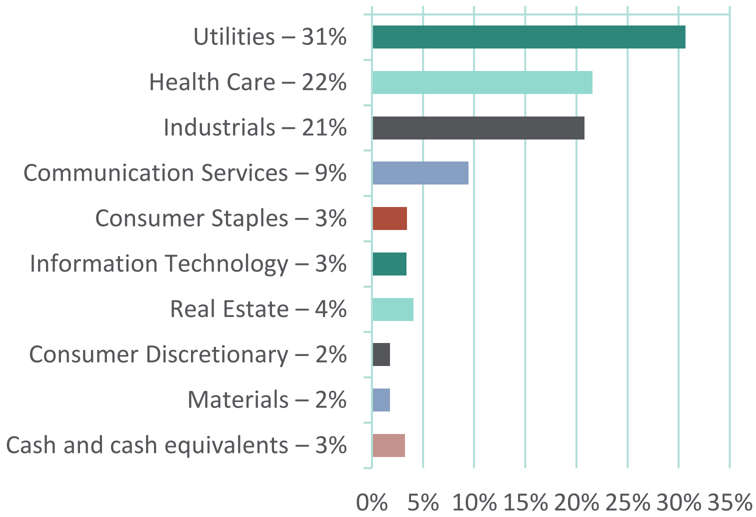
Potentially lower returns						Potentially higher returns
1	2	3	4	5	6	7
Lower risk						Higher risk

As of 30 September 2023

Asset Exposures



Sector Allocation



Largest Active Weights

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

As of 30 September 2023

mint
ASSET MANAGEMENT

SINGLE SECTOR FUND

Mint Australasian Property Fund

Unit Price		Fund Size	
$2.1250		$24M	
1 month	3 months	1 year	5 years
-3.92%	-5.76%	-3.99%	1.55%

Net returns and prices.

Last Month Review

The property market came under further pressure over the month as rising interest rates continued to create a headwind for the sector. The NZ Property sector was down -3.3% in September, following on from a weak August. This was well ahead of the ASX 200 A-REIT index that had a disastrous month down -9.7% (in NZD terms).

As often is the case with REITs, the driver is the long bond or in New Zealand's case the 10-year government bond. Over the month this added ~50bps, a very material move, which wasn't too dissimilar to most developed markets. These higher rates continue to put pressure on asset values and funding costs, with the current market pricing in ~130bps of capitalization rate expansion.

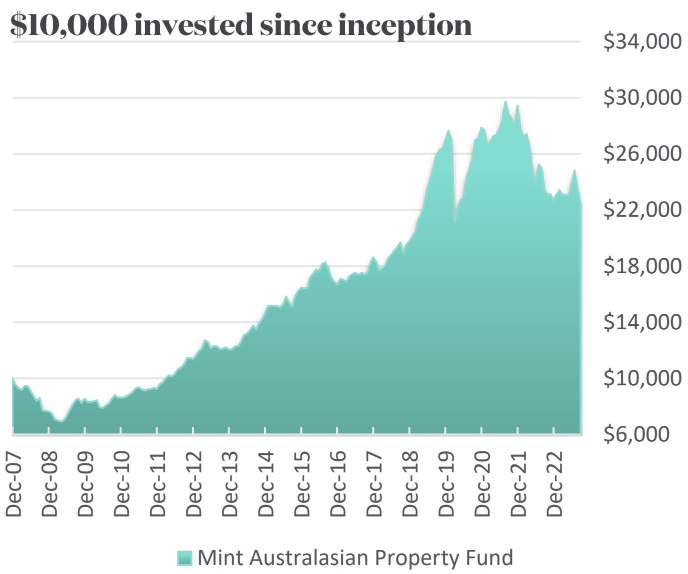
Over the month we got draft valuation updates from Goodman Property Trust (GMT) and Kiwi Property Group (KPG). GMT was a -4.7% reduction in the fair value of its assets (~+40bps cap rate expansion) with NTA expected to reduce to 2.29. Similarly, KPG saw a -2.4% asset value decline (+28bps to cap rate) with a bigger fall in its office assets partially offset by some reasonable rental growth.

The fund itself was down 3.9% in September with the key driver of this performance being our holdings in Australia which underperformed the NZ Property market. The funds key Australian exposures were Goodman Group (-8%), Charter Hall (-12%) and NextDC (-8%). Our holding in retirement operator Summerset Group (+1%) was one of the few positives in a challenging month.

Over the month we reduced our holdings in Investore and Argosy, which funded our participation in the Precinct convertible note. Additionally, we added to our Stride position at what we believe is an attractive price point.

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.
• Near term pressures from US yield curve moves continue to provide upward pressures on NZ rates.
• We remain overweight Office and Industrial REITs and underweight Retail.
•The upcoming election is likely to provide volatility to the sectors performance



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:	96%
Total fund fee:	0.98%

Risk Indicator

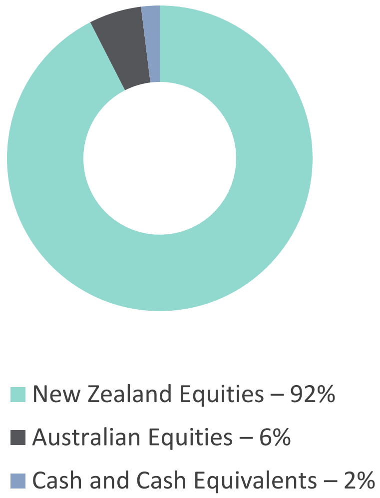
Potentially lower returns — Potentially higher returns

1	2	3	4	5	6	7

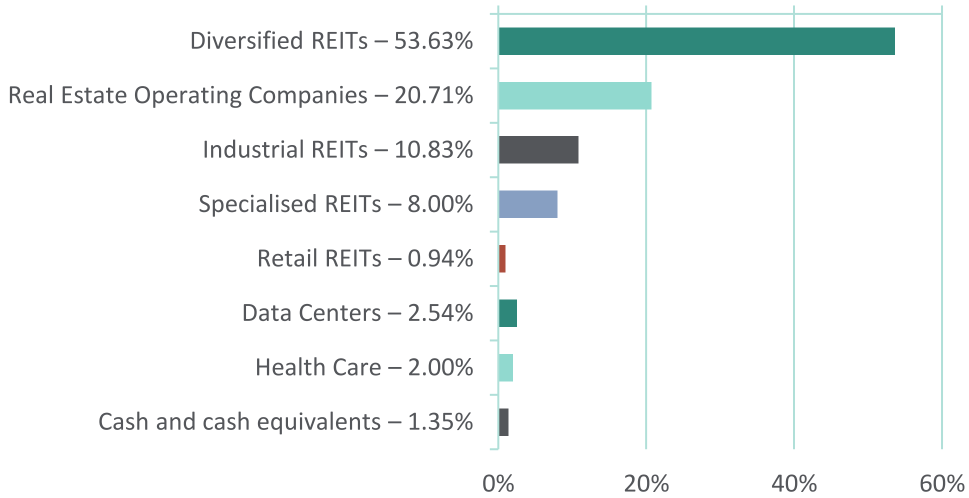
Lower risk — Higher risk

As of 30 September 2023

Asset Exposures



Sub-Sector Allocation



Largest Active Weights

Top 5 Overweight	Top 5 Underweight
Precinct Properties NZ Limited	Investore Property Limited
Nextdc Limited	Kiwi Property Group Limited
Goodman Property Trust	Argosy Property Limited
Goodman Group	Vital Healthcare Property Trust
Summerset Group Holdings Limited	Property For Industry Limited

For more information on our Funds, please contact:

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riaa
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.