

Key information

Bought and sold from Kernel directly or via all major wrap platforms

Structure: Portfolio Investment Entity (PIE)

Fund Inception: 28 August 2019

Number of constituents: 8

Morningstar AU Fund code: 24494

Morningstar Code: F00001461Z

Citi Code: VPO1

Disclose Register #: FND15843

Total fund value: \$151,538,452

Distribution frequency: Quarterly

12 month Yield¹: 5.20%

Indicative Dividend²: 5.28%

Management fee: 0.25% p.a.

Offer documents³

PDS: August 2025

SIPO: September 2025

ESG Policy: April 2024

Fund Update: September 2025

Index fundamentals

Index: S&P/NZX Real Estate Select Index

Price to Book: 0.95

Trailing P/E: 26.74

Projected P/E: 19.20

Implied Earnings Yield: 5.21%

Risk (index data)

Fund update risk Indicator: 5

12 month volatility⁴: 13.87%

Monthly returns standard deviation

| | +/-1 (68%) | +/-2 (95%) |
|----------------|------------|------------|
| 1 year | 3.72% | 7.44% |
| 3 years | 3.84% | 7.68% |
| 5 years | 3.77% | 7.54% |

Range of 12 month index returns

| | 1 year | 5 years |
|----------------|--------|---------|
| Worst | -6.67% | -22.32% |
| Median | 4.77% | -1.03% |
| Average | 5.28% | -2.43% |
| Best | 21.74% | 21.74% |

Fund overview

The Fund provides investors with a diversified portfolio of 8 NZX-listed Real Estate Investment Trusts which own and manage commercial property portfolios. With a single investment you get exposure to over 300 properties throughout New Zealand, ranging from office buildings to supermarkets to industrial estates.

Benefits

The NZ Commercial Property Fund can be used in a variety of investment strategies, for example:

- To diversify your portfolio and manage risk. Property often has a low correlation to other asset classes
- A low-cost alternative to other active managers

Performance⁵

| | 1 month | 3 months | 1 year | 3 years p.a. | 5 years p.a. |
|-----------------------------------------|---------|----------|--------|--------------|--------------|
| Index total return | 0.43% | 9.43% | 15.08% | 6.65% | 0.55% |
| Fund gross return | 0.46% | 9.45% | 15.10% | 6.83% | 0.69% |
| Gross tracking difference | +0.03% | +0.02% | +0.02% | +0.18% | +0.14% |
| Performance (after fees at 0% PIR tax) | 0.43% | 9.37% | 14.76% | 6.53% | 0.36% |
| Performance (after fees at 28% PIR tax) | 0.44% | 9.18% | 13.93% | 5.85% | -0.22% |

10 years p.a. index

6.90%*

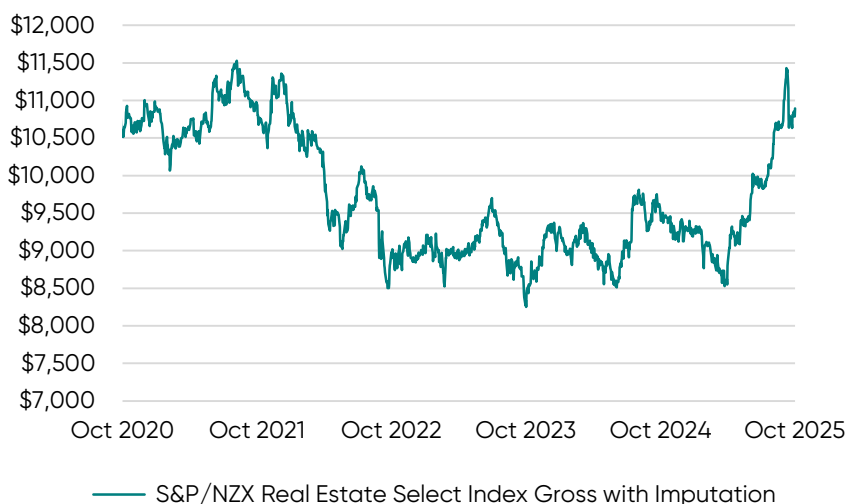
*Index returns do not reflect deductions for charges and taxes.

Index calendar return

| 2023 | 2022 | 2021 | 2020 | 2019 |
|-------|---------|-------|-------|--------|
| 5.47% | -21.46% | 3.11% | 7.15% | 32.69% |

Index value chart

\$10,000 invested 5 years ago⁶: \$10,280



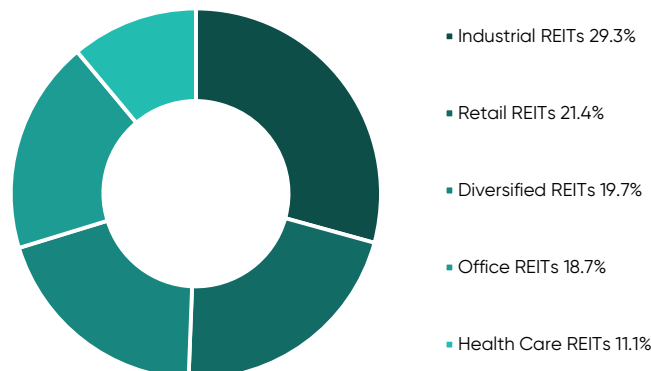
Where does the fund invest?

This shows the country weight that the fund invests in:



What does the fund invest in?

This shows the GICS⁷ weighting for the fund:



Asset allocation

| Asset | % of fund NAV |
|---------------------------|---------------|
| Cash and cash equivalents | -0.25% |
| Australasian equities | 100.25% |

Impact⁸

Carbon Footprint:

2.77 metric tons per USD1m invested. 95% below global benchmark. Operational and first tier supply chain greenhouse gas emissions

Carbon Efficiency:

56.26 metrics tons / USD1m revenue. 33% below global benchmark. The index's absolute owned greenhouse gas emissions divided by the sum of revenues

Further information

The information is not investment advice. Kernel has taken reasonable steps to ensure that the information in this document is accurate and up-to-date. Kernel does not accept any responsibility for any error or omission or for any loss resulting from the use of this information, except to the extent required by law.

Top 10 investments

| Company | | % of fund NAV |
|---------------------------------|----|---------------|
| Precinct Properties New Zealand | NZ | 18.70% |
| Kiwi Property Group | NZ | 17.52% |
| Goodman Property Trust | NZ | 16.33% |
| Property for Industry | NZ | 13.01% |
| Argosy Property | NZ | 11.28% |
| Vital Healthcare Property | NZ | 11.11% |
| Stride Property | NZ | 8.39% |
| Investore Property | NZ | 3.91% |
| Cash and Cash Equivalents | NZ | -0.25% |

The Top 10 investments make up 100.00% of the fund

Index Eligibility Criteria

- To be included, a constituent must be classified under the GICS Real Estate Sector and in the S&P/NZX All Index. Constituents must also have a minimum float-adjusted market cap of NZD \$300 million and six-month average daily value traded (ADVT) above NZD \$200,000.
- Existing constituents are removed if their float-adjusted market cap falls below NZD 200 million or six-month ADVT falls below NZD 100,000 as of the rebalancing reference date

1. 12 month Yield is the last 4 quarterly distributions divided by unit price 12 months ago. This is the experience an existing investor would have had.

2. Indicative Dividend is the index calculation of the underlying dividends in the last 12 months divided by the current valuation.

3. The offer documents are available at www.kernelwealth.co.nz

4. 12 month volatility is the standard deviation of daily returns, annualised by multiplying by square root of number of periods.

5. Performance assumes distributions reinvested. Gross tracking difference is before fees, expenses and tax. Rounding may cause a difference of 0.01%.

6. Growth of a hypothetical investment in the index (no allowance for fees or taxes) and no further contributions.

7. Global Industry Classification Standard (GICS)

8. Benchmark is S&P/NZX 50 Gross. See explanation of Trucost methodology.