

List^{ed} Property Fund

Octagon Investment Funds

Fund Update as at 31 December 2025

This fund update was first made publicly available on 13 February 2026.

What is the purpose of this update?

This document tells you how the Listed Property Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. Forsyth Barr Investment Management 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 Listed Property Fund mostly invests in listed financial products issued by entities whose principal business involves the owning or managing of property, property-like assets or real assets. It aims to achieve long-term returns (before fees, taxes and other expenses) greater than the S&P/NZX All Real Estate Gross with Imputation Index.

| | |
|---------------------------|--------------|
| Total value of the fund | \$87,491,794 |
| The date the fund started | 26 June 2008 |

What are the risks of investing?

Risk indicator for the Listed Property Fund:



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/tools/investor-profiler.

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 five years to 31 December 2025. 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.

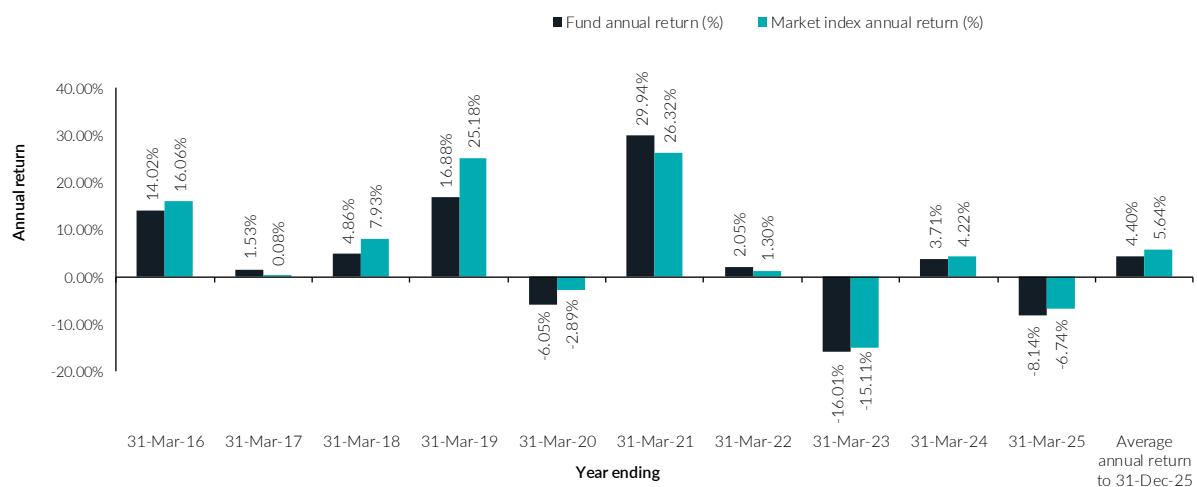
See the Product Disclosure Statement (PDS) for more information about the risks associated with investing in this fund.

How has the fund performed?

| | Average over past 5 years | Past year |
|--|---------------------------|-----------|
| Annual return (after deductions for charges and tax) | -1.37% | 11.73% |
| Annual return (after deductions for charges but before tax) | -0.96% | 12.16% |
| Market index annual return (reflects no deduction for charges and tax) | -1.03% | 13.40% |

The market index return is based on the S&P/NZX All Real Estate Gross with Imputation Index. Additional information about the market index is available on the Octagon Investment Funds' entry on the offer register at www.disclose-register.companiesoffice.govt.nz.

Annual return graph



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 2025.

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 Listed Property Fund are charged fund charges. In the year to 31 March 2025 these were:

| | % of net asset value ¹ |
|---|-----------------------------------|
| Total fund charges | 1.17% |
| <i>Which are made up of:</i> | |
| Total management and administration charges including | 1.17% |
| Manager's basic fee | 1.17% |
| Other management and administration charges | 0.00% |
| Total performance-based fees | 0.00% |
| <i>Dollar amount per investor</i> | |
| Other charges | \$0.00 |

Investors may also be charged individual action fees for specific actions or decisions (for example for withdrawing from or switching funds), although these are not currently charged. See the "Other Material Information" document at www.disclose-register.companiesoffice.govt.nz for more information about those fees.

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

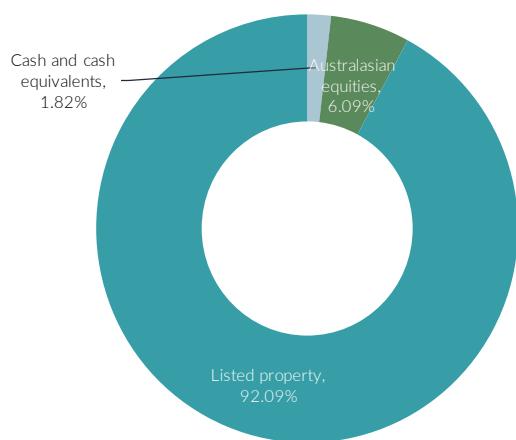
Example of how this applies to an investor

Jane 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, Jane received a return after fund charges were deducted but before tax of \$1,216 (that is 12.16% of her initial \$10,000). This gives Jane a total return after tax of \$1,173 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

| | |
|------------------------------|--------|
| Cash and cash equivalents | 5.00% |
| New Zealand fixed interest | 0.00% |
| International fixed interest | 0.00% |
| Australasian equities | 20.00% |
| International equities | 5.00% |
| Listed property | 70.00% |
| Unlisted property | 0.00% |
| Commodities | 0.00% |
| Other | 0.00% |

Top 10 investments

| Name | Percentage of fund net assets | Type | Country | Credit rating (if applicable) |
|---|-------------------------------|---------------------------|-------------|-------------------------------|
| 1 Precinct Properties New Zealand Limited | 18.75% | Listed property | New Zealand | |
| 2 Goodman Property Trust | 16.97% | Listed property | New Zealand | |
| 3 Kiwi Property Group Limited | 14.74% | Listed property | New Zealand | |
| 4 Property For Industry Limited | 8.82% | Listed property | New Zealand | |
| 5 Vital Healthcare Property Trust | 8.32% | Listed property | New Zealand | |
| 6 Argosy Property Limited | 8.32% | Listed property | New Zealand | |
| 7 Stride Property Group | 7.28% | Listed property | New Zealand | |
| 8 Investore Property Limited | 2.27% | Listed property | New Zealand | |
| 9 New Zealand Rural Land Company | 1.84% | Listed property | New Zealand | |
| 10 ANZ transactional bank account | 1.75% | Cash and cash equivalents | New Zealand | A+ |

The top 10 investments make up 89.06% of the fund.

We actively manage the fund's foreign currency exposures. As at 31 December 2025, these exposures represented 3.85% of the value of the fund. After allowing for foreign currency hedges in place, 1.83% of the value of the fund was unhedged and exposed to foreign currency risk.

Key personnel

| Name | Current position | Time in current position | Previous or other current position | Time in previous or other current position |
|---------------------|---|--------------------------|--|--|
| Christine Smith-Han | Equity and Strategy Analyst Octagon Asset Management Limited ² | 4 years and 1 month | Portfolio Analyst Forsyth Barr Limited | 4 years and 10 months |
| Paul Robertshawe | Chief Investment Officer Octagon Asset Management Limited ² | 4 years and 1 month | Portfolio Manager, Forsyth Barr Limited | 0 years and 8 months |
| Craig Alexander | Head of Fixed Interest and ESG Octagon Asset Management Limited ² | 4 years and 1 month | Co-Head of Funds Management, Forsyth Barr Limited | 8 years and 5 months |
| Jason Lindsay | Head of Equities Octagon Asset Management Limited ² | 4 years and 1 month | Co-Head of Funds Management, Forsyth Barr Limited | 2 years and 2 months |
| Neil Paviour-Smith | Director Forsyth Barr Investment Management Limited | 17 years and 10 months | Managing Director, Forsyth Barr Limited (current) | 25 years and 0 months |

Further information

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

Notes

¹ Including GST.

² Octagon Asset Management Limited is responsible for the day-to-day investment decisions for the fund.