Fund Update

Kōura KiwiSaver Scheme : NZ Property Fund

Fund Update for the quarter ended : 30 September 2026

This update was first made publicly available 29 October 2026

What is the purpose of this update?

This document tells you how the Kōura Wealth KiwiSaver Scheme NZ Property Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. Kōura Wealth 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 provides an exposure to the New Zealand Property Market. The Fund will invest in companies listed on the New Zealand stock exchange with significant exposures to the New Zealand property market.

Total value of the fund:	**$3,244,508**
Number of investors in the fund:	**2,693**
The date the fund started:	**23 May 2022**

What are the risks of investing?

Risk indicator for the NZ Property Fund[1]:

Lower Risk Potentially Lower Returns							Higher Risk Potentially Higher Returns
1	2	3	4	***5***	6	7	

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 https://sorted.org.nz/guides/kiwisaver/kiwisaver-which-fund-suits/.

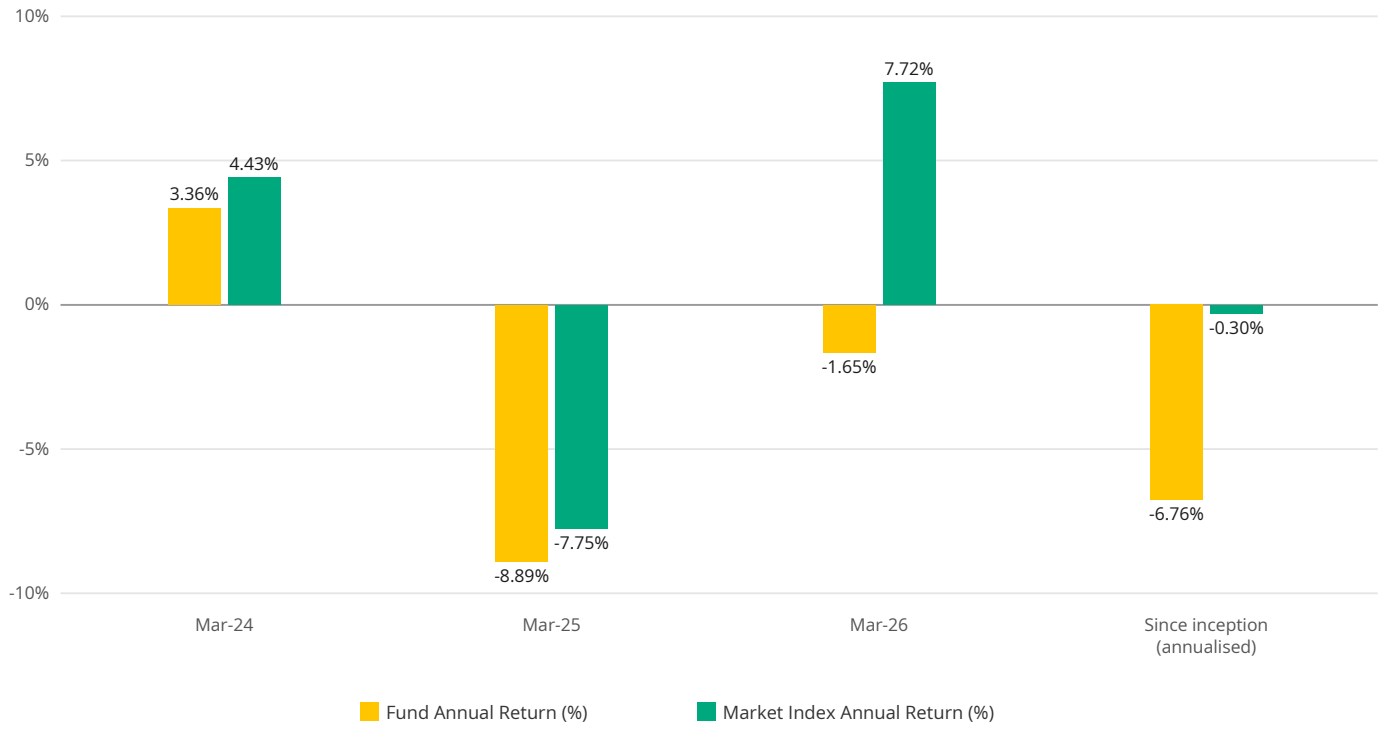
Note that even the lowest category does not mean a risk-free investment, and there may be other risks that are not captured by this rating. This risk indicator is not a guarantee of a fund's future performance. The risk indicator is based on the returns data for the five years ended 30 September 2026[1]. 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
Annual Return (After deductions for charges and tax)	**-17.49%**
Annual Return (After deductions for charges but before tax)	**-17.27%**
Market index annual return (Reflects no deduction for charges and tax)	**-11.79%**

The market index for this fund is the Morningstar New Zealand Real Estate Index. The market index return reflects no deduction for charges and tax.

Annual return graph [2,3]



This shows the return after fund charges and tax for each year ending 31 March since the fund started. The last bar shows the return since the fund started, up to 30 September 2026 on an annualised basis.

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) 28% tax for an individual New Zealand resident. Your tax may be lower. The market index return reflects no deduction for charges and tax.

What fees are investors charged?

Investors in the NZ Property Fund are charged fund charges. For the year to 31 March 2026, these were:

	% of net asset value
Total Fund charges	**1.10%**
Which are made up of:	
Total Management and administration charges	**1.10%**
Including:	
Manager's basic fee	1.10%
Other Management and administration fees	0.00%
Total performance based fees	**0.00%**
Other charges	
Administration Fee	**$30 per year**

All fund charges are exclusive of GST.
Investors are not charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds).

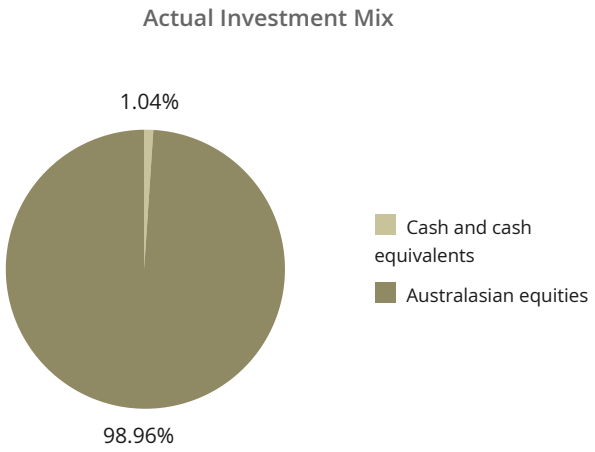
Example of how this applies to an investor:

Small differences in fees and charges can have a big impact on your investment over the long term.
Lily had $10,000 in the fund at the beginning of the year and did not make any further contributions. At the end of the period, Lily received a loss after fund charges were deducted of $1,749. (That is -17.49% of her initial $10,000). Lily also paid $30 in administration charges. This gives Lily a total return after tax and charges of -$1,779 for the period.

What does the fund invest in?

Actual Investment Mix

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



Target Investment Mix



Top 10 investments

Asset Name	% of fund net assets	Type	Country	Credit rating
Ryman Healthcare Ltd	14.37%	Australasian equities	New Zealand	
Summerset Group Holdings Ltd	13.40%	Australasian equities	New Zealand	
Precinct Properties NZ Ltd	13.39%	Australasian equities	New Zealand	
Kiwi Property Group Ltd	12.12%	Australasian equities	New Zealand	
Vital Healthcare Property Trust	11.82%	Australasian equities	New Zealand	
Property for Industry Ltd	8.53%	Australasian equities	New Zealand	
Argosy Property Trust	7.18%	Australasian equities	New Zealand	
Goodman NZ Ltd. & Goodman Property Services Ltd.	6.07%	Australasian equities	New Zealand	
Stride Property Ltd and Stride Invest Mgmt Ltd	4.85%	Australasian equities	New Zealand	
Oceania Healthcare Limited	4.17%	Australasian equities	New Zealand	

The top ten investments make up 95.90% of the fund. There are no foreign assets in 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 position	Previous or other current position	Time in previous or other current position
Warren Couillault	Chairman, Investment Committee Member	7 Years, 5 months	CEO, Hobson Wealth	6 Years, 8 months
Rupert Carlyon	Managing Director , Investment Committee Member	8 Years, 1 month	Director, KPMG	2 Years, 0 months
David Moore	Investment Committee Member	7 Years, 5 months	Executive Director, UBS AG	29 Years, 6 months
Nigel Scott	Director, Investment Committee Member	5 Years, 10 months	Non Executive-Director, Hobson Wealth	3 Years, 8 months

Further information

You can also obtain this information, the PDS for the Kōura KiwiSaver Scheme and some additional information from the offer register at http://www.companiesoffice.govt.nz/disclose. Search Kōura KiwiSaver Scheme under offers.

Notes

1. As the fund started on 23 May 2022, actual returns for the fund are not available until then. To calculate the risk indicator for the five-year period ending 30 September 2026, market index returns have been used up to 23 May 2022 with actual fund returns used for the balance of the period. As a result of those market returns, the risk indicator may provide a less reliable indicator of the potential future volatility of the fund.
2. Performance has been calculated from 23 May 2022, when the first investment was made in the fund.
3. The bar chart show fund returns after the deduction of fees and taxes, however, the market index returns are shown before any fees or taxes are deducted.