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# Resolution Capital Investment Funds

Statement of Investment Policy and Objectives

Effective date: 5 March 2025  
Issued by FundRock NZ Limited



**RESOLUTION  
CAPITAL**

## A. Description of the managed investment scheme

The Resolution Capital Investment Funds (“Scheme”) is a managed investment scheme. The Scheme offers one single sector investment fund, the Resolution Capital Global Property Securities PIE Fund (“Fund”) which provides investors with exposure to listed real estate assets (hedged to New Zealand Dollars).

The Fund is actively managed. The Fund may invest in direct securities and currencies (including derivatives) or through other managed investment schemes.

## B. Roles and responsibilities

FundRock NZ Limited (“FundRock”) is the licensed manager (“Manager”) of the Scheme. The Manager’s key roles and responsibilities are:

- Preparation of disclosure material.
- Establishing, reviewing and maintaining this Statement of Investment Policy and Objectives (“SIPO”).
- The ongoing management and oversight of the Scheme and each Fund. This includes appointing, managing and monitoring specialist providers for:
  - fund administration; and
  - investment management.
- Monitoring investment performance and outcomes.

Resolution Capital Limited (ABN 50 108 584 167) (“Investment Manager” or “Resolution Capital”) is the Scheme’s investment manager and is responsible for making recommendations and decisions about what the Fund invests in, in accordance with this SIPO. The Scheme is invested in accordance with Resolution Capital’s investment philosophy and process.

Resolution Capital also participates in reviewing this SIPO.

Key administration functions, being registry, fund accounting and unit pricing, and are currently performed by Apex Investment Administration (NZ) Limited.

Public Trust is the Scheme’s Supervisor. The Supervisor is responsible for supervision of the Manager and the Scheme, including:

- acting on behalf of the Scheme’s investors in relation to the Manager and any contravention of the Manager’s issuer obligations;
- supervising the performance by the Manager of its functions and the financial position of the Manager and the Scheme; and
- holding the Scheme property or ensuring that the assets are held in accordance with applicable legislative requirements. BNP Paribas Fund Services Australasia Pty Ltd has been appointed by the Supervisor as Custodian for the Scheme.

## C. Investment philosophy

Resolution Capital is an active manager and believes that the ultimate driver of returns from listed real asset securities is the quality and level of sustainable cash earnings generated by the underlying assets. As a result, Resolution Capital’s investment process is focused on evaluating these cash-flows consistently across sectors and regions. Resolution Capital believes that listed real estate provides an excellent means of gaining exposure to the returns of some of the world’s highest quality real estate assets.

Resolution Capital is focused on fundamentals driven stock selection, through a number of qualitative and quantitative measures, which is focused on:

- what Resolution Capital believes to be high quality, high barrier, hard to replicate strategic assets, which are located in key markets and cities, where there is landlord pricing power;
- entities with sustainable capital structures, which are run by disciplined and aligned management teams;
- labour, environmental, social and governance considerations (where appropriate and carries financial impact on investors – please refer below to the Investment Manager's ESG policy section for more information); and
- robust earnings profile, with the majority of earnings derived from recurring rental activities.

The bottom-up analysis is reviewed in conjunction with the identification of top down, broader investment and direct real estate themes (e.g. macro-economic conditions, demand and supply levels, construction costs etc.), which may influence a securities' risk level.

Supporting the bottom-up philosophy is the division of research responsibilities amongst the investment team by real estate sector, rather than region. Each member of the investment team is responsible for and specialises in one or more real estate sectors, such as retail, office, industrial, residential, hotels, data centres and healthcare. The investment team is therefore well equipped to evaluate companies and their management teams against global peers.

By adopting this approach, Resolution Capital believes it can create a portfolio which has the greatest prospect of delivering returns above inflation and consistent, sustainable, long term outperformance.

#### **D. Fund investment objectives and strategies**

The Investment objectives and strategies for the Fund are:

##### **Objectives**

The Fund aims to provide income and some capital growth over the long-term. In particular, the Fund aims to achieve an annual total return that exceeds the total return of the Benchmark index after fees on a rolling 3 year basis.

##### **Investment strategy**

*Benchmark index:*

- FTSE EPRA/Nareit Developed Index Net TRI (100% NZD Hedged)

*Benchmark asset allocation:*

- 100% listed property

*Asset allocation ranges:*

- 85 – 100% listed property <sup>1</sup>
- 0 – 15% cash and cash equivalents<sup>2</sup>

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<sup>1</sup> The Fund may also invest in international or domestic securities proposed to be listed within six months on any such recognised exchange, limited to 10% of the Fund's net asset value at the time of acquisition.

<sup>2</sup> Accrued fund expenses and other fund liabilities are not deducted from cash and cash equivalents for this range.

*Appointed investment manager:*

- Resolution Capital Limited

*Investment Manager strategy:*

- The Fund primarily invests in listed real estate investment trusts ("REITs") and real estate securities that derive most of their returns from rental income. The Fund's investments provide exposure to a range of underlying real estate from around the world including but not limited to office buildings, shopping centres, industrial warehouses, residential communities, data centres and towers, self-storage, hotels and healthcare facilities. The Fund may also have exposure to companies which undertake activities such as real estate development, real estate construction contracting and real estate funds management activities. The Fund does not engage in short selling or securities lending.

*Permitted investments:*

- Listed property and property-related securities
- Cash and cash equivalents
- Managed investment schemes
- Currency hedging instruments

*Rebalancing policy:*

- As a single-sector fund, there is no need for a rebalancing policy.

*Currency hedging policy:*

- The Investment Manager aims to fully hedge the Fund's currency risk to New Zealand dollars using forward foreign exchange contracts.

*Other*

- The Fund can borrow up to 5% of the aggregate value of its investments but only for the purposes of providing short-term liquidity (i.e. to temporarily fund redemptions, settle securities trades or pay expenses).

## **E. Investment policies**

### **Taxation**

The Fund has elected to be a Portfolio Investment Entity ("PIE") and therefore is taxed under the PIE regime.

The taxation implications of an investment method, such as holding assets directly or investing in a managed investment scheme, are taken into account when determining the most appropriate approach for the Fund. Note that taxation is not the sole consideration when choosing an investment method; other factors taken into account include cost and implementation feasibility.

### **Liquidity**

The liquidity risk of the Fund is assessed with reference to liquidity of the underlying assets and securities. The Manager then establishes an appropriate application and redemption frequency for the Fund. The Fund invests predominantly in liquid investments and hence has daily applications and redemptions. Market conditions can, however, change resulting in

some assets becoming difficult to sell. Hence if the Fund were to experience liquidity problems the Manager may defer or suspend redemptions for a period of time.

#### **Related-party transactions**

Related-party transactions, other than the types permitted under the FMC Act, are prohibited.

The Fund may enter into transactions with related parties if permitted under section 174 of the FMC Act or consented to by the Supervisor under section 173(2)(a). An example of such a transaction includes:

- parties related to the Fund, including the staff and directors of FundRock and their families, from time to time investing in the Fund.

The Manager will report such transactions by related parties to its Supervisor in accordance with section 173(2) of the FMC Act.

#### **Trade allocations and transactions**

The Investment Manager has appropriate trade allocation, best execution, brokerage policies and processes governing their investment management activity on behalf of the Funds.

#### **Other relevant policies**

Summaries of the key relevant policies are set out below.

##### *Pricing and Asset Valuation Policy*

The purpose of this policy is to set out how FundRock manages its unit pricing and asset valuation obligations, and the way in which FundRock exercises its discretions authorised by the Trust Deed and the Fund's establishment documentation.

This policy also links to FundRock's Outsourcing Policy reflecting that it outsources functions including registry, fund administration and unit pricing to third parties. In particular, the policy governs how FundRock selects, monitors and undertakes ongoing due diligence on third party providers.

Within the bounds of what is reasonable and practical FundRock's goals are to:

- Have unit prices that reflect fair, realisable value of underlying assets and liabilities.
- Ensure equitable treatment of investors entering, exiting or remaining in a Fund.
- Have a consistent and objective process for determining unit prices.
- Comply with FundRock's governing documents, offer documents and the law.

##### *Conflicts of Interest and Related Party Transactions Policy*

FundRock's Conflicts of Interest and Related Party Transactions Policies set out the principles and procedures relating to the management of conflicts of interest within FundRock. The policies apply to all of FundRock's directors, relevant officers, senior management and employees.

The policy provides guidance on:

- what is meant by a conflict of interest;
- what constitutes a related party transaction; and
- how these are managed.

### *Investment Management Policy*

This document sets out FundRock’s policies and procedures in relation to appointing and monitoring investment managers. In particular the policy covers:

- Investment management governance.
- Investment manager selection and appointment.
- Investment manager monitoring and compliance.

### *Investment Manager's ESG policy*

Resolution Capital applies environmental, social and ethical (incorporating corporate governance) (“ESG”) considerations when selecting, retaining or realising the investments of the funds that it manages in addition to other methods in assessing company value. These ESG considerations are generally only taken into account by Resolution Capital to the extent that they financially affect the investment. It should be noted that Resolution Capital does not have a fixed methodology or weightings for incorporating these ESG risks and each investment opportunity is assessed on a case-by-case basis, however special consideration is taken of responsible investment and labour standards frameworks, including the UN-sponsored Principles for Responsible Investment, UN Global Compact and UN Guiding Principles on Business and Human Rights. Additionally, Resolution Capital may exclude certain securities or sectors based on ESG factors.

For more information on how Resolution Capital incorporates ESG in its investment decisions, please see <https://rescap.com/esg/>.

## **F. Investment performance monitoring**

FundRock monitors investment performance of the Fund on a monthly basis. Performance is measured and assessed on the following basis for 1, 3 and 5 year periods:

- Gross return (before fees and before tax).
- Net return (after fees and before tax).
- Benchmark index return.
- Performance relative to benchmark.
- Annualised standard deviation of gross return.
- Annualised standard deviation of Benchmark index return.
- Annualised tracking error.

FundRock reports performance to the Supervisor and to the FundRock Board.

## **G. Investment strategy review**

The FundRock Board has responsibility for oversight of the Investment Manager’s performance and aims to meet at least quarterly. The Fund is expected to be fully invested in listed property securities with a portion allocated to cash and cash equivalents for liquidity purposes. FundRock does not intend to amend the Fund’s investment strategy, although amendments may be made following recommendations by the Investment Manager.

## **H. SIPO monitoring and review**

The FundRock Board is responsible for governance oversight of the SIPO.

The Manager’s compliance processes include periodic policy reviews. The SIPO is reviewed annually by FundRock management with the outcomes of the review reported to the FundRock Board. In addition, FundRock management may initiate an ad hoc review, with examples of events that could lead to this being:

- The Investment Manager recommending changes to the SIPO.
- A change in roles and responsibilities.

- A permanent change in risk and return characteristics of the relevant market.

SIPO reviews take into account the views of FundRock and the Investment Manager and if required the views of external experts.

The Manager can make changes to the SIPO in accordance with the Trust Deed and the FMC Act. Before making changes to the SIPO, the Manager will consider if the changes are in the best interests of investors and consult with the Supervisor. Any changes to the SIPO require FundRock Board approval. The Manager will give notice to fund investors before implementing any material SIPO changes.

The Manager is responsible for monitoring adherence to the SIPO and reporting any breaches to the FundRock Board and the Supervisor.

This SIPO was approved by the FundRock Board on 5 March 2025 and takes effect on 5 March 2025. The most current version of this SIPO is available on the schemes register (Disclose), which can be found here: <https://disclose-register.companiesoffice.govt.nz/>

## Glossary

**Act** and **FMC Act** means the Financial Markets Conduct Act 2013.

**Benchmark index** means the financial index or indices against which a Fund's performance is measured.

**Fund** means the investment fund offered within the Scheme, being the Resolution Capital Global Property Securities PIE Fund.

**FundRock** means FundRock NZ Limited, the Manager of the Scheme.

**Investment Manager** or **Resolution Capital** means Resolution Capital Limited.

**Manager** means FundRock NZ Limited.

**Scheme** means the Resolution Capital Investment Funds, a managed investment scheme governed by the Master Trust Deed dated 1 December 2016 and the Scheme Establishment Deed as amended and restated on 4 March 2025.

**Supervisor** means the supervisor of the Scheme, which is Public Trust.

**Tracking error** means the annualised standard deviation of the difference between the returns of the Fund and the Benchmark against which its performance is measured.