Resolution Capital Global Property Securities PIE Fund

Monthly Report - 31 October 2025

RESOLUTION CAPITAL

Performance Summary

	1 Month %	3 Months %	1 Year %	Since Inception* p.a. %
Fund Return (Net Performance)	0.00	4.15	0.29	0.91
Benchmark[1] return	-0.88	3.60	2.30	1.28
Value Added (Net Performance)	0.88	0.55	-2.01	-0.37

[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	$141.8 Million
NAV per Unit	$0.99
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
Investment Timeframe	Medium to long term, being 5 or more years

Top 5 Weights

Security Name	%
Welltower	9.12
Equinix	6.31
Ventas	5.46
Digital Realty	5.26
Prologis	4.74

Top 5 Contributors

Security Name	%
Equinix	0.53
Ventas	0.35
Prologis	0.33
Big Yellow Group	0.32
Welltower	0.26

Top 5 Detractors

Security Name	%
UNITE Group	-0.24
Extra Space Storage	-0.15
Simon Property Group	-0.15
Mitsui Fudosan	-0.14
Equity Residential	-0.13

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 -0.9% for the month ended 31 October 2025. Performance was mixed across regions as macro expectations were recalibrated and earnings updates during the month generated a volatile response from market participants.

The U.S. market returned -1.6% in local currency terms, which slightly underperformed the global REIT benchmark. As widely anticipated, the Fed announced a 25 bp rate cut in late October. Reporting season for the U.S. office and residential sectors was underwhelming, which overshadowed declining policy rates during the month.

The UK was the best performing market, returning 2.9% in local currency terms. The region benefited from softer-than-expected reported inflation of +3.8%, and UK bond yields declined significantly in October. The UK has been under pressure in recent months, partially due to concerns over the upcoming budget announcement. The month of October supplied macro relief amidst solid real estate operating fundamentals across many property sectors.

Sector performance varied in October.

Industrial was the strongest performing sector, returning 5.0% in local currency terms. Performance was led by the U.S. Earnings results in October featured upgrades to full-year guidance and solid leasing activity. Results and commentary from management teams on earnings calls suggest that market rents may be bottoming and could find stability after several quarters of declines. The Portfolio’s underweight exposure to industrial detracted from relative returns.

Residential was the second weakest performing sector, returning -5.3% in local currency terms, with UK student housing company Unite Group (UTG) as the primary driver. UTG reported disappointing results in its 3Q trading update in early October. Leasing activity for the 2025/2026 academic year has been lower than expected due to soft international demand, oversupply in select submarkets, and weakness in post-graduate applications. The Portfolio’s overweight position in UTG detracted from total returns, although this was partially offset by the underweight position to U.S. residential, which underperformed in October amidst declining rent growth.

There were several notable REIT announcements during the month.

U.S. healthcare REIT Welltower (WELL) announced a flurry of transaction activity in conjunction with its 3Q25 earnings release. WELL announced that it is under contract to sell ~80% of its outpatient medical portfolio for US$7.2B with pricing that appears to be in the low-6% cap rate range and ~$400/sf. Simultaneously, WELL announced the US$6.9B acquisition of Barchester, the largest portfolio of seniors housing in the UK (284 properties). WELL also announced the acquisition of UK seniors housing portfolio HC-One for US$1.6B. As a result of this transaction activity, WELL’s exposure to seniors housing increases from 69% of NOI to 84%. Shifting exposure from lower-growth outpatient medical to higher-growth seniors housing should be viewed as a positive.

UK self-storage REIT Big Yellow Group (BYG) confirmed in mid-October that Blackstone is considering making a bid for the company. The announcement followed speculation that BYG’s leadership had met with multiple interested parties. There has been no formal announcement of an offer for BYG yet. Interest in BYG’s portfolio is unsurprising given the company has traded at a sustained NAV discount, despite boasting a high-quality portfolio of purpose-built self-storage facilities which derive ~75% of revenue from London/South East. Any offer from Blackstone (or others) should necessarily account for the significant franchise value of BYG as the brand leader in the UK. Nonetheless, it would be disappointing to see such a well-known brand and high-quality portfolio leave the listed markets.

U.S. office REIT SL Green (SLG) announced in mid-October the acquisition of Park Avenue Tower in New York City for US$730m from Blackstone Group at a 6.2% cap rate. Pricing on the transaction implies ~$1,175/sf, well inside of replacement cost estimates for core NYC office assets of >$2,000/sf. Pricing is ~3% lower than Blackstone paid for the property in 2014, and ~20% lower after accounting for $170m of capex that Blackstone reportedly injected into the asset. SLG intends to spend $20-$40m on minor capex works and expects rents to grow 20-25% over the next 4-5 years. The acquisition will be funded through a secured loan of 65% LTV and SLG intends to sell an equity stake over the next 12-18 months.

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Signatory of:

PRI Principles for Responsible Investment

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