

ASB Investment Funds

Global Property Shares Fund

Fund Update for the quarter ending 30 September 2016

This fund update was first made publicly available on: 29 November 2016



This replaces the fund updates that were first made publicly available on 31 October 2016 and 25 November 2016 to update certain market index returns data.

What is the purpose of this update?

This document tells you how the Global Property Shares Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. ASB Group Investments 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

To provide exposure to a portfolio of international listed property investments, with a negative return expected less than one in every three years. The Global Property Shares Fund invests in a target investment mix of 100% growth assets.

Total value of the fund	\$1,628,737
Number of investors in the fund	6
The date the fund started	26/10/2007

What are the risks of investing?

Risk indicator for Global Property Shares 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 <http://www.sorted.org.nz/tools/investor-kickstarter>

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.

The 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 30 September 2016. 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.

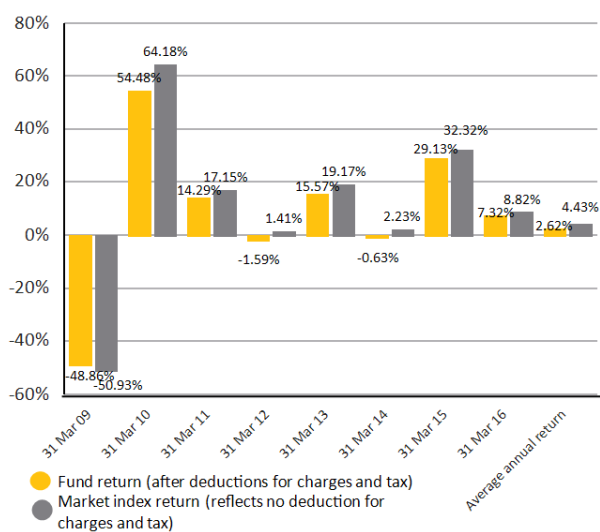
The risk indicator may not be a reliable indicator of the risk or returns that a fund is likely to experience in the future. For example, the risk indicator may be different if it was based on returns over a longer period.

How has the fund performed?

	Average over past five years	Past year
Annual return (after deductions for charges and tax)	13.14%	8.07%
Annual return (after deductions for charges but before tax)	14.96%	12.31%
Market index annual return (reflects no deduction for charges and tax)	16.52%	13.49%

The market index return is the target investment mix asset allocation weighted sum of the asset class market index return, where the target investment mix and asset class market indices are each as described in the Statement of Investment Policy and Objectives (SIPO). Additional information about the market index is available on the offer register at <http://www.business.govt.nz/disclose/> (search for ASB Investment Funds).

Annual return graph



This shows the return after fund charges and tax for each year ending 31 March since the fund started. The last bar shows the average annual return since the fund started, up to 30 September 2016.

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 Global Property Shares Fund are charged fund charges. In the year to 31 March 2016 these were:

	% of net asset value
Total fund charges	1.26%
Which are made up of:	
Total management and administration charges	1.26%
Including:	
Manager's basic fee	1.20%
Other management and administration charges	0.06%
Total performance-based fees	0.00%
Other charges	Description of how charge is calculated
Contribution fee	0.45% - paid on amounts invested

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

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

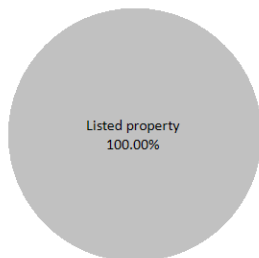
Example of how this applies to an investor

Jason 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, Jason received a return after fund charges were deducted of \$807.00 (that is 8.07% of his initial \$10,000). Jason also paid \$0.00 in other charges. This gives Jason a total return after tax of \$807.00 for the year.

What does the fund invest in?

Actual investment mix

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	0.00%
New Zealand fixed interest	0.00%
International fixed interest	0.00%
Australasian equities	0.00%
International equities	0.00%
Listed property	100.00%
Unlisted property	0.00%
Commodities	0.00%
Other	0.00%

Top 10 investments

Name	Percentage of net asset value of the fund	Type	Country	Credit rating (if applicable)
1 Vanguard International Property Securities Index Fund	92.11%	Listed property	Australia	
2 Vanguard Australian Property Securities Index Fund	4.91%	Listed property	Australia	
3 ASB Bank Account NZD	3.17%	Cash and cash equivalents	New Zealand	A-1+
4 ASB Investment Account	0.05%	Cash and cash equivalents	New Zealand	A-1+
5 ASB FFX Hedge Account	0.00%	Cash and cash equivalents	New Zealand	A-1+
6				
7				
8				
9				
10				

The top 10 investments make up 100.24% of the fund.

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
1 Jonathan Beale	Investment Committee member	2 years, 2 months	General Manager Wealth, ASB Bank (current position)	2 years, 3 months
2 Adam Boyd	Investment Committee member	0 years, 4 months	Executive GM Wealth & Insurance, ASB Bank (current position)	0 years, 4 months
3 Graeme Edwards	Investment Committee member	4 years, 9 months	General Counsel, ASB Bank (current position)	9 years, 3 months
4 John Smith	Investment Committee member	5 years, 3 months	Head of Managed Funds, ASB Bank (current position)	4 years, 3 months
5 Gavin Walker	Investment Committee Chairman	2 years, 2 months	Chairman, ASB Bank (current position)	5 years, 1 month

Further information

You can also obtain this information, the PDS for ASB Investment Funds, and some additional information from the offer register at <http://www.business.govt.nz/disclose/> (search for ASB Investment Funds).

Notes

Interests in the ASB Investment Funds are issued by ASB Group Investments Limited, a wholly owned subsidiary of ASB Bank Limited. Neither ASB Bank Limited nor any other person guarantees the interests in the ASB Investment Funds.