

First Sentier Investors (NZ) Scheme

Product Disclosure Statement for an offer of units in the First Sentier Investors (NZ) Scheme

Investment Management by
First Sentier Investors (Australia) IM Ltd

Dated 16 April 2021

Issued by Implemented Investment Solutions Limited

This document gives you important information about this investment to help you decide whether you want to invest. There is other useful information about this offer on www.companiesoffice.govt.nz/disclose. Implemented Investment Solutions Limited has prepared this document in accordance with the Financial Markets Conduct Act 2013. You can also seek advice from a financial advice provider to help you make an investment decision.

1. Key information summary

What is this?

This is a managed investment scheme. Your money will be pooled with other investors' money and invested in various investments. Implemented Investment Solutions Limited will invest your money and charge you a fee for its services. The returns you receive are dependent on the investment decisions of Implemented Investment Solutions Limited and of its investment manager and the performance of the investments. The value of those investments may go up or down. The types of investments and the fees you will be charged are described in this document.

What will your money be invested in?

This Product Disclosure Statement ('PDS') is an offer of units in the First Sentier Global Listed Infrastructure Fund (the 'Fund'). The Fund is established within the First Sentier Investors (NZ) Scheme (the 'Scheme').

There is one investment option offered under this PDS. This investment option is summarised below. More information about the investment target and strategy for the investment option is provided at section 3 of the PDS, 'Description of your investment option' on page 5.

Fund	Description of the Fund and its investment objective	Risk Indicator		Estimated Fund Charges (% of the Fund's net asset value)	Indicative Buy/Sell Spread (of each investment /redemption)
First Sentier Global Listed Infrastructure Fund	<p>The Fund invests in the shares of companies from around the world that own or operate infrastructure assets. The infrastructure sector includes operating assets from the transport, utilities, energy and communications sectors.</p> <p>The investment objective of the Fund is to outperform the FTSE Global Core Infrastructure 50-50 Net Total Return Index (NZD hedged), after fees and expenses, but before investor taxes, over a rolling three year period.</p> <p>Currency exposure will be hedged back into New Zealand dollars using forward currency contract derivatives.</p>	Lower risk/ potentially lower returns	Higher risk/ potentially higher returns	1.01% (incl. GST)	0.10%/0.10%
		<div style="display: flex; justify-content: space-around; width: 100%;"> 1234567 </div>			

* Buy/sell spreads are as at the date of this PDS and are indicative only. For the most up to date buy/sell spreads see www.iisolutions.co.nz/fund-hosting/documents-and-reporting/.

See section 4 of the PDS, 'What are the risks of investing ' on page 5 for an explanation of the risk indicator and for information about other risks that are not included in the risk indicator. To help you clarify your own attitude to risk, you can seek financial advice or work out your risk profile at www.sorted.org.nz/tools/investor-kickstarter.

Who manages the First Sentier Investors (NZ) Scheme?

The manager of the First Sentier Investors (NZ) Scheme is Implemented Investment Solutions Limited ('we', 'us', 'our').

See section 7 of the PDS, 'Who is involved?' on page 8 for more information.

What are the returns?

The return on your investment comes from:

- Any increase or decrease in the unit price of the Fund, and
- Any income distributions made from the Fund.

We expect to make six-monthly distributions for the March and September periods. Distribution payments are expected to be made within 20 business days of the start of March and September respectively. You can choose for your distributions from the Fund to be reinvested in the Fund. If you do not make a distribution election the default option is reinvestment.

See section 2 of the PDS, 'How does this investment work?' on page 4 for more information.

How can you get your money out?

Investments in the Fund are redeemable on request. We may suspend or defer redemptions if we determine this is in the best

interests of investors generally. We may also suspend redemptions from the Fund in certain circumstances set out in the Trust Deed including if we, in good faith, form the opinion that it is not practicable or would be materially prejudicial to the interests of the Fund's investors to realise assets or borrow to permit unit redemptions.

See section 2 of the PDS, 'How does this investment work?' on page 4 for more information.

Your investment in the Fund can be sold but there is no established market for trading this financial product. This means that you may not be able to find a buyer for your investment.

How will your investment be taxed?

The Fund offered under this PDS is a portfolio investment entity ('PIE').

The amount of tax you pay in respect of a PIE is based on your prescribed investor rate ('PIR'). To determine your PIR, go to www.ird.govt.nz/roles/portfolio-investment-entities/find-my-prescribed-investor-rate.

See section 6 of the PDS, 'What taxes will you pay?' on page 7 for more information.

Where can you find more key information?

We are required to publish quarterly updates for the Fund. The updates show the returns, and the total fees actually charged to investors, during the previous year. The latest fund updates are available at www.iisolutions.co.nz/fund-updates/. We will also give you copies of those documents on request.

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2. How does this investment work?

This document is an offer to purchase units ('Units') in the Fund. The Fund is a trust, which is part of the First Sentier Investors (NZ) Scheme, which is a managed investment scheme, established under and governed by a trust deed ('Trust Deed').

The money you invest buys Units. Units do not constitute legal ownership of the Fund's assets but give you rights to the returns of the assets.

First Sentier Investors (Australia) IM Ltd ('First Sentier Investors') is the investment manager of the Fund and is responsible for investing and managing the Fund's assets.

The price of each Unit you receive in the Fund depends on the value of the Fund at the time you invest and any buy spread that applies. We calculate the Unit price for the Fund by subtracting the total value of the Fund's liabilities from the market value of its assets and dividing that number by the number of Units the Fund has issued. The Unit price is calculated daily.

A change in the value of the Fund's assets affects the price of your Units. The Unit price for the Fund will change as the market value of the Fund's assets changes.

No assets of the Fund will be available to be applied to meet the liabilities of any other fund in this Scheme.

Public Trust is the supervisor ('Supervisor') of the Scheme and, in that role, monitors and supervises our management of the Fund. The assets of the Fund are held in independent custody by BNP Paribas Fund Services Australasia Pty Limited, who is appointed by the Supervisor.

The significant benefits of investing in the Fund are:

- **Diversification and scale.** By pooling the money of all investors in the Fund, we can give investors exposure to a more widely diversified portfolio of underlying assets than they may be able to access themselves. This increased diversification can reduce risk. In addition, the scale of the Fund allows us to lower costs by negotiating better prices with service providers.
- **Professional investment management.** First Sentier Investors is the investment manager for the Fund. First Sentier Investors is a global asset management group focused on providing high quality, long-term investment capabilities to clients. It brings together teams of specialist investment managers who share its common commitment to responsible investment principles. First Sentier Investors is a stand-alone asset management business and also home to a number of individually branded investment teams, such as Stewart Investors, FSSA Investment Managers and Realindex. Together, the group offers a comprehensive suite of investment capabilities across global and regional equities, cash and fixed income, infrastructure and multi-asset solutions, all with a shared purpose to deliver sustainable investment success. First Sentier Investors is ultimately owned by Mitsubishi UFJ Financial Group, Inc., one of the world's largest financial services companies.

The return on your investment comes from:

- Any increase or decrease in the Unit price of the Fund, and
- Any distributions made from the Fund.

We expect to make six monthly distributions for the Fund for the March and September periods. Distribution payments are expected to be made within 20 business days of the start of March and September respectively. You can choose for your distributions from the Fund to be reinvested in the Fund. If you do not make a distribution election the default option is reinvestment. We can vary the method of calculation of distributions and the

period between distributions (including suspending distributions) by providing three months' notice to you.

Making investments

You can make lump sum or regular investments into the Fund. The application process is described in section 10 of the PDS, 'How to apply' on page 9.

The minimum initial investment for the Fund is \$50,000. Thereafter, the minimum additional investment is \$5,000. These minimum amounts may be varied or waived at our discretion. If you are investing through a platform such as InvestNow, the minimums may be lower than those stated in this PDS.

We may, in our absolute discretion, refuse any application without giving any reason. If we refuse your application, your application payment will be returned to you in full, without interest.

Withdrawing your investments

You may request redemption of some or all of your investment at any time. Payment will normally be made within 5 business days of our receiving a redemption request from you. However, we may suspend withdrawals from the Fund if we decide to close the Fund, or in other circumstances where we believe that allowing investors to take their money out would not be workable, or would prejudice investors generally. A suspension can last up to six months. If withdrawals are suspended and you submit a withdrawal request, we will not process it until the suspension is lifted.

When you redeem all or part of your investment from the Fund, we will redeem your investment at the Unit price for the Fund, adjusted for the applicable sell spread for the Fund.

We reserve the right to refuse a redemption request for less than 500 Units or a redemption request that would result in you holding less than 50,000 Units (except where all of your Units are to be redeemed).

3. Description of your investment option

Fund	Summary of investment objectives and strategy	Target investment mix	Risk category	Minimum suggested investment timeframe
First Sentier Global Listed Infrastructure Fund	<p>The Fund invests in the shares of companies from around the world that own or operate infrastructure assets. The infrastructure sector includes operating assets from the transport, utilities, energy and communications sectors. The assets held by these companies typically offer high barriers to entry, pricing power, and structural growth. The strategy is based on active, bottom-up security selection which seeks to identify mispricing. The Fund seeks to minimise risk by on-the-ground research, a focus on quality and sensible portfolio construction.</p> <p>The objective of the Fund is to deliver capital growth and inflation-protected income by investing in a globally diversified portfolio of infrastructure securities. The Fund aims to outperform the FTSE Global Core Infrastructure 50-50 Net Total Return Index (NZD hedged), after fees and expenses, but before investor taxes, over a rolling three year period.</p> <p>Currency exposure will be hedged back into New Zealand dollars using forward currency contract derivatives.</p>	<p>Cash and cash equivalents: 2%</p> <p>International equities: 98% (listed infrastructure securities)</p>	5	7 years

We can make changes to the Statement of Investment Policy and Objectives ('SIPO') of the Fund in accordance with the Trust Deed and the Financial Markets Conduct Act 2013 ('FMC Act'). Before making changes to the SIPO, we will consider if the changes are in your best interests and consult with the Supervisor. We will give notice of changes to investors of the Fund prior to effecting any material change and any changes to the SIPO will be advised in the Fund's annual report for the Scheme. The most current SIPO for the Fund can be found on the scheme register at www.disclose-register.companiesoffice.govt.nz.

Further information about the assets in the Fund can be found in the fund updates at www.iisolutions.co.nz/fund-updates/.

4. What are the risks of investing?

Understanding the risk indicator

Managed funds in New Zealand must have a standard risk indicator. The risk indicator is designed to help investors understand the uncertainties both for loss and growth that may affect their investment. You can compare funds using the risk indicator.

Lower risk/ potentially lower returns			Higher risk/ potentially higher returns			
1	2	3	4	5	6	7

See page 2 for the risk indicator for the Fund offered under this PDS.

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 (volatility). 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 www.sorted.org.nz/tools/investor-kickstarter.

Note that even the lowest category does not mean a risk-free investment, and there are other risks (described under the heading ('Other specific 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 the five years to 31 March 2021. While risk indicators are usually relatively stable, they do shift from time to time. You can see the most recent risk indicator in the latest fund update for this Fund (once available).

General investment risks

Some of the things that may cause the Fund's value to move up and down, which affect the risk indicator, are:

Market and security specific risk: A key risk for shares is that prices fluctuate. Price fluctuations are generally attributable to a combination of:

- market risk and,
- security specific risk

Factors that underpin market risk include expectations for economic growth, investor sentiment, interest rates and inflation. Market factors impact on all shares.

Security specific risk refers to factors that are particular to each stock or security. Examples of security specific risk include the level of company debt and the demand for a company's particular products or services. Additionally, investor sentiment is one of the factors that will influence security specific risk.

Currency risk: The Fund invests offshore and hence is exposed to currency risk.

Currency risk stems from the value of foreign currencies moving differently to the New Zealand dollar. For example, a fall in an investor's local currency can result in an increase in the value of their international investments.

The Fund aims to hedge currency exposure back to the New Zealand dollar which involves reducing or aiming to reduce the impact of currency movements on the value of the Fund's investments.

Emerging markets risk: The Fund may have exposure to emerging markets. Due to the legal, political, business and social frameworks not being as developed as those in more established market economies there is an increased risk in investing in emerging markets. As a result, investment returns in emerging markets are usually more volatile than those in developed markets.

Investments sanctions risk: Regulations, restrictions and sanctions may be imposed by governments or international bodies (such as the United Nations) or their agencies which impact investments held by the Fund. Limits may be imposed on the amount and type of assets that may be purchased by the Fund or the sale and timing of sale of such assets once purchased or the identity of permissible counterparties. Limits may also be imposed on potential purchasers of assets held by the Fund, thereby preventing certain purchasers and counterparties from transacting in those assets, limiting the liquidity of those assets and/or otherwise affecting the market price that is available for those assets.

Liquidity risk: The Fund is exposed to liquidity risk. Low liquidity is a risk, as it can reflect the lack of demand for an investment, and make that investment harder to sell in a timely manner. This may affect returns if there is insufficient time to wait for demand to increase and a sale is required to be made at a lower price.

Derivatives risk: Derivatives are contracts between two parties that usually derive their value from the price of a physical asset or market index. While the use of derivatives offers the opportunity for higher gains, it can also magnify losses to a Fund. Risks associated with the use of derivatives include that the value of a derivative may fall as a result of an adverse movement in the underlying asset or index, a Fund not being able to meet payment obligations as they arise and the risk that the other party with whom the derivative contract is held will fail to perform its contractual obligations.

Other specific risks

We are not aware of any other specific risks.

Further general information on risks is contained in the document 'Other Material information' which can be found on the offer register at www.disclose-register.companiesoffice.govt.nz.

5. What are the fees?

You will be charged fees for investing in the Fund. Fees are deducted from your investment and will reduce your returns. If we invest in other funds, those funds may also charge fees. The fees you pay will be charged in two ways:

- regular charges - for example, annual fund charges. Small differences in these fees can have a big impact on your investment over the long term.
- one-off fees - for example, trading costs.

Annual Fund Charges (% of net asset value)

Fund	Fixed Annual Fund Charges (excl. GST)	GST (Estimated)	Estimated Annual Fund Charges (Including GST) (% of the Fund's net asset value)
First Sentier Global Listed Infrastructure Fund	1.00%	0.01%	1.01%

The charges outlined above include all normal day-to-day fund costs and expenses including the following:

- the management fee paid to us and the investment management fee paid to First Sentier Investors;
- the Supervisor's fee and the custody fee;
- costs and expenses incurred by us, the Supervisor and the investment manager in carrying out each of our respective duties (including the fees charged by auditors, solicitors, valuers and other advisers, as well as index licence costs);
- bank account charges applicable to the Fund; and
- costs for administration services, including Unit registry, asset registry, Unit pricing and investment accounting costs and costs associated with the provision of financial information related to the Fund.

The GST treatment of each of these components varies. For example, GST is currently charged at 15% on the audit fee and custody fees are an exempt supply for the purposes of GST.

The Total Annual Fund Charges do not include any extraordinary expenses such as costs of any litigation or Unitholder meetings. There is no limit on these expenses, which will be shown in the Fund's financial statements.

The Total Annual Fund Charges are calculated and accrued daily and are reflected in the Unit price. They are paid monthly.

Individual action fees and trading costs (% of amount contributed or withdrawn)

Individual action fees

There are no individual action fees currently being charged to investors in the Fund offered under this PDS.

Trading costs

Buy/sell spreads - when you enter or leave the Fund, any buy or sell spreads applicable at that time will be a cost to you. The buy spread is added to the Unit price on entry to the Fund, and the sell spread is deducted from the Unit price on exit from the Fund. The buy/sell spreads belong to the Fund and are not fees paid to us or the investment manager. The purpose of buy/sell spreads is to make sure that any transaction costs incurred as a result of an investor entering or leaving the Fund are borne by that investor, and not by other investors in the Fund. There is no GST charged on buy/sell spreads.

We aim to set buy/sell spreads at levels which reflect expected trading costs. Buy/sell spreads in the table below are as at the date of this PDS and are indicative.

Fund	Buy spread	Sell spread
First Sentier Global Listed Infrastructure Fund	0.10%	0.10%

We may change the buy/sell spreads from time to time to reflect the latest trading costs and market conditions. In stressed market conditions buy/sell spreads may materially increase. To date the buy and sell spreads for the Fund have not been higher than 0.10%. For the most up to date buy/sell spreads see www.iisolutions.co.nz/fund-hosting/documents-and-reporting/.

There are no other one-off fees currently being charged to investors in the Fund offered under this PDS.

Example of how fees apply to an investor

Anthony invests \$50,000 in the First Sentier Global Listed Infrastructure Fund. He is charged a buy spread of 0.10%. This brings the starting value of his investment to \$49,950.00.

He is also charged management and administration fees, which work out to about \$504.50 (1.01% of \$49,950.00). These fees might be more or less if his account balance has increased or decreased over the year.

Estimated total fees for the first year

Trading cost* (buy spread): \$50.00

Fund charges: \$504.50

* Based on the indicative buy spread in this PDS. For the most up to date buy/sell spreads see www.iisolutions.co.nz/fund-hosting/documents-and-reporting/.

See the latest fund update (when available) for an example of the actual returns and fees investors were charged over the past year.

The fees can be changed

We can change fees from time to time. We can also add new fees. We may waive or decrease the amount of the management fee (included as part of the Total Annual Fund Charges) without notice. We may increase the management fee, or start charging additional fees, by giving you at least three months' notice. The rules about fee changes are in the Trust Deed, which can be found on the scheme register at www.disclose-register.companiesoffice.govt.nz.

We must publish a fund update for the Fund showing the fees actually charged during the most recent year. Fund updates, including past updates, when prepared, will be available on the offer register at www.disclose-register.companiesoffice.govt.nz.

6. What taxes will you pay?

The Fund is a portfolio investment entity. The amount of tax you pay is based on your prescribed investor rate ('PIR'). To determine your PIR, go to www.ird.govt.nz/roles/portfolio-investment-entities/find-my-prescribed-investor-rate. If you are unsure of your PIR, we recommend you seek professional advice or contact the Inland Revenue Department. It is your responsibility to tell us your PIR when you invest or if your PIR changes. If you do not tell us, a default rate may be applied. If the rate applied to your PIE income is lower than your correct PIR you will be required to pay any tax shortfall as part of the income tax year-end process. If the rate applied to your PIE income is higher than your PIR any tax over-withheld will be used to reduce any income tax liability you may have for the tax year and any remaining amount will be refunded to you.

7. Who is involved?

About Implemented Investment Solutions Limited

Implemented Investment Solutions Limited is the manager of the Fund. Our contact details are below.

Level 2, Woodward House
1 Woodward Street
PO Box 25003
WELLINGTON 6146

Telephone: (04) 499 9654
Email: contact@iisolutions.co.nz

Who else is involved?

Title	Name	Role
Supervisor	Public Trust	The supervisor of the Fund under the FMC Act is responsible for supervising Implemented Investment Solutions Limited as manager of the Fund.
Custodian	BNP Paribas Fund Services Australasia Pty Ltd	Appointed by Public Trust, as Supervisor, to hold the assets of the Fund on behalf of investors.
Investment Manager	First Sentier Investors (Australia) IM Ltd	Defines the Fund's investment mandate and makes decisions about the actual investments of the Fund in accordance with those mandates.
Administrator	BNP Paribas Fund Services Australasia Pty Ltd	Appointed by us to manage core administration functions including unit pricing and fund accounting.
Registry Manager	MMC Limited	Appointed by us to manage the registry functions of the Fund.

8. How to complain

Any complaints or problems with the investment should be directed to us for resolution through our internal dispute resolution process:

Implemented Investment Solutions Limited
Level 2, Woodward House
1 Woodward Street
PO Box 25003
WELLINGTON 6140

Telephone: (04) 499 9654
Email: contact@iisolutions.co.nz

If you are not satisfied with the outcome of your complaint to us, you may refer the matter to the Supervisor for resolution through its internal dispute resolution process:

Public Trust
Private Bag 5902
WELLINGTON 6140

Telephone: 0800 371 471
Email: cts.enquiry@trustee.co.nz

If your complaint is not able to be resolved through our internal dispute resolution process or that of the Supervisor, you may refer your complaint to the dispute resolution scheme operated by the Insurance and Financial Services Ombudsman, an approved dispute resolution scheme under the Financial Service Providers (Registration and Dispute Resolution) Act 2008. We are a registered financial service provider and member of this scheme. The Insurance and Financial Services Ombudsman will not charge a fee to you to investigate or resolve a complaint. The contact details for the scheme are:

Insurance and Financial Services Ombudsman
Level 8, Shamrock House
79-81 Molesworth Street
PO Box 10-845
WELLINGTON 6143

Telephone: 0800 888 202
Email: info@ifso.nz

The Supervisor is a member of an approved dispute resolution scheme operated by Financial Services Complaints Limited ('FSCL'). If your complaint to the Supervisor has not been resolved, you can refer it to FSCL. The contact details for the scheme are:

Financial Services Complaints Limited
PO Box 5967

Wellington 6145
Telephone: 0800 347 257
Email: complaints@fscl.org.nz

The FSCL scheme will not charge a fee to any complainant to investigate or resolve a complaint.

9. Where you can find more information

Further information relating to the First Sentier Investors (NZ) Scheme and the Fund (for example, financial statements, when prepared) is available on the offer register and the scheme register at www.disclose-register.companiesoffice.govt.nz and a copy of information on the offer register or scheme register is available on request to the Registrar of Financial Service Providers.

Other information we will provide

You can also obtain the following information free of charge:

Information	How to obtain
Fund information relevant to you	You can inspect documents we hold that are relevant to you, and other documents that are legally required to be provided to you, at our offices during normal business hours, or request an extract of those documents by written request to us.
Fund updates	Once available, the fund updates for the Fund will be publicly available from our website and can be requested from us.

If you invest directly into the Fund, we will send you confirmation information relating to your transactions when Units are issued to you, as well as when you withdraw or transfer your Units and make available to you an annual report in respect of the Scheme.

You will also be sent an annual tax statement, which will include the amount of PIE income allocated to you and the amount of tax paid at your chosen PIR. You will also be asked to confirm your IRD number and PIR.

You can find general information about the Fund, our management team, and us on our website www.iisolutions.co.nz.

10. How to apply

If you are making an investment directly with us, then you will be required to complete the application form, which can be obtained from the manager, and send it to:

Implemented Investment Solutions Limited
PO Box 25003
Wellington 6140

Email: contact@iisolutions.co.nz

You can also apply to invest in the Fund through approved investment administration and custodial service platforms (also known as 'wrap platforms' or 'PIE investor proxies'), such as InvestNow (www.InvestNow.co.nz). Many adviser groups and distributors prefer using wrap platforms in providing services to their clients. When reading this PDS you should remember that if your investments are purchased through a wrap platform they will be held by a custodian on your behalf. In that case, you will not become a direct investor in the Fund and will not have a direct relationship with us or the Supervisor. Rather, the wrap platform has the direct relationship with us and will be able to exercise any rights attached to Units held. In that case, you should refer to the wrap platform's service terms and relevant material for how you may invest in the Fund. The terms of the wrap platform services are separate and independent to the offer of the Fund under this PDS (for example, additional fees or cut-off times may apply).

Please take time to read this PDS and other information contained on the scheme register (www.disclose-register.companiesoffice.govt.nz) before making your investment decision.