

# RESOLUTION CAPITAL

## RESOLUTION CAPITAL GLOBAL PROPERTY SECURITIES FUND (MANAGED FUND)

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ARSN 128 122 118 APIR WHT0015AU ASX RCAP

### PRODUCT DISCLOSURE STATEMENT

DATED: 10 OCTOBER 2023

ISSUED BY: PINNACLE FUND SERVICES LIMITED ABN 29 082 494 362 AFSL 238371

## Contact Details

### Responsible Entity

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## Important Information

This Product Disclosure Statement ('PDS') provides a summary of significant information you need to make a decision about the Resolution Capital Global Property Securities Fund (Managed Fund) ARSN 128 122 118 ('the Fund'). You can access this PDS at <https://rescap.com/resolution-capital-global-property-securities-fund/> or call 1300 010 311 for a copy. A copy of this PDS has been lodged with ASIC and ASIC takes no responsibility for the contents of this PDS. Class A units in the Fund have been quoted on the ASX. The ASX takes no responsibility for the contents of this PDS.

Pinnacle Fund Services Limited ABN 29 082 494 362 AFSL 238371 is the Responsible Entity ('Responsible Entity', 'RE', 'we', 'our', 'us') of the Fund. Pinnacle Fund Services Limited is wholly owned by Pinnacle Investment Management Limited ABN 66 109 659 109 ('Pinnacle').

The Responsible Entity has appointed Resolution Capital Limited ABN 50 108 584 167 AFSL 274491 ('Resolution Capital' or 'Investment Manager') as the investment manager of the Fund.

Neither the Responsible Entity nor Resolution Capital guarantees the performance of the Fund or the return of capital or income.

The information in this PDS is general information only. To the extent the information in the PDS constitutes financial product advice, such advice does not take into account your individual objectives, personal financial situation or needs. Before investing, you should consider the appropriateness of the advice in light of your own objectives, financial situation and needs. We strongly recommend that you consult a licensed financial adviser to obtain financial advice that is tailored to suit your personal circumstances.

The investment offered in the PDS is available only to persons receiving the PDS (electronically or in hard copy) within Australia and New Zealand. Units in the Fund may not be offered or sold within the US, or sold to, or for the account or benefit of, any 'US Persons' (as defined in Regulation S of the US Securities Act 1933, as amended).

All monetary amounts referred to in the PDS are given in Australian dollars and all telephone/ fax numbers are to telephone/fax numbers in Australia (unless otherwise stated). All calculation examples shown are rounded to the nearest whole dollar.

A reference to a 'Business Day' is a reference to a day which is not a Saturday, Sunday or public holiday in New South Wales, Australia.

## Updated information

The information in the PDS may change over time. The Responsible Entity may update this information where this does not involve a material adverse change and make it available to you, where permitted by law, at <https://rescap.com/resolution-capital-global-property-securities-fund/>. You can also obtain updated information by contacting Pinnacle on 1300 010 311. A paper copy of any updated information is available free on request. By acquiring a unit, you agree to receive certain communications and disclosures in relation to the Fund and units in digital form.

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## 1 KEY FEATURES OF THE FUND

For more information on each of the features, please refer to the relevant sections below:

FEATURES	SUMMARY	SECTION
RESPONSIBLE ENTITY	Pinnacle Fund Services Limited.	3
INVESTMENT MANAGER	Resolution Capital Limited.	3
ASX CODE	RCAP	3
INVESTMENT OBJECTIVE <sup>1</sup>	The Fund aims to achieve an annual total return that exceeds the total return of the Benchmark after fees on a rolling 3 year basis.	7
BENCHMARK <sup>2</sup>	FTSE EPRA/NAREIT Developed Index (AUD Hedged) Net TRI. This index is designed to track the performance of listed real estate companies and REITS worldwide.	7
SUGGESTED MINIMUM INVESTMENT PERIOD	Medium to long-term, being 5 or more years.	7
RISK LEVEL	High - very high <sup>3</sup> .	7
PORTFOLIO ALLOCATION <sup>4</sup>	85% - 100% invested in global listed REITs and real estate securities. <sup>5</sup> 0 – 15% invested in cash. The Fund utilises forward foreign exchange contracts for hedging purposes and these contracts represent a negligible percentage of the Fund's portfolio.	7
DISTRIBUTION FREQUENCY	Distributions are payable quarterly.	7
TRANSACTION CUT-OFF TIMES FOR DIRECT APPLICATIONS AND REDEMPTIONS WITH THE RESPONSIBLE ENTITY	12pm (Sydney time) on a Business Day.	10
iNAV	An indicative NAV per Unit ('iNAV') will be published on the Fund's website throughout the ASX Trading Day. The iNAV will be based on the latest closing price of each security, and will take into account proxies (including futures) where a live price is unavailable (for example, if the relevant market is closed).	6
INVESTING AND REDEEMING FROM THE FUND	Investors can invest in the Fund by either applying for units directly with the Responsible Entity using an Application Form, or by purchasing the units on the ASX. Investors can withdraw from the Fund by either directly making a withdrawal request to the Responsible Entity using a Redemption Form, or by selling units on the ASX. If you hold your units on the issuer sponsored sub-register, you will need to make your withdrawal request directly to the Responsible Entity. If your units are held on a Holder Identification Number ('HIN'), then your stockbroker can assist you in withdrawing from the Fund. You may contact the registry to transfer your holding from the issuer sponsored sub-register to your HIN, or vice versa. As such, you may exit the Fund in a different manner from how you entered the Fund. However, investors should be aware that entering and exiting the Fund via (i) the ASX; and (ii) by applying directly with the Responsible Entity may have materially different results, including the entry and exit price of your Units. An investor that applies for units directly with the Responsible Entity may pay a different price for units in the Fund to an investor who buys units on the ASX at the same time or on the same day. Similarly, an investor who redeems units directly with the Responsible Entity is likely to receive a different price for units in the Fund to an investor who sells units on the ASX at the same time or on the same day. These differences in prices received by investors may result in a different return from an investment in the Fund.	10
FEES AND EXPENSES	Management Fee: 0.80% p.a. on the net asset value of the Fund. Performance Fee: 20% of the Fund's outperformance of the Benchmark net of the management fee and expenses.	8
BUY/SELL SPREAD	+0.20%/-0.20% (only directly applicable to units applied for / redeemed directly with the Responsible Entity).	8

1. The investment objective is expressed after the deduction of management fees, expense recoveries and taxation, i.e. the investment objective is measured relative to the Fund's Benchmark, after fees and costs and taxes are deducted from the Fund's performance. Refer to Sections 8 and 9 for further information on fees and other costs and taxation. The investment objective is not intended to be a forecast, it is only an indication of what the investment strategy aims to achieve over the medium to long term, assuming financial markets remain relatively stable during that time. The Fund may not achieve its investment objective and returns are not guaranteed.

2. Further information on the Fund's Benchmark can be found here: <https://www.ftserussell.com/products/indices/epra-nareit>

3. The risk level is not a complete assessment of all types of investment risk. It does not address the potential size of a negative return nor the possibility that a positive return may be less than the return expected or required by an investor's objective and is based on the Australian Prudential Regulation Authority Guidance Standard Risk Measure.
4. The above ranges are indicative only. The Fund will be rebalanced within a reasonable period of time should the exposure move outside of the above ranges.
5. The Fund may also invest in international or domestic shares proposed to be listed within six months on any such recognised exchange, limited to 10% of the Fund's net asset value.

## 2 ABOUT AQUA RULES AND CHES

The units are quoted under the AQUA Rules, not the ASX Listing Rules. The AQUA Rules are accessible at [www.asx.com.au](http://www.asx.com.au). The following table sets out the key differences between the ASX Listing Rules and the AQUA Rules.

REQUIREMENTS	ASX LISTING RULES	AQUA RULES
<b>CONTINUOUS DISCLOSURE</b>	Issuers are subject to continuous disclosure requirements under ASX Listing Rule 3.1 and section 674 of the Corporations Act 2001 (Cth) ('Corporations Act').	<p>Issuers of products quoted under the AQUA Rules are not subject to the continuous disclosure requirements in ASX Listing Rule 3.1 and section 674 of the Corporations Act.</p> <p>The Responsible Entity will comply with the disclosure requirements in section 675 of the Corporations Act. This means that the Responsible Entity will disclose to ASIC information which is not generally available and that a reasonable person would expect, if the information were generally available, to have a material effect on the price or value of the units, provided that such information has not already been included in this PDS (as supplemented or amended). The Responsible Entity will publish such information on the ASX market announcements platform and on Resolution Capital's website at <a href="https://rescap.com/resolution-capital-global-property-securities-fund/">https://rescap.com/resolution-capital-global-property-securities-fund/</a> at the same time as it is disclosed to ASIC.</p> <p>Under AQUA Rule 10A.4, the Responsible Entity must also disclose:</p> <ul style="list-style-type: none"> <li>• information about the NAV of the Fund daily;</li> <li>• information about redemptions from the Fund;</li> <li>• information about distributions paid in relation to the Fund;</li> <li>• any other information which is required to be disclosed to ASIC under section 675 of the Corporations Act; and</li> <li>• any other information that would be required to be disclosed to the ASX under section 323DA of the Corporations Act if the units were admitted under the ASX Listing Rules.</li> </ul> <p>In addition, under the AQUA Rules the Responsible Entity must immediately notify the ASX of any information the non-disclosure of which may lead to the establishment of a false market in the units or which would be likely to materially affect the price of the units.</p>
<b>PERIODIC DISCLOSURE</b>	Issuers <b>are required</b> to disclose half-yearly and annual financial information and reports to the ASX market announcements platform.	<p>Issuers of products quoted under the AQUA Rules <b>are not required</b> to disclose half-yearly or annual financial information or reports to the ASX market announcements platform.</p> <p>The Responsible Entity is required to lodge financial information and reports in respect of the Fund with ASIC under Chapter 2M of the Corporations Act.</p>
<b>CORPORATE GOVERNANCE</b>	Listed companies and listed managed investment schemes <b>are subject</b> to notification requirements under the Corporations Act and the ASX Listing Rules relating to takeover bids, buy-backs, change of capital, new issues, restricted securities, disclosure of directors' interests and substantial shareholdings.	<p>Although the units are quoted under the AQUA Rules, neither the Fund nor the Responsible Entity itself are listed on the ASX and therefore they <b>are not subject</b> to certain corporate governance requirements.</p> <p>The Responsible Entity is still required to comply with the related party requirements in Part 5C.7 and Chapter 2E of the Corporations Act, and with section 601FM of the Corporations Act including that the Responsible Entity may be removed by an extraordinary resolution of members on which the Responsible Entity would not be entitled to vote.</p>
<b>RELATED PARTY TRANSACTIONS</b>	Chapter 10 of the ASX Listing Rules relates to transactions between an entity and a person in a position to influence the entity and sets out controls over related party transactions.	Chapter 10 of the ASX Listing Rules <b>does not apply</b> to AQUA Rules quoted products. The Responsible Entity is still required to comply with the related party requirements in Part 5C.7 and Chapter 2E of the Corporations Act.

<b>AUDITOR ROTATION OBLIGATIONS</b>	Division 5 of Part 2M.4 of the Corporations Act imposes specific rotation obligations on auditors of listed companies and listed managed investment schemes.	Issuers of products quoted under the AQUA Rules <b>are not subject</b> to the auditor rotation requirements in Division 5 of Part 2M.4 of the Corporations Act. An auditor has been appointed by the Responsible Entity to audit the financial statements and compliance plan of the Fund.
<b>INVESTOR DIVERSIFICATION AND SPREAD REQUIREMENTS</b>	There are requirements under the ASX Listing Rules that issuers satisfy certain minimum spread requirements (i.e. a minimum number of holders each having a minimum parcel size).	These requirements do not apply to AQUA Product issuers. Under the AQUA Rules, unless and until a suitable spread of holders is achieved, an AQUA Product issuer must ensure a reasonable bid and volume is maintained for the AQUA Product on the ASX except in permitted circumstances or have in place other arrangements which meet ASX's requirements for providing liquidity, generally through the appointment of a Market Making Agent.

## About CHES

The Unit Registry of the Fund participates in the Clearing House Electronic Sub-register System ('CHES'). CHES is a fast and economical clearing and settlement facility which also provides an electronic sub-register service. The Unit Registry has established and will maintain an electronic sub-register with CHES on behalf of the Responsible Entity.

The Responsible Entity will not issue Investors with certificates in respect of their units. Instead, when Investors purchase units on the ASX they will receive a holding statement which will set out the number of units they hold. The holding statement will specify the "Holder Identification Number" allocated by CHES.

Subject to ASX Operating Rules and the ASX Listing Rules, the Responsible Entity may decline to register a purchaser of a unit or units.

## 3 ABOUT PINNACLE FUND SERVICES LIMITED AND KEY SERVICE PROVIDERS

### Pinnacle Fund Services Limited

Pinnacle Fund Services Limited ABN 29 082 494 362 AFSL 238371 is the responsible entity ('Responsible Entity', 'RE', 'we', 'our', 'us') of the Fund. Pinnacle Fund Services Limited is wholly owned by Pinnacle Investment Management Limited ABN 66 109 659 109 ('Pinnacle'). Pinnacle supports the development of high-quality investment management businesses and is the distributor of the Fund.

### Resolution Capital Limited

Resolution Capital Limited ABN 50 108 584 167 AFSL 274491 ('Resolution Capital', 'the Investment Manager') has been appointed by the RE as the Fund's investment manager, pursuant to the terms of an Investment Management Agreement. Resolution Capital is a specialist investment manager that is focused on investing in global real estate and infrastructure securities listed on key exchanges around the world. Established in 2004 and based in Sydney, Australia, the company is majority owned by employees, predominantly its investment team.

Resolution Capital is an active manager and believes that the ultimate driver of returns from real estate and infrastructure securities is the quality and level of sustainable cash earnings generated by the underlying assets. As a result, Resolution Capital's investment process is focused on evaluating these cash-flows consistently across sectors and regions. Resolution Capital believes that listed real estate and infrastructure provides an excellent means of gaining exposure to the returns of some of the world's highest quality real estate and infrastructure assets.

The investment team has a strong track record of performance in listed real estate investment, with one of the longest track records in both the Global and Australian REIT arenas. The team has considerable experience in real estate, with diverse backgrounds including real estate valuation, development, funds management, capital transactions, stock broking and economic research.

There are three key factors which differentiate Resolution Capital:

#### Aligned

Resolution Capital is majority employee owned, which includes its investment team. This enables the organisation to create a clear link between client outcomes and team rewards. Resolution Capital and staff also invest in the Funds that it manages.

#### Specialist

Resolution Capital has an experienced and dedicated team of professionals, who focus solely on investing in real estate and infrastructure securities, and devotes substantial resources researching these markets. This reduces distractions and allows the team to focus on making sound investment decisions for its clients.

#### Proprietary research

Resolution Capital invests substantially in proprietary research and conducts primary research predominantly on a sector basis rather than on a regional basis. This is a point of difference for the team and enables comparison and identification of industry trends on a global basis.

## Other service providers

Citigroup Pty Limited ABN 88 004 325 080 ('Citi') has been appointed as the Custodian and Fund Administrator for the Fund. Automatic Group Pty Ltd ABN 27 260 814 has been appointed as the Unit Registry for the Fund.

## 4 BENEFITS OF INVESTING IN THE FUND

### Significant Features

The Fund invests primarily in REITs and real estate securities that are listed, or soon to be listed, on stock exchanges around the world and will also have some exposure to cash. The Fund aims to provide income and some capital growth over the long-term. Further details of the Fund are set out later in this PDS in Section 7 'How We Invest Your Money'.

### Significant Benefits

Investing in the Fund offers a number of benefits, including:

- Specialised management and proprietary research – The opportunity to benefit from (i) the significant expertise and experience of a specialist REIT and real estate securities investment manager; and (ii) Resolution Capital's proprietary global research and database systems;
- Access to real estate returns – By investing in listed entities, the Fund gives investors exposure to real estate assets they may not usually access directly as individuals. The Fund offers the opportunity to gain exposure to some of the best real estate assets and managers in the world;
- Diversification – By investing in a portfolio of global real estate securities, investors can benefit from improved diversification, divisibility and transparency compared with other forms of real estate investments;
- Alignment of interests – Key executives of Resolution Capital are majority owners of the business which provides stability and focus to the investment team;
- Liquidity and transaction costs – Listed real estate generally offers investors the ability to liquidate their investments more quickly than many forms of direct real estate investments. Listed real estate also involves substantially less transaction costs than direct real estate; and
- Income distributions – The potential to receive income distributions which are generally paid following the end of each quarterly period and, unless otherwise instructed, reinvested for additional units in the Fund.

## 5 RISKS

### Risks of Managed Investment Schemes

**All investments carry risk.** All managed investment schemes carry different types of risk which can have varying impacts on returns. Different strategies carry different levels of risk, depending on the assets that make up that strategy. Assets with the highest long-term returns may also carry the highest level of risk.

Due to uncertainty in all investments, there can be no assurance that the Fund will achieve its investment objectives. The value of your units at any point in time may be worth less than your original investment even after taking into account the reinvestment of Fund distributions. Future returns may differ from past returns. Returns are not guaranteed, and you may lose some or all of your money. You need to consider the level of risk that you are comfortable with, taking into account factors such as your objectives, financial situation and needs.

None of the Responsible Entity, Pinnacle, Resolution Capital, their directors, associates nor any of their related bodies corporate (as defined in the Corporations Act) guarantee the success of the Fund, the repayment of capital or any particular rate of capital or income return. Investments in the Fund are not guaranteed or underwritten by the Responsible Entity, Pinnacle or Resolution Capital or any other person or party and you may lose some or all of your investment.

Risks can be managed but cannot be completely eliminated. It is important to understand that:

- the value of your investment may go up or down.
- investment returns may vary, and future returns may be different from past returns.
- returns are not guaranteed and there is always the chance that you may lose money on any investment you make; and
- laws affecting your investment may change over time, which may impact the value and returns of your investment.

Some of the key risks that may impact the value of your investment in the Fund are outlined below. You need to consider the level of risk that you are comfortable with, taking into account factors such as your objectives, financial situation and needs.

It is recommended that investors obtain professional advice before making any investment decision. The information provided in this PDS is only a guide to help investors understand the risks of investing in the Fund. It is recommended investors speak with an adviser to decide on an investment strategy that is best suited for them.

The Fund will be exposed to the risks directly as a managed investment scheme, and indirectly through its investment in the underlying assets. The significant risks for the Fund are:



### ASX Liquidity Risk

The liquidity of trading in the units on the ASX may be limited. This may affect an investor's ability to buy or sell units. Investors will not be able to purchase or sell units on the ASX during any period that ASX suspends trading of units in the Fund. Further, where trading in the units on the ASX has been suspended for five consecutive Business Days, the availability of the Fund's off-market redemption facility will be subject to the provisions of its Constitution.

### Conflict of interest risk

The Responsible Entity, its affiliates and its various service providers may from time to time act as issuer, investment manager, market maker, custodian, unit registry, broker, administrator, distributor or dealer to other parties or funds that have similar objectives to those of the Fund. It is, therefore, possible that any of them may have potential conflicts of interest with the Fund. The Responsible Entity and its affiliates may invest in, directly or indirectly, or manage or advise other funds which invest in assets which may also be purchased by the Fund. Neither the Responsible Entity nor any of its affiliates nor any person connected with it is under any obligation to offer investment opportunities to the Fund.

The Responsible Entity acts as market maker to the Fund. A conflict might arise between the Fund and investors buying or selling units from the Fund on the ASX due to the Fund's desire to benefit from its market making activities.

The Responsible Entity maintains a conflicts of interest policy to ensure that it manages its obligations to the Fund such that all conflicts (if any) are resolved fairly.

### Counterparty risk

The Fund relies on external service providers in its normal operation and investment activities. There is a risk with external counterparty and service provider arrangements that the party to a contract (such as a derivatives contract, physical security trade or foreign exchange contract) defaults on, or fails to perform, its contractual obligations (either in whole or in part). This may result in a loss for the Fund, or the investment activities of the Fund being adversely affected.

### Currency risk

Investments in global markets or securities which are denominated in foreign currencies give rise to foreign currency exposure. This means that the value of these investments will vary depending on changes in the exchange rate. The Fund may seek to manage its currency exposure using derivative hedging instruments (for example, forward foreign exchange contracts, swaps, "non-deliverable" forwards, and currency options) or cash foreign exchange trades.

### Cyber security risk

As the use of technology has become more prevalent in the course of business, the Responsible Entity has become potentially more susceptible to operational risks through breaches of cyber security. A breach of cyber security refers to both intentional and unintentional events that may cause the Responsible Entity to lose proprietary information, suffer data corruption or lose operational capacity. This in turn could cause the Responsible Entity to incur regulatory penalties, reputational damage, additional compliance costs associated with corrective measures, and/or financial loss.

### Equity security risk

The Fund primarily invests in equity securities issued by listed companies. The share price of a security can rise and fall as a consequence of many factors including, but not limited to, economic conditions, changes in interest rates or currency rates, adverse investor sentiment, management performance, financial leverage, reduced demand for the company's products and services, or factors that affect the company's industry, including changes in regulation or taxation, as well as competitive conditions within the industry. This may result in a loss of value in the portfolio of the Fund and a change in value of your investment. Equity securities may make payments (regular or irregular) as dividends, and these may fluctuate significantly in their market value with the ups and downs in the economic cycle and the fortunes of the issuing firm.

### Foreign investment risk

The Fund may invest in a range of international securities or foreign investment vehicles, and in companies that have exposure to a range of international economies and regulatory environments, which may impact the Fund's international investments. These investments may decline in value because of sovereign, political, economic or market instability; the absence of accurate information about the companies; risks of unfavourable government actions such as expropriation and nationalisation. Some countries may have different legal systems, taxation regimes, auditing and accounting standards with less governmental regulation and transparency. These risks may be higher when investing in emerging markets.

### Fund risk

The Responsible Entity may elect, in accordance with the Constitution and Corporations Act, to terminate the Fund for any reason including if units cease to be quoted on the ASX. Information about the AQUA Rules applicable to quotation of units in the Fund on the ASX is set out in the 'About AQUA Rules' and 'About CHESS' section of this PDS.

### iNAV risk

The iNAV published by the Fund is indicative only and might not be up to date or might not accurately reflect the underlying value of the Fund.

### Income risk

The Fund's ability to distribute income is determined by the performance of the Fund and general market conditions. Consequently, there is no guarantee that you will receive any income. The Fund may make payments (regular or irregular) as distributions, depending on the income the Fund receives from underlying assets.

### Investment strategy risk

The success of the Fund depends upon the Investment Manager's ability to develop and implement investment processes and identify investment opportunities that achieve the investment objectives of the Fund. Matters such as the loss of key staff, the Investment Manager's replacement as investment manager of the Fund, or the Investment Manager's failure to perform as expected may negatively impact on returns, risks and/or liquidity.

Additionally, the Fund may fail to perform as expected or be able to achieve its stated objectives thereby reducing the value of your investment and leading to loss.

### Investment structure risk

There are risks associated with investing in the Fund, such as risks of the Fund's termination, changes to investment strategy or structure, changes to fees or expenses, or changes to the Fund's operating rules (such as payments or reinvestments of distributions, or additional investments). An investment in the Fund is governed by the terms of the latest Constitution and the PDS of the Fund, the Corporations Act, and other laws (such as regulatory updates, government policies, or taxation rules). Investing in the Fund results in different performance outcomes from holding the underlying assets of the Fund directly, for example because of the aggregate effect of holding all assets simultaneously, or the impact of other investor transactions.

The Fund may also invest in other managed investment schemes or collective investment vehicles ('Underlying Fund'). In addition to the risks for the Fund, these also apply to the Underlying Fund. The Fund may also experience risks the Underlying Fund will face transaction restrictions or liquidity constraints.

### Large transaction risk

If a unitholder has significant holdings in the Fund, the Fund is subject to the risk that such a large unitholder may request a significant purchase or redemption of units of the Fund. Large purchases and redemptions may result in: (a) the Fund maintaining an abnormally high cash balance; (b) large sales of portfolio securities impacting market value; (c) increased transaction costs (e.g. commissions); and/or (d) capital gains being realised which may increase taxable distributions to investors. If this should occur, the returns of investors (including other mutual funds) that invest in the Fund may be adversely affected.

### Liquidity risk

Whilst the Fund is generally exposed to listed REITs and real estate entities which are generally considered liquid investments, under extreme market conditions there is a risk that investments cannot be readily converted into cash or at an appropriate price. The Fund may be unable to liquidate sufficient assets to meet its obligations within required timeframes, including payment of withdrawals, or the Fund may be required to sell assets at a substantial loss in order to do so.

Additionally, different securities may be less liquid than other securities or pose a higher risk of becoming illiquid during times of market stress. The less liquid the security, the less likely it can be bought or sold quickly, and the more difficult it may be to sell the security when the Investment Manager wishes to do so, or the more challenging it may be to realise the Investment Manager's perception of fair value.

### Market risk

Changes in the market can lead to changes in prices and overall market volatility. The Fund has exposure to different financial markets. The risk of an investment in the Fund is higher than an investment in a typical bank account investment and the Fund is not expected to behave like a cash investment. Amounts distributed to unitholders may fluctuate, as may the Fund's unit price. 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. This includes conditions affecting interest rates, the availability of credit, currency exchange and trade barriers. These conditions are outside the control of the Fund and could adversely affect the liquidity and value of the Fund's investments and may reduce the ability of the Fund to liquidate its positions or make attractive new investments. The unit price may vary by material amounts, even over short periods of time, including during the period between a withdrawal request or application for units being made and the time the withdrawal unit price or application unit price is calculated. This means the value of the Fund could fall materially in a short period of time and you could lose some or all of your investment.

### Market Making Agent risk

The Responsible Entity has appointed a Market Making Agent to execute the Fund's market making activities and provide settlement services on behalf of the Fund. As the Market Making Agent performs its role as agent on behalf of the Fund, any profit or loss which occurs as a result of the Market Making Agent's actions is incurred by the Fund. There is a risk that the Market Making Agent could make an error in executing the Fund's market making activities. Additionally, the Fund may enter into transactions to acquire or to liquidate assets in anticipation of the Market Making Agent fulfilling its settlement processing obligations in a correct and timely manner. If the Market Making Agent does not fulfil its settlement processing obligations in a correct and timely manner, the Fund could suffer a loss.

## Market Making risk

The Responsible Entity acts as market maker in the units on behalf of the Fund through the appointment of the Market Making Agent as an agent of the Responsible Entity. The Fund will bear the risk of the market making activities undertaken by the Responsible Entity on its behalf. There is a risk that the Fund could suffer a material cost as a result of these market making activities which may adversely affect the NAV of the Fund. Such a cost could be caused by either an error in the execution of market making activities or in the price at which units are transacted on the ASX. In order to mitigate this risk, the Responsible Entity has the discretion to increase the spread at which it makes

a market and also has the right to cease making a market subject to its obligations under the AQUA Rules and ASX Operating Rules. If the market becomes unstable, the Responsible Entity reserves the right to cease market making activities.

## Price risk

The price at which the units may trade on the ASX may differ from the NAV per Unit and the iNAV. The trading price of units is dependent on a number of factors including the demand for and supply of units, investor confidence, the availability of market maker services during the course of the trading day, and the bid-offer spread applied to units.

## Regulatory risk

The risk that the Fund may be adversely affected by changes in government policies, regulations and laws including laws affecting registered managed investment schemes and taxation. The value of some investments may be adversely affected by changes in Australian government policies, regulations and laws, including tax laws and laws affecting registered managed investment schemes. Changes to regulations can affect the Fund's operation (for example changes to taxation rules can affect the Fund's income payments), disclosure (for example new regulations may require different information be reported or disclosed compared to current information), or investment activities (for example new regulations or tax rules may prohibit or restrict practices or activities the Fund

relies on).

## Withdrawal risk

If we, as Responsible Entity, determine that it is in the best interests of all unitholders, we may suspend or delay withdrawals and these payments may take longer than the typical timeframe. When the Fund is liquid, there may be circumstances where your ability to withdraw from the Fund is restricted. These circumstances may include (but are not limited to):

- market events affect the liquidity or marketability of the Fund's assets;
- the Fund is no longer liquid or cannot meet its liquidity requirements; or
- investor activity has affected the Fund's ability to realise assets at an acceptable price.

The timeframe in which we have to meet a withdrawal request is set out in the Constitution of the Fund and outlined in Section 10 'Investing in the Fund'. Where the Fund is not liquid, you may only withdraw when we make an offer to withdraw to all investors, as required by the Corporations Act.

You need to consider the level of risk that you are comfortable with, taking into account factors such as your age, your investment timeframe, other assets and investments you have and your overall tolerance for risk.

## 6 HOW THE FUND WORKS

### How the Fund is valued

All assets within the Fund are usually valued daily. More frequent valuations are permitted under the constitution of the Fund and we may revalue the Fund's assets more or less frequently if it is considered appropriate or in certain circumstances.

The Gross Asset Value ('GAV') of the Fund equals the market value of the assets. The Net Asset Value ('NAV') of the Fund attributable to the units is obtained by deducting any liabilities (for example fees and costs) from the market value of the Fund assets.

The Responsible Entity uses independent pricing services provided by the Fund's Administrator, for the valuation of the Fund's assets, which is generally calculated on a daily basis. Listed investments are marked to market. The value of unlisted investments is determined by the Responsible Entity after consideration of the recommendations from the scheme's investment manager or the valuation method adopted by an independent third party. Unit prices may be viewed on the Investment Manager's website, <https://rescap.com/resolution-capital-global-property-securities-fund/>.

### Unit prices

A unit price is calculated for every Business Day which is equal to the value of the Fund's net assets attributable to the Class A units divided by the number of Class A units on issue. Generally, the unit price changes daily as the market value of the Fund's assets rises or falls.

Unit prices are based on NAV of the Fund including provisions for income and expenses accrued and an adjustment for a transaction cost factor (see 'Buy/Sell Spread' in Section 8 'Fees and other costs').

## Liquidity and iNAV

The Responsible Entity, on behalf of the Fund, may provide liquidity to investors on the ASX by acting as a buyer and seller of units. The Responsible Entity has appointed a market participant to act as its agent to execute its market making activities.

The Responsible Entity has engaged an agent to calculate and disseminate an indicative NAV per Unit ('iNAV') which will be published by the Fund on Resolution Capital's website at <https://rescap.com/resolution-capital-global-property-securities-fund/> throughout the ASX Trading Day. The iNAV for the Fund will be updated during the ASX Trading Day having regard to the Fund's Portfolio holdings.

The iNAV reflects the real time movements in stock markets and currencies during the ASX Trading Day and, for securities not trading during the ASX Trading Day, listed proxy instruments selected on the basis of correlations with the underlying investments. The proxies and their correlations with underlying instruments are reviewed regularly and updated as required. The iNAV represents the best estimate by the Responsible Entity or its appointed agents of the value per unit in the Fund throughout the trading day.

No assurance can be given that the iNAV will be published continuously or that it will be up to date or free from error. To the extent permitted by law, neither the Responsible Entity nor its appointed agent shall be liable to any person who relies on the iNAV.

Additionally, during periods of uncertainty in respect of the value of the underlying securities, the Responsible Entity may determine that it is not in the best interest of members to make a market in the units.

## Unit pricing policy

The Responsible Entity complies with ASIC Class Order 13/655 as it relates to unit pricing requirements and has adopted a compliant policy for unit pricing discretions it uses in relation to the Fund ('Unit Pricing Policy'). Additional documents may be prepared for this purpose from time to time. This document may be revised or updated to reflect changes in the Fund Constitution or the pricing policies of the Responsible Entity.

The Unit Pricing Policy and discretions exercised by the Responsible Entity are available from us, at no charge, upon request.

## Impact of investing just before the end of a distribution period

After a distribution is paid, the unit price usually falls by an amount similar to that of the distribution per unit. This means that if you invest just before a distribution, the unit price may already include income that you would be entitled to receive at the distribution date. Consequently, you may have some of your capital returned as income through the distribution payment.

This could affect your taxation position and we recommend you seek professional taxation advice.

## Distributions

### How you receive income from your investment

Income (such as interest, dividends and realised capital gains) from investments in the Fund will be paid to you via income distributions. Distributions are payable quarterly, subject to the Fund having sufficient distributable income.

Distributable income takes into account income received from the investment activities of the Fund less any expenses charged to the Fund, as well as net capital gains made due to trading in the assets of the Fund. Revenue losses are not able to be distributed.

Capital gains are generally not distributed until the end (or shortly thereafter) of the period ending 30 June each year. Any net capital losses are carried forward to be offset against capital gains in future income periods.

## Distribution reinvestment

Distributions will be automatically re-invested unless you advise otherwise.

The distribution reinvestment price is the unit price at the end of the distribution period (without the applicable buy spread) less the distribution per unit payable. All units allotted as part of the distribution reinvestment will rank equally in all respects with existing units in the same class. At the time the distribution reinvestment price is set, all information that would, or would be likely to, have a material adverse effect on the realisable price of the units will be publicly available (if your units are held on a HIN).

Where the result of applying the distribution reinvestment methodology is a fraction:

- whole and partial units will be issued to you (if your units are held on the issuer sponsored sub-register); or
- that fraction will be rounded down to the nearest whole number and the remaining distribution not applied will be carried forward as a credit balance on your account (if your units are held on a HIN). No interest will be payable on the credit balance.

Investors may elect to have their distributions paid as cash at any time by notifying the Fund's Unit Registry. The change will apply

from the date of receipt, as long as it is received by the Fund's Unit Registry by the Distribution Reinvestment Record Date.

The Responsible Entity may cancel or suspend distribution reinvestments or modify the terms by which distribution reinvestments are permitted.

Distribution reinvestment will only apply in respect of unitholders who are resident in Australia or New Zealand. Investors who are not resident in Australia or New Zealand will have their distributions paid as cash.

## Different classes

As permitted under the Constitution, we may issue more than one class of units in the Fund, with different applicable fees and other different conditions of issue. This PDS applies to Class A units. For information relating to other unit classes, please contact us.

## Operational governance

The Fund's operation is governed by its Constitution and the Corporations Act, with other laws where relevant.

## Constitution

The Constitution contains the rules relating to a number of operational issues and practices, including rights, responsibilities and duties of the Responsible Entity and unitholders, some of which are outlined in further detail in this document. Copies of the Constitution can be provided on request.

## Compliance Plan

The Fund's Compliance Plan outlines how we aim to ensure compliance with the Fund's Constitution, the Corporations Act and other relevant laws.

The Fund's compliance plan has been lodged with the Australian Securities and Investments Commission ('ASIC').

## 7 HOW WE INVEST YOUR MONEY

### **Warning: When it comes to choosing to invest in the Fund, you should consider the likely investment return, the risks and your investment timeframe.**

The Fund primarily invests in REITs and real estate securities (listed on the ASX or global exchanges which are a member of the World Federation of Exchanges or Federation of European Securities Exchanges) that derive most of their returns from rental income. The Fund's investments provide exposure to a range of underlying real estate from around the world including but not limited to office buildings, shopping centres, industrial warehouses, residential communities, data centres and towers, self-storage, hotels and healthcare facilities. The Fund may also have exposure to companies which undertake activities such as real estate development, real estate construction contracting and real estate funds management activities. The Fund does not engage in short selling or securities lending.

Resolution Capital believes that optimum risk-adjusted returns can be achieved through a concentrated portfolio of 30 to 60 securities. In constructing the portfolio, bottom-up securities analysis is combined with the identification of broader investment and direct real estate market themes.

Resolution Capital adopts a 'multiple portfolio manager' approach for its global portfolio construction. This approach tests the conviction of individual portfolio managers, encourages greater involvement from the broader investment team and mitigates key person risk.

Resolution Capital intends to mitigate currency risk through hedging the capital component of the Fund's exposure to global real estate securities and may also hedge currency exposure arising from income receivable from global real estate securities at its discretion. From time to time the Fund may accept unhedged or over-hedged exposures, but hedging will not be undertaken in a currency where there is no underlying physical investment. Currency hedging may impact the level of income distributions.

An investment in the Fund may suit you if you are seeking a medium to long-term investment in global listed REITs and other real estate securities with the potential for income distributions and capital growth. You should consider the likely investment return, risks and your investment timeframe when choosing to invest in the Fund.

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

<b>INVESTMENT RETURN OBJECTIVE<sup>1</sup></b>	The Fund aims to achieve an annual total return that exceeds the total return of the Benchmark after fees on a rolling 3 year basis.
<b>BENCHMARK<sup>2</sup></b>	FTSE EPRA/NAREIT Developed Index (AUD Hedged) Net TRI. The Benchmark is designed to track the performance of listed real estate companies and REITS worldwide.



<b>SUGGESTED MINIMUM INVESTMENT PERIOD</b>	Medium to long-term, being 5 or more years.
<b>RISK LEVEL</b>	High – very high <sup>3</sup> .
<b>PORTFOLIO ALLOCATION</b> <sup>3</sup>	85% - 100% invested in global listed REITs and real estate securities. <sup>4</sup> 0 – 15% invested in cash. The Fund holds forward foreign exchange contracts for hedging purposes and these contracts represent a negligible percentage of the Fund's portfolio.
<b>CURRENCY EXPOSURE</b>	The Fund's exposure to movements in the exchange rate between Australia and other currencies in which global real estate securities investments are denominated is mitigated using forward foreign exchange contracts. The Fund may also hold foreign currency balances for the purposes of settling trades in foreign markets.
<b>LABOUR STANDARDS OR ENVIRONMENTAL, SOCIAL OR ETHICAL CONSIDERATIONS</b>	Resolution Capital applies environmental, social and ethical (incorporating corporate governance) ('ESG') considerations when selecting, retaining or realising the investments of the Fund in addition to other methods in assessing company value. These ESG considerations are generally only taken into account by Resolution Capital to the extent that they financially affect the investment. It should be noted that Resolution Capital does not have a fixed methodology or weightings for incorporating these ESG risks and each investment opportunity is assessed on a case-by-case basis, however special consideration is taken of responsible investment and labour standards frameworks, including UN Principals of Responsible Investment, UN Global Compact and UN Guiding Principles on Business and Human Rights. Additionally, Resolution Capital may exclude certain securities or sectors based on ESG factors.

1. The investment objective is expressed after the deduction of management fees, expense recoveries and taxation, i.e. the investment objective is measured relative to the Fund's benchmark, after fees and costs and taxes are deducted from the Fund's performance. Refer to Sections 8 and 9 for further information on fees and other costs and taxation. The investment objective is not intended to be a forecast, it is only an indication of what the investment strategy aims to achieve over the medium to long term, assuming financial markets remain relatively stable during that time. The Fund may not achieve its investment objective and returns are not guaranteed.
2. Further information on the Fund's benchmark can be found here: <https://www.ftserussell.com/products/indices/epra-nareit>
3. The risk level is not a complete assessment of all types of investment risk. It does not address the potential size of a negative return nor the possibility that a positive return may be less than the return expected or required by an investor's objective and is based on the Australian Prudential Regulation Authority Guidance Standard Risk Measure.
4. The above ranges are indicative only. The Fund will be rebalanced within a reasonable period of time should the exposure move outside of the above ranges.
5. The Fund may also invest in international or domestic shares proposed to be listed within six months on any such recognised exchange, limited to 10% of the Fund's net asset value.

## Investment philosophy

Resolution Capital is a specialist investment manager focused on investing in the global listed real estate and infrastructure sectors of the stock market. Resolution Capital's consistent and rigorous investment approach has been a key feature of the team's success.

Resolution Capital believes that the ultimate driver of REITs and real estate securities is the quality and level of sustainable cash earnings generated by the underlying portfolio of properties. As a result, its investment process for the Fund is focused on evaluating these cashflows on a consistent basis across real estate sectors and regions. This is reinforced by a centralised research approach with most of the investment team being co-located in the Sydney office.

Resolution Capital is focused on fundamentals driven stock selection, through a number of qualitative and quantitative measures, which is focused on:

- high quality, high barrier, hard to replicate strategic assets, which are located in key markets and cities, where there is landlord pricing power;
- entities with sustainable capital structures, which are run by disciplined and aligned management teams; and
- robust earnings profile, with the majority of earnings derived from recurring rental activities.

The bottom up analysis is reviewed in conjunction with the identification of top down, broader investment and direct real estate themes (e.g. macro-economic conditions, demand and supply levels, construction costs etc.), which may influence a securities' risk level.

Supporting the bottom up philosophy is the division of research responsibilities amongst the investment team 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, hotels, data centres and healthcare. The investment team is uniquely equipped to evaluate companies and their management teams against global peers.

By adopting this approach, Resolution Capital believes it can create a portfolio which has the greatest prospect of delivering returns

above inflation and consistent, sustainable, long term outperformance.

## Proprietary research

Resolution Capital invests substantially in research. Proprietary internal research is critical to the development of the business and its ability to outperform. The investment team, when possible, travels to gauge local markets, inspect properties and meet with management and market participants.

Resolution Capital utilises many different external sources of information such as company reports, research houses, industry contacts, brokers, real estate agents, economists, industry groups and industry conferences. While Resolution Capital has access to a wealth of data from a number of sources worldwide, emphasis is often placed on the insight gained from talking to management, visiting properties and our global network of industry contacts.

## Portfolio construction

Resolution Capital adopts a 'multi-portfolio manager' approach to portfolio construction for the Fund. The Fund's portfolio comprises separate individual portfolios, with each Resolution Capital portfolio manager constructing their own global portfolio. The Fund represents the consolidation of these portfolios. Currently there are four portfolio managers, but this can change from time to time. It is inevitable, and intentional, that there is significant overlap in the securities chosen by each portfolio manager, illustrating which securities have the strongest investment prospects.

This investment decision making process has numerous benefits. Firstly, since each portfolio manager invests across sectors and regions, it encourages cross debate whilst drawing upon each team member's individual strengths. Secondly, it forces portfolio managers to test and challenge each other's conviction. Thirdly, it gives portfolio managers a greater ability to translate their ideas into actual investment decisions while also enhancing accountability and providing a career path for analysts.

Importantly, the 'multi-portfolio manager' approach also significantly mitigates key person risk, as each portfolio manager has a demonstrated track record of managing the portfolio. Resolution Capital strongly believes that this approach will lead to superior and more consistent, investment returns over the long term.

While there are no pre-determined geographic or sector allocation limits, in order to maintain diversity, the Fund will generally have an exposure to at least three sectors and three geographic areas. Whilst the Fund will have no limit to the number of investments in its portfolio, it will generally hold between 30 and 60 securities.

The Fund portfolio is continually monitored and reviewed as market conditions change in order to maintain an optimum mix of high conviction ideas whilst minimising trading and transaction costs.

## Labour, Environmental, Social and Governance considerations

Resolution Capital has a long history of taking a responsible approach to investing and places paramount importance on protecting its clients' interests. Resolution Capital has been a signatory to the PRI ([www.unpri.org](http://www.unpri.org)), since 2010, and a participant in the UN Global Compact since 2019.

ESG considerations are an integral part of Resolution Capital's investment philosophy. Resolution Capital believes these initiatives benefit the broader community and that strong ESG practices of the companies in which the Fund invests are likely to be additive to their performance and lead to investors ultimately being rewarded through superior investment outcomes. Resolution Capital integrates ESG considerations into its investment process to align itself with the six Principles of UN the PRI and incorporates ESG factors in stock analysis and as discussion points for broader engagement activities. Examples of ESG risks which may be considered by Resolution Capital include poor workplace health and safety, high carbon emissions, and poor corporate governance. Resolution Capital's ESG risk integration approach is primarily focused on assessing and managing the potential financial impact (e.g. reduced future cashflows and/or permanent impairment of asset value) resulting from ESG risks on investment assets. When reviewing potential investment opportunities for the Fund, Resolution Capital will assess the risk of a permanent loss of capital due to an ESG risk by identifying events that could occur as a result of an asset's exposure to material ESG issues.

In terms of the extent to which the ESG considerations are taken into account, Resolution Capital has a framework it uses to assess ESG but does not apply a set methodology for taking such ESG considerations into account. Resolution Capital does not use a weighting system to apply a weight to the standards and considerations.

Resolution Capital does not have a specific methodology for how labour standards considerations are taken into account in the selection, realisation and retention of the Fund's investments. In practice, Resolution Capital records labour disclosures where available, and takes into consideration responsible investment and labour standards frameworks, including UN Principals of Responsible Investment, UN Global Compact and UN Guiding Principles on Business and Human Rights to the extent they have a financial impact on the Fund's investments.

The integration of ESG into the investment process is supplemented by Resolution Capital's engagement policy and activities, which are designed to optimise their ability to affect outcomes and enhance investment decision-making. Resolution Capital's engagement activities include proxy voting. It is the policy of Resolution Capital to vote on all proxy resolutions it has the ability to vote on.

The Resolution Capital policies relating to the manner in which ESG considerations are incorporated in the investment process can be accessed on [www.rescap.com/esg/](http://www.rescap.com/esg/) or free of charge by contacting Resolution Capital on 1300 737 240.

## 8 FEES AND OTHER COSTS

### DID YOU KNOW?

SMALL DIFFERENCES IN BOTH INVESTMENT PERFORMANCE AND FEES AND COSTS CAN HAVE A SUBSTANTIAL IMPACT ON YOUR LONG TERM RETURNS.

FOR EXAMPLE, TOTAL ANNUAL FEES AND COSTS OF 2% OF YOUR FUND BALANCE RATHER THAN 1% COULD REDUCE YOUR FINAL RETURN BY UP TO 20% OVER A 30 YEAR PERIOD (FOR EXAMPLE, REDUCE IT FROM \$100,000 TO \$80,000). YOU SHOULD CONSIDER WHETHER FEATURES SUCH AS SUPERIOR INVESTMENT PERFORMANCE OR THE PROVISION OF BETTER MEMBER SERVICES JUSTIFY HIGHER FEES AND COSTS.

YOU MAY BE ABLE TO NEGOTIATE TO PAY LOWER FEES. ASK THE FUND OR YOUR FINANCIAL ADVISER.

### TO FIND OUT MORE

IF YOU WOULD LIKE TO FIND OUT MORE, OR SEE THE IMPACT OF THE FEES BASED ON YOUR OWN CIRCUMSTANCES, THE **AUSTRALIAN SECURITIES AND INVESTMENTS COMMISSION (ASIC)** MONEYSMART WEBSITE ([WWW.MONEYSMART.GOV.AU](http://WWW.MONEYSMART.GOV.AU)) HAS A MANAGED FUNDS FEE CALCULATOR TO HELP YOU CHECK OUT DIFFERENT FEE OPTIONS.

This section shows the fees and other costs you may be charged. These fees and costs charged by the Fund may be deducted from your account, from the returns on your investment or from the Fund's assets as a whole. Taxes are set out in Section 9 of this PDS. You should read all information about fees and costs because it is important to understand their impact on your investment.

**WARNING: Additional fees and costs may be paid to a financial adviser if a financial adviser is consulted. The details of these fees and costs should be set out in the statement of advice by your adviser.**

FEES AND COSTS SUMMARY: RESOLUTION CAPITAL GLOBAL PROPERTY SECURITIES FUND (MANAGED FUND)		
TYPE OF FEE OR COST	AMOUNT	HOW AND WHEN PAID
<b>ONGOING ANNUAL FEES AND COST<sup>1,2</sup></b>		
<b>MANAGEMENT FEES AND COSTS</b> The fees and costs for managing your investment	Management fee of 0.80% p.a. of the NAV of the Fund.	The management fee is calculated daily based on the Fund's net asset value, reflected in the daily unit price and payable quarterly in arrears from the Fund. Extraordinary expenses are paid from the Fund assets as and when incurred. <sup>3</sup>
<b>PERFORMANCE FEES</b> Amounts deducted from your investment in relation to the performance of the product	0.09% p.a. of the NAV of the Fund <sup>4</sup>	If applicable, a performance fee of 20% of the Fund's outperformance of the benchmark net of the management fee and expenses. The performance fee is calculated and accrued each Business Day and is reflected in the daily unit price. The performance fee, if applicable is payable to the Investment Manager from the Fund, subject to an absolute return hurdle, as at 30 June each year.
<b>TRANSACTION COSTS</b> The costs incurred by the scheme when buying or selling assets	Transaction costs are estimated to amount to 0.00% p.a. of the NAV of the Fund	Transaction costs associated with dealing with the Fund's assets may be recovered from the Fund. As some transaction costs will be paid for by investors who are charged the buy/sell spread when they enter or exit the Fund, the transaction costs are shown net of the buy/sell spread.
<b>MEMBER ACTIVITY RELATED FEES AND COSTS (FEES FOR SERVICES OR WHEN YOUR MONEY MOVES IN OR OUT OF THE FUND)<sup>1,3</sup></b>		
<b>ESTABLISHMENT FEE</b> The fee to open your investment	Nil	Not applicable
<b>CONTRIBUTION FEE</b> The fee on each amount contributed to your investment	Nil	Not applicable
<b>BUY/SELL SPREAD<sup>5</sup></b> An amount deducted from your investment representing costs incurred in transactions by the scheme	0.20% upon entry and upon exit	The buy/sell spread is applied to each application and withdrawal from the Fund and operates to increase the relevant unit price for each new investment and to decrease the unit price for each withdrawal to cover costs of underlying portfolio transactions.



<b>WITHDRAWAL FEE</b> The fee on each amount you take out of your investment	Nil	Not applicable
<b>EXIT FEE</b> The fee to close your investment	Nil	Not applicable
<b>SWITCHING FEE</b> The fee for changing investment options	Nil	Not applicable

1. Fees are inclusive of GST and net of any applicable Reduced Input Tax Credits ('RITC').
2. Refer to 'Management costs' in 'Additional explanation of fees and other costs' for more information. Fees and costs may be negotiated with wholesale clients – please refer to 'Differential fee arrangements' in 'Additional explanation of fees and other costs'.
3. Refer to 'Extraordinary expenses' in 'Additional explanation of fees and other costs' below for further information.
4. In accordance with the Corporations Regulations, this represents the average of the performance fees charged by the Fund over the past five financial years and which reasonably represents what a typical performance fee may be in any given financial year. However, the actual performance fee payable (if any) will depend on the performance of the Fund and the performance fee estimate provided may not be a reliable indicator of future performance fees.
5. When money moves in or out of the Fund, you may incur a buy/sell spread which is included in the unit price of the Fund. Refer to 'Buy/Sell spread' in 'Additional explanation of fees and other costs' below for more information.

## Example of annual fees and costs for the Fund

The following table gives an example of how the fees and costs applicable to the units in the Fund can affect your investment over a one (1) year period. You should use this table to compare the Fund with other managed investment products.

EXAMPLE	BALANCE OF \$50,000 WITH A CONTRIBUTION OF \$5,000 DURING THE YEAR	
<b>CONTRIBUTION FEE</b>	Nil	For every additional \$5,000 you put in, you will be charged \$0.
<b>PLUS MANAGEMENT FEES AND COSTS</b>	0.80% p.a.	<b>And</b> , for every \$50,000 you have in the Fund you will be charged or have deducted from your investment \$400
<b>PLUS PERFORMANCE FEES</b>	0.09% p.a. <sup>1</sup>	<b>And</b> , you will be charged or have deducted from your investment \$45 in performance fees each year
<b>PLUS TRANSACTION COSTS</b>	0.00% p.a.	<b>And</b> , you will be charged or have deducted from your investment \$0 in transaction costs.
<b>EQUALS COST OF FUND</b>	If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during the year, you would be charged fees of \$445.	
	<b>What it costs you will depend on the investment option you choose and the fees you negotiate.</b>	

1. The example includes a performance fee estimate of 0.09% which is the five-year average of the performance fees charged by the Fund. This is the Responsible Entity's reasonable estimate of the annual performance fee. However, the actual performance fee payable (if any) will depend on the performance of the Fund and the performance fee estimate provided may not be a reliable indicator of future performance fees.
2. The example assumes the \$5,000 contribution occurs at the end of the year and therefore management costs are calculated using the \$50,000 balance only. Additional fees may apply, including a buy/sell spread.

Please note that this is just an example. In practice, your investment balance will vary, as will related management costs. Fee rebates may be individually negotiated with wholesale clients (as defined in the Corporations Act).

We have the right to increase the fees or to charge fees not currently levied up to the maximum limits set out in the Fund Constitution without your consent. If we choose to exercise this right, we will provide you with 30 days' prior written notice.

## Additional explanation of fees and other costs

### Management costs

The management costs in relation to the Fund are generally the administration and investment fees and costs (excluding transaction costs) of the Fund. These costs include:

- Responsible Entity fees;
- administration costs;
- safe keeping fees;
- audit costs; and
- legal costs.

The Investment Manager pays management costs out of the fees it receives. Therefore, for this Fund, the management fee, performance fee (if any), and indirect costs will typically reflect the total management costs.

## Performance fees

Depending on how well the Fund performs, the Investment Manager may be entitled to a performance fee. The five-year average of the performance fees charged by the Fund is 0.09% p.a., or \$45 p.a. based on a \$50,000 investment.

The performance fee is equal to 20% of the difference between the Fund's return (net of management fees) and the benchmark return multiplied by the NAV of the Fund. Any market making profits will be excluded from the performance fee calculations. The Fund's performance benchmark is the FTSE/EPRA NAREIT Developed Index (AUD Hedged) Net TRI. If the index ceases to be published, we will nominate an equivalent replacement index.

The performance fee is calculated each Business Day and may be positive or negative. If the cumulative performance fee is positive, the amount is incorporated in the Fund's unit price. If the cumulative performance fee is negative, there is no impact on the Fund's unit price and the negative amount will be carried forward and must be recovered before a performance fee can be accrued.

The performance fee is payable to the Investment Manager from the Fund at 12 month intervals as at 30 June each year ('Period'). The Investment Manager will however only be paid the accrued performance fee if the Fund's return, net of management fees, is 0% or greater for the Period. If the Fund fails to meet this performance hurdle, then no performance fee shall be payable from the Fund to the Investment Manager. If no performance fee is payable to the Investment Manager, then the accrued performance fee will be carried forward and will form part of the performance fee payable for the next Period.

### Performance fee calculation worked example

The worked example in the following table is shown only for the purpose of illustrating how the performance fee may be calculated for two unrelated days only and assumes there are no applications or withdrawals made during each day. The daily performance fee accrual is actually calculated as the day's opening NAV excluding the performance fee accrual plus any applications, minus any withdrawals (both assumed to be nil in the examples), multiplied by the Fund's daily out or underperformance of the Benchmark, multiplied by 20% (performance fee rate). The day's performance fee accrual is then added to the performance fee accrual balance (carried over from the previous day) to give the total performance fee for the period. The actual performance in the ordinary course of business, the unit price, the Benchmark, and the hurdles may all fluctuate during the period.

It is also important to note the below table is not an indication of the expected or future performance of the Fund, and that actual performance may differ materially from that used in the following worked example.

FEE COMPONENTS	EXAMPLE A (FUND OUTPERFORMS BENCHMARK)	EXAMPLE B (FUND UNDERPERFORMS BENCHMARK)
Performance fee rate	20%	20%
Opening NAV excluding performance fee accrual	\$10,000,000	\$20,000,000
Fund daily return	0.10%	-0.25%
Benchmark daily return	0.05%	0.70%
Daily out/ underperformance of Benchmark	0.05%	-0.95%
Daily performance fee accrual <sup>1</sup>	\$1,000	-\$38,000
Performance fee accrual (carried over from previous day)	\$20,000	\$75,000
Total performance fee accrual	\$21,000	\$37,000

1. If the performance fee accrual was positive on the last day of the performance period, a performance fee would be payable equal to the performance fee accrual (includes the net effect of GST and RITC).

Performance fees vary from year to year according to the Fund's actual performance and can be zero in any financial year. Past performance is not a reliable indicator of future performance. In particular, the performance fee payable (if any) will depend on the performance of the Fund and previous performance fees and may not be a reliable indicator of future performance fees of the Fund.

## Indirect Costs

Indirect costs form part of management fees and costs and include fees and expenses arising from any investment which qualifies as an interposed vehicle (e.g. any underlying fund that the Fund may invest in) and certain OTC derivative costs, where relevant. The Fund's indirect costs are estimated to be 0.00%, which is the actual indirect cost amount for the fund for the previous financial year. The actual indirect costs payable (if any) will depend on the investments of the Fund and the indirect costs estimate provided may not be a reliable indicator of future indirect costs of the Fund.

## Extraordinary expenses

Under certain circumstances, extraordinary expenses may be paid directly by the Fund. Extraordinary expenses are not of an ongoing nature. Examples of this type of expense include:

- convening of unitholders' meeting;
- termination of the Fund;
- amending the Fund Constitution;
- defending or bringing of litigation proceedings; and
- replacement of the Responsible Entity.

## Transaction costs

Transaction costs associated with dealing with the Fund's assets may be recovered from the Fund. Transaction costs, other than any buy/sell spread (which is described below), may include brokerage, settlement fees, clearing costs and applicable stamp duty when underlying assets are bought or sold.

The total transaction costs incurred by the Fund for the previous financial year were calculated to be \$65 based on a \$50,000 holding (approximately 0.13% of total average net assets). The total transaction costs, net of buy/sell spread recovery, were calculated to be approximately 0.00% of total average net assets, or \$0 based on a \$50,000 holding. These net transaction costs are borne by the Fund as an additional cost to investors and are shown above in the 'Fees and costs summary'. These costs are in addition to the management costs set out above. These estimated costs are based on the actual amount for the Fund for the previous financial year.

Transaction costs are paid out of the assets of the Fund and are not paid to Resolution Capital.

## Buy/Sell spread

The buy/sell spread forms part of the transaction costs. When you invest or withdraw all or part of your investment, we generally apply a cost via a unit price 'buy/sell spread', which is an additional cost to you and retained by the Fund. A buy/sell spread operates to increase the relevant unit price for each new investment and to decrease the unit price for each withdrawal to cover costs of underlying portfolio transactions, which include brokerage, share settlement and clearing fees, government charges/stamp duty, bank charges and foreign exchange transaction fees. The current

buy/sell spread for the Fund, which is an estimate of these costs, is 0.20% on both investment and withdrawal. For example, if \$50,000 was invested in, or withdrawn from, the Fund the cost of your buy/sell spread would be \$100 in and \$100 out.

The purpose of the buy/sell spread is to ensure that the costs to the Fund of buying or selling underlying assets are borne by investors as they invest or withdraw and to not disadvantage longer term investors remaining in the Fund.

From time to time, we may vary the buy/sell spread. Any revised spread will be applied uniformly to transacting investors while that spread applies. In circumstances where the Responsible Entity determines that unitholders of the Fund are not being treated equitably (for example, withdrawals in stressed and dislocated markets), the buy/sell spread may be higher than our estimate.

The Responsible Entity has discretion to waive or reduce the buy/sell spread where the Fund incurs no costs, or reduced costs. Investors will be provided with notification of any changes to the buy/sell spread via Resolution Capital's website at <https://rescap.com/resolution-capital-global-property-securities-fund/>.

Investors should note that the buy/sell spread is only directly applicable to units applied for / redeemed directly with the Responsible Entity. However, investors buying and selling units on the ASX may incur a bid-offer spread as is usually the case with on-market transactions. Where investors buy or sell units on the ASX, the price at which the investor buys or sells units will generally include an allowance to cover transaction costs but will also reflect market conditions and supply and demand for units during the ASX Trading Day. As such, the cost of the bid-offer spread on the ASX may be different to the cost of the buy/sell spread for investors who apply or withdraw directly with the Responsible Entity. Investors should note that buyers and sellers other than the Market Making Agent may buy and sell units on the ASX, and the bid-offer spread on the ASX may differ throughout the course of the ASX Trading Day.

## Incidental fees and costs

Standard government fees, duties and bank charges may also apply to your investments and withdrawals, including dishonour fees and conversion costs.

All monetary amounts referred to in the PDS are given in Australian dollars. Where you invest in another currency, any costs associated with currency conversion will be deducted from your application or withdrawal amount.

## Adviser fees

We do not pay fees to financial advisers. If you consult a financial adviser, you may incur additional fees charged by them. You should refer to the Statement of Advice they give you for any fee details.

## Payment to IDPS operators

Subject to law, annual payments may be made to some IDPS operators because they offer the Fund on their investment menus. Product access is paid by the Investment Manager out of its investment management fee and is not an additional cost to the investor.

## Fees for Indirect Investors

Indirect investors must also refer to the fees and costs payable for the Investor Directed Portfolio Service ('IDPS'), master trust or wrap account they are investing through. The IDPS operator will be the registered holder of the units and may charge you fees that are different or in addition to the Fund's fees detailed in this section and the PDS. You should refer to the offer document for the relevant IDPS, master trust or wrap account for more information.

## Market Making Agent costs

The Responsible Entity has appointed a market participant as its agent to execute its market making activities in order to provide liquidity in the units on the ASX AQUA market and to facilitate settlement. The agent will earn a fee as a result of these activities. This fee will be recovered from the bid-offer spread applicable to purchases and sales of units via the ASX, and be borne by investors who trade via the ASX. Investors may also incur funding charges in respect of the market making activities. The Responsible Entity cannot (at the date of this PDS) estimate the Market Making Agent fees and charges that may be payable from the Fund in the future.

## Stockbroker fees for investors

You will incur brokerage fees and commissions when buying and selling the units on the ASX. You should consult with your stockbroker for more information in relation to these fees and charges.

## Differential fee arrangements

The management costs of the Fund may be negotiated with persons who qualify as wholesale clients within the meaning of the Corporations Act, such as sophisticated or professional investors. In negotiating such fees, we will take into consideration our obligations under the Corporations Act.

Such arrangements will be by individual negotiation and will be disclosed separately to relevant clients. Please contact us on 1300 010 311 for further details.

## Changes to fees and other costs

We reserve the right to change fees and other costs, subject to any limitations under the Fund Constitution and applicable law. We will give investors 30 days' notice prior to any increase in fees.

The Constitution provides for various fees, specifically a Custodian fee, which we do not currently recover from the Fund.

## For more information on fees and costs

If you would like to better understand how our fee structure may impact your investment in the Fund, we recommend that you speak to your financial adviser or visit the ASIC website at [www.moneySMART.gov.au](http://www.moneySMART.gov.au) where a fee calculator is available to help you compare the fees of different managed investment products.

## 9 TAXATION

**WARNING: Investing in a registered managed investment scheme is likely to have tax consequences. You are strongly advised to seek professional tax advice.**

The Fund is an Australian resident for tax purposes and does not generally pay tax on behalf of its investors. The taxation implications of investing in the Fund can be complex and depend on a number of factors, including whether you are a resident or non-resident of Australia for taxation purposes and whether you hold the units on capital account or revenue account. This summary may not be relevant for investors that are subject to special tax rules such as banks, superannuation funds, insurance companies, managed investment trusts, tax exempt organisations and dealers in securities.

The following tax comments have been prepared on the assumption that:

- the investor is an Australian resident for tax purposes;
- the investor holds the units on capital account as a long-term investment;
- the Fund qualifies as an attribution managed investment trust ('AMIT') within the meaning of section 276-10 of the Income Tax Assessment Act 1997 (Cth) and the Responsible Entity of the Fund elects to apply the AMIT regime to the Fund; and
- the Fund has made an irrevocable 'capital election' to apply the Capital Gains Tax ('CGT') provisions pursuant to section 275-115 of the Income Tax Assessment Act 1997 applicable to certain "covered assets". Income of the Fund

The Fund has been established as an Australian resident unit trust. In accordance with the AMIT provisions, the Fund is required to determine certain amounts (e.g. assessable income, exempt income, non-assessable non-exempt income and tax offsets) for the financial year. The Fund then attributes these amounts of assessable income, exempt income, non-assessable non-exempt income and tax offsets (referred to as 'characters') to investors on a fair and reasonable basis in accordance with their interests. The attributed trust amounts retain their tax character in the hands of investors and investors will be taxed on their attributed amounts even where amounts are not distributed in cash. Investors will be provided with an AMIT Member Annual ('AMMA') Statement for tax purposes after 30 June each year to assist the investor in determining their tax position. The AMMA Statement will advise all amounts attributed to an investor by the Fund for inclusion in their income tax returns. The AMMA Statement will also advise the character of the income, and any cost-base adjustments required to the units. Generally, no Australian income tax will be payable by the Responsible Entity of the Fund where investors are attributed with all taxable characters of the Fund each year.

The Fund's investments and activities are likely to give rise to income, dividends and capital gains and losses. Further detail in respect of the Australian tax treatment of these income/gains and losses at the Fund level is provided below.

### Fund Franking credits

The Fund may derive franking credits from the receipt of franked dividends. These franking credits will be attributed to investors if certain conditions are met. One of these conditions is that the 45-day holding period rule has been satisfied by the Fund.

If franking credits are attributed to investors by the Fund, investors must include the amount of the franking credits in addition to the franked dividend income in their assessable income.

### Tax losses

In normal circumstances, you should expect the Fund to derive assessable income and/or capital gains each year. In the case where the Fund makes a loss for tax purposes, the Fund cannot distribute the loss to investors. However, subject to the Fund meeting certain conditions, the Fund may be able to take into account the losses in determining the income tax position in subsequent years.

### Taxation of Financial Arrangements (TOFA) rules

The TOFA rules apply tax timing methods to certain 'financial arrangements'. The TOFA rules mandatorily apply to all financial arrangements entered into by the Fund (for example debt securities and hedging arrangements), provided that the TOFA eligibility criteria is met by the Fund and no exclusions from the TOFA rules apply. Broadly, the TOFA rules have the effect of treating gains and losses from financial arrangements on revenue account and recognise certain gains and losses on an accruals basis which may, in certain circumstances, result in a taxing point prior to the realisation of the investments (unless a specific TOFA elective methodology is adopted).

### Taxation of Australian resident investors

Investors are generally subject to tax on their share of the taxable characters attributed to them by the Fund each year. Investors are treated as having derived their share of the taxable characters of the Fund directly on a flow through basis.

The way in which investors are taxed will depend on the underlying nature of each character they receive (for example, franked dividends to which franking credits may attach, capital gains, foreign income to which foreign income tax offsets ('FITOs') may attach, or interest income).

The AMMA Statement, provided to investors after 30 June each year (within 3 months of the end of the income year), will outline the amounts attributed to you by the Fund and the nature of those amounts (i.e. the characters of the total amount attributed), including any FITOs and franking credit entitlements.

## Capital gains

To the extent that an investor is attributed with characters of assessable capital gains, investors will include the capital gain in their net capital gain calculation. Certain investors may be entitled to apply the relevant CGT discount in working out the net capital gain (i.e. after offsetting capital losses) to include in their assessable income (refer to further comments below).

## Investor Franking Credits

If franking credits are attributed to investors by the Fund, investors must include the amount of the franking credits in addition to the franked dividend income in their assessable income.

Certain requirements, including the 45-day holding period rule, may need to be satisfied in order to utilise franking credits in relation to dividends. The investor's particular circumstances will be relevant to determining whether the investor is entitled to any franking credits in respect of franked dividends. Where entitled, a tax offset equal to the franking credits will be applied against the tax otherwise payable by investors on their total assessable income, subject to the investor satisfying specific conditions. Corporate investors may be entitled to convert any excess franking credits into tax losses. Certain other investors may be entitled obtain a refund of any excess franking credits.

## Under and overstatements of taxable income

If the Responsible Entity discovers understatements or overstatements of taxable income and tax offsets in prior years, the Responsible Entity has the ability under the AMIT regime to deal with these understatements and overstatements in the financial year in which they are discovered ('discovery year' or to carry these forward to be dealt with in a future income year). That is, the AMMA statements in relation to the discovery year may be adjusted to take into account these understatements or overstatements from a prior financial year, rather than re-issuing amended

AMMA statements for the prior financial year to which the understatements or overstatements relate.

The amount of attributed income from the Fund which the investor is required to include in their assessable income may be different to the cash distributions received by an investor in respect of their units. This is because the distributions received on the units may be determined by reference to the cash returns received in respect of the Fund, whereas the attributable income of the Fund is determined by reference to the overall income tax position of that Fund.

An investor may be required to make, in certain circumstances, both upward or downward adjustments to the cost or cost base of their unit holdings, where there is a difference between the cash amount distributed by the Fund and the taxable characters attributed by the Fund to investors for any income year.

If the amount of cash distribution received in relation to an income year exceeds the taxable characters (including the discount component of any discounted capital gain) attributed by the Fund, the cost base of the investor's units in the Fund should be reduced by the excess amount. This results in either an increased capital gain, or a reduced capital loss, upon the subsequent disposal of the investor's units in the Fund. Should the cost base of the units be reduced to below zero, the amount in excess of the cost base should be treated as a capital gain that is to be included in the investor's calculation of their net capital gain.

Conversely, where the cash distribution amount received in relation to an income year falls short of the taxable characters (together with the discount component of any discount capital gain) attributed by the Fund during a financial year, the cost base of the investor's units in the Fund should be increased by the shortfall amount.

## Foreign Source Income and Foreign Income Tax Offset ('FITO')

The Fund is expected to derive foreign source income that might be subject to tax overseas, for example withholding tax and/or foreign income tax. Australian resident investors may be entitled to a FITO for foreign tax paid by the Fund in respect of the foreign income received by the Fund. Australian resident investors should include in their assessable income the gross amount of foreign income (i.e. inclusive of any FITO) attributed to them by the Fund.

To the extent investors do not have sufficient overall net foreign source income to utilize all of the FITOs relevant to a particular year of income, the excess FITOs cannot be carried forward to a future income year.

## Withdrawals from the Fund and disposal of units

Withdrawal or disposal of a unit in the Fund is the disposal or cancellation of a CGT asset by an investor and a CGT event for tax purposes. To the extent that the proceeds exceed the cost base of the unit, you will make a capital gain. However, if the proceeds are less than your reduced cost base, you will make a capital loss. Generally, a capital loss can only be used to offset against capital gains derived in the current or a future tax year (subject to satisfying certain conditions).

Where an investor requests to transfer their holding from the issuer sponsored sub-register to their HIN, or vice versa (as discussed below in Section 10), this should not be considered a withdrawal or disposal of a CGT asset by an investor. The investor will continue to hold the same legal form unit with the same rights, and it is only how the unit is held by the investor that will change (i.e. the unit will be held as an off market unit or an on market unit).

An individual, trust or complying superannuation entity may be able to claim the benefit of the CGT discount if they have held the



units for 12 months or more (excluding the acquisition date and disposal date). A corporate investor cannot claim the benefit of the CGT discount. Gains and losses realised by an investor who holds their units on revenue account will be taxable as ordinary income or an allowable deduction, as the case may be, and will not qualify for the CGT discount.

It is important to highlight that on 8 May 2018, the Australian Government announced a proposed measure to prevent Managed Investment Trusts (MITs) and AMITs from applying the CGT discount at the trust level. Following various deferrals of this measure (i.e. due to the COVID-19 crisis), it was announced that the start date for this proposal to apply would be revised to income years commencing on or after three months after the date of Royal Assent of the enabling legislation. At present, the legislation to introduce this new proposal has not yet been released. Further, following the Federal Election in 2022, the current Australian Government has not confirmed whether it will proceed with this proposal. Notwithstanding, it is recommended that any investors which are MITs or AMITs seek independent professional taxation advice in relation to the status and implications of this proposal before investing in the Fund.

### **Non-resident individual unit holders**

The above taxation summary is only for investors who are residents of Australia for tax purposes. The tax treatment of non-resident investors in the Fund depends on the investor's particular circumstances and the provisions of the relevant Double Tax Agreement between Australia and the country of residence. It is important that non-resident investors seek independent professional taxation advice before investing in the Fund.

The Fund may be required to withhold tax on part, or all, of the distributions made to non-resident investors.

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

Unless otherwise stated, the fees quoted in this PDS are inclusive of the net effect of GST and RITC. The rate of GST and any other taxes may change if the relevant law changes.

Investors should not be directly subject to GST when applying for or withdrawing Units. However, the Fund may incur GST as part of the expenses of the Fund. The Fund may then be entitled to claim RITCs for GST incurred on certain expenses.

### **Tax File Numbers and Australian Business Numbers**

You are not required to quote your Tax File Number ('TFN') or, if you have one, an Australian Business Number ('ABN') or claim an exemption from providing a TFN.

However, if a TFN or ABN is not provided, or an exemption is not claimed, we are required by law to withhold tax from distributions at the top marginal tax rate plus the Medicare Levy (and any other levies required to be withheld from distributions from time to time). If you are making this investment on behalf of a business or enterprise you carry on, you may quote your ABN instead of a TFN. The ABN, TFN, or an appropriate exemption can be provided on the Application Form when making an initial investment. The collection of TFNs is authorised and their use is strictly regulated by tax and privacy laws.

### **Tax reforms**

The expected tax implications of investing in the Fund may change as a result of changes in the taxation laws and interpretation of them by the Courts and/or the Australian Taxation Office.

It is recommended that investors obtain independent taxation advice that takes into account your specific circumstances regarding investing in the Fund and the potential application of any changes in the tax law.

### **Foreign Account Tax Compliance Act ('FATCA') and OECD Common Reporting Standard ('CRS')**

Tax evasion is a global problem and international cooperation and sharing of high quality, predictable information between revenue authorities will help them ensure compliance with local tax laws. FATCA was enacted by the U.S. Congress to improve compliance with U.S. tax laws by imposing due diligence and reporting obligations on foreign financial institutions, notably the obligation to report U.S. citizen or U.S. tax-resident account holders to the U.S. Internal Revenue Service ('IRS').

Similar to FATCA, the CRS for the automatic exchange of information, is a single global standard for the collection and reporting to tax authorities of information by financial institutions on non-Australian residents. Accordingly, we may request certain information about yourself (for individual investors) or your controlling persons (where you are an entity) in order for the Fund to comply with its FATCA or CRS obligations. In the event that the Fund suffers any amount of withholding tax (including FATCA withholding tax) and/or penalties, neither the Fund nor the Responsible Entity acting on behalf of the Fund, will be required to compensate you for any such tax, except in exceptional circumstances.

## 10 INVESTING IN THE FUND

### Summary

Investors can invest in the Fund by either applying for units directly with the Responsible Entity using an Application Form (online or paper-based), or by purchasing the units on the ASX.

Investors can withdraw from the Fund by either directly making a withdrawal request to the Responsible Entity, or by selling units on the ASX. Withdrawal requests made to the Responsible Entity are done so by either making an online election through the Investor Portal or submitting a paper-based Redemption form.

If you hold your units on the issuer sponsored sub-register, you will need to make your withdrawal request directly to the Responsible Entity's Unit Registry. If your units are held on a HIN, then your stockbroker can assist you in withdrawing from the Fund. You may contact the Unit Registry or your broker to transfer your holding from the issuer sponsored sub-register to your HIN, or you may contact your broker to transfer your holding from HIN to the issuer sponsored sub-register. As such, you may exit the Fund in a different manner from how you entered the Fund. However, investors should be aware that entering and exiting the Fund via (i) the ASX; and (ii) by applying directly with the Responsible Entity may have different results, including the entry and exit price of your Units.

An investor that applies for units directly with the Responsible Entity may pay a different price for units in the Fund to an investor who buys units on the ASX at the same time or on the same day. Similarly, an investor who redeems units directly with the Responsible Entity is likely to receive a different price for units in the Fund to an investor who sells units on the ASX at the same time or on the same day. These differences in prices received by investors may result in a different return from an investment in the Fund.

### Investing via the ASX or directly with the Responsible Entity

Set out below is a summary of the key differences between buying and selling units via the ASX or directly with the Responsible Entity. This PDS should be read in full before you make any decision to invest in the Fund.

	BUYING UNITS ON THE ASX	APPLYING FOR UNITS DIRECTLY WITH THE RESPONSIBLE ENTITY
<b>How do I invest in the Fund?</b>	You can purchase units on the ASX via your stockbroker. You do not need to complete an application form.	<p>You can apply online by completing an online application which is available on the Fund's website at <a href="https://rescap.com/resolution-capital-global-property-securities-fund/">https://rescap.com/resolution-capital-global-property-securities-fund/</a>.</p> <p>Alternatively, you may complete a paper-based application using the Application Form, which is available on the Fund's website at <a href="https://rescap.com/resolution-capital-global-property-securities-fund/">https://rescap.com/resolution-capital-global-property-securities-fund/</a> or by contacting us on 1300 010 311 or by emailing <a href="mailto:service@pinnacleinvestment.com">service@pinnacleinvestment.com</a>.</p> <p>To invest by a paper-based application, complete the Application Form (including the provision of other documentation required for identification purposes) and return it, via post, to the Fund's Unit Registry, together with your initial investment into the applications account.</p> <p>Applications received, verified and accepted by the Fund's Unit Registry prior to 12pm (Sydney time) on a Business Day will generally be processed using the unit price for that day. For applications accepted after 12pm (Sydney time) or on a non-Business Day, generally the next Business Day's unit price will apply.</p> <p>Your application will only be eligible to be accepted when it is accompanied by receipt of:</p> <ul style="list-style-type: none"> <li>• A validly completed Application Form (online or paper-based)</li> <li>• Cleared application monies into the applications account</li> <li>• Identity verification information</li> <li>• Completed FATCA/CRS tax declaration</li> </ul>
<b>What is my purchase price when I make my investment in the Fund?</b>	Your purchase price will be the price at which you purchased those units on the ASX and will be set out in the confirmation provided to you by your stockbroker. You may incur brokerage fees and commissions when you buy units via your stockbroker. You should consult with your	Your purchase price will be the unit price for the day on which your application is processed. This price reflects the net asset value per unit, plus a buy spread to allow for transaction costs incurred by the Fund as a result of your investment.



	stockbroker for further details.	
<b>Is there a minimum number of units I need to buy?</b>	No. There is no minimum number of units if you invest in the Fund via the ASX.	The minimum initial investment amount for investors applying for units directly with the Responsible Entity is \$25,000. No minimum applies in respect of additional investments in the Fund.
	<b>SELLING UNITS ON THE ASX</b>	<b>REDEEMING UNITS DIRECTLY WITH THE RESPONSIBLE ENTITY</b>
<b>How do I withdraw from the Fund?</b>	You can withdraw from the Fund by selling your units via your stockbroker.	<p>You may make a redemption request online by logging into your Investor Portal account at <a href="https://investor.automic.com.au/">https://investor.automic.com.au/</a>. Alternatively, a copy of the paper-based Redemption Form can be obtained by contacting us on 1300 010 311 or by emailing <a href="mailto:service@pinnacleinvestment.com">service@pinnacleinvestment.com</a>.</p> <p>To redeem by a paper-based form, complete the Redemption Form and return it, via post, to the Fund's Unit Registry.</p> <p>Redemptions received, verified and accepted by the Fund's Unit Registry prior to 12pm (Sydney time) on a Business Day will generally be processed using the unit price for that day. For redemptions accepted after 12pm (Sydney time) or on a non-Business Day, generally the next Business Day's unit price will apply.</p> <p>You must hold your units on the Fund's issuer sponsored sub-register and provide your Security Reference Number ('SRN') in order to redeem directly with the Responsible Entity.</p> <p>In order to redeem directly with the Responsible Entity you must have completed Identity verification and made your FATCA/CRS tax declaration prior.</p>
<b>What is my exit price when I withdraw from the Fund?</b>	Your exit price will be the price at which you sold those units on the ASX and will be set out in the confirmation provided to you by your stockbroker. You may incur brokerage fees and commissions when you sell units via your stockbroker. You should consult with your stockbroker for further details.	<p>Your exit price will be the unit price for the day on which your redemption is processed.</p> <p>This price reflects the net asset value per unit, less a sell spread to allow for transaction costs incurred by the Fund as a result of your redemption.</p>
<b>Is there a minimum number of units I need to sell?</b>	No. There is no minimum number of units when you withdraw from the Fund via the ASX or via the Responsible Entity directly. No minimum balance applies to investments in the Fund.	

## Buying units on the ASX

Investors can buy units via their stockbroker, and do not need to complete an application form. Settlement of the purchase of the units will occur via the CHESS settlement service.

There is no minimum number of units which an investor may buy on the ASX. No cooling-off rights apply in respect of units in the Fund (regardless of whether they were purchased on the ASX or applied for directly with the Responsible Entity).

## Selling units on the ASX

Investors can sell units via their stockbroker, and do not need to complete a redemption form. Settlement of the sale of the units will occur via the CHESS settlement service.

There is no minimum number of units which an investor may sell on the ASX. Investors can only sell whole units on the ASX and any residual partial unit holdings will be cancelled, and the property attributable to the partial unit will become the property of the Fund.

## ASX Liquidity

The Responsible Entity, on behalf of the Fund, may provide liquidity to investors on the ASX by acting as a buyer and seller of units. The Responsible Entity has appointed a market participant to act as its agent to execute its market making activities.

The price at which the Responsible Entity may buy or sell units will depend on the iNAV and market conditions, and will include an allowance to cover transaction costs and supply and demand for units during the Trading Day. The Fund will bear the risk of any transactions undertaken by the Responsible Entity on the Fund's behalf on the ASX, and this may result in a profit or loss for the Fund. See Section 5 in relation to ASX liquidity risks.

At the end of each ASX Trading Day, the Responsible Entity will issue or cancel Units according to the net number of Units bought

or sold on the ASX that day.

## Direct applications with the Responsible Entity

### Direct Investors

To apply for units in the Fund directly with the Responsible Entity, please read this PDS, then complete the Application Form.

Applications received, verified and accepted by the Unit Registry, prior to 12:00pm (Sydney time) on a Business Day will generally be processed using the unit price for that day. For applications accepted after 12:00pm (Sydney time) or on a non-Business Day, generally the next Business Day's unit price will apply.

We reserve the right not to accept (wholly or in part) any application for any reason or without reason. No interest is received on application monies, including monies for additional investments, and no interest will be paid to you if for any reason your application cannot be accepted.

If you purchased your units on the ASX, then you may be required to supply certain documentation to the Unit Registry before you can make additional investments in the Fund directly with the Responsible Entity.

### Indirect Investors

If you are investing through an IDPS or a master trust, enquiries should be made directly to the IDPS operator or the trustee of the master trust.

## Making an application

A copy of the Application Form can be obtained on the Fund's website at <https://rescap.com/resolution-capital-global-property-securities-fund/> or by contacting Pinnacle on 1300 010 311 or by emailing [service@pinnacleinvestment.com](mailto:service@pinnacleinvestment.com). To invest, complete the Application Form (including the provision of other documentation required for identification purposes) and return it with your initial investment amount to the Unit Registry.

Applications received, verified and accepted by the Unit Registry prior to 12:00pm (Sydney time) on a Business Day will generally be processed using the unit price for that day. For applications accepted after 12:00pm or on a non-Business Day, generally the next Business Day's unit price will apply. We reserve the right not to accept (wholly or in part) any application for any reason or without reason. If we refuse to accept an application, any monies received from you will be returned to you without interest.

For an application to be valid the Application Form must be completed correctly, must comply with the designated minimum investment amounts, and be appropriately signed by the applicant(s). Application monies must be received as cleared funds in the applications account.

However, the Responsible Entity may, at its discretion, accept amounts less than the minimum initial investment amounts. We will not be able to process your application if the Application Form is incomplete or incorrectly completed, or we are not satisfied that we have received the necessary proof of identification requirements to meet our obligations under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (Cth) and associated rules and regulations ('AML/CTF Law').

## Electronic PDS

The Application Form may only be distributed when accompanied by a complete and unaltered copy of the PDS. The Application Form contains a declaration that the investor has personally received the complete and unaltered PDS prior to completing the Application Form.

The Responsible Entity will not accept a completed Application Form if it has reason to believe that the applicant has not received a complete paper copy or electronic copy of the PDS or if it has reason to believe the Application Form or electronic copy of the PDS has been altered or tampered with in any way. Whilst the Responsible Entity believes that it is extremely unlikely that during the period of the PDS the electronic version of the PDS will be tampered with or altered in any way, the Responsible Entity cannot give any absolute assurance that this will not occur.

Any investor who is concerned with the validity or integrity of an electronic copy of the PDS should immediately request a paper copy of the PDS directly from the Responsible Entity.

## Incomplete applications

Application monies accompanying an incomplete application will be retained in a non-interest bearing trust account for up to 30 days pending receipt of the required information, after which we will return the application monies to you. No interest is received on application monies, including monies for additional investments, and no interest will be paid to you if for any reason your application can not be accepted.

## Effect of the Application Form

In addition to the acknowledgements contained in the Declaration on the Application Form, by completing and signing the Application Form, the investor:

- a) agrees to be bound by the provisions of the Fund's Constitution;
- b) acknowledges having read and understood the PDS;
- c) authorises the provision of information relating to the investor's account to the named financial adviser, and any other person authorised by that adviser, from time to time;
- d) authorises the use of the TFN information provided on the Application Form in respect of the investor's Fund account;
- e) acknowledges that neither the Responsible Entity, its respective holding companies and officers, nor the Investment Manager and its respective officers and holding companies, guarantees the capital invested by investors or the performance of the specific investments of the Fund;
- f) acknowledges that the provision of the product available through the PDS should not be taken as the giving of investment advice by the Investment Manager or the Responsible Entity, as they are not aware of the investor's investment objectives, financial position or particular needs;
- g) acknowledges that the investor is responsible for ensuring that the information on the Application Form is complete and correct;
- h) acknowledges that neither the Responsible Entity nor its agents are responsible where a loss may be suffered as a result of the investor providing incorrect or incomplete information;
- i) agrees that the Responsible Entity may:
  - a. require the investor to provide any additional documentation or other information and perform any acts to enable compliance with any laws relating to anti-money laundering and counter terrorism financing ('AML'), FATCA, CRS or any other law;
  - b. at its absolute discretion and without notice to the investor, take any action it considers appropriate, including blocking or delaying transactions on the investor's account or refuse to provide services to the investor to comply with any law relating to AML or any other law; and
  - c. in its absolute discretion and without notice to the investor report any, or any proposed, transaction or activity to anybody authorised to accept such reports relating to AML or any other law; and
- j) acknowledges that the Responsible Entity is required to collect the investor's personal information under the Corporations Act and the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 and agrees that information provided may be used as detailed in the PDS and the Responsible Entity's Privacy Policy.

## Making an additional investment

You may make additional investments in the Fund by completing the additional investment form accompanying the PDS which can be found at <https://rescap.com/resolution-capital-global-property-securities-fund/> or via a written request signed by the necessary signatories or in another format agreed with the Responsible Entity. Alternatively, additional investments in the Fund may be made through the investor portal at <https://investor.automic.com.au/>

Once processed, a confirmation statement of your additional investment will be sent to you.

## Direct withdrawals with the Responsible Entity

### Making a withdrawal

You can decrease your investment in the Fund by redeeming units at any time. The Responsible Entity endeavours to effect payment of withdrawals within 5 Business Days, however under the Fund's constitution we have up to 40 days. We will not satisfy a withdrawal request if the Fund becomes Illiquid (as defined under the Corporations Act). In certain circumstances, such as if there is a freeze on withdrawals, the Responsible Entity may delay payment of your withdrawal proceeds.

In addition to their share of the capital value of the Fund, and as part of the withdrawal proceeds, unit holders will receive their share of any net income of the Fund (corresponding to the unit class, the period of time during which their units were on issue, and the amount of net income accrued or received by the Fund since the last distribution date). These amounts are included in the applicable withdrawal unit price and will be treated as capital.

Direct withdrawal requests can be made daily, and must be received, verified and accepted by the Unit Registry prior to 12:00pm (Sydney time) on a Business Day. Withdrawal requests received after that time, or on a non-Business Day, will be treated as being received on the next Business Day. Electronic transfer of the withdrawal proceeds can take up to 5 Business Days, however it will often be completed in a shorter period of time.

Please note that we only make payments to your nominated bank or financial institution account. No third-party payments will be allowed. There may be circumstances, as permitted under the Fund Constitution and Corporations Act, where your ability to withdraw from the Fund is restricted.

## Transfer of units

You may request that your stockbroker transfer your holding in the following circumstances:

- you wish to transfer your SRN holding on the issuer sponsored sub-register in the Fund to an account with that stockbroker (HIN holding on the CHESS sub-register). You may only transfer whole units, and any partial units remaining after the conversion will be cancelled and become property of the Fund.
- you wish to transfer your HIN holding to another HIN or to transfer your units to an account directly with the Fund (SRN holding on the issuer sponsored sub-register).

## If the Fund becomes Illiquid

We may delay or suspend a withdrawal request where we are unable to realise certain assets due to circumstances outside our control, such as when there is restricted or suspended trading in assets held by the Fund, or where the Fund becomes non-liquid as defined by the Corporations Act.

The Fund will be non-liquid under the Corporations Act if it has less than 80% of liquid assets (generally cash and marketable securities). If the Fund is non-liquid, withdrawals from the Fund may only be possible if we make a withdrawal offer in accordance with the Corporations Act. We are not obliged to make such an offer. However, if we do you will only be able to withdraw your investment in accordance with the terms of a current withdrawal offer. If an insufficient amount of money is available from the assets specified in the withdrawal offer to satisfy all withdrawal requests, the requests will be satisfied proportionately among those unitholders wishing to withdraw from the Fund.

## Other transactions Transferring Ownership

You can generally transfer some or all of your investment to another person, although we are not obliged to process a transfer that does not meet prescribed criteria. Transfers may be subject to tax or other relevant regulations, and we recommend you acquire financial advice before making a decision regarding transferring your units.

## Changes and delays to permitted transactions

We can vary the minimum investment amounts for the Fund at any time and can also change the transaction cut-off time. The Responsible Entity has the right to refuse applications or withdrawals for any reason.

Where we consider it to be in the interests of unitholders we may suspend application or withdrawal requests. Any application or withdrawal request received during a period where transactions have been suspended, or for which a unit price has not been calculated or confirmed prior to the commencement of a period of suspension, will be deemed to have been received immediately after the end of the suspension period.

## Transaction cut off times

Generally, transaction requests for direct investors can be made daily, and must be received, verified and accepted by the Unit Registry prior to 12:00pm (Sydney time) on a Business Day. Requests received after that time, or on a non-Business Day, will be treated as being received on the next Business Day.

Indirect investors may be subject to earlier transaction cut-off times. Indirect investors should contact their IDPS operator for transaction cut-off time information.

## Cooling-off

Investors do not have cooling-off rights in respect of units in the Fund (regardless of whether they were purchased on the ASX or directly with the Responsible Entity).

## Complaints

The Responsible Entity has in place a procedure for handling all complaints. All complaints should be made by contacting us:

Complaints Resolution Officer  
 Pinnacle Funds Services Limited  
 Royal Exchange NSW 1225  
 Email: [complaints@pinnacleinvestment.com](mailto:complaints@pinnacleinvestment.com)  
 Phone: 1300 360 306

Please include the following information in your correspondence:

- your investor number;
- your preferred contact detail; and
- a brief description of your complaint and/or matters that you would like addressed.

All complaints received will be acknowledged in writing within 1 Business Day or as soon as practicable. The Responsible Entity will act in good faith to ensure your complaint is investigated and resolved.

If your issue has not been satisfactorily resolved within 30 days, you can lodge a complaint with the Australian Financial Complaints

Authority ('AFCA'). AFCA provides fair and independent financial services complaints resolution that is free to consumers. You can contact AFCA at:

Website: [www.afca.org.au](http://www.afca.org.au)

Telephone: 1800 931 678 (free call)

Email: [info@afca.org.au](mailto:info@afca.org.au)

In writing to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001.

Please quote the Responsible Entity's membership number 10252 in communications with AFCA.

The dispute resolution process described in this PDS is only available in Australia.

If you are an indirect investor, you may either contact your IDPS operator or us with complaints relating to the Fund. Complaints regarding the operation of your account with the IDPS should be directed to the IDPS operator. If you have first raised a complaint with your IDPS operator and are not happy with how the complaint has been handled, you should raise that with the IDPS operator or the IDPS operator's external dispute resolution service.

## 11 PRIVACY

### How information will be used

All Personal Information will be collected, used and stored by the Responsible Entity in accordance with our Privacy Policy, a copy of which is available at [www.pinnacleinvestment.com](http://www.pinnacleinvestment.com) or on request.

### Collecting and using your information

The Unit Registry on behalf of the Responsible Entity may collect Personal Information during the application process. We may gather information about you from a third party. These include credit agencies, financial advisers, fund managers or intermediaries and appointed agents. We may also collect details of your interactions with us and our products and services (including from our records of any telephone and email interactions).

If you provide someone else's personal information to us, you must ensure that they first agree on the basis of this privacy section.

We collect information for the following purposes:

- to process your application;
- to administer your investment and provide you with reports;
- to monitor and improve the quality of service provided to you; and
- to comply with regulatory or legal requirements, including the Corporations Act, the AML/CTF Law, FATCA and CRS.

We may use your Personal Information so that we and our related companies can communicate with you to promote products and services that may be of interest to you. Please contact us if you do not wish your details to be used for marketing purposes.

### Accessing and correcting your details

You can access, correct or update any Personal Information we hold about you, subject to some exceptions allowed by law, by contacting Pinnacle on 1300 010 311. We may charge a reasonable fee for access to your Personal Information. To ensure that the Personal Information we retain about you is accurate, complete and up to date, please contact us, if any of your details change.

### What happens if you don't provide information

If, for any reason, you don't provide all necessary information, we may not be able to process your application this may have implications for your investment. For example:

- we may not be able to give effect to subsequent transaction requests (including additional applications or withdrawals) until all required information has been provided; or
- we may need to notify the Australian Taxation Office or international tax offices, or apply the highest marginal tax rate to any payments made to your accounts.

### Disclosing your information

We exchange your Personal Information with your adviser, authorised representative, attorney and any other third parties if you request or provide consent to us. In addition, we may exchange Personal Information about you in the following circumstances:

- you consent to the disclosure;
- such disclosure is to your joint investor (if any);
- with companies that provide services to us, to our related companies, to the Fund, or on our behalf (and our related companies may also exchange personal information with these companies) on the basis they deal with such information in accordance with their respective privacy policies - for example administration, custody, investment management, technology, identity verification, auditing, registry, mailing or printing services. These service providers may be located

outside Australia (for example in Malaysia or elsewhere), where your Personal Information may not receive the same level of protection as that afforded under Australian law;

- where required or authorised by law, which may include disclosures to the Australian Taxation Office and other government or regulatory bodies; or
- with organisations related to us, whether in Australia or any overseas jurisdiction.

## 12 INVESTMENT BY NEW ZEALAND INVESTORS

### Warning Statement – Issues to NZ investors

This offer to New Zealand investors is a regulated offer made under Australian and New Zealand law. In Australia, this is Chapter 8 of the Corporations Act and regulations made under that Act. In New Zealand, this is subpart 6 of Part 9 of the Financial Markets Conduct Act 2013 and Part 9 of the Financial Markets Conduct Regulations 2014.

This offer and the content of the offer document are principally governed by Australian rather than New Zealand law. In the main, the Corporations Act and the regulations made under that Act set out how the offer must be made.

There are differences in how financial products are regulated under Australian law. For example, the disclosure of fees for managed investment schemes is different under the Australian regime.

The rights, remedies and compensation arrangements available to New Zealand investors in Australian financial products may differ from the rights, remedies and compensation arrangements for New Zealand financial products.

Both the Australian and New Zealand financial markets regulators have enforcement responsibilities in relation to this offer. If you need to make a complaint about this offer, please contact the Financial Markets Authority, New Zealand ([www.fma.govt.nz](http://www.fma.govt.nz)). The Australian and New Zealand regulators will work together to settle your complaint.

The taxation treatment of Australian financial products is not the same as for New Zealand financial products.

If you are uncertain about whether this investment is appropriate for you, you should seek the advice of an appropriately qualified financial adviser.

The offer may involve a currency exchange risk. The currency of the financial product is not New Zealand dollars.

The value of the financial product will go up or down according to changes in the exchange rate between the Fund's stated currency and New Zealand dollars. These changes may be significant.

If you expect the financial product to pay any amounts in a currency that is not New Zealand dollars, you may incur significant fees in having the funds credited to a bank account in New Zealand in New Zealand dollars.

The dispute resolution process described in this offer document is available only in Australia and is not available in New Zealand.

## 13 HOW WE KEEP YOU INFORMED

For the most up to date information on your investment, visit <https://rescap.com/resolution-capital-global-property-securities-fund/>. At Resolution Capital's website, you can:

- access the PDS and the annual financial reports for the Fund.
- download Fund forms which includes the Application Form and other standard administration forms.
- monitor unit prices, investment performance, and changes to the Fund.
- read the latest reports and commentary from Resolution Capital's investment team.

By making an application to acquire a unit, you agree to receive certain communications and disclosures in relation to the Fund and units in digital form.

### Confirmation statement

A statement of confirmation will be sent to you for your initial investment, as well as any additional investments and withdrawals.

### Transaction statement

You will receive a transaction statement on a half-yearly basis. The transaction statement will provide you with the total value of your investment as at the end of that period, including any switches, withdrawals, investments and distributions received.

### Distribution statement

When the Fund makes a distribution, a statement will be sent to you in the month following the end of a distribution period, detailing your income distribution and current balance.

### Annual taxation statement

After making any distribution for the period ended 30 June each year, an annual taxation statement will be forwarded to you shortly after 30 June.



## Annual financial report

The annual financial report for the Fund, detailing the financial performance of the Fund for the financial year ending 30 June, can be downloaded from <https://rescap.com/resolution-capital-global-property-securities-fund/> and will be available after 30 September each year.

## Continuous disclosure

The Responsible Entity will comply with the continuous disclosure requirements for disclosing entities under the Corporations Act where the Fund is a disclosing entity.

This means that the Fund will be subject to regular reporting and disclosure obligations and copies of documents the Responsible Entity lodges with ASIC for the Fund may be obtained from or inspected at an ASIC office.

Upon request, and at no charge, the Responsible Entity will also send you copies of:

- the most recent annual financial report for the Fund lodged with ASIC.
- any half year financial reports for the Fund lodged with ASIC after the lodgement of the most recent annual financial report and before the date of the relevant PDS.
- any continuous disclosure notices given by the Fund after the lodgement of that annual report and before the date of the PDS.

Also, we will comply with our continuous disclosure obligations for the Fund by publishing material information at <https://rescap.com/resolution-capital-global-property-securities-fund/>.

## 14 OTHER INFORMATION

### Additional information

#### Consents

Resolution Capital has consented to be named in this PDS in the form and context in which they are named and, as at the date of this PDS, have not withdrawn their consent. Resolution Capital consents to the inclusion of statements about its investment strategy, statements about the extent to which it takes labour standards and environmental, social and ethical considerations into account in making investment decisions, information about its investment team, and statements about when Resolution Capital will effect derivatives strategies (where relevant), as outlined in Section 7. Resolution Capital has not authorised or caused the issue of any part of this PDS and takes no responsibility for any part of this PDS other than the inclusion of the statements referred to above.

### Authorised Representative Form

#### Appointment of authorised representative

A person appointed as your authorised representative is authorised by you to:

- apply for units in the fund and sign all documents necessary for this purpose;
- make requests to redeem all or some of your units (note: redemptions processed as directed by the authorised representative fully discharges our redemption obligations to you); and
- make written requests for information regarding your investment.

The Responsible Entity may act on the sole instructions of the authorised representative until the Responsible Entity is notified that the appointment of the authorised representative is terminated.

You can cancel an appointment of an authorised representative by giving the Responsible Entity 14 days prior notice. Termination of an appointment does not prejudice the following statement.

By appointing an authorised representative, you agree to release, discharge and indemnify the Responsible Entity from and against any loss, expense, action, claims or other liability which may be suffered by you or brought against the Responsible Entity for any actions or omissions by you or your authorised representative, whether authorised or not by you or your authorised representative.

Any request for information by an authorised representative will be responded to in writing only.

Such written responses will be sent to the authorised representative's email/fax/residential address nominated on the Authorised Representative Form.

If an authorised representative is a partnership or a company, any one of the partners or any director of the company is each individually deemed to have the powers of the authorised representative. It is sufficient for the Responsible Entity to show that it had reasonable grounds for belief that an action was taken, or a request given by or for an authorised representative, when determining whether an action or request was taken or given by the authorised representative.

## Indirect investors

Investors and prospective investors may also access the Fund indirectly. This PDS has been authorised for use by operators through an Investor Directed Portfolio Service ('IDPS') or master trust. An IDPS is an investment and reporting service offered by an operator. People who invest through an IDPS, master trust or wrap account are indirect investors. Such indirect investors do not acquire the rights of a unitholder of the Fund. Rather, it is the operator or custodian of the IDPS or master trust that acquires those rights. Therefore, indirect investors do not receive income distributions or reports directly from us, do not have the right to attend meetings of unitholders and do not have cooling off rights. Different investment, balance and withdrawal minimums may also apply. Indirect investors should not complete the Fund's application form. The rights of indirect investors are set out in the disclosure document for the IDPS or master trust. If you are investing through an IDPS or a master trust, enquiries should be made directly to the IDPS operator or the trustee of the master trust.

## ASX conditions of admission

As part of the Fund's conditions of admission to trading status on the ASX under the AQUA Rules, the Responsible Entity has agreed to:

- disclose the Fund's portfolio holdings on a quarterly basis within two months of the end of each calendar quarter;
- provide the iNAV for the Fund as described in this PDS; and
- ensure that the Fund's investments are linked to permissible Underlying Instruments (as defined in the AQUA Rules), subject to any waivers granted by the ASX to the Responsible Entity.

## ASIC Relief

ASIC has granted relief under section 1020F of the Corporations Act from the ongoing disclosure requirements in section 1017B of the Corporations Act. The Responsible Entity will comply with section 675 of the Corporations Act as if the Fund was an unlisted disclosing entity.



## 15 DEFINED TERMS

TERM	DEFINITION
<b>ABN</b>	Australian Business Number.
<b>ADMINISTRATOR</b>	the appointed administrator of the Fund.
<b>AFSL</b>	an Australian financial services licence issued by ASIC.
<b>AMIT</b>	Attribution Managed Investment Trust
<b>AML/CTF LAW</b>	our obligations under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (Cth) and associated rules and regulations.
<b>APPLICATION FORM</b>	the application form for the Fund.
<b>AQUA RULES</b>	means ASX Operating Rules that apply to the quotation on ASX of managed funds, exchange traded funds and other structured securities and products such as the Units.
<b>ASIC</b>	Australian Securities and Investments Commission
<b>ASX</b>	Australian Securities Exchange
<b>ASX LISTING RULES</b>	the listing rules of the ASX from time to time.
<b>ASX OPERATING RULES</b>	the operating rules of the ASX from time to time
<b>ASX TRADING DAY</b>	the day and time during which securities are traded on the ASX
<b>BUSINESS DAY</b>	a day which is not a Saturday, Sunday or public holiday in New South Wales, Australia
<b>BUY/SELL SPREAD</b>	the difference between the entry and exit price for a Fund, relating to transaction costs. It is a set, average percentage amount paid by investors when they transact.
<b>CGT</b>	Capital Gains Tax.
<b>CHESS</b>	the Clearing House Sub-register System, the Australian settlement system for equities and other issued products traded on the ASX and other exchanges. CHESS is owned by the ASX.
<b>CORPORATIONS ACT</b>	the Corporations Act 2001 (Cth) and Corporations Regulations 2001 (Cth).
<b>CRS</b>	OECD Common Reporting Standards
<b>FATCA</b>	Foreign Account Tax Compliance Act.
<b>FUND</b>	Resolution Capital Global Property Securities Fund (Managed Fund) ARSN 128 122 118.
<b>CUSTODIAN</b>	the appointed custodian of the Fund.
<b>FUND FORMS</b>	the Resolution Capital Fund Forms which incorporate all the necessary forms required for applying to or redeeming from Resolution Capital Funds.
<b>ILLIQUID</b>	that a fund has liquid assets that amount to less than 80% of the fund's assets having regard to Section 601KA of the Corporations Act.
<b>INAV</b>	indicative net asset value.
<b>INVESTOR DIRECTED PORTFOLIO SERVICE ('IDPS')</b>	or IDPS-like scheme or a nominee or custody service (collectively referred to as master trusts or wrap accounts), refers to a service that allows a person to access the Fund indirectly.
<b>PINNACLE</b>	Pinnacle Investment Management Limited ABN 66 109 659 109 AFSL 322140.
<b>PINNACLE FUND SERVICES LIMITED OR RESPONSIBLE ENTITY</b>	Pinnacle Fund Services Limited ABN 29 082 494 362 AFSL 238371.
<b>RELATED BODY CORPORATE</b>	as that term is defined in section 9 of the Corporations Act.

<b>RELEVANT LAW</b>	any requirement of the Corporations Act, the Australian Securities and Investments Commission Act 2001 (Cth), the Superannuation Industry (Supervision) Act 1993 (Cth), the Income Tax Assessment Act 1936 (Cth), the Income Tax Assessment Act 1997 (Cth), the Superannuation Prudential Standards issued by the Australian Prudential Regulation Authority from time to time, the AML/CTF Law and any other present or future law of the Commonwealth of Australia or any State or Territory with which the Responsible Entity, Resolution Capital, or the governing rules of the Fund must satisfy in order: <ol style="list-style-type: none"> <li>1. to secure imposition at a concessional rate of any income tax which, in the opinion of the Responsible Entity, is or may become payable in connection with the Fund; or</li> <li>2. for the Responsible Entity or Resolution Capital to avoid a relevant penalty, detriment or disadvantage.</li> </ol>
<b>RESOLUTION CAPITAL OR INVESTMENT MANAGER</b>	Resolution Capital Limited ABN 50 108 584 167 AFSL 274491.
<b>RITC</b>	Reduced Input Tax Credits.
<b>TFN</b>	Tax File Number.
<b>THE US SECURITIES ACT</b>	US Securities Act of 1933, as amended.
<b>UNIT PRICING POLICY</b>	a compliant policy adopted by the Responsible Entity for unit pricing discretions it uses in relation to the Fund.
<b>UNIT REGISTRY</b>	the appointed unit registry of the Fund.
<b>US PERSONS</b>	U.S. Persons, as defined in Regulation S of the U.S. Securities Act 1933, include: <ul style="list-style-type: none"> <li>• any natural person resident in the United States;</li> <li>• any partnership or corporation organised or incorporated under the laws of the United States;</li> <li>• any estate of which any executor or administrator is a US person;</li> <li>• any trust of which any trustee is a US person;</li> <li>• any agency or branch of a foreign entity located in the United States;</li> <li>• any non-discretionary account or similar account (other than an estate or trust) held by a dealer or other fiduciary for the benefit or account of a us person;</li> <li>• any discretionary account or similar account (other than an estate or trust) held by a dealer or other fiduciary organised, incorporated, or (if an individual) resident in the united states; or</li> <li>• any partnership or corporation if organised or incorporated under the laws of any foreign jurisdiction and formed by a US person principally for the purpose of investing in securities not registered under the US Securities Act of 1933, as amended ('the Act'), unless it is organised or incorporated, and owned, by accredited investors (as defined in rule 501(a) of Regulation D under the Act) who are not natural persons, estates or trusts.</li> </ul>
<b>WITHDRAWAL REQUEST</b>	the form that must be completed when making a withdrawal of your investment from the Fund.