



FUND DESCRIPTION

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.

FUND REVIEW

The New Zealand listed property sector ended the quarter up 8.6%, benefiting from lower bond yields, while a drop in the rate of inflation also supported the interest-rate-sensitive sector.

The Reserve Bank of New Zealand (RBNZ) cut the Official Cash Rate (OCR) by 25 basis points in August, its first cut since the pandemic emergency cut in 2020. The cut came as economic data showed the local economy continues to struggle.

Weak economic data included a 1.2% decline in Q2 retail sales, while the unemployment rate rose to 4.6%, the highest level in more than three years. Meanwhile, the economy contracted by 0.2% in the three months to June 2024.

By the end of the quarter, interest rate markets were pricing in more than 200 basis points of cuts from the RBNZ over the coming 12 months, while the yield on the New Zealand 10-year government bond was 43 basis points lower at 4.2% over the quarter.

The MFL Property Fund rose 13.92% over the quarter.

Positive fund performance was largely driven by its overweight position to the strong-performing retirement sector. The best of the bunch was Arvida Group Limited, which saw its shares rise more than 70% following a \$1.3billion takeover offer by US private equity firm, Stonepeak. The offer of \$1.70 a share was a 65% premium to Arvida's closing price prior to the announcement. Subsequently, shareholders voted overwhelmingly in favour of the takeover offer.

The Arvida news dragged three other retirement sector holdings higher, including Oceania Healthcare Limited (+39.6%), Ryman Healthcare Limited (+20.8%) and Summerset Group Holdings (+27%). Further benefiting the sector was a decline in bond yields. Lower

bond yields tend to make the sector more attractive on a valuation basis, while improving the prospect of sales as borrowing costs are lower.

Other good performers included the fund's holding of Australian property fund manager Charter Hall Group and Lendlease Group, the Australian construction company. Shares in Charter Hall rose more than 40% over the quarter. Although the company reported an after-tax loss of A\$222.1 million and a reduction in group funds under management (FUM), the company's forward guidance topped expectations. Meanwhile, Lendlease shares rose 32.5% over the quarter.

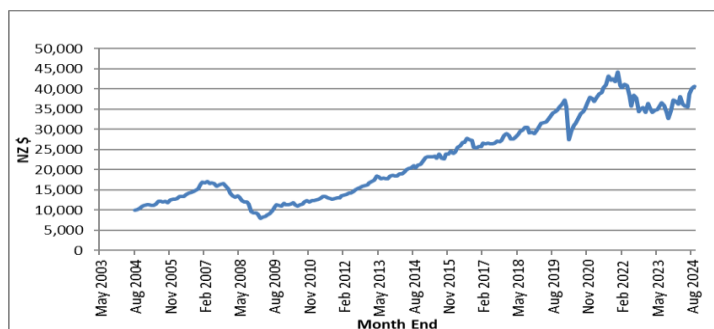
FUND PERFORMANCE

	3mth	1 year	3 years (p.a.)*	5 years (p.a.)*	10 years (p.a.)*
At 0% PIR tax	14.43%	19.02%	-1.28%	3.44%	7.13%
At 28% PIR tax	13.92%	17.76%	-1.90%	2.68%	6.32%

Performance is after annual fund charges and stated PIR. The 28% PIR return shows returns at the highest PIR at the time of the performance.

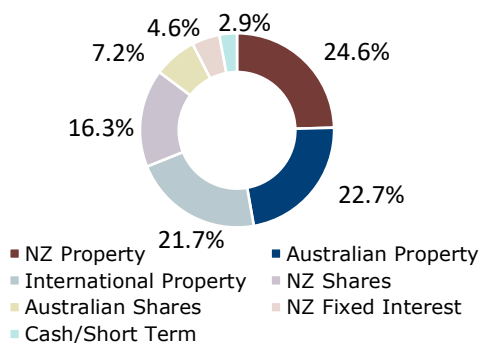
* Performance for period longer than one year is the fund's average performance per annum.

FUND PERFORMANCE OVER 20 YEARS



The fund became a PIE fund on 1 October 2007. Performance of the 0% PIR prior to this date has been recalculated on a before tax basis.

CURRENT ASSET ALLOCATION





TOP 10 HOLDINGS

The following table shows the largest underlying holdings as a percentage of the fund.

	Company	Country	Percentage
1	Goodman Group	Australia	8.24%
2	Goodman Property Trust Units	New Zealand	5.42%
3	Oceania Healthcare Ltd.	New Zealand	4.96%
4	Ryman Healthcare Ltd.	New Zealand	4.49%
5	Precinct Properties NZ Ltd & Precinct Properties Investments Ltd	New Zealand	4.03%
6	Kiwi Property Group Ltd.	New Zealand	3.61%
7	Stride Property Group	New Zealand	3.11%
8	Summerset Group Holdings Limited	New Zealand	3.05%
9	Property For Industry Limited	New Zealand	2.62%
10	Scentre Group	Australia	2.61%

Total number of holdings 291

FUND SIZE

\$405,615,260 as at 30 September 2024.

ADDITIONAL FUND DETAILS

Minimum Transaction Size	
Lump sum payments	\$500
Regular payments	\$50
Lump sum withdrawals	\$500
Regular withdrawals	\$100

Fees (year to 30 June 2024)	
Total fund charges*	0.84%

* The total annual fund charge for the year ending 30 June 2024.

INVESTMENT MANAGER



Francois de Cannart d'Hamale is responsible for ANZ Investments' specialist Australasian listed property mandates.

Francois joined ANZ in May 2023 and has close to 25 years' experience in the finance and property sectors.

Information is current as at the date of this document and may change on a daily basis. Past performance does not indicate future performance. The actual performance any given investor realises will depend on many things, is not guaranteed and may be negative as well as positive.

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