Performance report | 31 July 2026

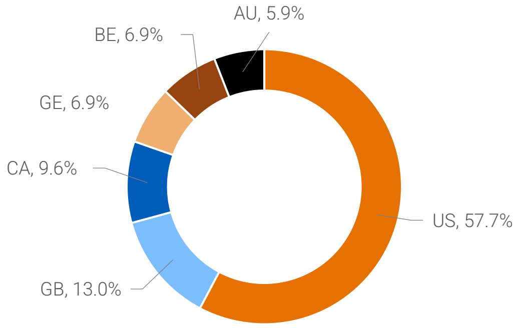
Quay Global Real Estate Fund (Unhedged) Active ETF

Net returns

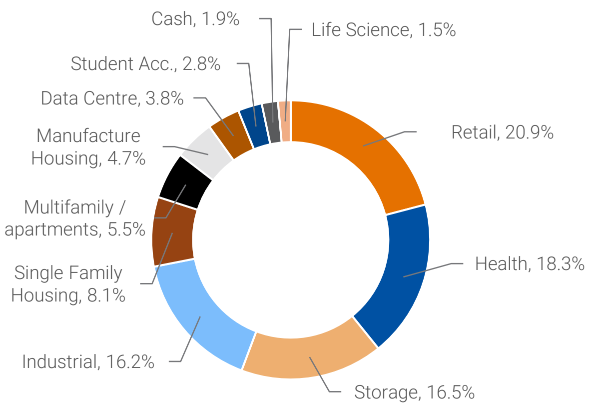
	1 mth	3 mths	6 mths	1 year	2 years p.a.	3 years p.a.	5 years p.a.	10 years p.a.	Since inception[2] p.a.
Fund	+1.34%	+6.17%	+5.21%	+0.37%	+0.81%	+5.04%	+1.56%	+5.48%	+8.46%
Benchmark[1]	+1.27%	+5.10%	+8.22%	+7.86%	+6.47%	+7.71%	+2.39%	+3.91%	+6.28%
Value added	+0.07%	+1.08%	-3.01%	-7.49%	-5.67%	-2.67%	-0.84%	+1.57%	+2.18%

Performance figures include dividends and are after all fees and costs and gross of any earnings tax, but after withholding tax.
'Value added' calculation does not use rounded performance figures. Past performance is not indicative of future performance.

Geographic weighting



Sector weighting



Commentary

In July, the global listed real estate index returned +1.27% on an Australian dollar ('AUD') basis. Foreign exchange impacts from a stronger AUD provided a -99bps headwind to returns. The Fund returned net +1.34% for the month, outperforming the index by 7bps.

Sector review

The listed real estate sector continued its strong performance in 2026. The strength has been particularly pronounced in the US (~2/3 of the global index). Year to date total returns of 18% represent one of the strongest starts to a calendar year for the sector in decades. This comes despite renewed tensions in the Iran War, and a significant rise in government bond yields, with the US 30-year Treasury yield reaching 19-year highs of 5.24% in late July.

The strength in REIT returns contrasts with the continued sell-off in the AI trade. The Philadelphia Semiconductor Index fell 21% in July, its worst month since October 2008. In our view, some of this capital is rotating out of the AI trade into more traditional sectors that have attractive valuations and solid earnings outlooks, such as REITs.

Takeover activity in the listed REIT space continued this month, including a take-private of one of our portfolio holdings, LXP Industrial (see performance commentary section below).

Reporting season also commenced this month, and overall results have been encouraging. Earnings growth continues to accelerate as interest headwinds moderate and competing supply falls. Prologis provided a positive read-through for US industrial REITs after reporting inflections in market rents. Senior housing REIT, Welltower, also reported good results. However, the stock price has been under pressure since, as expectations baked into this stock are very high (~40x earnings multiple).

Top 3 contributors to monthly portfolio performance (local currency basis)

Company	Sector	Share Price Change	Portfolio average weight	Contribution to Return (local currency)
LXP Industrial	US Industrial	+12%	3.7%	+0.4%
Ventas	US Healthcare	+5%	5.9%	+0.3%
Sirius Real Estate	GER Industrial	+5%	4.5%	+0.2%

LXP Industrial was the Fund's top performer this month after the company announced that it has agreed to be acquired by Brookfield and CPP Investments. The US$5.2b all-cash transaction values LXP at a ~18x 2026 EBITDA multiple and US$92/square foot. The offer price of $61.20/share was a ~12% premium to LXP's 30-day VWAP. The transaction is subject to a 40-day go-shop period which expires on 28 August. We are currently waiting for the result of the go-shop but expect to exit the stock at close to takeout price and redeploy proceeds elsewhere.

Although we only established our position in the stock last month and would have preferred to own the business longer, the acquisition highlights the attractive value opportunities that exist within the REIT sector and the disconnect between listed market pricing and private market appetite.

Ventas continued its strong run for the year. Year to date, the share price is up 21% (excluding dividends). Senior housing operating fundamentals remain strong, though as always, we balance this with valuation discipline. Despite multi-year outperformance, the company still screens attractive relative to peers in senior housing and the wider REIT sector. Hence, we continue to hold the stock as one of the top weights in our portfolio.

Sirius Real Estate's share price performed well this month. There were no new announcements or data points specific to the company that drove this movement. However, we note the takeover bid by Prologis of UK-listed Segro may have boosted UK-listed REITs, particularly those with exposure to UK and European industrial, such as Sirius.

Bottom 3 contributors to monthly portfolio performance (local currency basis)

Company	Sector	Share Price Change	Portfolio average weight	CTR (local currency)
Essex Properties	US Multifamily/ Apartments	-3%	4.1%	-0.1%
Leg Immobilien	GER Multifamily/ Apartments	-6%	1.5%	-0.1%
Invitation Homes	US Single Family Housing	-2%	5.2%	-0.1%

Essex's share price underperformed in July despite reporting solid second-quarter results and raising its full-year earnings guidance. Having outperformed its US multifamily peers ahead of the result on expectations of strong San Francisco Bay Area rent growth, the market appeared disappointed that reported rental increases did not match the 15%–20% market rent growth highlighted in the media. We believe this is due to a combination of California rent regulation (capped at maximum +6.3% increase for 2026) and management's disciplined pricing strategy to maximise occupancy, minimise earnings volatility, and set itself up for multi-year above-average rent growth. We continue to hold the stock in the portfolio and remain positive on its long-term outlook.

Leg Immobilien's share price underperformed during the month as it tends to be relatively more sensitive to movement in bond yields. German bond yields spiked during the month in line with yield movements in other major western economies. There was nothing fundamental or company-specific announced that would have otherwise driven this weakness in the share price. We continue to hold this stock in the portfolio at a relatively lower weight.

Invitation Homes' share price fell -2% in July, which we believe may have been driven by some profit-taking as the share price has rallied +25% since its 2026 lows at the end of March. The recovery was due to potential regulatory headwinds proving less impactful than feared, and new lease spreads improving in the sector. We continue to view the stock favourably and hold it as one of the top weights in our portfolio.

Outlook

We believe our portfolio is well-positioned to generate competitive risk-adjusted returns over the long term. With interest headwinds largely normalised, earnings growth may accelerate going forward, particularly as new supply continues to wane in many parts of the real estate sector, amidst growing demand. If there is a sustained sell-off of the AI trade, sectors such as listed real estate seem like a logical beneficiary.

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	26
Inception date	30 July 2014[2]
Recommended investment period	Long term (5+ years)
Minimum investment (AUD)[5]	$20,000
NAV[3]	4.0124
Buy/Sell spread	+/-0.20%
Entry/Exit fees	Nil
Distributions	Bi-annual
Management fees and costs[4]	0.88%

Buy or sell units on the ASX

	Information
Ticker	QGRU
Exchange	ASX
Trading currency	Australian Dollar
iNAV provider	Solactive
Market maker	Bennelong Funds Management
Pricing	Intra-day

Marketing pricing information on QGRU

	Ticker	iNAV Ticker
Bloomberg	QGRU AU Equity	QGRUAUIV Index
Reuters/Refinitiv	QGRU.AX	QGRUAUDINAV=SOLA
IRESS	QGRU.AXW	QGRUAUDINAV.ETF

How to invest

The Fund is dual access, giving investors flexibility in how they choose to invest. Units can be purchased via your trading platform or broker through the Australian Stock Exchange. Alternatively, investors can apply directly via the PDS (available on our website) or through the platforms listed below.

Visit How to invest to find out more.

Platforms

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

Get in touch

quaygi.com
client.experience@bennelongfunds.com
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] On 17 November 2025 the fund name changed from the Quay Global Real Estate Fund (Unhedged) to the Quay Global Real Estate Fund (Unhedged) Active ETF. 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.

[5] When applying for Units directly with the Responsible Entity. There is no minimum number of units investors can buy on the ASX, subject to broker conditions.