



## Income Fund

## Monthly Performance Update as at 30 November 2025

To review the fund's investment objective and strategy, fees information and risk indicator please see the funds' product disclosure statement and most recent fund update at [www.octagonasset.co.nz/our-funds/income-fund/](http://www.octagonasset.co.nz/our-funds/income-fund/).

Return comparison	1 Month	3 Months	1 Year	3 Years*	Since inception*
Net Fund Return^	-0.30%	3.76%	8.58%	5.85%	3.55%
Gross Fund Return	-0.24%	3.85%	9.13%	6.37%	4.10%
Composite Index	-1.20%	1.61%	6.10%	6.47%	2.86%

\*Annualised

## Major investments

Hunter Global Fixed Interest Fund	20.15%
ANZ transactional bank account	3.99%
Precinct Properties New Zealand Limited	2.77%
Goodman Property Trust	2.50%
Kiwi Property Group Limited	2.22%
Vital Healthcare Property Trust	2.01%
Amcor Limited	1.88%
New Zealand Government 1.5% 15/05/2031	1.77%
New Zealand Government 14/04/2033 3.5%	1.67%
Telstra Corporation Limited	1.59%
<b>Major holdings as % of total portfolio</b>	<b>40.56%</b>

## Things to note

- Manager: Forsyth Barr Investment Management Ltd
- Investment manager: Octagon Asset Management Ltd
- Date the fund started: 11 December 2020
- Tax status: Portfolio Investment Fund (PIF)
- Minimum suggested investment time frame: At least five years
- Market Index: A composite benchmark relating to the fund's target investment mix
- Currency: New Zealand dollars

### Risk indicator\*\*



View the [Product Disclosure Statement](#) for detailed information about this Fund and Octagon Investment Funds Scheme.

## Manager's comments

## How did your portfolio perform?

The Income Fund delivered a gross return of -0.24% for the month of November, comfortably outperforming the fund's benchmark return of -1.20% by 0.96%.

For the 12 months to the end of November, the Income Fund delivered a gross return of 9.13%, significantly outperforming the fund's benchmark return of 6.10% by 3.04%.

All asset classes utilised within the Income fund beat their benchmarks in November. For details on the Income Fund's single asset class funds' performance, see the relevant fund commentary. The fund has exposure to New Zealand and Australian equities via investment in direct equities. Holdings in Viva Energy, Sky City, and Ramsay Healthcare added to performance, whilst holdings in Vital Healthcare, Macquarie Group and Spark detracted.

We actively manage the fund's foreign currency exposures to Australian equities and fully hedge the international fixed interest segment of the fund. In November, the New Zealand dollar gained 0.07% against the Australian dollar.

We calculate the running yield of the securities held within the fund at the end of November as 4.30%.

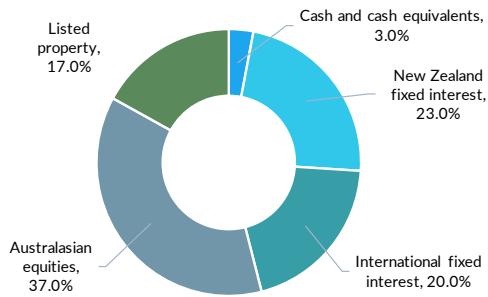
### What happened in the markets that you invest in?

The Reserve Bank of New Zealand (RBNZ) cut interest rates by 0.25% at its Monetary Policy Committee meeting in November and signalled a likely end to the interest rate cutting cycle. With an expectation of stronger economic growth next year and inflation still above the mid-point of the 1% to 3% range, longer-term interest rates rose.

New Zealand equities had a small reporting season, which was generally positive but not enough to offset the impact of rising interest rates on defensive sectors.

Australian equities saw much stronger inflation and growth than expected, which was a headwind for overall market valuation. Listed property struggled on the back of capital raisings and rising longer term interest rates.

## Tactical Asset Allocation



## Currency Hedging

As at 30 November 2025

Percentage of the fund exposed to FX risk	16.07%
Value of the fund unhedged (after hedging)	5.02%

## What are we thinking about the future?

Global risks continue to be elevated. Uncertainty is not new to our portfolio managers, and they actively adjust their portfolios as new information comes to hand.

With the NZ interest rate cutting cycle over, cash and fixed interest portfolios are likely to deliver more modest returns from here.

We remain attracted to NZ equities as the economic recovery begins to take hold and see listed property as attractively valued with reasonable future rental growth. The Australian economy is stronger than we anticipated which should see profits lift, but we see valuations as full, particularly in the very large banking sector. The global economy has withstood the trade war better than we anticipated from both a growth and employment perspective over the last six months.

On the back of this analysis, the Investment Committee met in November and chose to maintain our underweight exposure to Cash and Australian equities to fund a continued overweight in New Zealand equities and Listed Property.



**Jason Lindsay, CA**  
Head of Equities



**Craig Alexander**  
Head of Fixed Interest

## Fees

Annual fund charges are currently 0.75% p.a. of the value of your investment. We pay management and administration charges along with the Supervisor fee out of this. All fees and charges are quoted exclusive of GST.

For more information please visit [octagonasset.co.nz](http://octagonasset.co.nz), email [info@octagonasset.co.nz](mailto:info@octagonasset.co.nz), or call 0800 628 246

^ Net Fund Returns are calculated before the deduction of taxes and after deduction of fund charges and trading expenses and including imputation credits where available. Gross Fund Returns are calculated before deduction of taxes and fund charges but after deduction of trading expenses and including imputation credits where applicable. Market index returns do not have any deductions for fund charges, trading expenses or tax.

\*\* The risk indicator is rated from 1 (low) to 7 (high). The rating reflects how much the value of the relevant fund's assets goes up and down (volatility). A higher risk generally means higher potential returns over time, but more ups and downs along the way. The risk indicator is based on the returns data for the five years to 30 November 2025. See more information about the risks of investing in the Product Disclosure Statement.

This publication does not contain financial advice - for financial advice, please speak to your Investment Adviser. We recommend you review your investments and seek specialist advice on any taxation aspects. Past performance is not a reliable guide to future performance. Forsyth Barr Investment Management Limited is the issuer, and Octagon Asset Management Limited the investment manager, of the Octagon Investment Funds. A copy of the Product Disclosure Statement for the Funds is available from [www.octagonasset.co.nz/disclosure-information](http://www.octagonasset.co.nz/disclosure-information), by contacting your Investment Adviser, or by calling 0800 628 246.