

Annual Disclosure Statement for 01/04/14 to 31/03/15



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.

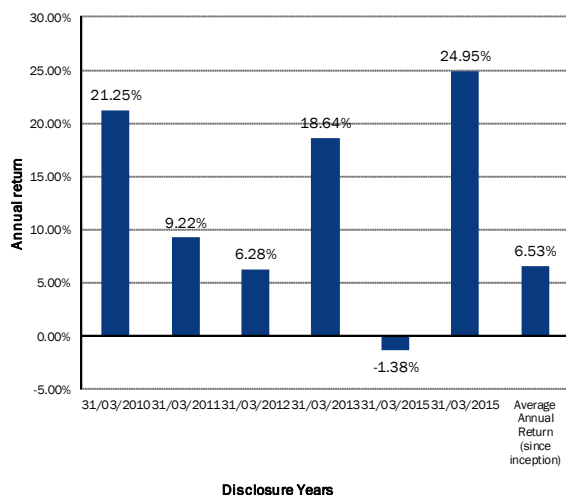
Total value of the fund	\$3,031,114.56
Number of members in the fund	453
Date the fund started	26 June 2008

How has the fund performed?

	Past five years	Past year
Annual return (after deductions for fund fees and tax ¹)	11.16%	24.95%

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.

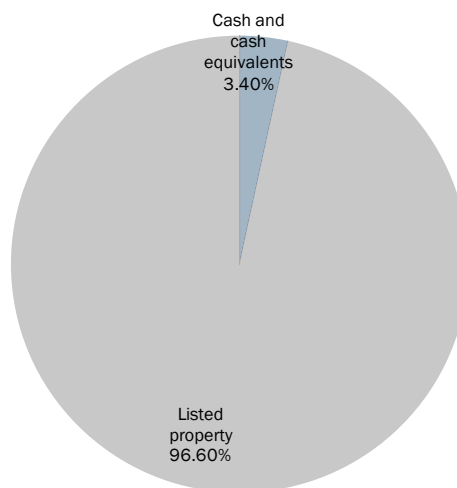
Members may also be charged fees for specific actions or decisions (e.g. members may make switches twice a year at no cost. Any subsequent switches will incur a \$25 fee). See page 16 of the current [Investment Statement](#) for more information about these fees.

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 \$2,495 (that's 24.95% of her initial \$10,000). Jane also paid \$36 in membership fees. This gives Jane a total return of \$2,459 for the year.

What does the fund invest in?

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	24.00%	Listed property	NZ	n/a
2	Precinct Property NZ	17.52%	Listed property	NZ	n/a
3	Goodman Property Trust	12.86%	Listed property	NZ	n/a
4	DNZ Property Fund	10.83%	Listed property	NZ	n/a
5	Property For Industry	9.10%	Listed property	NZ	n/a
6	Westpac At-Call Deposit	3.40%	Cash and cash equivalents	NZ	AA-
7	Argosy Property	3.34%	Listed property	NZ	n/a
8	Stockland Group	2.81%	Listed property	Australia	n/a
9	Scentre Group	2.78%	Listed property	Australia	n/a
10	Metlifecare	2.63%	Australasian equities	NZ	n/a

The top 10 investments make up 89.27% of the fund. See <http://www.forsythbarr.co.nz/file-library/doc-ks-ads-csv-listed-property-mar15/> for 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	9 years and 6 months ⁵	Director, Deutsche Bank	11 years
Craig Alexander	Head of Funds Management, Forsyth Barr Limited	1 year and 9 months ⁵	Head of Fixed Interest, Tower Investments	5 years
Malcolm Davie	Equity Portfolio Manager, Forsyth Barr Limited	11 months ⁵	Head of Investment Management, First NZ Capital	7 years
Rob Mercer	Head of Private Wealth Research, Forsyth Barr Limited	2 years and 10 months ⁵	Head of Research, Forsyth Barr Limited	11 years
Neil Paviour-Smith	Director	7 years and 1 months	Managing Director, Forsyth Barr Limited (current)	12 years

Further information⁶

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-mar15/>

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.
- ⁶ Forsyth Barr Investment Management Limited (previously known as Forsyth Barr KiwiSaver Limited) is the manager of the Scheme and amalgamated with Forsyth Barr Funds Management Limited (the manager of the Forsyth Barr Investment Funds, into which the Scheme invests) with effect from 27 February 2015.

Revised Disclosure Statement

This disclosure statement has been revised to amend two references to Forsyth Barr KiwiSaver Limited in the Manager's certificate. Forsyth Barr KiwiSaver Limited amalgamated with Forsyth Barr Funds Management Limited (the manager of the Forsyth Barr Investment Funds, into which the Scheme invests) on 27 February 2015 to become Forsyth Barr Investment Management Limited. As a result, the references should have been to Forsyth Barr Investment Management Limited.

Manager's Certificate Forsyth Barr KiwiSaver Scheme

28 July 2015

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

To the best of the manager's, Forsyth Barr Investment Management Limited, knowledge after making reasonable inquiry, all information required by the regulations has been disclosed in accordance with these 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