Quarterly Fund Update: Salt Global Listed Property Fund – 30 September 2025

This fund update was first made publicly available on 29 October 2025.

What is the purpose of this update?

This document tells you how the Salt Global Listed Property Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. Salt Investment Funds 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 targets a diversified portfolio of REITs and other publicly traded real estate companies located around the world, including both developed and emerging markets with strong ESG credentials.

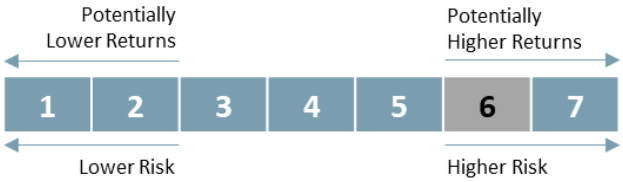
The Fund's investment objective is to exceed the total return of its benchmark, the FTSE EPRA/NAREIT Developed Index Net Total Return Index in New Zealand dollars on a rolling three year basis.

The Fund targets a position of being fully hedged to the New Zealand dollar.

Total value of the fund	$40,490,581
The date the fund started	15 September 2021
Number of investors in the fund	13

What are the risks of investing?

Risk indicator for the Salt Global Listed Property Fund



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-kickstarter.

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 a mix of returns data of a portfolio with the same investment strategy and actual fund returns for a five-year period to 30 September 2025. 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.

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

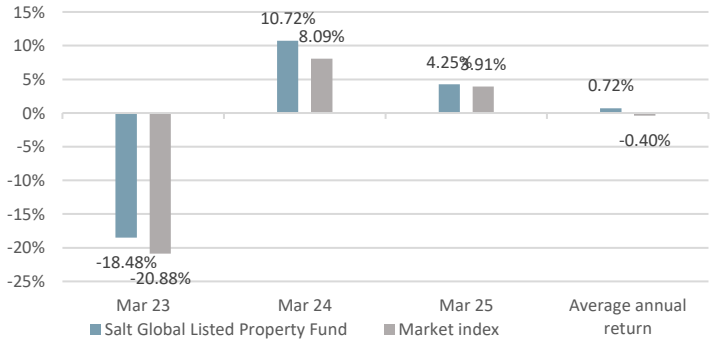
How has the fund performed?

Past year to 30 September 2025

Annual return (after deductions for charges and tax)	0.24%
Annual return (after deductions for charges but before tax)	-0.22%
Market index annual return (reflects no deduction for charges and tax)	-0.66%

The market index is the FTSE EPRA/NAREIT Developed Index Net Total Return Index in New Zealand dollars. For more information about the market index see the offer register at disclose-register.companiesoffice.govt.nz.

Annual return graph



This shows the return after fund charges and tax for each year ending 31 March since the fund started. The last bar shows the average annual return since the fund started, up to 30 September 2025. 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.

Important: This does not tell you how the fund will perform in the future.

What fees are investors charged

Investors in the Salt Global Listed Property Fund are charged fund charges. In the year to 31 March 2025, these were:

	% of net asset value
Total fund charges Which are made up of:	1.16%
Total management and administration charges Including:	1.16%
Manager's basic fee	1.02%
Other management and administration charges	0.14%
Total performance-based fees	0.00%

Investors may also be charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds). See the PDS on the offer register at disclose-register.companiesoffice.govt.nz for more information about those fees.

SALT FUNDS MANAGEMENT
Level 3, The Imperial Buildings, 44 Queen Street | PO Box 106-587, Auckland 1143
info@saltfunds.co.nz | www.saltfunds.co.nz

SALT
Funds Management

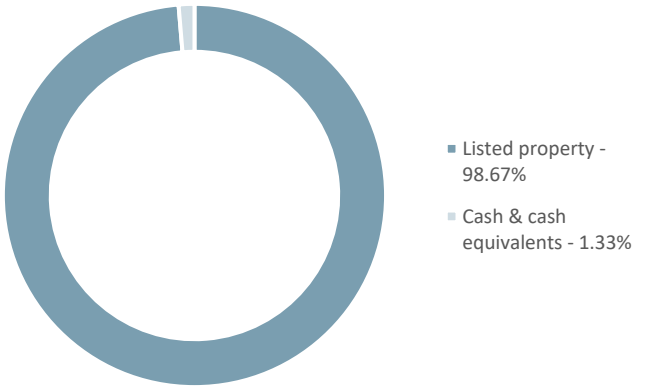
Example of how this applies to an investor

Small differences in fees and charges can have a big impact on your investment over the long term. Sam 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, Sam incurred a loss after fund charges were deducted of $22 (that is -0.22% of his initial $10,000). Sam didn't pay any other charges. This gives Sam a total return after tax of $24 for the year.

What does this fund invest in?

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

Actual investment mix



Target investment mix

Listed Property	100%

Currency hedging

The Fund targets a position of fully hedging foreign currency exposure, although this may be partially hedged or completely unhedged at the Manager's discretion.

Top 10 investments

Name	% of Fund Net Assets	Type	Country
Welltower	9.20%	Listed property	US
Digital Realty Trust	5.71%	Listed property	US
Prologis	4.80%	Listed property	US
Host Hotels & Resorts	3.27%	Listed property	US
Invitation Homes	3.10%	Listed Property	US
Goodman Group	2.97%	Listed property	AU
Essex Property Trust	2.95%	Listed property	US
Simon Property Group	2.84%	Listed property	US
Extra Space Storage	2.84%	Listed property	US
Crown Castle	2.73%	Listed property	US

The top 10 investments make up 40.41% of the net asset value of the fund.

Key personnel

Matthew Goodson	
Current position	Managing Director
Time in position	12 years & 4 months
Previous position	Portfolio Manager at BT Funds Management (NZ) Limited
Time in position	4 years & 5 months

Paul Harrison	
Current position	Managing Director
Time in position	12 years & 4 months
Previous position	Portfolio Manager at BT Funds Management (NZ) Limited
Time in position	5 years

Paul Turnbull	
Current position	Chief Investment Officer
Time in position	6 years & 4 months
Previous position	Research Analyst at Jarden
Time in position	6 Years

Greg Fleming	
Current position	Head of Global Diversified Funds
Time in position	4 years & 6 months
Previous position	Head of Investment Strategy at AMP Capital NZ
Time in position	4 Years & 8 months

Bevan Graham	
Current position	Economist
Time in position	4 years & 7 months
Previous position	Managing Director NZ, AMP Capital NZ
Time in position	2 years & 2 months

Further information

You can also obtain this information, the PDS for the Salt Global Listed Property Fund, and some additional information from the offer register at disclose-register.companiesoffice.govt.nz.