

Performance report | 30 June 2026

Quay Global Real Estate Strategy (Unhedged)

Overview

The Quay Global Real Estate Strategy ('the Strategy') invests in global listed real estate with a focus on rent-based total return opportunities, avoiding developers and emerging markets and seeking balance sheets and reliable long-term cash flows. Using fundamental analysis in stock selection and concentrated, low-turnover portfolio construction, the management team aims to generate annualised real total returns in excess of CPI +5% over the long term.

The Strategy is managed by Quay Global Investors, a Bennelong boutique. Bennelong is part of the BFM Group, an investment company that partners with boutiques across the globe to deliver actively managed equity funds.

Gross returns (\$USD)¹

	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 ³ p.a.
Strategy ¹	+2.02%	+10.39%	+6.73%	+3.07%	+6.63%	+8.35%	+2.02%	+5.86%	+7.18%
Benchmark ²	+0.86%	+8.52%	+9.64%	+13.26%	+12.22%	+9.59%	+1.69%	+3.32%	+3.60%
Value added	+1.16%	+1.87%	-2.91%	-10.20%	-5.58%	-1.24%	+0.32%	+2.54%	+3.58%

Past performance does not guarantee future results - investing involves risks, including the possible loss of principal. Performance represents the gross performance of the Strategy, which is currently only offered to non-US persons, and the performance of the index. Gross performance excludes fees and expenses. Performance has been converted from Australian dollars (the base currency of the Strategy) to US dollars. Investment returns may vary depending on currency exchange rates, expenses and other fees. See "Important Legal Information" at the end of this document.

Strategy managers



Justin Blaess

Co-founder, Principal & Portfolio Manager

Before establishing and co-managing the Quay Global Real Estate Strategy, Justin spent five years at ING Investment Management in Sydney, where he was portfolio manager for all the listed real estate investment strategies with over \$2 under management. He has also worked in corporate finance at major investment banks, where as part of their real estate investment banking teams he had experience on local and cross-border M&A, debt and equity transactions. Justin started his finance career as a research analyst, first at HSBC and then Deutsche Bank, where with Chris he established and managed a Real Estate Investment Trust (REIT) research team.



Chris Bedingfield

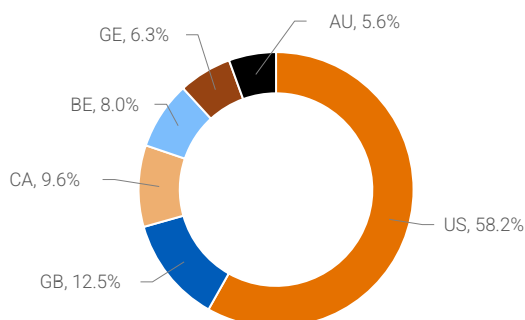
Co-founder, Principal & Portfolio Manager

Chris has nearly 30 years of experience working as a real estate specialist with a background in investment banking, real estate equities research and investment management. Prior to co-founding Quay, Chris was a senior member in the Real Estate Investment Banking group at Credit Suisse in Sydney and previously the Head of Real Estate Investment Banking Asia at Deutsche Bank. Chris started his career in real estate equity research, eventually becoming the head of research.

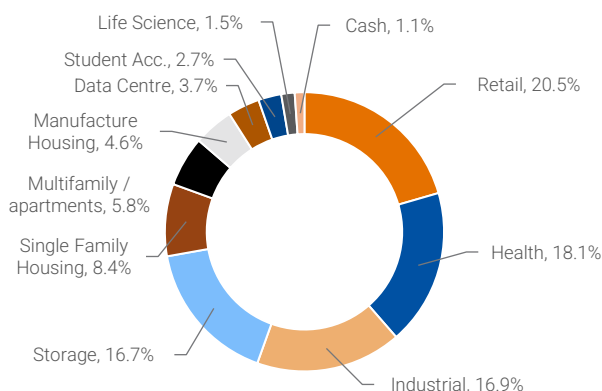
Strategy details

Feature	Information
Strategy	Global listed real estate
Index	FTSE/NAREIT Developed TR USD Index
Investment vehicles	Separately Managed Accounts; AUD Unit Trust

Geographic weighting



Sector weighting



Commentary

In June, the global listed real estate index returned +0.86% on a US dollar ('USD') basis. The Strategy returned +2.02% for the month, outperforming the index by 116bps.

Sector review

The listed real estate sector continued its good start to the year. The sector was likely buoyed this month by the inflow of capital coming from the sell-off in AI-related stocks. The market is again questioning the ultimate profitability of the huge AI capex spend cycle, after bidding up the share prices of companies in this segment to lofty valuations. Microsoft, one of the biggest spenders on AI-related capex, saw its share price fall 17% in the month.

Elsewhere, US-listed Prologis, the largest industrial REIT in the world, disclosed it made a takeover offer for Segro, the largest UK-Europe Industrial REIT. Segro's industrial

portfolio is predominately in the UK but it also has exposure in continental Europe, as well as a development pipeline of data centres in UK.

The all-share bid, at an implied value of GBP 9.25, was in-line with Segro's EPRA Net Tangible Assets (NTA) and a 25% premium to its last trade price. Segro's board rejected the offer, labelling it as an opportunistic offer at a cyclical low point in NTA. The share prices of many UK-listed REITs reacted strongly to this bid, particularly those trading at a large discount to EPRA NTA. The Strategy's relatively higher exposure to UK-listed REITs benefited from this.

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

Company	Sector	Share Price Change	Portfolio average weight	Contribution to Return (local currency)
Macerich	US Retail	+12%	5.9%	+0.7%
Chartwell Retirement	CAN Healthcare	+11%	5.3%	+0.6%
Simon Property	US Retail	+9%	3.4%	+0.3%

Macerich and Simon Property's share prices extended their outperformance in June as the retail investment theme in the US becomes more appreciated by investors. Demand for space in the best malls is running hot, amidst effectively no new supply. Despite such a strong period of outperformance (Macerich up +36% and Simon up +24% year to date respectively), in our view the valuation runway for both these stocks is still sizeable. We remain high conviction holders in the retail sector.

Chartwell's share price bounced back this month after relative weakness in May. There were no new announcements or data points this month that drove this movement. At last reporting date, the sector and company continue to operate well amidst favourable demand-supply dynamics.

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

Company	Sector	Share Price Change	Portfolio average weight	CTR (local currency)
Safestore	UK Storage	-5%	4.2%	-0.2%
Digital Realty	US Data Centre	-5%	3.9%	-0.2%
Sun Communities	US Manufactured Housing	-3%	4.8%	-0.1%

Safestore was the portfolio's worst performer in June after reporting 1H26 results during the month. While the market focussed on the FY26 earnings guidance, which came in at the lower end of consensus range, we believe the result revealed a few key positives that are more important to longer-term investors like us. The company's lease-up stores (double-digit forecast stabilised yields) are tracking well, and with capitalised interest largely having rolled off, the earnings hit is largely behind this stock. In our view, a period of attractive medium-term earnings growth is ahead for Safestore.

Digital Realty's share price underperformed as the market continued its sell-off of AI-exposed stocks. In our view, the relative operational risk Digital Realty faces in the event of any AI-capex pullback is lower than its less-established and/or more development-heavy peers. Nevertheless, there will still be an impact. In addition, on a Quay portfolio basis, we note the stock trades on a higher implied earnings multiple than our holdings in other sectors that have less supply. Hence, we had trimmed our weighting in Digital Realty in the prior month to lock in some of our gains (>50% total return). The capital was redeployed in more attractively-priced opportunities in the portfolio.

Sun Communities share price fell -3% in June after having announced the sale of its UK business in late-May. In our view, its underperformance in June may be due to the market waiting for clarity on how Sun will re-deploy the proceeds. While share buy backs will boost short-term numbers, acquisitions provide better earnings growth in the medium-longer term. This is the current market debate. We view the sale as a positive step for Sun despite it being near-term slightly dilutive to earnings. The business now has a strong balance sheet and more importantly has simplified back to its core excellence of US manufactured housing, which provides stable annual mid-single-digit growth.

Outlook

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

Get in touch



bennelongfunds.com

quaygi.com

Jonathan Wakeman, CIMA®

Account Director, Institutional

Bennelong Funds Management

Level 21, 20 Bond Street, Sydney NSW 2000

M +61 459 871 748

E jonathan.wakeman@bennelongfunds.com

Geographic and sector weightings are subject to change. There is no assurance that the geographic and sector weightings presented above will be maintained, and actual geographic and sector weightings experienced by a client may be different than those shown here.

- ¹ Returns have been converted to USD for the purpose of this report. Returns are calculated daily by Citigroup Pty Limited using the exchange rate available at the time of the calculation or end of day.
- ² 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. The index is designed to track the performance of listed real estate companies and REITS worldwide.
- ³ The securities listed do not represent all of the securities purchased, sold, or recommended. A complete description of the performance calculation methodology, including further details of securities that contributed to performance, is available upon request. Please contact us for additional information.

IMPORTANT LEGAL INFORMATION:

The information in this document is intended for use by institutional investors only and is not for retail use. It must not be acted, or relied, upon by any other persons.

This information has been prepared by Bennelong Funds Management Ltd (ABN 39 111 214 085, AFSL 296806) ("BFML") in relation to the Strategy and is distributed by BennBridge US LLC ("BennBridge USA") and BennBridge Ltd ("BennBridge UK"), subsidiaries of the Bennelong Funds Management Group, Australia. BennBridge USA is registered as an investment adviser or broker-dealer with the US Securities and Exchange Commission. BennBridge UK is authorised and regulated by the UK Financial Conduct Authority (FRN: 769109). The information provided 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), or in any fund or separate account for which a BFML affiliate is the investment manager or sponsor. 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.

The performance figures provided in this report are gross, and do not reflect the deduction of investment management fees, and any return may be reduced by management fees and any other expenses incurred in the management of the account. Actual fees are available upon request and will vary depending on, among other things, the applicable fee schedule and account size. On the right is a hypothetical example showing the effect that an investment management fee of 1%, and no performance fee, would have if \$100,000 was invested in the Strategy since inception.

Past performance is not indicative of future results. The value of investments and the income from them may go down as well as up and investors may not get back the amounts originally invested. The performance results include the reinvestment of all dividends, interest, and capital gains. Any projections, market outlooks or estimates contained in this presentation constitute forward looking statements and are based on certain assumptions and subject to certain known and unknown risks. Accordingly, such forward looking statements should not be relied upon as being indicative of future performance or events.

This document is provided by BennBridge USA and BennBridge UK for informational purposes only and should not be construed as investment advice. It is not a recommendation of, or an offer to sell or solicitation of an offer to buy, any particular security, strategy, or investment product.

BFML's research for this report is based on current public information that BFML considers reliable, but BFML does not represent that the research or the presentation is accurate or complete and it should not be relied on as such. BFML's views and opinions expressed in this document are current as of the date of the document and are subject to change. This document may not be reproduced or distributed by the recipient, in whole or part, except that this document may be provided to the recipient's advisers in connection with an evaluation of a potential investment.

In the United Kingdom, this document is only available to persons who are (i) investment professionals within the meaning of Article 19 of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 ("FP Order"), (ii) high net worth companies and certain other entities falling within Article 49 of the FP Order; or (iii) to any other persons to whom such communications may lawfully be made. It must not be acted, or relied, upon by any other persons.

Broad-based securities indices are unmanaged and are not subject to fees and expenses typically associated with managed accounts or investment funds. The performance of the index represents unmanaged, passive buy-and-hold strategies, investment characteristics and risk/return profiles that differ materially from managed accounts or investment funds, and in investment in a managed account or investment fund is not comparable to an investment in any index or in the securities that comprise the indices. The volatility of the index may be materially different from the individual performance attained by a specific investor. In addition, the Strategy's holdings may differ significantly from the securities that comprise the index. The index has not been selected to represent an appropriate benchmark to compare an investor's performance, but rather is disclosed to allow for comparison of the investor's performance to that of certain well-known and widely recognized indices. You cannot invest directly in an index. Information is current as at the date of this document, and may change without prior notice.

Risk factors:

The counterparty to a derivative or other contractual agreement or synthetic financial product could become unable to honour its commitments to the fund, potentially creating a partial or total loss for the fund. The fund can be exposed to different currencies. Changes in foreign exchange rates could create losses. A derivative may not perform as expected, and may create losses greater than the cost of the derivative. If a fund uses derivatives for leverage, it makes it more sensitive to certain market or interest rate movements and may cause above-average volatility and risk of loss. Equity prices fluctuate daily, based on many factors including general, economic, industry or company news. In difficult market conditions, the fund may not be able to sell a security for full value or at all. This could affect performance and could cause the fund to defer or suspend redemptions of its shares. The fund may take positions that seek to profit if the price of a security falls. A large rise in price of the security may cause large losses. Failures at service providers could lead to disruptions of fund operations or losses.

