

SINGLE SECTOR FUND



Mint Australasian Property Fund

Investment Objective

The fund aims to provide investors with long-term capital growth by investing in New Zealand and Australian listed property and property related securities. The Fund has an investment objective of outperforming the S&P/NZX All Real Estate (Industry Group) Gross Index after fees and expenses, over the medium to long term.

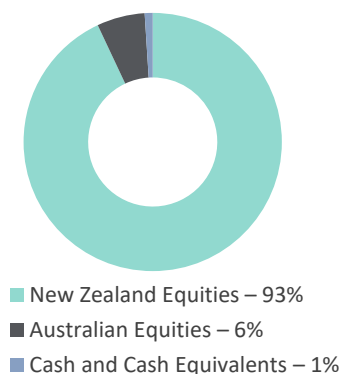
Performance

Rolling periods	1 month	3 months	1 year	3 years	5 years	10 years	Since inception
Mint Australasian Property Fund	1.72%	6.12%	3.92%	1.40%	-2.19%	2.94%	4.73%
S&P/NZX All Real Estate (Industry Group) Gross	1.50%	4.86%	4.74%	1.45%	-2.20%	3.56%	5.67%

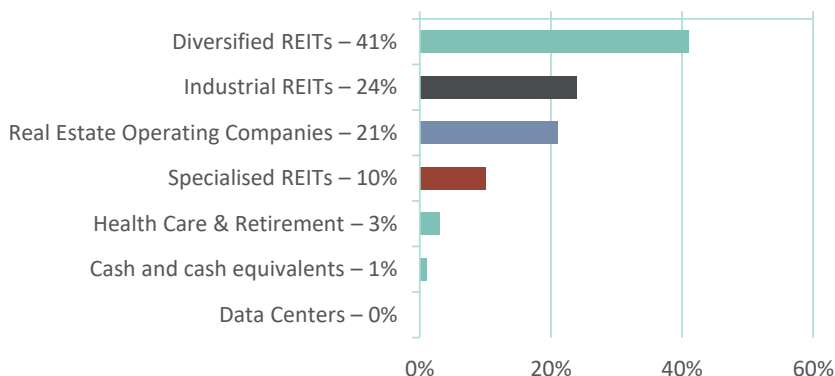
Calendar years	YTD	2025	2024	2023	2022	2021	2020
Mint Australasian Property Fund	-5.78%	10.30%	-1.45%	7.00%	-22.96%	5.63%	3.52%
S&P/NZX All Real Estate (Industry Group) Gross	-4.90%	12.69%	-3.03%	5.48%	-22.30%	2.89%	4.41%

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.

Asset Exposures



Sector Allocation



Latest Risk Indicator

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

Key Fund Facts

Date of Inception:	01 December 2007
Fund Size:	\$17 million
Unit Price:	2.3507
Number of Holdings:	12
Benchmark:	S&P/NZX All Real Estate (Industry Group) Gross Index
Latest FX Hedging:	102%
Total fund fee (excl GST):	0.93%

Largest Active Weights

Top 5 Overweight

Goodman Group
Property For Industry Limited
Kiwi Property Group Limited
Charter Hall Group
Summerset Group Holdings Limited

Top 5 Underweight

Goodman New Zealand Limited & Goodman Property Services Limited Units
Argosy Property Limited
Investore Property Limited
Vital Healthcare Property Trust
Precinct Properties NZ Ltd & Precinct Properties Investments Ltd



Portfolio Manager, John Middleton

BA

John has more than two decades of experience and joined Mint from ANZ Investments where he was Head of Australasian Equity Research. During this time, he was also heavily involved in corporate broking.

At Mint, John is Portfolio Manager for the Australasian Equity Fund and the Australasian Property Fund and provides research coverage across a number of sectors.



Portfolio Manager, David Fyfe

BCom (Hons.), CFA

David has over 15 years' experience in the financial industry. Previously he worked at BT Funds Management (NZ) as both a Quantitative and Equity Analyst undertaking sector research specialising in Transportation, Utilities and Technology in both New Zealand and Australian markets.

At Mint, David is the Portfolio Manager for the NZ SRI Equity Fund and the Australasian Property Fund and provides research across a number of sectors.

Responsible Investing

For additional information on our Responsible Investing activities, including relevant Policies and Disclosures, please refer to our website: [Responsible Investing | Mint Asset Management](#)

Signatory of:



STEWARDSHIP CODE
AOTEAROA NEW ZEALAND

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