

New Zealand Social Infrastructure Fund



ASM Presentation 2021

Introduction

- Chair welcome
- NZSIF directors and guests
- Quorum
- Proxies
- Voting protocol
- Apologies
- Meeting via Teams Link

Order of Business

- **Chair's Presentation**
- **Q&A**
- **Formal Business**
- **Investment Manager's Presentation**
- **Q&A**
- **Close**

Investment & Portfolio Highlights

Operating Assets

- Melbourne Convention and Exhibition Centre and expansion
- NZ Schools 1 - Hobsonville Schools
- Bendigo Key Worker Village
- NZ Schools 2 - Ormiston Junior College, Haeata Community Campus, Rolleston College and Wakatipu High School
- Auckland Prison

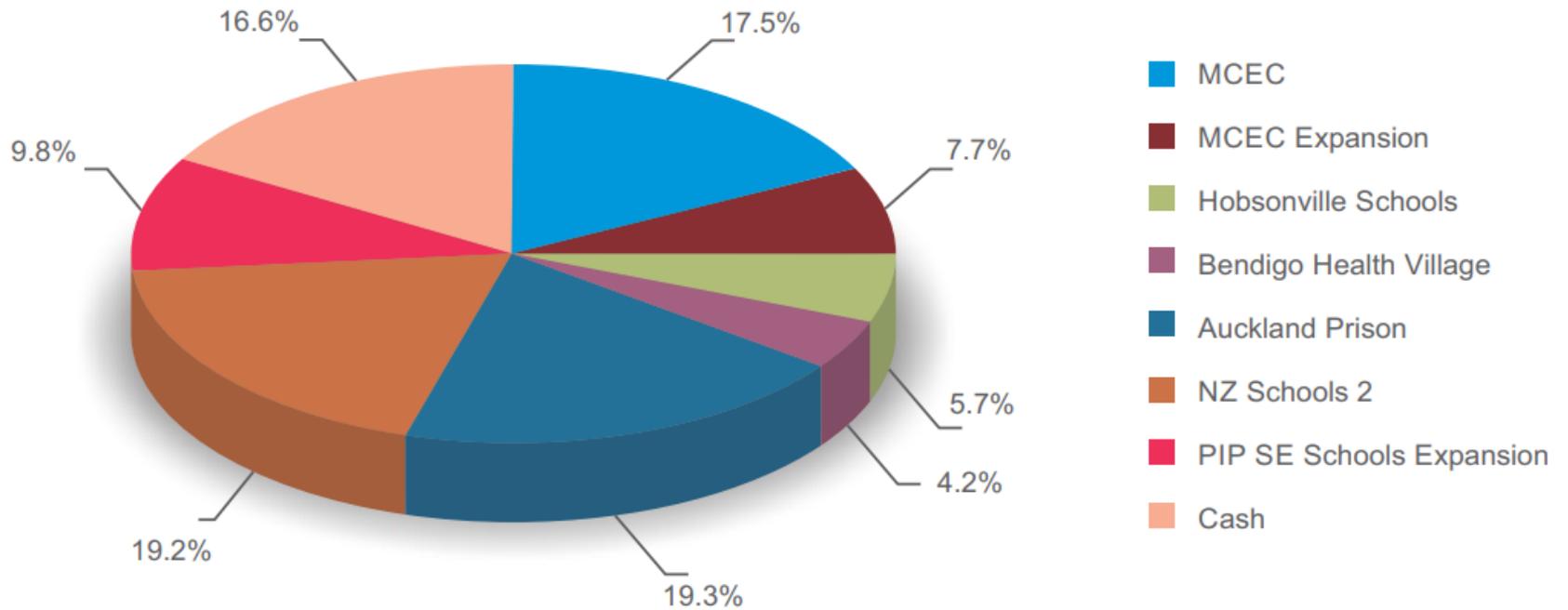
School Expansions

- Rolleston College, Wakatipu High School and Hobsonville Primary

Exited

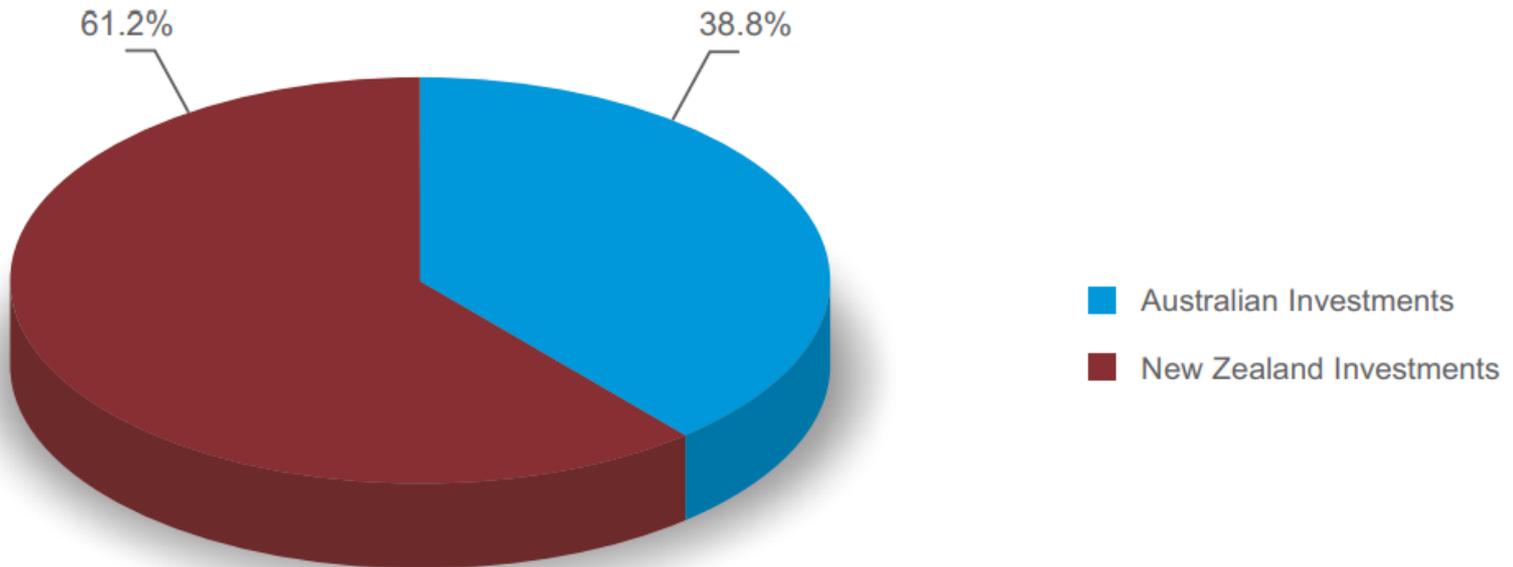
- University of Wollongong Student Accommodation
 - PPP contract terminated in Q1 2021

Investment Mix



Investment values based on 31 March 2021 PIP Fund valuations

Investment Concentration by Country



NZ % increased due to PIP SE investment and the UoW sale

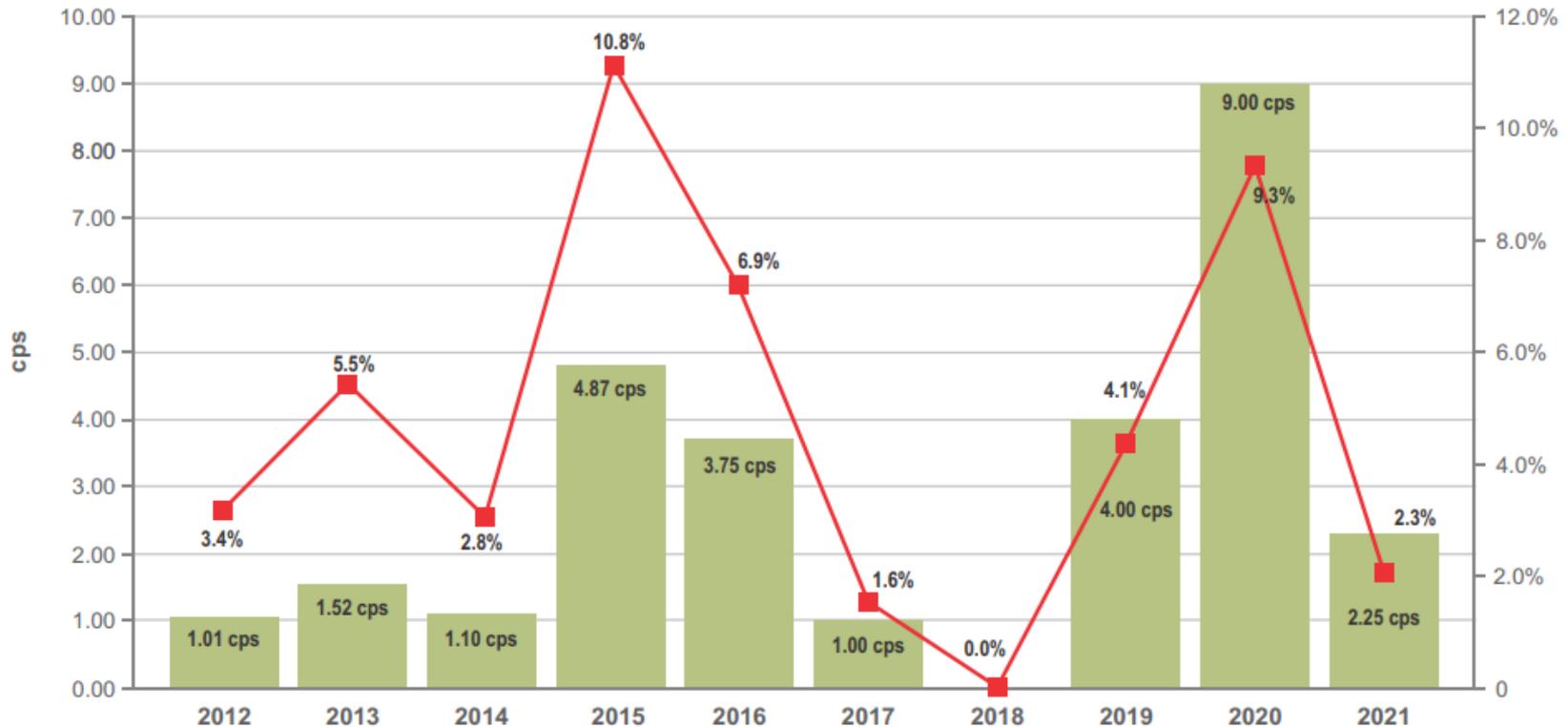
Distributions

Distributions

- 2.25 cps gross dividends paid during the financial period
- 10.0 cps capital return accrued at financial year end (UoW) and paid in early April
- Subsequent to the end of the financial period NZSIF paid:
 - a further 5.0 cps capital return (UoW) in June
 - A dividend of 1.5 cps in July
- Total gross distributions since inception 47.1 cps
(including capital returns of 18.6 cps)

Dividends

- Dividends of 2.25 cps for FY 2021

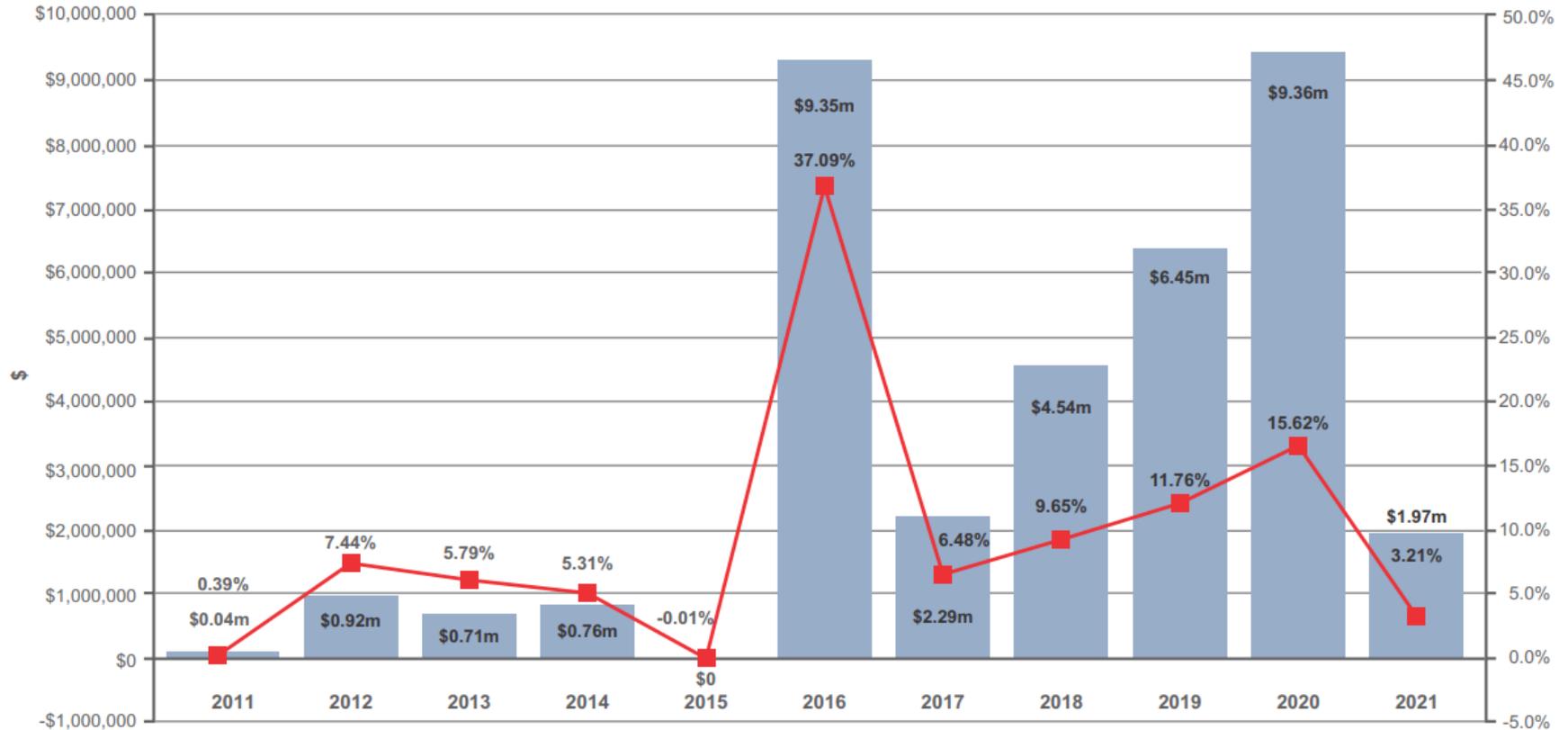


Note: Gross dividend yield based on average capital

Financials – Key Highlights

- Profit
 - 2021 profit \$1.97m (2020: \$9.36m)
 - Main contributions
 - Increase in value of PIP SE Fund investment \$2.86m
 - Distribution income \$2.0m (2020: \$3.79m)
 - UoW loss on sale \$2.96m
 - Net gain \$0.55m
- Financial Position
 - SHF \$64.5m (2020: SHF \$62.8m)
 - Shares on issue 41m
 - NAV per share \$1.47 (2020:\$1.53)

Profit & ROE Comparison



2021 impacted by loss on sale of UoW (Covid-19) and PIP sale process costs

University of Wollongong Student Accommodation PPP Termination

- Public Infrastructure Partners LP and the UoW reached agreement on the termination of the UoW Student Accommodation PPP in Q1 2021
- NZSIF received settlement proceeds paid in two tranches over Q1 and Q2 2021

Estimated Return

- IRR 15% with a money multiple of 2.1x

Public Infrastructure Partners SE LP

- PIP SE Fund was established to fund three school expansions within Schools 1 and Schools 2
- All of PIP Fund's LPs offered a pro-rata share of the PIP SE Fund
- NZSIF committed its full share to PIP SE Fund and 45% has been contributed to date
- Entitlements to invest that were not taken up by existing PIP Fund LPs were taken-up by PIP III LP
- The three school expansions underway are at Hobsonville Primary, Wakatipu High School and Rolleston College
- PIP SE is expected to provide returns to investors consistent with the original schools' investments

Sale of PIP Fund

- The process to sell the PIP Fund was formally called off in Q1 2021
- The sales process was significantly interrupted by Covid-19
- The Investment Manager will talk to a renewed sales process in 2022

NZSIF Outlook

- All PIP Fund investments are contributing cash flows
- NZSIF expects to make quarterly distributions as cash flows permit
- PIP SE LP continues to make progress with the three school expansion projects

Formal Business

- **Financial Reports**
to receive and consider the Annual Report, the Financial Statements and the Auditor's Report for the financial year ended 31 March 2021
- **Resolution - Auditors Appointment and Remuneration**
to resolve that KPMG be reappointed as auditors of the company and that the Directors be authorised to fix the auditor's remuneration for the ensuing year

Q&A



New Zealand
Social Infrastructure
Fund Limited

Annual Report
For the year ended 31 March 2021



Melbourne Convention & Exhibition Centre



Wakatipu High School



Hobsonville Schools



Auckland Prison



Bendigo Healthcare Accommodation

PIP Fund Presentation

Steven Proctor and Jeff Hoffman will now present for the Investment Manager

Q&A on Investment Manager's Presentation

For Further Information

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