

Performance report | 31 May 2025

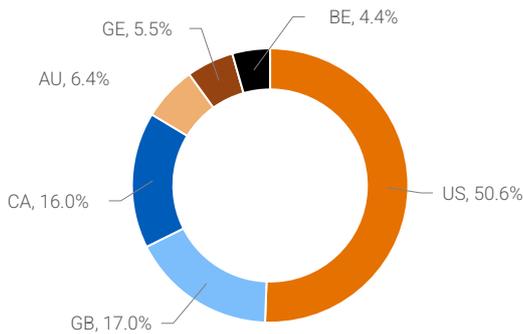
Quay Global Real Estate Fund (Unhedged)

Net returns

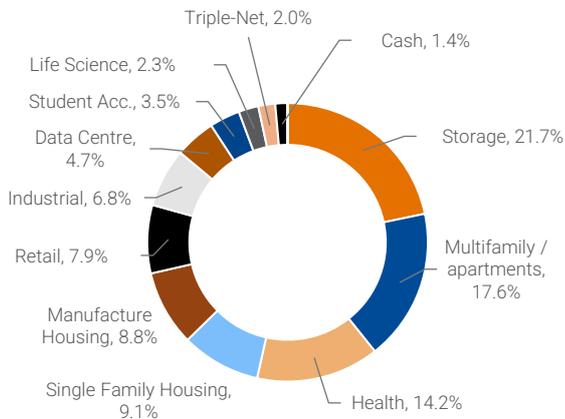
	1 mth	3 mths	6 mths	1 year	2 years p.a.	3 years p.a.	5 years p.a.	10 years p.a.	Since inception ² p.a.
Fund	+2.37%	+1.41%	-0.42%	+10.97%	+12.14%	+5.66%	+8.20%	+7.53%	+9.66%
Benchmark ¹	+1.93%	-2.31%	-1.10%	+14.28%	+9.23%	+3.82%	+6.10%	+4.45%	+6.27%
Value added	+0.44%	+3.71%	+0.68%	-3.32%	+2.91%	+1.84%	+2.11%	+3.08%	+3.39%

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

The global real estate index returned +1.93% in May, with currency detracting -64bps from returns. The Fund returned net +2.37%, outperforming the index by 44bps.

This month saw a broad rotation back into risks assets, as easing global trade tensions supported a rebound in market sentiment. The rebound was especially strong in the US, which had lagged other regions the previous month.

While returns were positive, REITs underperformed US equities (S&P500 +6.0%), likely due to short-term negative correlation to rising bond yields. US 10-year treasury yields rose from ~4.2% to ~4.4% (peaking at ~4.6%) this month. A 'weak' bond auction and Moody's downgrade of the US sovereign credit rating (citing debt concerns), further dampened sentiment. In this month's [investment perspectives](#) we discuss our take on recent bond market activity and the potential long-term impact on real estate.

Q1 reporting season wrapped up this month, with solid results across real estate, with most companies yet to feel the effects of tariffs or economic uncertainty. The exception included US industrial (particularly coastal), where some operators saw slower leasing activity in April, post-tariff announcements. GreenStreet data also showed a sharp drop in U.S. industrial net absorption to ~15M square feet for the quarter, down from the typical 45M square feet pace set in 2Q-4Q24.

In this uncertain political/economic environment, we remain cautious on economically sensitive sub-sectors of real estate where tenants commit to long term leases, as is the case in Industrial, Retail and Office.

In Canada, apartment REIT Interrent received a \$13.55/share all-cash offer from CLV Group and Singapore's GIC – 35% above its March 7 pre-sale rumour price. The deal includes a 40-day go-shop period for

potential competing bids. We see this as a clear sign that the private market is capitalising on undervalued listed REITs with solid operating fundamentals.

Top contributors to returns for the month came from positions in Canadian Apartments and Canadian Healthcare. The top detractors for the month were our positions in US Healthcare and US Single Family Housing.

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	1.4955
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) Oasis (Wealthtrac)
Dash (uXchange)	Powerwrap (IDPS)
Hub24 (Super Choice, Invest Choice)	Praemium (IDPS, Super)
Insignia (Expand, Expand Extra)	
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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