Resolution Capital Global Property Securities Fund ARSN 128 122 118 Interim report – for the half-year ended 31 December 2021

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The interim report does not include all the notes of the type normally included in the annual financial report. Accordingly, this interim report should be read in conjunction with the annual financial report for the year ended 30 June 2021 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 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 2021.

Principal activities

The Fund is a registered managed investment scheme 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 will also have some exposure to cash.

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

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.

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

The Responsible Entity also has a Compliance Committee consisting of one non-external member and three external members.

The functions of the Compliance Committee are set out in s601JC as being to:

- (a) monitor to what extent the Responsible Entity complies with each Scheme's Compliance Plan and report on its findings to the Responsible Entity;
- (b) report to the Responsible Entity any breaches of the Corporations Act involving a Scheme, or any breach of the provisions included in a Scheme's constitution in accordance with s601GA of which the Compliance Committee is aware or suspects;
- (c) report to ASIC if the Compliance Committee is of the view that the Responsible Entity has not taken, or does not propose to take, appropriate action to deal with a matter reported under paragraph (b) above; and
- (d) assess at regular intervals whether each Scheme's Compliance Plan is adequate and report to the Responsible Entity on the assessment, and to make recommendations to the Responsible Entity about any changes it considers should be made to a Scheme's Compliance Plan.

The committee met two times during the half-year.

Directors' report (continued)

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 2021 \$'000	31 December 2020 \$'000	
Total comprehensive income for the half-year	261,194	68,033	
Distributions – A Class			
Distributions paid and payable	7,962	7,646	
Distributions (cents per unit)	1.3442	1.7761	
Distributions – B Class			
Distributions paid and payable	4,856	6,358	
Distributions (cents per unit)	1.2199	1.8175	
Distributions – C Class*			
Distributions paid and payable	30		
Distributions (cents per unit)	1.1200		

* Inception date for C Class was 13 September 2021.

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

The Fund listed under the AQUA Rules of the ASX, quoting the units in Class A on 22 February 2022. This will allow the investors to access the Fund either via the stock market or via the Responsible Entity. As a result of the listing, the Fund's name will change to Resolution Capital Global Property Securities Fund (Managed Fund).

The unit registry for the Fund was transferred to Automic Group on 14 February 2022.

No other matter or circumstance has arisen since 31 December 2021 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.

Directors' report (continued)

Likely developments and expected results of operations

The Fund will continue to be managed in accordance with the investment objectives and guidelines as set out in the governing documents of the Fund.

The results of the Fund's operations will be affected by a number of factors, including the performance of investment markets in which the Fund invests. Investment performance is not guaranteed and future returns may differ from past returns. As investment conditions change over time, past returns should not be used to predict future returns.

Environmental regulation

The operations of the Fund are not subject to any particular or significant environmental regulations under a Commonwealth, State or Territory law.

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 5.

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

Mr A Ihlenfeldt Director

Brisbane 8 March 2022



Auditor's Independence Declaration

As lead auditor for the review of Resolution Capital Global Property Securities Fund for the half-year ended 31 December 2021, I declare that to the best of my knowledge and belief, there have been:

- (a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- (b) no contraventions of any applicable code of professional conduct in relation to the review.

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Ben Woodbridge Partner PricewaterhouseCoopers

Brisbane 8 March 2022

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Condensed statement of comprehensive income

	Half-year ended	
	31 December 2021	31 December 2020
	\$'000	\$'000
Investment income		_
Interest income from financial assets at amortised cost	-	7
Dividend/distribution income	20,505	18,518
Net gains/(losses) on financial instruments at fair value through profit or		
loss	258,577	55,831
Total net investment income/(loss)	279,082	74,356
Expenses		
Management fees	9,714	5,669
Performance fees	7,528	-
Transaction costs	618	635
Interest expense	28	19
Total operating expenses	17,888	6,323
Operating profit/(loss) for the half-year	261,194	68,033
Total comprehensive income for the half-year	261,194	68,033

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

Condensed statement of financial position

	As at		
		31 December 2021	30 June 2021
	Notes	\$'000	\$'000
Assets			
Cash and cash equivalents		81,048	81,332
Receivables		7,060	13,100
Financial assets at fair value through profit or loss	4	2,271,103	1,893,956
Total assets	-	2,359,211	1,988,388
Liabilities			
Distributions payable	3	5,384	6,861
Payables		18,634	14,212
Financial liabilities at fair value through profit or loss	5	1,562	39,436
Total liabilities	-	25,580	60,509
Net assets attributable to unitholders - equity	2 _	2,333,631	1,927,879

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

Resolution Capital Global Property Securities Fund Condensed statement of changes in equity For the half-year ended 31 December 2021

Condensed statement of changes in equity

		Half-year	
	Notes	31 December 2021 \$'000	31 December 2020 \$'000
	Notoo	\$ 000	¢ 000
Total equity at the beginning of the half-year	2	1,927,879	1,060,043
Comprehensive income for the half-year			
Profit/(loss) for the half-year		261,194	68,033
Total comprehensive income for the half-year		261,194	68,033
Transactions with unitholders			
	2	444 049	202.996
Applications	_	441,918	303,886
Redemptions	2	(287,970)	(56,323)
Reinvestment of distributions	2	3,458	3,206
Distributions paid and payable	2	(12,848)	(14,004)
Total transactions with unitholders		144,558	236,765
Total equity at the end of the half-year		2,333,631	1,364,841

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

Condensed statement of cash flows

	Half-year ended	
	31 December	31 December
	2021	2020
Cook flows from anaroting activities	\$'000	\$'000
Cash flows from operating activities		
Proceeds from sale of financial instruments at fair value through profit or loss	916,194	548,589
Purchase of financial instruments at fair value through profit or loss	(1,070,622)	(782,196)
Transaction costs on financial instruments at fair value through profit or	,	
loss	(618)	(635)
Dividend/distribution received	20,687	16,582
Interest received	-	7
Interest expense paid	(28)	(19)
Management fees paid	(9,029)	(5,046)
Performance fees paid	(263)	-
Other expenses paid	(47)	-
RITC received/(paid)	(74)	(23)
Net cash inflow/(outflow) from operating activities	(143,800)	(222,741)
Cash flows from financing activities		
Proceeds from applications by unitholders	446,113	304,035
Payments for redemptions by unitholders	(288,045)	(69,875)
Distributions paid	(14,325)	(5,537)
Net cash inflow/(outflow) from financing activities	143,743	228,623
Net increase/(decrease) in cash and cash equivalents	(57)	5,882
	· · · ·	
Cash and cash equivalents at the beginning of the half-year	81,332	43,208
Effects of exchange rate changes on cash and cash equivalents	(227)	(87)
Cash and cash equivalents at the end of the half-year	81,048	49,003
Non-cash financing activities	3,458	3,206

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

Notes to the interim financial statements

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1 Basis of preparation of interim financial statements

This interim report for the half-year ended 31 December 2021 has been prepared in accordance with the *Corporations Act 2001* and Australian Accounting Standard AASB 134 *Interim Financial Reporting*.

This 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 2021 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 8 March 2022. The directors of the 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 2021. These accounting policies are consistent with Australian Accounting Standards and with International Financial Reporting Standards.

There are no other standards, interpretations or amendments to existing 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 and on foreseeable future transactions.

Comparative information has been revised where appropriate to enhance comparability. Where necessary, comparative figures have been adjusted to conform with changes in presentation in the current year.

2 Net assets attributable to unitholders

Under AASB 132 *Financial instruments: Presentation*, puttable financial instruments meet the definition of a financial liability to be classified as equity where certain strict criteria are met. The Fund shall classify a financial instrument as an equity instrument from the date when the instrument has all the features and meets the conditions.

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

	As at			
	31 December 2021 Units	31 December 2020 Units	31 December 2021 \$'000	31 December 2020 \$'000
A Class				
Balance as at 1 July	513,219,293	337,273,693	954,830	517,397
Applications	144,864,208	120,794,940	285,029	192,342
Redemptions	(33,770,426)	(27,720,757)	(66,216)	(43,735)
Units issued upon reinvestment of				
distributions	96,039	152,992	179	235
Distributions paid and payable	-	-	(7,962)	(7,646)
Profit/(loss) for the half-year	-		137,070	35,654
Closing balance	624,409,114	430,500,868	1,302,930	694,247

2 Net assets attributable to unitholders (continued)

	As at			
	31 December 2021 Units	31 December 2020 Units	31 December 2021 \$'000	31 December 2020 \$'000
	Units	Units	\$ 000	\$ 000
B Class				
Balance as at 1 July	446,856,188	296,500,017	973,048	542,646
Applications	64,848,710	58,394,245	149,586	111,544
Redemptions	(96,897,425)	(6,695,097)	(221,723)	(12,588)
Units issued upon reinvestment of				
distributions	1,499,368	1,622,664	3,279	2,971
Distributions paid and payable	-	-	(4,856)	(6,358)
Profit/(loss) for the half-year	-	-	123,894	32,379
Closing balance	416,306,841	349,821,829	1,023,228	670,594

	As at			
	31 December 2021 Units	31 December 2020 Units	31 December 2021 \$'000	31 December 2020 \$'000
C Class				
Balance as at 1 July	998	-	1	_
Applications	6,243,513	_	7,303	_
Redemptions	(26,554)	-	(31)	_
Units issued upon reinvestment of				_
distributions	6	-	-	
Distributions paid and payable	-	-	(30)	-
Profit/(loss) for the half-year	-	-	230	-
Closing balance	6,217,963		7,473	
Total net assets attributable to unitholde	rs		2,333,631	1,364,841

As stipulated within the Fund's 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 2021, there were three separate classes of units and each unit has the same right attaching to it as all other units in the same class of the Fund. Unitholders of A class, B class and C class units are entitled to be notified of any general meetings regarding of the fund, voting rights and dividends. The difference between the class units is in regards to fees as outlined in the Product Disclosure Statements.

3 Distributions to unitholders

The distributions for the half-year were as follows:

	Half-year ended			
	31 December	31 December	31 December	31 December
	2021	2021	2020	2020
	\$'000	CPU	\$'000	CPU
A Class Distributions paid - September Distributions payable - December Total distributions	4,563 3,399 7,962	0.7999 0.5443	7,646	_ 1.7761

3 Distributions to unitholders (continued)

The distributions for the half-year were as follows:

	Half-year ended			
	31 December 2021 \$'000	31 December 2021 CPU	31 December 2020 \$'000	31 December 2020 CPU
B Class Distributions paid - September Distributions payable - December Total distributions	2,900 1,956 4,856	0.7501 0.4698	6,358 6,358	_ 1.8175

	Half-year ended			
	31 December 2021 \$'000	31 December 2021 CPU	31 December 2020 \$'000	31 December 2020 CPU
C Class* Distributions paid - September	-	0.6359	_	_
Distributions payable - December Total distributions	30 30	0.4841		-

* Inception date for C Class was 13 September 2021.

The Fund has changed the distribution frequency from semi-annually to quarterly from December 2020.

4 Financial assets at fair value through profit or loss

	As at		
	31 December 30 June		
	2021	2021	
	\$'000	\$'000	
Listed equity securities	2,245,711	1,893,954	
Forward foreign exchange contracts	25,392	2	
Total financial assets at fair value through profit or loss	2,271,103	1,893,956	

*Listed equity securities include listed equities and listed unit trusts

5 Financial liabilities at fair value through profit or loss

	As at		
	31 December	30 June	
	2021	2021	
	\$'000	\$'000	
Forward foreign exchanges contracts	(1,562)	(39,436)	
Total financial liabilities at fair value through profit or loss	(1,562)	(39,436)	

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 financial 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.

The Fund values its investments in accordance with the accounting policies set out in the annual financial statements for the year ended 30 June 2021. 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 represents 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 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.

6 Fair value measurements (continued)

Fair value hierarchy (continued)

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

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 counter party 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.

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 2021 and 30 June 2021.

As at 31 December 2021	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financial assets at fair value through profit or loss:				
Listed equity securities*	2,245,711	-	-	2,245,711
Forward foreign exchange contracts		25,392		25,392
Total financial assets	2,245,711	25,392		2,271,103
Financial liabilities at fair value through profit or loss: Forward foreign exchange contracts Total financial liabilities	<u> </u>	(1,562) (1,562)	=	(1,562) (1,562)
As at 30 June 2021	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financial assets at fair value through profit or loss: Listed equity securities* Forward foreign exchange contracts Total financial assets	1,893,954 	2		1,893,954 2 <u>1,893,956</u>
Financial liabilities at fair value through profit or loss: Forward foreign exchange contracts Total financial liabilities		(39,436) (39,436)		(39,436) (39,436)

*Listed equity securities include listed equities and listed unit trusts

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 foreign exchange contracts).

There were no transfers between levels during the half-year ended 31 December 2021 and the year ended 30 June 2021.

7 Events occurring after the reporting period

The Fund listed under the AQUA Rules of the ASX, quoting the units in Class A on 22 February 2022. This will allow the investors to access the Fund either via the stock market or via the Responsible Entity. As a result of the listing, the Fund's name will change to Resolution Capital Global Property Securities Fund (Managed Fund).

The unit registry for the Fund was transferred to Automic Group on 14 February 2022.

No other 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 2021 or on the results and cash flows of the Fund for the half-year ended on that date.

8 Contingent assets and liabilities and commitments

There were no outstanding contingent assets, liabilities or commitments as at 31 December 2021 (30 June 2021: none).

Directors' declaration

In the opinion of the directors of the Responsible Entity:

- (a) the interim report and notes set out on pages 6 to 15 are in accordance with the *Corporations Act 2001*, including:
 - (i) complying with Accounting Standards, 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 2021 and of its performance for the financial half-year ended on that date.
- (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^rIhlenfeldt Director

Brisbane 8 March 2022



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

Report on the half-year financial report

Conclusion

We have reviewed the half-year financial report of Resolution Capital Global Property Securities Fund (the Registered Scheme) which comprises the Condensed statement of financial position as at 31 December 2021, the Condensed statement of comprehensive income, Condensed statement of changes in equity and Condensed statement of cash flows for the half-year ended on that date, significant accounting policies and explanatory notes and the directors of the Responsible Entity's declaration.

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

- 1. giving a true and fair view of the Registered Scheme's financial position as at 31 December 2021 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*.

Basis for conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity* (ASRE 2410). Our responsibilities are further described in the *Auditor's responsibilities for the review of the half-year financial report* section of our report.

We are independent of the Registered Scheme in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to the audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Responsibilities of the directors of the Responsible Entity for the half-year financial report

The directors of the Responsible Entity 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.

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Auditor's responsibilities for the review of the half-year financial report

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether 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 2021 and of 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*.

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.

ricewaterhaveloges

PricewaterhouseCoopers

Ben Woodbridge Partner

Brisbane 8 March 2022