



Pinnacle

Pinnacle Fund Services Limited
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AFSL 238371

PO Box R1313
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1300 010 311

3 September 2019

Proposed changes to Resolution Capital Core Plus Property Securities Fund

Dear Unitholder,

The purpose of this letter is to notify you of proposed changes to the Resolution Capital Core Plus Property Securities Fund (ARSN 131 850 363) (the **Fund**).

This letter has been prepared jointly by Pinnacle Fund Services Limited (ACN 082 494 362) (**Pinnacle**) as responsible entity of the Fund, and the current investment manager of the Fund, Resolution Capital Limited (ACN 108 584 167) (**Manager**).

Variation to investment strategy

Following careful review and consideration of unitholder interests, Pinnacle proposes to vary the existing investment strategy of the Fund, as set out in the Explanatory Memorandum to the Notice of Meeting attached to this letter.

Pinnacle proposes to vary the investment strategy of the Fund to:

- maintain at least 50% of the Fund's portfolio by gross asset value (**GAV**) invested in Australian real estate investment trusts;
- allow up to 50% of the Fund's portfolio by GAV to be invested in Australian listed infrastructure (**ALI**) securities;
- allow global listed infrastructure (**GLI**) securities to be invested as part of the global portion of the portfolio (currently up to 20% of the portfolio by GAV); and
- introduce a maximum single stock limit of the greater of 15% of the Fund's GAV or Index weight plus 2.5%.

The Manager has identified that expanding the investment universe to include ALI and GLI securities is likely to improve the diversification and the risk-adjusted return profile of the Fund.

Additional Changes to the Fund

Subject to Unitholder approval of the above variation, Pinnacle proposes to make the following additional changes, with all changes to take effect on and from 1 October 2019:

- **Reduction in management fees** – the management fees for the Fund will be reduced from 0.70% p.a. to 0.65% p.a. There will be no changes to how the performance fee is calculated.
- **Change to Fund Name** – the name of the Fund will be changed to 'Resolution Capital Real Assets Fund', to better reflect the new investment strategy of the Fund;
- **Re-open the Fund to new investors** – the Fund will be re-opened to new investors.

What action is required?

Please review the Notice of Meeting and Explanatory Memorandum in connection with the proposed variation to the investment strategy and follow the relevant directions should you wish to vote on the proposed resolution. However, you are not required to undertake any action. If you wish to review your investment in the Fund, you are encouraged to speak with your financial adviser.

If you have any questions in relation to the above changes, please do not hesitate to contact Resolution Capital Limited on 1300 737 240, or Pinnacle on 1300 010 311.

We thank you for your continued interest in the Fund.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Alex Ihlenfeldt', written over a circular stamp or seal.

Alex Ihlenfeldt
Director
Pinnacle Fund Services Limited