

Performance report | 31 August 2025

Quay Global Real Estate Fund (Unhedged)

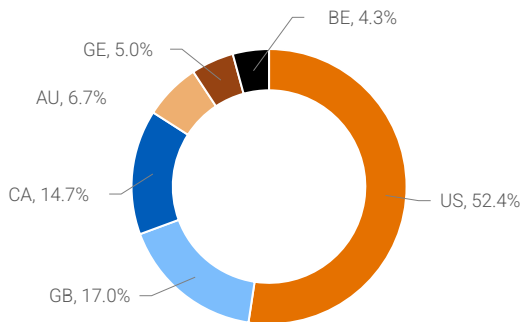
Net returns

	1 mth	3 mths	6 mths	1 year	2 years p.a.	3 years p.a.	5 years p.a.	10 years p.a.	Since inception ² p.a.
Fund	+0.79%	-2.01%	-0.64%	-1.12%	+7.63%	+6.84%	+7.99%	+7.03%	+9.23%
Benchmark ¹	+2.67%	+2.32%	-0.05%	+5.52%	+8.75%	+5.88%	+7.24%	+4.61%	+6.34%
Value added	-1.88%	-4.33%	-0.59%	-6.64%	-1.12%	+0.96%	+0.75%	+2.42%	+2.89%

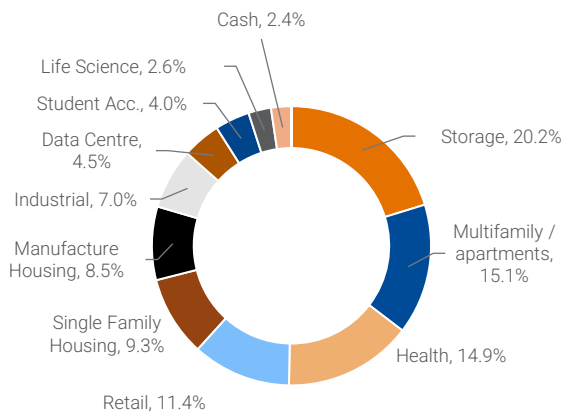
Performance figures include dividends and are after all fees and costs and gross of any earnings tax, but after withholding tax.

¹Value added' calculation does not use rounded performance figures. Past performance is not indicative of future performance.

Geographic weighting

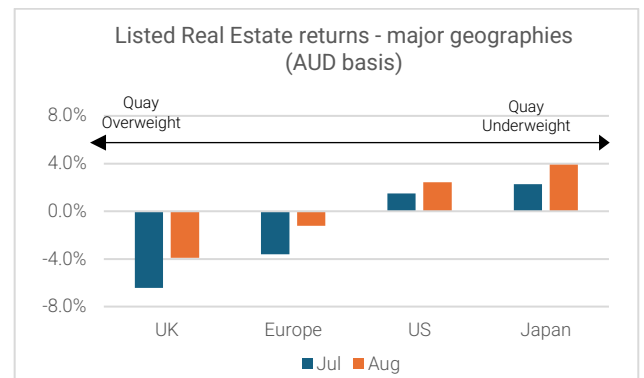


Sector weighting



Commentary

The global listed real estate index (AUD) returned +2.67% in August. Currency represented a -0.97% headwind on an AUD basis. The Fund returned net +0.79% for the month, underperforming the index by -188bps.



Source: Quay, Bloomberg

This month (and in July) there was a significant dispersion in sector returns when viewed at a geographical level. The fund's positioning across these geographies impacted our returns in absolute terms and relative to the index.

As we wrote in last month's report, we are of the view that there will likely be a reversion of this performance gap between regions over time as market dynamics normalise.

A good example of this reversion can be seen in Hong Kong (~3% of index). Listed REIT performance in Hong Kong had been strong, including a +4.6% return in July, due to falling HIBOR interest rates. However, HIBOR started to normalise in August and rose back to levels seen in May, as a result Hong Kong REITs fell -5.4% in August.

UK was again the worst performer amongst the major geographical regions this month. Although the Bank of

England cut its benchmark interest rate at the start of the month, it took the committee members two votes to reach this decision – a narrow majority of 5 votes for, and 4 against. UK bond yields spiked, and REIT prices fell on the back of this development, as it signalled to the market that future rate cut decisions in the UK will be finely balanced. Later in the month, the release of higher-than-expected UK inflation figures, likely further dampened sentiment and REIT prices.

On the end of the performance spectrum, Japanese listed real estate continued to outperform, led by the share price gains of the two largest Japanese developers, Mitsui Fudosan and Mitsubishi Estate. While Quay excludes property developers from our investment universe (due to cyclical and elevated risk of earnings), they do form a part of the global index and our nil holdings impacted our relative performance.

Outlook

In the short term, share prices and monthly returns can be significantly influenced by macroeconomic data releases and speculation around central bank decisions. In our view, as long-term investors, the focus should be on earnings and valuation. In this month's [investment perspectives](#), we look in detail into a sub-sector that is currently experiencing strong earnings growth – senior housing in North America.

At Quay, we seek to underwrite the best ideas globally on a 5-year investment horizon using our bottom-up process in line with our investment philosophy.

Our portfolio currently trades at attractive valuations and our investees, including those in the UK, continue to perform well operationally, and we are confident this will be reflected in share price outperformance in the future. This is very much the case particularly after a period of recent underperformance.

Fund details

Feature	Information
APIR Code	BFL0020AU
Investment objective	To generate a real total return of at least 5% above CPI per annum over a 5+ year investment horizon
Portfolio managers	Chris Bedingfield/Justin Blaess
Stock number	24
Inception date	30 July 2014 ²
Recommended investment period	Long term (5+ years)
Minimum investment (AUD)	\$20,000
Additional investment (AUD)	\$5,000
NAV ³	1.3840
Buy/Sell spread	+/-0.20%
Entry/Exit fees	Nil
Distributions	Bi-annual
Management fees and costs ⁴	0.87%

How to invest

The Fund is open to investors directly via the PDS (available on our [website](#)) or the following platforms. Visit [How to invest](#) to find out more.

Platforms

AMP North	Mason Stevens
BT (Panorama)	MLC (Navigator, Wrap)
CFS (FirstChoice, Edge Super, Accelerate)	Netwealth (Wealth, Super)
Dash (uXchange)	Oasis (Wealthtrac)
Hub24 (Super Choice, Invest Choice)	Powerwrap (IDPS)
Insignia (Expand, Expand Extra)	Praemium (IDPS, Super)
Macquarie Wrap (IDPS, Super)	

Get in touch



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1800 895 388 (AU) or 0800 442 304 (NZ)

- ¹ Benchmark is the FTSE/ EPRA NAREIT Developed Index Net TR AUD. Source: FTSE International Limited ("FTSE") © FTSE 2017. "FTSE®" is a trade mark of the London Stock Exchange Group companies and is used by FTSE International Limited under licence. "NAREIT®" is a trade mark of the National Association of Real Estate Investment Trusts and "EPRA®" is a trade mark of European Public Real Estate Association and all are used by FTSE under licence. All rights in the FTSE indices and / or FTSE ratings vest in FTSE and/or its licensors. Neither FTSE nor its licensors accept any liability for any errors or omissions in the FTSE indices and / or FTSE ratings or underlying data. No further distribution of FTSE Data is permitted without FTSE's express written consent.
- ² The Quay Global Real Estate Fund (Unhedged) was launched on 30 July 2014 by another trustee, and the above performance data relates to this strategy. Bennelong assumed responsibility as replacement trustee on 31 January 2016. For performance history relating to this date, please contact Client Experience on 1800 895 388 (AU) or 0800 442 304 (NZ) or client.experience@bennelongfunds.com.
- ³ Adjusted for expected withholding taxes.
- ⁴ Management fees and costs consist of annual management fee rate and capped recoverable expenses. For a detailed split of the fees and costs, please refer to the fund(s) PDS.

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