

Accessing the Property Allocation Resolution Capital Global Property Securities Fund (Managed Fund) ¹ Ticker ASX: RCAP

- Award-winning investment manager specialising in global listed real assets.
- Long term track record of out performance in global listed real estate (>25 years)
- Access to a select portfolio (<60 stocks) of institutional grade real estate assets
- Focus on high quality real estate, strong balance sheets and best in class management teams
- Asset class with competitive total returns, a stable dividend yield and portfolio diversification

Fund Features:

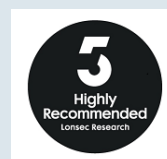
- **Investment Objective** - to exceed the total returns of the Benchmark after fees on a rolling 3 year basis
- **Global diversification** - Liquid exposure to a range of global real estate sectors and markets. Diversification from the Australian economy and property market
- **Alignment of interests** – Resolution Capital and the investment team invest alongside unitholders
- **Simple access** - being exchange traded, investors can buy or sell RCAP like a regular share on the ASX during the trading day

Resolution Capital Attributes:

- Specialist real assets securities manager
- Majority staff owned
- Listed real estate securities track record >25 years
- High conviction, concentrated portfolio of less than 60 stocks
- Multi PM model portfolio construction, which reduces key man risk
- Investment research by real estate sector which avoids regional biases
- ESG integration, UN PRI signatory since 2010 and UN Global Compact since 2019

Ratings:

Resolution Capital Global Property Securities Fund received a Morningstar Analyst Rating™ of “Gold”, has been rated “Highly Recommended” by Zenith Investment Partners, and “Highly Recommended” by Lonsec Research.



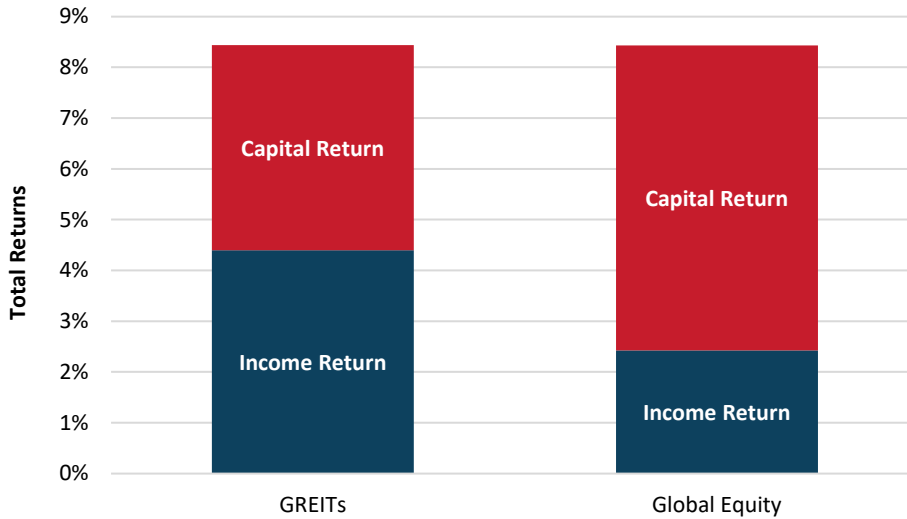
¹Investors should note that the name of the fund is changing from “Resolution Capital Global Property Securities Fund” to “Resolution Capital Global Property Securities Fund (Managed Fund)” on 22 February 2022 in order to facilitate quotation of the fund on the ASX.

Why Global Listed Real Estate (GREITs)?

The case for GREITs in an investors portfolio

- Liquid exposure to a diverse range of real estate sectors and markets
- Competitive long-term investment returns versus global equities
- Consistent income return : GREITs have a legislated minimum dividend pay-out requirement
- Diversification away from the Australian property market and economy

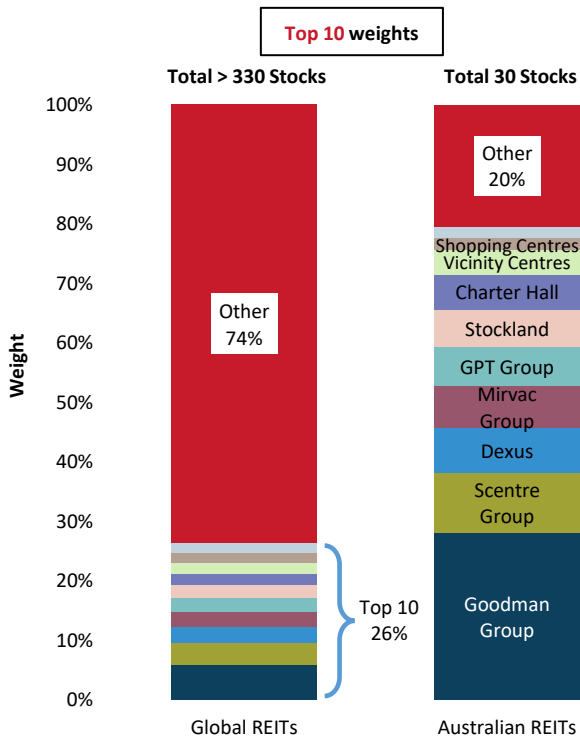
25 Years Total Return Composition to December 2021 (A\$)



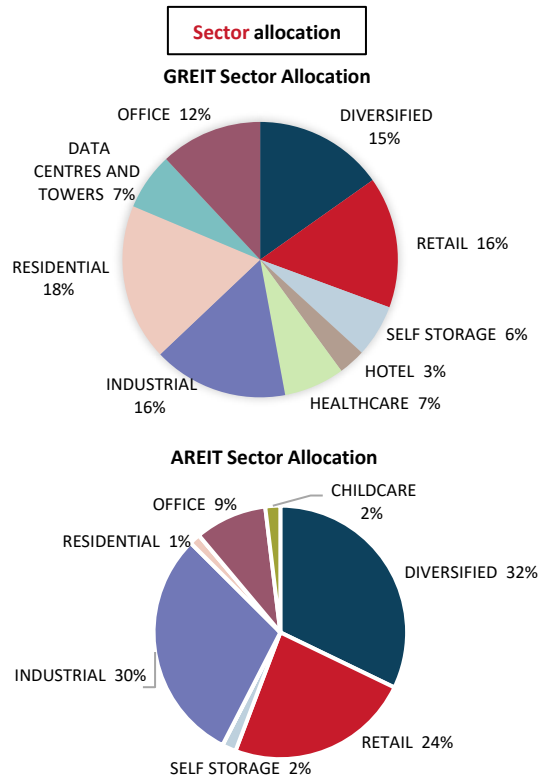
- Global listed real estate securities have produced competitive long-term total returns compared with global equities.
- A higher component of total returns is generated by income for GREITs.
- Risks: GREITs are exposed to economic cycles and thus income and growth can be uncertain. There is no guarantee that the fund will produce income or capital growth

Source: Global REITs – FTSE EPRA/ NAREIT Developed Index
Global Equities – MSCI World Index

GREITs provides **stock** diversification



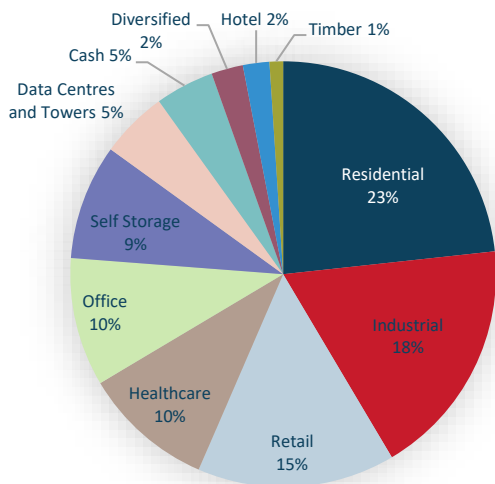
GREITs provides **sector** diversification



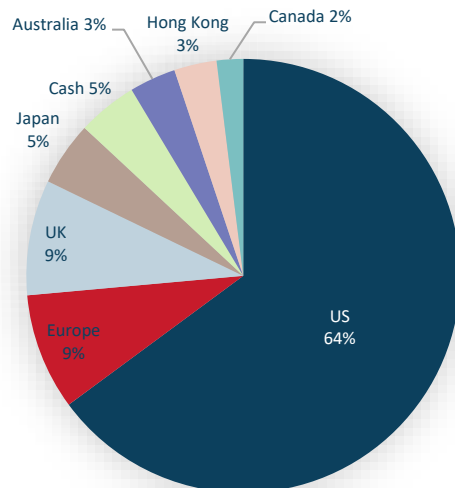
Source: Bloomberg. As at 31 December 2021.

GREITs: FTSE EPRA/NAREIT Developed Index (AUD) Net TRI. AREITs: S&P/ASX 300 AREIT Accumulation Index.

Portfolio Sector Exposure *



Portfolio Regional Exposure *



Fund Characteristics

Fund ¹	Resolution Capital Global Property Securities Fund (Managed Fund)
ASX ticker	RCAP
Fund Inception date	30 September 2008
Active ETF Inception date	22 February 2022
AUM	\$2,333.6 Million ²
Benchmark	FTSE EPRA/NAREIT Developed Index (AUD Hedged) Net TRI
Management Fee	0.80% p.a.
Performance Fee	20% of outperformance above the benchmark after fees and expenses, payable annually as at 30 June
Distribution	Quarterly

Top 5 Holdings*



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