

QuayStreet Funds Quarterly Fund Update

QuayStreet Income Fund

QUARTER ENDED 31 DECEMBER 2019

This fund update was first made publicly available on 5 February 2020.

1. WHAT IS THE PURPOSE OF THIS UPDATE?

This document tells you how the QuayStreet Income Fund (Income Fund) has performed and what fees were charged. The document will help you to compare the Fund with other funds. QuayStreet Asset Management Limited has prepared this update in accordance with the Financial Markets Conduct Act 2013. This information is not audited and may be updated.

2. DESCRIPTION OF THIS FUND

A diversified portfolio of income producing assets that can include listed property, equities and derivatives targeting a return above prevailing short term retail interest rates while preserving the real value of investments relative to inflation.

Total Value of the Fund	\$242,726,467
The date the Fund started	30 September 2014

3. WHAT ARE THE RISKS OF INVESTING?

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 quaystreet.com/investor-basics.

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 a 5 year period to 31 December 2019. 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.

RISK INDICATOR FOR THE INCOME FUND

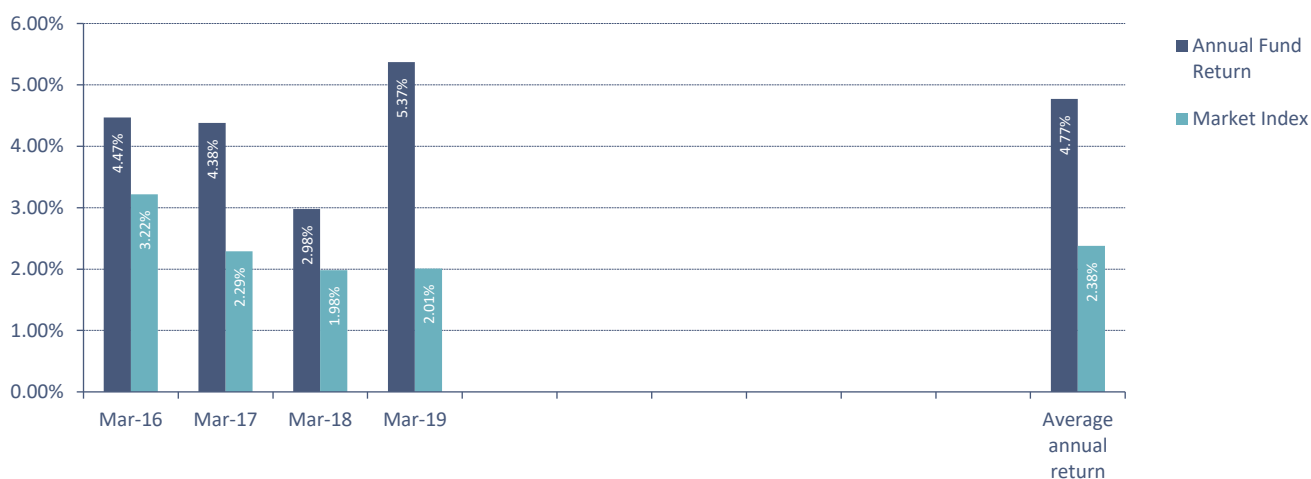


4. HOW HAS THE FUND PERFORMED?

	AVERAGE OVER PAST 5 YEARS	PAST YEAR (TO 31 DECEMBER 2019)
Annual Return (after deductions for charges and tax)	4.56%	7.28%
Annual Return (after deductions for charges but before tax)	5.90%	8.73%
Market Index Annual Return (reflects no deduction for charges and tax)	2.31%	1.68%

Market Index is the NZ 90 day Bank Bill Index. More information on the market index is available in the Other Material Information available at quaystreet.com or the offer register for the QuayStreet Funds at disclose-register.companiesoffice.govt.nz.

ANNUAL RETURN GRAPH¹



The above graph shows the return after fund charges and tax for each full year ending 31 March since the fund started. The last bar shows the average annual return since the fund started, up to 31 December 2019.

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) for an individual New Zealand resident. Your PIR may be lower.

5. WHAT FEES ARE INVESTORS CHARGED?

Investors in QuayStreet Income Fund are charged fund charges. In the year to 31 March 2019 these were:

	% OF NET ASSET VALUE
TOTAL FUND CHARGES ² Which are made up of -	0.79%
Total management and administration charges Including -	0.79%
Managers basic fee	0.64%
Other management and administration charges	0.15%
Total performance-based fees	0.00%

OTHER CHARGES

DESCRIPTION OF HOW CHARGE IS CALCULATED

Brokerage

Up to 0.50% of the amount being traded when the Fund buys or sells securities.

Investors may also be charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds). See the PDS for the QuayStreet Funds for more information about those fees.

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

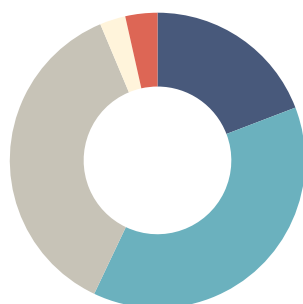
EXAMPLE OF HOW THIS APPLIES TO AN INVESTOR

Emma had \$50,000 in the Fund at the start of the year and did not make any further contributions. At the end of the year, Emma received a return after fund charges were deducted of \$4,365.00 (that is 8.73% of her initial \$50,000). Emma paid no other charges. This gives Emma a total return after tax of \$3,640.00 for the year.

6. WHAT DOES THE FUND INVEST IN?

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

ACTUAL INVESTMENT MIX (AS AT 31 DECEMBER 2019)



- Cash and cash equivalents - 19.18%
- New Zealand fixed interest - 37.87%
- International fixed interest - 36.62%
- Australasian equities - 2.82%
- Listed property - 3.51%

TARGET INVESTMENT MIX

	TARGET	RANGE
CASH AND CASH EQUIVALENTS	10%	0%-20%
NEW ZEALAND FIXED INTEREST	70%	0%-100%
INTERNATIONAL FIXED INTEREST	0%	0%-100%
AUSTRALASIAN EQUITIES	10%	0%-30%
INTERNATIONAL EQUITIES	0%	0%-30%
LISTED PROPERTY	10%	0%-30%
UNLISTED PROPERTY	0%	0%-0%
COMMODITIES	0%	0%-0%
OTHER	0%	0%-0%

TOP 10 INVESTMENTS

ASSET NAME	% OF FUND NET ASSETS	TYPE	COUNTRY
Sydney Airport Inflation Linked (Nov 2020)	3.37%	International fixed interest	Australia
Cash ANZ NZ (NZD)	3.36%	Cash and cash equivalents	New Zealand
Mirvac (Mar 2027)	3.17%	International fixed interest	Australia
Seek FRN (April 2022)	2.93%	International fixed interest	Australia
ANZ New Zealand Term Deposit 2.11% 23/7/2020	2.90%	Cash and cash equivalents	New Zealand
Chorus (May 2021)	2.83%	New Zealand fixed interest	New Zealand
Lend Lease (May 2026)	2.60%	International fixed interest	Australia
Precinct Properties (Dec 2021)	2.53%	New Zealand fixed interest	New Zealand
Powerco (Sep 2022)	2.52%	New Zealand fixed interest	New Zealand
NEXTDC FRN (June 2022)	2.50%	International fixed interest	Australia

The Top 10 investments make up 28.71% of the net asset value of the Fund.

CURRENCY 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%.

7. KEY PERSONNEL

NAME	CURRENT POSITION	TIME IN CURRENT POSITION	PREVIOUS POSITION	TIME IN PREVIOUS POSITION
James Ring	Investment Manager International Equities	5 year/s and 6 month/s	Investment Manager, Rank Group Limited	1 year/s and 0 month/s
Andrew South	Investment Manager Australasian Equities	5 year/s and 6 month/s	Chief Investment Officer, Brook Asset Management Limited	4 year/s and 1 month/s
Roy Cross	Senior Analyst	5 year/s and 6 month/s	Senior Analyst, Brook Asset Management Limited	8 year/s and 7 month/s
Stefan Stevanovic	Senior Analyst	5 year/s and 6 month/s	Research Analyst, Brook Asset Management Limited	6 year/s and 7 month/s
Xavier Waterstone	Senior Analyst	1 year/s and 4 month/s	Senior Analyst, Diogenes Research Pty Limited	1 year/s and 6 month/s

8. FURTHER INFORMATION

You can obtain further information from the PDS and Other Material information for the QuayStreet Funds from the offer register at disclose-register.companiesoffice.govt.nz.

9. NOTES

¹ Market Index returns do not reflect deductions of any fees or taxes.

² Management fees in the QuayStreet Income Fund of 0.75% include Supervisor, Custody and Registry charges which are shown here as other management and administration charges. Other management and administration charges also include expenses incurred within the Fund. This percentage will change from year to year.



QUAYSTREET®
ASSET MANAGEMENT

P. 0800 782 900 // E. INFO@QUAYSTREET.COM

LEVEL 36 VERO CENTRE, 48 SHORTLAND STREET, AUCKLAND CENTRAL 1010 NZ // QUAYSTREET.COM

FUND MANAGERS: PO BOX 1196, SHORTLAND STREET, AUCKLAND 1140

CLIENT SERVICES: PO BOX 13155, TAURANGA CENTRAL, TAURANGA 3141