

# Performance report | 30 April 2025

## Quay Global Real Estate Strategy (Unhedged)

For Institutional Investors Only

### 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 robust balance sheets and reliable long-term cash flows. Utilizing fundamental analysis in stock selection and concentrated, low-turnover portfolio construction, the management team aims to generate annualized 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 (\$AUD)

	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 <sup>1</sup> p.a.
Strategy	-0.13%	+2.61%	-0.89%	+12.42%	+10.10%	+4.02%	+9.10%	+9.08%	+11.04%
Benchmark <sup>2</sup>	-1.68%	-1.73%	-0.11%	+13.20%	+6.85%	+1.33%	+5.46%	+4.41%	+6.13%
Value added	+1.55%	+4.34%	-0.78%	-0.78%	+3.25%	+2.69%	+3.64%	+4.67%	+4.91%

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

<sup>1</sup>Value added' calculation does not use rounded performance figures. Past performance is not indicative of future performance.

### 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 \$2bn 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 REIT research team.



#### Chris Bedingfield

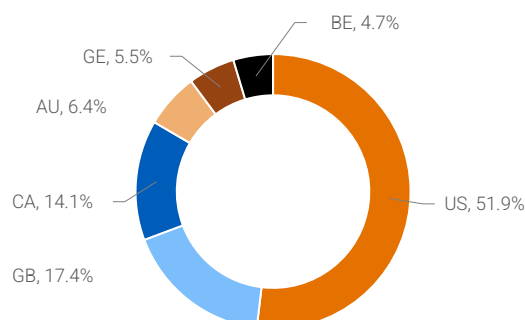
Co-founder, Principal & Portfolio Manager

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.

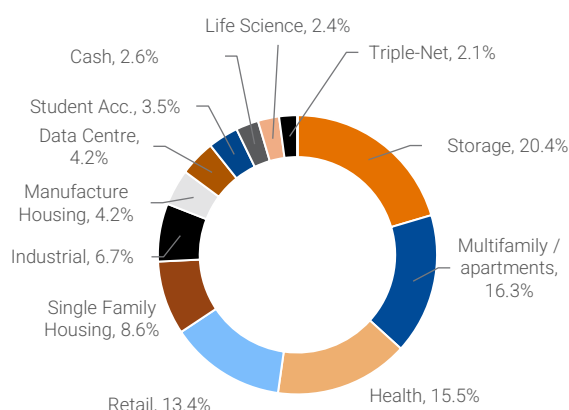
## Strategy details

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

## Geographic weighting



## Sector weighting



## Commentary

The global real estate index returned -1.68% in April, with currency detracting -130bps from returns. The Strategy returned -0.13%, outperforming the index by 155bps.

It was a turbulent month, with Trump's 'liberation day' tariff announcements on April the 2<sup>nd</sup> throwing global markets into turmoil. The S&P500 fell over -10% in the next two trading sessions (and continued to fall, reaching -12% at one point), one of the fastest two day falls on record. US REITs fell over -8% in the same two-day period, with the decline the highest in the most economic sensitive sub-sectors of Hotel, Industrial and Office. On a geographic level, US REITs underperformed those in other countries.

However, as the month progressed, equity markets recovered most of its losses, as Trump began to soften his stance and major US companies (led by big tech) reported

stronger than expected results. The S&P500 finished the month down only -0.7%. The US REIT Index fell -2.7%.

REITs have also had a solid reporting season to date. Earnings in the first quarter remain robust however management teams are rightly cautious amidst heightened uncertainty, with most REITs re-affirming their full year guidance. Stand-outs this quarter to date, have been operators in the US data centres and US single-family housing sectors.

The US dollar also had a volatile month, initially strengthening against major currencies, as is the usual case when there is a risk-off in equities, but then subsequently plunging as fears around US economic leadership increased.

Similar volatility played out in US treasuries. Yields initially fell as equity markets plunged in the two trading sessions after April 2 (as is the usual case when there is fear around the economy), but then subsequently surged mid-month while equity markets continued to fall. This drove fear of potential stagflation. Treasury yields have since fell back, ending the month roughly flat.

Amidst all this chaos, we highlight in this month's [investment perspectives](#), some themes that we believe will emerge as a result of these policies and its implication on the sector.

Top contributors to returns for the month came from positions in German Apartments and European Storage. The top detractors for the month were our positions in US Life Science and US Apartments.

## Get in touch



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<sup>1</sup> The above data for the Strategy relates to the performance data for the Quay Global Real Estate Fund (Unhedged) ("the Fund"). The Fund was launched on 30 July 2014 by another trustee. Bennelong assumed responsibility as replacement trustee on 31 January 2016. Please contact the Bennelong Institutional team for performance history relating to this date.

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