

OneAnswer KiwiSaver Scheme

Australasian Property Fund

What is the purpose of this statement?

This statement provides key information about the OneAnswer KiwiSaver Scheme Australasian Property Fund. It tells you how the fund has performed and what fees it charged, and will help you to compare it with other funds. We prepared this statement in accordance with the KiwiSaver (Periodic Disclosure) Regulations 2013. This information is not audited and may be updated.

Description of the fund

The Australasian Property Fund invests mainly in an actively managed portfolio of New Zealand and Australian property assets. It may also invest in convertible securities and cash assets. The objectives of the Australasian Property Fund are to:

- Generate competitive returns by investing directly or indirectly in a diversified portfolio of Australasian property assets; and
- Outperform the S&P/NZX All Real Estate (Industry Group) Gross (with Imputation Credits re-invested).

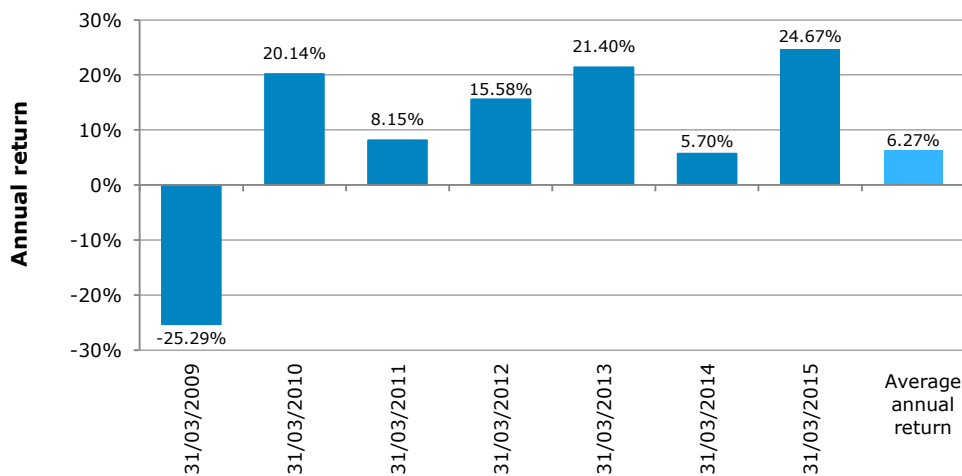
Total value of the fund (\$)	13,296,548
Number of members in the fund	1,145
Date the fund started	1 October 2007

How has the fund performed?

Annual return (after deductions for fund fees and tax ¹)	Past year 13.52%
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How has the fund performed in the past?

This shows the return after fund fees and tax for each tax year since the fund started and the average annual return since the fund started. It's important to note that this doesn't tell you how the fund will perform in the future.



What fees were members charged?

The returns above are after deductions for **fund fees**². These fees were last totalled up for the year to 31 March 2015 and were:

	% of members' investments
Total fund fees	1.07%
<i>Which are made up of:</i>	
Annual management fee	1.00%
Performance-based fees	0.00%
Other fees and costs	0.07%

Members were also charged **membership fees**³ of up to \$24 over the year to 31 March 2015.

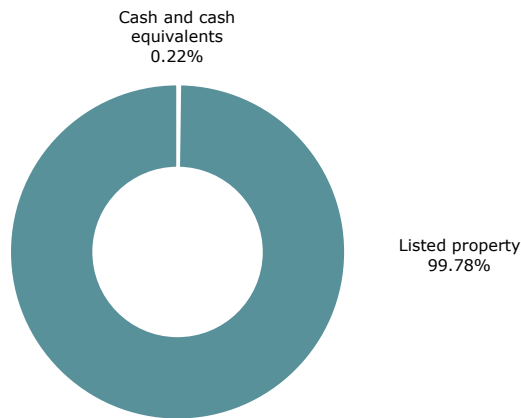
Example of how this applies to a member

Sarah had \$10,000 in the fund at the start of the year and didn't make any further contributions. At the end of the year, Sarah received a return after fund fees and tax were deducted of \$1,352 (that's 13.52% of her initial \$10,000). Sarah also paid \$24 in membership fees³. This gives Sarah a total return of \$1,328 for the year.

What does the fund invest in?

Actual investment mix

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



Target investment mix

This shows the mix of assets that the fund generally intends to invest in.

Cash and cash equivalents	0.00%
New Zealand fixed interest	0.00%
International fixed interest	0.00%
Australasian equities	0.00%
International equities	0.00%
Listed property	100.00%
Unlisted property	0.00%
Other	0.00%

Top 10 investments

Name	Percentage of fund net assets	Type	Country	Credit rating (if applicable)
1 Kiwi Income Property Trust	22.40%	Listed property	New Zealand	
2 Precinct Property NZ Ltd	20.57%	Listed property	New Zealand	
3 DNZ Property Fund Ltd	11.12%	Listed property	New Zealand	
4 Property for Industry Ltd	6.79%	Listed property	New Zealand	
5 Goodman Property Trust	6.63%	Listed property	New Zealand	
6 Argosy Property Ltd	5.71%	Listed property	New Zealand	
7 Ryman Healthcare Ltd	4.32%	Listed property	New Zealand	
8 Metlifecare Ltd	4.26%	Listed property	New Zealand	
9 FKP Property Group	2.65%	Listed property	Australia	
10 Mivrac Group	2.44%	Listed property	Australia	

The top 10 investments make up 86.89% of the fund.

Key personnel

This shows the directors and employees who have the most influence on the investment decisions of the fund.

Name	Current position	Time in current position	Previous or other position	Time in previous or other position
Graham Ansell	General Manager Investment Management	3 years, 1 month	Head of Fixed Interest, ANZ Bank New Zealand Limited	16 years, 2 months
Stewart Brentnall	Chief Investment Officer, ANZ Wealth	3 years, 5 months	Chief Investment Officer, OnePath Australia	3 years
Mark Brown	Head of Equities	3 years, 9 months	Portfolio Manager, ANZ Bank New Zealand Limited	6 years
Craig Tyson	Investment Manager	9 years, 11 months	Not relevant	Not relevant
Craig Brown	Portfolio Manager, Australasian Equities	1 year, 5 months	Senior Investment Analyst, ANZ Bank New Zealand Limited	6 years, 6 months

Further information

Information about conflicts of interest

There have not been changes to the nature, or increases in the scale of, the fund's related-party transactions compared with the last quarter. All related party transactions during the quarter were conducted at arms length. See the OneAnswer KiwiSaver Scheme annual financial statements for more information about the scheme's related-party transactions.

Changes to trade allocation, execution and proxy voting policies

There have not been changes to the fund's trade allocation, execution and proxy voting policies in the past three months. See the below link for more information about these policies.

[Trade allocation, execution and proxy voting](#)

Changes to valuation methods

There have not been changes to the fund's valuation methods in the past three months.

Electronic disclosure of this information

Most of the information contained in this Statement, including some additional information, is available in a spreadsheet at the below link.

[Australasian Property Fund data file](#)

Notes

¹ Returns in this statement are after tax at the highest prescribed investor rate (PIR) of tax for an individual New Zealand resident. Your tax rate may be lower.

² Fund fees are fees charged as a percentage of a member's interest in the fund (i.e. as a percentage of their KiwiSaver account balance).

³ Membership fees are the fixed dollar charges for membership in the KiwiSaver scheme. We may, generally or in respect of any particular member, waive part or all of any fee payable to us.

OneAnswer KiwiSaver Scheme: Australasian Property Fund

Manager's Certificate

for the twelve months ended 31 December 2015

ANZ New Zealand Investments Limited, the Manager of the OneAnswer KiwiSaver Scheme, has prepared this Disclosure Statement for the Australasian Property Fund for the purposes of the KiwiSaver (Periodic Disclosure) Regulations 2013. The Manager declares that to the best of its knowledge after making reasonable inquiry, all information required by the regulations has been disclosed in accordance with the Regulations and the information presented is accurate.

The disclosure statement does not contain any matter that is likely to deceive or mislead with regard to any particular that would be material to an offer of an interest in the OneAnswer KiwiSaver Scheme.

On behalf of ANZ New Zealand Investments Limited, the Manager:



Ana-Marie Lockyer
 General Manager Wealth Products
 21 January 2016