

# Resolution Capital Global Property Securities Fund - Class A

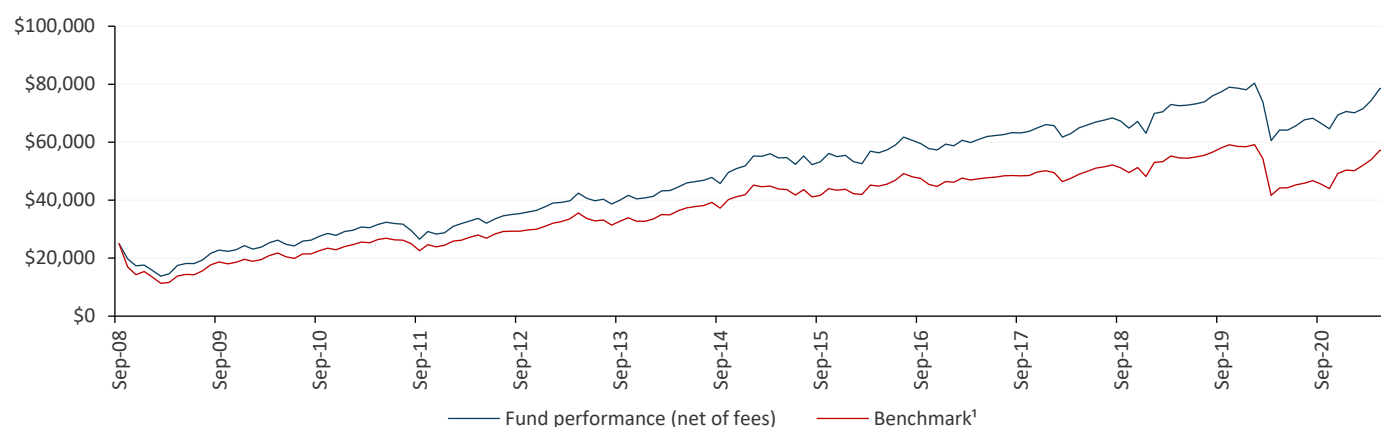
# RESOLUTION CAPITAL

31 May 2021

## Performance Summary

	1 Month %	3 Months %	1 Year %	3 Years p.a. %	5 Years p.a. %	10 Years p.a. %	Since Inception* p.a. %
Fund Return (After Fees)	1.42	11.18	23.96	6.44	6.76	9.40	9.56
Benchmark <sup>1</sup> return	1.37	11.34	30.71	5.02	4.92	7.96	6.85
Value Added (After Fees)	0.05	-0.16	-6.75	1.42	1.84	1.44	2.71

## Growth of \$25,000 invested Since Inception\*



<sup>1</sup>Benchmark is FTSE EPRA/NAREIT Developed Index (AUD Hedged) Net TRI. Prior to 1 April 2015 the benchmark was UBS Global Real Estate Investors Index (AUD Hedged) Net TRI.

## Top 5 Weights

Security Name	%
Prologis	8.02
Invitation Homes	5.18
Welltower	4.77
Sun Hung Kai Properties	3.93
Kilroy Realty Corporation	3.91

## Top 5 Contributors

Security Name	%
Klepierre	0.24
Big Yellow Group	0.19
Invitation Homes	0.18
Shurgard Self Storage	0.16
Equity Residential	0.12

## Bottom 5 Contributors

Security Name	%
Vonovia	-0.17
Americold Realty Trust	-0.07
Healthpeak Properties	-0.06
Mitsubishi Estate Company	-0.05
Realty Income Corp.	-0.04

## Fund Details

<b>APIR code</b>	WHT0015AU	<b>Management Fee</b>	0.80% p.a. plus 20% of outperformance above the benchmark
<b>ARSN Code</b>	128 122 118	<b>Buy/Sell Spread</b>	+0.20%/-0.20%
<b>*Inception Date</b>	30 September 2008	<b>Distribution Frequency</b>	Quarterly
<b>Fund Size</b>	\$1,855.7 Million	<b>No. of Stocks</b>	Generally 30 to 60
<b>NAV per Unit</b>	\$1.83	<b>Investment Manager</b>	Resolution Capital
<b>Minimum Investment</b>	\$25,000	<b>Platform Availability</b>	<a href="https://rescap.com/globalfund">https://rescap.com/globalfund</a>
<b>Benchmark</b>	FTSE EPRA/NAREIT Developed Index (AUD Hedged) Net TRI	<b>Investment Timeframe</b>	Medium to long term, being 5 or more years

## Market Commentary

The FTSE EPRA/NAREIT Developed Index (AUD Hedged) produced a total return of 1.4% for the month ended 31 May 2021. Continental Europe was the best performing region, with a total return of 4.4% in local currency terms. The worst performing region was Singapore with a -1.9% total return in local currency terms.

M&A activity dominated news flow over the month.

Vonovia (VNA), a €59bn German residential behemoth, announced that its long-held ambition to takeover Berlin focused peer, Deutsche Wohnen (DWIN), was finally coming to fruition. The €18bn all-cash friendly takeover represents a 25% premium to DWIN's 3-month average share price or roughly equivalent to the company's net asset value. To finance the transaction, VNA plan to initiate an €8bn rights issue in the second half of the year with the remaining capital to be met with asset sales.

In the U.S., Equity Commonwealth (EQC) announced that it will acquire Monmouth Real Estate (MNR) in an all-stock transaction that values the company at circa US\$3.4bn. MNR's portfolio consists of single-tenant, net-leased industrial assets dispersed across the U.S. The deal will see EQC deploy its US\$3bn cash pile into the industrial sector and complete its transition out of the office sector.

In other M&A news, Australian office landlord, Dexus (DXS), announced its takeover of APN Property Group (APD) for A\$308m in cash. APN is a property fund manager with A\$2.9bn of AUM across listed and unlisted funds, invested in warehouses, petrol stations, suburban office, as well as investment management of listed REITs.

Equity offerings over the month were concentrated among the "Covid winners" and were mainly opportunistic in nature. Rexford Industrial Realty (REXR), owner of infill industrial properties in Southern California, raised approximately US\$500m. Likewise, American Homes 4 Rent (AMH), owner of a portfolio of sunbelt orientated single-family homes, raised US\$689m.

Notable transactions announced over the month included:

- SL Green (SLG), Manhattan's largest office landlord, announced the sale of an office building located on Sixth Avenue for US\$325m, or US\$1,200 per sq. ft.
- Host Hotels (HST) acquired Four Seasons Resort Orlando at Walt Disney World for US\$610m, or US\$1.4m per key. The sale price implies a 4.7% cap rate and a 16.8x EBITDA multiple based on 2019 results.
- Switch (SWCH) acquired a portfolio of data centres in Texas for US\$420m, representing a 19x EBITDA multiple.
- Singapore's Mapletree Industrial Trust (MIT) announced the acquisition of 29 data centres across 18 states in the U.S. for US\$1.3bn.
- Ascendas REIT (AREIT) announced it was acquiring the remaining 75% stake in Galaxis, a business park in Singapore for US\$404m.

Both Singaporean acquisitions were partially funded by concurrent equity raises, collectively amounting to S\$1.2bn (US\$922m).

## Contact Us

### Investor Contact Details

Pinnacle Investment Management  
Email: [service@pinnacleinvestment.com](mailto:service@pinnacleinvestment.com)  
Phone: 1300 010 311

### Adviser Contact Details

Pinnacle Investment Management  
Email: [distribution@pinnacleinvestment.com](mailto:distribution@pinnacleinvestment.com)  
Phone: 1300 010 311

[www.rescap.com](http://www.rescap.com)

Disclaimer: Interests in the Resolution Capital Global Property Securities Fund ('Fund') (ARSN 128 122 118) are issued by Pinnacle Fund Services Limited, ABN 29 082 494 362, AFSL 238371, as responsible entity of the Fund. Pinnacle Fund Services Limited is not licensed to provide financial product advice. You should consider the Product Disclosure Statement of the Fund available at [www.rescap.com/funds](http://www.rescap.com/funds) in its entirety before making an investment decision. Resolution Capital Limited ('Resolution Capital') (ABN 50 108 584 167 AFSL 274491) is the investment manager of the Fund. Pinnacle Fund Services Limited and Resolution Capital believe the information contained in this communication is reliable, however its accuracy, reliability or completeness is not guaranteed. Any opinions or forecasts reflect the judgment and assumptions of Resolution Capital and its representatives on the basis of information at the date of publication and may later change without notice. The information in this communication is not intended as a securities recommendation or statement of opinion intended to influence a person or persons in making a decision in relation to investment. This communication is for general information only. It has been prepared without taking account of any person's objectives, financial situation or needs. Any persons relying on this information should obtain professional advice before doing so. Past performance is not a reliable indicator of future performance.