Performance report | 30 November 2025

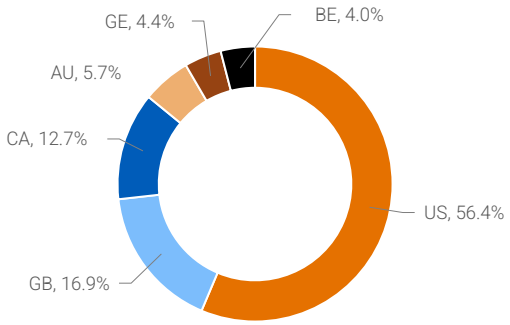
Quay Global Real Estate Fund (Unhedged) Active ETF

Net returns

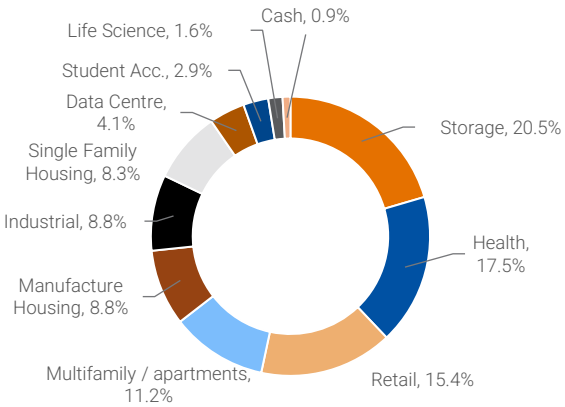
	1 mth	3 mths	6 mths	1 year	2 years p.a.	3 years p.a.	5 years p.a.	10 years p.a.	Since inception[2] p.a.
Fund	+1.18%	-1.29%	-3.28%	-3.68%	+7.59%	+6.90%	+6.27%	+6.31%	+8.89%
Benchmark[1]	+1.84%	+1.15%	+3.49%	+2.35%	+11.28%	+6.80%	+6.16%	+4.49%	+6.30%
Value added	-0.66%	-2.43%	-6.76%	-6.03%	-3.69%	+0.10%	+0.11%	+1.82%	+2.59%

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 listed real estate index (AUD) returned +1.84% in November, with positive local stock price returns offset by a -0.20% currency detraction. The Fund returned net +1.18% for the month, underperforming the index by 66 bps.

There was a high degree of event-driven volatility that influenced markets during November. Most notable of which included the ending of the US government shutdown, the release of the UK budget, and the announcement of the Takaichi administrations fiscal stimulus in Japan. Despite the noise, the investment team remains focused on the earnings of both current and prospective portfolio investees.

The global real estate index has become increasingly concentrated. In 2019, the combined weight of the top 5 constituents was 12%, it has since doubled to represent 24% of the index today. The recent momentum in these mega-cap REITs has detracted from relative performance of the fund. While the strategy is index unaware, our relative performance is such that we thought it would be worthwhile discussing some market movements that is causing some underperformance.

Welltower (7.0% of the index, 99 bps drag in November)

Welltower is a US based REIT that is the largest healthcare landlord globally. Welltower have used their low cost of capital to effectively buy growth, acquiring over US$21bn of assets since 2021. Management have executed with precision, winning the respect of the market as indicated by the 33x earnings multiple.

In order to maintain this external growth run-rate (off a higher base) and satisfy the assumptions built into the valuation, we believe Welltower have been forced up the risk curve and recently expanded into the UK market. Given the regulatory scrutiny in the UK and operational intensity of the asset class, we think the market is being overly optimistic in assuming a continuation of past flawless execution.

Priced at an underlying unlevered yield of approximately 3%, the stock is almost certainly trading above replacement cost – a level where investment risks begin to increase.

On a risk adjusted basis, we see significantly greater value in healthcare REITs that are smaller, geographic specialists, and that are trading at prices in line with our replacement cost valuation framework.

Japanese Property Developers (3.7% of the index, 43 bps drag in November)

Mitsui Fudosan, Mitsubishi Estate, and Sumitomo Realty are three diversified Japanese property developers. These stocks have rallied in large part due to the renewed growth outlook in Japan following the fiscal stimulus announcements.

Worth noting is the leverage profile of these companies - they trade at an average of 8.8x net debt / EBITDA, which is 3 turns higher than Quay's portfolio average of 5.8x.

Importantly, they are using development profits (higher risk) to service this debt, which in combination with the recent price action in Japanese bond yields, presents a significant refinancing exposure on a five-year view.

Owing to a history of ultra loose monetary policy, such a risk has not yet materialised in Japan and, in our assessment, is being overlooked at this bullish point in the cycle. It is also worth remembering although property developers account for a part of the global index, at Quay we exclude these businesses from our investment universe.

Outlook

While the recent performance of the fund has been disappointing, we remain diligent in our implementation of the same investment framework that has served us well over the past decade. Admittedly, we may have been able to generate some short-term outperformance by switching out of stocks at historical lows and buying into the momentum of the aforementioned larger stocks. However this would be incongruent with our assessment of risk, and we genuinely do not believe that is in the best long-term interest of our investors from a wealth preservation standpoint.

Indeed, we feel some investors (including private equity) are beginning to see what we see in terms of value, with one of our investees, Big Yellow Group (UK Storage), attracting potential M&A activity from Blackstone.

We remain confident that over time the fundamentals will reassert themselves and that our investors will be rewarded for our disciplined approach.

Top contributors to returns for the month came from positions in US Healthcare and Canadian Healthcare. The top detractors for the month were our positions in US Data Centres and UK Student Accommodation.

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)[5]	$20,000
NAV[3]	4.1004
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 QGFH

	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.

This information is issued by Bennelong Funds Management Ltd (ABN 39 111 214 085, AFSL 296806) (BFML) in relation to the Quay Global Real Estate Fund (Unhedged) Active ETF. The Fund is managed by Quay Global Investors, a Bennelong boutique. This is general information only, and does not constitute financial, tax or legal advice or an offer or solicitation to subscribe for units in any fund of which BFML is the Trustee or Responsible Entity (Bennelong Fund). This information has been prepared without taking account of your objectives, financial situation or needs. Before acting on the information or deciding whether to acquire or hold a product, you should consider the appropriateness of the information based on your own objectives, financial situation or needs or consult a professional adviser. You should also consider the relevant Information Memorandum (IM) and or Product Disclosure Statement (PDS) which is available on the BFML website, bennelongfunds.com, or by phoning 1800 895 388 (AU) or 0800 442 304 (NZ). Information about the Target Market Determinations (TMDs) for the Bennelong Funds is available on the BFML website. BFML may receive management and or performance fees from the Bennelong Funds, details of which are also set out in the current IM and or PDS. BFML and the Bennelong Funds, their affiliates and associates accept no liability for any inaccurate, incomplete or omitted information of any kind or any losses caused by using this information. All investments carry risks. There can be no assurance that any Bennelong Fund will achieve its targeted rate of return and no guarantee against loss resulting from an investment in any Bennelong Fund. Past fund performance is not indicative of future performance. Information is current as at the date of this document. Quay Global Investors Pty Ltd (ABN 98 163 911 859) is a Corporate Authorised Representative of BFML.