

Quay Global Real Estate Fund (Unhedged)

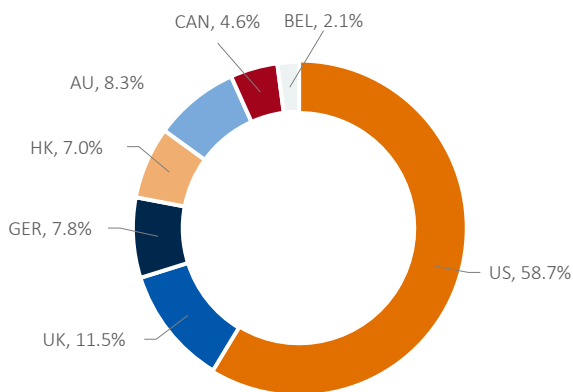
Performance report | 28 February 2022

Net client returns (after fees and expenses)

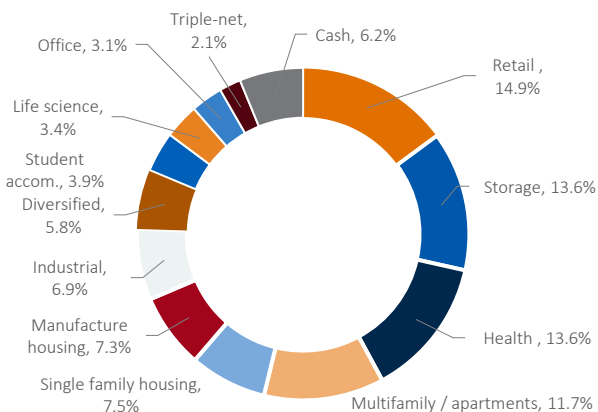
	1 mth	3 mths	6 mths	1 year	2 years p.a.	3 years p.a.	5 years p.a.	Since inception ² p.a.
Fund	-4.9%	-4.8%	-4.0%	20.8%	5.7%	8.2%	10.5%	12.3%
Benchmark ¹	-5.3%	-4.5%	-3.9%	20.2%	0.6%	4.4%	6.5%	8.1%
Value added	0.4%	-0.3%	-0.1%	0.5%	5.1%	3.8%	4.0%	4.2%

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

Geographic weighting



Sector weighting



Market commentary

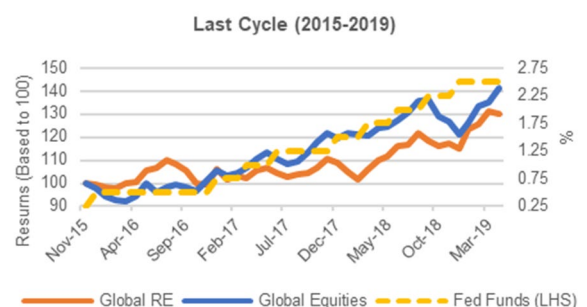
It was a difficult month for risk assets as global equities returned -5.3% in February, a decline that was exacerbated by a -2.7% currency headwind for local (AUD) investors.

There were very few “up” days during the period as the start of the month was dominated by the fear of persistent inflation and rising near term interest rates, while by month end it was the conflict in Ukraine. The later increasing concerns for persistent inflation due to rising commodity prices and the impact of heavy sanctions on Russia.

It was the increase in commodity prices which supported the AUD, which was unusually strong given the “risk off” environment.

Unsurprisingly, the local equity market fared far better (no doubt buoyed by rising energy and metals prices) posting a +2.1% total return in a rare display of outperformance relative to global equities.

We have no real insight into the politics and war in Europe however, we see very little medium-term risk to fund returns solely due to rising inflation and interest rates. Below is a reminder of how US REIT's performed during the last rate hike cycle. For more on this topic, please refer to this month's [Investment Perspectives](#).



Source: Bloomberg, Quay Global Investors

Fund commentary

The Fund again struggled to perform this month posting a -4.9% total return including -2.6% detractor from weaker foreign currencies. Not unlike global equities, losses accelerated toward month end as conflict in Ukraine dominated headlines.

We would like to remind investors the Fund has zero exposure to Russia, Ukraine (either directly or indirectly) or any other emerging economy. Our largest exposure to Europe is via the UK, and much of our exposure on the continent lies to the west in the German city of Berlin. Since inception, we have been 100% invested in developed markets, and that will continue to be the case.

The fact currency worked against us during the risk off period is rare but not without precedent. We have seen these moves in the past (particularly during 2020 and the pandemic), and ultimately these dual headwinds ultimately reverse (as per 2021) resulting in very strong “catch-up” returns. While we do not know the timing of such a reversal, we remain upbeat for the prospects of our investees and their medium-term outlook.

For the Fund, our focus has been reporting season which in most cases rounded-out full year 2021 earnings and provided the respective management teams the opportunity to provide 2022 guidance.

In summary, we have been satisfied with the results and guidance to date. Despite recent returns we believe at the margin, portfolio risk is lower today, while the outlook is brighter than at the beginning of the year. This is due to:

- Continued occupancy recovery in US senior housing indicating we have seen the lows in values and cashflows (in the absence of another COVID variant), and evidence the product has not suffered permanent reputational damage from COVID
- Strong retail sales and leasing performance in the US and Australia contrary to expectation of a 2022 fiscal drag
- A return to normal in occupancy and rents in student accommodation earlier than expected (while the current share price remains materially lower relative to pre-pandemic levels)
- Ongoing evidence of constrained supply across our underlying assets

For the month, the best returns represented a cross section of the portfolio diversification with Scentre Group (Australian retail), Empire State Realty Trust (US office) and Unite Group (UK student) strongly contributing. The weaker USD contributed to Invitation Homes (US housing), STAG Industrial (US Industrial) and Cubesmart (US Storage) being the laggards.

We continue to believe the Fund is well positioned to meet its investment objective of CPI + 5% over the medium term, and as such there was little change to the portfolio.

Fund details

Feature	Information
APIR Code	BFL0020AU
Investment objective	To provide investors with a total return (before fees and expenses) in excess of CPI + 5% per annum, measured over five years or more
Portfolio managers	Chris Bedingfield/Justin Blaess
Stock number	26
Fund size	A\$536m
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	1.488
Buy/Sell spread	+/-0.20%
Entry/Exit fees	Nil
Distributions	Bi-annual
Management fee ⁴	0.82%

How to invest

The Fund is open to investors directly via the PDS (available on our [website](#)), mFund (code: QGI01) or the following platforms.

Platforms

AMP (My North, North Summit, iAccess)	Macquarie Wrap (IDPS, Super)
BT Asgard (Infinity eWrap)	Mason Stevens
BT (Panorama)	MLC (Navigator, Wrap)
CFS (FirstWrap)	Netwealth (Super Service, Wrap Service, IDPS)
Hub24 (Super, IDPS)	Oasis (Wealthtrac)
IOOF (Pursuit Select, Pursuit Select (PIS), Employer Super.	Powerwrap (IDPS)
eXpand, Lifetrack, Grow, IPS, IDPS, Super)	Praemium (Non Super, Super) Wealthtrac

Get in touch



quaygi.com



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



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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 The management fee does not include fund expenses, which are capped at 0.10% per annum on net asset value, or the performance fee. Any performance fee payable is 15.375% of the excess return over the greater of CPI and the FTSE/EPRA NAREIT Developed Index (net) Total Return (AUD). All fees quoted include GST net of reduced input tax credits. For more information, refer to the Fund's Product Disclosure Statement available on our website.

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). 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.