

Performance report | 31 March 2025

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 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 (\$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	-0.52%	+2.19%	-11.61%	+2.24%	+8.91%	-2.41%	+9.27%	+6.22%	+7.03%
Benchmark ²	-2.32%	+1.59%	-8.25%	+3.90%	+5.63%	-4.27%	+6.21%	+1.99%	+2.41%
Value added	+1.80%	+0.59%	-3.35%	-1.66%	+3.28%	+1.86%	+3.06%	+4.22%	+4.62%

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 \$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

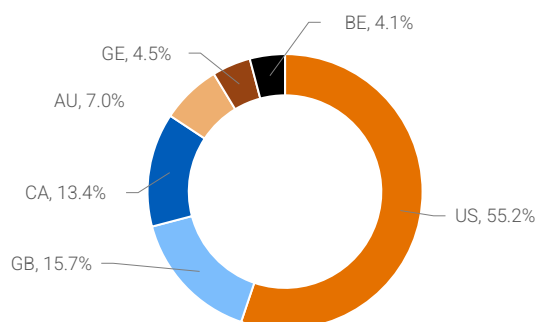
Co-founder, Principal & Portfolio Manager

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.

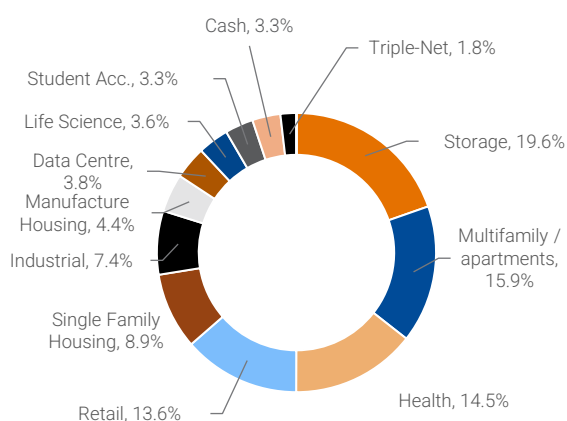
Strategy details

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

Geographic weighting



Sector weighting



Commentary

The global real estate index (USD) returned -2.32% in March. The Strategy returned -0.52%, outperforming the index by 180bps.

Recession fears dominated market movements this month after the US announced new tariffs on automobiles and the previously announced tariffs (on steel, aluminium and on Canadian and Mexican goods) came into effect. Retaliatory measures were enacted by Canada, China and the EU on US goods. Further sweeping tariffs on 'all countries' will be unveiled by the Trump administration on April 2, adding to fears about the economic impact of the ensuing global trade war.

Within US listed real estate, the most recession sensitive sub-sectors– office, industrial, hotel and retail were hardest hit this month. Whilst more defensive sectors such as

residential and healthcare outperformed. However overall, relative to US equities (S&P500 -5.8%), REITs fared better. This is likely due to combination of factors including:

- the disparity in relative valuations and how oversold real estate has been in recent years;
- the defensive nature of many sub-sectors of real estate;
- and the fall in US government bond yields due to a pessimistic economic outlook.

Despite growing fears of an imminent tariff-induced US economic recession, we discuss in this month's [investment perspectives](#), why we think this fear seems somewhat premature. However, as we highlight in the paper, the impact of political uncertainty on private investment decisions (a key GDP driver) is a bigger threat worth monitoring.

Elsewhere, the rotation out of the US AI-trade continued this month, with Nvidia down over -13% and the 'Magnificent 7' down almost -10%. News about Microsoft cancelling a further 3GW of prospective leases in Europe and the US likely impacted returns. Within real estate, data centre operators fell in unison.

Meanwhile, in Germany, the coalition government agreed to relax the country's debt rules to allow increased defence and security spending as well as EUR500billion of infrastructure investment in the next 12 years. Industrial REITs had an exceptional month on the back of this. However other REITs, such as German apartments, fell as bond yields rose on the back of increased spending plans.

Top contributors to returns for the month came from positions in Canadian Apartments and German Industrial. The top detractors for the month were our positions in German Residential and US Retail.

Get in touch



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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.

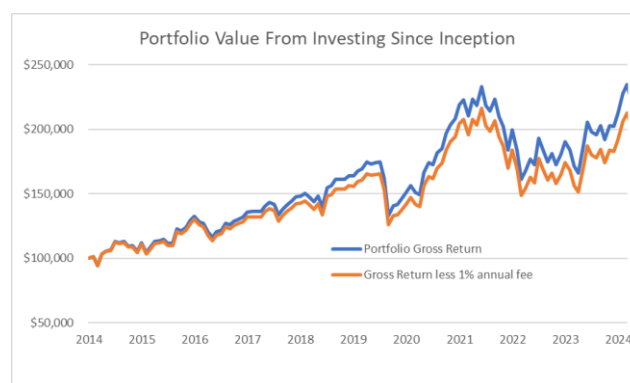
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Risk factors:

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.