Smartshares Exchange Traded Funds

Smartshares Global Property ETF

Fund update for the quarter ended 30 September 2023

This fund update was first made publicly available on 30 October 2023.

What is the purpose of this update?

This document tells you how the Smartshares Global Property ETF has performed and what fees were charged. The document will help you to compare the fund with other funds. Smartshares 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

Invests in global property securities and is designed to track the return (before tax, fees and other expenses) of the FTSE EPRA/NAREIT Developed ex Australia Rental Index, hedged to the New Zealand dollar.

Total value of the fund:	$30,955,763
The date the fund started:	29 June 2023

What are the risks of investing?

Risk indicator for the Smartshares Global Property ETF[1]

Lower risk						Higher risk
1	2	3	4	5	**6**	7
Potentially lower returns						Potentially higher returns

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 sorted.org.nz/tools/investor-profiler.

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.

This risk indicator is not a guarantee of a fund's future performance. The risk indicator is based on the returns data for 5 years to 30 September 2023. 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 for the Smartshares Exchange Traded Funds – Specialist Series for more information about the risks associated with investing in this fund.

How has the fund performed?

	Past year
Annual return (after deductions for charges and tax)	Not applicable
Annual return (after deductions for charges but before tax)	Not applicable
Market index annual return (reflects no deduction for charges and tax)	-0.05%

The market index annual return is based on the annual return of the FTSE EPRA Nareit Developed ex Australia Rental Index (100% hedged to the New Zealand dollar). Additional information about the market index is available in the 'Other Material Information' document on the offer register at disclose-register.companiesoffice.govt.nz.

What fees are investors charged?

Investors in the Smartshares Global Property ETF are charged fund charges. Based on the Product Disclosure Statement dated 26 June 2023, these are expected to be:

	% per annum of fund's net asset value
Total fund charges	0.54%
Which are made up of:	
Total management and administration charges	0.54%
Including:	
Manager's basic fee	0.54%
Other management and administration charges	0.00%[2]

Investors may also be charged individual action fees for specific actions or decisions (for example, withdrawing from or switching funds). See the Product Disclosure Statement for the Smartshares Exchange Traded Funds – Specialist Series for more information about those fees.

The fees set out above include GST where applicable.

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

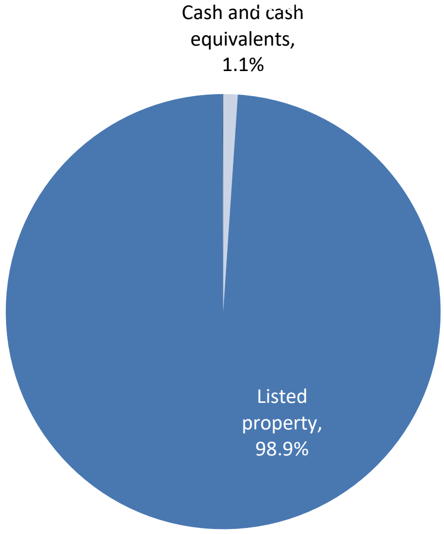
Example of how this applies to an investor

Tara had $10,000 in the fund on 29 June 2023 and did not make any further contributions. On 30 September 2023, Tara received a return after fund charges were deducted but before tax of $169 (that is 1.69% of their initial $10,000). This gives Tara a total return after tax of $173 for the period.

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.

Asset Category	Target asset mix
Cash and cash equivalents	-
New Zealand fixed interest	-
International fixed interest	-
Australasian equities	-
International equities	-
Listed property	100.00%
Unlisted property	-
Commodities	-
Other	-

Top 10 investments

Name	% of fund's net asset value	Type	Country	Credit rating (if applicable)
iShares Core FTSE Global Property Ex Australia (AUD Hedged) ETF	37.11%	Listed property	Australia	
Prologis Inc	5.04%	Listed property	United States	
Equinix Inc	3.30%	Listed property	United States	
Public Storage	2.04%	Listed property	United States	
Welltower Inc	1.95%	Listed property	United States	
Digital Realty Trust Inc	1.76%	Listed property	United States	
Simon Property Group Inc	1.72%	Listed property	United States	
Realty Income Corp	1.67%	Listed property	United States	
VICI Properties Inc	1.47%	Listed property	United States	
Extra Space Storage Inc	1.25%	Listed property	United States	

The top 10 investments make up 57.31% of the fund's net asset value.

Currency hedging

As at 29 September 23 the fund's exposure to assets denominated in foreign currencies was 99.04%, of which 94.88% was hedged. This means the fund's unhedged foreign currency exposure was 5.07% of the net asset value of the fund. See the current SIPO on the offer register at disclose-register.companiesoffice.govt.nz for more information on the fund's currency hedging strategy.

Key personnel[3]

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 current positions	Time in previous or other current position
Guy Roulston Elliffe	Director	7 years and 10 months	Corporate Governance Manager - ACC (current position)	8 years and 5 months
Stuart Kenneth Reginald Millar	Chief Investment Officer - Smartshares	4 years and 4 months	Head of Portfolio Management - ANZ Investments	6 years and 4 months
Anna Lennie Scott	Chief Executive Officer - Smartshares	1 month	Chief Operating Officer and Director - Hobson Wealth	5 years and 2 months
Alister John Williams	Director	7 years and 10 months	Investment Manager - Trust Management	5 years and 4 months

Further information

You can also obtain this information, the Product Disclosure Statement for the Smartshares Exchange Traded Funds – Specialist Series, and some additional information from the offer register at disclose-register.companiesoffice.govt.nz.

Notes

1 Market index returns (as well as actual returns) have been used to complete the risk indicator, as the fund has not been in existence for 5 years. As a result, the risk indicator may provide a less reliable indicator of the potential future volatility of the fund. The risk indicator for the fund uses 4 years and 9 months of market index returns.

2 These charges refer to the normal fund operating costs that are charged to the fund. For disclosure purposes, supervisor, audit and legal costs are not included in the manager's basic fee, but are included in the other management and administration charges. Some of these are fixed costs so the amount shown can range from 0% up to the total fund charges depending on the total value of the fund.

3 Anna Scott was appointed as Chief Executive Officer of Smartshares Limited on 4 September 2023, and replaced Graham Law, in his capacity as Acting Chief Executive Officer of Smartshares Limited, as a key person that has influence on the investment decisions of the fund.