

Resolution Capital Global Property Securities Fund - Class A

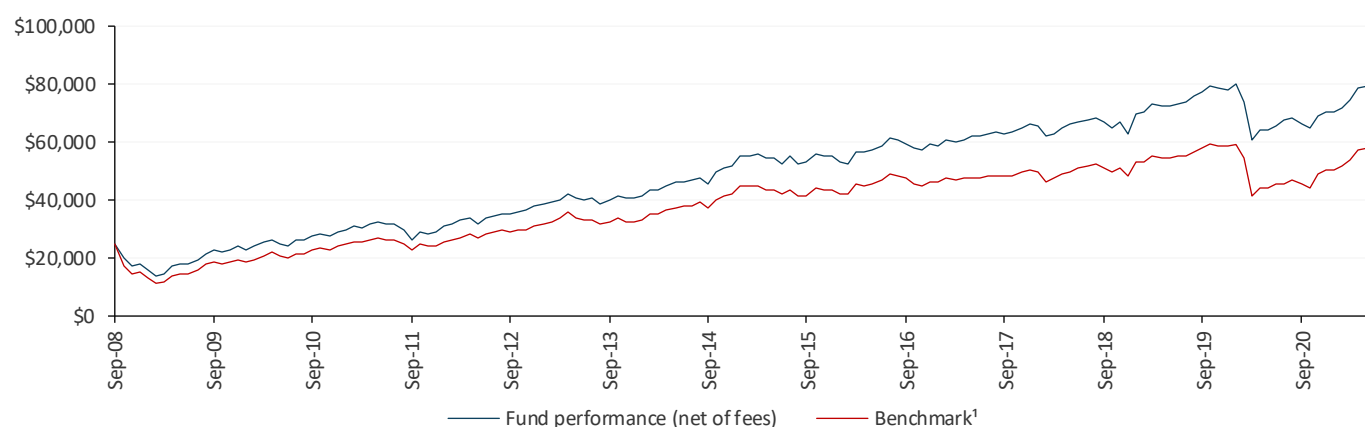
RESOLUTION CAPITAL

30 June 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)	2.08	9.08	23.54	6.67	6.61	9.77	9.67
Benchmark ¹ return	1.76	9.03	30.19	4.93	4.67	8.37	6.95
Value Added (After Fees)	0.32	0.05	-6.65	1.74	1.94	1.40	2.72

Growth of \$25,000 invested Since Inception*



¹Benchmark 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	7.68
Invitation Homes	5.68
Welltower	5.67
Kilroy Realty Corporation	3.92
Sun Hung Kai Properties	3.85

Top 5 Contributors

Security Name	%
Welltower	0.69
Equinix	0.46
Prologis	0.40
Invitation Homes	0.31
Public Storage	0.27

Bottom 5 Contributors

Security Name	%
Klepierre	-0.12
Shaftesbury	-0.11
Covivio	-0.06
UNITE Group	-0.04
Shurgard Self Storage	-0.03

Fund Details

APIR code	WHT0015AU	Management Fee	0.80% p.a. plus 20% of outperformance above the benchmark
ARSN Code	128 122 118	Buy/Sell Spread	+0.20%/-0.20%
*Inception Date	30 September 2008	Distribution Frequency	Quarterly
Fund Size	\$1,927.9 Million	No. of Stocks	Generally 30 to 60
NAV per Unit	\$1.86	Investment Manager	Resolution Capital
Minimum Investment	\$25,000	Platform Availability	https://rescap.com/globalfund
Benchmark	FTSE EPRA/NAREIT Developed Index (AUD Hedged) Net TRI	Investment Timeframe	Medium to long term, being 5 or more years

Market Commentary

The FTSE EPRA/NAREIT Developed Index (AUD Hedged) produced a total return of 1.8% for the month ended 30 June 2021. Japan and Canada were the best performing regions, each with a total return of 3.4% in local currency terms. The UK was the weakest performing region with a -0.8% total return in local currency terms.

Self storage was the best performing sector driven by strong operating fundamentals. Healthcare also outperformed as occupancy levels in U.S. seniors housing inflected higher. Hotels and office were the weakest performing sectors, the latter impacted by continued uncertainty over return to work as highlighted by serviced office operator IWG Plc (IWG) warning of a slower than expected recovery in occupancy levels.

In M&A news, Blackstone (BX) made a bid to acquire U.S. data centre REIT QTS Realty Trust (QTS). The all-cash transaction is valued at approximately US\$10bn.

U.S. healthcare REIT Ventas (VTR) acquired New Senior Investment Group (SNR) in an all-stock transaction implying a cap rate of ~6% on forecasted 2022 earnings.

Several REITs raised equity during the month including:

- U.S. life science REIT Alexandria (ARE) raised US\$1.2bn to help fund its acquisition pipeline.
- U.S. net-lease REIT Broadstone (BNL) raised US\$260m to fund acquisitions.
- U.S. retail REIT Agree Realty (ADC) raised US\$273m to fund future acquisitions.
- Belgian healthcare REIT, Aedifica (AED) raised €285m to fund its acquisition and development pipeline.
- Canadian healthcare REIT Northwest Healthcare (NWH) raised C\$225m to fund the acquisition of a Netherlands medical office portfolio and its proposed acquisition of unlisted healthcare fund Australian Unity Healthcare Trust.
- UK self-storage REIT Big Yellow Group (BYG) raised £100m to fund the buyout of its partners interest in the Armadillo joint venture for £120m and a 1-acre site in London for £26m.

Notable transactions announced over the month included:

- U.S. healthcare REIT Welltower (WELL) acquired 86 senior housing communities for US\$1.58bn, representing an implied cash cap rate of 6.2% and US\$152k per unit, a ~30% discount to replacement costs.
- U.S. healthcare REIT Medical Properties Trust (MPW) acquired 18 inpatient behavioural health hospital facilities and an interest in the operations of Springstone LLC for US\$950m. MPW also acquired five general acute care hospitals for US\$900m.
- U.S. diversified REIT Washington REIT (WRE) announced it was accelerating its transition to a pure multifamily REIT with the sale of most of its office portfolio to a Brookfield fund for US\$766 million. Pricing reflects approximately US\$320 per square foot and an 8.2% cap rate.
- Singapore diversified REIT CapitaLand (CAPL) has divested partial stakes in six Raffles City mixed-use assets in China to Ping An Life Insurance for RMB46.7bn, a 6.7% premium to its 2020 valuation.
- U.S. office REIT Kilroy Realty (KRC) announced three separate acquisitions totalling US\$670m, including its initial investment into Texas with the acquisition of Indeed Tower in Austin for US\$580m.
- Hong Kong retail REIT Link (823) acquired the 'Happy Valley' shopping mall in Guangzhou China for RMB3,205m.

U.S. listed data centre REIT Equinix (EQIX) gained entry to the FTSE EPRA NAREIT Global Real Estate index in the first of two equal tranches. Upon full inclusion in September 2021, EQIX (approx. US\$70bn market cap) will be the second largest stock in the Index at approximately 4% weight based on current prices and constituents.

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