

FUND UPDATE

FOR THE QUARTER ENDED 31 DECEMBER 2022



MACQUARIE

Macquarie Investment Funds

Macquarie Australian Property Index Fund¹

This fund update was first made publicly available on: 13 February 2023

What is the purpose of this update?

This document tells you how the Macquarie Australian Property Index Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. Macquarie Asset Management Public Investments (NZ) 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 is a passively managed portfolio that provides access to Australian listed property investments through a single fund. It aims to generate medium to high returns over the long term by investing in property securities in Australia.

Investment is in a passively managed low tracking error portfolio managed against companies listed on the S&P/ASX 200 A-REIT Accumulation Index. The portfolio comprises listed property securities in Australia, either direct or through managed funds, with the objective of generating medium to high returns over the long term.

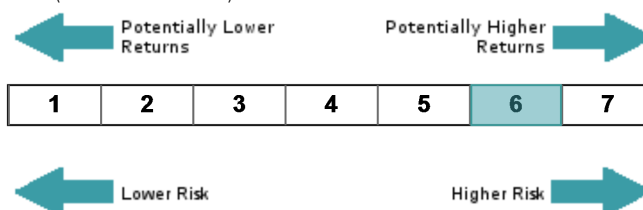
The fund targets a position of being fully hedged to the New Zealand dollar.

The performance objective of the fund is to provide a passively managed low tracking error portfolio managed against companies listed on the S&P/ASX 200 A-REIT Accumulation Index fully hedged to New Zealand dollars.

Total value of the fund	NZ\$11,936,416
The date the fund started	01 June 1995

What are the risks of investing?

Risk indicator for the Macquarie Australian Property Index Fund (see footnote 2):



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.

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 the returns data for the 5 year period to 31 December 2022. 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.

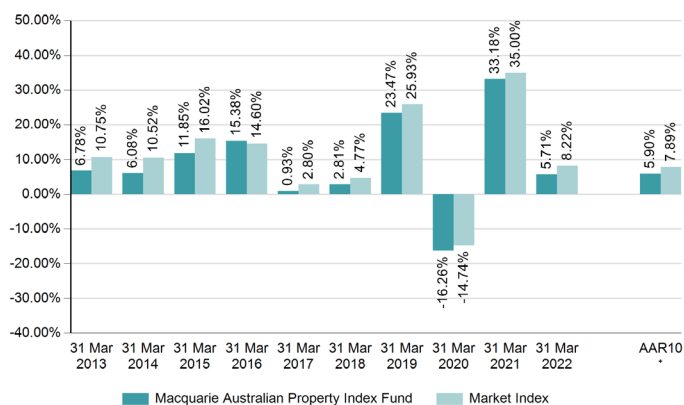
See the Product Disclosure Statement (PDS) for more information about the risks associated with investing in this fund.

How has the fund performed?

	Average over past 5 years	Past year
Annual return³ (after deductions for charges and tax)	2.81%	-22.11%
Annual return³ (after deductions for charges but before tax)	3.72%	-21.58%
Market index annual return³ (reflects no deduction for charges and tax)	4.62%	-21.47%

The market index annual return is based on the S&P/ASX 200 A-REIT (TR) Index fully hedged to NZD (see footnote 4). Additional information about the market index is available on the offer register at www.companiesoffice.govt.nz/disclose.

Annual Return Graph^{5,6}



* Average Annual Return for the last 10 years to 31 December 2022

This shows the return after fund charges and tax for each of the last 10 years ending 31 March. The last bar shows the average annual return for the last 10 years, up to 31 December 2022.

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

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.

What fees are investors charged?

Investors in the Macquarie Australian Property Index Fund are charged fund charges. In the year to 31 March 2022 these were:

	% of net asset value
Total fund charges	0.50%
Which are made up of:	
Total management and administration charges	0.50%
Including:	
Manager's basic fee (excluding GST)	0.35%
Other management and administration charges (including GST)	0.15%

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

Example of how this applies to an investor⁷

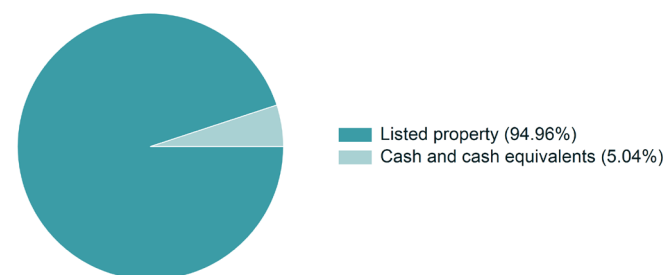
Small differences in fees and charges can have a big impact on your investment over the long term.

Jeff 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, Jeff received a return after fund charges were deducted of \$655 (that is 6.55% of his initial \$10,000). This gives Jeff a total return after tax of \$571 for the year.

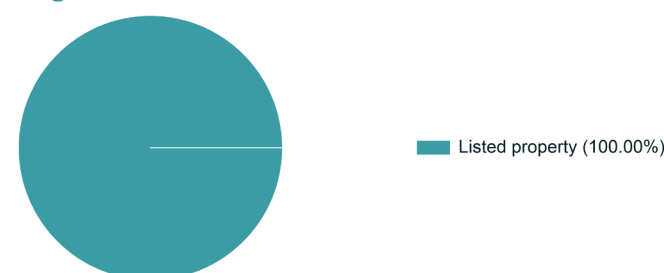
What does the fund invest in?

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

Actual investment mix



Target investment mix



Top 10 investments

	Name	% of Fund net assets	Type	Country	Credit Rating (if applicable)
1	GOODMAN GROUP UNITS	15.50%	Listed property	Australia	N/A
2	SCENTRE GROUP UNIT	7.57%	Listed property	Australia	N/A
3	GOODMAN PROPERTY TRUST UNITS	6.82%	Listed property	New Zealand	N/A
4	PRECINCT PROPERTIES NEW ZEALAND LT	5.76%	Listed property	New Zealand	N/A
5	KIWI PROPERTY GROUP LTD	4.83%	Listed property	New Zealand	N/A
6	STOCKLAND STAPLED UNITS LTD	4.38%	Listed property	Australia	N/A
7	MIRVAC GROUP STAPLED UNITS	4.25%	Listed property	Australia	N/A
8	DEXUS STAPLED UNITS	4.22%	Listed property	Australia	N/A
9	GPT GROUP STAPLED UNITS	4.07%	Listed property	Australia	N/A
10	PROPERTY FOR INDUSTRY LTD	3.92%	Listed property	New Zealand	N/A

The top 10 investments make up 61.32% of the fund.

Key personnel

	Name	Current position	Time in current position	Previous or other current position	Time in previous or other current position
1	Rebekah Swan	Head of New Zealand Public Investments, Macquarie Asset Management (NZ) Limited	10 months	Managing Director and Head of Client Services, AMP Capital Investors (New Zealand) Limited	1 year 5 months
2	Vicky Hyde-Smith	Associate Director, Macquarie Asset Management (NZ) Limited	10 months	Head of Fixed Income, AMP Capital Investors (New Zealand) Limited	5 years 1 month
3	Grant Hassell	Chair, Macquarie Asset Management (NZ) Limited	10 months	Global Head of Fixed Income, AMP Capital Investors Limited	3 years 4 months
4	Michael Gray	Head of Investment Strategy (NZ), Macquarie Asset Management (NZ) Limited	10 months	Head of Investments NZ, AMP Capital Investors (New Zealand) Limited	1 year
5	Supriya Edwards	Investment Specialist, Macquarie Asset Management (NZ) Limited	10 months	Fixed Income Analyst, AMP Capital Investors (New Zealand) Limited	1 year 7 months

Further information

You can also obtain this information, the PDS for the Macquarie Investment Funds Index Funds, and some additional information from the offer register at www.companiesoffice.govt.nz/disclose.

Notes

1. In March 2022, Macquarie Asset Management Holdings Pty Limited completed the acquisition of the AMP Capital Global Equities and Fixed Income business from AMP Group Holdings

Limited. Prior to that acquisition, Macquarie Asset Management Public Investments (NZ) Limited was known as AMP Investment Management (N.Z.) Limited and the Macquarie Australasian Property Index Fund was known as the AMP Capital Australasian Property Index Fund. On the 15 December 2022 the fund changed its name to Macquarie Australian Property Index Fund.

2. The risk indicator for the Australian Property Index Fund is based on the historical returns of the S&P/ASX 200 A-REIT Index for the 5-year period to 31 December 2022.
3. These returns are for the periods ending 31 December 2022.
4. The market index changed on 15 December 2022 from 60% S&P/NZX All Real Estate (Industry Group) Gross with Imputation Index and 40% S&P/ASX 200 A-REIT Accumulation Index fully hedged to NZD to the S&P/ASX 200 A-REIT (TR) Index fully hedged to NZD.
5. Previously, the Australasian Property Index Fund was invested in accordance with a different set of investment guidelines which provided for exposure to direct property through investment in the AMP Capital Property Portfolio, a wholesale property fund managed by AMP Capital. With full effect from 1 April 2015, the investment guidelines were changed to their current parameters. This change in investment guidelines could significantly affect the comparability of returns with previous periods. From the 15 December 2022 the fund invests directly in the Macquarie True Index Listed Property Fund.
6. The bar graph shows fund returns after the deduction of fees and tax, however, the market index returns are shown before any fees or tax are deducted.
7. The returns and tax calculations used in this example are the actual fund returns and tax charges (or rebates) for the year ended 31 March 2022. Net of tax returns can be more than gross of tax returns where, due to the fund's tax position, it receives a tax rebate rather than paying tax.

CONTACT US

If you have any enquiries about your investment or any of Macquarie's products or services please call us on 0800 400 499.

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