

Resolution Capital Global Property Securities Fund



APIR Code	WHT0015AU
ARSN Code	128 122 118

Month Ending February 2019

	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)	0.86	5.02	14.08	10.25	10.30	17.71	10.46
Benchmark# Return	0.34	3.70	14.58	8.18	8.71	16.74	7.52
Value Added (After Fees)	0.52	1.32	-0.50	2.07	1.59	0.97	2.94

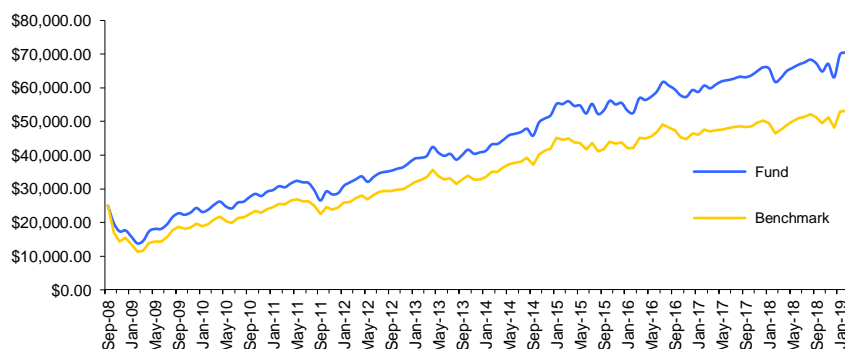
*30 September 2008.

#Benchmark was UBS Global Real Estate Investor Index (AUD Hedged) Net TRI to 31 March 2015. From 1 April 2015 FTSE EPRA/NAREIT Developed Index (AUD Hedged) Net TRI.

Fund Facts

*Inception Date	30 September 2008
Fund Size	\$1,004.1 Million
Management Costs	0.80% p.a. plus 20% of outperformance above the benchmark
Buy/Sell Spread	+0.20%/-0.20%
Minimum Investment	\$25,000
Distribution Frequency	Half Yearly

\$25,000 invested Since Inception*



Source: Resolution Capital, as at 28 February 2019

Top 5 Weights	
Security Name	%
1. ProLogis	7.12
2. Equity Residential	5.58
3. Simon Property Group	5.32
4. Deutsche Wohnen	4.52
5. Boston Properties	4.23

Market Commentary

The FTSE EPRA/NAREIT Developed Index (AUD Hedged) Net TRI produced a total return of 0.3% for the month ended 28 February 2019. Regionally, Canada was the strongest performer delivering a total return of 3.8% in local currency terms. The poorest performing region was Continental Europe, returning -3.2% in local currency terms for the month.

Top 5 Contributors	
Security Name	%
1. ProLogis	0.23
2. Equity Residential	0.23
3. Kilroy Realty Corp	0.23
4. Alexandria Real Estate Equities	0.21
5. Interxion Holdings	0.21

U.S. Q4 reporting season was for the most part in line with expectations. Fundamentals for office REITs are generally sound, although leasing activity in New York and Washington D.C continues to be impacted by elevated supply. Supply concerns also continue to weigh on self-storage fundamentals. Hotel REIT earnings results generally surprised to the upside owing to tentative signs of room-rate growth.

Bottom 5 Contributors	
Security Name	%
1. Deutsche Wohnen	-0.19
2. URW-NL	-0.10
3. Mitsubishi Estate	-0.04
4. Hufvudstaden	-0.00
5. Assura	-0.00

Amazon (AMZN) cancelled plans to build a second headquarters in Long Island City, Queens amidst local and state opposition in New York City. AMZN also announced they have pulled out of a lease for a tower being built in Seattle, believed to be due to a dispute over a "homeless tax" with city council. It will now sub-lease the space.

A number of U.S. REITs raised equity during the month. Equinix (EQIX) and QTS Realty Trust (QTS), two data centre REITs, raised approximately US\$1bn and US\$322m of equity respectively in order to partially fund their development

programs.

Apartment REIT Camden Properties (CPT) raised US\$330m to fund acquisition and development activities in 2019.

Canadian office REIT Allied Properties (AP) raised C\$200 million in an equity offer to partly fund its development program.

In the UK, industrial REIT Segro (SGRO) raised £451m of equity with the proceeds to be mostly deployed into the company's development pipeline.

Meanwhile, U.S. based Mall REIT, Taubman Centers (TCO) sold half-stakes in three of its majority-owned Asian shopping centres to Blackstone for US\$480m.

In Europe, Unibail-Rodamco-Westfield (URW) delivered a mixed set of results. To reduce financial leverage to 35-40% LTV it announced a doubling of the disposal target from €3bn to €6bn. As a consequence, it reset FY2019 earnings per share and lowered its medium-term growth outlook. During the month, URW also sold its 34% stake in the Jumbo shopping centre in Helsinki for €248.6m at a net initial yield of almost 5%.

In Hong Kong, Link REIT (823) acquired CentralWalk shopping mall in the CBD of Shenzhen for RMB6.6bn (A\$1.4bn). Post the acquisition, Link's China exposure will increase from approximately 10% to 13%, still below the company's set limit of 20%.

Lastly, in Australia, logistics landlord Goodman Group (GMG) lifted FY2019 earnings per share growth guidance from 7% to 9.5%. GMG reported development revenue up 12% and development work in progress up 3% to \$3.6bn. Third party management revenue was up 15% and external assets under management increased by 27% to \$39.6bn.

Fund Details

Investment Manager	Resolution Capital
Objective	<ul style="list-style-type: none">The Fund aims to achieve an annual total return that exceeds the total return of the Benchmark after fees on a rolling 3 year basis.
Benchmark	<ul style="list-style-type: none">FTSE EPRA/NAREIT Developed Index (AUD Hedged) Net TRI.
Portfolio Allocation	<ul style="list-style-type: none">85-100% invested in global listed REITS and real estate securities.0-15% invested in cash and short dated money market securities.
Investment Timeframe	<ul style="list-style-type: none">Medium to long term, being 5 or more years.
Number of Stocks	<ul style="list-style-type: none">Generally 30 to 60.
Minimum Investment	<ul style="list-style-type: none">Indirect investors: refer to the operator of your service.Direct investors: minimum initial investment \$25,000.
Platform Availability	<ul style="list-style-type: none">AEGISAMP NorthAMP PortfolioCareAMP WealthViewANZ Grow WrapASGARDBT PanoramaBT WrapCFS First WrapFNZHUB24IOOF Portfolio ServiceIOOF Pursuit SelectMacquarie WrapMLC NavigatorMLC WrapNetwealthPremium ChoiceSimple WrapuXchange

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