

Squirrel Monthly Income Fund

31 October 2025

The Squirrel Monthly Income Fund ('Fund') seeks to generate competitive and regular income from a diversified portfolio of NZ loans secured by registered first mortgages on residential property. Squirrel focuses on mortgage lending to select market niches where investors can expect to earn attractive returns from carefully qualified borrowers with residential property as security.

1 year Fund return

6.86% p.a.¹

As at 31 October 2025

Performance and market commentary

The Squirrel Monthly Income Fund returned **0.53%**¹ in October. The Fund offers investors competitive stable monthly income by providing flexible, competitive funding solutions for NZ's housing market.

The Fund's portfolio is diversified across **360 loans**, including **269 construction loans** and **91 home loans**. Its exposure is managed via the **Squirrel Wholesale Construction Loan Fund (76.09%)** and the **Squirrel Wholesale Home Loan Fund (23.83%) held in cash**. The portfolio's **Loan-to-Value Ratio (LVR)** was **58.91%**.

At month-end, the Fund was invested **(\$1,652,764 or 3.95%)** in **three over-term home loans and one is in arrears**. One loan (\$321,593 of fractional investment or 1.22%) has been repaid. Two loans (\$1,142,770 or 2.73%) are expected to be repaid during December, and Squirrel is engaging with the borrower to bring the loan in arrears up to date.

The Fund is invested in **16 construction loans (totalling \$4,543,475 or 3.29%)** that are over-term and/ or in arrears. Since month-end, **four loans (\$1,345,107 of fractional investment or 0.97%)** have been repaid. Another **five loans (\$820,533 of fractional investment or 0.59%)** are expected to be repaid during December, with the remaining **seven loans (\$2,377,834 invested or 1.72%)** to be repaid through property sales.

House prices remained broadly flat in recent months, though regional trends continue to vary. Sales activity has picked up, suggesting demand is slowly returning after a softer middle of the year. At the same time, increased listings – including more new builds – are keeping the market well supplied and firmly in buyers' territory.

The Reserve Bank's 0.25% cut in November brought the OCR down to 2.25%, and we expect it to remain on hold through 2026. More generally, signs of economic improvement are becoming more widespread, with increased business confidence and house-price-to-income ratio stabilising to around pre-COVID levels.

While conditions are improving, progress will require continued income growth and a steady flow of new housing. For buyers, the current environment offers choice and reduced urgency. For developers, this stage of the cycle brings both longer sales periods and emerging opportunities as confidence gradually rebuilds.

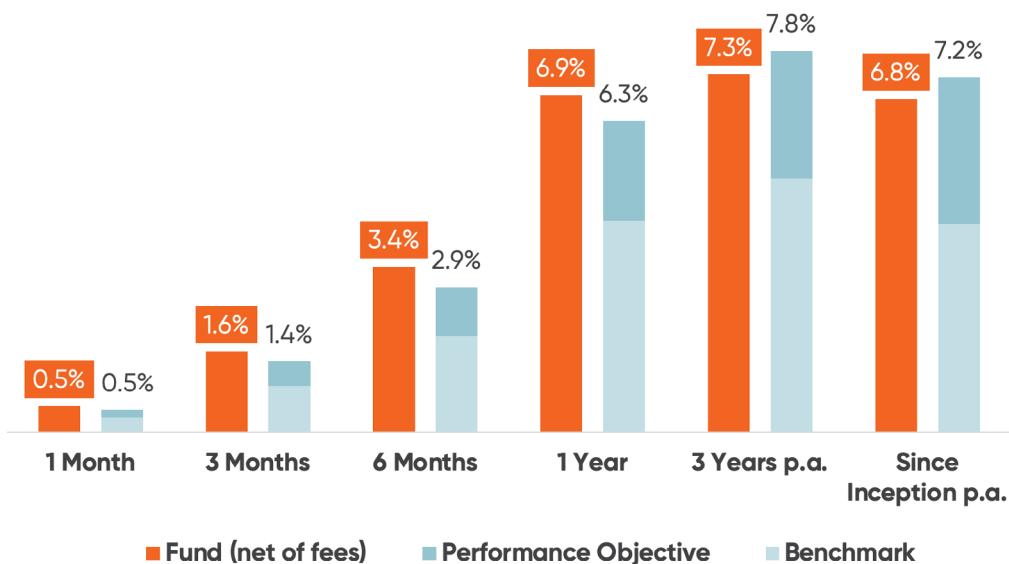
¹. Returns after all fees and expenses and includes the reinvestment of distributions. Investors' tax rates are not taken into account when calculating returns. Past performance is not a reliable indicator of future performance. Distributions are not guaranteed.

Investment objectives and strategy

The Fund's investment objective is to provide an annual return, after fees and before tax, that **outperforms the 1 Year New Term Deposit Rate (>\$10k) by a margin of 2.00%**¹. The Fund combines Squirrel's real estate lending expertise into a convenient, tax-effective form where investors receive returns from a diverse portfolio of home loans and residential construction loans with first ranking security against residential property. Squirrel is the Investment Manager and the Fund invests in the Squirrel Wholesale Home Loan Fund and the Squirrel Wholesale Construction Loan Fund. Squirrel actively manages the Squirrel Wholesale Funds' loan exposure through Squirrel's peer-to-peer ("P2P") platform.

Fund performance (net of fees)

	31 Oct '25	6 months	1 year	3 years p.a.	Since inception p.a.
Squirrel Monthly Income Fund ²	0.53%	3.36%	6.86%	7.28%	6.77%
Benchmark: 1 Year New Term Deposit Rate (>\$10k) ³	0.29%	1.94%	4.30%	5.15%	4.23%
Objective: Benchmark + 2.00% p.a. ¹	0.46%	2.95%	6.33%	7.75%	7.21%



Fund features and benefits

The Fund targets **higher returns and greater simplicity** compared to traditional income strategies.

- Competitive returns with **income paid monthly**.
- Loans are **secured by first mortgages** over **residential property**.
- Squirrel's **Reserve Funds** help protect against missed borrower repayments and defaults.
- **Liquidity** provided with 30 days' notice.

Who is the fund suited to?

- Investors looking to generate a higher regular income compared to traditional income strategies with a modest⁴ increase in risk.
- Investors looking for an increase in returns on their strategic cash holdings with a modest⁶ increase in risk.

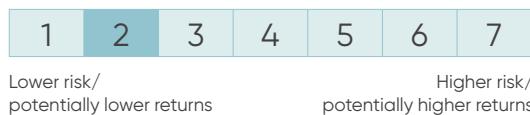
1. The Fund's investment objective is to provide an annual return, after fees and before tax, that outperforms the 1 Year New Term Deposit Rate (>\$10k) by a margin of 2.00%, effective from 04/09/2023. Prior to this date, the Fund's investment objective was to provide an annual return, after fees and before tax, of 4.00% higher than the RBNZ Official Cash Rate. 2. Returns after all fees and expenses and includes the reinvestment of distributions. Investors' tax rates are not taken into account when calculating returns. Past performance is not a reliable indicator of future performance. Distributions are not guaranteed. 3. The Fund's benchmark is the 1 Year New Term Deposit Rate (>\$10k), effective from 04/09/2023. Prior to this date, the Fund's benchmark was the RBNZ Official Cash Rate. 4. Investors should refer to "What are the risks of investing?" in the Fund's Product Disclosure Statement.

Investment strategy and allocation

Asset class or underlying fund	Target allocation %	Asset class or underlying fund range %	Effective Fund allocation	
			Sept '25	Oct '25
New Zealand income assets (including loans):	98.50%	70%-100%	100.00%	100.00%
• Squirrel Wholesale Construction Loan Fund		0% - 100%	74.33%	76.09%
• Squirrel Wholesale Home Loan Fund		0% - 50%	25.24%	23.83%
Cash and cash equivalents*	1.50%	0% - 30%	0.43%	0.08%

*The Fund can borrow up to 10% of the aggregate value of its investments but only for the purposes of providing short-term liquidity.

Risk indicator¹



About the Investment Manager

Squirrel Money Limited is the Fund's Investment Manager and is part of the Squirrel Group Limited. Founded in 2008 by John Bolton, Squirrel has grown rapidly to become a highly regarded and innovative mortgage-broking firm while also launching one of the first peer-to-peer lending platforms for retail investors in 2015. Squirrel assesses over \$6 billion of home loans every year so we know property inside out.

About the Issuer and Manager

FundRock NZ Limited is the Manager and Issuer of the Squirrel Investment Funds.

Fund overview

Type of Fund	Portfolio Investment Entity ("PIE") Fund
Recommended Investment timeframe	1 year
Unit pricing	Daily
Distributions	Monthly
Withdrawals	30 days' notice
Minimum initial investment	\$100
Minimum subsequent investment	\$50
Commencement date	14 October 2021
Fund size (NZ\$)	\$150,069,819
Pending transactions	-\$194,425
Buy/Sell spread	0.00%
Management fee ²	2.00% p.a.
Platform Availability	InvestNow, FNZ

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This update is provided by Squirrel Money Limited (Squirrel) in good faith and is designed as a summary to accompany the Product Disclosure Statement (PDS) for the Squirrel Monthly Income Fund and the Information Memorandum for the Squirrel Wholesale Investment Funds ('Funds') including the Squirrel Wholesale Home Loan Fund and Squirrel Wholesale Construction Loan Fund. The Squirrel Monthly Income Fund Product Disclosure Statement is available from FundRock (www.fundrock.com/fundrock-new-zealand/frnz-documents-and-reporting) or by going to <https://disclose-register.companiesoffice.govt.nz/>. The Information Memorandum is available from Squirrel or FundRock. The information contained in this update is not an offer of units in the Funds or a proposal or an invitation to make an offer to sell, or a recommendation to subscribe for or purchase, any units in the Funds. If you are making an investment directly then you will be required to complete the application form, which can be obtained from Squirrel or FundRock. The information and any opinions in this update are based on sources that Squirrel believes are reliable and accurate. Squirrel, its related entities (Squirrel Group Limited and Squirrel Mortgages Limited), its directors, officers and employees make no representations or warranties of any kind as to the accuracy or completeness of the information contained in this fact sheet and disclaim liability for any loss, damage, cost or expense that may arise from any reliance on the information or any opinions, conclusions or recommendations contained in it, whether that loss or damage is caused by any fault or negligence on the part of Squirrel, or otherwise, except for any statutory liability which cannot be excluded. All opinions reflect Squirrel's judgment on the date of this update and are subject to change without notice. This disclaimer extends to FundRock, Public Trust and any entity that may distribute this publication. In particular, in preparing this document, Squirrel did not take into account the investment objectives, financial situation and particular needs of any particular person. Professional investment advice from an appropriately qualified adviser should be taken before making any investment. Past performance is not necessarily indicative of future performance, unit prices may go down as well as up and an investor in the fund may not recover the full amount the capital that they invest. No part of this document may be reproduced without the permission of Squirrel or FundRock. FundRock is the issuer and manager of the Funds. Squirrel is the investment manager of the Funds. Public Trust is the independent trustee and supervisor of the Funds. 1. Investors should refer to "What are the risks of investing?" in the Fund's Product Disclosure Statement. 2. Management fees include Estimated Annual Fund Charges including GST as a % of the Fund's Net Asset Value.