

# Squirrel Wholesale Investment Funds

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## Fund summary and investment update

### **Includes:**

Squirrel Wholesale Home Loan Fund

Squirrel Wholesale Construction Loan Fund

Squirrel Specialised Income Fund

### **At 31 August 2024**

This fund overview and investment update is provided by Squirrel Money Limited ('Squirrel') in good faith and is designed as a summary to accompany the Information Memorandum for the Squirrel Wholesale Investment Funds ('Scheme') which contains the Squirrel Wholesale Home Loan Fund, the Squirrel Wholesale Construction Loan Fund and the Squirrel Specialised Income Fund ('Funds').

The Funds are only available to wholesale investors and other persons who do not require disclosure under Part 3 of the Financial Markets Conduct Act 2013 ('FMC Act'). You can only invest in the Funds with the approval of FundRock NZ Limited (the 'Manager') and Squirrel.

### **Note**

Please read the Risk and Disclosure Notice at the end of the document.

Returns after all fees and expenses. Calculations assume that distributions are distributed. 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.

# Squirrel Wholesale Home Loan Fund

<b>Investment objective and strategy</b>	<p>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 (&gt;\$10k), by a margin of 2.00%.</p> <p>The Fund is designed to provide investors with a regular income return generated through an investment in a diversified portfolio of home loans secured with registered first mortgages on residential property across New Zealand. Loan exposure is obtained through the Squirrel P2P platform operated by Squirrel.</p>		
<b>Benchmark asset allocation and asset allocation range</b>	<b>New Zealand income assets (including loans):</b> <i>Home loans secured by a first mortgage:</i> <i>Cash and cash equivalents:</i>	<b>100%</b> <i>0% - 100%</i> <i>0% - 30%</i>	
<b>Suggested investment timeframe</b>	1 year and longer		
<b>Fund size</b>	\$4,065,038	<b>Pending transactions</b>	-\$11,697
<b>Fund redemptions</b>	At any time subject to 30 days' notice		
<b>Fund pricing</b>	Daily		
<b>Distributions</b>	Monthly – distributions are paid on the 10 <sup>th</sup> working day		
<b>Security</b>	Registered first mortgages over New Zealand residential property		
<b>Fund structure</b>	Foreign Investment variable-rate PIE		
<b>Fund charges</b>	<b>Estimated annual total fee (including GST):</b> <ul style="list-style-type: none"> <li>Annual fund management fee:</li> <li>Estimated average platform service margin:</li> </ul>	<b>1.70%</b> <b>0.25%</b> <b>1.45%</b>	
<b>Leverage</b>	The Fund can borrow up to 10% of the aggregate value of its investments to provide short-term liquidity (i.e. to pay redemptions or expenses)		
<b>Risks</b>	See section 4 "What are the risks of investing?" of the Scheme's Information Memorandum		

## Squirrel Wholesale Home Loan Fund – August 2024 update

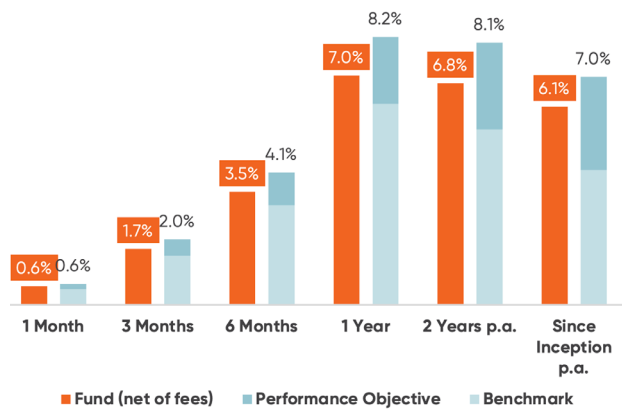
The Squirrel Wholesale Home Loan Fund generated a return of **0.56%** in August 2024, bringing its **one-year** return to **7.04%** (net of fees, before taxes). The Fund's assets increased to **\$4.707 million** during the month.

The Fund is diversified across 33 loans, with a portfolio **weighted-average loan-to-value ratio** (LVR) of 63.3%. The Fund has invested in **five whole loans** that it will hold to maturity. These loans are generating a return of **7.49%**, while the fractional home loans continue to generate **7.00% per annum**. All loans are performing, with **no loans past maturity or in arrears**. The Fund's loan quality remains high, as demonstrated by the **Loan/Borrower Risk Grade Matrix**, with **83.9%** of the Fund invested in loans rated **B2 or higher**. All loans in the portfolio have the support of a Squirrel Reserve Fund.

The Fund's term structure is relatively short, with **49.4%** of the loans maturing within 12 months, and **8.13%** maturing within two years. We continue to originate quality home loans and will prudently increase the Fund's investments in opportunities we expect to enhance its returns, while maintaining the portfolio's high-quality standards, without compromising its overall quality.

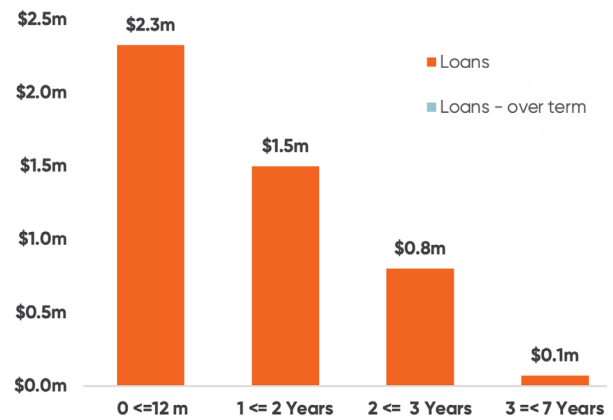
# Squirrel Wholesale Home Loan Fund in numbers

## Fund Performance as at 31 August 2024



Source: FundRock NZ Limited

## Fund term structure based on loan maturity schedule as at 31 August 2024



Source: FundRock NZ Limited

## Fund Performance as at 31 August 2024

Period	1 month	3 months	6 months	1 year	2 years p.a.	Since inception p.a.
Fund (net of fees)	0.56%	1.71%	3.47%	7.04%	6.80%	6.08%
Benchmark	0.48%	1.51%	3.06%	6.17%	5.38%	4.13%
Performance objective	0.64%	2.01%	4.06%	8.22%	8.05%	7.00%

Source: FundRock NZ Limited

## Fund risk measures and summary statistics

Measure	31 Jul '24	31 Aug '24
Number of holdings	30	33
Largest holding (% of Fund)	10.77%	8.66%
Average holding (% of Fund)	3.32%	3.01%
Loans in default number & (Fund investment)	0 (\$0)	0 (\$0)
Loan arrears: number & (Fund exposure)	0 (\$0.00)	0 (\$0.00)
Loans over term: number & (Fund investment)	0 (\$0.00)	0 (\$0.00)
% of loans with Reserve Fund protection	0 (\$0.00)	0 (\$0.00)
Fund loan-to-value ratio (weighted)	63.2%	63.3%

Source: Squirrel

## Loan/borrower risk grade matrix as at 31 Aug 2024

Borrower grade (A-E)	Security risk grade (1-5)					Number of loans
	1	2	3	4	5	
A	2	5	2			9
B	1	16	2			19
C		4	1			5
D						
E						
<b>Total</b>	<b>3</b>	<b>25</b>	<b>5</b>			<b>33</b>

Source: Squirrel



## Squirrel Wholesale Home Loan Fund in numbers (continued)

### Regional exposure as at 31 August 2024

Region	No. of loans	Value of loans	Average loan investment value	% of fund investments
Auckland	22	\$2,678,065	\$121,730	56.89%
Marlborough	1	\$154,156	\$154,156	3.27%
Northland	1	\$72,825	\$72,825	1.55%
Otago	3	\$823,191	\$274,397	17.49%
Waikato	1	\$410,000	\$410,000	8.71%
Wellington	3	\$326,405	\$108,801	6.93%
Nelson	1	\$1,572	\$1,572	0.03%
Bay of Plenty	1	\$240,968	\$240,968	5.12%
<b>Grand total</b>	<b>33</b>	<b>\$4,707,187</b>	<b>\$142,6423</b>	<b>100.00%</b>

Source: Squirrel

### Ten largest fund investments as at 31 August 2024

Loan ID	Loan amount	Security type	Borrower region	Credit risk grade	LVR	Reserve Fund	Remaining term (M)	Loan arrears (30 days+)	Fund's interest rate	Fund investment	% of fund
17643	\$410,000	Residential Dwelling	Waikato	A1	60.0%	Specialised Reserve Fund	11.6	Up to date	7.75%	\$410,000	8.66%
17276	\$326,000	Residential Dwelling	Otago	B2	70.0%	Specialised Reserve Fund	21.0	Up to date	7.25%	\$326,000	6.89%
17535	\$309,260	Residential Dwelling	Auckland	B3	49.0%	Home Loans	34.5	Up to date	7.00%	\$309,260	6.53%
16718	\$2,000,000	Residential Dwelling	Auckland	B2	80.0%	Home Loans	23.8	Up to date	7.00%	\$306,607	6.48%
16687	\$1,193,000	Residential Dwelling	Otago	A2	70.0%	Home Loans	11.3	Up to date	7.00%	\$304,789	6.44%
17668	\$1,800,000	Residential Dwelling	Auckland	A3	60.0%	Home Loans	24.1	Up to date	7.00%	\$290,427	6.14%
17581	\$956,210	Residential Dwelling	Auckland	B2	50.0%	Home Loans	10.9	Up to date	7.00%	\$256,726	5.42%
16839	\$226,000	Residential Dwelling	Auckland	B2	70.0%	Specialised Reserve Fund	7.4	Up to date	7.35%	\$243,144	5.14%
15325	\$1,600,000	Residential Dwelling	Bay of Plenty	C2	63.0%	Home Loans	4.7	Up to date	7.00%	\$240,969	5.09%
17565	\$437,650	Residential Dwelling	Auckland	B2	63.0%	Specialised Reserve Fund	10.9	Up to date	7.50%	\$240,888	5.09%
<b>Total</b>										<b>\$2,928,810</b>	<b>61.88%</b>

Source: Squirrel

# Squirrel Wholesale Construction Loan Fund

<b>Investment objective and strategy</b>	<p>The Fund is designed to provide investors with a regular income return generated through an investment in a diversified portfolio of residential construction loans secured with registered first mortgages. Loan exposure is obtained through the Squirrel peer-to-peer ("P2P") platform operated by Squirrel.</p> <p>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 (&gt;\$10k), by a margin of 2.25%.</p>		
<b>Benchmark asset allocation and asset allocation range</b>	<p><b>New Zealand income assets (including loans):</b> <b>100%</b>  <i>Residential construction property loans secured by a first mortgage:</i> 0% - 100%  <i>Cash and cash equivalents:</i> 0% - 30%</p>		
<b>Suggested investment timeframe</b>	1 year		
<b>Fund size</b>	\$22,168,581	<b>Pending transactions</b>	-\$4,695
<b>Fund redemptions</b>	At any time subject to 30 days' notice		
<b>Fund pricing</b>	Daily		
<b>Distributions</b>	Monthly – distributions are paid on the 10 <sup>th</sup> working day		
<b>Security</b>	Registered first mortgages over New Zealand residential property		
<b>Fund structure</b>	Foreign Investment variable-rate PIE		
<b>Fund charges</b>	<p><b>Estimated annual total fee (including GST):</b> <b>1.80%</b></p> <ul style="list-style-type: none"> <li>Annual fund management fee: 0.25%</li> <li>Estimated average platform service margin: 1.55%</li> </ul>		
<b>Leverage</b>	The Fund can borrow up to 10% of the aggregate value of its investments to provide short-term liquidity (i.e. to pay redemptions or expenses)		
<b>Risks</b>	See section 4 "What are the risks of investing?" of the Scheme's Information Memorandum		

## Squirrel Wholesale Construction Loan Fund – August 2024 update

The Squirrel Wholesale Construction Loan Fund generated a return of **0.64%** in July 2024, bringing its **one-year** return to **8.16%** (net of fees, before taxes). The Fund's assets totalled **\$27.394 million** at month-end.

The Fund's portfolio was diversified across **149 construction loans** at month-end including:

- **118 fractional loans (comprising 55.42% of the Fund by value) that:**
  - Generate a yield of **7.50% per annum**
  - Have a weighted loan-to-value ratio (LVR) of **63.67%**
  - Benefit from the protection of the **Squirrel Construction Loan Reserve Fund**
  - Provide liquidity, as they may be sold via Squirrel's secondary market

- **31 whole loans (comprising of 42.79% of the Fund by value) that:**
  - generate a weighted average yield of **8.44%**
  - have a weighted loan to value ratio of 59.72%
  - benefit from the protection of the **Squirrel Specialist Reserve Fund**
  - will be held to maturity
- As measures of the Fund's risk:
  - the portfolio's **weighted average LVR is 61.83%**
  - the Fund's average investment is **\$183,259**
  - **93.46%** of the loans are rated **B3 or better**
  - the single largest investment represents **6.04%** of the Fund's portfolio
  - the 10 largest investments account for **29.56%** of the portfolio
- The Fund has a **short term to maturity** with:
  - **55.01%** of the loans (by value) maturing within six months
  - **95.61%** of the loans (by value) maturing within 12 months
  - maturing loans provide a source of liquidity, should the Fund need to meet investor redemption requests or fund new investments

## Loans over term and in arrears

As of **31 August 2024**, **five loan investments totaling \$491,425** (1.79% of the Fund) were past maturity, with arrears of **\$3,607**:

- **Two investments** (\$62,648) are expected to be refinanced
- **One investment** (\$211) may be ether refinanced by Squirrel or repaid
- **Three loan investments** (\$428,556) are expected to be repaid from property sale proceeds

Additionally, **one investment of \$205,284** (0.75% of the Fund), with arrears of **\$6,894**, has since been brought up to date and will be repaid from the net proceeds of an unconditional property sale.

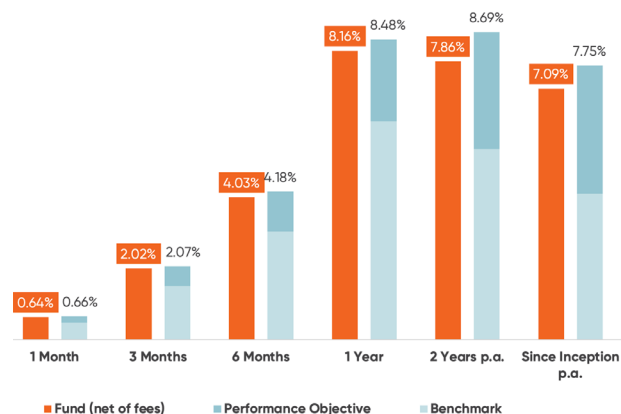
All investments remain protected by **Squirrel's Reserve Funds**, and the Fund continues to receive its monthly interest payments.

## Outlook and conclusion

The general environment for residential property developers is weak at present, although is likely to become more **favourable**, as interest rates are expected to continue **declining**, and housing demand up from where it was 12months ago. Developers are continuing to acquire properties at **attractive prices**, positioning themselves for projects they plan to consent and develop over the next **12 to 36 months**. This is providing the Fund with a **steady pipeline** of investment opportunities while supporting developers in their ongoing projects.

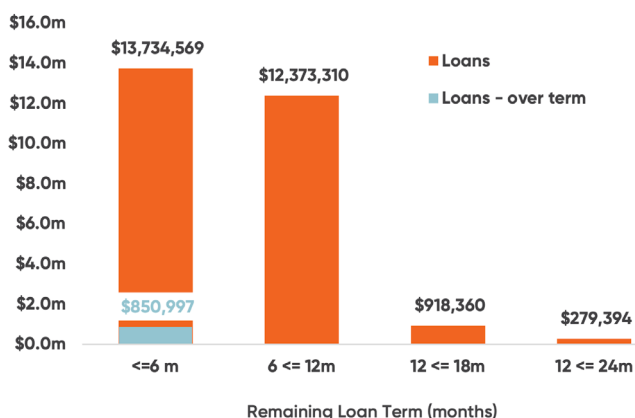
# Squirrel Wholesale Construction Loan Fund in numbers

## Fund Performance as at 31 August 2024



Source: FundRock NZ Limited

## Fund term structure based on loan maturity schedule as at 31 August 2024



Source: FundRock NZ Limited

## Fund Performance as at 31 August 2024

Period	1 month	3 months	6 months	1 year	2 years p.a.	Since inception p.a.
Fund (net of fees)	0.64%	2.02%	4.03%	8.16%	7.86%	7.09%
Benchmark	0.48%	1.51%	3.06%	6.17%	5.38%	4.13%
Performance objective	0.66%	2.07%	4.18%	8.48%	8.69%	7.75%

Source: FundRock NZ Limited

## Fund risk measures and summary statistics

Measure	31 Jul '24	31 Aug '24
Number of holdings	123	149
Largest holding (% of Fund)	7.47%	6.04%
Average holding (% of Fund)	0.80%	0.67%
Loans in default number & (Fund investment)	0 (\$0)	0 (\$0)
Loan arrears: number & (Fund exposure)	3 (\$6,292)	1 (\$6,894)
Loans over term: number & (Fund investment)	5 (\$617,593.70)	6 (\$491,425)
% of loans with Reserve Fund protection	100%	100%
Fund loan-to-value ratio (weighted)	62.19%	61.83%

Source: Squirrel

## Loan/borrower risk grade matrix as at 31 Aug 2024

Borrower grade (A-E)	Security risk grade (1-5)					Number of loans
	1	2	3	4	5	
A	3	10	57	3		73
B	3	32	33			68
C		1	6			7
D						1
E				1		
<b>Total</b>	<b>6</b>	<b>43</b>	<b>96</b>	<b>4</b>		<b>149</b>

Source: Squirrel



## Squirrel Wholesale Construction Loan Fund in numbers (continued)

### Regional exposure as at 31 August 2024

Region	No. of loans	Value of loans	Average loan investment value	% of fund investments
Auckland	63	\$13,264,647	\$210,550	48.4%
Bay of Plenty	11	\$2,096,921	\$190,629	7.7%
Canterbury	28	\$4,204,157	\$150,148	15.3%
Manawatu-Wanganui	2	\$599,032	\$299,516	2.2%
Nelson	2	\$96,000	\$48,000	0.4%
Northland	6	\$1,025,392	\$170,899	3.7%
Otago	7	\$414,822	\$59,260	1.5%
Southland	3	\$252,039	\$84,013	0.9%
Taranaki	2	\$685,117	\$342,559	2.5%
Waikato	15	\$2,541,465	\$169,431	9.3%
Wellington	8	\$2,095,824	\$261,978	7.7%
West Coast	1	\$221	\$221	0.0%
Hawke's Bay	1	\$29,996	\$29,996	0.1%
<b>Grand total</b>	<b>149</b>	<b>\$27,305,633</b>	<b>\$183,259</b>	<b>99.7%</b>

Source: Squirrel

### Ten largest fund investments as at 31 August 2024

Loan ID	Loan amount	Security type	Borrower region	Credit risk grade	LVR	Reserve Fund	Remaining term (M)	Loan arrears (30 days+)	Fund's interest rate	Fund investment	% of fund
17514	\$1,655,500	Residential Dwelling	Auckland	B2	80.0%	Business Property Loans	3.7	Up to date	7.50%	\$1,655,500	6.04%
17566	\$965,932	Residential Dwelling	Waikato	B2	54.0%	Specialised Reserve Fund	1.5	Up to date	8.10%	\$974,113	3.56%
17378	\$855,800	Residential Dwelling	Auckland	A3	55.0%	Specialised Reserve Fund	79	Up to date	795%	\$855,800	3.12%
17496	\$834,130	Residential Dwelling	Wellington	B2	66.0%	Specialised Reserve Fund	3.7	Up to date	8.25%	\$834,130	3.04%
17571	\$714,130	Residential Dwelling	Auckland	B3	70.0%	Specialised Reserve Fund	10.9	Up to date	8.20%	\$720,360	2.63%
17172	\$684,782	Residential Dwelling	Taranaki	A3	70.0%	Specialised Reserve Fund	(0.1)	Up to date	8.45%	\$684,782	2.50%
17656	\$660,434	Residential Dwelling	Auckland	B2	70.0%	Business Property Loans	11.8	Up to date	7.50%	\$660,434	2.41%
17604	\$616,040	Residential Dwelling	Auckland	B3	58.5%	Specialised Reserve Fund	6.1	Up to date	8.70%	\$616,040	2.25%
17660	\$2,000,000	Residential Dwelling	Canterbury	A4	60.0%	Business Property Loans	11.8	Up to date	7.50%	\$550,000	2.01%
17653	\$546,750	Residential Dwelling	Canterbury	B2	80.0%	Specialised Reserve Fund	4.6	Up to date	8.05%	\$546,750	2.00%
<b>Total</b>										<b>\$8,097,909</b>	<b>29.56%</b>

Source: Squirrel



# Squirrel Specialised Income Fund

<b>Investment objective and strategy</b>	<p>The Fund's investment objective is to generate an annual return, after fees and before tax, of more than 9.00% per annum.</p> <p>The Fund is designed to provide investors, seeking higher returns and who have a higher risk appetite, with a diversified portfolio of higher yielding loans originated and managed by Squirrel. Loans will be predominantly secured by first mortgages, with loans secured by second (or subsequent) mortgages and unsecured loans where the borrower has consented to the registration of a second (or subsequent) ranking mortgage also permitted investments. Loans will be secured over New Zealand residential property.</p> <p>In addition to the loans described above, the Fund may also make unsecured loans to related parties of the Squirrel Group Limited, which entities shall apply the loan proceeds for the purpose of financing the settlement and/or funding of personal, home or construction loans issued by Squirrel through its Squirrel P2P platform.</p>														
<b>Benchmark asset allocation and asset allocation range</b>	<table border="0"> <tr> <td><b>New Zealand income assets (including loans):</b></td> <td style="text-align: right;"><b>100%</b></td> </tr> <tr> <td colspan="2"><i>Residential home and construction property loans secured by:</i></td> </tr> <tr> <td>• Registered first mortgages:</td> <td style="text-align: right;">0% - 100%</td> </tr> <tr> <td>• Registered second ranking mortgages:</td> <td style="text-align: right;">0% - 30%</td> </tr> <tr> <td><i>Unsecured loan facilities supporting the settlement and funding of loans issued by Squirrel:</i></td> <td style="text-align: right;">0% - 30%</td> </tr> <tr> <td><i>Cash and cash equivalents:</i></td> <td style="text-align: right;">0% - 30%</td> </tr> </table>			<b>New Zealand income assets (including loans):</b>	<b>100%</b>	<i>Residential home and construction property loans secured by:</i>		• Registered first mortgages:	0% - 100%	• Registered second ranking mortgages:	0% - 30%	<i>Unsecured loan facilities supporting the settlement and funding of loans issued by Squirrel:</i>	0% - 30%	<i>Cash and cash equivalents:</i>	0% - 30%
<b>New Zealand income assets (including loans):</b>	<b>100%</b>														
<i>Residential home and construction property loans secured by:</i>															
• Registered first mortgages:	0% - 100%														
• Registered second ranking mortgages:	0% - 30%														
<i>Unsecured loan facilities supporting the settlement and funding of loans issued by Squirrel:</i>	0% - 30%														
<i>Cash and cash equivalents:</i>	0% - 30%														
<b>Suggested investment timeframe</b>	2 to 3 years														
<b>Fund size</b>	\$3,456,300	<b>Pending transactions</b>	-\$5												
<b>Fund redemptions</b>	Redemptions can be made on a quarterly basis (as at the last business day of March, June, September and December in each calendar year). Notice of redemptions should be received 7 days prior the end of that notification quarter.														
<b>Fund pricing</b>	Daily														
<b>Distributions</b>	Monthly – distributions are paid on the 10 <sup>th</sup> working day														
<b>Security</b>	Registered first mortgages over New Zealand residential property														
<b>Fund structure</b>	Foreign Investment variable-rate PIE														
<b>Fund charges</b>	<table border="0"> <tr> <td><b>Estimated annual total fee (including GST):</b></td> <td style="text-align: right;"><b>2.05%</b></td> </tr> <tr> <td>• Annual fund management fee:</td> <td style="text-align: right;">0.25%</td> </tr> <tr> <td>• Estimated average platform service margin:</td> <td style="text-align: right;">1.80%</td> </tr> </table>			<b>Estimated annual total fee (including GST):</b>	<b>2.05%</b>	• Annual fund management fee:	0.25%	• Estimated average platform service margin:	1.80%						
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• Annual fund management fee:	0.25%														
• Estimated average platform service margin:	1.80%														
<b>Leverage</b>	<p>The Fund can borrow up to 30% of the aggregate value of investments with these limits:</p> <ul style="list-style-type: none"> <li>Up to 10% of the aggregate value of its investments to provide short-term liquidity (i.e. to pay redemptions or expenses)</li> <li>Up to 30% of the aggregate value of its investments of acquiring other permitted investments</li> </ul>														
<b>Risks</b>	See section 4 "What are the risks of investing?" of the Scheme's Information Memorandum														

## Squirrel Specialised Income Fund – August 2024 update

The Squirrel Specialised Income Fund generated a return of **0.95%** in August 2024, bringing its **one-year** return to **10.29%** (net of fees, before taxes). The Fund's assets totalled **\$5.957 million** at month-end.

During the month, the Fund invested **\$1.853 million into six new loans** that it plans to hold to maturity:

1. **\$730,000** in a loan to **Squirrel Funding Facility 1 Limited** – this facility is used by Squirrel to settle loans before they are termed out to investors. The new loan has a **two-year term** and matures in August 2026, with an interest rate (after reserve levy) of **9.30%**, paid monthly.
2. **Two loans of \$334,152 and \$173,400** to a developer for the acquisition of development properties with terms of **six and twelve months**, respectively. Both loans are secured by registered first mortgages with **LVRs of 60%**, earning the Fund a return of **8.25%**.
3. A **\$104,500 loan for 12 months** to provide funding for consenting and pre-development costs of a residential property on Waiheke Island. The loan is secured by a registered first mortgage with an **LVR of 15.6%**, earning the Fund **8.85% per annum**.
4. A **six-month loan of \$200,000** to a builder to complete a house before sale. The loan is secured by a registered second mortgage with an **LVR of 56%**, and the Fund is earning **14.45% per annum**.
5. A **six-month loan of \$311,000** to an Auckland property developer to fund the completion of a new build that will be sold. The Fund is earning **15% per annum** from this loan, which has an **LVR of 77%**, secured by a subordinated position across two first-ranking mortgages held by Squirrel, and registered caveats over three additional properties.

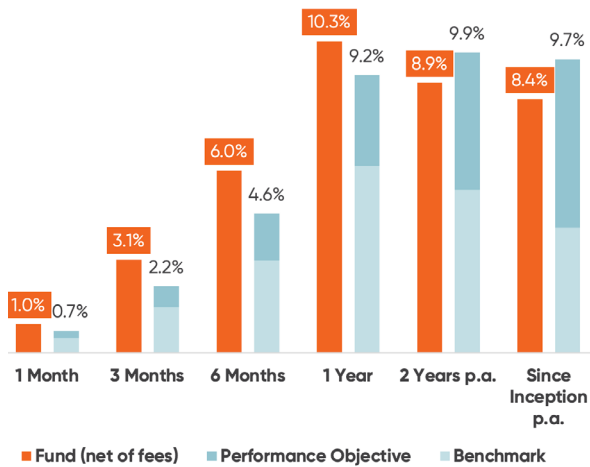
The Fund's **weighted LVR was 67.34%** at month-end, with the LVR of the specialist loans at **66.2%**, while the "treasury" holdings of Squirrel Construction Loans were at **68.52%**. At month-end, the Fund held a **treasury position of \$2 million** (33.9%) in Squirrel Construction Loans, earning **7.50%**, which will be deployed into new loan opportunities as they arise.

### Outlook and conclusion

The Fund is well-positioned to benefit from the **upward trend in developer activity** and a growing pipeline of residential development deals where developers require additional wholesale funding to execute their projects. These loans will typically have terms of **12 months or less**, with clear exit strategies tied to the completion and sale of properties or developments.

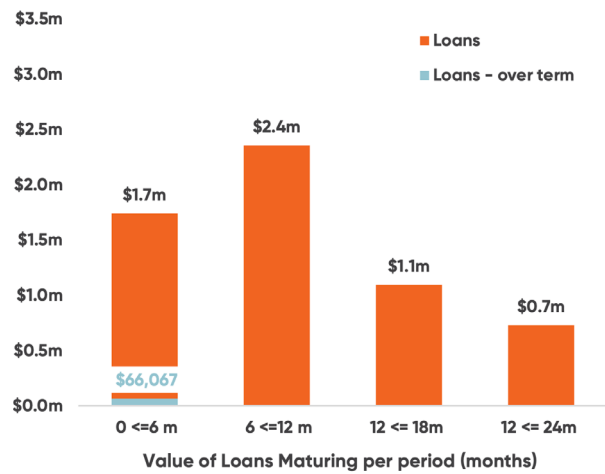
# Squirrel Specialised Income Fund in numbers

## Fund Performance as at 31 August 2024



Source: FundRock NZ Limited

## Fund term structure based on loan maturity schedule as at 31 August 2024



Source: FundRock NZ Limited

## Fund Performance as at 31 August 2024

Period	1 month	3 months	6 months	1 year	2 years p.a.	Since inception p.a.
Fund (net of fees)	0.95%	3.08%	6.02%	10.29%	8.91%	8.37%
Benchmark	0.48%	1.51%	3.06%	6.17%	5.38%	4.13%
Performance objective	0.73%	2.20%	4.60%	9.17%	9.91%	9.69%

Source: FundRock NZ Limited

**Note:** The Squirrel Specialised Income (previously the Squirrel Wholesale Personal Loan Fund) was renamed and its investment mandate amended from 16 May 2024.

## Fund risk measures and summary statistics

Measure	31 July '24	31 Aug '24
Number of holdings	66	51
Largest holding (% of Fund)	11.57%	12.94%
Average holding (% of Fund)	1.49%	1.95%
Loans in default number & (Fund investment)	0 (\$0)	0 (\$)
Loan arrears: number & (Fund exposure)	1 (\$58)	0 (\$0)
Loans over term: number & (Fund investment)	1 (\$12,856.79)	1 (\$66,067)
% of loans with Reserve Fund protection	100%	100%
Fund loan-to-value ratio (weighted)	64.00%	67.34%

Source: Squirrel

## Loan/borrower risk grade matrix as at 31 Aug 2024

Borrower grade (A-E)	Security risk grade (1-5)					Number of loans
	1	2	3	4	5	
A	4	2	18			24
B	1	10	12			23
C		2	2			4
D						
E						
<b>Total</b>	<b>5</b>		<b>32</b>			<b>51</b>

Source: Squirrel



## Squirrel Specialised Income Fund in numbers (continued)

### Regional exposure as at 31 August 2024

Region	No. of loans	Value of loans	Average loan investment value	% of fund investments
Auckland	25	\$3,592,868	\$143,715	60.67%
Bay of Plenty	3	\$439,544	\$146,515	7.42%
Canterbury	9	\$1,107,114	\$123,013	18.69%
Manawatu-Wanganui	1	\$1,434	\$1,434	0.02%
Hawke's Bay	1	\$156,809	\$156,809	2.65%
Otago	2	\$208,416	\$104,208	3.52%
Waikato	6	\$281,738	\$46,956	4.76%
Wellington	3	\$133,950	\$44,650	2.26%
Northland	1	\$211	\$211	0.00%
<b>Grand Total</b>	<b>51</b>	<b>\$5,922,084</b>	<b>\$116,119</b>	<b>100.00%</b>

Source: Squirrel

### Ten largest fund investments as at 31 August 2024

Loan ID	Loan amount	Security type	Borrower region	Credit risk grade	LVR	Reserve Fund	Remaining term (M)	Loan arrears (30 days+)	Fund's interest rate	Fund investment	% of fund
17681	\$1,971,738	Residential Dwelling	Auckland	A3	67.0%	Business Property Loans	12.1	Up to date	7.50%	\$770,978	12.94%
17622	\$730,000	Unsecured	Auckland	A1	80.0%	Specialised Reserve Fund	23.8	Up to date	9.30%	\$730,000	12.25%
17654	\$520,712	Residential Dwelling	Canterbury	B2	80.0%	Business Property Loans	6.7	Up to date	7.50%	\$495,000	8.31%
16710	\$400,000	Unsecured	Auckland	A1	80.0%	Specialised Reserve Fund	11.6	Up to date	10.37%	\$400,000	6.71%
17680	\$334,152	Residential Dwelling	Canterbury	A3	60.0%	Specialised Reserve Fund	6.0	Up to date	8.25%	\$334,152	5.61%
17450	\$332,900	Residential Dwelling	Auckland	C2	70.0%	Specialised Reserve Fund	9.2	Up to date	12.00%	\$332,900	5.59%
17171	\$490,000	Residential Dwelling	Bay of Plenty	A3	70.0%	Specialised Reserve Fund	6.0	Up to date	9.07%	\$316,000	5.30%
17614	\$311,000	Residential Dwelling	Auckland	B3	77.0%	Specialised Reserve Fund	5.5	Up to date	15.00%	\$311,000	5.22%
17567	\$300,000	Residential Dwelling	Auckland	A3	57.0%	Specialised Reserve Fund	10.9	Up to date	12.40%	\$300,000	5.04%
17525	\$208,000	Residential Dwelling	Auckland	B3	72.0%	Specialised Reserve Fund	10.2	Up to date	12.40%	\$208,000	3.49%
<b>Total</b>										<b>\$4,198,030</b>	<b>70.47%</b>

Source: Squirrel

# Risk and disclosure notice

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

This fund overview and investment update is provided by Squirrel in good faith and is designed as a summary to accompany the Information Memorandum ('IM') for the Scheme.

The IM gives you important information about the Funds and the Scheme to help you decide whether you want to invest. The Manager has prepared the IM in accordance with the trust deed for the Scheme and the fund establishment deeds for the Funds. The Scheme is not a registered scheme under the FMC Act. The IM is not a product disclosure statement for the purposes of the FMC Act and neither the Scheme nor the offer made by each Fund are registered or regulated under the FMC Act (although Part 2 of the FMC Act still applies).

The law normally requires people who offer financial products to persons who are "retail investors" under the FMC Act to give information prescribed by the FMC Act and its regulations to these investors before they are able to invest. This information is designed to help investors make an informed decision.

If you are a wholesale investor, the usual rules do not apply to offers of financial products made to you. As a result, you may not receive a complete and balanced set of information. You will also have fewer other legal protections for these investments. Ask questions, read all documents carefully, and seek independent financial advice before committing yourself.

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