

Resolution Capital Global Property Securities Fund

ARSN 128 122 118

**Interim report - for the half-year ended
31 December 2019**

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Contents	Page
Directors' report	2
Auditor's independence declaration	4
Statement of comprehensive income	5
Statement of financial position	6
Statement of changes in equity	7
Statement of cash flows	8
Notes to the interim financial statements	9
Directors' declaration	17
Independent auditor's report to the unitholders of Resolution Capital Global Property Securities Fund	18

The interim financial report does not include all the notes of the type normally included in the annual financial report. Accordingly, this interim financial report should be read in conjunction with the annual financial report for the year ended 30 June 2019 and any public announcements made in respect of the Resolution Capital Global Property Securities Fund during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

This interim financial report covers the Resolution Capital Global Property Securities Fund as an individual entity.

The Responsible Entity of the Resolution Capital Global Property Securities Fund is Pinnacle Fund Services Limited (ABN 29 082 494 362). The Responsible Entity's registered office is Level 19, 307 Queen Street, Brisbane, QLD, 4000.

Directors' report

The directors of Pinnacle Fund Services Limited, the Responsible Entity of the Resolution Capital Global Property Securities Fund ("the Fund"), present their report together with the interim financial statements of the Fund for the half-year ended 31 December 2019.

Principal activities

The Fund is a registered managed investment fund domiciled in Australia.

The Fund invests primarily in real estate investment trusts ('REITs') and real estate securities that are listed, or soon to be listed, on stock exchanges around the world, hedged back into Australian dollars. The Fund also has some exposure to cash. For reasons of investment efficiency, the Fund may gain its exposure by holding units in other managed investment schemes and/or through direct investment holdings.

The Fund aims to provide income and some capital growth over the medium to long-term investment period.

Resolution Capital Limited is the Investment Manager of the Fund.

The Fund did not have any employees during the half-year.

Directors

The following persons held office as directors of Pinnacle Fund Services Limited during the half-year or since the end of the half-year and up to the date of this report:

Mr I Macoun
 Mr A Ihlenfeldt
 Mr C Kwok
 Mr A Whittingham (appointed 5 August 2019)
 T O'Callaghan (resigned 5 August 2019)

The Responsible Entity also has a Compliance Committee consisting of one non-independent person and three independent persons. The committee's role is to oversee the compliance requirements of the Fund operated by the Responsible Entity.

Review and results of operations

There have been no significant changes to the operations of the Fund since the previous financial period. The Fund continued to invest funds in accordance with target asset allocations as set out in the governing documents of the Fund.

The performance of the Fund, as represented by the results of its operations, was as follows:

	Half-year ended	
	31 December	31 December
	2019	2018
	\$'000	\$'000
Net operating profit/(loss) before financing costs attributable to unitholders	72,184	(56,943)
 Distributions		
<i>Distributions - Class A</i>		
Distributions paid and payable	5,347	-
Distributions (cents per unit)	1.6656	-
 <i>Distributions - Class B</i>		
Distributions paid and payable	5,311	-
Distributions (cents per unit)	1.6670	-

Directors' report (continued)

Significant changes in state of affairs

In the opinion of the directors, there were no significant changes in the state of affairs of the Fund that occurred during the half-year.

Matters subsequent to the end of the half-year

No matter or circumstance has arisen since 31 December 2019 that has significantly affected, or may significantly affect:

- (i) the operations of the Fund in future financial periods, or
- (ii) the results of those operations in future financial periods, or
- (iii) the state of affairs of the Fund in future financial periods.

Rounding of amounts to the nearest thousand dollars

Amounts in the directors' report have been rounded to the nearest thousand dollars in accordance with *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, unless otherwise indicated.

Auditor's independence declaration

A copy of the Auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 4.

This report is made in accordance with a resolution of the directors.



Mr A Ihlenfeldt
Director

Brisbane
11 March 2020



Auditor's Independence Declaration

As lead auditor for the review of Resolution Capital Global Property Securities Fund for the half-year ended 31 December 2019, I declare that to the best of my knowledge and belief, there have been:

1. no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
2. no contraventions of any applicable code of professional conduct in relation to the review.

A handwritten signature in black ink, appearing to read 'Craig Thomason', with a long horizontal flourish extending to the right.

Craig Thomason
Partner
PricewaterhouseCoopers

Sydney
11 March 2020

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Resolution Capital Global Property Securities Fund
Statement of comprehensive income
For the half-year ended 31 December 2019

Statement of comprehensive income

	Half-year ended	
	31 December	31 December
Notes	2019	2018
	\$'000	\$'000
Investment income		
Interest income from financial assets at amortised cost	212	194
Dividend/Trust distribution income	14,460	13,184
Net gains/(losses) on financial instruments at fair value through profit or loss	63,105	(66,608)
Net gains/(losses) on foreign exchange	940	1,461
Total net investment income/(loss)	<u>78,717</u>	<u>(51,769)</u>
Expenses		
Management fees	5,642	4,880
Transaction costs	547	294
Performance fees	344	-
Total operating expenses	<u>6,533</u>	<u>5,174</u>
Operating profit/(loss) for the half-year	<u>72,184</u>	<u>(56,943)</u>
Other comprehensive income	-	-
Total comprehensive income for the half-year	<u>72,184</u>	<u>(56,943)</u>

The above statement of comprehensive income should be read in conjunction with the accompanying notes.

Resolution Capital Global Property Securities Fund
Statement of financial position
As at 31 December 2019

Statement of financial position

		As at	
	Notes	31 December 2019 \$'000	30 June 2019 \$'000
Assets			
Cash and cash equivalents		71,284	61,713
Receivables		7,723	16,654
Financial assets at fair value through profit or loss	4	1,190,644	992,362
Total assets		1,269,651	1,070,729
Liabilities			
Distributions payable	3	10,658	18,668
Payables		16,325	9,513
Financial liabilities at fair value through profit or loss	5	49	2,250
Total liabilities		27,032	30,431
Net assets attributable to unitholders - equity	2	1,242,619	1,040,298

The above statement of financial position should be read in conjunction with the accompanying notes.

Resolution Capital Global Property Securities Fund
Statement of changes in equity
For the half-year ended 31 December 2019

Statement of changes in equity

		Half-year ended	
		31 December 2019	31 December 2018
		\$'000	\$'000
Total equity at the beginning of the half-year	2	<u>1,040,298</u>	<u>931,464</u>
Comprehensive income for the half-year			
Profit/(loss) for the half-year		72,184	(56,943)
Other comprehensive income for the half-year		<u>-</u>	<u>-</u>
Total comprehensive income for the half-year		72,184	(56,943)
Transactions with unitholders			
Applications	2	177,227	104,662
Redemptions	2	(46,536)	(83,432)
Reinvestment of distributions	2	10,104	23,866
Distributions paid and payable	2	(10,658)	-
Total transactions with unitholders		<u>130,137</u>	<u>45,096</u>
Total equity at the end of the half-year		<u>1,242,619</u>	<u>919,617</u>

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Resolution Capital Global Property Securities Fund
Statement of cash flows
For the half-year ended 31 December 2019

Statement of cash flows

	Half-year ended	
	31 December 2019 \$'000	31 December 2018 \$'000
Cash flows from operating activities		
Proceeds from sale of financial instruments at fair value through profit or loss	406,890	253,237
Purchase of financial instruments at fair value through profit or loss	(525,625)	(258,019)
Transaction costs on financial instruments at fair value through profit or loss	(547)	(294)
Dividend/Trust distribution received	13,625	14,634
Interest received	211	194
Management fees paid	(5,244)	(4,809)
Performance fees paid	(1,419)	(369)
RITC received/(paid)	18	2
Net cash inflow/(outflow) from operating activities	(112,091)	4,576
Cash flows from financing activities		
Proceeds from applications by unitholders	177,479	104,553
Payments for redemptions by unitholders	(47,395)	(84,057)
Distributions paid	(8,564)	(14,479)
Net cash inflow/(outflow) from financing activities	121,520	6,017
Net increase/(decrease) in cash and cash equivalents	9,429	10,593
Cash and cash equivalents at the beginning of the half-year	61,713	51,347
Effects of exchange rate changes on cash and cash equivalents	142	891
Cash and cash equivalents at the end of the half-year	71,284	62,831
Non-cash financing activities	10,104	23,866

The above statement of cash flows should be read in conjunction with the accompanying notes.

Notes to the interim financial statements

	Page	
1	Basis of preparation of interim financial statements	10
2	Net assets attributable to unitholders	10
3	Distributions to unitholders	11
4	Financial assets at fair value through profit or loss	12
5	Financial liabilities at fair value through profit or loss	12
6	Fair value measurements	12
7	Derivative financial instruments	15
8	Events occurring after the reporting period	16
9	Contingent assets and liabilities and commitments	16

1 Basis of preparation of interim financial statements

The interim report for the half-year ended 31 December 2019 has been prepared in accordance with the *Corporations Act 2001* and Australian Accounting Standard AASB 134 *Interim Financial Reporting*.

The interim report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual financial report for the year ended 30 June 2019 and any public announcements made in respect of the Resolution Capital Global Property Securities Fund ("the Fund") during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

The interim report was authorised for issue by the directors on 6 March 2020. The directors of Pinnacle Fund Services Limited ("the Responsible Entity") have the power to amend and reissue the interim report.

The accounting policies and methods of computation adopted in the preparation of the half-year financial report are consistent with those adopted and disclosed in the Fund's annual financial report for the year ended 30 June 2019. These accounting policies are consistent with Australian Accounting Standards and with International Financial Reporting Standards.

There are no other standards that are not yet effective and that are expected to have a material impact on the Fund in the prior periods or will affect the current or future reporting periods, or will have an impact on foreseeable future transactions.

2 Net assets attributable to unitholders

Movements in the number of units and net assets attributable to unitholders during the half-year were as follows:

	As at			
	31 December 2019 No. '000	31 December 2018 No. '000	31 December 2019 \$'000	31 December 2018 \$'000
Class A				
Balance as at 1 July	235,789	172,908	410,185	279,752
Applications	85,298	55,059	155,506	89,050
Redemptions	(18,493)	(18,532)	(33,512)	(29,698)
Units issued upon reinvestment of distributions	254	601	442	973
Distributions paid and payable	-	-	(5,347)	-
Profit/(loss) for the half-year	-	-	29,584	(19,534)
Closing balance	<u>302,848</u>	<u>210,036</u>	<u>556,858</u>	<u>320,543</u>

Resolution Capital Global Property Securities Fund
Notes to the interim financial statements
For the half-year ended 31 December 2019
(continued)

2 Net assets attributable to unitholders (continued)

	As at			
	31 December 2019	31 December 2018	31 December 2019	31 December 2018
	No.'000	No.'000	\$'000	\$'000
Class B				
Balance as at 1 July	309,723	344,144	630,113	651,712
Applications	10,199	8,251	21,721	15,612
Redemptions	(6,087)	(28,618)	(13,024)	(53,734)
Units issued upon reinvestment of distributions	4,746	12,075	9,662	22,893
Distributions paid and payable	-	-	(5,311)	-
Profit/(loss) for the half-year	-	-	42,600	(37,409)
Closing balance	<u>318,581</u>	<u>335,852</u>	<u>685,761</u>	<u>599,074</u>
Total net assets attributable to unitholders			<u>1,242,619</u>	<u>919,617</u>

As stipulated within the Fund Constitution, each unit represents a right to an individual share in the Fund and does not extend to a right to the underlying assets of the Fund. For the half-year ended 31 December 2019, there were two separate classes of units and each unit has the same rights attaching to it as all other units in the same class of the Fund, the differences between the classes being the management fee amounts paid.

3 Distributions to unitholders

The distributions for the half-year were as follows:

	Half-year ended			
	31 December 2019	31 December 2019	31 December 2018	31 December 2018
	\$'000	CPU	\$'000	CPU
Class A				
Distributions paid - December	<u>5,347</u>	<u>1.7656</u>	-	-
	5,347	1.7656	-	-

	Half-year ended			
	31 December 2019	31 December 2019	31 December 2018	31 December 2018
	\$'000	CPU	\$'000	CPU
Class B				
Distributions paid - December	<u>5,311</u>	<u>1.6670</u>	-	-
	5,311	1.6670	-	-

4 Financial assets at fair value through profit or loss

	As at	
	31 December 2019 \$'000	30 June 2019 \$'000
Financial assets at fair value through profit or loss		
Listed equities	1,110,813	958,966
Listed unit trusts	58,422	30,485
Unlisted equities	-	1,564
Forward foreign exchange contracts	21,409	1,347
Total financial assets at fair value through profit or loss	1,190,644	992,362

5 Financial liabilities at fair value through profit or loss

	As at	
	31 December 2019 \$'000	30 June 2019 \$'000
Financial liabilities at fair value through profit or loss		
Forward foreign exchange contracts	49	2,250
Total financial liabilities at fair value through profit or loss	49	2,250

6 Fair value measurements

The Fund measures and recognises the below financial assets and liabilities at fair value through profit or loss on a recurring basis.

The Fund has no assets or liabilities measured at fair value on a non-recurring basis in the current reporting period.

Fair value hierarchy

Classification of financial assets and financial liabilities

The Fund classifies fair value measurements using a fair value hierarchy that reflects the subjectivity of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

(i) Fair value in an active market (level 1)

The fair value of financial assets and liabilities traded in active markets is based on their quoted market prices at the end of the reporting period without any deduction for estimated future selling costs.

6 Fair value measurements (continued)

Fair value hierarchy (continued)

The Fund values its investments in accordance with the accounting policies set out in the annual financial statements for the year ended 30 June 2019. For the majority of its investments, the Fund relies on information provided by independent pricing services for the valuation of its investments.

The quoted market price used for financial assets held by the Fund is the last traded price; the appropriate quoted market price for financial liabilities is the last traded price. When the Fund holds derivatives with offsetting market risks, it uses mid-market prices as a basis for establishing fair values for the offsetting risk positions and applies this bid or asking price to the net open position, as appropriate.

A financial instrument is regarded as quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

(ii) Fair value in an inactive or unquoted market (level 2 and level 3)

The fair value of financial assets and liabilities that are not traded in an active market is determined using valuation techniques. These include the use of recent arm's length market transactions, reference to the current fair value of a substantially similar other instrument, discounted cash flow techniques or any other valuation technique that provides a reliable estimate of prices obtained in actual market transactions.

Where discounted cash flow techniques are used, estimated future cash flows are based on management's best estimates and the discount rate used is a market rate at the end of the reporting period applicable for an instrument with similar terms and conditions.

For other valuation techniques, inputs are based on market data at the end of the reporting period. Fair values for unquoted equity investments are estimated, if possible, using applicable price/earnings ratios for similar listed companies adjusted to reflect the specific circumstances of the issuer.

The fair value of derivatives that are not exchange traded is estimated at the amount that the Fund would receive or pay to terminate the contract at the end of the reporting period taking into account current market conditions (volatility and appropriate yield curve) and the current creditworthiness of the counterparties. The foreign currency contracts are valued at the forward rate.

Investments in other unlisted unit trusts are recorded at the redemption value per unit as reported by the investment managers of such trusts.

Some of the inputs to these models may not be market observable and are therefore estimated based on assumptions.

Valuation techniques employed may not fully reflect all factors relevant to the positions the Fund holds. Valuations are therefore adjusted, where appropriate, to allow for additional factors including liquidity risk and counterparty risk.

The carrying value less impairment provision of other receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Fund for similar financial instruments.

6 Fair value measurements (continued)

Fair value hierarchy (continued)

Recognised fair value measurements

The tables below set out the Fund's financial assets and liabilities (by class) measured at fair value according to the fair value hierarchy at 31 December 2019 and 30 June 2019.

As at 31 December 2019

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financial assets				
Financial assets at fair value through profit or loss				
Listed equities	1,110,813	-	-	1,110,813
Listed unit trusts	58,422	-	-	58,422
Forward foreign exchange contracts	-	21,409	-	21,409
Total financial assets	1,169,235	21,409	-	1,190,644
Financial liabilities				
Financial liabilities at fair value through profit or loss				
Forward foreign exchange contracts	-	49	-	49
Total financial liabilities	-	49	-	49

As at 30 June 2019

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financial assets				
Financial assets at fair value through profit or loss				
Listed equities	958,966	-	-	958,966
Listed unit trusts	30,485	-	-	30,485
Unlisted equities	1,564	-	-	1,564
Forward foreign exchange contracts	-	1,347	-	1,347
Total financial assets	991,015	1,347	-	992,362
Financial liabilities				
Financial liabilities at fair value through profit or loss				
Forward foreign exchange contracts	-	2,250	-	2,250
Total financial liabilities	-	2,250	-	2,250

6 Fair value measurements (continued)

Fair value hierarchy (continued)

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques. The Fund uses a variety of methods and makes assumptions that are based on market conditions existing at the end of each reporting period. The fair value of forward exchange contracts is determined using forward exchange market rates at the end of the reporting period. These instruments are included in level 2 and comprise derivative financial instruments (forward exchange contracts).

There were no investments classified as level 3 as at 31 December 2019. Level 3 instruments include an unlisted equity as prices are based on unobservable inputs for this security as at 30 June 2019. The level 3 security was under administration and was priced at zero with its holdings being reflected as nil in the Fund as at 31 December 2019.

The carrying amounts of trade receivables and payables are assumed to approximate their fair values due to their short-term nature.

(iii) Transfer between levels

There were no transfers between levels for the half-year ended 31 December 2019 or the year ended 30 June 2019.

7 Derivative financial instruments

In the normal course of business the Fund enters into transactions in various derivative financial instruments which have certain risks. A derivative is a financial instrument or other contract which is settled at a future date and whose value changes in response to the change in a specified interest rate, financial instrument price, commodity price, foreign exchange rate, index of prices or rates, credit rating or credit index or other variable.

Derivative financial instruments require no initial net investment or an initial net investment that is smaller than would be required for other types of contracts that would be expected to have a similar response to changes in market factors.

Derivative transactions include many different instruments such as forwards, futures and options. Derivatives are considered to be part of the investment process and the use of derivatives is an essential part of the Fund's portfolio management. Derivatives are not managed in isolation. Consequently, the use of derivatives is multifaceted and includes:

- hedging to protect an asset or liability of the Fund against a fluctuation in market values or to reduce volatility

While derivatives are used for trading purposes, they are not used to gear (leverage) a portfolio. Gearing a portfolio would occur if the level of exposure to the markets exceeds the underlying value of the Fund.

7 Derivative financial instruments (continued)

Forward currency contracts

Forward currency contracts are primarily used by the Fund to hedge against foreign currency exchange rate risks on its non-Australian dollar denominated trading securities. The Fund agrees to receive or deliver a fixed quantity of foreign currency for an agreed upon price on an agreed future date. Forward currency contracts are valued at the prevailing bid price at the end of each reporting period. The Fund recognises a gain or loss equal to the change in fair value at the end of each reporting period.

As at 31 December 2019

	Fair values		
	Contract / notional value	Assets	Liabilities
	\$'000	\$'000	\$'000
Forward foreign currency contracts	(1,143,024)	21,409	49

As at 30 June 2019

	Fair values		
	Contract / notional value	Assets	Liabilities
	\$'000	\$'000	\$'000
Forward foreign exchange contracts	(1,052,563)	1,347	2,250

8 Events occurring after the reporting period

No significant events have occurred since the end of the reporting period which would impact on the financial position of the Fund as at 31 December 2019 or on the results and cash flows of the Fund for the half-year ended on that date.

9 Contingent assets and liabilities and commitments

There were no outstanding contingent assets, liabilities or commitments as at 31 December 2019 and 30 June 2019.

Directors' declaration

In the opinion of the directors of the Responsible Entity:

- (a) the interim financial report and notes set out on pages 5 to 16 are in accordance with the *Corporations Act 2001*, including:
 - (i) complying with Accounting Standards and the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and
 - (ii) giving a true and fair view of the Fund's financial position as at 31 December 2019 and of its performance for the financial half-year ended on that date, and
- (b) there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the directors.



Mr A Ihlenfeldt
Director

Brisbane
11 March 2020



Independent auditor's review report to the unitholders of Resolution Capital Global Property Securities Fund

Report on the half-year financial report

We have reviewed the accompanying half-year financial report of Resolution Capital Global Property Securities Fund (the Registered Scheme) which comprises the statement of financial position as at 31 December 2019, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the half-year ended on that date, selected other explanatory notes and the directors of the Responsible Entity's declaration.

Directors of the Responsible Entity's responsibility for the half-year financial report

The directors of the Responsible Entity of the Registered Scheme are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors of the Responsible Entity determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Australian Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Registered Scheme's financial position as at 31 December 2019 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of Resolution Capital Global Property Securities Fund, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

PricewaterhouseCoopers, ABN 52 780 433 757

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Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Resolution Capital Global Property Securities Fund is not in accordance with the *Corporations Act 2001* including:

1. giving a true and fair view of the Registered Scheme's financial position as at 31 December 2019 and of its performance for the half-year ended on that date;
2. complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

PricewaterhouseCoopers

PricewaterhouseCoopers

A handwritten signature in black ink, appearing to read 'Craig Thomason', with a long, sweeping horizontal line extending to the right.

Craig Thomason
Partner

Sydney
11 March 2020