Resolution Capital Global Property Securities PIE Fund

Monthly Report - 31 July 2025

RESOLUTION CAPITAL

Performance Summary

	1 Month %	3 Months %	Since Inception* %
Fund Return (Net Performance)	-0.96	0.24	-2.95
Benchmark[1] return	-0.27	2.56	-2.02
Value Added (Net Performance)	-0.69	-2.32	-0.93

[1] Benchmark is FTSE EPRA/NAREIT Developed Index Net TRI (100% Hedged to NZ dollars).

* Inception Date: 26 August 2024. Performance numbers less than one year are cumulative while numbers greater than one year are annualised.

Past performance is no guarantee of future results.

Fund Details

Inception Date	26 August 2024
Manager and Issuer	FundRock NZ Limited
Investment Manager	Resolution Capital Limited
Registry	Apex Investment Administration (NZ) Limited
Legal Structure	New Zealand unit trust which has elected to be a Portfolio Investment Entity
Fund Size	$111.8 Million
NAV per Unit	$0.96
Benchmark	FTSE EPRA/NAREIT Developed Index Net TRI (100% Hedged to NZ dollars)
Management Fee	1.05% p.a.
Buy/Sell Spread	+0.20%/-0.20%
No. of Stocks	Generally 30 to 60
Risk/Return Profile	The Fund’s risk band is 6-7 (High - Very high)
Investment Timeframe	Medium to long term, being 5 or more years

Top 5 Weights

Security Name	%
Welltower	8.71
Digital Realty Trust	6.46
Ventas	5.61
Equinix	5.52
Unibail-Rodamco-Westfield	4.02

Top 5 Contributors

Security Name	%
Welltower	0.83
Ventas	0.45
Digital Realty Trust	0.25
Unibail-Rodamco-Westfield	0.19
Sun Hung Kai Properties	0.19

Top 5 Detractors

Security Name	%
Extra Space Storage	-0.27
UNITE Group	-0.20
Derwent London	-0.19
Mitsui Fudosan	-0.18
British Land Company	-0.16

Stocks mentioned are illustrative only and not a recommendation to buy, sell or hold any security.

Market Commentary

The FTSE EPRA/NAREIT Developed Index (100% Hedged to NZ Dollars) produced a total return of -0.3% for the month ended 31 July 2025. Performance was mixed across regions, as a new round of U.S. trade tariffs and political uncertainties influenced capital flows, impacted growth expectations and weighed on corporate decision makers.

The U.S. market returned -0.8% in local currency terms, which slightly underperformed the global REIT benchmark. Strong underlying fundamentals across most property sectors were overshadowed by macro factors in July. The impacts of the "Big Beautiful Bill" remain unclear, including stimulative tax cuts, reduced benefit programs and greater reliance on debt funding to lead to increased borrowing costs over time.

Hong Kong was the best performing market, returning 5.3% in local currency terms. The region has re-rated in recent quarters from distressed levels, as mainland stimulus measures have generated optimism over a cyclical recovery in Hong Kong. Hong Kong property companies have also benefited from a decline in the Hong Kong Interbank Offered Rate (HIBOR), which benefiting borrowing costs and real estate yields.

The UK was the worst performing market, declining -4.8% in local currency terms. Inflation remains stubbornly high despite hawkish policy from the Bank of England. A declining outlook for economic growth and deteriorating consumer confidence have sparked stagflation fears.

Sector performance varied in July.

Self-storage was the weakest performing sector, returning -6.8% in local currency terms, with the U.S. as the primary driver. Recent earnings results in the U.S. included maintained or slightly upgraded guidance, which underwhelmed investor expectations, which had been bolstered by stabilizing move-in rents, for the first time in two years. Unfortunately, this has not translated to an improvement in operating results as quickly as hoped. The Portfolio's underweight position in U.S. self-storage helped while its overweight position in Extra Space Storage (EXR) detracted from relative returns.

Healthcare was the strongest performing sector, returning 4.7% in local currency terms. Performance was led by U.S. seniors housing which continue to generate strong double-digit growth. The largest position in the Portfolio, Welltower (WELL), reported its eleventh consecutive quarter of >20% same-store growth in its seniors housing operating segment and 22% earnings growth on a per share basis. As a result, the REIT upgraded its full-year growth outlook for the second time in recent months. The Portfolio's overweight exposure to healthcare benefited relative returns.

There were several notable REIT announcements during the month.

Australian storage REIT Abacus Storage King (ASK) received a revised offer from majority shareholder Ki Corporation Limited and U.S. storage REIT Public Storage (PSA) of A$1.65/sh (A$2.2b). The revised offer represents a 12% premium to initial offer in April and a 3.1% premium to ASK's reported NTA of A$1.60/sh. Pricing implies a low-to-mid 5% cap rate, a positive readthrough for ASK's Australian storage peer National Storage REIT (NSR) which trades at a low-6% implied cap rate. This deal would mark PSA's strategic entry into Australia following an unsuccessful 2020 bid for National Storage REIT (NSR) that was withdrawn due to Covid-related market conditions.

UK retail REIT Hammerson (HMSO) announced and completed a £139m equity raise at 287p/sh, representing a 10% expansion to share count. Proceeds were earmarked to fund the acquisition of the remaining 50% of Bullring & Grand Central from joint venture partner CPPIB. Located in central Birmingham, the Bullring & Grand Central is one of the top tier malls in the UK. The acquisition price implies £360/sf at a 6.7% yield, a narrow discount to book value. We support Hammerson's decision to secure full ownership of a high-quality asset that will deliver accretive risk-adjusted returns over time. The Portfolio participated in this equity issuance.

U.S. office REIT SL Green (SLG) in mid-July announced it has surpassed $1B of fundraising for its opportunistic debt fund backed by institutional and high-net-worth capital. Launched in 2024, the fund seeks to originate and acquire debt instruments in a recovering office market.

Signatory of:

PRI Principles for Responsible Investment

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