

# **Resolution Capital Global Property Securities Fund (Managed Fund)**

ARSN 128 122 118

## **Annual report - 30 June 2022**

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## Annual report - 30 June 2022

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These financial statements cover the Resolution Capital Global Property Securities Fund (Managed Fund) as an individual entity.

The Responsible Entity of the Resolution Capital Global Property Securities Fund (Managed Fund) is Pinnacle Fund Services Limited (ABN 29 082 494 362). The Responsible Entity's registered office is Level 19, 307 Queen Street, Brisbane, QLD 4000.

## **Directors' report**

The directors of Pinnacle Fund Services Limited, the Responsible Entity of the Resolution Capital Global Property Securities Fund (Managed Fund) ("the Fund"), present their report together with the financial statements of the Fund, for the year ended 30 June 2022.

### **Principal activities**

The Fund is a registered managed investment scheme domiciled in Australia.

The Fund invests primarily in real estate investment trusts ('REITs') and real estate securities that are listed, or soon to be listed, on stock exchanges around the world, hedged back into Australian dollars. The Fund will also have some exposure to cash.

The Fund aims to provide income and some capital growth over the medium to long-term investment period.

For reasons of investment efficiency, the Fund may gain its exposure by holding units in other managed investment schemes and/or through direct investment holdings.

Resolution Capital Limited is the Investment Manager of the Fund.

The Fund did not have any employees during the year.

### **Directors**

The following persons held office as directors of Pinnacle Fund Services Limited during the year or since the end of the year and up to the date of this report:

Mr I Macoun  
Mr A Ihlenfeldt  
Mr C Kwok  
Mr A Whittingham

The Responsible Entity also has a Compliance Committee consisting of one non-external member and three external members.

The committee met four times during the year.

### **Review and results of operations**

On 13 September 2021, the Fund launched a new Class C unit.

There have been no significant changes to the operations of the Fund since the previous financial period. The Fund continued to invest funds in accordance with target asset allocations as set out in the governing documents of the Fund.

**Resolution Capital Global Property Securities Fund (Managed Fund)**  
**Directors' report**  
**For the year ended 30 June 2022**  
**(continued)**

**Directors' report (continued)**

**Review and results of operations (continued)**

The performance of the Fund, as represented by the results of its operations, was as follows:

	<b>Year ended</b>	
	<b>30 June</b>	<b>30 June</b>
	<b>2022</b>	<b>2021</b>
	<b>\$'000</b>	<b>\$'000</b>
Total comprehensive income/(loss) for the year	<u>(184,236)</u>	<u>303,440</u>
<b>Distributions-A Class</b>		
Distributions paid and payable	<u>37,957</u>	<u>14,392</u>
Distributions (cents per unit)	<u>5.6973</u>	<u>3.1467</u>
<b>Distributions-B Class</b>		
Distributions paid and payable	<u>24,756</u>	<u>12,215</u>
Distributions (cents per unit)	<u>6.0259</u>	<u>3.1674</u>
<b>Distributions-C Class</b>		
Distributions paid and payable	<u>576</u>	<u>—</u>
Distributions (cents per unit)	<u>3.7585</u>	<u>—</u>

\*Inception date for C Class was 13 September 2021.

**Significant changes in state of affairs**

The Fund listed under the AQUA Rules of the ASX, quoting the units in A Class on 22 February 2022. This will allow the investors to access the Fund either via the stock market or via the Responsible Entity. As a result of the listing, the Fund's name changed to Resolution Capital Global Property Securities Fund (Managed Fund).

The unit registry for the Fund was transferred to Automic Group on 14 February 2022.

In the opinion of the directors, there were no other significant changes in the state of affairs of the Fund that occurred during the financial year.

**Matters subsequent to the end of the financial year**

No matter or circumstance has arisen since 30 June 2022 that has significantly affected, or may significantly affect:

- (i) the operations of the Fund in future financial years, or
- (ii) the results of those operations in future financial years, or
- (iii) the state of affairs of the Fund in future financial years.

**Likely developments and expected results of operations**

The Fund will continue to be managed in accordance with the investment objectives and guidelines as set out in the governing documents of the Fund.

The results of the Fund's operations will be affected by a number of factors, including the performance of investment markets in which the Fund invests. Investment performance is not guaranteed and future returns may differ from past returns. As investment conditions change over time, past returns should not be used to predict future returns.

## **Directors' report (continued)**

### **Indemnification and insurance of officers and auditors**

No insurance premiums are paid for out of the assets of the Fund in regards to insurance cover provided to either the officers of Pinnacle Fund Services Limited or the auditors of the Fund. So long as the officers of Pinnacle Fund Services Limited act in accordance with the Fund's Constitution and the Law, the officers remain indemnified out of the assets of the Fund against losses incurred while acting on behalf of the Fund.

The auditors of the Fund are not indemnified out of the assets of the Fund.

### **Fees paid to and interests held in the Fund by the Responsible Entity or its associates**

Fees paid to the Responsible Entity and its associates out of the Fund's property during the year are disclosed in note 15 to the financial statements.

No fees were paid out of the Fund's property to the directors of the Responsible Entity during the year.

The number of interests in the Fund held by the Responsible Entity or its associates as at the end of the financial year are disclosed in note 15 to the financial statements.

### **Interests in the Fund**

The movement in units on issue in the Fund during the year is disclosed in note 14 to the financial statements.

The value of the Fund's assets and liabilities is disclosed in the statement of financial position and derived using the basis set out in note 2 to the financial statements.

### **Environmental regulation**

The operations of the Fund are not subject to any particular or significant environmental regulations under a Commonwealth, State or Territory law.

### **Rounding of amounts to the nearest thousand dollars**

Amounts in the directors' report have been rounded to the nearest thousand dollars in accordance with *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, unless otherwise indicated.

### **Auditor's independence declaration**

A copy of the Auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 5.

This report is made in accordance with a resolution of the directors.



Mr. A Ihlenfeldt  
Director

Brisbane  
21 September 2022



## Auditor's Independence Declaration

As lead auditor for the audit of Resolution Capital Global Property Securities Fund (Managed Fund) for the year ended 30 June 2022, I declare that to the best of my knowledge and belief, there have been:

- (a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- (b) no contraventions of any applicable code of professional conduct in relation to the audit.

A handwritten signature in black ink, appearing to read 'Ben Woodbridge', written in a cursive style.

Ben Woodbridge  
Partner  
PricewaterhouseCoopers

Brisbane  
21 September 2022

**Resolution Capital Global Property Securities Fund (Managed Fund)**  
**Statement of comprehensive income**  
**For the year ended 30 June 2022**

**Statement of comprehensive income**

		<b>Year ended</b>	
		<b>30 June</b>	30 June
		<b>2022</b>	2021
	Notes	<b>\$'000</b>	\$'000
<b>Investment income</b>			
Interest income		41	–
Dividend/distribution income		47,946	42,322
Net gains/(losses) on financial instruments at fair value through profit or loss	5	(202,774)	265,919
Other operating income		1	–
<b>Total net investment income/(loss)</b>		<u>(154,786)</u>	<u>308,241</u>
<b>Expenses</b>			
Management fees	15	19,825	13,366
Performance fees	15	8,673	(9,931)
Transaction costs		886	1,309
Interest expense		69	27
Other operating (income)/expenses		(3)	30
<b>Total operating expenses</b>		<u>29,450</u>	<u>4,801</u>
<b>Operating profit/(loss) for the financial year</b>		<u>(184,236)</u>	<u>303,440</u>
Other comprehensive income		–	–
<b>Total comprehensive income/(loss) for the financial year</b>		<u>(184,236)</u>	<u>303,440</u>

*The above statement of comprehensive income should be read in conjunction with the accompanying notes.*

**Resolution Capital Global Property Securities Fund (Managed Fund)**  
**Statement of financial position**  
**As at 30 June 2022**

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**Statement of financial position**

		As at	
		30 June 2022	30 June 2021
	Notes	\$'000	\$'000
<b>Assets</b>			
Cash and cash equivalents	8	131,436	81,332
Receivables	11	38,199	13,100
Financial assets at fair value through profit or loss	9	1,928,550	1,893,956
<b>Total assets</b>		<u>2,098,185</u>	<u>1,988,388</u>
<b>Liabilities</b>			
Distributions payable	7	45,550	6,861
Payables	12	37,309	14,212
Financial liabilities at fair value through profit or loss	10	37,262	39,436
<b>Total liabilities</b>		<u>120,121</u>	<u>60,509</u>
<b>Net assets attributable to unitholders - equity</b>	14	<u>1,978,064</u>	<u>1,927,879</u>

*The above statement of financial position should be read in conjunction with the accompanying notes.*



**Resolution Capital Global Property Securities Fund (Managed Fund)**  
**Statement of changes in equity**  
**For the year ended 30 June 2022**

**Statement of changes in equity**

	Notes	Year ended 30 June 2022 \$'000	30 June 2021 \$'000
<b>Total equity at the beginning of the financial year</b>	14	<u>1,927,879</u>	<u>1,060,043</u>
<b>Comprehensive income for the financial year</b>			
Profit/(loss) for the financial year		(184,236)	303,440
<b>Total comprehensive income/(loss) for the financial year</b>		<u>(184,236)</u>	<u>303,440</u>
<b>Transactions with unitholders</b>			
Applications	14	1,089,974	963,080
Redemptions	14	(798,029)	(382,465)
Reinvestment of distributions	14	5,765	10,388
Distributions paid and payable	14	(63,289)	(26,607)
<b>Total transactions with unitholders</b>		<u>234,421</u>	<u>564,396</u>
<b>Total equity at the end of the financial year</b>		<u>1,978,064</u>	<u>1,927,879</u>

*The above statement of changes in equity should be read in conjunction with the accompanying notes.*

**Resolution Capital Global Property Securities Fund (Managed Fund)**  
**Statement of cash flows**  
**For the year ended 30 June 2022**

**Statement of cash flows**

		<b>Year ended</b>	
		<b>30 June</b>	30 June
		<b>2022</b>	2021
	Notes	<b>\$'000</b>	\$'000
<b>Cash flows from operating activities</b>			
Proceeds from sale of financial instruments at fair value through profit or loss		<b>1,372,487</b>	1,144,627
Purchase of financial instruments at fair value through profit or loss		<b>(1,622,659)</b>	(1,683,092)
Transaction costs on financial instruments at fair value through profit or loss		<b>(886)</b>	(1,309)
Dividend/distribution received		<b>46,061</b>	41,144
Management fees paid		<b>(19,113)</b>	(11,623)
Performance fees paid		<b>(261)</b>	–
Other income received		<b>47</b>	–
Other expenses paid		<b>(66)</b>	(682)
RITC received/(paid)		<b>(87)</b>	638
<b>Net cash inflow/(outflow) from operating activities</b>	16(a)	<u><b>(224,477)</b></u>	<u>(510,297)</u>
<b>Cash flows from financing activities</b>			
Proceeds from applications by unitholders		<b>1,090,938</b>	961,112
Payments for redemptions by unitholders		<b>(796,943)</b>	(394,643)
Distributions paid		<b>(18,834)</b>	(18,101)
<b>Net cash inflow/(outflow) from financing activities</b>		<u><b>275,161</b></u>	<u>548,368</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>50,684</b>	38,071
Cash and cash equivalents at the beginning of the financial year		<b>81,332</b>	43,208
Effects of exchange rate changes on cash and cash equivalents		<u><b>(580)</b></u>	<u>53</u>
<b>Cash and cash equivalents at the end of the financial year</b>	16(b), 8	<u><b>131,436</b></u>	<u>81,332</u>
Non-cash financing activities	16(c)	<u><b>5,765</b></u>	<u>10,388</u>

*The above statement of cash flows should be read in conjunction with the accompanying notes.*

**Notes to the financial statements**

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## **1 General information**

These financial statements cover the Resolution Capital Global Property Securities Fund (Managed Fund) ("the Fund") as an individual entity. The Fund was constituted on 17 October 2007. The Fund will terminate on the 17 October 2087 unless terminated earlier in accordance with the provisions of the Fund's Constitution.

The Responsible Entity of the Fund is Pinnacle Fund Services Limited (the "Responsible Entity"). The Responsible Entity's registered office is Level 19, 307 Queen Street, Brisbane, QLD 4000. The financial statements are presented in the Australian currency.

The Responsible Entity is incorporated and domiciled in Australia.

The Custodian of the Fund is Citigroup Pty Limited.

The financial statements were authorised for issue by the directors on 21 September 2022. The directors of the Responsible Entity have the power to amend and reissue the financial statements after they have been issued.

The Fund listed under the AQUA Rules of the ASX, quoting the units in A Class on 22 February 2022. This allows the investors to access the Fund either via the stock market or via the Responsible Entity. As a result of the listing, the Fund's name changed to Resolution Capital Global Property Securities Fund (Managed Fund).

The unit registry for the Fund was transferred to Automic Group on 14 February 2022.

Comparative information has been revised where appropriate to enhance comparability. Where necessary, comparative figures have been adjusted to conform with changes in presentation in the current year.

## **2 Summary of significant accounting policies**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated in the following text.

### **(a) Basis of preparation**

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board and the *Corporations Act 2001* in Australia. The Resolution Capital Global Property Securities Fund (Managed Fund) is a for-profit unit trust for the purpose of preparing the financial statements.

The financial statements are prepared on the basis of fair value measurement of assets and liabilities except where otherwise stated.

The statement of financial position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and are not distinguished between current and non-current. All balances are expected to be recovered or settled within twelve months, except for investments in financial assets and liabilities at fair value through profit or loss and net assets attributable to unitholders.

The Fund manages financial assets at fair value through profit or loss based on the economic circumstances at any given point in time, as well as to meet any liquidity requirements. As such, it is expected that a portion of the portfolio will be realised within twelve months, however, an estimate of that amount cannot be determined as at balance date.

In the case of net assets attributable to unitholders, the units are redeemed on demand at the unitholder's option. However, holders of these instruments typically retain them for the medium to long term. As such, the amount expected to be settled within twelve months cannot be reliably determined.

#### *(i) Compliance with International Financial Reporting Standards*

The financial statements of the Fund also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

## **2 Summary of significant accounting policies (continued)**

### **(a) Basis of preparation (continued)**

#### *(ii) New and amended standards adopted by the Fund*

There are no standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 1 July 2021 that have a material impact on the amounts recognised in prior periods or will affect the current or future periods.

#### *(iii) New standards, amendments and interpretations effective after 1 July 2022 and have not been early adopted*

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 1 July 2022, and have not been early adopted in preparing these financial statements. None of these are expected to have a material effect on the financial statements of the Fund.

### **(b) Financial instruments**

#### *(i) Classification*

The Fund classifies its investments based on its business model for managing those financial assets and the contractual cash flow characteristics of the financial assets. The Fund's portfolio of financial assets is managed and its performance is evaluated on a fair value basis in accordance with the Fund's documented investment strategy. The Fund uses fair value information to assess performance of the portfolio and to make decisions to rebalance the portfolio or to realise fair value gains or minimise losses through sales or other trading strategies. The Fund's policy is for the Responsible Entity to evaluate the information about these financial assets on a fair value basis together with other related financial information.

Equity securities and derivatives are measured at fair value through profit or loss.

#### *(ii) Recognition/derecognition*

The Fund recognises financial assets and financial liabilities on the date it becomes party to the contractual agreement (trade date) and recognises changes in fair value of the financial assets or financial liabilities from this date.

Investments are derecognised when the right to receive cash flows from the investments have expired or have been transferred and the Fund has transferred substantially all risks and rewards of ownership.

Any gains or losses arising on derecognition of the asset (calculated as the difference between the disposal proceeds and the carrying amount of the asset) are included in the statement of comprehensive income in the year the asset is derecognised as net gains/(losses) on financial instruments at fair value through profit or loss.

#### *(iii) Measurement*

##### *Financial assets and liabilities at fair value through profit or loss*

Financial assets and liabilities at fair value through profit or loss are measured initially at fair value excluding any transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability. Transaction costs on financial assets and financial liabilities at fair value through profit or loss are expensed immediately in the statement of comprehensive income. Subsequent to initial recognition, all instruments at fair value through profit or loss are measured at fair value.

Net gains/(losses) on financial assets and financial liabilities held at fair value through profit or loss arising on a change in fair value are calculated as the difference between the fair value at year end and the fair value at the previous valuation point. Net gains/(losses) do not include interest or dividend income.

Further details on how the fair values of financial instruments are determined are disclosed in note 4.

## **2 Summary of significant accounting policies (continued)**

### **(b) Financial instruments (continued)**

#### *(iv) Offsetting financial instruments*

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

#### *(v) Derivatives and hedging activities*

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. The accounting for subsequent changes in fair value depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The Fund designates certain derivatives as either:

- hedges of the fair value of recognised assets or liabilities or a firm commitment (fair value hedges)
- hedges of a particular risk associated with the cash flows of recognised assets and liabilities and highly probable forecast transactions (cash flow hedges), or
- hedges of a net investment in a foreign operation (net investment hedges).

At inception of the hedge relationship, the Fund documents the economic relationship between hedging instruments and hedged items including whether changes in the cash flows of the hedging instruments are expected to offset changes in the cash flows of hedged items. The Fund documents its risk management objective and strategy for undertaking its hedge transactions.

The fair values of derivative financial instruments designated in hedge relationships are disclosed in note 13.

### **(c) Net assets attributable to unitholders**

Units are redeemable at the unitholders' option, however, applications and redemptions may be suspended by the Responsible Entity if it is in the best interests of the unitholders in accordance with the Fund's Constitution.

The units can be put back to the Fund at any time for cash based on the redemption price, which is equal to a proportionate share of the Fund's net asset value attributable to the unitholders, less any applicable transaction costs.

The units are carried at the redemption amount that is payable at balance sheet date if the unitholder exercises the right to put the unit back to the Fund. This amount represents the expected cash flows on redemption of these units.

Units are classified as equity when they satisfy the following criteria under AASB 132 *Financial instruments: Presentation*:

- the puttable financial instrument entitles the holder to a pro-rata share of net assets in the event of the Fund's liquidation;
- the puttable financial instrument is in the class of instruments that is subordinate to all other classes of instruments and class features are identical;
- the puttable financial instrument does not include any contractual obligations to deliver cash or another financial asset, or to exchange financial instruments with another entity under potentially unfavourable conditions to the Fund, and it is not a contract settled in the Fund's own equity instruments; and
- the total expected cash flows attributable to the puttable financial instrument over the life are based substantially on the profit or loss.

## **2 Summary of significant accounting policies (continued)**

### **(d) Cash and cash equivalents**

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand and deposits held at call with financial institutions.

Payments and receipts relating to the purchase and sale of investment securities are classified as cash flows from operating activities, as movements in the fair value of these securities represent the Fund's main income generating activity.

### **(e) Investment income**

Interest income is recognised in the statement of comprehensive income for all financial instruments that are not at fair value through profit or loss using the effective interest method. Other changes in fair value for such instruments are recorded in accordance with the policies described in note 2(b).

Dividend income is recognised on the ex-dividend date. The Fund currently incurs withholding tax imposed by certain countries on investment income and such income is recorded net of withholding tax in the statement of comprehensive income.

Trust distributions are recognised on an entitlements basis.

### **(f) Expenses**

Fund expenses, including management and performance fees, are recognised in the statement of comprehensive income on an accrual basis. Other expenses, such as Responsible Entity fees, audit fees, custody fees, and administration fees are paid by the Investment Manager out of the fees they earn.

### **(g) Income tax**

Under current legislation, the Fund is not subject to income tax provided it attributes the entirety of its taxable income to unitholders.

The Fund currently incurs withholding taxes imposed by certain countries on investment income and capital gains. Such income or gains are recorded net of withholding taxes in the statement of comprehensive income.

The benefits of imputation credits and foreign tax paid are passed on to unitholders.

### **(h) Distributions**

Distributions are payable as set out in the Fund's Product Disclosure Statement and/or Fund's Constitution. Such distributions are recognised as payable when they are determined by the Responsible Entity of the Fund.

### **(i) Increase/(decrease) in net assets attributable to unitholders**

Income not distributed is included in net assets attributable to unitholders. The Fund's distributions are classified as distributions paid and payable in the statement of changes in equity.

### **(j) Foreign currency translation**

#### *(i) Functional and presentation currency*

Items included in the Fund's financial statements are measured using the currency of the primary economic environment in which it operates (the "functional currency"). This is the Australian dollar, which reflects the currency of the economy in which the Fund competes for funds and is regulated. The Australian dollar is also the Fund's presentation currency.

## **2 Summary of significant accounting policies (continued)**

### **(j) Foreign currency translation (continued)**

#### *(ii) Transactions and balances*

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translations at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when fair value was determined. Translation differences on assets and liabilities carried at fair value are reported in the statement of comprehensive income on a net basis within net gains/(losses) on financial instruments held at fair value through profit or loss.

### **(k) Due from/to brokers**

The due from brokers balance is held for collection and consequently measured at amortised cost. These amounts are recognised initially at fair value and subsequently measured at amortised cost.

### **(l) Receivables**

Receivables may include amounts for dividends, interest and trust distributions and amounts due from brokers. Dividends and trust distributions are accrued when the right to receive payment is established. Interest is accrued at the end of each reporting period from the time of last payment in accordance with the policy set out in note 2(e). Amounts are generally received within 30 days of being recorded as receivables.

These amounts are recognised initially at fair value and subsequently measured at amortised cost.

### **(m) Payables**

Payables include liabilities, amounts due to brokers and accrued expenses owing by the Fund which are unpaid as at the end of the reporting period.

### **(n) Applications and redemptions**

Applications received for units in the Fund are recorded net of any entry fees, if any, as a payable prior to the issue of units in the Fund. Redemptions from the Fund are recorded gross of any exit fees payable after the cancellation of units redeemed. The Responsible Entity of the Fund does not currently impose any entry fees on applications and exit fees on redemptions.

Unit redemption prices are determined by reference to the net assets of the Fund divided by the number of units on issue, less any applicable transaction costs.

### **(o) Goods and Services Tax (GST)**

The GST incurred on the costs of various services provided to the Fund by third parties such as investment management fees have been passed onto the Fund. The Fund qualifies for Reduced Input Tax Credits (RITC) at a rate of 55% hence investment management fees have been recognised in the statement of comprehensive income net of the amount of GST recoverable from the Australian Taxation Office (ATO). Accounts payable are inclusive of GST. The net amount of GST recoverable from the ATO is included in receivables in the statement of financial position. Cash flows relating to GST are included in the statement of cash flows on a gross basis.



## **2 Summary of significant accounting policies (continued)**

### **(p) Use of estimates**

The Fund makes estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial year. Estimates are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

For the majority of the Fund's financial instruments, quoted market prices are readily available. However, certain financial instruments, for example over-the-counter derivatives or unquoted securities, are fair valued using valuation techniques which are periodically reviewed by experienced personnel.

Valuation techniques include using observable data, to the extent practicable. However, areas such as credit risk (both own and counterparty), volatilities and correlations require management to make estimates. Changes in assumptions about these factors could affect the reported fair value of financial instruments. For more information on how fair value is calculated please see note 4 to the financial statements.

### **(q) Rounding of amounts**

The Fund is an entity of the kind referred to in *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, relating to the 'rounding off' amounts in the financial statements. Amounts in the financial statements have been rounded off to the nearest thousand dollars, unless otherwise indicated.

## **3 Financial risk management**

### **(a) Objectives, strategies, policies and processes**

The Fund's activities expose it to a variety of financial risks: market risk (including price risk, foreign exchange risk and interest rate risk), credit risk and liquidity risk.

The Fund's overall risk management programme focuses on ensuring compliance with the Fund's Product Disclosure Statement and seeks to maximise the returns derived for the level of risk to which the Fund is exposed. Financial risk management is carried out by the Investment Manager under policies approved by the Board of Directors of the Responsible Entity ("the Board").

The Fund uses different methods to measure different types of risk to which it is exposed. These methods are explained below:

### 3 Financial risk management (continued)

#### (b) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of three types of risks: price risk, foreign currency risk and interest rate risk. Market risk is managed and monitored using sensitivity analysis, and minimised through ensuring that all investment activities are undertaken in accordance with established mandates and investment strategies.

The market risk disclosures are prepared on the basis of the Fund's direct investments and not on a look-through basis for investments held in the Fund.

The Fund may be materially affected by market, economic, social and/or political conditions globally and in the jurisdictions and sectors in which it invests or operates. The below table shows the Fund's investments by geography as at 30 June 2022 and 30 June 2021:

	<b>As at</b>	
	<b>30 June</b>	30 June
	<b>2022</b>	2021
	<b>\$'000</b>	\$'000
Australia	<b>57,160</b>	87,442
United States	<b>1,336,789</b>	1,176,876
United Kingdom	<b>166,761</b>	149,941
Canada	<b>26,478</b>	78,849
Europe	<b>130,631</b>	172,017
Hong Kong	<b>77,960</b>	107,946
Japan	<b>132,771</b>	94,008
Sweden	<b>–</b>	26,877
	<b><u>1,928,550</u></b>	<u>1,893,956</u>

#### (i) Price risk

Equity price risk is the risk that the fair value of equities will fluctuate because of changes in market prices, whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market.

Equity price risk exposure arises from the Fund's investment portfolio. The investments are classified on the statement of financial position as at fair value through profit or loss. All securities investments present a risk of loss of capital. The maximum risk resulting from financial instruments is determined by the fair value of the financial instruments.

The Investment Manager manages this price risk through diversification and a careful selection of securities and other financial instruments within specified limits set by the Board.

The Fund's overall market positions are monitored on a daily basis by the Fund's Investment Manager and are reviewed at least quarterly by the Board.

Compliance with the Fund's Product Disclosure Statement is reported to the Board on a quarterly basis.

### 3 Financial risk management (continued)

#### (b) Market risk (continued)

##### (i) Price risk (continued)

Net assets attributable to unitholders include investments in equity securities. At 30 June 2022 and 30 June 2021, the overall market exposures to price risk were as follows:

	<b>As at</b>	
	<b>30 June</b>	30 June
	<b>2022</b>	2021
	<b>\$'000</b>	\$'000
<b>Financial assets at fair value through profit or loss</b>		
Listed equity securities*	<u>1,928,550</u>	<u>1,893,954</u>
<b>Total financial assets at fair value through profit or loss</b>	<u>1,928,550</u>	<u>1,893,954</u>

\*Listed equity securities include listed equities and listed unit trusts.

The table below indicates the effect of price movements on net assets attributable to unitholders (and net operating profit/(loss)), with all other variables held constant.

	<b>30 June</b>	30 June
	<b>2022</b>	2021
	<b>\$'000</b>	\$'000
Equity price increased by 10%	<b>192,855</b>	189,395
Equity price decreased by 10%	<b>(192,855)</b>	(189,395)

##### (ii) Foreign exchange risk

Foreign exchange risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Fund holds assets denominated in currencies other than the Australian dollar, the functional currency. It is therefore exposed to foreign exchange risk, as the value of the securities denominated in other currencies will fluctuate due to changes in exchange rates.

The Investment Manager hedges the capital component of all overseas listed security purchases back into Australian dollars. Hedging of the income exposure is at the Investment Manager's discretion. The Fund has adopted hedge accounting.

The table below summarises the Fund's assets and liabilities, monetary and non-monetary, which are denominated in foreign currencies as presented in Australian dollar.

### 3 Financial risk management (continued)

#### (b) Market risk (continued)

##### (ii) Foreign exchange risk (continued)

30 June 2022

	Australian Dollars A\$'000	US Dollars A\$'000	Euro A\$'000	Japanese Yen A\$'000	British Pounds A\$'000	Other Currencies A\$'000	Total A\$'000
Cash and cash equivalents	68,238	11,172	19,823	5,605	4,970	21,628	131,436
Receivables	2,926	3,436	427	432	704	865	8,790
Due from brokers – receivable from securities sold	16,550	9,475	2,042	71	1,271	–	29,409
Financial assets at fair value through profit or loss	57,160	1,336,789	130,631	132,771	166,761	104,438	1,928,550
Distributions payable	(45,550)	–	–	–	–	–	(45,550)
Due to unitholders – redemptions	(2,917)	–	–	–	–	–	(2,917)
Payables	(13,673)	–	–	–	–	–	(13,673)
Due to brokers – payable for securities purchased	–	(8,997)	(11,354)	–	(368)	–	(20,719)
Financial liabilities at fair value through profit or loss	–	(26,891)	(3,209)	(1,268)	(3,463)	(2,431)	(37,262)
	<u>82,734</u>	<u>1,324,984</u>	<u>138,360</u>	<u>137,611</u>	<u>169,875</u>	<u>124,500</u>	<u>1,978,064</u>
<b>Net increase/(decrease) in exposure from forward foreign exchange contracts:</b>							
Open forward foreign exchange contracts (buy)	1,889,441	–	8,723	–	–	4,708	1,902,872
Open forward foreign exchange contracts (sell)	(13,430)	(1,292,072)	(157,459)	(133,519)	(176,517)	(129,875)	(1,902,872)
	<u>1,876,011</u>	<u>(1,292,072)</u>	<u>(148,736)</u>	<u>(133,519)</u>	<u>(176,517)</u>	<u>(125,167)</u>	<u>–</u>

**Resolution Capital Global Property Securities Fund (Managed Fund)**  
**Notes to the financial statements**  
**For the year ended 30 June 2022**  
**(continued)**

**3 Financial risk management (continued)**

**(b) Market risk (continued)**

*(ii) Foreign exchange risk (continued)*

30 June 2021

	Australian Dollars A\$'000	US Dollars A\$'000	Euro A\$'000	Japanese Yen A\$'000	British Pounds A\$'000	Other Currencies A\$'000	Total A\$'000
Cash and cash equivalents	53,179	7,834	994	4,836	3,781	10,708	81,332
Receivables	3,360	2,707	58	376	479	806	7,786
Due from brokers – receivable from securities sold	517	2,953	943	181	720	–	5,314
Financial assets at fair value through profit or loss	87,442	1,176,876	172,017	94,008	149,941	213,672	1,893,956
Distributions payable	(6,861)	–	–	–	–	–	(6,861)
Due to unitholders – redemptions	(1,830)	–	–	–	–	–	(1,830)
Payables	(4,549)	–	–	–	–	–	(4,549)
Due to brokers – payable for securities purchased	–	(6,892)	(941)	–	–	–	(7,833)
Financial liabilities at fair value through profit or loss	–	(32,539)	(686)	(1,882)	(873)	(3,456)	(39,436)
	<u>131,258</u>	<u>1,150,939</u>	<u>172,385</u>	<u>97,519</u>	<u>154,048</u>	<u>221,730</u>	<u>1,927,879</u>
Net increase/(decrease) in exposure from forward foreign exchange contracts:							
Open forward foreign exchange contracts (buy)	1,855,224	–	–	–	–	–	1,855,224
Open forward foreign exchange contracts (sell)	–	(1,193,565)	(177,049)	(105,524)	(158,254)	(220,832)	(1,855,224)
	<u>1,855,224</u>	<u>(1,193,565)</u>	<u>(177,049)</u>	<u>(105,524)</u>	<u>(158,254)</u>	<u>(220,832)</u>	<u>–</u>

**Resolution Capital Global Property Securities Fund (Managed Fund)**  
**Notes to the financial statements**  
**For the year ended 30 June 2022**  
**(continued)**

### 3 Financial risk management (continued)

#### (b) Market risk (continued)

##### (ii) Foreign exchange risk (continued)

The effect on the net assets attributable to unitholders and profit or loss due to a reasonably possible movement of the currency rate against the Australian dollar with all other variables held constant is indicated in the table below:

#### 30 June 2022

Currency	Change in currency rate		Effect on net profit attributable to unitholders	
	Increase	(Decrease)	Increase	(Decrease)
	%	%	A\$'000	A\$'000
US Dollars	10	(10)	(120,453)	147,220
Euro	10	(10)	(12,578)	15,373
Japanese Yen	10	(10)	(12,083)	14,768
British Pounds	10	(10)	(15,443)	18,875
Hong Kong Dollars	10	(10)	(7,587)	9,273
Swedish Krona	10	(10)	(440)	538
Canadian Dollars	10	(10)	(3,718)	4,544
			<u>(172,302)</u>	<u>210,591</u>

#### 30 June 2021

Currency	Change in currency rate		Effect on net profit attributable to unitholders	
	Increase	(Decrease)	Increase	(Decrease)
	%	%	A\$'000	A\$'000
US Dollars	10	(10)	(104,631)	127,882
Euro	10	(10)	(15,671)	19,154
Japanese Yen	10	(10)	(8,865)	10,835
British Pounds	10	(10)	(14,004)	17,116
Hong Kong Dollars	10	(10)	(10,191)	12,456
Swedish Krona	10	(10)	(2,472)	3,021
Canadian Dollars	10	(10)	(7,494)	9,160
			<u>(163,328)</u>	<u>199,624</u>

The table below summarises the notional value of forward foreign exchange contracts held by the Fund:

	Year ended	
	30 June 2022	30 June 2021
	A\$'000	A\$'000
Euro (sell)	(157,459)	(177,049)
British Pounds (sell)	(176,517)	(158,254)
Hong Kong Dollars (sell)	(84,668)	(115,657)
Japanese Yen (sell)	(133,519)	(105,524)
Swedish Krona (sell)	(4,636)	(28,436)
US Dollars (sell)	(1,292,072)	(1,193,565)
Canadian Dollars (sell)	(40,571)	(76,739)
Australian Dollars (sell)	(13,430)	–
	<u>(1,902,872)</u>	<u>(1,855,224)</u>

### **3 Financial risk management (continued)**

#### **(b) Market risk (continued)**

##### *(iii) Cash flow and fair value interest rate risk*

The majority of the Fund's financial assets and liabilities are non-interest bearing. Interest-bearing financial assets and interest-bearing financial liabilities mature or reprice in the short-term, no longer than twelve months. As a result, the Fund is subject to limited exposure to fair value interest rate risk due to fluctuations in the prevailing levels of market interest rates.

#### **(c) Credit risk**

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation.

##### *(i) Derivatives*

The Fund holds monetary financial assets and liabilities denominated in currencies other than the Australian dollar. Foreign exchange risk arises as the value of monetary securities denominated in other currencies will fluctuate due to changes in exchange rates. The Fund's policy is to economically hedge up to 100% of the direct foreign currency exposure of monetary financial assets and liabilities.

##### *Hedge effectiveness*

Hedge effectiveness is determined at the inception of the hedge relationship, and through periodic prospective effectiveness assessments to ensure that an economic relationship exists between the hedged item and hedging instrument. For hedges of foreign currency purchases, the Fund enters into hedge relationships where the critical terms of the hedging instrument match exactly with the terms of the hedged item. The Fund therefore performs a qualitative assessment of effectiveness. If changes in circumstances affect the terms of the hedged item such that the critical terms no longer match exactly with the critical terms of the hedging instrument, the Fund uses the hypothetical derivative method to assess effectiveness.

In hedges of foreign currency purchases, ineffectiveness may arise if the timing of the forecast transaction changes from what was originally estimated, or if there are changes in the credit risk of Australia or the derivative counterparty.

##### *(ii) Settlement of securities transactions*

All transactions in listed securities are settled/paid for upon delivery using approved brokers. The risk of default is considered low, as delivery of securities sold is only made once the broker has received payment. Payment is made once purchase on the securities have been received by the broker. The trade will fail if either party fails to meet its obligations.

##### *(iii) Cash and cash equivalents*

The exposure to credit risk for cash and cash equivalents is low as all counterparties have a rating of A (as determined by the Standard & Poor's (S&P)).

##### *(iv) Other*

The Fund is not materially exposed to credit risk on other financial assets.

The clearing and depository operations for the Fund's security transactions are mainly concentrated with one counterparty, namely Citigroup Pty Limited. Citigroup Pty Limited at 30 June 2022 had a credit rating of A (S&P) and A3 (Moody's). At 30 June 2022, substantially all cash and cash equivalents, balances due from brokers and investments are held in custody by Citigroup Pty Limited.

### 3 Financial risk management (continued)

#### (c) Credit risk (continued)

##### (v) Maximum exposure to credit risk

The maximum exposure to credit risk before any credit enhancements at the end of each reporting period is the carrying amount of the financial assets. None of these assets are impaired nor past due but not impaired.

#### (d) Liquidity risk

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous. This risk is controlled through the Fund's investment in financial instruments, which under normal market conditions are readily convertible to cash, as the majority are listed on global exchanges. In addition, the Fund maintains sufficient cash and cash equivalents to meet normal operating requirements.

In accordance with the Fund's policy, the Responsible Entity monitors the Fund's liquidity position on a daily basis. The Fund's policy is reviewed annually. In order to manage the Fund's overall liquidity, the Responsible Entity has the discretion to reject an application for units and to defer or adjust redemption of units if the exercise of such discretion is in the best interests of unitholders. The Fund did not reject or withhold any redemptions during 2022 and 2021.

The Fund's Constitution provides for daily application and redemption of units and it is therefore exposed to liquidity risk of meeting unitholder redemptions at any time. Units are redeemed on demand at the unitholder's option. At 30 June 2022, net assets attributable to unitholders was \$1,978,063,514 (2021: \$1,927,878,946).

##### Maturity analysis for non-derivative financial liabilities

The table below analyses the Fund's non-derivative financial liabilities into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date. The amounts in the table are the contractual undiscounted cash flows. Net assets attributable to unitholders is not considered a financial liability but has been included below as units are redeemed on demand at the unitholder's option. However, the Board of Directors does not envisage that the contractual maturity disclosed in the table will be representative of the actual cash flows, as holders of these instruments typically retain them for the medium to the long term.

	Less than 1 month \$'000	1-3 months \$'000	3-12 months \$'000	12-60 months \$'000
<b>30 June 2022</b>				
Distributions payable	45,550	-	-	-
Redemptions payable	2,917	-	-	-
Due to brokers - payable for securities purchased	20,719	-	-	-
Accrued expenses	8,673	5,000	-	-
Net assets attributable to unitholders	1,978,064	-	-	-
<b>Contractual cash flows (excluding derivatives)</b>	<b>2,055,923</b>	<b>5,000</b>	-	-
	Less than 1 month \$'000	1-3 months \$'000	3-12 months \$'000	12-60 months \$'000
<b>30 June 2021</b>				
Distributions payable	6,861	-	-	-
Redemptions payable	1,830	-	-	-
Due to brokers - payable for securities purchased	7,833	-	-	-
Accrued expenses	261	4,288	-	-
Net assets attributable to unitholders	1,927,879	-	-	-
<b>Contractual cash flows (excluding derivatives)</b>	<b>1,944,664</b>	<b>4,288</b>	-	-



#### **4 Fair value measurements**

The Fund measures and recognises the below financial assets and liabilities at fair value through profit or loss on a recurring basis.

The Fund has no assets or liabilities measured at fair value after initial recognition on a non-recurring basis in the current reporting period.

##### **Fair value hierarchy**

###### *Classification of financial assets and financial liabilities*

The Fund classifies fair value measurements using a fair value hierarchy that reflects the subjectivity of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

###### *(i) Fair value in an active market (level 1)*

The fair value of financial assets and liabilities traded in active markets is based on their quoted market prices at the end of the reporting period without any deduction for estimated future selling costs.

The Fund values its investments in accordance with the accounting policies set out in note 2. For the majority of its investments, the Fund relies on information provided by independent pricing services for the valuation of its investments

The quoted market price used for financial assets held by the Fund is the last traded price; the appropriate quoted market price for financial liabilities is the last traded price. When the Fund holds derivatives with offsetting market risks, it uses mid-market prices as a basis for establishing fair values for the offsetting risk positions and applies this bid or asking price to the net open position, as appropriate.

A financial instrument is regarded as quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

###### *(ii) Fair value in an inactive or unquoted market (level 2 and level 3)*

The fair value of financial assets and liabilities that are not traded in an active market is determined using valuation techniques. These include the use of recent arm's length market transactions, reference to the current fair value of a substantially similar other instrument, discounted cash flow techniques, option pricing models or any other valuation technique that provides a reliable estimate of prices obtained in actual market transactions.

Where discounted cash flow techniques are used, estimated future cash flows are based on management's best estimates and the discount rate used is a market rate at the end of the reporting period applicable for an instrument with similar terms and conditions.

For other pricing models, inputs are based on market data at the end of the reporting period. Fair values for unquoted equity investments are estimated, if possible, using applicable price/earnings ratios for similar listed companies adjusted to reflect the specific circumstances of the issuer.

The fair value of derivatives that are not exchange traded is estimated at the amount that the Fund would receive or pay to terminate the contract at the end of reporting period taking into account current market conditions (volatility and appropriate yield curve) and the current creditworthiness of the counterparties. The foreign currency contracts are valued at the forward rate.

Investments in other unlisted unit trusts are recorded at the redemption value per unit as reported by the investment managers of such trusts.

#### 4 Fair value measurements (continued)

##### Fair value hierarchy (continued)

(ii) Fair value in an inactive or unquoted market (level 2 and level 3) (continued)

Some of the inputs to these models may not be market observable and are therefore estimated based on assumptions.

Valuation techniques employed may not fully reflect all factors relevant to the positions the Fund holds. Valuations are therefore adjusted, where appropriate, to allow for additional factors including liquidity risk and counterparty risk.

The carrying value less impairment provision of other receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Fund for similar financial instruments.

##### Recognised fair value measurements

The tables below set out the Fund's financial assets and liabilities (by class) measured at fair value according to the fair value hierarchy at 30 June 2022 and 30 June 2021.

As at 30 June 2022	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<b>Financial assets at fair value through profit or loss:</b>				
Listed equity securities*	1,928,550	–	–	1,928,550
<b>Total financial assets</b>	<b>1,928,550</b>	<b>–</b>	<b>–</b>	<b>1,928,550</b>
<b>Financial liabilities at fair value through profit or loss:</b>				
Forward foreign exchange contracts	–	37,262	–	37,262
<b>Total financial liabilities</b>	<b>–</b>	<b>37,262</b>	<b>–</b>	<b>37,262</b>

As at 30 June 2021	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<b>Financial assets at fair value through profit or loss:</b>				
Listed equity securities*	1,893,954	–	–	1,893,954
Forward foreign exchange contracts	–	2	–	2
<b>Total financial assets</b>	<b>1,893,954</b>	<b>2</b>	<b>–</b>	<b>1,893,956</b>
<b>Financial liabilities at fair value through profit or loss:</b>				
Forward foreign exchange contracts	–	39,436	–	39,436
<b>Total financial liabilities</b>	<b>–</b>	<b>39,436</b>	<b>–</b>	<b>39,436</b>

\*Listed equity securities include listed equities and listed unit trusts.

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques. The Fund uses a variety of methods and makes assumptions that are based on market conditions existing at the end of each reporting period. The fair value of forward exchange contracts is determined using forward exchange market rates at the end of the reporting period. These instruments are included in level 2 and comprise derivative financial instruments (forward foreign exchange contracts).

There were no transfers between levels during the year ended 30 June 2022 and 30 June 2021.

Resolution Capital Global Property Securities Fund (Managed Fund)  
Notes to the financial statements  
For the year ended 30 June 2022  
(continued)

## 5 Net gains/(losses) on financial instruments at fair value through profit or loss

	Year ended	
	30 June 2022 \$'000	30 June 2021 \$'000
<b>Financial assets</b>		
Net unrealised gain/(losses) on financial assets at fair value through profit or loss	(209,738)	207,104
Net realised* gain/(losses) on financial assets at fair value through profit or loss	<u>44,226</u>	<u>98,251</u>
<b>Total financial assets</b>	<u>(165,512)</u>	<u>305,355</u>
<b>Financial liabilities</b>		
Net unrealised gain/(losses) on financial liabilities at fair value through profit or loss	<u>(37,262)</u>	<u>(39,436)</u>
<b>Total financial liabilities</b>	<u>(37,262)</u>	<u>(39,436)</u>
<b>Total net gains/(losses) on financial instruments at fair value through profit or loss</b>	<u>(202,774)</u>	<u>265,919</u>

\*Realised gains and losses are recorded using the historical cost information.

## 6 Auditor's remuneration

During the year the following fees were paid or payable for services provided by the auditor of the Fund:

	Year ended	
	30 June 2022 \$	30 June 2021 \$
<b>PricewaterhouseCoopers Australian firm</b>		
<b>Audit and other assurance services</b>		
Audit and review of financial statements	18,700	17,969
Audit of compliance plan	<u>3,350</u>	<u>2,936</u>
<b>Total remuneration of audit services</b>	<u>22,050</u>	<u>20,905</u>
<b>Non-audit services</b>		
Taxation compliance services	<u>5,500</u>	<u>5,000</u>
<b>Total remuneration for non-audit services</b>	<u>5,500</u>	<u>5,000</u>
<b>Total remuneration for PricewaterhouseCoopers</b>	<u>27,550</u>	<u>25,905</u>

The fees for audit and non audit services are paid by the Investment Manager out of the management fee that they earn.

**Resolution Capital Global Property Securities Fund (Managed Fund)**  
**Notes to the financial statements**  
**For the year ended 30 June 2022**  
**(continued)**

## 7 Distributions to unitholders

The distributions were paid/payable as follows:

	30 June 2022 \$'000	Year ended		30 June 2021 CPU
		30 June 2022 CPU	30 June 2021 \$'000	
<b>A Class</b>				
Distributions paid - September	4,563	0.7999	–	–
Distributions paid - December	3,399	0.5443	7,645	1.7761
Distributions paid - March	3,129	0.4694	3,003	0.6412
Distributions payable - June	26,866	3.8837	3,743	0.7293
	<u>37,957</u>		<u>14,391</u>	
<b>B Class</b>				
Distributions paid - September	2,900	0.7501	–	–
Distributions paid - December	1,956	0.4698	6,359	1.8175
Distributions paid - March	1,713	0.4028	2,739	0.6523
Distributions payable - June	18,187	4.4033	3,118	0.6976
	<u>24,756</u>		<u>12,216</u>	
<b>C Class</b>				
Distributions paid - September	–	0.6359	–	–
Distributions paid - December	30	0.4841	–	–
Distributions paid - March	49	0.3542	–	–
Distributions payable - June	497	2.2843	–	–
	<u>576</u>		<u>–</u>	

\*Inception date for C Class was 13 September 2021.

## 8 Cash and cash equivalents

	As at	
	30 June 2022 \$'000	30 June 2021 \$'000
Cash at bank	131,436	81,332
<b>Total cash and cash equivalents</b>	<u>131,436</u>	<u>81,332</u>

**Resolution Capital Global Property Securities Fund (Managed Fund)**  
**Notes to the financial statements**  
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**(continued)**

**9 Financial assets at fair value through profit or loss**

	<b>As at</b>	
	<b>30 June</b>	30 June
	<b>2022</b>	2021
	<b>\$'000</b>	\$'000
<b>Financial assets at fair value through profit or loss</b>		
Listed equity securities*	1,928,550	1,893,954
Forward foreign exchange contracts	-	2
<b>Total financial assets at fair value through profit or loss</b>	<u>1,928,550</u>	<u>1,893,956</u>

\*Listed equity securities include listed equities and listed unit trusts.

An overview of the risk exposures relating to financial assets at fair value through profit or loss is included in note 3.

**10 Financial liabilities at fair value through profit or loss**

	<b>As at</b>	
	<b>30 June</b>	30 June
	<b>2022</b>	2021
	<b>\$'000</b>	\$'000
<b>Financial liabilities at fair value through profit or loss</b>		
Forward foreign exchange contracts	37,262	39,436
<b>Total financial liabilities at fair value through profit or loss</b>	<u>37,262</u>	<u>39,436</u>

An overview of the risk exposures relating to financial liabilities at fair value through profit or loss is included in note 3.

**11 Receivables**

	<b>As at</b>	
	<b>30 June</b>	30 June
	<b>2022</b>	2021
	<b>\$'000</b>	\$'000
Applications receivable	1,673	2,637
Accrued income	6,741	4,755
GST receivable	268	181
Other receivables	108	213
Due from brokers - receivable for securities sold	29,409	5,314
<b>Total receivables</b>	<u>38,199</u>	<u>13,100</u>

**12 Payables**

	<b>As at</b>	
	<b>30 June</b>	30 June
	<b>2022</b>	2021
	<b>\$'000</b>	\$'000
Redemptions payable	2,917	1,830
Due to brokers - payable for securities purchased	20,719	7,833
Accrued expenses	13,673	4,549
<b>Total payables</b>	<u>37,309</u>	<u>14,212</u>

### 13 Derivative financial instruments

In the normal course of business, the Fund enters into transactions in various derivative financial instruments which have certain risks. A derivative is a financial instrument or other contract which is settled at a future date and whose value changes in response to the change in a specified interest rate, financial instrument price, commodity price, foreign exchange rate, index of prices or rates, credit rating or credit index or other variable.

Derivative financial instruments require no initial net investment or an initial net investment that is smaller than would be required for other types of contracts that would be expected to have a similar response to changes in market factors.

Derivative transactions include many different instruments such as forwards, futures and options. Derivatives are considered to be part of the investment process and the use of derivatives is an essential part of the Fund's portfolio management. Derivatives are not managed in isolation. Consequently, the use of derivatives is multifaceted and includes:

- hedging to protect an asset or liability of the Fund against a fluctuation in market values or to reduce volatility
- a substitution for trading of physical securities
- adjusting asset exposures within the parameters set in the investment strategy, and adjusting the duration of fixed interest portfolios or the weighted average maturity of cash portfolios.

While derivatives are used for trading purposes, they are not used to gear (leverage) a portfolio. Gearing a portfolio would occur if the level of exposure to the markets exceeds the underlying value of the Fund.

The Fund holds the following derivative instruments:

#### Forward foreign exchange contracts

Forward foreign exchange contracts are primarily used by the Fund to hedge against foreign currency exchange rate risks on its non-Australian dollar denominated trading securities. The Fund agrees to receive or deliver a fixed quantity of foreign currency for an agreed upon price on an agreed future date. Forward foreign exchange contracts are valued at the prevailing bid price at the end of each reporting period. The Fund recognises a gain or loss equal to the change in fair value at the end of each reporting period.

The Fund's derivative financial instruments as at 30 June 2022 and 30 June 2021 are detailed below:

#### As at 30 June 2022

	Fair values		
	Contract / notional value	Assets	Liabilities
	\$'000	\$'000	\$'000
Forward foreign exchange contracts	(1,902,872)	-	(37,262)
	<u>(1,902,872)</u>	<u>-</u>	<u>(37,262)</u>

#### As at 30 June 2021

	Fair values		
	Contract / notional value	Assets	Liabilities
	\$'000	\$'000	\$'000
Forward foreign exchange contracts	1,855,224	2	(39,436)
	<u>1,855,224</u>	<u>2</u>	<u>(39,436)</u>

An overview of the risk exposure relating to derivatives is included in note 3.

**Resolution Capital Global Property Securities Fund (Managed Fund)**  
**Notes to the financial statements**  
**For the year ended 30 June 2022**  
**(continued)**

#### 14 Net assets attributable to unitholders

Under AASB 132 *Financial instruments: Presentation*, puttable financial instruments meet the definition of a financial liability to be classified as equity where certain strict criteria are met. The Fund shall classify a financial instrument as an equity instrument from the date when the instrument has all the features and meets the conditions.

Movements in the number of units and net assets attributable to unitholders during the year were as follows:

	As at			
	30 June 2022 Units	30 June 2021 Units	30 June 2022 \$'000	30 June 2021 \$'000
<b>A Class**</b>				
Balance as at 1 July	513,219,293	337,273,693	954,830	517,397
Applications	330,649,449	285,465,970	643,390	485,686
Redemptions	(151,491,972)	(109,934,216)	(292,680)	(192,145)
Units issued upon reinvestment of distributions	224,711	413,846	444	666
Distributions paid and payable	–	–	(37,957)	(14,392)
Profit/(loss) for the financial year	–	–	(119,297)	157,618
<b>Closing balance</b>	<b>692,601,481</b>	<b>513,219,293</b>	<b>1,148,730</b>	<b>954,830</b>
<b>B Class</b>				
Balance as at 1 July	446,856,188	296,500,017	973,048	542,646
Applications	188,149,913	233,608,075	421,412	477,393
Redemptions	(223,793,042)	(88,349,861)	(504,605)	(190,320)
Units issued upon reinvestment of distributions	2,341,801	5,097,957	5,321	9,722
Distributions paid and payable	–	–	(24,756)	(12,215)
Profit/(loss) for the financial year	–	–	(61,876)	145,822
<b>Closing balance</b>	<b>413,554,860</b>	<b>446,856,188</b>	<b>808,544</b>	<b>973,048</b>
<b>C Class*</b>				
Balance as at 1 July	998	–	1	–
Applications	22,428,236	998	25,172	1
Redemptions	(689,216)	–	(744)	–
Units issued upon reinvestment of distributions	13	–	–	–
Distributions paid and payable	–	–	(576)	–
Profit/(loss) for the financial year	–	–	(3,063)	–
<b>Closing balance</b>	<b>21,740,031</b>	<b>998</b>	<b>20,790</b>	<b>1</b>
<b>Total net assets attributable to unitholders</b>			<b>1,978,064</b>	<b>1,927,879</b>

\*Inception date for C Class was 13 September 2021.

\*\*A Class units are listed on the ASX under ASX ticker: RCAP

## **14 Net assets attributable to unitholders (continued)**

As stipulated within the Fund's Constitution, each unit represents a right to an individual share in the Fund and does not extend to a right to the underlying assets of the Fund. For the year ended 30 June 2022, there were three separate classes of units and each unit has the same right attaching to it as all other units in the same class of the Fund. Unitholders of A Class, B Class and C Class units are entitled to be notified of any general meetings regarding the Fund, voting rights and dividends. The difference between the unit classes is in regards to fees as outlined in the relevant Product Disclosure Statements.

### **Capital risk management**

The Fund considers its net assets attributable to unitholders as capital. The amount of net assets attributable to unitholders can change significantly on a daily basis as the Fund is subject to daily applications and redemptions at the discretion of unitholders. Net assets attributable to unitholders are representative of the expected cash outflows on redemption, excluding any applicable transaction costs.

The Fund monitors the level of daily applications and redemptions relative to the liquid assets in the Fund. The Fund's strategy was to hold a certain portion of the net assets attributable to unitholders in liquid investments. Liquid assets include cash and cash equivalents and listed equities. Under the terms of the Fund's Constitution, the Responsible Entity has the discretion to reject an application for units and to defer or adjust a redemption of units, if the exercise of such discretion is in the best interests of unitholders.

## **15 Related party transactions**

### **Responsible entity**

The Responsible Entity of the Resolution Capital Global Property Securities Fund (Managed Fund) is Pinnacle Fund Services Limited.

Pinnacle Investment Management Limited is the parent company of Pinnacle Fund Services Limited. Pinnacle Investment Management Group Limited is the ultimate holding company of Pinnacle Fund Services Limited.

Resolution Capital Limited is the Investment Manager of the Fund.

### **Key management personnel**

#### **Directors**

Key management personnel includes persons who were directors of Pinnacle Fund Services Limited and Pinnacle Investment Management Limited at any time during the financial year as follows:

#### **Pinnacle Fund Services Limited**

Mr I Macoun  
Mr A Ihlenfeldt  
Mr C Kwok  
Mr A Whittingham

#### **Pinnacle Investment Management Limited**

Mr I Macoun  
Mr A Ihlenfeldt  
Mr A Whittingham

### **Other key management personnel**

There were no other persons with responsibility for planning, directing and controlling the activities of the Fund, directly or indirectly during the financial year.



**Resolution Capital Global Property Securities Fund (Managed Fund)**  
**Notes to the financial statements**  
**For the year ended 30 June 2022**  
**(continued)**

## 15 Related party transactions (continued)

### Management fees and other transactions

All related party transactions are conducted on normal commercial terms and conditions. The transactions during the year and amounts payable at year end between the Fund and the Responsible Entity and the Investment Manager were as follows:

	Year ended	
	30 June 2022 \$	30 June 2021 \$
Performance fees accrued/(reversed)	8,673,597	(9,930,860)
Management fees for the year paid/payable by the Fund	19,825,263	13,366,133
Performance fees payable to the Investment Manager at the reporting date	8,673,597	260,951
Management fees payable to the Investment Manager at the reporting date	4,999,782	4,287,658

The management fee (0.80% p.a. for A Class, 1.08% p.a. for B Class and 0.72% p.a. for C Class) is calculated daily based on the net asset value of the Fund. A performance fee (A Class and C Class) equal to 20% of the Fund's outperformance of the benchmark (FTSE EPRA/NAREIT Developed Index (AUD Hedged) Net TRI) net of management fees and expenses is payable, subject to achieving a positive return. The Fund performance net of management fees and other expenses did not meet the positive return requirement in the period to 30 June 2020 or 30 June 2022, therefore, was carried forward to the next financial reporting period.

Responsible Entity fees are paid by the Investment Manager out of the fees that they earn.

### Related party unitholdings

Parties related to the Fund (including Pinnacle Fund Services Limited, its related parties and other schemes managed by Pinnacle Fund Services Limited), held units in the Fund as follows:

#### 2022

Unitholders	Number of units held opening (Units)	Number of units held closing (Units)	Fair value of investment (\$)	Interest held (%)	Number of units acquired (Units)	Number of units disposed (Units)	Distributions paid/payable by the Fund (\$)
Macoun Family Super Pty Ltd	385,283	397,934	660,013	0.03	12,651	–	22,095
Resolution Capital Limited	845,542	873,306	1,448,465	0.07	27,764	–	48,490
Pinnacle Charitable Foundation Ltd	197,856	197,856	386,828	0.02	–	–	11,912
Resolution Capital Global Property Securities Fund – Series II	111,824,079	176,366,905	344,814,936	17.43	87,399,975	22,857,149	10,162,178
Pinnacle Services Administration PL	998	1,035	990	–	37	–	38

**Resolution Capital Global Property Securities Fund (Managed Fund)**  
**Notes to the financial statements**  
**For the year ended 30 June 2022**  
**(continued)**

**15 Related party transactions (continued)**

**Related party unitholdings (continued)**

2021

Unitholders	Number of units held opening (Units)	Number of units held closing (Units)	Fair value of investment (\$)	Interest held (%)	Number of units acquired (Units)	Number of units disposed (Units)	Distributions paid/payable by the Fund (\$)
Macoun Family Super Pty Ltd	378,226	385,283	715,393	0.04	7,057	–	11,968
Resolution Capital Limited	476,730	845,542	1,570,003	0.08	368,812	–	22,958
Pinnacle Charitable Foundation Ltd	197,856	197,856	429,961	0.02	–	–	6,267
Resolution Capital Global Property Securities Fund – Series II	59,770,733	111,824,079	243,496,931	12.63	63,639,541	11,586,195	19,174,227
Pinnacle Services Administration PL	–	998	998	–	998	–	–

**Investments**

The Fund did not hold any investments in Pinnacle Fund Services Limited or its related parties during the year.

**Key management personnel compensation**

Key management personnel of Pinnacle Fund Services Limited are paid by Pinnacle Services Administration Pty Ltd. Payments made from the Fund to Pinnacle Fund Services Limited do not include any amounts directly attributable to key management personnel remuneration.

**Key management personnel loan disclosures**

The Fund has not made, guaranteed or secured, directly or indirectly, any loans to the key management personnel or their personally related entities at any time during the reporting period.

**Other transactions within the Fund**

From time to time directors of Pinnacle Fund Services Limited, or their director related entities, may invest in or withdraw from the Fund. These investments or withdrawals are on the same terms and conditions as those entered into by other Fund investors and are not material in nature.

Apart from those details disclosed in this note, no key management personnel have entered into a material contract with the Fund during the financial year and there were no material contracts involving key management personnel's interests existing at year end.

## 16 Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities

	Year ended	
	30 June 2022	30 June 2021
	\$'000	\$'000
<b>(a) Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities</b>		
Net profit/(loss) for the year	(184,236)	303,440
Proceeds from sale of financial instruments at fair value through profit or loss	1,372,487	1,144,627
Purchase of financial instruments at fair value through profit or loss	(1,622,659)	(1,683,092)
Net (gains)/losses on financial instruments at fair value through profit or loss	202,774	(265,919)
Net change in receivables	(1,968)	(557)
Net change in payables	9,125	(8,796)
<b>Net cash inflow/(outflow) from operating activities</b>	<b>(224,477)</b>	<b>(510,297)</b>
 <b>(b) Cash and cash equivalents</b>		
Cash at bank	131,436	38,250
	<b>131,436</b>	<b>38,250</b>
 <b>(c) Non-cash financing activities</b>		
Distributions reinvestments	5,765	10,388
	<b>5,765</b>	<b>10,388</b>

As described in note 2(j), income not distributed is included in net assets attributable to unitholders. The change in this amount each year (as reported in (a) above) represents a non-cash financing cost as it is not settled in cash until such time as it becomes distributable.

## 17 Segment information

The Fund is organised into one main operating segment with only one key function in Australia, being the investment of funds.

## 18 Contingent assets and liabilities and commitments

There are no outstanding contingent assets, liabilities or commitments as at 30 June 2022 and 30 June 2021.

## 19 Events occurring after the reporting period


No significant events have occurred since the end of the reporting period which would impact on the financial position of the Fund as at 30 June 2022 or on the results and cash flows of the Fund for the year ended on that date.

## **Directors' declaration**

In the opinion of the directors of the Responsible Entity:

- (a) the financial statements and notes set out on pages 6 to 34 are in accordance with the *Corporations Act 2001*, including:
  - (i) complying with Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and
  - (ii) giving a true and fair view of the Fund's financial position as at 30 June 2022 and of its performance for the financial year ended on that date.
- (b) there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable; and
- (c) Note 2(a) confirms that the financial statements comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

This declaration is made in accordance with a resolution of the directors.



Mr A Ihlenfeldt  
Director

Brisbane  
21 September 2022



## Independent auditor's report

To the unitholders of Resolution Capital Global Property Securities Fund (Managed Fund)

### Report on the audit of the financial report

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#### Our opinion

In our opinion:

The accompanying financial report of Resolution Capital Global Property Securities Fund (Managed Fund) (the Registered Scheme) is in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the Registered Scheme's financial position as at 30 June 2022 and of its financial performance for the year then ended
- (b) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

#### What we have audited

The financial report comprises:

- the statement of financial position as at 30 June 2022
- the statement of comprehensive income for the year then ended
- the statement of changes in equity for the year then ended
- the statement of cash flows for the year then ended
- the notes to the financial statements, which include significant accounting policies and other explanatory information
- the directors of the Responsible Entity's declaration.

#### Basis for opinion

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We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Independence

We are independent of the Registered Scheme in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

## Our audit approach

An audit is designed to provide reasonable assurance about whether the financial report is free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

We tailored the scope of our audit to ensure that we performed enough work to be able to give an opinion on the financial report as a whole, taking into account the geographic and management structure of the Registered Scheme, its accounting processes and controls and the industry in which it operates.



Materiality	Audit scope	Key audit matters
<ul style="list-style-type: none"> <li>For the purpose of our audit we used overall materiality of \$19.8 million, which represents approximately 1% of the Registered Scheme's net assets.</li> <li>We applied this threshold, together with qualitative considerations, to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements on the financial report as a whole.</li> <li>We chose net assets as the benchmark because, in our view, it is the metric against which the performance of the Registered Scheme is most commonly measured and is the generally accepted benchmark in the industry.</li> <li>We utilised a 1% threshold based on our professional judgement, noting it is within the range of commonly acceptable thresholds.</li> </ul>	<ul style="list-style-type: none"> <li>Our audit focused on where the Registered Scheme made subjective judgements; for example, significant accounting estimates involving assumptions and inherently uncertain future events.</li> <li>Our audit approach reflected the nature of the investments held and consideration of activities performed for the Registered Scheme by third party service providers, specifically relating to unit registry, fund administration and custody services.</li> </ul>	<ul style="list-style-type: none"> <li>Amongst other relevant topics, we communicated the following key audit matters to the Audit and Risk Committee: <ul style="list-style-type: none"> <li>Existence and valuation of financial assets held at fair value through profit or loss.</li> </ul> </li> <li>These are further described in the <i>Key audit matters</i> section of our report.</li> </ul>



## Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report for the current period. The key audit matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. Further, any commentary on the outcomes of a particular audit procedure is made in that context.

Key audit matter	How our audit addressed the key audit matter
<p><b><i>Existence and valuation of investments</i></b> <i>Refer to note 2 (Summary of significant accounting policies) and note 9 (Fair value measurement).</i></p> <p>At 30 June 2022, the value of the Registered Scheme's investment portfolio, which was comprised primarily of investments in listed equity securities, was \$1,928,550,000.</p> <p>As described in note 2 of the financial report, these investments are recognised at fair value through profit or loss in accordance with Australian Accounting Standards.</p> <p>The existence and valuation of financial assets was a key audit matter because financial assets represent the principal element of the statement of financial position in the financial statements, accounting for approximately 92% of net assets. A discrepancy in the valuation or existence of investments could cause the net assets attributable to unitholders to be materially misstated which could also impact the Registered Scheme's performance as the valuation of financial assets is the main driver of movements in the statement of comprehensive income of the Registered Scheme.</p>	<p>Our audit procedures included, amongst others:</p> <p><b><i>Valuation procedures</i></b> We assessed the valuation techniques used to value the Registered Scheme's financial assets against general market practice. We obtained observable market price data and compared this to the prices used by the Registered Scheme to value those investments at period end. We obtained the most recent reports issued by the provider of fund administration and custodian services, which set out the controls in place at each service organisation used by the Registered Scheme. These reports include an independent audit opinion over the design and operating effectiveness of those controls. We assessed the reports by:</p> <ul style="list-style-type: none"><li>• Developing an understanding of the control objectives and associated control activities</li><li>• evaluating the tests undertaken by the auditor; and</li><li>• evaluating the results of these tests and the conclusions formed by the auditor on the design and operational effectiveness of controls to the extent relevant to our audit of the Registered Scheme.</li></ul> <p><b><i>Existence procedures</i></b> We obtained a confirmation from the custodian of the investment holdings at year end and compared the investment holdings per the custodian confirmation with the holdings per the Registered Scheme's accounting records.</p>

## Other information

The directors of the Responsible Entity are responsible for the other information. The other information comprises the information included in the annual report for the year ended 30 June 2022, but does not include the financial report and our auditor's report thereon.



Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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### **Responsibilities of the directors of the Responsible Entity for the financial report**

The directors of the Responsible Entity are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors of the Responsible Entity determines is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors of the Responsible Entity are responsible for assessing the ability of the Registered Scheme to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors of the Responsible Entity either intends to liquidate the Registered Scheme or to cease operations, or have no realistic alternative but to do so.

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### **Auditor's responsibilities for the audit of the financial report**

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at:

[https://www.auasb.gov.au/admin/file/content102/c3/ar1\\_2020.pdf](https://www.auasb.gov.au/admin/file/content102/c3/ar1_2020.pdf). This description forms part of our auditor's report.

A handwritten signature in black ink that reads 'PricewaterhouseCoopers' in a cursive script.

PricewaterhouseCoopers

A handwritten signature in black ink that reads 'Ben Woodbridge' in a cursive script.

Ben Woodbridge  
Partner

Brisbane  
21 September 2022