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INVESTMENT STRATEGIES

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SPIN IS FAILING NZ ECONOMY

Economic growth figures for the 2020 calendar year should be sobering for all of us. Despite world-leading levels of fiscal and monetary stimulus in response to the pandemic, NZ's economy shrank nearly 3% in the 12 months, and GDP per person, the measure most linked to individual living standards, fell by nearly 5% over the 2020 year. These are record rates of decline.

Quarterly figures are, as always, being cherry-picked to suit political narratives, but even looking on a quarterly basis the trend is not currently our friend. We shrank by 1% in the last quarter of last year, while our neighbour Australia grew 3%, and our negative growth is likely to continue for much of the first half of this year. Despite Labour's spin, we are continuing to go backwards.

NZX CORRECTION CONFIRMED

The NZX50G index gained +1.8% in March, and is up +27.0% on a 12-month rolling basis. Top NZX50 performers in March include Vista Group (VGL +24.7%), Serko (SKO +21.6%) and Pushpay Holdings (PPH +17.0%); while underperformers included Synlait Milk (SML -16.7%).

NZ50 GROSS INDEX (1-YR GRAPH)

CONTENTS

STATISTICS NZ DATA

Estimated population at 30-Dec-2020:	**5,112,300**
Total Arrivals April – Nov 2020 (2019:4.44m)	**77,600**
Total Departures April to Nov (2019:4.43m)	**133,000**
Consumer Price Index Dec-20 year	**1.4%**
GDP Dec-20 quarter **-1.0%** Dec-20 year	**-2.9%**
GDP per Capita Dec-20 Qtr **-1.2%** Dec-20 Yr	**-4.9%**
Unemployment Dec-20 quarter (↓ from 5.3%)	**4.9%**
Size of Maori Economy 2018 (2013: $42bn)	**$68.7bn**
Size of NZ Economy Dec-20 year	**$322bn**

Auckland's population may rise from about 1.7 million currently to 2 million by early next decade. Auckland is currently home to just over one-third of New Zealand's population (34%). By 2048 it could make up 37%, according to StatsNZ.

BUDGET 2021

Set down for Thursday 20th May.

VERSUS

WEBSITE:
vond.co.nz

LOCAL ISSUES

All comments regarding Local Government are my personal views, and do not purport to represent the views of our Regional Council – of which I am an elected representative.

NZTA IN TURMOIL WITH SH2 NORTHERN

At the end of March Waka Kotahi NZTA ran an open day at Katikati, to highlight their work towards the SH2 Northern. An unnamed NZTA employee told me:

1. Takitimu Drive to Te Puna will not get started before February 2022. He said they still had 4 or 5 property purchases to complete. Remember – the previous National Government had already issued tender documents for a November 2017 start. Labour came in and scrapped the total project - so in late 2018 they had to start again from scratch. A start date has since been announced 4 times.
2. The Te Puna to Omokoroa (Stage Two) still requires 79 property purchases, and none of the consents have even begun. I was told that the earliest completion date for that section was 2028. The NZTA employee said that they haven't even done a "business case", and yet both Stage One (to Te Puna) and Stage Two (to Omokoroa) were from "Crown Appropriated Funds" as part of this $933m Covid-19 "shovel ready" programme. Aparently "Crown appropriated Funds" don't require a Business Case!
3. I was also told that the Safety Programme from Waihi to Katikati is near complete, and the stage between Katikati and Omokoroa is well under way. He said that the road widening has been done, and the next stage is to install the wire-rope centre lines. I was told that this would require 5 or 6 round-abouts within the Katikati to Omokoroa section (because locals exiting properties were only willing to travel about 3km the wrong way, before they used a round about to go get in their intended direction. I was also told that these round-abouts would be designed to cater for a 100kph speed limit. If you think that is a dangerous road now – wait until it has 5 or 6 round-abouts to navigate on that stretch of state highway, and while catering for a 100kph speed. This makes absolutely no sense to me. Time for a "Please explain".

NZTA BAYPARK TO BAYFAIR LINK

I firmly believe that the Minister of Transport needs to take full blame for the SH2 Northern debacle, but the Baypark to Bayfair Link Project rests squarely with Waka Kotahi NZTA. That project began in 2015 as a $120m project. We now have a December 2023 completion date (promoted a couple of months ago as a 2024 completion date), and with a now projected cost of $262m.

Where has our Transport Minister been – to explain to the people of New Zealand (and Western Bay in particular) how he has a handle on his portfolio. This looks plain incompetence, as it should be the Minister who is asking for accountability. He appears to be missing in action.

2021 NZ HERALD BROKER PICKS

AS AT 1ST APRIL 2021

Remember: This is just a game, and Broker picks should not be considered a recommendation; nor a portfolio structure. Always seek professional advice, but for me I remain a long-term holder in both Pushpay Holdings and Port of Tauranga.

AvonD Portfolio		Jarden		Craigs IP		Forsyth Barr		Hamilton Hindin		Hobson Health		Share Trader	
Ebos Group	3.1%	Ebos Group	3.1%	Ebos Group	3.1%	Ebos Group	3.1%	a2 Milk	(30.2%)	a2 Milk	(7.8%)	a2 Milk	(7.8%)
Port of Tauranga	3.6%	Mainfreight	(0.9%)	F&P Healthcare	0.0%	Genesis	(3.6%)	EBOS Group	3.1%	Ryman Healthcare	0.3%	Mainfreight	(0.9%)
Pushpay Holdings	13.3%	Spark	(4.3%)	Mainfreight	(0.9%)	Katmandu	6.3%	Mainfrieght	(0.9%)	Serko	20.0%	Oceania Healthcare	(13.1%)
Sky Televison	10.6%	Turners Auto	11.3%	Mercury NZ	(0.5%)	Skellerup	16.7%	Ryman Healthcare	0.3%	Spark	(4.3%)	Pacific Edge Biotech	(17.2%)
Z Energy	(11.9%)	Z Energy	(11.9%)	Ryman Healthcare	0.3%	Spark	(4.3%)	Spark	(4.3%)	The Warehouse	(4.0%)	Plexure Group	(25.2%)
TOTAL CHANGE	**6.1%**		**(0.5%)**		**0.4%**		**3.7%**		**(6.4%)**		**0.9%**		**(12.8%)**
NZ50 Index	(4.6%)		(4.6%)		(4.6%)		(4.6%)		(4.6%)		(4.6%)		(4.6%)
+/- NZ50 Index	10.7%		4.1%		5.0%		8.3%		(1.8%)		5.5%		(8.2%)

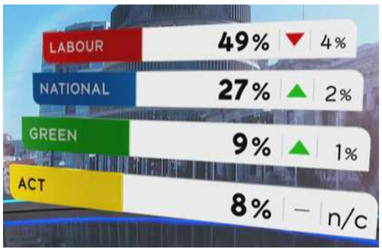
NOTE: I have not included dividends in the Broker Returns to date. The NZ50 Index does include dividends.

OUR POLITICAL CLIMATE

TV ONE COLMAR BRUNTON POLL 9-MARCH-21

Other Parties

New Zealand First:	2%
Māori Party:	2%
New Conservative:	1%
TOP: 0.7%	1%
Don't know:	5%
Refused to answer:	4%

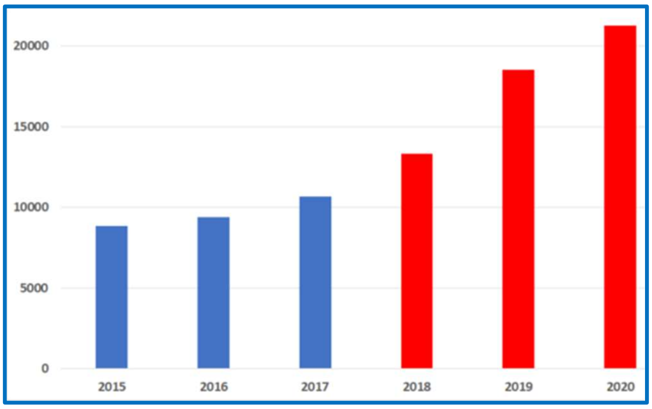


SERIOUS ASSAULTS HAVE DOUBLED SINCE 2017

With crime statistics you need to be careful when reporting trends. Overall crime figures are virtually meaningless, and the best way is to measure violent crime – if you want to get a good societal lead. Data on sexual offending remains problematic, due to under-reporting. That leaves violent crime, and the subset of 'Serious Assaults Resulting in Injury' as the best measure. These are the least likely (after homicides) to be affected by reporting bias.

Police data over the last six years (for serious assaults causing injury) show a doubling in the last 4 years – and this despite the 2020 Covid-19 lockdowns.

SERIOUS ASSAULTS RESULTING IN INJURY



Yes, since 2017 we have seen a doubling in the worst types of assaults. A doubling!! How many media stories have we seen on this?

YEAR	ASSAULTS	CHANGE
2015	8,845	
2016	9,409	**6.4%**
2017	10,681	**13.5%**
2018	13,317	**24.7%**
2019	18,543	**39.2%**
2020	21,252	**14.6%**

"BURNING DOWN THE HOUSE" - WESTPAC

The suite of policies unveiled by the New Zealand Government in late March herald the most significant changes to the residential property market in over thirty years. The proposed policies will erode the financial incentives for property investors and dramatically tilt housing market conditions in favour of owner occupiers. These changes follow rapid house price increases in recent years, which has resulted in housing affordability becoming an increasing challenge for many New Zealanders.

The major changes introduced by the Government include:

- **Removing the ability to offset mortgage costs on residential investment properties against the income earned on those properties.** This change will take effect from 1 October 2021 for properties purchased after 27 March 2021 and will be gradually phased in over the next four years for existing property owners. The Government is also looking at exceptions for new builds.
- The holding period for taxing capital gains on residential investment properties (known as the **'Bright-line test'**) has been extended from 5 to 10 years. The holding period remains at 5 years for investors who buy new builds.
- There will be additional financial assistance for first home buyers with changes in **First Home Loans and Grants** settings. Those changes include increases in income caps, as well as changes to regional price caps.
- A $3.8bn **Housing Acceleration Fund** is being established to assist with the development of infrastructure (such as pipes and roads) to support new housing.

The above policy announcements are likely to reshape the residential property market over the coming years. We have frequently highlighted that financial considerations (such as rental yields, mortgage rates and tax) have played a larger role in determining what prospective purchasers are willing to pay for housing than physical factors such as housing supply.

Up until now, the tax treatment of mortgage interest costs has given leveraged property investors somewhat of an edge over owner-occupiers. That's meant that investor demand has been a major driver of the prevailing level of house prices. In the current low interest rate environment, investors search for yield and the potential returns on rental properties (both rental yields and capital gains) has underpinned rapid increases in house prices.

For leveraged investors, removing the deductibility of interest costs will dramatically lower the yield on rental properties and will significantly reduce the prices that investors are willing to pay for houses. That will be reinforced by the extension to the Bright-line test.

However, there could be a much sharper fall while the housing market realigns itself. Without interest deductibility, property investors will need to see a higher rate of return to justify their investments. That could mean higher rents, although that will be constrained by tenants' ability to pay. The more likely way is that highly-leveraged investors will sell out – at a reduced price – to owner-occupiers or less-leveraged investors. Westpac saw similar outcomes in the UK, which began to phase out interest deductibility from 2017.

For the RBNZ, these policy changes will make hitting the inflation target more difficult. The housing market plays a key role in shaping economic conditions in New Zealand more generally, with rising house prices typically associated with increases in household confidence and spending. Economic activity is already below trend as a result of the Covid outbreak. And now with a material softening in the housing market looking likely, the recovery in demand is likely to be even more gradual.

This reinforces our expectations that OCR hikes will remain off the cards for the foreseeable future. Indeed, more monetary easing might be needed to support the economy through the transition phase, and a negative OCR is still a possibility (on this front, prior to the announcement of the changes in housing market policy, the RBNZ's February policy statement highlighted that a negative OCR is a viable policy option if needed). That's important as continued low interest rates will help to limit the downside for house prices, at least in the near term.

Reflecting the reduced likelihood of OCR hikes, the NZ dollar has fallen sharply over the past week. We've revised our forecasts down, and now expect the NZD to peak at 0.76 vs the USD (previously 0.78).

Weaker house prices will also have a dampening impact on home building activity. However, this drag may be modest.

New builds remain exempt from the extension to the Brightline test and are likely to have some tax advantages over purchasing an existing property (for instance, the Government may consider allowing interest costs on new builds to be tax deductible for a limited period, though this is yet to be confirmed).

Furthermore, the weaker outlook for house prices also signals downward pressure on land prices, which are a key hurdle for many housing developments. We still expect high levels of home building over the coming years, with a large number of projects already in the pipeline and many regions still struggling with shortages of affordable homes.

BUSINESS NZ SLAMS GOVERNMENT'S MOVE ON INTEREST DEDUCTIBILITY

BusinessNZ has warned a removal of tax deductibility on interest payments for residential property has other sectors worried whether they will be targeted, likening it to the uncertainty created by the 2018 oil and gas ban.

BusinessNZ Chief Executive Kirk Hope also accused the Government of being "misleading" in the way it is describing the issue as a "loophole", because in all other sectors of the economy business expenses are tax deductible.

The Government recently announced a range of measures aimed at improving home affordability for first-time buyers, ranging from extra funding to help councils make land available for development, to a doubling of the bright-line test from five to 10 years.

While most elements of the package were expected, the package included surprise news that Cabinet had agreed to remove the ability for property investors to offset their interest expenses against their rental income when they are calculating their tax.

THE PLAN CONTAINS A PLETHORA OF NEW INITIATIVES:

- $3.8b for accelerating housing supply
- First Home Grant caps lifted, as well as higher house price caps
- Bright-line test doubled from 5 to 10 years
- Interest deductibility loopholes scrapped
- Govt to offer Kāinga Ora $2b loan to scale up land acquisition
- The Apprenticeship Boost scheme extended

Labour is playing fast and loose with New Zealanders – once again emphasising the 'Nanny State" (Mother knows best), and totally disrespecting the legitimate right of property investors to consider residential property investment as a valid business enterprise. This is plain madness, and once again highlights Labour's dogmatic pursuit of ideologism.

KIWI DOLLAR HAMMERED AFTER HOUSING MOVES

In the biggest fall since the pandemic-induced selloff this time last year, the NZ dollar has fallen almost 2c (or 2.6%) in the wake of the Government's housing policy announcement.

While the fall is welcome news for exporters who have been under pressure in recent months while the currency remained stubbornly above 70 US cents, the weaker dollar is likely to result in petrol price hikes at the pump in coming days and increased costs for imports in the months ahead.

The new housing policy announcements "indicate significant downside risk for house prices and economic activity more generally."

IS A WESTPAC SALE AN NZ INC OPPORTUNITY?

Sam Sachdeva reports our Government's glacial progress towards shifting its banking from Westpac to Kiwibank, proving slightly difficult because Kiwibank doesn't have the scale and tech of a big bank like Westpac.

Now, some say Westpac could sell its profitable NZ retail operations (including my mortgage and many of yours!) to one of the Chinese banks operating here: ICBC, Bank of China, China Construction. Or, if NZers aren't culturally equipped for one of their big banks to be owned out of Beijing or Shanghai, as Massey University banking expert Professor David Tripe suggests, then Spanish bank BBVA and Singapore-based DBS are both in expansionary mode/mood.

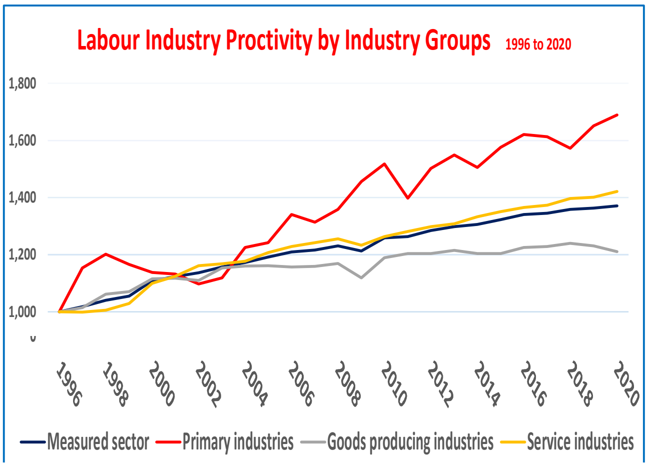
Others say Westpac NZ could be listed on the NZX and ASX, though that begs the question of who the big cornerstone investor might be.

So, here's one more scenario. Do these three coinciding developments provide a bold and beautiful opportunity for NZ Inc? Could either the Government or more likely the NZ Super Fund become a cornerstone shareholder in Westpac NZ? After all, there was speculation last year about Kiwibank buying BNZ to grow its operations. The Westpac prospect looks far more likely.

It would be a big call and neither the Government, the Super Fund nor ACC would likely want to take on a $10bn acquisition alone. But Westpac NZ returned a profit of nearly $1bn in 2019, ahead of the Covid-19 slowdown, so the purchase could be lucrative.

NZ Super Fund and ACC already have a share of Kiwibank; there could now be the opportunity to merge Kiwibank and Westpac NZ into one big locally-owned bank – and from day one, it would have the biggest client, the Government. Food for thought.

LABOUR PRODUCTIVITY 1996 TO 2020



The key to an increase in the standard of living for all New Zealanders is to increase productivity per employee. Our Primary Sector has led the way, and I am sure, with the Covid-19 Pandemic, the Primary Sector is once again leading the way.

Our city cousins love to blame farmers (and particularly dairy farmers) for all our environmental woes – but in these times New Zealander's would be financially stuffed, if it wasn't for our farmers – and without a strong economy you just can't afford environmental remediation and sustainability.

THE ENVIRONMENT AND THE ECONOMY ARE NOT IN OPPOSITION

It is a common misnomer that climate initiatives stifle a bustling economy. This paradox has been the root of substantial political strife as politicians shy away from any significant action to save our planet. Now, as the unparalleled modern-day pandemic of COVID-19 suffocates global economic activity, wiping out everything from oil demand to the restaurant industry, scientists are reporting a healthier environment. Satellite imagery has verified massive decreases in key air pollutants over countries where the pandemic has disrupted economic activities like travel and industry. In Italy, there have been reports of cleaner water in the Venice canals as they recover from overuse by tourists and motorboats. These temporary reductions will not mitigate climate carbonisaion, but they do give us reason to pause for a more thorough consideration of the relationship between our economy and on our planet.

Can positive environmental momentum be maintained with a high-functioning global economy or is noteworthy progress only made during a downturn? The emission reductions we are seeing now are possible in times of economic growth, but they won't happen on their own. Leveraging policy will be crucial in four keys ways to make meaningful progress.

1. DISPLACE CURRENT HIGH-EMISSIONS ENERGY SOURCES WITH LOWER-EMISSIONS SOURCES TO DECARBONIZE THE ENERGY ECONOMY.

This sounds easy, but is often problematic. However, over the past two decades more than 20 countries have reduced annual greenhouse gas emissions while steadily increasing their GDPs. Deploying clean energy sources and substituting extraction and manufacturing with tertiary economic activities (i.e. services) and more sustainable industry both contributed to successfully decoupling economic growth with emissions levels.

Global economic growth can be maintained with mitigated climate impacts when powered by a net-zero carbon energy portfolio. Decarbonizing the electrical grid is already within reach, but the allocation of funding to incentivize research and development in harder to decarbonize sectors, such as industry and aviation, will also prove crucial to reaching these goals. Advanced nuclear, hydrogen, and natural gas (yes, natural gas, Jacinda) with carbon capture and storage can close the gap in keeping emissions out of the atmosphere.

2. PUT IN PLACE STREAMLINED AND STRINGENT EFFICIENCY STANDARDS TO MINIMIZE EMISSIONS WHILE MAINTAINING OVERALL GROWTH AND PROSPERITY.

This ranges from strict standards for vehicles to shipping practices, and even incentivizing efficient building design through certification programs (like prioritising efficiency and the carbon footprint of building materials). Studies have found that energy efficiency improvements also reduce production costs and can contribute to higher savings and overall growth in national economic output. In fact, trends show that GDP per unit of energy has increased over the last three decades, highlighting the importance of efficiency standards and a decoupling of economic growth from energy use.

3. Leverage government support of clean energy technologies and infrastructure to stimulate a faltering economy and desperate workforce while reducing emissions.

Like the substantial energy infrastructure programmes enacted in the 1930's, we can use this opportunity to redirect the public and private sectors and fuel a clean energy transition that jumpstarts our modern-day economy. The fallout from COVID-19 has created a unique opportunity to rebuild the global economy in a cleaner direction. We do need an energy stimulus programme built on transformative energy infrastructure modernization and job creation.

4. Work multilaterally to drive action.

Like the interconnectedness of the global economy, emissions also transcend boundaries and affect us all. Multilateral agreements amongst nations will help to level set standards for energy inputs and efficiency standards, reducing global emissions and helping to protect industries and workers. Exchange of support, in dollars and technological advancements, will benefit us all in the long-term. However, we need a pragmatic approach – and not a belief that this could possibly be a 'quick fix'. Nothing is simple – there will always be trade-offs.

If COVID-19 can teach us anything, it is that proactive, collective action leads to much better outcomes than reactionary policy. The same can be said for our climate. Large scale, international action will only be beneficial until we reach a tipping point, at which point the momentum will be too great to pump the breaks. We do not have to sacrifice current financial well-being for our future health and prosperity, and our communities do not have to sacrifice jobs, stability, and security for environmental progress. The sooner our political leaders realize this, the sooner we can act. Luckily, with the right policies, we can empower the workforce while healing the planet and thus improving the quality of life for ourselves and generations to come.

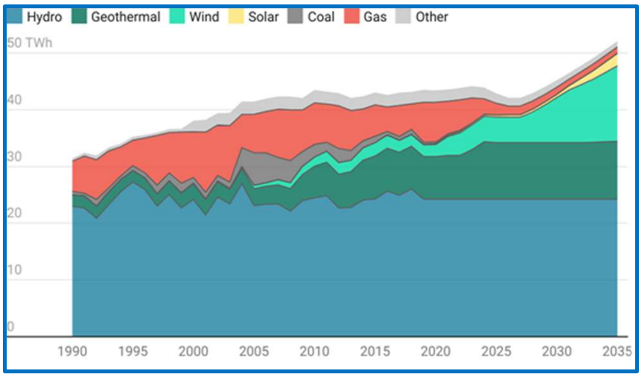
NZ'S RENEWABLE ELECTRICITY GAP

Source: Newsroom Pro

Inside the massive 10,000-submission mailbag on draft plan to reduce New Zealand's emissions to net-zero. The Climate Change Commission faces strong industry pushback against phasing out coal and gas energy.

The concern is that, with existing tools, the only way to store power is behind hydro dams, or by stockpiling coal and gas. Wind and solar arrays don't store the power they generate; it has to be used immediately.

Everything is going electric. From cars to stoves to dairy processing plants, converting fossil fuel-powered equipment to clean, green electric infrastructure is crucial to decarbonising NZ. But this transition poses a



new problem - Where will all the electricity come from? Transpower says demand will grow two-thirds by 2050.

The chart above shows electricity generation broken down by source in the Climate Change Commission pathway to 2035. When compared that with our four big power generators' existing capacity and future project plans, it is of concern. The Commission wants to see close to a 50% increase in renewable electricity generation. But analysis shows that even when all of the confirmed projects are summed up, projected renewable generation lags behind what's needed.

Climate Commission (& Labour) ideology has once again taken far too simplistic an approach. It just isn't realistic, nor doable in practice.

New 'International embarrassment' if we phase out coal and gas too soon - Dr Paul Callister - Economist

"Genesis makes $300m a year in profit but somehow hasn't been able to build any new renewable supply since 1996. In fact, even now they still haven't committed to building any (just "sourcing" it, possibly from other companies). If they had built some wind farms, the lakes wouldn't be so low going into a dry period and we wouldn't be getting the price spikes we're seeing right now."

Rob Campbell - current directorships include Chair of Ara Ake Ltd, SkyCity Entertainment Group Ltd, Summerset, Tourism Holdings Ltd, WEL Networks and NZ Rural Land Company, and director of Precinct Properties, Ultrafast Fibre Ltd and Serica Balanced Credit Fund (Hong Kong).

"It may seem 'an inconvenient truth' that a fully renewable energy economy is 'weather dependent'. In practice I question that if adequate hydro, wind, solar and geothermal generation were in place. But what is certainly 'an inconvenient truth' is that if the full social costs of current fossil generation were included as business costs then it would be awkward for the generators. That, I think, is part of the point."

John Irving - Auckland Architect

"If the gentailers, and their captive EA regulator, really wanted viable economic alternative they should open up the market to enable (a) competition with privately funded rooftop solar PV and independent wind generstors; and (b) lines company funded grid battery systems to facilitate energy banking by such distributed generators."

QUOTING STEVEN JOYCE - ON OUR ECONMY

So what to do? We can't change 2020 and we always understood there was an economic price to pay for our health response to the pandemic.

What matters now is the amount of urgency we show in coming out of it. Things like the speed of vaccination rollout relative to other countries, the opening of safe travel bubbles with important partners like Australia, and the management and expansion of MIQ (managed isolation and quarantine) facilities.

This week's news should at least provide any final impetus required to get the much postponed Trans-Tasman bubble over the line, which will be a big step forward for tourism, family reunification and business relationships. It has taken a full court press by business, the Australian PM, Kiwis in Australia and a range of others to drag the Government to it, but it seems we are almost there.

Meanwhile, being largely closed off from the world for a year has graphically demonstrated how important it is that we are well-connected, and just how important the flow of people across our borders really is.

We've learned that without foreigners coming in, our regional towns, that live at least partly off tourism, wither away. We've learned that fruit rots on the ground in regions like Bay of Plenty, Hawke's Bay and Marlborough without seasonal workers.

Our education system is not as well resourced as it is when we teach some international students alongside our own, and while Zoom and ultra-fast broadband are fantastic, there are limits to how much of their business exporters can do through a video camera.

We've learned how much construction projects and ports are often dependent on specialist workers such as tunnellers and crane drivers, for which the pool of available domestic workers is small or non-existent.

All these experiences tell us that as soon as we can open up, our migration settings should return mostly to the way they were, because they are of great benefit to our small, isolated country.

There are those who have loved the little New Zealand approach and want it to continue. Many subscribe to the "lump of labour" fallacy, which states there is a set amount of work to be done in any geographic location, and that letting some foreigners in to do some of the work displaces local people from those jobs.

It was first labelled a fallacy back in 1891, when an economist was able to show that the amount of work is not fixed and the availability of more people mostly creates much more work. The world has been proving it again and again ever since.

Let's take a few topical local examples. One reason the Hawke's Bay apple industry has grown so fast over the past 20 years and turned the Bay back into a prosperous place has been the availability of RSE workers from the Pacific Islands to come in and pick much of the harvest.

This has been a win-win situation for all involved. The RSE workers earn good wages compared with what they can earn at home, growers get their fruit picked and earn a living at world apple prices, and locals work full-time in often much better-paid jobs along the distribution chain which supports the industry and its growth.

Our technology sector has also been a great success story over the past decade. We are proud of companies like Xero, Rocket Lab, Vend, and Fisher and Paykel Healthcare, but visit any of them and you will find a United Nations of skilled workers beavering away alongside local engineers and software designers.

If those international workers had not been allowed to come in, many of these tech companies would either be a lot smaller or forced to shift their work offshore. Along with the jobs for the locals.

A slightly different take is in the importance of foreigners to our tourist towns.

Queenstown has many more attractions, restaurants and hotels because it caters to large numbers of international visitors, and international workers help staff all the facilities. Many people would like the same Queenstown but with many fewer tourists. Unfortunately, that Queenstown cannot exist.

This is all relevant because there is a disturbing "small New Zealand" lump of labour rhetoric becoming evident in government circles among ministers and bureaucrats whenever the post-Covid recovery and topics like skilled migration, tourism or international education are discussed. Ministers shuffle their feet and talk about quality not quantity ad nauseam, without saying what they really mean.

It would be hugely ironic if the main economic lesson we took from the pandemic was that it was time to return to 1970s-style fortress New Zealand border policies that would rapidly send us broke — much as they nearly did then. Surely the amount of money we have borrowed, printed and foregone in the past year demonstrates graphically what such an approach costs us.

A slow, tentative return to the world stage will deliver a smaller economy and fewer opportunities for Kiwis. We need to open up again as soon as we safely can.

ONE YEAR ON - REPORT SHOWS UNPREPARED HEALTH SYSTEM

SOURCE: Newsroom Pro

A top pandemic preparedness expert has spent a year trying to find out whether NZ has enough personal protective equipment to get us through a big upwards spike. Wendy McGuinness' conclusion is worrying: nobody knows, or nobody's saying.

On March 25, 2020, the day we moved into our big level 4 lockdown, Wendy McGuinness wrote a letter to the 20 district health boards in the country.

Well, the think tank boss called it a letter; really it was a request for information under the Official Information Act.

Tell us about your stocks of personal protective equipment and other critical medical supplies, she asked the DHBs. How many face masks do you have, how many ventilators, gowns, gloves, CT scanners, oxygen tanks?

It wasn't an idle request. McGuinness is chief executive of the McGuinness Institute and a leading international expert on pandemic supply chains. She studies emergencies. She knew – before the rest of us found out the hard way – how difficult it can be to get vital resources during a global crisis.

And she believes the information about our PPE stocks is critical. If we don't know what PPE we have, how can we know what we are short of? And if we don't know what we are short of, how can we fill those gaps?

But she also says, the amount of PPE we hold will make a difference to decisions about whether or when to go into lockdown - and how long to stay in lockdown. If we have masses of PPE, maybe we can be a little bit more relaxed about our lockdowns. If we don't have enough, we need to be super-careful.

"*Collecting and sharing information about our healthcare system's lack of preparedness for a pandemic is an important part of shaping public behaviour and gathering support for lockdowns during this pandemic,*" McGuinness says in a draft working paper released this month.

"*We hope the collected information will help New Zealand navigate this pandemic... and, crucially, redesign the health system in preparation for future pandemics.*"

Sounds logical.

A CONFUSED PICTURE

Official Information Act requests aren't really requests. They are demands, backed up by legislation. Not only are public sector organisations obliged to provide the information, but there are deadlines they have to meet. So McGuinness was optimistic she would get the data she needed to get on with her assessment of whether New Zealand had enough PPE, or whether we needed to boost stocks of certain things.

She was wrong. She waited. And waited.

A few DHBs responded quickly: Bay of Plenty DHB sent all the information she asked for within a month. Some provided all the information, but slower. South Canterbury completed the request, but not until mid-September. Nelson-Marlborough asked for more time, but had provided the data by the end of May.

Eight DHBs rejected the request under section 18(f) of the Official Information Act – the clause that allows an organisation to refuse to provide information if "*the information requested cannot be made available without substantial collation or research*".

The fact almost half the DHBs were basically saying, we don't know what we've got and it would be too hard to find out, is not reassuring.

McGuinness pushed back against section 18(f) and most of the recalcitrant DHBs caved – Northland and Waikato, for example, completed the process at the end of August.

But three of the country's biggest DHBs passed the buck or simply didn't come up with the numbers at all. In Auckland, Waitematā and Counties Manukau DHBs initially diverted her request to something called the Northern Region Health Coordination Centre. This finally provided data on mask numbers – but nothing else. Nothing on gloves, gowns, goggles, ventilators, CT scanners or oxygen tanks.

Auckland and Gisborne's Tairāwhiti provided no information at all.

DO WE HAVE ENOUGH PPE?

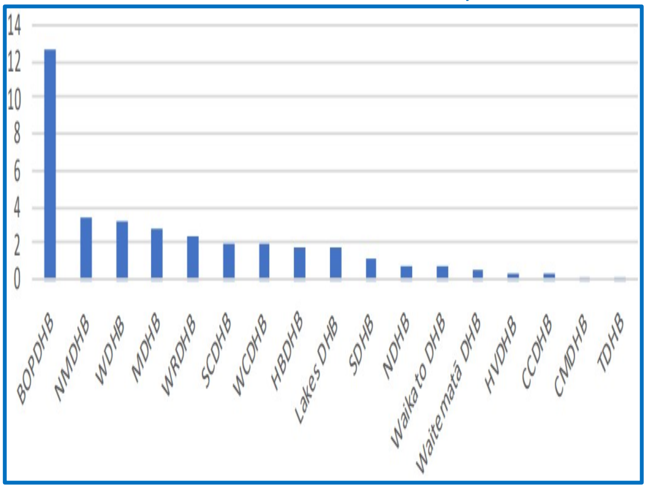
McGuinness ended up with more data on masks than anything else, partly because that's where the most confusion arises in terms of PPE, so that's where she pushed hardest to get information.

But even with masks she can't get an accurate picture, she says, because the different DHBs reported their numbers at different times, in a year when masks would have been going in and out of stocks all the time. So, comparing the numbers from one DHB in April to another in September isn't comparing apples with apples.

✓ **Bay of Plenty DHB held 13 masks per person**

✗ **Taranaki had one mask per 24 people**

AVERAGE # OF MASKS PER PERSON, BY DHB



Still, it's an indication that different district health boards are taking very different attitudes to the number of masks they have on hand.

"*One DHB responded: 'Our principal concern would be that you have drawn conclusions about DHBs' ability to provide PPE to our communities. DHBs do not carry stock to provide for the community, the Ministry of Health does. The graphs about deprivation and Māori population percentages and PPE availability are flawed as they are based on the assumption we supply the community with PPE.*"

It has never been the role of the DHB to provide PPE to the general public. Their responsibility is to provide safe and timely care to our population, as such, we have always had enough PPE for our people to use in the course of their work.

"The Ministry of Health has clear lines of communication with DHBs at all times, including communications about PPE levels and distribution, as part of the national COVID-19 response."

SUMMARY

McGuinness stresses to Newsroom it isn't a league table. It's not even a snapshot of what's going on, because the data was gathered at different times.

"*But it gives you an understanding how unequal DHBs were in terms of what PPE they were keeping. And how that could impact on inhabitants in different parts of the country*."

"*If some DHBs think it's important to have more stock than others, that should be important information that should be collected and understood. Because we want to deliver an equal amount of health services across the country.*

"If one DHB thinks they need 'x' in terms of PPE supply but a poorer one thinks they need 'y', I don't think that's where the country should be going."

"*Much more work needs to be done around managing PPE so we know who's got what, and you have a system where everyone is looked after equally, and if you have an outbreak you can share,*" McGuinness says.

One of the things that came up in the responses from the DHBs was differences in how they saw their role in providing PPE for their local populations. Some saw that as an important part of what the DHB should be doing; others didn't, McGuinness says.

WHAT IS IN OUR NATIONAL HEALTH STOCKS?

In theory, anyone can find out what's in the national reserve just by looking on the Ministry of Health website. It's a public document – you can find it here.

Item one in the stockpile is "H5N1 pre-pandemic influenza vaccines. Volume: 150,000 courses (300,000 doses). Year of purchase: 2018, Year of expiry: 2020."

Item	Description	Volume	Year of purchase	Year of expiry	Related documents
H5N1 pre-pandemic influenza vaccine	The vaccine can reasonably be expected to provide some level of cross-protection against a human H5N1 virus	150,000 courses (300,000 doses)	2018	2020	National Health Emergency Plan: H5N1 Pre-Pandemic Vaccine Usage Policy
ntiviral edication miflu	Clinically indicated antivirals may shorten the duration and reduce the severity of the symptoms caused by influenza viruses. We store 2	Tamiflu 586 400			National

What? We have 300,000 doses of an expired vaccine in our national reserve supply to protect us against an H5N1 flu pandemic?

Probably not. One can only assume the Ministry of Health has replaced the expired vaccines. But who knows?

Because right there, in the top row of the document, is one reason McGuinness is really worried about the national reserve supply document as a useful tool for the general public - and particularly for experts like her - to work out whether we are ready for another wave of Covid-19, or even a future pandemic.

Because it's old data.

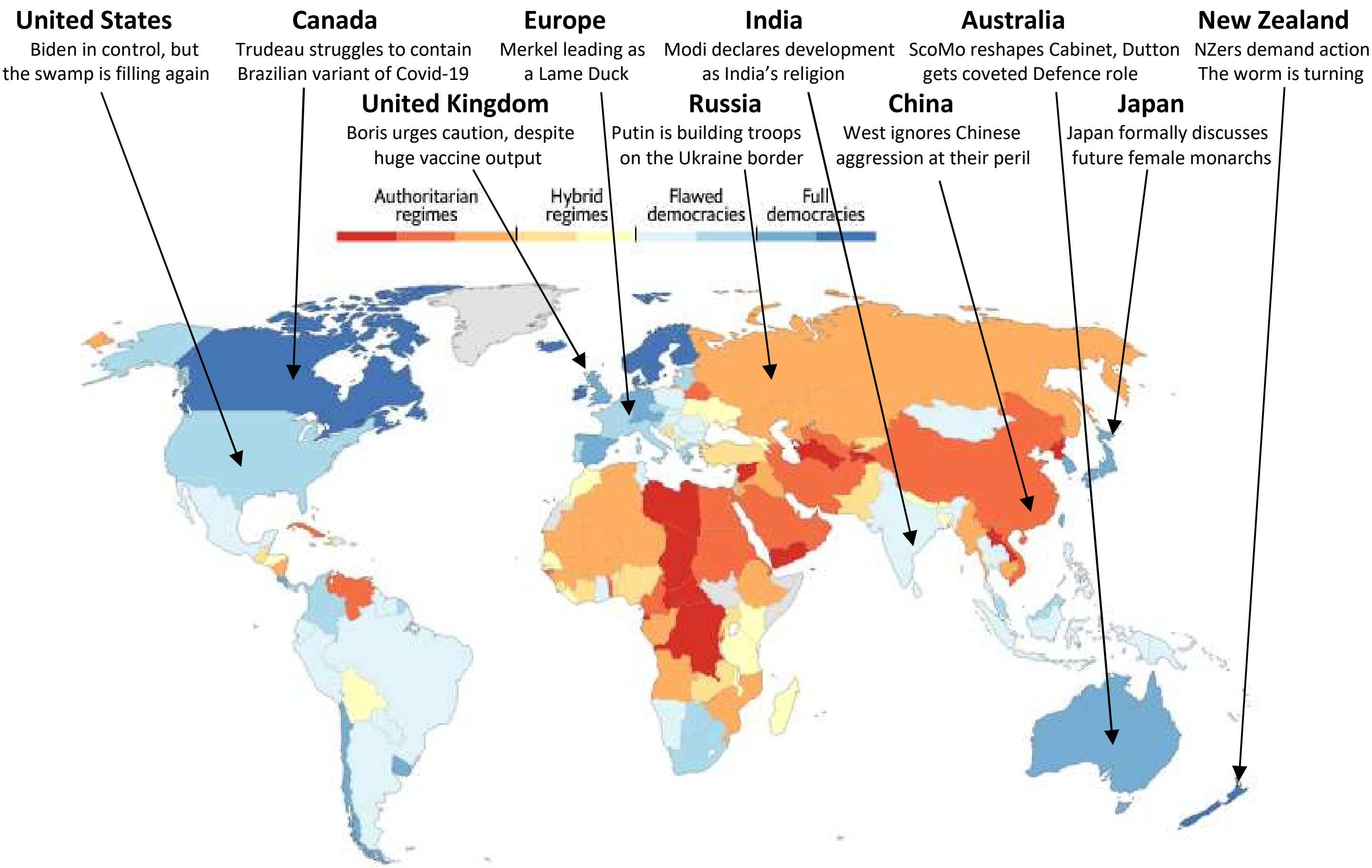
Also, the stockpile document was last updated in August 2020 - seven months ago. Which matters, particularly when it comes to PPE like masks in a pandemic. McGuinness believes during a pandemic the national reserve numbers should be updated monthly. "***And vaccines should be on this list - and they are not there***."

What this all highlights is that one year on, there is no evidence of a comprehensive Pandemic Plan. Labour continues to be 'all spin' and Ministers remain 'missing in action'. At best – inept. At worst – incompetent.

"Knowledge is Power – but only Wisdom is Liberty"

William Durant

THE WORLD AT A GLANCE GLOBAL DEMOCRACY INDEX 2020



THE GLOBAL ECONOMIC OUTLOOK

Australia has recently announced that it has outperformed all other advanced economies (G20) in the world, over the past year - contracting just 1.1% over the 2020 year. Australia's performance on both the health and economic front is world leading.

Contraction of Economy	
United Kingdom	-9.9%
Italy	-8.9%
France	-8.2%
Canada	-5.0%
Japan	-4.8%
United States	-3.3%
Australia	-2.5%

Globally, markets are getting very nervous about the prospects of inflation increasing significantly going forward. Reserve Bank Governors around the world are underplaying this, but financial analysts are now breathing caution.

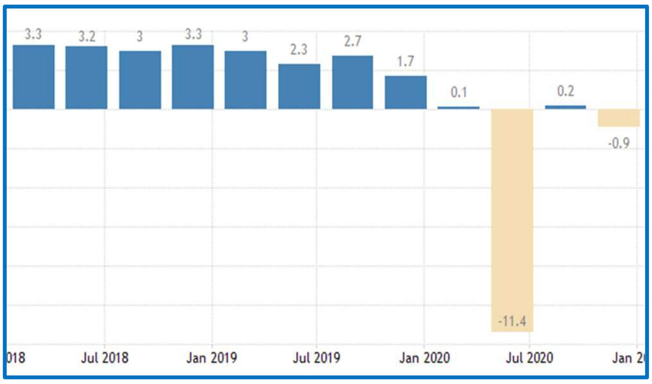
NEW ZEALAND'S ECONOMIC OUTLOOK

New Zealand's economy shrank sharply in Q4 2020 according to new data from StatsNZ. The 1% drop in GDP in the December 2020 quarter was worse than expected. GDP declined 2.9% over the year to December 2020, the largest annual fall ever in GDP for New Zealand.

New Zealand is almost certainly back in recession, with the December quarter GDP slump of 1% expected to be followed by another contraction in this current quarter.

New Zealand's GDP unexpectedly shrank 0.9% on an annual basis in Q4 2020, after expanding a revised 0.2% in Q3, disappointing market expectations of a 0.5% increase. The decline was mainly explained by a 25.5% plunge in transport, postal, and warehousing services. Mining, down 17.5%, also weighed heavily. On the bright side, education services expanded 3.6%.

NZ - ANNUAL GDP GROWTH RATE



FITCH DOWNGRADES NZ GROWTH TO 3.6%

international forecaster Fitch Solutions has lowered its hopes for NZ economic growth. It now expects the New Zealand economy to grow by 3.6% in 2021, down from its forecast of 4.5% previously.

Fitch highlighted a "significant slowing in recovery momentum" last quarter which is likely to result in domestic demand not being as robust as originally assumed. The economy's 2.9% contraction in calendar year 2020, compared to the previous year, was the largest annual fall on record.

Fitch is also predicting international tourism is unlikely to recover this year and said it expects border closures are likely to remain in place for most of the year.

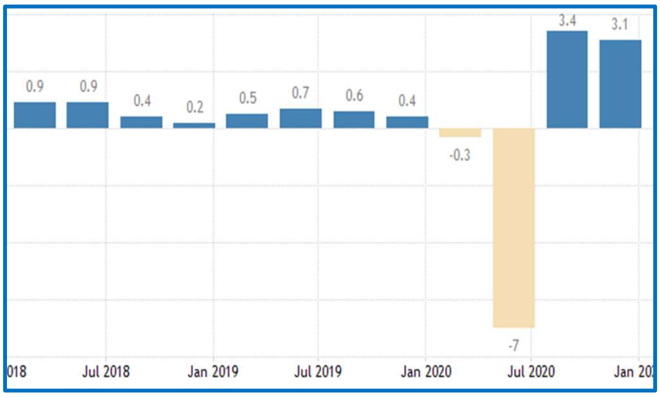
While economic activity continues to normalise, the recovery remains tentative, and this is likely because disruptions and closures required to contain the virus outbreak still persist. Fitch said the risk to its forecast is tilted to the downside because of the vaccine shortage and potential for shipments to be further delayed.

AUSTRALIAN ECONOMIC OUTLOOK

RAPID GROWTH IN HOUSE PRICES AND LOANS HAVE SEEN INCREASED FOCUS ON MACROPRUDENTIAL POLICY

With house prices and loans increasing at the fastest pace since 2003, there has been an increased focus on the potential for regulators to step in with macroprudential tightening. This has seen the RBA mention house prices and lending standards in almost all recent communications. So far the RBA has concluded that "*lending standards remained sound*" but acknowledges "*the importance of closely monitoring risks in asset markets*". So, what could see the RBA and APRA step in? - A deterioration in lending standards and/or rapid growth in high-risk lending would likely be required to see intervention. Limits on higher LVR lending are arguably the most conventional choice, given they have already been used in Canada, NZ, Singapore and Sweden (among others). However, this would go against the government's own First Home Loan Deposit Scheme which specifically facilitates higher LVR lending.

AUSTRALIA - ANNUAL GDP GROWTH RATE



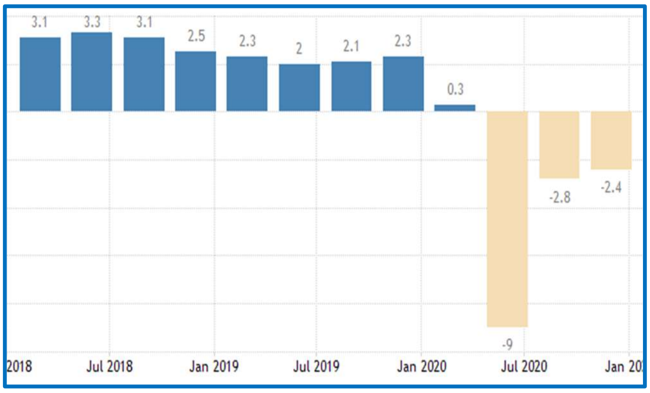
The fastest housing market recovery on record likely to drive economic growth ahead. With national dwelling prices rising 2.8% in March (the strongest since 1988) the current recovery is now the fastest on record, with prices up 8.2% since the Sep-20 trough. Importantly, in contrast to some prior recoveries, price growth isn't just playing out in the two largest cities but across the country, with the strongest growth actually in regional areas. We see this housing boom as being a key driver of the broader economic recovery over 2021, with rising house prices (and wealth) supporting consumer spending and dwelling investment ahead and creating a positive backdrop for housing-exposed equities.

UNITED STATES ECONOMIC OUTLOOK

The U.S. economy started 2021 with a bang as retail sales and factory output accelerated and expectations continue to build for another jolt of government stimulus, setting the stage for what could be the best year of economic growth in nearly four decades.

GDP in the United States contracted 2.4% in the fourth quarter of 2020 over the same quarter of the previous year. However, Goldman Sachs has boosted US GDP forecast to 6.8% in 2021 (up from 6.6%), and now Biden has signed off a US$1.9trillion a coronavirus relief package, including one-off direct payments worth US$1,400 to be sent off to most Americans.

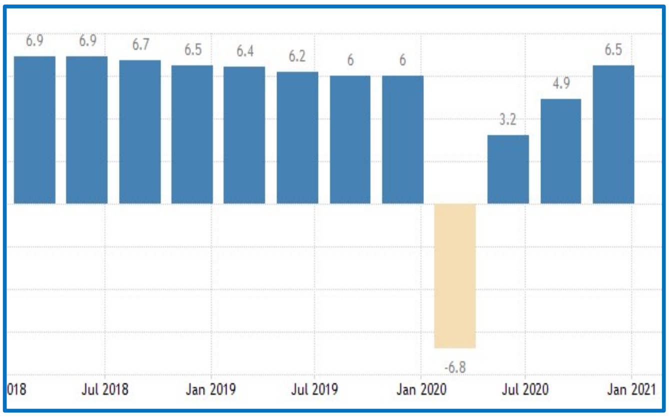
UNITED STATES - ANNUAL GDP GROWTH RATE



CHINESE ECONOMIC OUTLOOK

China has set its 2021 economic growth target at more than 6%, Premier Li Keqiang said in his annual work report recently. Chinese leaders announced that the world's second-largest economy intends to keep consumer price inflation at around 3% and seeks a budget deficit goal of about 3.2% of GDP. The government also aims for an urban unemployment rate of approximately 5.5% and plans to create more than 11 million new urban jobs. In 2020, the country's GDP expanded 2.3%, the slowest pace in more than four decades.

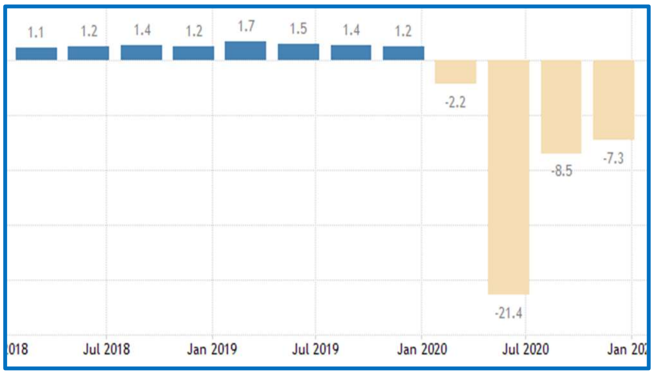
CHINA - ANNUAL GDP GROWTH RATE



UNITED KINGDOM ECONOMIC OUTLOOK

The UK GDP fell 7.3% year-on-year in the last three months of 2020, less than preliminary estimates of a 7.8% fall. Business investment fell much less than initially estimated (-7.4% vs -10.3%) and the drop for both exports (-18.9% vs -23.5% in the preliminary estimate) and imports (-4.7% vs -8.9%) was revised lower. On the other hand, household spending fell 9.2%, the same as in the preliminary estimate. The contraction for 2020 was also revised to 9.8%, from the first estimate of a 9.9% decline.

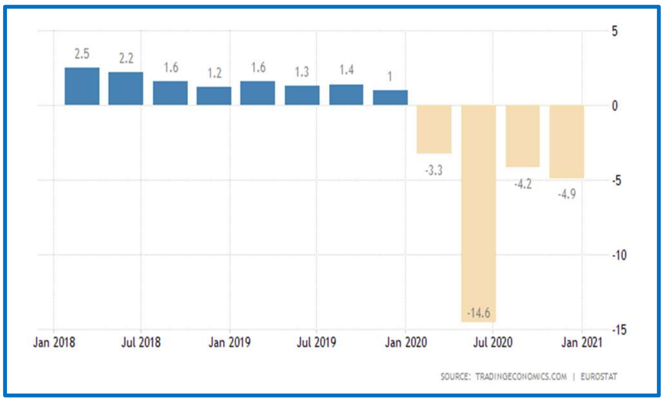
UNITED KINGDOM - ANNUAL GDP GROWTH RATE



EU ECONOMIC OUTLOOK

The Eurozone economy shrank by 4.9% year-on-year in the fourth quarter of 2020, following a revised 4.2% fall in the previous three-month period and an unprecedent 14.6% contraction in the second quarter due to the COVID-19 crisis. For the year 2020 as a whole, GDP fell by 6.6%, following a 1.3% expansion in 2019.

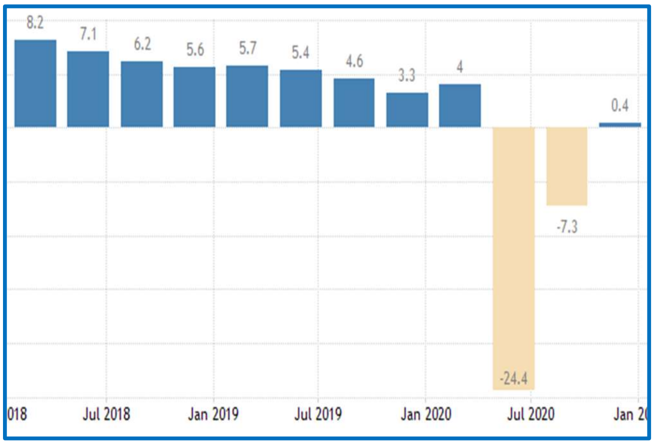
EUROZONE - ANNUAL GDP GROWTH RATE



INDIAN ECONOMIC OUTLOOK

In India, the growth rate in GDP measures the change in the seasonally adjusted value of the goods and services produced by the Indian economy during the quarter. India is the world's tenth largest economy and the second most populous. The most important and the fastest growing sector of Indian economy are services. Trade, hotels, transport and communication; financing, insurance, real estate and business services and community, social and personal services account for more than 60% of GDP. Agriculture, forestry and fishing constitute around 12% of the output, but employs more than 50% of the labour force. Manufacturing accounts for 15% of GDP, construction for another 8% and mining, quarrying, electricity, gas and water supply for the remaining 5%.

INDIA - ANNUAL GDP GROWTH RATE



CURRENCIES

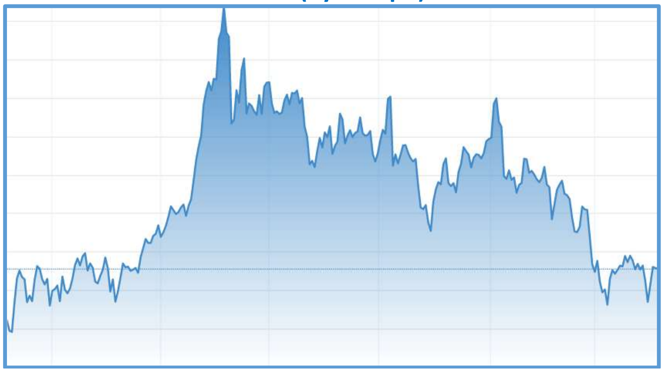
NZD/USD & NZD/AUD

SOURCE: Westpac

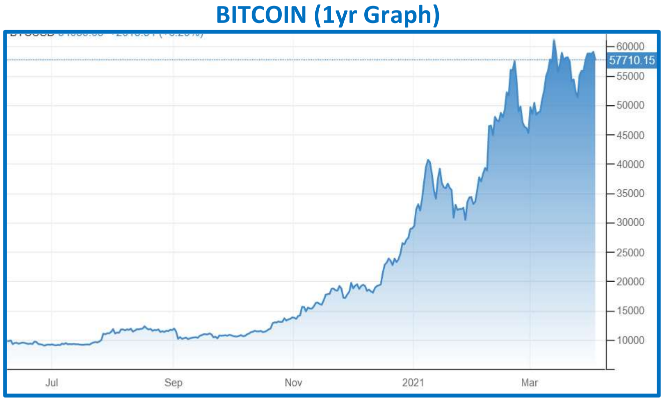
COMMODITIES

OIL: BRENT CRUDE (ONE YEAR)

GOLD (1yr Graph)



BITCOIN (1yr Graph)



AGRIBUSINESS – LOOKING FROM THE OUTSIDE IN

WESTPAC'S AGRICULTURAL OUTLOOK

Sector	Trend	Current level[1]	Next 6 months
Dairy	Global dairy prices have jumped nearly 20% over the past three months. We expect this momentum to continue in the short term.	Average	↗
Beef	We expect that as the Covid vaccine rolls out globally beef demand will rise, taking prices along for the ride.	Low	↑
Lamb/Mutton	We expect that as the Covid vaccine rolls out globally lamb demand and prices will rise modestly.	Average	↗
Forestry	The China-led price rebound has continued and, if anything, gained momentum. We expect further price gains.	Above average	↗
Horticulture	Horticulture prices are already very high. From here, new gold kiwifruit supply may see prices soften, while tighter apple and green kiwifruit supply may lead prices higher.	High	→
Wool	We expect fine wools to lead a price recovery over 2021. Coarse wool prices may tentatively follow.	Low	↗

1 NZ dollar prices adjusted for inflation, deviation from 10 year average.

AGRICULTURAL EMISSIONS A CHALLENGE

The dairy industry says it's already a world leader on the farm and is improving its factory processing – but it worries about the impact of further emissions cut on its communities. Fonterra and Synlait are attempting to shift energy-intensive industrial processes to renewables, but it's challenging, and addresses less than 10% of their industry's emissions. Fonterra has acknowledged that it produces 20% of NZ's greenhouse gas emissions, with the vast majority of those from farming. However, the bulk of the emissions are down on the farm – say they have already reduced their carbon footprints well beyond global benchmarks, and have consistently sought more R&D investment to make any further emissions cuts. says it has modelled the potential impacts on rural communities. If the Commission's recommendations are adopted, Fonterra warns milk production could fall between 7% and 13% by 2035, and one-in-three farms could go backwards financially, with flow-on consequences for GDP.

BY 2022 100% OF FARMERS WILL ACCURATELY MEASURE THEIR EMISSIONS

As submissions closed on the Climate Change Commission's historic draft advice on decarbonising New Zealand, the primary sector is hailing the accomplishment of a crucial milestone, with some 11,000 farmers are now measuring their greenhouse gas emissions. Over the next year climate change will pose even greater challenges. However, 100% of farmers are now expected to accurately measure their emissions.

NEW ZEALAND EQUITIES

SYNLAIT MILK

Investors have punished SML after the company reported a 76% fall in net profit for the six months to the end of January. Shares fell 6% to close at a new low of $3.34 It has since recovered (slightly) to $3.47. SML offered a particularly downbeat assessment of the outlook for its full year result. "*Our first half was challenging, and we continue to find ourselves in a period of significant uncertainty and volatility as Synlait faces multiple headwinds*," said Synlait chair Graeme Milne.

First half profit was just $6.4m, compared to $26.2m for the same period last year, due mainly to a 16% fall in consumer-packaged infant formula sales.

Pre-tax interest and depreciation earnings fell 29% to $47.7m though total revenue lifted 19% to $664.2m, largely due to its Dairyworks business which operates as a standalone entity.

SML reiterated its earlier outlook that there is ongoing uncertainty in a2 Milk's expected demand for the remainder of FY21 and FY22 and as a result it "*does not currently have sufficient confidence to forecast when this recovery will occur,*" said Milne.

The company also noted the sudden drop in consumer-packaged infant formula demand, combined with rapidly rising Global Dairy Trade prices, a changing product mix, and increasing freight rates all combined to create volatility which limits returns.

Synlait shares have fallen 55% since April last year.

WESTPAC NZ DOWNGRADED BY RATING AGENCY

Fitch Ratings has put Westpac New Zealand on a '*negative rating watch*' following its Australian parent's plan to review the business.

Westpac recently said it was "*considering the appropriate structure for its NZ business*" and assessing whether a demerger would be in the best interests of shareholders.

"*The assessment is still in the early stages and a decision is yet to be made by Westpac. We will resolve the rating watch negative once Westpac has decided whether to proceed with the demerger*," Fitch said.

The international ratings agency said its current rating of Westpac NZ reflects its "*expectation of an extremely high likelihood of support from Westpac*" for the NZ business, should that be required.

It noted Westpac NZ was one of the country's largest banks, accounting for about 19% of banking assets at September 30, 2020, when it represented 11% of its parent's exposure at default.

JARDEN'S NEW ZEALAND INCOME PORTFOLIO

As at 1st April 2021

Jarden's NZ Income portfolio is to be changed as follows:

- Remove Z Energy (ZEL.NZ).
- Introduce Heartland Group Holdings (HGH.NZ).

Ticker	Company Name	Weight	Sector
CNU	Chorus	6.1%	Communication
CEN	Contact Energy	9.6%	Utilities
EBO	Ebos Group	9.6%	Health Care
FRE	Freightways	12.0%	Industrials
HGH	Heartland Group	7.4%	Financials
IFT	Infratil	11.3%	Utilities
KMD	Kathmandu	5.4%	Consumer Discretionary
OCA	Oceania Healthcare	7.4%	Health Care
PCT	Precinct Properties	4.3%	Real Estate
SCL	Scales Corporation	7.5%	Consumer Staples
SPK	Spark NZ	10.7%	Communication
SPG	Stride Property Group	8.7%	Real Estate
		100.0%	

Source: Jarden

Z Energy (ZEL) appears to continue to offer investors some value as evidenced by the forecast 9.8% 12-month forward gross dividend yield. However, it appears to lack any catalysts to realise any upside. The standing investment rationale on ZEL has been based on the expectation of cost savings, the reinstatement of the dividend and fuel margins stabilising at a level where ZEL is able to maintain market share. While ZEL has delivered cost savings and said that it expects to pay a FY21 dividend, the share price has failed to respond.

No doubt this reflects the downgrading of FY21 earnings guidance from $235-265 million to $235-245 million. Earnings have been impacted by the recent Covid-19 lock downs, adverse impact on fuel margins from the rise in the oil price and increased competition. While the first two issues are likely to be transitory, the increased competition calls into question the level of the equilibrium fuel margin. The ongoing opening of new service stations, in particular by Gull, suggests that ZEL will have to accept a lower fuel margin (and hence lower profit) if it is to maintain market share. This is important in a market where price seems to be the major factor impacting where people buy fuel. While it will take a number of years to occur, we acknowledge that the distribution of fossil fuels is a sunset industry due to measures being taken to arrest climate change. Short term there is some potential upside from the conversion of New Zealand Refining to an import terminal and increased fuel volumes as borders reopen allowing international air travel to resume and international tourists return to New Zealand having been absent for a year. While we would not place a high probability on it, there is a chance that a foreign company may bid for ZEL.

In contrast to ZEL, **Heartland Group Holdings (HGH)** offers attractive value (a 12-month forecast gross dividend yield of 8.2%), moderate earnings growth and various avenues to grow earnings. Jarden's $2.20 target share price reflects a forecast 11.8% return on equity and price/net tangible asset ratio of 1.9x. In a positive development, the Reserve Bank of New Zealand has relaxed its restriction on New Zealand banks paying dividends. Banks can now pay up to a maximum of 50% of earnings as dividends. The restrictions will be completely removed from 1 July 2022 subject to no significant worsening in the economy. With a Core Equity Tier 1 ratio of 14% Heartland is well capitalised. Heartland announced a solid 1H21 profit of $43.2m. This reflected lower receivables growth and higher operating costs (due to the impact of Covid-19 and digital investment) which were offset by lower impairments. The lower receivables growth was particularly evident in Open 4 Business and Harmoney where the value of loans outstanding reduced materially. Reverse mortgages in New Zealand and Australia, and motor loans grew strongly, despite repayments being higher than expected in a year impacted by Covid-19. Management guided full year profit to the top end of the $83-85 million guidance range.

Looking forward we expect solid receivables growth (driven by reverse mortgages and less of a drag from Open 4 business and Harmoney loans), cost-to-income to fall from the current 45.9% as the level of digitisation across the business increases (in the medium-term, management expect cost-to-income to fall to mid-30% level), despite some rise in bad debts (although we note that Heartland is yet to utilise any of the $9.6m Covid-19 related provision). Jarden expects the cost-benefits from increased digitisation to be shared between shareholders and customers through more attractive loan offerings, the later helping to drive loan growth. Finally, Jarden is encouraged by management's prudent management during Covid-19.

GENTAILER OPPORTUNITIES COMING

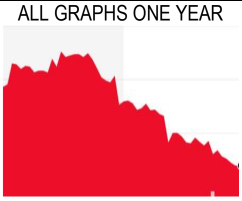
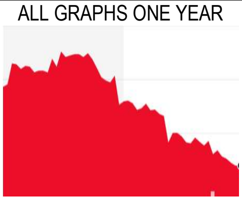
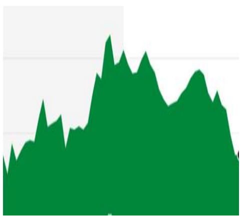
Jarden likes the near-term positive earnings drivers and the long-term structural growth outlook (carbon conversion thematic), and foresee the upcoming S&P clean energy indexation changes as potentially providing an even more attractive entry price for MEL and CEN in particular.

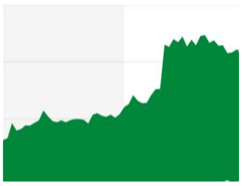
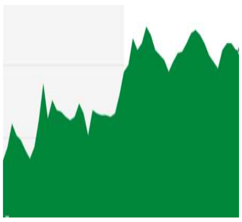
With this in mind, Jarden actively lifted their cash position in their preferred portfolios. To re-cap their sector merit order:

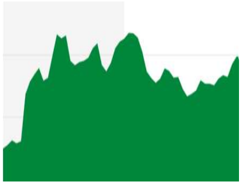
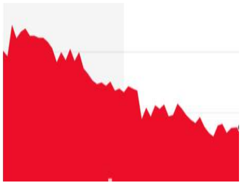
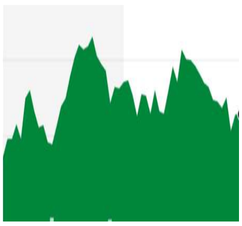
CEN on value and with a large execution discount embedded, **MCY** on earnings upgrades/simplicity followed by **MEL** on long term upside (assuming South Island demand rebuilt) and GNE on solid growth outlook and high dividend yield.

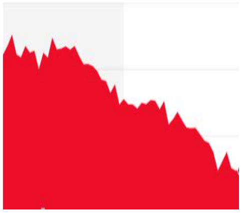
STOCKS TO WATCH NEW ZEALAND

Prices as at 1st April 2021

ALL GRAPHS ONE YEAR 	**AFT Pharm** FY21E earnings downgrade. AFT have downgraded guidance -40% at the midpoint for FY21 EBIT to $9-11m (from $14-18m). Jarden estimate was for $18.6m and the miss has been driven by $1m for overestimate of upfront licensing payments, $3m for higher freight/FX costs, and $4.5m for slower launch of Maxigesic products and new products within Australia (cNZ$10m of revenue). 2021 P/E: 76.6 2022 P/E: 29.5	**NZX Code:** **AFT** **Share Price:** **$4.38** **12mth Target:** ↓ **$4.90** **Projected return (%)** Capital gain 11.9% Dividend yield (Net) 0.0% **Total return** **11.9%** **Rating: OUTPERFORM** 52-week price range: 3.80-5.65
ALL GRAPHS ONE YEAR 	**A2 Milk** A2's inventory problem - Stock provision of $23m booked and inventory balance still +$51m to $198m half on half. Provision taken to control aged stock and protect future brand equity, the high carrying balance reflecting the pace of step down in off-take demand and starving the CBEC channel with volume in an attempt to stabilise pricing. Looking forward, management noted they had confidence in their inventory, good visibility on distributor levels but working hard to improve traceability on trader inventory levels, which still remain in the system. Only silver lining on this issue for Jarden, was management noting on earnings call they believe Corporate Daigou activity has bottomed and is now trending up. 2021 P/E: 16.3 2022 P/E: 27.4	**NZX Code:** **ATM** **Share Price:** **$8.42** **12mth Target:** **$11.40** **Projected return (%)** Capital gain 35.4% Dividend yield (Net) 0.0% **Total return** **35.4%** **Rating: OUTPERFORM** 52-week price range: 8.40-21.74
	**Chorus** CNU presented its submission on initial Regulated Asset Base (RAB) of $5.5bn (inclusive of loss asset). CNU also outlined its expectations for Maximum Allowable Revenue (MAR) of $715-$755m over Regulatory Period 1 (RP1; Jan-22 to Dec-24). This is in line with CNU's forecast fibre revenues over the period. CNU revised its earlier opex guidance down in line with Jarden's forecast. On the outlook for a MAR in line with fibre revenues, there are no changes in Jarden's operating earnings (they do revise up depreciation on more visibility) or cash flows. Their expectation remains that CNU is well placed to pay around 45-50c DPS by FY24E/25E based on a conservative free cash flow pay out profile. There is a bit more uncertainty around the duration of that dividend level following a RAB that is on the more disappointing side. 2021 P/E: 50.2 2022 P/E: 70.0	**NZX Code:** **CNU** **Share Price:** **$6.95** **12mth Target:** ↓ **$7.32** **Projected return (%)** Capital gain 5.3% Dividend yield (Net) 3.4% **Total return** **8.7%** **Rating: NEUTRAL** 52-week price range: 6.55-9.39

	**EBOS Group** Strong 1H result, across both Healthcare & Animal care segments, with both capturing above-market growth rates. Operationally both divisions performing well and delivering above market growth rates. Underlying EBITDA (pre IFRS16 basis) equated to A$163m, +9% on pcp. Underlying NPAT was A$94m, +14% on pcp. DPS up 13% on pcp, at NZ42.5c. This is a record performance for the group. Involved in vaccine distribution, EBO remains well placed in both Australia and New Zealand. 2021 P/E: 25.5 2022 P/E: 22.0	**NZX Code:** **EBO** **Share Price:** **$29.60** **12mth Target:** **$30.00** **Projected return (%)** Capital gain 1.4% Dividend yield (Net) 3.0% **Total return** **4.4%** **Rating: OUTPERFORM** 52-week price range: 21.30-30.00
	**Fletcher Building** A very strong 1H21 result, reporting EBIT of $323m, above top end of guidance range given in early November. A surprise 1H dividend of 12cps, after previously indicating dividends to only start 2H21. Australian margin at 3.7%, while up from 2.4% on pcp, a little softer than Jarden's estimates while NZ core a little stronger than forecasts at 11.3% (up from 8.8% in pcp), surprise driven by strong building products performance. Overall group margins at 8.1% from 5.5%, with 85% of EBIT growth due to cost out impacts. Net debt at $269m, down from FY20 end $497m. FY21 EBIT Guidance of $610-660m. "Current indicators point to core volumes in NZ and Australia remaining at present levels through the second half, with robust demand for Residential housing in NZ. 2021 P/E: 37.4 2022 P/E: 48.0	**NZX Code:** **FBU** **Share Price:** **$6.99** **12mth Target:** **$6.89** **Projected return (%)** Capital gain -1.4% Dividend yield (Net) 4.3% **Total return** **2.9%** **Rating: OUTPERFORM** 52-week price range:3.16-7.14
	**Fonterra** It is 18 months since FSF provided a high-level view of a new strategic direction that was more principles based than detail oriented. It recognised FSF's limitations (asset intensive business; access to capital), promising focus on core strengths and more transparency. There has been progress with $2bn of divestments near complete, while earnings have stabilised (EPS 24c in FY20; on track for FY21E ~30+cps). FSF's aspiration is to return to 50c EPS in FY24. Communication around strategy has remained high level, focused on divestments and debt reduction, while communications around FGMP and in-year earnings guidance has improved. With ~$8bn equity investment in FSF - arguably too much in Jarden's view, particularly in the absence of confidence in performance - they think more detail is required to support the investment case and make informed decisions around capital structure choices. 2021 P/E: 16.0 2022 P/E: 14.2	**NZX Code:** **FSF** **Share Price:** **$4.89** **12mth Target:** ↑ **$4.85** **Projected return (%)** Capital gain -0.8% Dividend yield (Net) 3.1% **Total return** **2.3%** **Rating: UNDERPERFORM** 52-week price range: 3.41-5.15
	**Infratil** Mild reductions in most valuation indicators, which Jarden attributes to the sharp increase in longer-dated bond yields during February and March - reflecting growing global inflation expectations. Listed genco TPW last closed at $8.10/sh ($0.60/sh lower than at Jarden's last IFT valuation update) and Canberra Data Centre (CDC) comparator NXT.AX trades roughly 3x EV/EBITDA valuation multiple turns lower. Jarden's spot-Net Equity Valuation (NEV) for IFT is now NZ$7.67/sh based on latest closing prices for TPW and TLT, and includes IFT's updated incentive fees guidance. 2021 P/E: N.M. 2022 P/E: 86.2	**NZX Code:** **IFT** **Share Price:** **$7.06** **12mth Target:** ↓ **$7.36** **Projected return (%)** Capital gain 4.2% Dividend yield (Net) 2.4% **Total return** **6.6%** **Rating: OUTPERFORM** 52-week price range:4.00-7.90
	**Kathmandu Holdings** KMD is riding the Rip Curl wave - 1H21 EBITDA of $48.2m was in line with guidance of $47m-$49m, while underlying NPAT of $23.1m was +13% ahead of Jarden's estimate, on lower than forecast finance costs and taxation. In line with past practice, no full-year guidance was provided. However, the company stated that Rip Curl wholesale orders for 2H were ahead of pre-COVID19 levels (typically 55% of 2H sales) and that Oboz's order book is well above pre-COVID19. While the company noted that the core Kathmandu brand is well prepared for 2H. 2021 P/E: 13.5 2022 P/E: 10.8	**NZX Code:** **KMD** **Share Price:** **$1.36** **12mth Target:** ↑ **$1.75** **Projected return (%)** Capital gain 28.7% Dividend yield (Net) 6.6% **Total return** **35.3%** **Rating: BUY** 52-week price range:0.61-1.48
	**Kiwi Property Group** KPG announced a $100m (+3.1%) draft fair value gain for the six months to 31 March which takes FY21E fair value gain to $110m (FY20 valuation down $290m on Covid). While accounting for a little under a third of the total property portfolio value, it was not surprising to see KPG's office portfolio contribute 50% of the revaluation gain with draft valuations up 5.4% or $52m to $1 bn. Office cap rates firmed to a touch under 5% with similar benefits seen across the Auckland and Wellington assets. While the pure retail assets were down $8m to $461m, retail cap rates firmed 30bps to 7.75% with this offset by an increase in seismic-related capex and a softening in market rents. Overall, NTA increases ~6cps to $1.35 on the back of these moves. 2021 P/E: 19.3 2022 P/E: 19.1	**NZX Code:** **KPG** **Share Price:** **$1.23** **12mth Target:** ↓ **$1.25** **Projected return (%)** Capital gain 1.6% Dividend yield (Net) 4.0% **Total return** **5.6%** **Rating: OVERWEIGHT** 52-week price range: 0.82-1.34

	**Michael Hill International** MHJ delivered a record 1H result, even excluding the benefit from government grants (~A$10m post-tax benefit). No specific full-year guidance **was** provided - however this is in keeping with past practice. With MHJ trading at ~7x forward P/E Jarden views this to be an attractive risk / reward. 2021 P/E: 7.0 2022 P/E: 8.0	**NZX Code:** **MHJ** **Share Price:** **$0.70** **12mth Target:** **$1.00** **Projected return (%)** Capital gain 42.9% Dividend yield (Net) 5.5% **Total return** **48.4%** **Rating: OUTPERFORM** 52-week price range: 0.24-0.82
	**Pushpay Holdings** Peter and Christopher Huljich, agreed with a leading global investment firm to sell 100% of their shares in Pushpay to Sixth Street on 30th March 2021. This accounts for 17.8% of PPH shares. As a highly experienced technology and growth investor with a core thematic focus on the convergence of software and payments, Sixth Street's global scale and partnership-oriented investing approach (US$50bn) brings considerable strength to PPH. 2021 P/E: 30.3 2022 P/E: 14.8	**NZX Code:** **PPH** **Share Price:** **$2.05** **12mth Target:** **$2.30** **Projected return (%)** Capital gain 12.2% Dividend yield (Net) 4.8% **Total return** **17.0%** **Rating: OUTPERFORM** 52-week price range: 0.91-2.42
	**Port of Tauranga** While POT continues to way outperform its nemesis Ports of Auckland, which continues to struggle to meet break-even, it delivered a better-than-expected 1H21 result with NPAT of $49.4m (albeit only +2.3% YoY) This was a solid result in a period impacted by supply chain disruption, vessel delays out of Auckland and container yard congestion. Importantly, increased storage revenue helped offset the volume and productivity losses from the congestion issues. Jarden continues to view POT as a high quality infrastructure asset that is well positioned to benefit from structural changes as NZ container trade progressively moves to a hub and spoke model. I say - Maintain POT as a CORE holding. 2021 P/E: 52.5 2022 P/E: 47.5	**NZX Code:** **POT** **Share Price:** **$7.60** **12mth Target:** ↑ **$5.70** **Projected return (%)** Capital gain -25.7% Dividend yield (Net) 1.6% **Total return** **-24.1%** **My Rating: BUY ON WEAKNESS** 52-week price range: 5.40-8.09
	**Sanford** SAN provided an update signalling that the trading environment due to global foodservice disruption remains difficult, with YTD conditions similar to 2H20 (2H20 EBIT $15m) and could remain for the full year. The company stated that pricing is under pressure across all divisions and is on average down -8% vs. pcp. Additionally, supply chain and inventory holding costs are up +25% vs. pcp. 2021 P/E: 28.8 2022 P/E: 19.6	**NZX Code:** **SAN** **Share Price:** **$4.64** **12mth Target:** **$4.00** **Projected return (%)** Capital gain -13.8% Dividend yield (Net) 0.0% **Total return** **-13.8%** **Rating: SELL** 52-week price range:4.30-7.38
	**Seeka** SEK has announced that it has entered an amalgamation agreement with unlisted Eastern Bay of Plenty kiwifruit business, Opotiki Packing and Cool Storage Limited (OPAC). The rationale for the offer is to consolidate two similar operators, which hold longstanding relationships and similar ownership structures to generate scale efficiencies. Transaction details - OPAC shareholders would receive new shares in SEK at a ratio of 1.4833 SEK shares for every 1 OPAC share held, valuing the net assets of OPAC at $34m. Assuming successful completion, SEK will assume debt of $25m, bringing the total transaction value to $59m. SEK have commented the transaction is expected to be accretive to shareholders once the combined business is fully integrated. No further financial details have been released at this point. The Boards of SEK and OPAC have unanimously recommended the amalgamation. However, the offer remains subject to a number of conditions including shareholder approvals from both sides scheduled for mid-April at their respective meetings. 2021 P/E: 18.0 2022 P/E: 14.5	**NZX Code:** **SEK** **Share Price:** **$4.89** **12mth Target:** **$4.65** **Projected return (%)** Capital gain -4.9% Dividend yield (Net) 7.6% **Total return** **2.7%** **Rating: NEUTRAL** 52-week price range: 3.43-5.09
	**Spark NZ** SPK held an Investor Briefing on IT & Managed Services. SPK invested in capacity (data centres) and capability (Revera, CCL) in 2013-15 so its IT Services business could participate in migration to the cloud. SPK has had success with solid revenue growth over the last five years. With a lot of market growth remaining on still early adoption of the cloud in NZ, SPK laid out opportunities and challenges ahead, as it looked to provide the market with comfort in its ability to offset some of the pressures coming from increasing adoption of public cloud and its impact on pricing in its private cloud IaaS business. While Jarden expects SPK to continue to invest in its core network infrastructure, capital intensity of its cloud business should reduce and help offset some of the margin pressure there. SPK sees itself as well placed for 5-10% annual revenue growth over FY21-23 from IT & Managed Services compared to forecast market growth at 4-6%. 2021 P/E: 20.7 2022 P/E: 19.1	**NZX Code:** **SPK** **Share Price:** **$4.50** **12mth Target:** ↑ **$4.73** **Projected return (%)** Capital gain 4.9% Dividend yield (Net) 5.7% **Total return** **10.6%** **Rating: BUY** 52-week price range: 4.13-5.09



Synlait Milk

This will be a challenging reset year, with a very weak 1H result with NPAT $6m, down 76% on pcp. Key drivers a combination of: (1) lower infant formula demand (ATM), (2) higher base ingredients and selling into a period of volatility, and (3) global shipping delays impacting volume of product shipped and invoiced. Whilst pre-flagged, Jarden again struggled to estimate the magnitude of operating leverage associated with their impacts. Revised FY21 NPAT guidance is now broadly breakeven (Dec guidance c. $38m). Given the magnitude of the profit issues, SML has also achieved temporary covenant limit increases for key leverage ratios for the YE test. These include: total debt to EBITDA now 7.5x (was 4x) and total debt ex sub bond to EBITDA now 4.75x (was 3x). Management also highlighting its revised FY21 business plan is fully funded by its current banking syndicate but it will nonetheless undertake a review of its asset financing and structural cost base to see if any improvements can also be made in the near term.

2021 P/E: N.M. 2022 P/E: 19.1

NZX Code:	**SML**
Share Price:	**$3.47**
12mth Target: ↓	**$3.60**
Projected return (%)	
Capital gain	3.7%
Dividend yield (Net)	0.0%
Total return	**3.7%**
Rating: UNDERWEIGHT	
52-week price range: 3.34-7.76	

The Warehouse Group

WHS has recorded a 1H21 adjusted NPAT of $111m, in line with guidance. Underlying earnings more than doubled YoY driven by strong trading and margin performance, which improved +7.4% and +262bps on PCP, respectively. Unsurprisingly, management refrained from providing full-year guidance citing continued trading uncertainty, albeit they note that "customer demand continues to be strong". WHS announced a 13cps interim dividend, fully imputed.

2021 P/E: 8.5 2022 P/E: 16.2

NZX Code:	**WHS**
Share Price:	**$3.86**
12mth Target: ↑	**$3.65**
Projected return (%)	
Capital gain	-5.4%
Dividend yield (Net)	7.7%
Total return	**2.3%**
Rating: NEUTRAL	
52-week price range: 1.88-3.86	

JARDEN'S NZ LISTED COMPANY RECOMMENDATIONS *AS AT 1ST APRIL 2021*

COMPANY	SELL	UNDERWEIGHT	NEUTRAL	OVERWEIGHT	BUY
COMMUNICATION SERVICES					
		Sky Network Television (SKT)	Chorus (CNU)	Spark New Zealand (SPK)	
				NZME (NZM)	
CONSUMER DISCRETIONARY					
			Restaurant Brands NZ (RBD)		Kathmandu Holdings (KMD)
					Michael Hill International (MHJ)
					Sky City Entertainment (SKC)
					Tourism Holdings (THL)
					Turners Automotive (TRA)
					The Warehouse Group (WHS)
CONSUMER STAPLES					
	Sanford (SAN)	Fonterra Shareholders' Fund (FSF)	Comvita (CVT)	Delegat's Group (DGL)	Scales Corporation (SCL)
		PGG Wrightson (PGW)	Seeka Kiwifruit (SEK)	The a2 Milk Company (ATM)	
		Synlait Milk (SML)			
ENERGY					
					The New Zealand Refining (NZR)
					Z Energy (ZEL)
FINANCIALS					
			NZX (NZX)		Heartland Bank (HGH)
HEALTH CARE SERVICES					
				Ebos Group (EBO)	AFT Pharmaceuticals (AFT)
				Fisher & Paykel Healthcare (FPH)	Pacific Edge (PEB)
HEALTH CARE PROVIDERS					
	Ryman Healthcare (RYM)	Arvida Group (ARV)		Oceania Healthcare (OCA)	
				Summerset Group (SUM)	
TRANSPORTATION & LOGISTICS					
	Air New Zealand (AIR)		Auckland Int Airport (AIA)	Mainfreight (MFT)	
	Port of Tauranga (POT)		Freightways (FRE)	Skellerup Holdings (SKL)	
MATERIALS & CONSTRUCTION					
				Steel & Tubr (STU)	Fletcher Building (FBU)
					Metro Performance Glass (MPG)
INFORMATION TECHNOLOGY					
			EROAD (ERD)		Pushpay Holdings (PPH)
REAL ESTATE					
		Goodman Property Trust (GMT)	Asset Plus (APL)	Argosy Property (ARG)	
		Property for Industry (PFI)	Precinct Properties NZ (PCT)	Investore Property (IPL)	
		Vital Healthcare Property Trust (VHP)		Kiwi Property Group (KPG)	
				Stride Property Group (SPG)	
UTILITIES					
		Meridian Energy (MEL)	Genesis Energy (GNE)	Contact Energy (CEN)	
		TrustPower (TPW)	Mercury NZ (MCY)	Infratil (IFT)	

JARDEN'S NZ LISTED COMPANY PERFORMANCE — AS AT 29TH MARCH 2021

	Ticker	Rec.	Market Cap NZ$mn	Price NZ$	Target Price NZ$	Adjusted NPAT FY20	Adjusted NPAT FY21	Adjusted NPAT FY22	Adjusted EPS FY20	Adjusted EPS FY21	Adjusted EPS FY22	PE 12MF	PE 24MF	pBook 0MF	EV/EBITDA 12MF	EV/EBITDA 24MF	Net Yield 12MF	Net Yield 24MF	Gross Yield 12MF	Gross Yield 24MF
COMMUNICATION SERVICES																				
Diversified Telecoms*																				
Chorus	CNU	N	3,263	7.30	7.32	52.0	65.1	46.8	11.7	14.6	10.5	63.4	79.3	3.6	8.9	8.8	3.9%	4.6%	5.5%	6.4%
Spark NZ	SPK	B	8,148	4.40	4.73	427	395	435	23.3	21.3	23.2	19.4	18.4	5.3	8.1	7.7	5.7%	5.7%	7.6%	7.8%
Media																				
NZME Limited	NZM	O	160	0.81	0.99	26.9	27.3	27.1	13.6	13.8	13.7	5.9	5.9	1.2	2.3	2.0	7.6%	7.9%	7.6%	8.0%
Sky Network Television Limited	SKT	U	297	0.17	0.18	40.9	47.3	14.1	3.8	2.7	0.8	13.1	41.0	0.7	1.8	2.2	0.0%	0.0%	0.0%	0.0%
CONSUMER DISCRETIONARY																				
Hotels, Restaurants, Leisure & Tourism																				
Restaurant Brands New Zealand	RBD	N	1,663	13.33	12.25	45.1	54.5	65.7	36.2	43.7	52.6	29.1	25.3	6.4	9.9	8.5	0.0%	0.0%	0.0%	0.0%
SKYCITY Entertainment Group	SKC	B	2,577	3.39	3.40	66.2	78.8	108	10.0	10.5	14.2	25.6	19.3	1.6	11.5	10.0	2.6%	3.8%	3.6%	5.3%
Tourism Holdings Ltd	THL	B	383	2.59	2.75	20.0	-22.2	-6.9	13.5	-14.9	-4.6	-35.9	22.4	1.1	14.6	7.0	0.0%	3.7%	0.0%	4.9%
Multiline Retail																				
The Warehouse Group Limited	WHS	N	1,263	3.64	3.65	32.1	154	81.1	9.3	44.7	23.5	11.9	15.5	3.2	3.4	3.8	5.9%	4.5%	8.2%	6.3%
Specialty Retail																				
Kathmandu	KMD	B	971	1.37	1.75	29.9	71.1	88.9	6.1	10.0	12.5	11.7	10.6	1.2	6.2	5.5	6.6%	8.2%	8.5%	9.0%
Michael Hill International	MHJ	B	272	0.70	1.00	9.6	51.3	37.2	2.5	13.2	9.6	6.6	7.5	1.7	2.3	2.3	6.8%	8.7%	9.4%	12.1%
CONSUMER STAPLES																				
Beverages																				
Delegat Group	DGL	O	1,516	14.99	15.80	60.8	67.5	67.8	60.1	66.8	67.0	22.4	21.3	3.4	13.9	13.3	1.3%	1.4%	1.8%	2.0%
Food Products																				
The a2 Milk Company Limited	ATM	O	6,832	9.19	11.40	385	233	297	52.3	31.4	39.8	24.4	19.8	5.8	14.7	11.5	0.0%	0.0%	0.0%	0.0%
Fonterra Shareholders' Fund	FSF	U	539	5.05	4.85	382	512	575	23.7	31.8	35.7	14.7	13.5	0.1	3.3	2.9	3.4%	3.7%	3.4%	3.7%
New Zealand King Salmon Co Ltd	NZK	U	214	1.54	1.40	11.2	5.4	9.9	8.1	3.9	7.1	24.5	18.0	1.1	10.7	8.7	0.9%	1.4%	1.2%	1.9%
Sanford	SAN	S	422	4.51	4.60	21.0	22.2	27.6	22.4	23.7	29.5	17.0	14.2	0.7	8.6	7.5	0.5%	1.7%	0.8%	2.3%
Scales Corporation	SCL	B	618	4.35	5.00	23.2	32.7	35.0	16.3	23.0	24.6	18.6	17.7	1.7	8.1	6.9	4.7%	4.9%	6.5%	6.8%
Seeka Limited	SEK	N	161	4.98	4.65	4.9	8.5	10.6	14.0	24.3	30.2	19.4	15.7	1.0	6.3	6.3	6.5%	4.5%	9.0%	6.3%
Personal Products																				
Comvita Limited	CVT	N	220	3.15	3.30	2.7	8.3	11.3	5.3	11.9	16.2	20.9	16.9	1.1	8.9	7.7	1.6%	2.6%	2.3%	3.6%
ENERGY																				
Oil, Gas & Consumable Fuels																				
NZ Refining*	NZR	B	136	0.44	1.00	-18.2	0.1	15.6	-5.8	0.0	5.0	35.4	8.8	0.3	4.6	3.4	7.4%	35.8%	10.3%	49.8%
Z Energy	ZEL	B	1,477	2.84	4.00	44.0	26.1	78.8	11.0	5.0	15.1	18.8	13.2	1.5	6.7	5.5	8.2%	9.9%	11.4%	13.7%
FINANCIALS																				
Capital Markets																				
NZX	NZX	N	562	2.02	1.50	17.8	18.2	21.3	6.5	6.6	7.7	29.5	25.7	8.7	15.2	14.1	3.4%	3.9%	4.7%	5.4%
Commercial Banks																				
Heartland Group Holdings Ltd	HGH	B	1,085	1.86	2.20	79.5	84.9	85.4	13.8	14.5	14.5	12.8	12.6	1.5	44.0	44.2	5.8%	6.1%	8.1%	8.5%
HEALTH CARE																				
Health Care Equipment & Supplies																				
Fisher & Paykel Healthcare Corp.	FPH	O	17,775	30.84	36.10	287	541	421	50.0	94.1	73.2	42.1	36.9	12.4	26.8	23.6	1.7%	2.1%	2.3%	2.9%
Health Care Providers & Services																				
Arvida	ARV	U	939	1.73	1.80	51.7	47.7	66.9	10.2	8.4	11.8	14.7	12.0	1.2	46.2	37.9	3.3%	4.2%	3.3%	4.2%
Ebos Group Limited	EBO	O	4,809	29.30	30.00	179	207	221	111	128	136	21.9	21.7	3.4	15.0	14.0	3.0%	3.2%	3.3%	3.5%
Oceania Healthcare Ltd	OCA	R																		
Ryman Healthcare Ltd	RYM	S	7,790	15.58	11.50	242	239	302	48.4	47.8	60.4	25.8	24.0	3.0	107.1	82.1	1.9%	2.1%	1.9%	2.1%
Summerset Group Holdings Ltd	SUM	O	2,976	13.00	13.30	128	157	190	56.3	68.6	82.6	18.1	15.7	2.1	93.8	75.0	1.7%	2.0%	1.7%	2.0%
Pharmaceuticals																				
AFT Pharmaceuticals	AFT	B	475	4.54	6.50	5.3	13.9	22.3	5.5	13.8	21.5	21.2	12.7	10.8	17.9	11.4	2.3%	3.9%	2.3%	3.9%
INDUSTRIALS																				
Air Freight & Logistics																				
Freightways	FRE	N	1,785	10.78	10.80	56.0	72.9	81.5	33.9	44.0	49.2	22.5	21.0	5.1	9.8	9.3	3.7%	4.2%	5.2%	5.9%
Mainfreight	MFT	O	6,722	66.75	65.00	156	173	198	155	172	197	33.9	29.9	6.2	13.5	12.1	1.2%	1.4%	1.7%	1.9%
Airlines																				
Air New Zealand	AIR	S	2,066	1.84	1.15	-62.6	-356.4	122	-5.6	-31.7	5.4	-45.0	22.0	0.9	2.6	1.9	0.0%	2.5%	0.0%	3.5%
Building Products																				
Metro Performance Glass Ltd	MPG	B	69	0.37	0.57	10.9	6.9	2.7	5.9	3.7	1.5	25.1	10.9	0.8	3.5	2.9	0.0%	5.9%	0.0%	5.9%
Machinery																				
Skellerup Holdings	SKL	O	836	4.28	4.35	29.1	35.6	40.7	14.9	18.2	20.8	21.2	19.4	4.5	12.0	11.0	4.0%	4.3%	4.9%	5.4%
Transportation Infrastructure																				
Auckland Airport	AIA	N	11,148	7.57	7.10	189	-39.7	157	14.7	-2.7	10.7	104.1	53.5	1.6	40.2	28.7	1.0%	1.9%	1.4%	2.6%
Port of Tauranga	POT	S	5,082	7.47	5.70	93.7	97.0	107	14.0	14.4	16.0	48.0	44.4	4.4	31.4	28.9	1.7%	1.8%	2.3%	2.5%
INFORMATION TECHNOLOGY																				
Electronics*																				
EROAD	ERD	N	323	3.94	4.90	1.0	2.5	5.1	1.5	3.3	6.2	63.8	26.8	3.0	9.4	7.2	0.0%	0.0%	0.0%	0.0%
IT Services																				
Pushpay	PPH	B	1,997	1.81	2.30	25.0	46.3	0.0	0.0	0.0	0.1	n.m.	8.2	21.6	27.5	22.0	4.8%	9.8%	4.8%	9.8%
Software																				
Gentrack Group Ltd	GTK	N	148	1.50	1.40	-19.9	-5.2	-2.2	-20.2	-5.3	-2.2	-39.7	n.m.	0.9	31.7	14.0	0.0%	0.9%	0.0%	1.3%
Serko	SKO	N	656	6.08	5.44	-8.3	-19.0	-8.5	-11.0	-17.7	-7.9	-76.0	327	5.6	-182.2	48.6	0.0%	0.0%	0.0%	0.0%
Vista Group International Limited	VGL	B	489	2.14	1.95	-16.0	9.9	13.4	-8.1	4.3	5.9	45.7	34.8	2.2	16.1	13.5	0.0%	0.4%	0.0%	0.5%
MATERIALS																				
Construction Materials																				
Fletcher Building	FBU	O	5,613	6.81	6.89	3.0	363	385	0.4	44.0	46.7	14.8	14.6	1.5	6.0	5.9	4.2%	4.2%	4.2%	5.5%
Metals & Mining																				
Steel & Tube	STU	N	166	1.00	0.93	-3.8	6.5	8.6	-2.3	3.9	5.2	20.6	17.8	0.9	4.0	3.8	3.3%	3.9%	3.6%	3.9%
REAL ESTATE																				
REITs*																				
Asset Plus Ltd	APL	N	125	0.35	0.33	5.1	5.9	4.5	3.1	1.6	1.2	28.0	24.7	0.8	32.8	31.7	5.2%	5.2%	7.2%	7.2%
Argosy Property Ltd	ARG	O	1,222	1.46	1.55	59.6	66.5	61.3	7.2	8.0	7.3	20.1	18.6	1.1	19.7	17.8	4.4%	4.4%	6.1%	6.1%
Goodman Property Trust	GMT	U	3,151	2.27	2.01	90.5	94.6	97.2	6.7	6.8	7.0	32.4	30.8	1.2	29.8	28.5	2.4%	2.6%	3.4%	3.6%
Investore Property Limited	IPL	O	762	2.07	2.22	21.1	28.4	30.3	7.7	7.9	8.2	25.1	24.4	1.0	21.8	21.4	3.7%	3.8%	5.1%	5.2%
Kiwi Property Group Limited*	KPG	O	1,962	1.25	1.25	107	102	104	7.1	6.5	6.5	19.2	17.0	0.9	18.5	16.8	4.9%	5.3%	6.8%	7.4%
Precinct Properties NZ	PCT	N	2,194	1.67	1.62	83.2	88.2	93.5	6.3	6.7	6.8	24.8	23.4	1.0	26.0	24.3	4.0%	4.1%	5.5%	5.7%
Property for Industry Ltd	PFI	U	1,399	2.79	2.46	48.5	47.8	49.6	9.7	9.5	9.9	29.1	28.3	1.2	23.2	23.4	2.9%	3.0%	4.0%	4.1%
Stride Property Group	SPG	O	1,026	2.17	2.38	37.7	43.0	48.9	10.3	10.7	10.4	21.0	20.0	1.1	20.3	19.8	4.6%	4.6%	6.3%	6.3%
Vital Healthcare Property Trust	VHP	U	1,490	2.89	2.61	46.9	52.4	63.3	10.4	10.5	12.1	24.7	21.9	1.2	23.3	21.3	3.2%	3.5%	4.5%	4.8%
UTILITIES																				
Electric Utilities																				
Contact Energy	CEN	B	5,247	6.76	9.52	135	146	172	18.8	18.8	22.1	31.8	33.8	1.8	12.3	12.5	5.2%	5.2%	6.4%	6.5%
Genesis Energy Limited	GNE	N	3,621	3.47	3.75	46.1	107	150	4.5	10.1	14.0	26.7	21.8	1.9	10.5	9.4	5.1%	5.1%	6.6%	6.7%
Infratil	IFT	O	5,025	6.95	7.65	117	5.9	61.1	18.5	0.8	8.5	82.7	71.3	2.6	15.9	15.2	2.6%	2.7%	2.8%	3.0%
Mercury NZ	MCY	O	8,446	6.20	7.00	184	191	218	12.1	14.0	16.0	39.9	36.6	2.3	16.5	15.4	2.9%	3.2%	4.1%	4.4%
TrustPower	TPW	U	2,491	7.96	7.63	75.5	88.6	105	24.1	28.3	33.6	23.7	22.4	2.1	13.3	12.5	4.2%	4.3%	5.8%	5.9%
Independent Power*																				
Meridian Energy	MEL	N	13,082	5.11	5.68	317	197	245	12.4	7.7	9.6	56.2	50.3	2.6	19.8	19.2	3.4%	3.5%	4.3%	4.3%
TILT Renewables	TLT	R																		
Multi-Utilities																				
Vector	VCT	S	4,250	4.25	3.51	118	151	145	11.8	15.1	14.5	29.0	29.5	1.8	12.8	13.0	3.9%	3.9%	4.6%	4.1%

Pharmaceuticals
AFT Pharmaceuticals
INDUSTRIALS
Air Freight & Logistics
Freightways
Mainfreight
Airlines
Air New Zealand
Building Products
Metro Performance Glass Ltd
Machinery
Skellerup Holdings
Transportation Infrastructure
Auckland Airport
Port of Tauranga
INFORMATION TECHNOLOGY
Electronics*
EROAD
IT Services
Pushpay
Software
Gentrack Group Ltd
Serko
Vista Group International Limited
MATERIALS
Construction Materials
Fletcher Building
Metals & Mining
Steel & Tube
REAL ESTATE
REITs*
Asset Plus Ltd
Argosy Property Ltd
Goodman Property Trust
Investore Property Limited
Kiwi Property Group Limited*
Precinct Properties NZ
Property for Industry Ltd
Stride Property Group
Vital Healthcare Property Trust
UTILITIES
Electric Utilities
Contact Energy
Genesis Energy Limited
Infratil
Mercury NZ
TrustPower
Independent Power*
Meridian Energy
TILT Renewables
Multi-Utilities
Vector

JARDEN'S NZ LISTED COMPANIES GROSS DIVIDEND YIELD

AS AT 1ST APRIL 2021

COMPANY	RATING	PRICE (NZ$)	GROSS DIVIDEND YIELD				DIVIDEND COVER				NET DEBT/ EQUITY[1]
			FY-1	FY0	FY1	FY2	FY-1	FY0	FY1	FY2	CURRENT
The Warehouse Group	N	$3.78	0.0%	11.6%	6.1%	6.1%	0.0	1.4	1.4	1.4	-24.3%
Michael Hill	B	$0.69	3.0%	8.0%	10.0%	12.9%	1.6	3.1	1.8	1.4	-7.0%
Turners	B	$3.42	6.2%	7.9%	8.4%	9.0%	1.7	1.3	1.5	1.5	133.0%
Heartland Group	B	$1.75	5.2%	7.8%	8.2%	8.6%	2.0	1.4	1.3	1.3	600.1%
Asset Plus	N	$0.34	11.7%	7.8%	7.8%	7.8%	1.2	0.9	0.7	0.8	5.9%
Spark	B	$4.48	7.5%	7.8%	7.8%	7.8%	0.9	0.9	0.9	1.0	83.8%
NZME	O	$0.84	0.0%	7.4%	9.9%	10.7%	0.0	3.0	2.3	2.1	8.9%
Seeka	N	$4.90	6.8%	6.8%	10.2%	6.0%	0.7	0.6	0.7	1.4	53.9%
Stride	O	$2.28	6.6%	6.6%	6.6%	6.6%	1.0	1.1	1.0	1.1	25.7%
Genesis Energy	N	$3.49	6.5%	6.6%	6.7%	6.8%	0.3	0.6	0.8	0.9	63.5%
PGG Wrightson	U	$3.44	3.6%	6.5%	8.1%	8.1%	1.3	1.4	1.1	1.1	19.6%
Contact Energy	B	$7.01	7.0%	6.4%	6.5%	6.8%	0.5	0.5	0.6	0.5	25.5%
Argosy Property	O	$1.44	6.3%	6.4%	6.4%	6.4%	1.1	1.2	1.1	1.2	58.5%
Precinct Properties		$1.63	5.8%	6.0%	6.2%	6.4%	1.0	1.0	1.0	1.0	45.3%
Kiwi Property Group	O	$1.24	4.2%	6.0%	7.3%	8.0%	2.0	1.3	1.1	1.1	48.6%
Fletcher Building	O	$7.08	0.0%	5.9%	6.1%	6.2%	0.0	1.6	1.6	1.6	10.9%
Scales Corporation	B	$4.64	5.7%	5.7%	5.9%	6.3%	1.3	1.0	1.1	1.2	-31.8%
Trustpower	U	$8.23	5.6%	5.7%	5.8%	5.9%	0.7	0.9	1.0	1.0	45.7%
Investore Property	O	$2.06	5.4%	5.4%	5.4%	5.5%	1.0	1.0	1.1	1.1	36.2%
Kathmandu	B	$1.33	0.0%	5.2%	8.4%	9.8%	0.0	1.4	1.3	1.1	-3.7%
Chorus	N	$7.08	4.7%	4.9%	5.1%	5.4%	0.5	0.6	0.3	0.3	279.6%
NZX	N	$2.10	4.3%	4.5%	4.6%	5.3%	0.9	1.0	1.0	1.0	9.4%
Vital Healthcare	U	$2.91	4.2%	4.3%	4.5%	5.0%	1.2	1.2	1.3	1.3	58.6%
Skellerup	O	$4.26	3.5%	4.2%	4.7%	5.1%	1.1	1.2	1.2	1.2	10.2%
Vector	S	$4.05	4.5%	4.2%	4.2%	4.2%	0.7	0.9	0.9	0.9	148.0%
Property For Industry	U	$2.81	4.0%	4.1%	4.2%	4.3%	1.3	1.2	1.2	1.2	34.4%
Meridian Energy	N	$5.39	4.6%	4.1%	4.2%	4.3%	0.6	0.4	0.5	0.6	31.0%
Freightways	N	$11.30	1.9%	3.9%	5.6%	5.9%	2.3	1.4	1.1	1.1	51.0%
Goodman Property	U	$2.26	4.5%	3.7%	3.7%	4.0%	1.0	1.3	1.3	1.2	28.2%
Mercury	O	$6.50	3.3%	3.5%	3.8%	4.1%	0.8	0.8	0.9	0.9	32.6%
Ebos	O	$29.50	2.8%	3.2%	3.4%	3.7%	1.4	1.4	1.4	1.4	21.6%
Fonterra	U	$4.93	1.0%	3.2%	3.4%	3.8%	4.7	2.0	2.0	2.0	68.8%
Arvida	U	$1.65	3.5%	2.9%	3.5%	4.4%	1.8	1.7	2.0	2.0	47.2%
Fisher & Paykel Healthcare	O	$32.10	1.3%	2.7%	2.5%	3.1%	1.8	1.7	1.4	1.3	-7.7%
Infratil	O	$7.13	2.6%	2.6%	2.7%	2.8%	1.1	0.0	0.6	0.6	156.1%
Oceania Healthcare	R	$1.28	2.4%	2.5%	3.2%	4.2%	2.0	2.0	2.0	2.0	44.7%
Steel and Tube	N	$1.01	0.0%	2.4%	3.5%	4.3%	0.0	1.6	1.4	1.4	-13.7%
Sky City	B	$3.48	4.4%	2.2%	4.4%	6.2%	1.0	2.1	1.4	1.3	34.1%
Port of Tauranga	S	$7.71	2.3%	2.1%	2.3%	2.5%	1.1	1.3	1.2	1.3	41.7%
Delegat's Group	O	$14.30	1.6%	1.7%	1.9%	2.0%	3.5	3.5	3.3	3.3	53.2%
Comvita	N	$3.14	0.0%	1.7%	2.3%	3.8%	0.0	3.0	2.9	2.2	4.5%
Ryman Healthcare	S	$15.30	1.6%	1.6%	2.0%	2.1%	2.0	2.0	2.0	2.0	82.9%
Mainfreight	O	$69.40	1.2%	1.4%	1.7%	1.9%	2.6	2.6	2.4	2.4	7.8%
New Zealand King Salmon	O	$1.50	0.0%	1.3%	2.1%	2.4%	0.0	4.0	4.0	4.0	17.5%
Summerset	O	$12.14	1.0%	1.3%	1.6%	1.9%	3.4	3.3	3.3	3.3	48.4%
AFT Pharmaceuticals	B	$4.95	0.0%	0.0%	2.6%	4.6%	0.0	0.0	2.0	2.0	60.5%
Auckland Airport	N	$7.84	0.0%	0.0%	2.0%	2.9%	0.0	0.0	1.0	1.0	22.8%
Air New Zealand	S	$1.71	9.7%	0.0%	0.0%	5.4%	-0.5	0.0	0.0	1.5	0.7%
a2 Milk	O	$8.62	0.0%	0.0%	0.0%	0.0%	0.0	0.0	0.0	0.0	-50.7%
Eroad	N	$4.45	0.0%	0.0%	0.0%	0.0%	0.0	0.0	0.0	0.0	-8.7%
Gentrack	N	$1.52	0.0%	0.0%	0.0%	2.5%	0.0	0.0	0.0	1.2	-10.4%
My Food Bag	B	$1.60	6.7%	0.0%	6.2%	6.9%	0.5		1.3	1.2	30.0%
Metro Performance Glass	B	$0.38	0.0%	0.0%	0.0%	8.0%	0.0	0.0	0.0	1.5	57.5%
New Zealand Refining Company	B	$0.47	0.0%	0.0%	0.0%	40.3%	0.0	0.0	0.0	0.4	41.5%
Pacific Edge	B	$1.01	0.0%	0.0%	0.0%	0.0%	0.0	0.0	0.0	0.0	-88.2%
Pushpay	B	$2.08	0.0%	0.0%	4.8%	10.0%	0.0	0.0	2.0	1.2	-5.1%
Restaurant Brands	N	$13.30	0.0%	0.0%	0.0%	0.0%	0.0	0.0	0.0	0.0	40.4%
Sanford	S	$4.69	1.5%	0.0%	1.5%	3.1%	4.5	0.0	5.9	3.4	29.3%
Serko	N	$6.99	0.0%	0.0%	0.0%	0.0%	0.0	0.0	0.0	0.0	-71.0%
Sky Network Television	U	$0.17	0.0%	0.0%	0.0%	0.0%	0.0	0.0	0.0	0.0	-11.2%
Synlait	U	$3.41	0.0%	0.0%	0.0%	0.0%	0.0	0.0	0.0	0.0	56.2%
Tilt	R	$7.57	0.0%	0.0%	2.1%	2.1%	0.0	0.0	0.1	0.0	37.8%
Vista Group	B	$2.20	0.0%	0.0%	0.0%	2.4%	0.0	0.0	0.0	2.0	-32.6%
Z Energy	B	$2.83	8.5%	0.0%	12.1%	14.5%	0.7	0.0	0.6	0.8	60.3%
MEDIAN			**2.6%**	**2.9%**	**3.8%**	**4.6%**	**0.8**	**1.0**	**1.1**	**1.2**	**32.6%**

NOTE: 1. The Net Debt/Equity ratio is calculated as Gross Debt less cash holdings divided by Total Equity. Negative ratios indicate a net cash position.
2. Ratings: B – Buy, O – Outperform, N – Neutral, U – Underperform, S – Sell, R – Restricted.
3. FY0 represents the current financial year

AUSTRALIAN LISTED EQUITIES NET DIVIDEND YIELD *AS AT 1ST APRIL 2021*

COMPANY	RATING	PRICE (AU$)	DIVIDEND YIELD				DIVIDEND COVER			
			FY-1	FY0	FY1	FY2	FY-1	FY0	FY1	FY2
Harvey Norman Holdings Limited	U	$5.73	4.6%	7.3%	5.7%	5.6%	1.5	1.6	1.4	1.4
Adairs Limited	B	$3.80	2.7%	6.7%	6.7%	7.2%	2.1	1.6	1.7	1.6
Charter Hall Retail REIT	O	$3.84	6.9%	6.6%	7.0%	7.2%	1.2	1.2	1.1	1.1
GPT Group	N	$4.60	5.4%	6.4%	6.7%	7.0%	1.3	1.2	1.3	1.2
Charter Hall Long Wale REIT	B	$4.72	6.0%	6.2%	6.3%	6.5%	1.0	1.0	1.0	1.0
Pendal Group Limited	N	$6.50	5.7%	6.0%	5.6%	6.1%	1.2	1.2	1.2	1.2
Dexus	O	$9.75	6.0%	6.0%	6.1%	6.2%	1.0	1.0	1.0	1.0
Perpetual Limited	O	$32.99	4.9%	5.4%	6.6%	6.5%	1.3	1.5	1.3	1.3
Metcash Limited	O	$3.68	3.7%	5.4%	5.6%	5.8%	1.7	1.5	1.4	1.4
Platinum Asset Management Limited	U	$5.00	5.5%	5.3%	4.4%	4.4%	1.1	1.2	1.2	1.2
JB Hi-Fi Limited	U	$51.78	3.6%	5.3%	4.1%	4.0%	1.5	1.5	1.3	1.3
Vicinity Centres	U	$1.66	4.9%	5.1%	7.0%	7.8%	1.8	1.5	1.3	1.3
Scentre Group	O	$2.82	2.5%	5.1%	5.5%	5.7%	2.1	1.4	1.4	1.4
Suncorp Group Limited	O	$9.90	3.7%	5.0%	5.5%	6.5%	1.6	1.4	1.3	1.3
Janus Henderson Group	U	$41.04	4.5%	4.5%	4.5%	4.5%	2.2	2.3	2.3	2.4
Medibank Private Limited	N	$2.80	4.3%	4.4%	4.4%	4.6%	1.0	1.3	1.2	1.2
Magellan Financial Group Limited	B	$45.17	4.4%	4.3%	4.8%	5.3%	1.1	1.1	1.1	1.1
Insurance Australia Group Limited	B	$4.68	4.3%	4.3%	5.6%	6.0%	1.2	1.5	1.3	1.3
Beacon Lighting Group Limited	B	$1.78	2.7%	4.3%	3.8%	3.3%	1.9	2.0	1.6	1.7
QBE Insurance Group Limited	B	$9.62	0.4%	4.1%	5.9%	6.6%	-15.2	1.2	1.2	1.2
Coles Group Limited	U	$16.01	3.2%	3.6%	3.7%	4.0%	1.3	1.3	1.2	1.2
Homeco Daily Needs REIT	B	$1.27	0.0%	3.4%	6.3%	6.8%		1.1	1.0	1.1
Nib Holdings Limited	N	$5.23	2.4%	3.3%	3.3%	3.8%	1.7	1.5	1.4	1.4
Home Consortium Limited	N	$4.40	3.2%	3.2%	3.5%	4.3%	0.1	1.3	1.0	1.1
Charter Hall Group	B	$12.88	3.0%	3.2%	3.4%	3.6%	1.9	1.5	1.7	1.7
Wesfarmers Limited	O	$52.67	3.1%	3.1%	3.1%	3.4%	1.1	1.2	1.2	1.2
Woolworths Group Limited	O	$40.87	2.4%	3.0%	3.2%	3.4%	1.3	1.3	1.3	1.3
Bravura Solutions Limited	U	$2.55	3.8%	3.0%	3.4%	3.7%	1.5	1.5	1.4	1.4
Kogan.com Limited	O	$12.00	1.5%	2.6%	3.4%	4.1%	1.0	1.0	1.0	1.0
Treasury Wine Estates Limited	U	$10.35	2.5%	2.5%	3.0%	3.2%	1.4	1.5	1.5	1.5
Lovisa Holdings Limited	U	$14.33	1.1%	2.3%	2.3%	2.3%	1.0	0.9	1.5	1.9
Collins Foods Limited	B	$10.41	1.9%	2.0%	2.2%	2.4%	1.8	1.8	1.8	1.7
Costa Group Holdings Limited	O	$4.73	1.2%	2.0%	2.5%	2.9%	1.5	1.7	1.9	1.9
Regis Healthcare Limited	O	$2.06	2.0%	1.9%	4.4%	4.6%	1.8	1.7	1.0	1.0
Goodman Group	U	$18.12	1.7%	1.7%	2.0%	2.1%	1.9	2.2	2.2	2.2
Ramsay Health Care Limited	B	$67.00	0.9%	1.6%	2.2%	2.4%	-2.5	-1.8	-1.8	-1.8
Domino's Pizza Enterprises Limited	O	$96.25	1.1%	1.5%	1.8%	2.1%	1.4	1.3	1.3	1.3
Cochlear Limited	O	$210.97	0.7%	1.1%	1.5%	1.7%	1.6	1.5	1.4	1.4
IDP Education Limited	O	$23.88	0.7%	0.7%	1.3%	1.8%	1.6	1.4	1.5	1.4
CSL Limited	O	$264.65	0.9%	0.7%	1.1%	1.3%	2.3	3.2	2.2	2.2
City Chic Collective Limited	O	$3.98	0.0%	0.6%	1.4%	1.6%		4.0	2.3	2.4
Estia Health Limited	B	$2.15	2.6%	0.5%	4.9%	6.0%	1.9	1.6	1.0	1.0
The Reject Shop Limited	B	$6.30	0.0%	0.0%	0.0%	3.4%				2.0
Temple and Webster Group Limited	O	$9.10	0.0%	0.0%	0.0%	0.0%				
QUBE Holdings Limited	B	$2.99	0.0%	0.0%	0.0%	0.0%				
Qantas Airways Limited	B	$5.09	0.0%	0.0%	0.0%	0.0%				
PointsBet Holdings Limited	B	$12.40	0.0%	0.0%	0.0%	0.0%				
Japara Healthcare Limited	B	$0.74	2.6%	0.0%	0.9%	2.2%	-0.1		1.6	1.5
Harmoney Corporation Limited	B	$2.05	0.0%	0.0%	0.0%	0.0%				
Cleanaway Waste Management Limited	B	$2.20	0.0%	0.0%	0.0%	0.0%				
MEDIAN			**2.5%**	**3.0%**	**3.4%**	**3.7%**	**1.4**	**1.4**	**1.3**	**1.3**

NOTE:
1. The Net Debt/Equity ratio is calculated as Gross Debt less cash holdings divided by Total Equity. Negative ratios indicate a net cash position.
2. Ratings: B – Buy, O – Outperform, N – Neutral, U – Underperform, S – Sell, R – Restricted.
3. FY0 represents the current financial year

GLOBAL UK INVESTMENT TRUST RECOMMENDATIONS

Category	Investment Trust	Comment
International	The Bankers ITC	Attractive way for investors to gain a diversified exposure to global markets and companies with an emphasis on dividend growth.
	Monks ITC	A diversified portfolio of growth companies with the "potential to deliver superior operational performance".
America	JP Morgan American	A core holding for investors looking for more than just a benchmarked US play and providing access to enormous research resources.
Japan	Baillie Gifford Japan	A well-defined bottom-up investment approach providing exposure to high growth businesses without big valuation premium.
Europe	JPM European (Growth)	A blue-chip product for retail investors offering a diversified portfolio of Continental European growth and value stocks.
Asia	Schroder AsiaPacific	An experienced, well-resourced team with a good track record generated from a stock-picking approach.
	Asia Dragon	One of the largest, most liquid Far East ex Japan investment trusts with conservative and strong management.
Emerging Markets	JPMorgan Emerging Markets	Performance driven through stock selection rather than macro exposure.
	Templeton Emerging Markets	Less risky diversified exposure to emerging markets.
Special Situations	Worldwide Healthcare	A diversified portfolio of innovative emerging markets and biotechnology companies combined with selective exposure to large-cap healthcare.

GLOBAL UK INVESTMENT TRUSTS *AS AT 31ST MARCH 2021*

Share Price GBP	Net Asset Value	(Discount) Premium	Jarden View*	Investment Trust Company	Market Cap £m	Net Yield %	12 Month % Discount Average	High	Low	1 Yr % NZ$ Price	NAV	3 Yr % PA NZ$ Price	NAV	5 Yr % PA NZ$ Price	NAV
As at close 31 March 2021				**Global Equity**											
929.0	1000.6	-7.2%	Hold	Alliance[1]	2,933	1.7	-5.5	-18.5	-1.6	47.5	37.5	12.6	21.9	14.0	11.1
945.0	1045.1	-9.6%	Hold	AVI Global [1]	925	1.9	-9.9	-13.1	-4.2	67.5	50.1	13.3	25.5	16.4	13.1
110.8	109.8	0.9%	Buy	Bankers[1]	1,457	1.9	-0.6	-13.0	3.6	33.7	6.9	12.9	20.3	15.1	10.0
2,645.0	3482.1	-24.0%	Hold	Caledonia Investments[1]	1,584	2.2	-21.6	-11.1	-14.0	10.1	0.7	2.3	7.8	4.4	3.2
328.0	327.2	0.3%	Buy	Edinburgh Worldwide[1]	1,400	0.0	2.2	-21.2	10.1	78.1	80.1	28.3	51.5	29.0	26.6
154.0	167.5	-8.0%	Buy	BMO Global Smaller Co's[1]	859	1.2	-8.6	-23.0	-4.1	69.4	49.7	7.4	19.8	8.8	10.0
801.0	867.7	-7.7%	Buy	Foreign & Colonial[1]	4,892	1.5	-6.2	-20.3	1.2	40.9	34.8	10.8	22.5	13.7	11.4
542.0	598.4	-9.4%	Hold	Independent Investment Trust	288	1.5	-0.1	-22.8	18.7	57.3	46.3	-7.1	16.5	162.0	8.1
413.0	409.0	1.0%	Buy	JPM Global Growth & Income	580	3.3	2.6	-16.6	6.0	53.7	38.2	14.9	22.8	1.5	11.6
725.0	744.9	-2.7%	Hold	Law Debenture Corp[1]	796	4.1	8.0	-19.7	8.0	23.2	6.1	10.1	17.5	11.4	8.4
715.0	704.7	1.5%	Buy	Mid Wynd International	420	0.8	2.8	-7.6	8.0	61.3	31.1	13.3	28.3	12.4	14.6
1,346.0	1294.3	4.0%	Buy	Monks Investment[1]	3,140	0.2	3.0	-13.5	6.3	67.7	59.2	21.7	40.7	25.5	21.1
1,199.4	1157.6	3.6%	Hold	Murray International[1]	1,467	4.7	-2.3	-14.1	4.2	42.0	26.5	5.6	8.9	10.1	3.8
45,200.0	44686.0	1.2%	Hold	Personal Assets Trust[1]	1,390	1.2	1.1	-3.7	3.8	36.4	4.2	10.6	7.2	8.7	2.9
2,400.0	2302.8	4.2%	Buy	RIT Capital Partners[1]	3,180	1.2	-4.9	-30.3	12.0	4.7	15.1	3.4	14.2	6.2	6.8
464.0	449.0	3.3%	Hold	Scottish American IT[1]	765	2.6	3.7	-18.5	10.5	33.4	24.7	12.9	18.9	15.1	9.5
1,136.8	1163.3	-2.3%	Buy	Scottish Mortgage[1]	17,565	0.3	0.3	-14.6	8.1	87.5	97.5	36.7	56.3	32.6	33.2
				Benchmark MSCI						NA	32.2	NA	13.9	NA	13.5
				European											
600.0	634.9	-5.5%	Hold	Edinburgh Investment Trust[1]	956	5.1	-11.9	-22.0	-6.0	145.4	28.3	3.1	-2.6	1.1	-2.9
379.5	372.5	1.9%	Buy	City of London[1]	1,596	5.0	2.3	0.4	7.0	20.7	15.5	3.3	0.1	4.1	-1.3
136.0	134.3	1.3%	N/R	Baillie Gifford European Grwth	520	0.2	-9.5	-18.9	2.0	68.0	59.7	18.2	22.6	17.0	11.5
326.0	378.7	-13.9%	Buy	JP Morgan European (Growth)	236	0.8	-12.5	-25.3	-8.9	53.0	35.2	6.2	14.1	8.5	6.8
462.0	527.9	-12.5%	Buy	JPMorgan European Smaller	757	1.4	-14.3	-26.1	-10.9	78.0	62.8	6.4	7.2	11.6	10.4
1,455.0	1625.9	-10.5%	N/R	Henderson European Focus[1]	310	2.2	-9.9	-17.4	-4.9	47.4	37.0	7.6	17.5	9.9	8.7
541.5	535.4	1.1%	N/R	BlackRock Greater European	447	1.2	-3.9	-14.2	0.9	69.0	46.9	21.8	28.0	17.8	14.4
1,350.0	1539.7	-12.3%	Buy	TR European[1]	654	1.7	-13.6	-22.4	-7.0	121.2	99.7	11.9	29.2	17.8	15.0
				Benchmark - MSCI European						NA	24.2	NA	7.5	NA	8.6
As at close 31 March 2021				**Asia/Pacific Funds (incl.Japan)**											
1,066.0	1039.0	2.6%	Buy	Baillie Gifford Japan[1]	1,002	0.4	-1.0	-14.2	8.1	68.1	50.5	9.8	32.9	17.2	17.0
643.0	670.3	-4.1%	Buy	JPMorgan Japan	1,156	0.7	-9.6	-21.6	-5.5	64.8	41.4	15.2	27.6	18.4	14.2
325.3	318.3	2.2%	Buy	Henderson Far East Income	485	6.8	1.7	-9.3	24.8	11.4	3.0	3.4	8.1	0.6	-0.4
208.0	233.4	-10.9%	Buy	Schroder Japan Growth Fund	252	2.4	-13.1	-26.1	34.8	20.7	3.2	15.7	9.7	7.7	3.7
				Benchmark- MSCI Far East incl.						33.1	NA	13.8	NA	15.9	16.3
884.0	971.4	-9.0%	N/A	Genesis Emerging Markets	1,115	1.4	-11.2	-19.7	-7.6	52.8	37.5	11.2	7.3	13.1	10.6
129.8	135.2	-4.0%	Buy	JP Morgan Emerging Markets	1,628	1.0	-8.1	-17.5	-4.4	63.2	48.5	17.7	28.4	18.4	14.6
1,012.0	1085.9	-6.8%	Buy	Templeton Emerging Markets	2,341	1.0	-10.9	-20.5	-8.2	58.0	46.0	14.4	28.5	18.8	14.7
				Benchmark -MSCI Emg Markets						35.8	NA	8.2	NA	12.3	12.1
				Latin American Emerging											
367.0	400.2	-8.3%	N/A	BlackRock Latin American[1]	162	4.3	-10.6	-17.0	-24.1	37.1	-24.1	-2.9	6.3	6.2	2.1
				Benchmark -MSCI Latin						NA	29.1	NA	4.2	NA	1.1
				Far East Exc Japan											
316.0	361.2	-12.5%	Hold	Aberdeen New Dawn[1]	368	1.3	-12.2	-19.5	29.9	58.0	48.4	14.4	11.8	17.5	14.4
462.0	582.5	-20.7%	Buy	Asia Dragon[1]	695	0.9	-11.3	-20.6	31.3	48.3	47.4	14.9	28.2	16.5	14.5
516.0	449.5	14.8%	Buy	Baillie Gifford China Growth	288	2.0	-9.1	-14.6	6.2	59.2	50.7	37.7	16.3	18.7	16.0
419.4	425.1	-1.3%	Buy	Fidelity China Special Situations	1,972	1.3	-9.3	-19.6	-5.3	82.7	93.4	78.8	23.0	17.2	25.7
732.0	846.9	-13.6%	N/A	JP Morgan India[1]	565	0.0	-0.8	-27.3	-10.1	66.0	52.9	3.5	3.7	6.9	6.9
726.0	706.3	2.8%	N/A	Pacific Horizon	606	0.0	2.4	-18.7	116.1	143.1	120.	29.1	27.1	31.8	28.1
630.0	677.5	-7.0%	Buy	Schroder AsiaPacific	1,084	1.2	-9.7	-18.5	-2.6	38.2	62.9	54.1	14.9	15.6	19.1
500.0	493.9	1.2%	Buy	Schroder Asian Total Return[1]	517	1.3	-0.3	-19.9	38.2	62.9	59.9	14.9	13.8	19.1	16.6
279.5	289.0	-3.3%	Hold	Schroder Oriental Income[1]	736	3.8	-0.3	-20.6	10.3	51.0	42.2	8.7	4.9	11.8	7.7
				Benchmark -MSCI Emerging						NA	36.2	NA	10.8	NA	13.3
				European Emerging Market											
718.0	828.5	-13.3%	Hold	Baring Emerging EMEA	90	0.0	-10.7	-28.5	-23.4	39.0	31.4	1.5	-1.9	10.3	5.7
				Benchmark - MSCI Emerging					NA	NA	18.1	NA	1.9	NA	6.7
As at close 31 March 2021				**Other/ Specialist ITCs**											
257.0	288.8	-11.0%	Buy	North American Income	345	4.0	-0.6	-11.4	3.3	23.7	23.9	6.6	14.1	10.3	6.8
1,998.0	2341.8	-14.7%	Buy	H/Vest Global Private Equity	1,537	0.0	-18.4	-60.2	-9.3	44.6	4.5	19.2	16.6	15.9	13.4
437.5	428.8	2.0%	Buy	IMPAX Environmental	1,213	0.6	2.4	-9.2	12.4	58.0	64.6	21.7	18.1	20.7	10.4
1,327.0	1455.1	-8.8%	Buy	Jupiter US Smaller	168	0.0	-9.0	-23.5	-5.5	69.0	58.5	15.1	27.6	15.1	14.2
606.0	643.0	-5.8%	Buy	JPMorgan American[1]	1,176	1.1	-5.2	-12.1	-2.2	56.2	50.4	19.1	29.7	16.0	15.3
271.7	257.9	5.4%	N/R	Jupiter Green[1]	53	0.4	-3.4	-5.6	2.6	61.3	43.3	14.0	11.3	14.7	10.3
572.1	552.6	3.5%	Buy	BlackRock World Mining	975	3.9	-11.9	-25.9	-4.1	111.2	76.9	22.9	32.0	26.3	16.5
2,195.0	2358.1	-6.9%	Buy	Polar Capital Technology[1]	3,158	0.0	-4.1	-16.4	5.0	36.0	45.7	26.3	56.7	28.9	29.2
391.2	414.3	-5.6%	Buy	TR Property Trust[1]	1,254	3.5	-2.4	-31.8	5.2	27.2	16.9	4.4	8.7	7.8	3.7
3,695.0	3624.9	1.9%	Buy	Worldwide Healthcare Trust[1]	2,416	0.6	-0.4	-17.3	3.4	24.6	21.9	16.4	15.2	16.1	13.5
				Benchmark - NZSX 50 Index						NA	28.2	NA	14.7	NA	34.7
				Benchmark - Index MSCI USA						NA	32.8	NA	18.0	NA	16.0

*Jarden View

Our aim is to identify Company's where the share price will outperform the benchmark on a risk adjusted total return basis. This may be through either a narrowing of the discount or outperformance of the underlying portfolio. Through the 'Jarden View' we seek to identify buying opportunities for investors in each asset class. Our time frame is 12-18 months. Our view will take into account valuation, but will place a greater emphasis on the quality of management, performance record and risk characteristics (including portfolio diversification, gearing and any outstanding commitments). We will typically focus on the outlook for relative, rather than absolute share price performance. For instance, we may recommend a Company investing in Japan because we believe it will outperform the TSE 1st Section, but this does not necessarily mean that we favour the Japanese market. When making recommendations we take account of trading liquidity and, all things being equal, favour the larger and more liquid Companies.

1 From time to time the Company may use derivative instruments to hedge, enhance and protect positions, including currency exposures, and for investment purposes.

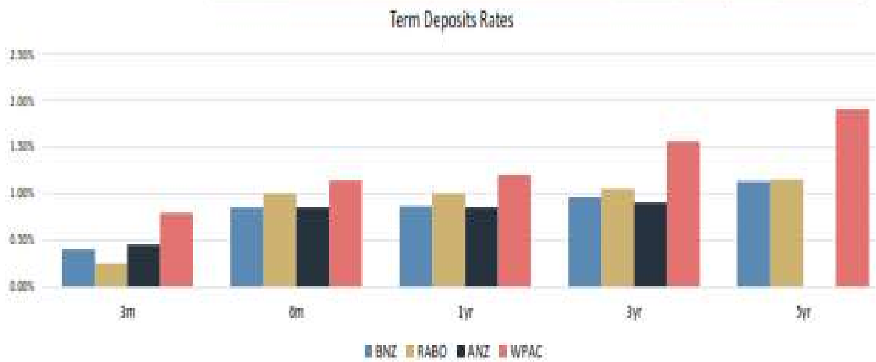
FIXED INTEREST RECOMMENDATIONS *AS AT 1ST APRIL 2021*

BBB+, BBB, BBB-

Issuer	NZDX Code	Coupon	Maturity Date	CPN Freq	Credit Rating	Type	Min. Size	Best Offer Yield	Best Price/ $100	Best Indicative Volume	Total Depth Within 10 BP
Chorus	CNU010	4.120	6/05/2021	4	BBB	Senior	5,000	0.570	100.96	60,000	476,000
Wellington Intl Airport	WIA020	7.500	15/05/2021	2	BBB	Senior	10,000	1.211	103.61	60,000	260,000
Kiwi Property Group Limited	KPG010	6.150	20/08/2021	2	BBB+	Senior	5,000	1.256	102.59	52,000	67,000
Z Energy	ZEL040	4.010	1/11/2021	4	BBB-(NR)	Senior	5,000	1.469	102.16	262,000	282,000
Contact Energy	CEN030	4.400	15/11/2021	4	BBB	Senior	5,000	0.566	102.93	166,000	760,000
TrustPower	TPW140	5.630	15/12/2021	4	BBB-(NR)	Senior	5,000	1.425	103.22	25,000	290,000
Precinct Properties	PCT010	5.540	17/12/2021	2	BBB+(NR)	Senior	5,000	1.355	104.56	19,000	1,019,000
Genesis Power	GNE030	4.140	18/03/2022	2	BBB+	Senior	5,000	0.692	103.47	312,000	2,312,000
GMT Bond Issuer	GMB030	5.000	23/06/2022	2	BBB+	Senior	5,000	1.114	106.10	25,000	159,000
Heartland Bank	HBL010	4.500	8/09/2022	4	BBB	Senior	5,000	1.150	105.07	150,000	2,010,000
Air New Zealand	AIR020	4.250	28/10/2022	2	BBB	Senior	5,000	2.600	104.06	7,000	7,000
Contact Energy	CEN040	4.630	15/11/2022	4	BBB	Senior	5,000	0.930	106.55	69,000	522,000
TrustPower	TPW150	4.010	15/12/2022	4	BBB-(NR)	Senior	5,000	1.566	104.27	102,000	522,000
Meridian Energy	MEL030	4.530	14/03/2023	2	BBB+	Senior	5,000	0.859	107.32	46,000	146,000
Wellington Intl Airport	WIA030	4.250	12/05/2023	2	BBB	Senior	10,000	1.754	106.62	29,000	62,000
Summerset	SUM010	4.780	11/07/2023	4	BBB-(NR)	Senior	5,000	1.645	106.60	200,000	227,000
GMT Bond Issuer	GMB050	4.000	1/09/2023	2	BBB+	Senior	5,000	-	-	-	-
Kiwi Property Group Limited	KPG020	4.000	7/09/2023	2	BBB+	Senior	5,000	1.596	106.00	50,000	151,000
Z Energy	ZEL050	4.320	1/11/2023	4	BBB-(NR)	Senior	5,000	1.725	107.28	1,000,000	1,166,000
Meridian Energy	MEL040	4.880	20/03/2024	2	BBB+	Senior	5,000	1.209	110.64	15,000	395,000
Heartland Bank	HBL020	3.550	12/04/2024	4	BBB	Senior	5,000	1.369	106.24	500,000	500,000
Investore Property	IPL010	4.400	18/04/2024	4	BBB(NR)	Senior	5,000	1.992	108.02	100,000	754,000
Christchurch International Airport	CHC010	4.130	24/05/2024	2	BBB+	Senior	5,000	1.550	109.37	60,000	992,000
GMT Bond Issuer	GMB040	4.540	31/05/2024	2	BBB+	Senior	5,000	1.437	111.11	136,000	136,000
Wellington Intl Airport	WIA040	4.000	5/08/2024	2	BBB	Senior	10,000	-	-	-	-
Contact Energy	CEN050	3.550	15/08/2024	4	BBB	Senior	5,000	1.333	107.77	1,000,000	3,000,000
Z Energy	ZEL060	4.000	3/09/2024	4	BBB-(NR)	Senior	5,000	2.000	106.94	69,000	319,000
Precinct Properties	PCT020	4.420	27/11/2024	2	BBB+(NR)	Senior	5,000	-	-	-	-
Property for Industry	PFI010	4.590	28/11/2024	4	BBB(NR)	Senior	5,000	1.900	109.92	25,000	222,000
Kiwi Property Group Limited	KPG030	4.330	19/12/2024	2	BBB+	Senior	5,000	-	-	-	-
Vector Limited	VCT090	3.450	27/05/2025	4	BBB	Senior	5,000	1.565	107.91	500,000	500,000
Wellington Intl Airport	WIA050	5.000	16/06/2025	2	BBB	Senior	10,000	-	-	-	-
Meridian Energy	MEL050	4.210	27/06/2025	2	BBB+	Senior	5,000	1.616	111.70	102,000	172,000
Summerset	SUM020	4.200	24/09/2025	4	BBB-(NR)	Senior	5,000	2.245	108.42	200,000	264,000
Property for Industry	PFI020	4.250	1/10/2025	4	BBB(NR)	Senior	5,000	2.099	109.24	300,000	300,000
Kiwi Property Group Limited	KPG040	4.060	12/11/2025	2	BBB+	Senior	5,000	2.177	109.82	100,000	100,000
Argosy Property	ARG010	4.000	27/03/2026	4	BBB+(NR)	Senior	5,000	2.557	106.82	700,000	766,000
Trustpower	TPW160	3.350	29/07/2026	4	BBB-(NR)	Senior	5,000	2.350	105.60	16,000	116,000
Wellington Intl Airport	WIA070	2.500	14/08/2026	2	BBB	Senior	10,000	-	-	-	-
Mercury NZ	MCY040	2.160	29/09/2026	2	BBB+	Senior	5,000	2.039	100.67	1,000,000	2,022,000
Metlifecare	MET010	3.000	30/09/2026	4	BBB-(NR)	Senior	5,000	2.750	101.31	6,000	116,000
Argosy Property	ARG020	2.900	29/10/2026	4	BBB+(NR)	Senior	5,000	2.600	102.06	16,000	1,116,000
Ryman Healthcare	RYM010	2.550	16/12/2026	4	BBB-(NR)	Senior	5,000	2.564	99.94	12,000	2,012,000
Investore Property	IPL020	2.400	31/08/2027	4	BBB(NR)	Senior	5,000	2.650	98.77	124,000	124,000
Mercury NZ	MCY030	1.560	14/09/2027	2	BBB+	Senior	5,000	2.240	96.04	1,000,000	2,000,000
Summerset	SUM030	2.300	21/09/2027	4	BBB-(NR)	Senior	5,000	2.600	98.32	20,000	20,000
Oceania Healthcare	OCA010	2.300	19/10/2027	4	BBB-(NR)	Senior	5,000	2.300	100.49	20,000	20,000
Argosy Property	ARG030	2.200	27/10/2027	4	BBB+(NR)	Senior	5,000	2.749	97.13	46,000	195,000
Chorus	CNU030	1.980	2/12/2027	4	BBB	Senior	5,000	2.178	98.96	100,000	105,000
Arvida Group	ARV010	2.870	22/02/2028	4	BBB-(NR)	Senior	5,000	2.700	101.40	6,000	6,000
GMT Bond Issuer	GMB0928	2.262	4/09/2028	2	BBB+	Senior	50,000	2.917	95.66	1,000,000	1,000,000
Chorus	CNU020	4.350	6/12/2028	4	BBB	Senior	5,000	1.750	118.97	29,000	129,000
Trustpower	TPW170	3.970	22/02/2029	4	BBB-(NR)	Senior	5,000	2.269	112.56	20,000	472,000
Wellington Intl Airport	WIA060	4.000	1/04/2030	2	BBB	Senior	10,000	2.360	113.09	100,000	121,000
GMT Bond Issuer	GMB0930	2.559	4/09/2030	2	BBB+	Senior	50,000	-	-	-	-
Chorus	CNU040	2.510	2/12/2030	4	BBB	Senior	5,000	2.754	98.17	100,000	100,000

Term Deposits

Bank	3m	4m	5m	6m	9m	1yr	2yr	3yr	4yr	5yr
BNZ	0.40%	0.50%	0.60%	0.85%	0.86%	0.86%	0.93%	0.96%	1.12%	1.13%
RABO	0.25%	0.50%	0.65%	1.00%	1.00%	1.00%	1.00%	1.05%	1.05%	1.15%
ANZ	0.45%	0.55%	0.65%	0.85%	0.85%	0.85%	0.90%	0.90%		
WPAC	0.75%	0.89%	1.04%	1.14%	1.19%	1.20%	1.39%	1.56%	1.72%	1.91%



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