

Listed Property Fund

Monthly Performance Update as at 30 September 2026

To review the fund's investment objective and strategy, fees information and risk indicator please see the funds' product disclosure statement and most recent fund update at www.octagonasset.co.nz/our-funds/listed-property-fund/.



Return comparison	1 month	3 months	1 year	3 years*	Since inception*
Net Fund Return ^	-2.28%	-4.59%	-12.78%	1.46%	5.16%
Gross Fund Return	-2.19%	-4.37%	-11.82%	2.63%	6.08%
S&P/NZX All Real Estate Gross with Imputation Index**	-2.03%	-4.16%	-12.35%	2.41%	6.17%

* Annualised

Major investments

Goodman NZ Ltd. & Goodman Property Services Ltd.	18.50%
Precinct Properties New Zealand Limited	17.85%
Kiwi Property Group Limited	15.78%
Property For Industry Limited	10.35%
Vital Healthcare Property Trust	9.46%
Argosy Property Limited	8.08%
Stride Property Group	5.68%
Investore Property Limited	1.86%
New Zealand Rural Land Company	1.76%
BNZ Transactional Account NZD	1.66%
Major holdings as % of total portfolio	90.97%

Manager's comments

How did your portfolio perform?

The Listed Property Fund (Fund) delivered a gross return of -2.19% for September, fractionally underperforming the Fund's benchmark return of -2.03% by -0.16%.

For the 12 months to the end of September, the Fund delivered a gross return of -11.82%, outperforming the Fund's benchmark return of -12.35% by +0.53%.

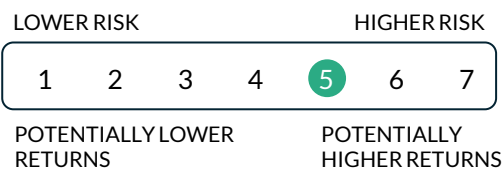
The top contributors to relative performance were our underweight positions in Goodman Property Trust and Precinct Properties. Goodman has struggled on the back of a looser rental market for industrial real estate, with leasing activity on the softer side. It, alongside others, are also progressing some developments on a speculative basis, adding risk of increased vacancy in the future. Precinct Properties has continued a weaker share price performance after a second consecutive result on the softer side of expectations, with a decision around Auckland's Downtown project also looming large for investors.

The biggest detractors to performance were our underweight position in Vital Healthcare and overweight position in Ryman Healthcare. From our perspective, strength in the Vital Healthcare share price is largely explained by a rebound from a soft performance through the August reporting season, and trading activity around recent index changes into month-end. The share price has since fallen toward its lows through early October. Ryman remains under pressure from a combination of rising interest rates and renewed weakness in the housing market.

Things to note

- Manager: Salt Investment Funds Limited
- Investment manager: Octagon Asset Management Ltd
- Date the fund started: 26 June 2008
- Tax status: Portfolio Investment Fund (PIE)
- Minimum suggested investment time frame: At least five years
- Market Index: S&P/NZX All Real Estate Gross with Imputation Index
- Currency: New Zealand dollars

Risk indicator***



View the [Product Disclosure Statement](#) for detailed information about this Fund and Octagon Investment Funds.

We actively manage the Fund’s foreign currency exposure associated with Australian equities and listed property. The New Zealand dollar fell -1.67% against the Australian dollar during the month.

What happened in the markets you invest in?

The New Zealand 10-year government bond yield rose to 5.10% at September- end, around +40bp higher than at the start of the month. Despite this increase, gross dividend yields of the property sector have maintained their long-term premium over 10-year government bond yields. We think they currently offer quite an attractive yield for income-focused investors, albeit with limited growth prospects.

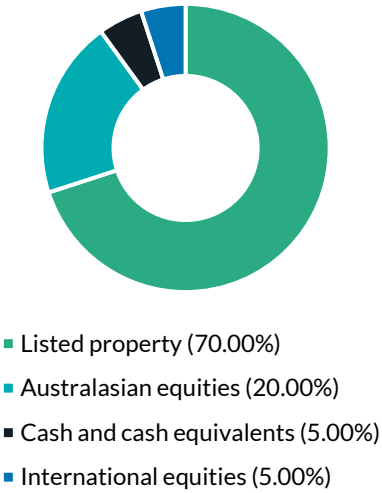
What are we thinking about the future?

In our view, the 2026 general election here in New Zealand presents some risk to valuations in the property sector. A change of government could potentially see the introduction of capital gains taxes on commercial and residential property, with some research estimating around a 70-90bp negative impact on annual property investment returns if these changes were implemented.

From an aged-care perspective, in our view, there is a need for further funding to support ongoing investment in care provision by sector players. We see some risk that, given extremely tight fiscal constraints, a Labour-led government may be forced to choose funding planned pay equity changes over providing real funding increases to rebuild care operator margins.

Interest rates have risen relentlessly across the globe in recent months, which has put downward pressure on property sector returns. It’s hard to see this dynamic changing until a resolution of the conflicts in Iran and Ukraine.

Tactical Asset Allocation



Currency hedging

As at 30 September 2026

% of fund exposed to FX risk	3.89%
Value of fund unhedged (after hedging)	1.11%

Fees

Annual fund charges are currently 1.15% p.a. of the value of your investment. We pay management and administration charges along with the Supervisor fee out of this. All fees and charges are quoted exclusive of GST.

Please note that Salt Investment Funds Limited replaced Forsyth Barr Investment Management Limited as the manager and issuer of the Octagon Investment Funds on 31 July 2026.



Paul Robertshawe, CA
Director,
Chief Investment Officer



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Portfolio
Manager, Equity Analyst

For more information, please visit octagonasset.co.nz, email info@octagonasset.co.nz, or call 0800 628 246

[^] Net Fund Returns are calculated before the deduction of taxes and after deduction of fund charges and trading expenses and including imputation credits where available. Gross Fund Returns are calculated before deduction of taxes and fund charges but after deduction of trading expenses and including imputation credits where applicable. Market index returns do not have any deductions for fund charges, trading expenses or tax. Prior to October 2022 Net Fund Returns were calculated after deduction of fund charges, trading expenses and accrued tax for a New Zealand resident paying individual tax at the highest Prescribed Investor Rate (28%).

^{**} Please refer to the [SIP0](#) for benchmark history and the hedging calculation method, if applicable.

^{***} The risk indicator is rated from 1 (low) to 7 (high). The rating reflects how much the value of the relevant fund’s assets goes up and down (volatility). A higher risk generally means higher potential returns over time, but more ups and downs along the way. The risk indicator is based on the returns data for the five years to 30 September 2026. See more information about the risks of investing in the Product Disclosure Statement.

This publication does not contain financial advice. We recommend you review your investments and seek specialist advice on any taxation aspects. Past performance is not a reliable guide to future performance. Salt Investment Funds Limited is the issuer, and Octagon Asset Management Limited the investment manager, of the Octagon Investment Funds. A copy of the Product Disclosure Statement for the Funds is available from www.octagonasset.co.nz/disclosure-information, or by calling 0800 628 246.