

## Fund Update

### For the quarter ended 31 December 2019

This fund update was first made publicly available on 13 February 2020

### What is the purpose of this update?

This document tells you how the **Private Land and Property Fund** has performed and what fees were charged. The document will help you to compare the fund with other funds. **Booster Investment Management 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 Booster Private Land and Property Fund investment objective is to provide investors with a complementary and enhanced risk/return outcome compared to traditional listed property investments. Through its exposure to the Booster Investment Scheme – Private Land and Property Portfolio (the “Wholesale Fund”) the Fund may be geared to invest in more Property or to develop Property already held by the Wholesale Fund.

**Total Value of the Fund**

\$41,595,904

**The date the fund started**

7 January 2019

### What are the risks of investing?

Risk indicator for the **Private Land and Property Fund**<sup>1</sup>:



The risk indicator is rated from 1 (low) to 7 (high). The rating reflects how much the value of the fund's assets go 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 <https://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 not captured by this rating.

This risk indicator is not a guarantee of a fund's future performance. The risk indicator is based on returns data for the five years 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.

## How has the fund performed?<sup>2</sup>

	Past Year
<b>Annual return</b> (after deductions for charges and tax)	Not applicable
<b>Annual return</b> (after deductions for charges but before tax)	Not applicable

## What fees are investors charged?

Investors in the Private Land and Property Fund are charged fund charges. In the PDS dated 18 September 2019<sup>3</sup> these are estimated to be:

	% of Net Asset Value
<b>Total fund charges<sup>4</sup></b>	<b>4.71%</b>
Which are made up of:	
<b>Total management and administration charges</b>	<b>4.71%</b>
Including:	
Manager's basic fee	1.00%
Other management and administration charges (estimated) <sup>5</sup>	3.71%
<b>Total Performance-based fees</b>	<b>0.00%</b>
<b>Other charges</b>	<b>Dollar amount per investor</b>
Member Fee	\$0.00

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

See the product disclosure statement for more information about the basis on which performance fees are charged.

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

Christopher 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, Christopher received a return after fund charges and tax were deducted of \$770 (that's 7.70% of his initial \$10,000). Christopher also paid \$0.00 in other charges. This gives Christopher a total return after tax of \$770 for the year.<sup>6</sup>

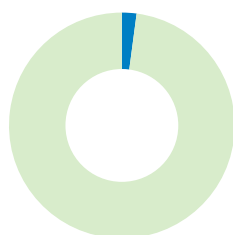
## What does the fund invest in?

### Actual Investment Mix

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

■ 2.09% Cash and cash equivalents

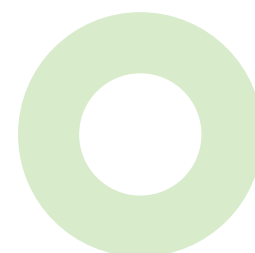
■ 97.91% Unlisted property



### Target Investment Mix

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

■ 100.0% Unlisted property



### Top 10 Investments<sup>7</sup>

Name	% of fund net assets	Type	Country	Credit Rating (if applicable)
2624 State Highway 10, Kerikeri, Northland	37.42%	Unlisted Property	NZ	
206 Upton Downs Road, Seddon, Marlborough	21.45%	Unlisted Property	NZ	
Maraekakaho Road, Hastings, Hawke's Bay	18.16%	Unlisted Property	NZ	
75 Barewood Road, Seddon, Marlborough	17.66%	Unlisted Property	NZ	
416 Main Road, Hope, Nelson	13.34%	Unlisted Property	NZ	
243 Old Coach Road, Mahana, Nelson	9.09%	Unlisted Property	NZ	
288 Ranzau Road, Hope, Nelson	8.45%	Unlisted Property	NZ	
57 Appleby Highway, Hope, Nelson	6.03%	Unlisted Property	NZ	
71 Lansdowne Road, Appleby, Nelson	5.11%	Unlisted Property	NZ	
2 Flemings Road, Seddon, Marlborough	4.27%	Unlisted Property	NZ	

The top 10 investments make up 140.98%<sup>8</sup> 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
David Beattie	Principal, Booster Financial Services Limited	1 year, 7 months	CIO, Booster Financial Services Limited	17 years, 6 months
Nic Craven	Senior Manager - Research, Booster Financial Services Limited	1 year, 7 months	Research Manager, Booster Financial Services Limited	4 years, 2 months
Allan Yeo	Managing Director, Booster Financial Services Limited	21 years, 7 months	Associate Director, Barclays Bank plc	2 years
Brendon Doyle	Director, Booster Financial Services Limited	2 years, 10 months	Deputy Secretary, Financial Operations, New Zealand Treasury	1 year, 1 month
Paul Foley	Executive Chairman, Booster Financial Services Limited	1 year, 5 months	Director, Booster Financial Services Limited	6 years, 9 months

### Further Information

You can also obtain this information, the PDS for the **Private Land and Property Fund**, and some additional information from the offer register at

### Notes

<sup>1</sup> The risk indicator has been calculated using a mix of actual returns of the wholesale fund, the Private Land and Property Portfolio, for the period of 1 July 2017 to 31 December 2018, and historical returns obtained from the Property Council/IPD New Zealand Property Index for the period of 1 January 2015 to 30 June 2017. As a result, the risk indicator may provide a less reliable indication of the potential future volatility of the fund

<sup>2</sup> The Fund's performance will not be benchmarked against a market index return, as no appropriate security index or suitable peer group index has been identified that the Manager considers would be useful to investors when assessing the performance of the assets in the Fund. This is due to the nature of the Fund's investment strategy, being to primarily invest in unlisted direct property assets in New Zealand. For further information, refer to the "Market Index" document on the offer register at <https://disclose-register.companiesoffice.govt.nz/>

### Notes (cont.)

<sup>3</sup> The fund has not yet completed a full disclosure year and the total fund charges shown are the estimated amount of costs and expenses that will be charged to the fund as at the date of the Private Land and Property Fund PDS. The Fund's first full disclosure year is for the period ending 31 March 2020.

<sup>4</sup> Total fund charges are charged as a percentage of an investor's interest in the fund (i.e. as a percentage of their account balance). GST is not included in any of the fees stated and will be added where required.

<sup>5</sup> Included in the "Other management and administration charges" are in-fund costs which are capped at 0.10% and covers the Supervisor's fees, and other charges or expenses incurred directly or indirectly by Booster or the Supervisor. The remaining portion of 3.61% relates to Property Operating Expenses which are the estimated direct costs of ownership and operating the individual properties of the wholesale fund, the Private Land and Property Portfolio. The actual Property Operating Expenses that will be charged in the first full disclosure period ending 31 March 2020, and may be materially different to those estimated above. As at the date of this Fund Update the estimated Property Operating Expenses is estimated to be 3.10% for the year ending 31 March 2020. For further information on the estimated charges, please refer to the "Estimate of Fees" document on the Fund's offer register at <https://disclose-register.companiesoffice.govt.nz/>.

<sup>6</sup> As the fund commenced on 7 January 2019, a full year has not been completed as at 31 December 2019. For the purposes of the member example, the period refers to the period of 7 January 2019 to 31 December 2019 and the return is the actual return since the fund started, net of annual fund charges and tax. The actual fund return since the Fund started was 7.70% (after deductions for fund charges and tax)

<sup>7</sup> The Private Land and Property Fund does not directly invest in the property assets but gains exposure to these assets by holding units in the wholesale fund, the Private Land and Property Portfolio which is also managed by Booster Investment Management Limited. The Private Land and Property Portfolio holds the direct property assets listed in the table below.

<sup>8</sup> The investment objective and strategy of the wholesale fund, the Private Land and Property Portfolio, allows the fund to borrow to invest in more land and properties or to develop land and properties already held by the fund. The top 10 investments does not reflect the borrowing that the wholesale fund has undertaken in respect of the properties held. For further information the wholesale fund, please refer to the Private Land and Property Fund PDS.