

QuayStreet Income Fund

31 October 2020

FUND DESCRIPTION

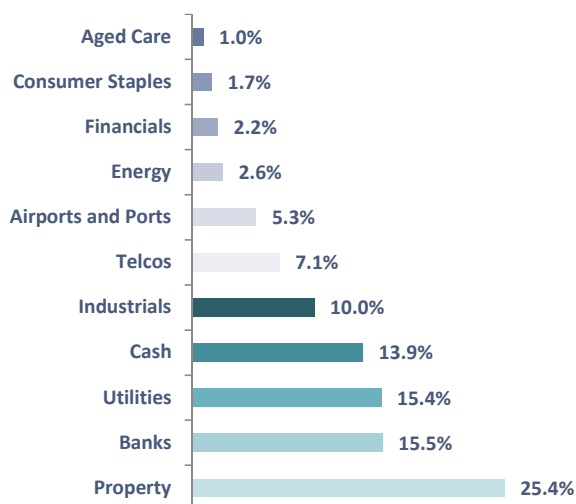
The QuayStreet Income Fund invests in a diversified portfolio with an emphasis on income producing assets which may include listed property, equities and derivatives. The investment objective is to provide returns above the Fund's benchmark taking into account the prevailing short-term interest rates while preserving the real value of investments relative to inflation. The Fund aims to make quarterly distributions. Investment returns may vary from year to year and may be negative.

ASSET ALLOCATION

	Current	Range
Growth Assets	7.2%	0-30%
Defensive Assets	92.8%	70-100%
Australasian Equity	3.5%	0-30%
NZ Fixed Interest	37.7%	0-100%
International Fixed Interest	41.1%	0-100%
Listed Property	3.7%	0-30%
Cash	13.9%	0-20%

Note that International Fixed Interest includes Australian Fixed Interest

SECTOR ALLOCATION



TOP 5 FIXED INTEREST SECURITIES (ex. cash)

1. Sydney Airport Inflation Linked (Nov 2020)	3.6%
2. Scentre Group Subordinated Notes (Sep 2080)	3.3%
3. Mirvac (Mar 2027)	3.3%
4. APT Pipelines (March 2025)	3.2%
5. Z Energy (Nov 2021)	2.6%

TOP 5 EQUITY SECURITIES

1. Waypoint REIT	1.7%
2. Spark New Zealand	1.5%
3. Contact Energy	1.1%
4. Kiwi Property Group	1.0%
5. Investore Property	1.0%

FUND FACTS

Launch Date	9-Sep-14
Management Fee	0.75%
Unit Price	\$1.1906
Fund Net Asset Value	\$270,145,972
Monthly Fund Return	0.47%
Benchmark	0.19%

PERFORMANCE BENCHMARK

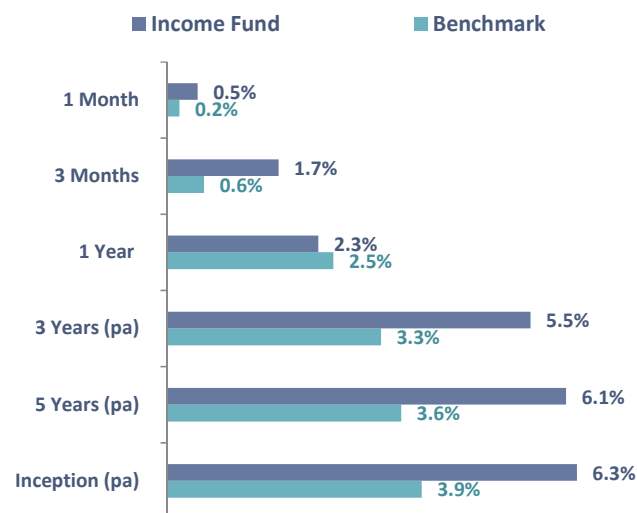
	WEIGHT
NZ OCR + 2%	100%

DISTRIBUTION

Last Distribution (cpu)	0.35
Last Distribution Date	20-Oct-20
Distribution Frequency	Quarterly
Annualised Distribution Yield	1.18%
Gross Annualised Distribution Yield*	1.63%

* This is the annualised distribution yield based on the last distribution, the current unit price and gross of tax at a PIR of 28%

FUND RETURNS (before fees and tax)



FURTHER INFORMATION?

Contact the QuayStreet Service Team
0800 782 900
info@quaystreet.com

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FUND RETURNS

	1 Month	3 Months	6 Months	1 Year	3 Year*	5 Year*	Inception*
Returns before fees and tax							
Income Fund ¹	0.47%	1.70%	4.92%	2.31%	5.55%	6.09%	6.26%
Benchmark Return ²	0.19%	0.56%	1.13%	2.54%	3.27%	3.57%	3.88%
Returns after fees and tax³							
Highest PIR Tax Rate (28%)	0.31%	1.23%	3.56%	0.87%	3.70%	4.04%	4.17%
Medium PIR Tax Rate (17.5%)	0.34%	1.34%	3.92%	1.12%	4.09%	4.50%	4.65%
Low PIR Tax Rate (10.5%)	0.36%	1.40%	4.16%	1.28%	4.35%	4.81%	4.97%
Zero PIR Tax Rate	0.39%	1.50%	4.53%	1.53%	4.74%	5.27%	5.44%

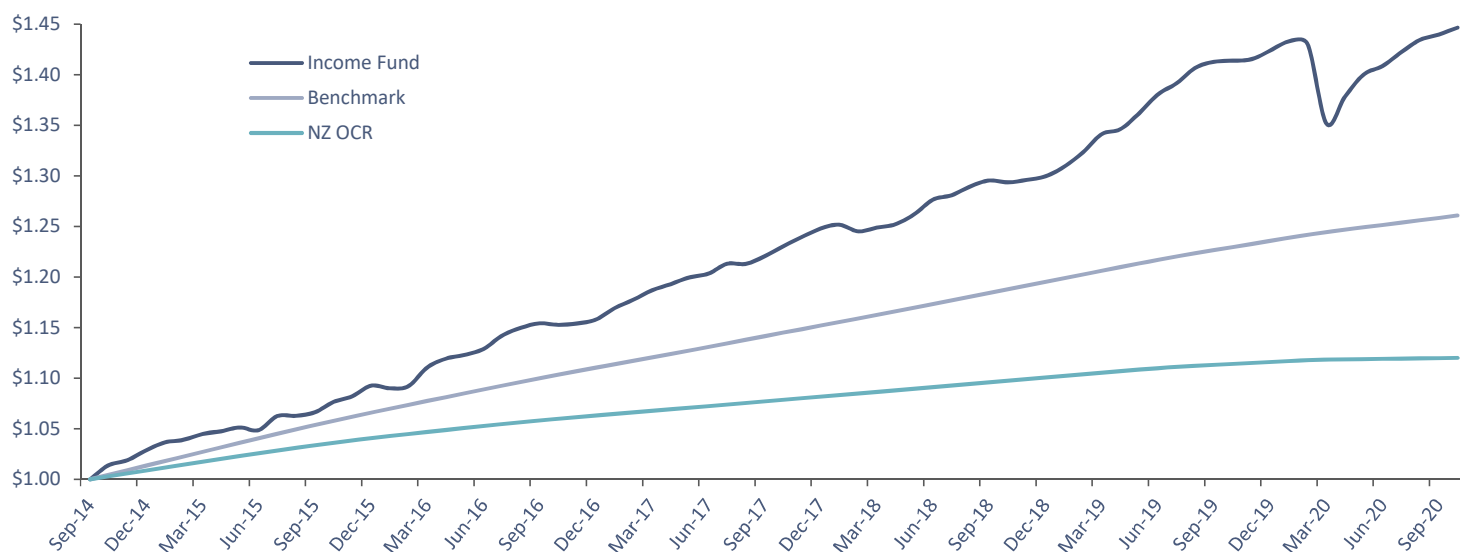
1. Includes Imputation Credits where applicable

2. Historic performance includes benchmark that was applicable at the time. Information on the Benchmark indices are available in the Other Material Information document available at quaystreet.com or on the offer register; business.govt.nz/disclose

3. Includes Fees and Tax deducted at the Fund level but not advisory or any other third party expenses.

* Return calculations are annualised

Cumulative returns since inception (before fees and tax)



Hedging

The Fund's foreign currency exposure is actively managed in a manner consistent with the investment objectives and the performance benchmark. The current exposure to foreign currencies is 1% compared to the benchmark foreign currency exposure of 0%

QuayStreet Asset Management Limited (QSAM) is the Manager and Issuer of the QuayStreet Funds. A Product Disclosure Statement (PDS) is available by contacting our Client Services team on 0800 782 900 or visit www.quaystreet.com. Adviser disclosure statements are available on request and free of charge.

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