RESOLUTION CAPITAL GLOBAL PROPERTY SECURITIES CCF (the **Fund**)

a Sub-Fund of

RESOLUTION CAPITAL UCITS COMMON CONTRACTUAL FUND

Supplement to the Prospectus

This Supplement contains specific information in relation to Resolution Capital Global Property Securities CCF, a Sub Fund of the Resolution Capital UCITS Common Contractual Fund (the **CCF), an open-ended umbrella type Common Contractual Fund established under the laws of Ireland and authorised by the Central Bank of Ireland.**

This Supplement forms part of the Prospectus of the CCF dated 4 April 2018 (the Prospectus) and should be read in the context of and together with the Prospectus.

An investment in the Fund should only be made by those persons who could sustain a loss on their investment. It should not constitute a substantial portion of an investment portfolio and may not be appropriate for all investors.

The Directors of the Manager, whose names appear under the section entitled **Directors of the Manager** in the Prospectus, accept responsibility for the information contained in the Prospectus and this Supplement. To the best of the knowledge and belief of the Directors (who have taken all reasonable care to ensure that such is the case) such information is in accordance with the facts and does not omit anything likely to affect the import of such information. The Directors accept responsibility accordingly.

Words and expressions defined in the Prospectus shall, unless the context otherwise requires, have the same meaning when used in this Supplement.

Dated: 21 October 2020

DIRECTORY

1. **Investment Objective and Policy** 3
2. **Financial Derivative Instruments and Efficient Portfolio Management** 4
3. **Borrowing** 6
4. **Investment Restrictions** 6
5. **Profile of a Typical Investor** 6
6. **Information on the Benchmark** 6
7. **Risk Factors** 6
8. **Gross Income Payment Policy** 7
9. **Key Information for Subscribing and Redeeming** 7
10. **How To Subscribe For Units** 9
11. **How To Redeem Units** 9
12. **How To Exchange Units** 9
13. **Fees And Expenses** 9
14. **Miscellaneous** 9

1. Investment Objective and Policy

Investment Objective

The investment objective of the Fund is to achieve an annual total return that exceeds the total return of the FTSE EPRA/NAREIT Developed Index NET TRI (the **Benchmark**) after fees measured on a rolling three year basis.

Investment Policy

The Fund will primarily invest in global listed real estate investment trusts (REITs) and property related equity securities (i.e. equity securities which derive a significant portion of their revenue from property related activities) listed on key exchanges globally (hereinafter referred to as **equities**). The Fund's investments provide exposure to a range of underlying property types from around the world including, office buildings, shopping centres, industrial warehouses, residential communities, hotels, self-storage and healthcare facilities. While the Fund will invest in equities that derive most of their returns from rental income, the Fund may also have exposure to companies which undertake activities such as real estate development, real estate construction, contracting and funds management activities.

The division of research responsibilities amongst the investment team is by real estate sector, rather than region. Each member of the investment team is responsible for and specialises in one or more real estate sectors, such as retail, office, industrial, residential and healthcare. The investment team is uniquely equipped to evaluate companies and their management teams against global peers.

The Investment Manager believes that optimum risk adjusted returns can be achieved through a concentrated portfolio of 30 to 60 equities. In constructing the portfolio, equities are filtered from a broader universe of approximately 400 equities. The research process begins with the distillation of data and information from numerous sources including but not limited to annual company financial reports, field visits to inspect the physical assets of the underlying equities and meetings with company management and industry contacts. In assessing the sustainability of cash earnings of the company, the Investment Manager considers a range of factors including but not limited to, the location and quality of the underlying properties, lease structures, 'contract versus market' rents, tenant credit, occupancy costs and capital expenditure requirements. Analysis of the management teams also forms an important part of the research process. The Investment Manager seeks to identify companies who have the ability to add value to the portfolio of equities held through investment cycles and have the appropriate platform and depth of resources to execute their strategy.

The Investment Manager is focused on bottom up stock selection, which is biased towards:

- Issuers owning high quality, hard to replicate strategic assets (for example high quality real estate assets where demand for such assets held by the underlying investment is high), which are located in key markets and cities (which may include capital cities and major financial centres throughout the world); and
- Issuers with sustainable capital structures, having lower leverage levels and sustainable dividend pay-out ratios, which are run by disciplined and aligned management teams (for example often internally managed); and
- Issuers with recurring income streams, with the majority of earnings derived from rental activities.

Portfolio Allocation

- 85-100% of the Net Asset Value of the Fund will be invested in equities which may be located in North America, UK, Europe and or the Asia Pacific region; and
- 0-15% of the Net Asset Value of the Fund will be invested in cash.

The Fund may also use FDIs to gain exposure to the relevant equities. Foreign exchange forwards may be used for the purposes of Unit class hedging. Further details in respect of such FDI usage is set out below.

2. Financial Derivative Instruments and Efficient Portfolio Management

The FDIs which the Fund may use for efficient portfolio management purposes or hedging purposes include options, swaps, futures and warrants and foreign exchange forwards.

Options

Subject to the requirements laid down by the Central Bank, the Fund may purchase options contracts. A call option on a security is a contract under which the purchaser, in return for a premium paid, has the right to buy the securities underlying the option at the specified exercise price at any time during the term of the option. The writer (seller) of the call option, who receives the premium, has the obligation, upon exercise of the option, to deliver the underlying securities against payment of the exercise price. A put option is a contract that gives the purchaser, in return for a premium paid, the right to sell the underlying securities at the specified exercise price during the term of the option. The writer of the put, who receives the premium, has the obligation to buy the underlying securities, upon exercise, at the exercise price. Put options may be purchased on condition that the security that is the subject of the put option remains at all times in the ownership of the relevant Portfolio except in the case of cash-settled put options in which case this condition will not apply. Index put options may be purchased provided that all of the assets of the Portfolio, or a proportion of such assets which may not be less in value than the exercise value of the put option purchased, can reasonably be expected to behave in terms of price movement in the same manner as the options contract.

The purpose behind the purchase of call options by the Funds is to provide exposure to increases in the market (e.g., with respect to temporary cash positions) or to hedge against an increase in the price of securities or other investments that a Fund intends to purchase. The purpose behind the purchase of put options by a Fund is to hedge against a decrease in the market generally or to hedge against the price of securities or other investments held by a Fund. The Funds may purchase or sell options contracts with a greater or lesser value than the securities it wishes to hedge or intends to purchase in order to attempt to compensate for differences in volatility between the contract and the securities, although this may not be successful in all cases.

Swaps

Subject to the requirements laid down by the Central Bank, the Fund may enter into transactions in swaps or options on swaps (including equity swaps and currency swaps). Swap agreements are two-party contracts for periods ranging from a few weeks to more than one year. In a standard swap transaction, two parties agree to exchange the returns (or differentials in rates of return) earned or realised on particular agreed investments or instruments. In a swap, the gross returns to be exchanged or "swapped" between the parties are generally calculated with respect to a "notional amount", i.e. the return or increase in value of a particular security or securities. Swaps may be used for efficient portfolio management purposes or hedging purposes including, but not limited to, hedging foreign currency exposures.

Futures

Subject to the requirements laid down by the Central Bank, the Fund may also enter into certain types of futures contracts (including equity and index futures). The sale of a futures contract creates an obligation by the seller to deliver the type of financial instrument called for in the contract in a specified delivery month for a stated price. The purchase of a futures contract creates an obligation by the purchaser to pay for and take delivery of the type of financial instrument called for in the contract in a specified delivery month, at a stated price. The purchase or sale of a futures contract differs from the purchase or sale of a security or option in that no price or premium is paid or received. Instead, an amount of cash, or other liquid assets must be deposited with the broker. This amount is known as initial margin. Subsequent payments to and from the broker, known as variation margin, are made on a daily basis as the price of the underlying futures contract fluctuates making the long and short positions in the futures contract more or less valuable, a process known as "marking to market." In most cases futures contracts are closed out before the settlement date without the making or taking of delivery. Closing out a futures contract sale is effected by purchasing a futures contract for the same aggregate amount of the specific type of financial instrument or commodity and the same delivery date. If the price of the initial sale of the futures contract exceeds the price of the offsetting purchase, the seller is paid the difference and realises a gain. Conversely, if the price of the offsetting purchase exceeds the price of the initial sale, the seller realises a loss. Similarly, the closing out of a futures contract purchase is effected by the purchaser entering into a futures contract sale. If the offsetting sale price exceeds the purchase price, the purchaser realises a gain, and if the purchase price exceeds the offsetting sale price, a loss will be realised.

Warrants

A warrant is a time-limited right to subscribe for shares, debentures, loan stock or government securities, and is exercisable against the original issuer of the securities.

Warrants may be used to gain access to certain markets, where it may be problematic to invest in the underlying asset directly, in accordance with the requirements of the relevant jurisdiction. It is not anticipated that the Fund will actively invest in warrants and investment in warrants will only be made in certain limited circumstances.

Warrants may be used by the Fund in the event of certain corporate actions taking place in the underlying securities in which the Fund invests.

Foreign Exchange Forwards

These instruments allow the holder to purchase one currency and sell another currency at a pre-determined rate of exchange at a pre-determined date in the future.

Unit Class Hedging

Whilst the Fund may offer Unit Classes which are denominated in currencies other than the Fund Base Currency (USD), the Fund may also offer Unit Classes which seek to hedge the Base Currency of the Fund (and not the underlying portfolio currency exposures) back to the currency denomination of the Unit Class (individually a **Hedged Currency Unit Class**, collectively the **Hedged Currency Unit Classes**).

For example, in the case of a EUR denominated Unit Class where the Base Currency of the Fund is USD, following a EUR subscription into the Unit Class, the EUR will be converted into USD whilst entering into a USD/EUR currency forward transaction with the aim of creating a hedged exposure from USD back to EUR. This means an investor in this Unit Class will be exposed to the movement of the underlying portfolio currencies relative to USD rather than being exposed to the underlying portfolio currencies relative to EUR.

Such a Unit Class would only be suitable for an investor who believes that the EUR will appreciate against USD or in other words the underlying portfolio currencies will appreciate more relative to USD rather than EUR. If instead the USD appreciates against EUR, the Unit Class will return less to the investor than if the investor had just invested in an unhedged class denominated in EUR.

The successful execution of a hedging strategy cannot be assured. Any financial instruments used to implement such strategies with respect to one or more Hedged Currency Unit Class shall be assets/liabilities of the Fund as a whole but will be attributable to the relevant Hedged Currency Unit Class and the gains/losses on and the costs of the relevant financial instruments will accrue solely to the relevant Hedged Currency Unit Class. Any currency exposure of a Unit Class may not be combined with or offset against that of any other Unit Class.

In the case of an Unhedged Currency Unit Class, a currency conversion will take place on subscriptions, redemptions, and exchanges at prevailing exchange rates. The value of the Unit expressed in the Class currency will be subject to exchange rate risk in relation to the Base Currency of the relevant Fund.

Risk Management Process

The Manager employs a risk management process which enables it to accurately measure, monitor and manage at any time the risks attached to the Fund's FDIs positions and their contribution to the overall risk profile of the portfolio of assets of the Fund. The Manager will, on request, provide supplementary information to Unitholders relating to the risk management methods employed, including the quantitative limits that are applied and any recent developments in the risk and yield characteristics of the main categories of investments in respect of the relevant Fund. FDIs which have not been included in the risk management process will not be used until such time as a revised risk management process has been submitted to the Central Bank, in accordance with the Central Bank's Guidance Note 3/03. The usage of FDIs and Efficient Portfolio Management (**EPM**) techniques applicable to the Fund are set out in further detail under the section entitled **Utilisation of FDIs and Efficient Portfolio Management** in the Prospectus.

The purpose of EPM is to achieve one or more of the following: the reduction of risk, the reduction of costs and the generation of additional capital or income for the Fund with an acceptably low level of risk.

The Fund may invest in FDIs subject to the conditions and limits laid down by the Central Bank.

The commitment approach will be used to calculate the daily global exposure of the Fund, being the incremental exposure and leverage generated through the use of FDIs, in accordance with the risk management process in respect of the Funds and the requirements of the Central Bank. While the Fund may be leveraged as a result of its investments in FDIs, the Fund's global exposure (as prescribed in the Central Bank's Notices) relating to FDIs, calculated using the commitment approach shall not exceed 100% of Net Asset Value of the Fund.

3. Borrowing

In accordance with the general provisions set out in the Prospectus under the heading **Borrowing and Lending Powers and Restrictions**, the Fund may borrow up to 10% of its total Net Asset Value on a temporary basis and not for speculative purposes.

4. Investment Restrictions

The investment restrictions applicable to the Fund are set out under the section entitled **Investment Restrictions** in the Prospectus.

In accordance with the Investment Policy of the Fund, the Fund shall not invest in contingent convertible securities and shall not invest in asset backed securities and mortgage backed securities.

The Manager may from time to time impose such further investment restrictions as shall be compatible with or in the interests of Unitholders.

5. Profile of a Typical Investor

Prospective investors in the Fund should ensure that they understand fully the nature of the Fund, as well as the extent of their exposure to risks associated with an investment in the Fund and should consider the suitability of an investment in the Fund. The Fund is not available to natural persons.

The Fund may be suitable for investors who are prepared to accept more risk in exchange for potentially higher returns on their investments over the medium to long term.

The volatility of the Fund is expected to be medium to high.

6. Information on the Benchmark

The Benchmark is designed to track the performance of listed real estate companies and REITs worldwide. The Benchmark represents listed companies in the real estate sector and securities in the index are limited to three main regions, North America, Europe and Asia Pacific. The Benchmark does not include emerging market listings. The companies included in the Benchmark are divided into two sub-sectors, namely real estate investment trusts, regardless of market segment (office, industrial, commercial, residential or diversified), and property management and development companies. Further information in relation to the Benchmark may be obtained at the following website: http://www.ftse.com/products/indices/epra-nareit.

7. Risk Factors

The risk factors under the section entitled **Risk Factors** in the Prospectus apply to the Fund. Potential investors should review the Prospectus carefully and consult with their professional advisors before making an application for Units.

For information in relation to the risks associated with the use of FDI, please refer to the "**Risk Factors – Derivatives and Techniques and Instruments Risk**" section of the Prospectus.

8. Gross Income Payment Policy

Gross Income payments will be made at the discretion of the Manager (following consultation with the Investment manager) in accordance with the provisions as outlined in the section entitled "Gross Income Payment Policy" in the Prospectus on at least an annual basis.

9. Key Information for Subscribing and Redeeming

Base Currency

The Base Currency of Fund is USD.

Available Unit Classes

The following Unit Classes are available:

- Class A (USD)
- Class B (GBP)
- Class C (GBP Hedged)
- Class D (Euro)
- Class E (Euro Hedged)
- Class F (CHF)
- Class G (CAD)
- Class H (CAD)
- Class I (USD)
- Class J (USD)
- Class K (JPY)
- Class L (JPY Hedged)

Each Unit Class listed in the table above may be offered:

- denominated in the Base Currency of the Fund or denominated in or hedged (as further described under "**Unit Class Hedging**" above) into the following currencies: GBP, Euro, CHF, CAD and JPY.

- as an Income Accumulating Unit Class.

The Directors of the Manager of the Fund (upon written confirmation to the Administrator) reserve the right to differentiate between Unitholders or to refuse an application for any such Units in their absolute discretion.

The Manager may issue Units of any class, and create new classes of Units on such terms as the Manager may from time to time determine and which may be differentiated by different charging structures and fee arrangements or any other provisions determined by the Manager.

Additional classes of Units may be created in accordance with the requirements of the Central Bank.

Initial Offer Period & Issue Price

The Initial Offer Period for Units in Class J (USD), Class K (JPY) and Class L (JPY Hedged) will commence at 9am (Irish time) on 22 October 2020 and end at 5pm (Irish time) on 21 April 2021 or such earlier or later time as the Directors of the Manager of the Fund may decide and notify the Central Bank. After the Initial Offer Period, Units will be continuously open for subscriptions at the Net Asset Value per Unit of the relevant Unit Class on the relevant Dealing Day.

The Initial Offer Period for Units in Class B (GBP), Class C (GBP Hedged), Class D (Euro), Class E (Euro Hedged) and Class F (CHF) will commence at 9am (Irish time) on 22 October 2020 and end at 5pm (Irish time) on 21 April 2021 or such earlier or later time as the Directors of the Manager of the Fund may decide and notify the Central Bank. After the Initial Offer Period, Units will be continuously open for subscriptions at the Net Asset Value per Unit of the relevant Unit Class on the relevant Dealing Day.

The Initial Issue Price will be 100.00 per Unit in the denominated currency of the Unit Class.

Anti-Dilution Levy

Neither a Preliminary Charge and Redemption Charge will apply. Exchanges of Units shall not be subject to either a Preliminary or a Redemption Charge.

The Manager may, where there are Net Subscriptions or Net Redemptions, charge an anti-dilution levy (as mentioned in the Prospectus). The anti-dilution levy will be paid to the Fund for the benefit of all Unitholders and, in the case of Net Subscriptions, will be deducted from the subscription amount and accordingly reduce the number of Units received by the investor, or, in the case of Net Redemptions, will be deducted from the redemption amount and accordingly reduce the Redemption Proceeds received by a Unitholder. The amount of the anti-dilution levy may be reduced or waived at the absolute discretion of the Manager, either generally or in any specific case, to take account of actual expected costs.

Minimum Fund Size

USD 50,000,000

Currency of Payment

Subscription and redemption monies are payable in the denominated currency of the relevant Unit Class in respect of which Units are being subscribed for or redeemed.

Business Day

A day other than a Saturday or Sunday on which commercial banks are open for business in Ireland and Australia (excluding any day on which a Significant Market in respect of the Fund is closed) or such other days as may be determined by the Manager and notified in advance to Unitholders.

A "**Significant Market**" is any market and/or exchange or combination of markets and/or exchanges where the value of the Fund's investments in those markets and/or exchanges exceeds a threshold agreed with the Investment Manager, assessed on a yearly basis and recorded in the Company's financial statements unless the Manager determines that a different threshold and/or assessment period should apply which it believes to be more appropriate.

Dealing Day

The Dealing Day is every Business Day.

Dealing Deadline

The Dealing Deadline is 4pm (Irish time) on the Dealing Day.

Valuation Point

The Valuation Point is the close of trading (ordinarily 4:00 pm New York time) on the New York Stock Exchange on each Dealing Day.

Applications for Units and requests for the redemption of Units must be received by the Administrator on or prior to the Dealing Deadline for the relevant Dealing Day in accordance with the process detailed in the Prospectus. The Manager, in consultation with the Administrator, may however in its sole and absolute discretion accept applications for Units and/or requests for redemptions received after the Dealing Deadline provided that they are received before the close of business in the relevant market that closes first in respect of the relevant Dealing Day and before the relevant Valuation Point.

Settlement Date

The Settlement Date for the receipt of monies for subscription for Units shall be two Business Days following the relevant Dealing Day. The Settlement Date for the dispatch of monies for the redemption of Units will be within five Business Days after the relevant Dealing Day, unless the fifth Business Day is a day on which the banks in the principal financial centre for the settlement currency are closed for business, in which case payment of the Redemption Proceeds will be the next Business Day where the banks in the principal financial centre for the settlement currency are open for business, provided that all the required documentation has been furnished to and received by the Administrator.

Dividend Policy

It is not currently intended that Gross Income will be paid to investors of the Fund. Full details of any change to a Fund's dividend policy will be provided in an updated Supplement and all Shareholders will be notified in advance.

10. How To Subscribe For Units

Requests for the subscription for Units should be made in accordance with the provisions set out in the section entitled **Subscription for Units** in the Prospectus.

11. How To Redeem Units

Requests for the redemption of Units should be made in accordance with the provisions set out in the section entitled **Redemption of Units** in the Prospectus.

Notwithstanding any other provision contained in the Prospectus, the Manager may satisfy any request for redemption of Units by the transfer in specie to those Unitholders of assets of the Fund having a value equal to the redemption price for the Units redeemed as if the redemption proceeds were paid in cash less any redemption charge and other expenses of the transfer, subject to the consent of the individual Unitholders. If the Unitholder does not consent to a redemption in specie, redemption proceeds will be paid in cash in accordance with the Prospectus.

12. How To Exchange Units

Requests for the redemption of Units should be made in accordance with the provisions set out in the section entitled **Exchange of Units** in the Prospectus. An exchange fee of up to 3% of the total redemption price of the Units redeemed may be charged, and the Manager, in its sole discretion, reserve the right to impose such fee within this limit in respect of the Fund.

13. Fees And Expenses

The following sections on fees should be read in conjunction with the section entitled **Fees and Expenses** in the Prospectus.

The cost of establishing the CCF and the Fund, obtaining authorisation from any authority, where applicable, filing fees, the preparation and printing of this Prospectus, marketing costs and the fees of all professionals relating to it, including tax and legal advice, incurred by the CCF and the Fund will be borne by the CCF and amortised over a period of five years on a pro-rata basis.

The costs of obtaining subsequent tax advice for the CCF will be applied on a *pro rata* basis to the Funds.

The Manager has agreed to cap the fee payable out of the assets of the Fund to 1.5% per annum of the Net Asset Value of each Unit Class of the Fund (the “**Capped Fee**”). The Capped Fee shall be used to cover such fees and expenses payable to the Depositary, the Administrator, the Manager, the Investment Manager and other service providers to the Fund and ancillary charges and expenses as detailed in the Prospectus. Such fees and expenses will be accrued on each Dealing Day and paid monthly in arrears.

14. Miscellaneous

At the date of this Supplement, the Resolution Capital Global Property Securities CCF is the only fund of the CCF.