



MFL Mutual Fund

This replacement fund update was first made publicly available on 20 December 2021. It replaces the 30 June 2021 MFL Mutual Fund fund update that was first made publicly available on 28 September 2021. The following change has been made in the replacement fund update:
- a change to the fund's investment objective in the 'Description of this fund' section.

What is the purpose of this update?

This document tells you how the MFL Mutual Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. MFL Mutual Fund 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 fund is a managed portfolio that invests predominantly in Australasian listed property, Australasian equities and international listed property with a small allocation to cash and cash equivalents and fixed interest assets. It may also invest in funds or trusts that invest in property and are intending to list. Some underlying investments are held directly and some are held via an underlying fund.

Listed property includes trusts or companies that own or invest directly in commercial, office and industrial property. The fund's equity investments will predominantly be shares in listed trusts or companies with a substantial property component. These could include, for example, ports, airports, toll roads, utility networks and retirement villages.

The fund aims to achieve a return (after the fund charge and before tax) on average over rolling three year periods that exceeds the composite index.

Total value of the fund (\$)	564,023,195
Number of investors in the fund	16,267
The date the fund started	26 September 1969

What are the risks of investing?

Risk indicator for the MFL Mutual 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-kickstarter.

Note that even the lowest category does not mean a risk-free investment, and there may be 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 ended 30 June 2021. 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.

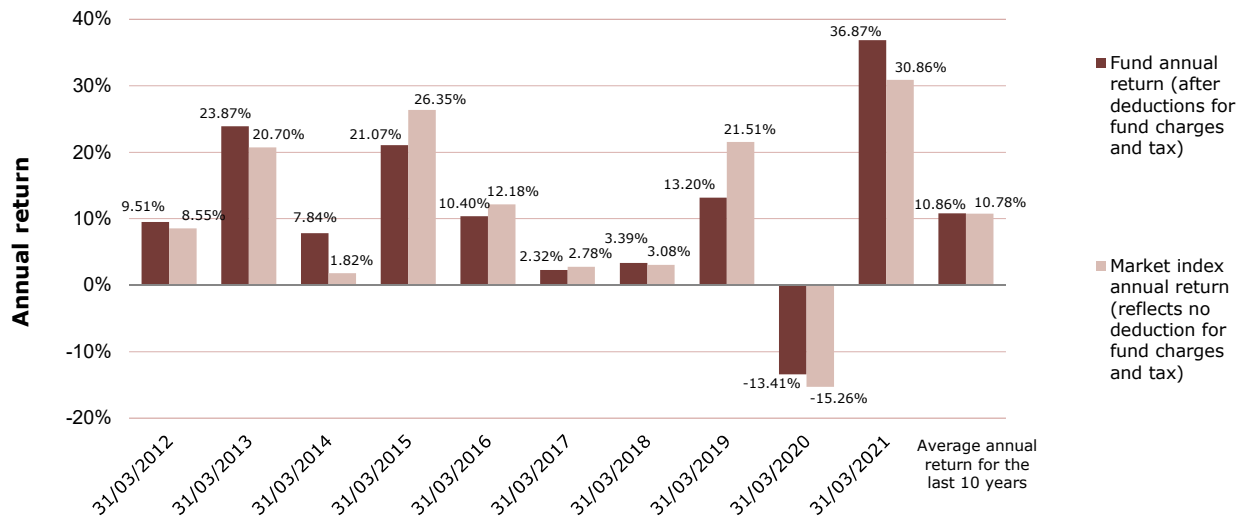
How has the fund performed?

	Average over past five years	Past year
Annual return (after deductions for charges and tax)	7.79%	27.15%
Annual return (after deductions for charges but before tax)	8.60%	28.33%
Market index annual return (reflects no deduction for charges and tax)	7.71%	24.83%

The market index annual return is calculated using the target investment mix and the indices of each asset class.

Additional information about the market index is available in the statement of investment policy and objectives on the scheme 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 30 June 2021.

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 MFL Mutual Fund are charged fund charges. In the year to 30 June 2021 these were:

	% of net asset value
Total fund charges¹	0.83%
<i>Which are made up of:</i>	
Total management and administration charges	0.83%
<i>Including:</i>	
Manager's basic fee	0.75%
Other management and administration charges	0.08%
Total performance based fees	0.00%
	Dollar amount per investor
Other charges	
Other charges	\$0

Investors are not currently charged individual action fees for specific actions or decisions (for example, for withdrawing from the fund).

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

Sarah 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, Sarah received a return after fund charges were deducted of \$2,715 (that is 27.15% of her initial \$10,000). Sarah also paid \$0 in other charges. This gives Sarah a total return after tax of \$2,715 for the year.

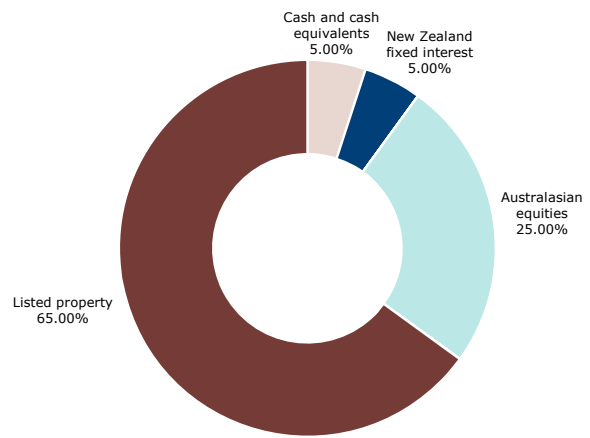
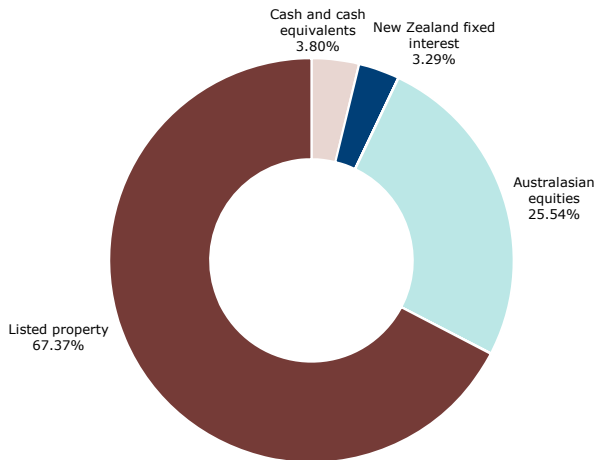
What does the fund invest in?

Actual investment mix²

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

Target investment mix²

This shows the mix of assets that the fund generally intends to invest in.



Top 10 investments

Name	Percentage of fund net assets	Type	Country	Credit rating (if applicable)
1 Goodman Group	6.48%	Australasian equities	Australia	
2 Oceania Healthcare	5.01%	Australasian equities	New Zealand	
3 Summerset Group Holdings	4.61%	Australasian equities	New Zealand	
4 Precinct Property NZ Ltd	4.42%	Listed property	New Zealand	
5 Goodman Property Trust	4.18%	Listed property	New Zealand	
6 Property for Industry Ltd	3.58%	Listed property	New Zealand	
7 Kiwi Income Property Trust	3.40%	Listed property	New Zealand	
8 Stride Stapled Group	3.34%	Listed property	New Zealand	
9 Ryman Healthcare Ltd	2.80%	Australasian equities	New Zealand	
10 Scentre Group	2.72%	Australasian equities	Australia	

The top 10 investments make up 40.54% of the net asset value of the fund.

Currency hedging

Asset Class	Benchmark hedging rate	Current hedging level
Cash and cash equivalents	No foreign exchange exposure	-
New Zealand fixed interest	No foreign exchange exposure	-
Australasian listed property	Benchmark 100% hedged	100%
International listed property	Benchmark 100% hedged	101%
Australasian equities	Benchmark 0% AUD hedged (range 0% - 100%)	0%

Key personnel

This shows the directors and employees who have the most influence on investment decisions in relation to the fund.

Name	Current position	Time in current position	Previous or other current position	Time in previous or other current position
Paul Huxford	Chief Investment Officer, New Zealand	3 years and 0 months	Acting Chief Investment Officer, ANZ Bank New Zealand Limited	0 years and 3 months
Alan Clarke	Co-Head of Diversified Portfolio Management	2 years and 4 months	Senior Mandate Research Manager, ANZ Bank New Zealand Limited	3 years and 7 months
Craig Tyson	Head of Australasian Listed Property Securities	3 years and 4 months	Investment Manager, ANZ Bank New Zealand Limited	12 years and 1 month
Angus Simpson	Assistant Portfolio Manager	1 year and 1 month	Equity Analyst, ANZ Bank New Zealand Limited	2 years and 1 month

Further information

You can also obtain this information and some additional information from the offer register at www.disclose-register.companiesoffice.govt.nz.

Notes

- Our fund charges are inclusive of GST, where applicable.
- The target and actual investment mix of this fund are based on:
 - the cash and cash equivalents held by the fund, and
 - the asset class of the underlying fund in which the fund invests.
They are not based on the cash and cash equivalents or any other assets held by the underlying funds.



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