

Annual Disclosure Statement for 01/04/15 to 31/03/16



Forsyth Barr KiwiSaver Scheme Personal Choice – Listed Property Sector



What is the purpose of this statement?

This statement provides key information about the Forsyth Barr KiwiSaver Scheme Personal Choice – Listed Property Sector. 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 general objective of the fund is to achieve positive long-term returns by investing in selected New Zealand and Australian listed property vehicles, subject to the higher risks associated with investments in listed property investments. The fund is actively managed

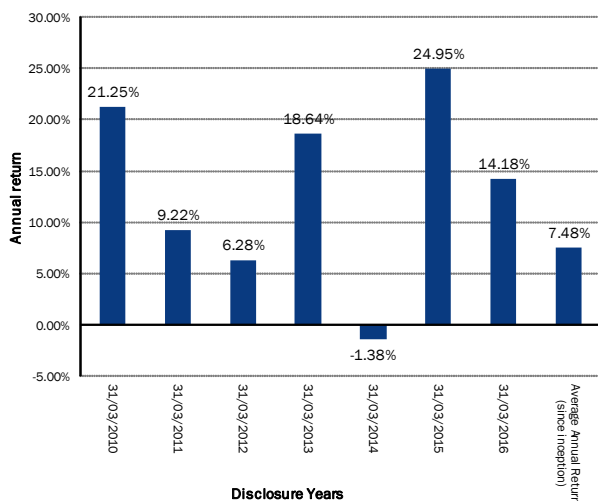
Total value of the fund	\$3,137,718.59
Number of members in the fund	444
Date the fund started	26 June 2008

How has the fund performed?

	Past five years	Past year
Annual return (after deductions for fund fees and tax ¹)	12.15%	14.18%

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 fees². Over the past year these were:

Total fund fees	1.23% of members' investments
<i>Which are made up of:</i>	
Annual management fee	0.99%
Performance-based fees	0.00%
Other fees and costs	0.24%

Members were also charged membership fees³ of \$36 over the year.

Further detail about fees charged can be found in the current [Investment Statement](#).

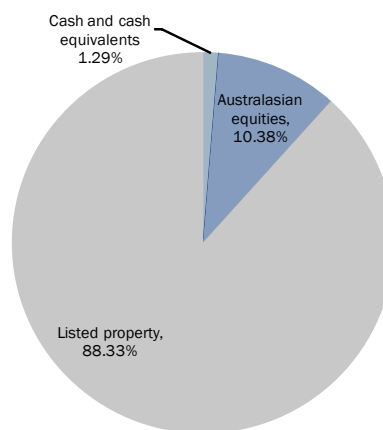
Example of how this applies to a member

Jane 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, Jane received a return after fund fees and tax were deducted of \$1,418 (that's 14.18% of her initial \$10,000). Jane also paid \$36 in membership fees. This gives Jane a total return of \$1,382 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%
New Zealand fixed interest	0%
International fixed interest	0%
Australasian equities	10% ⁴
International equities	0%
Listed property	90%
Unlisted property	0%
Other	0%

Top 10 investments

	Name	Percentage of fund net assets	Type	Country	Credit rating (if applicable)
1	Kiwi Property Group	24.42%	Listed property	NZ	n/a
2	Goodman Property Trust	17.24%	Listed property	NZ	n/a
3	Precinct Property NZ	14.21%	Listed property	NZ	n/a
4	Property For Industry	9.42%	Listed property	NZ	n/a
5	Stride Property	6.23%	Listed property	NZ	n/a
6	Argosy Property	4.39%	Listed property	NZ	n/a
7	Stockland	3.81%	Listed property	Australia	n/a
8	Westfield Corp	3.68%	Listed property	Australia	n/a
9	Vital Healthcare Property Trust	3.63%	Listed property	NZ	n/a
10	Ryman Healthcare	3.59%	Australasian equities ⁴	NZ	n/a

The top 10 investments make up 90.62% of the fund. See for <http://www.forsythbarr.co.nz/file-library/doc-ks-ads-csv-listed-property-mar16/> the full list.

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
Kevin Stirrat	Head of Investment Strategy, Forsyth Barr Limited	10 years and 6 months ⁵	Director, Deutsche Bank	11 years
Craig Alexander	Head of Funds Management, Forsyth Barr Limited	2 years and 9 months ⁵	Head of Fixed Interest, Tower Investments	5 years
Malcolm Davie	Equity Portfolio Manager, Forsyth Barr Limited	1 year and 11 months ⁵	Head of Investment Management, First NZ Capital	7 years
Rob Mercer	Head of Private Wealth Research, Forsyth Barr Limited	3 years and 10 months ⁵	Head of Research, Forsyth Barr Limited	11 years
Neil Paviour-Smith	Director	8 years and 1 month	Managing Director, Forsyth Barr Limited (current)	12 years

Further information

Electronic disclosure of this information

Most of the information contained in this statement, including some additional information, is available in a spreadsheet at <http://www.forsythbarr.co.nz/file-library/doc-ks-ads-csv-listed-property-mar16/>

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 charge for membership in the KiwiSaver Scheme.
- ⁴ The Fund invests in equities issued by entities where the principal business is, in the manager's opinion, owning or managing property or property-like assets.
- ⁵ Kevin Stirrat, Craig Alexander, Malcolm Davie and Rob Mercer are employees of Forsyth Barr Limited (and not the manager). The manager has delegated part of the day to day management of the scheme to Forsyth Barr Limited.

Manager's Certificate Forsyth Barr KiwiSaver Scheme

27 June 2016

The disclosure statement has been prepared for the purposes of the KiwiSaver (Periodic Disclosure) Regulations 2013.

To the best of Forsyth Barr Investment Management Limited's knowledge after making reasonable inquiry, all information required by those 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 Forsyth Barr KiwiSaver Scheme.



Neil Paviour-Smith

Director

Forsyth Barr Investment Management Limited