RESOLUTION CAPITAL

RESOLUTION CAPITAL GLOBAL PROPERTY SECURITIES FUND - SERIES II - CLASS A

ARSN 118 190 542 APIR IOF0081AU ISIN AU60IOF00810

Product Disclosure Statement

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Important information

This Product Disclosure Statement ('PDS') provides a summary of significant information you need in order to make a decision about the Resolution Capital Global Property Securities Fund - Series II ARSN 118 190 542 (the 'Fund'). It includes references to other important information which is in the Additional Information to the PDS and forms part of this PDS. This PDS (and Additional Information to the PDS) relates to investments in Class A units in the Fund ('Class'). You can access these documents from the Fund's webpage at www.rescap.com/globalfund/seriesII or you can request a paper copy free of charge by contacting us using the contact details provided.

The information in the PDS is general information only. To the extent the information in the PDS constitutes financial product advice, such advice is general advice only and has been prepared without taking into account your objectives, personal financial situation or needs. Before investing, you should consider the appropriateness of the advice in light of your own objectives, financial situation and needs, and consider obtaining financial advice tailored to your personal circumstances. You should also read the PDS before making any decision about whether to acquire units.

The investment offered in the PDS is available only to persons receiving the PDS (electronically or otherwise) in Australia and New Zealand and does not constitute an offer or recommendation in any other jurisdiction, or to any person to whom it would be unlawful to make such an offer. Units in the Fund may not be offered or sold within the US, or sold to, or for the account or benefit of, any 'US Persons' (as defined in Regulation S of the US Securities Act 1933, as amended).

All monetary amounts referred to in the PDS and Additional Information to the PDS are given in Australian dollars and all phone/fax numbers are to phone/fax numbers in Australia (unless otherwise stated). All calculation examples shown are rounded to the nearest whole dollar.

A reference to a 'Business Day' is a reference to a day which is not a Saturday, Sunday or public holiday in New South Wales, Australia.

Neither the Responsible Entity nor Investment Manager guarantees the performance of the Fund or the return of capital or income. Your investment in the Fund is subject to investment risk. This could involve delays in repayment and loss of income or the principal invested.

Updated information

The information in the PDS and Additional Information to the PDS may change over time. The Responsible Entity may update this information where this does not involve a material adverse change and make it available to you, where permitted by law, via the Fund's webpage. You can also obtain a paper or electronic copy of updated information without charge on request by contacting us.

1. About Pinnacle Fund Services Limited

Pinnacle Fund Services Limited

Pinnacle Fund Services Limited ABN 29 082 494 362 AFSL 238371 is the responsible entity ('Responsible Entity', 'RE', 'we', 'our', 'us') of the Fund. Pinnacle Fund Services Limited is wholly owned by Pinnacle Investment Management Limited ABN 66 109 659 109 AFSL 322140 ('Pinnacle'). Pinnacle supports the development of high-quality investment management businesses and is the distributor of the Fund.

Resolution Capital Limited

We have appointed Resolution Capital Limited ABN 50 108 584 167 AFSL 274491 ('Resolution Capital' or 'Investment Manager') as the investment manager of the Fund.

Resolution Capital is a specialist investment manager that is focused on investing in global listed real assets securities, listed on key exchanges around the world. Established in 2004 and based in Sydney, Australia, the company is majority owned by employees, predominantly its investment team.

Resolution Capital is an active manager and believes that the ultimate driver of returns from listed real estate and infrastructure 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 and infrastructure provides an excellent and efficient means of gaining exposure to the returns of some of the world's highest quality real estate and infrastructure assets.

The Resolution Capital investment team has a strong track record of performance in listed real assets, including listed real estate and infrastructure, with one of the longest track records in both the Global and Australian REIT arenas. The team has considerable experience in real estate, with diverse backgrounds including real estate valuation, development, funds management, capital transactions, stock broking and economic research.

There are three key factors which differentiate Resolution Capital:

Aligned – Resolution Capital is majority employee owned, which includes its investment team. This enables the organisation to create a clear link between client outcomes and team rewards. Resolution Capital and staff also invest in the funds that it manages.

Specialist – Resolution Capital has an experienced and dedicated team of professionals, who focus solely on investing in listed real estate and infrastructure securities and devotes substantial resources researching these markets. This reduces distractions and allows the team to focus on making sound investment decisions for its clients.

Industry proprietary research – Resolution Capital invests substantially in proprietary research and conducts primary research predominantly on a sector basis rather than on a regional basis. This is a point of difference for the team and enables comparison and identification of industry trends on a global basis.

Other Service Providers

Citigroup Pty Limited ABN 88 004 325 080 ('Citi') has been appointed as the Custodian and Fund Administrator for the Fund.

You should read the important information about 'How the Class works' and 'Investing in the Class' before making a decision. Go to 'Additional Information to the PDS' located at the Fund's webpage. The material relating to 'How the Class works' and 'Investing in the Class' may change between the time when you read this PDS and the day when you sign the Application Form.

2. How the Resolution Capital Global Property Securities Fund - Series II works

How does the Fund operate?	The Fund is a registered managed investment scheme. When you invest in the Fund, your money will be pooled with that of other investors and you will be issued 'units'. Each unit held in the Fund gives the unitholder a beneficial interest in the Fund as a whole, but not in any particular asset of the Fund. Holding units in the Fund does not give a unitholder the right to participate in the management or operation of the Fund. Each unit in the Fund offered or issued under this PDS is of equal value and identical rights (as between units of the same class) are attached to all such units. We are required by the Corporations Act 2001 (Cth) to treat all unitholders within a class of units equally and unitholders in different classes fairly. We will keep a record of the number of units you have bought.
Applications	When you make an investment in the Fund, your units will be allocated to you based on the entry price for the Business Day on which your application is processed. Direct application requests can be made daily, and must be received by the Unit Registry prior to 12pm (Sydney time) on a Business Day. Application requests received after that time, or on a non-Business Day, will generally be treated as being received on the next Business Day. You can increase your investment at any time by buying more units in the Fund.
Minimum investments[1]	Minimum initial investment $25,000 Minimum additional investment amount $5,000 Minimum withdrawal amount $5,000 Minimum investment balance $25,000 The minimum initial investment amount does not apply to investments through an Investor Directed Portfolio Service ('IDPS').
Withdrawal	You can decrease your investment at any time by withdrawing your units in the Fund. When you withdraw, your units will generally be redeemed based on the exit price for the Business Day on which your withdrawal request is processed. Direct withdrawal requests can be made daily, and must be received by the Unit Registry prior to 12pm (Sydney time) on a Business Day. Withdrawal requests received after that time, or on a non-Business Day, will generally be treated as being received on the next Business Day. Electronic transfer of the redemption proceeds can take up to five Business Days, however it will often be completed in a shorter period of time. There is a minimum withdrawal amount of $5,000. If your withdrawal request would result in your investment balance being less than $25,000, we may treat your withdrawal request as being for your entire investment. We will provide investors with advance notice of any compulsory redemption. The minimum balance does not apply to investments through an IDPS.
Access to funds	Extreme market conditions can cause difficulties or delays to the Fund being able to sell its assets or requiring it to freeze withdrawals. These circumstances could result in it taking a period of time before you are able to withdraw your investment, or for it taking longer than usual for you to receive your withdrawal proceeds. We will not satisfy a withdrawal request if the Fund becomes illiquid (as defined under the Corporations Act). In certain circumstances we may suspend withdrawals.
Unit price	A unit price is calculated for every Business Day which is equal to the value of the Fund's net assets attributable to the class of units divided by the number of units in the class. Generally, the unit price changes daily as the market value of the Fund's assets rises or falls. The entry price is calculated by taking the net asset value of the Fund apportioned to the Class A units and adding to it an amount which reflects the estimated cost of acquiring the Fund's assets attributable to Class A units (subject to the Responsible Entity's discretion to reduce or waive such costs) and dividing the net figure by the number of Class A units on issue in the Fund. The exit price of the Fund is calculated by taking the net asset value of the Fund apportioned to the Class A units and subtracting from it an amount which reflects the estimated cost of selling the Fund's assets attributable to Class A units (subject to the Responsible Entity's discretion to reduce or waive such costs) and dividing the net figure by the number of Class A units on issue in the Fund. Current unit prices for the Class are available on the Fund's webpage or by contacting us.
NAV	The Net Asset Value or 'NAV' of the Fund apportioned to the Class A units is calculated by deducting the value of the fees, charges, expenses and other liabilities from the value of the gross assets attributable to the Class A units in the Fund. Current NAV per unit of the Class is available on the Fund's webpage or by contacting us.
Unit pricing policy	The Responsible Entity complies with ASIC Corporations (Discretions for Setting the Issue Price and Withdrawal Price of Interests in Managed Investment Schemes) Instrument 2023/693 as it relates to unit pricing requirements and has adopted a compliant policy for unit pricing discretions it uses in relation to the Fund ('Unit Pricing Policy'). Additional documents may be prepared for this purpose from time to time.
Distributions	Income from the Fund is generally paid to you quarterly, calculated as at 30 September, 31 December, 31 March, and 30 June, subject to the Fund having sufficient distributable income. Income per unit is calculated by dividing the distributable income of the Fund apportioned to Class A units by the number of Class A units in the Fund at the end of each distribution period. The amount of income you receive is based on the number of Class A units you hold at the end of the distribution period. Distributions are automatically reinvested, unless instructed otherwise in the Application Form.
Indirect investors	Investors and prospective investors may also access the Fund indirectly. This PDS has been authorised for use by operators through an IDPS or master trust. An IDPS is an investment and reporting service offered by an operator. People who invest through an IDPS, master trust or wrap account are indirect investors. Such indirect investors do not acquire the rights of a unitholder of the Fund. Rather, it is the operator or custodian of the IDPS or master trust that acquires those rights. Therefore, indirect investors do not receive income distributions or reports directly from us, do not have the right to attend meetings of unitholders and do not have cooling off rights. Different investment balance and withdrawal minimums may also apply. Indirect investors should not complete the Fund's application form. The rights of indirect investors are set out in the disclosure document for the IDPS or master trust. If you are investing through an IDPS or a master trust, enquiries should be made directly to the IDPS operator or the trustee of the master trust.

1. Or less at the discretion of the Responsible Entity. Minimum investments do not apply to IDPS investments; see your IDPS provider.

You should read the important information about 'How the Class works' and 'Investing in the Class' before making a decision. Go to 'Additional Information to the PDS' located at the Fund's webpage. The material relating to 'How the Class works' and 'Investing in the Class' may change between the time when you read this PDS and the day when you sign the Application Form.

3. Benefits of investing in the Fund

Significant features

The Fund, via the Underlying Fund, invests primarily in REITs and real estate securities that are listed, or soon to be listed, on stock exchanges around the world and will also have some exposure to cash. For reasons of investment efficiency, the Fund may gain its exposure by holding units in other managed investment schemes managed by Resolution Capital, including the Resolution Capital Global Property Securities Fund (Managed Fund) (ARSN 128 122 118) ('Underlying Fund'). The Fund aims to provide income and some capital growth over the long-term. Further details of the Fund are set out later in this PDS in Section 5 – 'How We Invest Your Money'.

Significant benefits

Investing in the Fund offers a number of benefits, including:

- Specialised management and proprietary research – the opportunity to benefit from the significant expertise and experience of a specialist REIT and real estate securities investment manager and access to Resolution Capital's proprietary global research;
- Access to real estate returns – the Fund gives investors exposure to real estate securities which, being derived from physical assets, typically generate sustainable, long-dated, inflation-protected cash flows;
- Diversification – by investing in a portfolio of global real estate securities, investors can benefit from improved diversification, divisibility and transparency compared with other forms of real estate investments;
- Alignment of interests – key executives of Resolution Capital are majority owners of the business which provides stability and focus to the investment team;
- Liquidity and transaction costs – listed real estate generally offers investors the ability to liquidate their investments more quickly than many forms of direct real estate investments. Listed real estate also involves substantially less transaction costs than direct real estate; and
- Income distributions – the potential to receive income distributions which are generally paid following the end of each quarterly period and, unless otherwise instructed, reinvested for additional units in the Fund.

4. Risks of managed investment schemes

All investments carry risk. All managed investment schemes carry risks. Different strategies carry different types and levels of risk, depending on the assets which make up the strategy, which can have varying impacts on returns. Due to uncertainty in all investments, there can be no assurance that the Fund will achieve its investment objectives. The value of your units at any point in time may be worth less than your original investment even after taking into account the reinvestment of Fund distributions. Future returns may differ from past returns. Returns are not guaranteed, and you may lose some or all of your money. Assets with the highest long-term returns may also carry the highest level of short-term risk. You need to consider the level of risk that you are comfortable with, taking into account factors such as your objectives, age, investment timeframes, financial situation and needs.

Risks can be managed but cannot be completely eliminated. It is important to understand that:

- the value of your investment may go up and down;
- investment returns may vary, and future returns may be different from past returns;
- returns are not guaranteed and there is always the chance that you may lose money on any investment you make; and
- laws affecting your investment may change over time, which may impact the value and returns of your investment.

The significant risks for the Fund are:

Concentration risk - When investments in the Underlying Fund are concentrated in a smaller number of securities than the broader market index, the unit price of the Fund may be more volatile than the return of the benchmark. The Underlying Fund has security and sector limits relative to the market index which aims to manage this risk by ensuring satisfactory diversification..

Counterparty risk - There is a risk with external counterparty and service provider arrangements that the party to a contract defaults on, or fails to perform, its contractual obligations.

Currency risk - Investing in assets denominated in or primarily exposed to a currency other than the Fund's base currency may cause losses resulting from exchange rate fluctuations.

Currency hedging risk - The Fund will invest in the Underlying Fund, which will aim to hedge their entire currency exposure. Hedging at the Underlying Fund level may not provide complete protection from adverse currency movements. Currency markets can be extremely volatile and are subject to a range of unpredictable forces. Over-hedged or under-hedged positions due to external factors outside the control of the Fund may occur.

Cyber security risk - Technology is prevalent in the course of business for the Responsible Entity and its service providers making the Responsible Entity susceptible to a breach of cyber security. This may cause the Responsible Entity to lose proprietary information, suffer data corruption or lose operational capacity.

Equity security risk - The Fund (through its investment in the Underlying Fund) is exposed to equity securities issued by listed companies. The share price of a security can rise and fall as a consequence of many factors including, but not limited to, economic conditions, adverse investor sentiment, management performance, financial leverage, or factors that affect the company's industry.

Foreign investment risk - The Fund may invest in a range of international securities or foreign investment vehicles, and in companies that have exposure to a range of international economies and regulatory environments, which may impact the Fund's international investments.

Income risk - The Fund may make payments (regular or irregular) as distributions, depending on the income received from underlying assets, which may fluctuate significantly and is not guaranteed.

Investment strategy risk - The success of the Fund depends upon the Investment Manager's ability to develop and implement investment processes and identify investment opportunities that achieve the investment objectives of the Fund.

Investment structure risk - There are risks associated with investing in the Fund, such as risks of the Fund's termination, changes to investment strategy or structure, changes to fees or expenses, or changes to the Fund's operating rules (such as payments or reinvestments of distributions, or additional investments).

Large transaction risk – The Fund may receive requests for significantly large purchases or redemptions of units. Meeting such requests may cause the Fund to experience abnormally high: cash balances, securities transactions, transaction costs and capital gains or losses.

Liquidity risk - Whilst the Fund is primarily exposed to traded assets which are generally considered liquid, under extreme market conditions there is a risk that investments cannot be readily converted into cash at an appropriate price.

Market risk - The Fund has exposure to different markets, such as fixed income, equity, or derivative markets, and is not expected to behave like a cash investment. The Fund may be materially affected by market, economic and political conditions globally.

Regulatory risk - There is a risk that the Fund may be adversely affected by changes in government policies, regulations and laws, including tax laws and laws affecting registered managed investment schemes.

Withdrawal risk - If we determine that this is in the best interests of all unit holders, we may suspend or delay withdrawals and these payments may take longer than the typical timeframe.

You should read the important information about 'Risks' before making a decision. Go to 'Additional Information to the PDS' located at the Fund's webpage. The material relating to 'Risks' may change between the time when you read this PDS and the day when you sign the Application Form.

5. How we invest your money

WARNING: When it comes to choosing to invest in the Fund, you should consider the likely investment return, the risks and your investment timeframe.

The Fund, via the Underlying Fund, primarily invests in global listed 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 office buildings, shopping centres, industrial warehouses, residential communities, 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. For reasons of investment efficiency, the Fund may gain its exposure by holding units in the Underlying Fund.

Resolution Capital believes that optimum risk-adjusted returns can be achieved through a concentrated portfolio of 30 to 60 stocks. In constructing the portfolio, bottom-up stock analysis is combined with the identification of broader investment and direct real estate market themes.

Resolution Capital adopts a 'multi-portfolio manager' approach for its global portfolio construction. This approach tests the conviction of individual portfolio managers, encourages greater involvement from the broader investment team and mitigates key person risk.

Resolution Capital intends to mitigate currency risk through hedging the capital component of the Fund's or the Underlying Fund's exposure to global real estate securities and may also hedge currency exposure arising from income receivable from global real estate securities at its discretion. From time to time the Fund may accept unhedged or over-hedged exposures, but hedging will not be undertaken in a currency where there is no underlying physical investment. Currency hedging may impact the level of income distributions.

An investment in the Fund may suit you if you are seeking a medium to long-term investment in global listed REITs and other real estate securities with the potential for income distributions and capital growth. You should consider the likely investment return, risk and your investment timeframe when choosing to invest in the Fund.

Resolution Capital Global Property Securities Fund - Series II

Investment objective[1]	The Fund aims to achieve an annual total return that exceeds the total return of the Benchmark after fees on a rolling 3 year basis.
Benchmark	FTSE EPRA/NAREIT Developed Index (AUD Hedged) Net TRI
Suggested minimum investment period	5 or more years
Risk level[2]	High - Very high
Portfolio allocation[3]	Asset Class — Typical Allocation Range Global listed REITs and real estate securities — 85% - 100% Cash and short dated money market securities — 0% - 15% For reasons of investment efficiency, the Fund may gain its exposure by holding units in the Underlying Funds or other managed investment schemes managed by Resolution Capital.
Currency exposure	The Fund (through its investments in the Underlying Fund) is exposed to movements in the exchange rate between Australia and other currencies in which global real estate securities investments are denominated. The Underlying Fund will use forward foreign exchange contracts to mitigate the impact of changes in exchange rates and may also hold foreign currency balances for the purposes of settling trades in foreign markets.
Labour standards or environmental, social or ethical considerations	Resolution Capital applies environmental, social (including labour standards) and ethical (incorporating corporate governance) ('ESG') considerations when selecting, retaining or realising the investments of the Fund 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 taking into account 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 UN Principles of Responsible Investment ('PRI'), 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 further information on the approach taken to ESG in Resolution Capital's investment process, please refer to 'How we invest your money' in the 'Additional Information to the PDS' available by contacting us or on the Investment Manager's website at www.rescap.com
Change to Fund details	We have the right to change the Fund's asset classes, asset allocation ranges and investment return objectives without prior notice. We will inform investors of any material change to the Fund's details as required by law.

1. The investment objective is expressed after the deduction of management fees, expense recoveries and taxation, i.e. the investment objective is measured relative to the Fund's Benchmark, after fees and costs and taxes are deducted from the Fund's performance. Refer to Sections 6 and 7 for further information on fees and other costs and taxation. The investment objective is not intended to be a forecast, it is only an indication of what the investment strategy aims to achieve over the medium to long term, assuming financial markets remain relatively stable during that time. The Fund may not achieve its investment objective and returns are not guaranteed.
2. The risk level is not a complete assessment of all types of investment risk. It does not address the potential size of a negative return nor the possibility that a positive return may be less than the return expected or required by an investor's objective and is based on the historic variation of Fund returns.
3. The above ranges are indicative only. The Fund will be rebalanced within a reasonable period of time should the exposure move outside of the above ranges.

If for reasons beyond the control of the Investment Manager such as market movements or unit holder transactions, the Fund's investments do not comply with the parameters detailed in the above table, the Investment Manager will remedy the situation as soon as practicable.

You should read the important information about 'How we invest your money' before making a decision. Go to 'Additional Information to the PDS' located at the Fund's webpage. The material relating to 'How we invest your money' may change between the time when you read this PDS and the day when you sign the Application Form.

6. Fees and other costs

DID YOU KNOW?

Small differences in both investment performance and fees and costs can have a substantial impact on your long-term returns.

For example, total annual fees and costs of 2% of your fund balance rather than 1% could reduce your final return by up to 20% over a 30-year period (for example, reduce it from $100,000 to $80,000). You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs. You may be able to negotiate to pay lower fees. Ask the Fund or your financial adviser.

TO FIND OUT MORE

If you would like to find out more or see the impact of the fees based on your own circumstances, the Australian Securities and Investments Commission ('ASIC') Moneysmart website (www.moneysmart.gov.au) has a managed funds fee calculator to help you check out different fee options.

This section shows the fees and other costs you may be charged. These fees and costs may be deducted from your account, from the returns on your investment or from the Fund assets as a whole. Taxes are set out in Section 7 of this PDS. You should read all information about fees and costs because it is important to understand their impact on your investment.

WARNING: Additional fees and costs may be paid to a financial adviser if a financial adviser is consulted. The details of these fees and costs should be set out in the Statement of Advice by your adviser.

Fees and Costs Summary:

Resolution Capital Global Property Securities Fund - Series II Class A		
Type of fee or cost	Amount	How and when paid
Ongoing Annual Fees and Costs[1,2]		
Management fees and costs The fees and costs for managing your investment.	**Management fees and costs are** 1.05% p.a. of the NAV of the Class, comprised of: **Management fee:** 1.05% p.a. of the NAV of the Class. **Indirect cost estimate:** 0.00% p.a. of the NAV of the Class.	The management fee is calculated on the net asset value of the Class. It is reflected in the daily unit price and payable quarterly in arrears from the Fund Extraordinary expenses are paid from the Fund's assets as and when incurred.[3] Indirect costs are paid out of the assets of the Fund or interposed vehicles in which the Fund invests as and when incurred and reflected in the unit price of the Fund.[4]
Performance fees Amounts deducted from your investment in relation to the performance of the Fund.	Nil	Not applicable
Transaction costs[5] The costs incurred by the Fund when buying or selling assets.	Transaction costs are estimated to be 0.05% p.a. of the NAV of the Fund.	Transaction costs associated with dealing with the Fund's assets may be recovered from the Fund as and when incurred. As some transaction costs will be paid for by investors who are charged the buy/sell spread when they enter or exit the Fund, the transaction costs are shown net of the buy/sell spread.
Member activity related fees and costs (fees for services or when your money moves in or out of the Fund)		
Establishment fee The fee to open your investment	Nil	Not applicable
Contribution fee The fee on each amount contributed to your investment	Nil	Not applicable
Buy/sell spread An amount deducted from your investment representing costs incurred in transactions by the scheme	0.20% upon entry and 0.20% upon exit.	The buy/sell spread is applied to each application and withdrawal from the Fund and operates to increase the relevant unit price for each new investment and to decrease the unit price for each withdrawal to cover costs of dealing with the Fund's assets.
Withdrawal fee The fee on each amount you takeout of your investment	Nil	Not applicable
Exit fee The fee to close your investment	Nil	Not applicable
Switching fee The fee for changing investment options	Nil	Not applicable

1. Fees are inclusive of GST and net of any applicable Reduced Input Tax Credits ('RITC').
2. Refer to 'Management costs' in the 'Additional Information to the PDS' for more information. Fees and costs may be negotiated for certain investors such as wholesale clients (as defined in the Corporations Act), depending on factors such as the amount invested. Please refer to 'Differential fee arrangements' in the 'Additional Information to the PDS' for further information about negotiable fees.

3. Refer to 'Extraordinary Expenses' in the 'Additional Information to the PDS' for more information.
4. Indirect costs reflect our reasonable estimate. For further information, please see 'Indirect costs' in the 'Additional Information to the PDS'.
5. Transaction costs reflect our reasonable estimate. For further information, please see 'Transaction costs' under the heading 'Additional Explanation of Fees and Costs' in the 'Additional Information to the PDS' for more information.

Example of annual fees and costs for the Fund

This table gives an example of how the fees and costs for the Fund can affect your investment over a one (1) year period. You should use this table to compare this product with other managed investment products.

Example of fee or cost	Amount	Balance of $50,000 with a contribution of $5,000 during the year
Contribution fees	Nil	For every additional $5,000 you put in, you will be charged $0.
PLUS Management fees and costs	1.05% p.a..	And for every $50,000 you have in the Fund you will be charged or have deducted from your investment $525.
PLUS Performance fees	0.00% p.a.	And you will be charged or have deducted from your investment $0 in performance fees each year.
PLUS Transaction costs	0.05% p.a.	And you will be charged or have deducted from your investment $25 in transaction costs.
EQUALS Cost of Fund	If you had an investment of $50,000 at the beginning of the year and you put in an additional $5,000 during the year, you will be charged a fee of $550. **What it costs you will depend on the investment option you choose and the fees you negotiate.**	

1. The example assumes management costs are calculated on a balance of $50,000 with the $5,000 contribution occurring at the end of the first year. Therefore, management costs are calculated using the $50,000 balance only. Additional fees may apply, including a buy/sell spread (refer to 'Fees and other costs' in the 'Additional Information to the PDS' for further information).

Please note that this is just an example. In practice, your investment balance will vary which will impact the dollar amount of fees and costs you pay. Fee rebates may be individually negotiated with wholesale clients (as defined in the Corporations Act). Go to 'Additional Information to the PDS' for further information about negotiable fees.

We have the right to increase the fees or to charge fees not currently levied up to the maximum limits set out in the Fund Constitution without your consent. If we choose to exercise this right, we will provide you with 30 days prior written notice. ASIC provides a calculator, available at www.moneysmart.gov.au, which can be used to calculate the effect of fees and costs on account balances.

You should read the important information about 'Fees and other costs' before making a decision. Go to 'Additional Information to the PDS' located at the Fund's webpage. The material relating to 'Fees and other Costs' may change between the time when you read this PDS and the day when you sign the Application Form.

7. How managed investment schemes are taxed

WARNING: Investing in a registered managed investment scheme is likely to have tax consequences. You are strongly advised to seek professional tax advice.

The Fund is an Australian resident for tax purposes and does not generally pay tax on behalf of its investors. The taxation implications of investing in the Fund can be complex and depend on a number of factors, including whether you are a resident or non-resident of Australia for taxation purposes and whether you hold the units on capital account or revenue account.

Investors are generally subject to tax on their share of taxable income and capital gains attributed to them by the Fund each year.

You should read the important information about 'Taxation' before making a decision. Go to 'Additional Information to the PDS' located at the Fund's webpage. The material relating to 'Taxation' may change between the time when you read this PDS and the day when you sign the Application Form.

8. How to apply

Direct investors

To apply for units in the Fund directly, please read this PDS together with the Additional Information to the PDS located at Fund's webpage then complete the Application Form.

Direct applications received, verified and accepted by the Unit Registry prior to 12pm (Sydney time) on a Business Day will generally be processed using the unit price for that day. For applications accepted after 12pm (Sydney time) or on a non-Business Day, generally the next Business Day's unit price will apply.

We reserve the right not to accept (wholly or in part) any application for any reason or without reason. No interest is received on application monies, including monies for additional investments, and no interest will be paid to you if for any reason your application cannot be accepted.

Indirect investors

If you are investing through an IDPS or a master trust, enquiries relating to your account should be made directly to the IDPS operator or the trustee of the master trust.

Cooling-off

If you are a retail client (as defined in the Corporations Act) investing directly in the Fund, you have a 14-day cooling-off period. If you exercise your cooling-off rights, we will return your money to you and no fees will apply. However, the amount you receive will reflect any movement (either up or down) in the unit price of the Fund which means that there may be tax implications for you. The 14-day cooling-off period commences on the earlier of the end of the fifth Business Day after we issue the units to you or from the date you receive confirmation of your application. A cooling-off period does not apply to:

- wholesale clients (as defined in the Corporations Act);
- the operator of an IDPS or trustee of a master trust. Indirect investors do not have cooling off rights in respect of any units held in the Fund. Speak with the IDPS operator or trustee of a master trust to determine whether any cooling rights are available to you through the service; or
- units which have been issued as a result of an additional investment, switch or distribution reinvestment plan.

Complaints

The Responsible Entity has in place a procedure for handling all complaints. All complaints should be made by contacting us:
Complaints Resolution Officer

Pinnacle Fund Services Limited, PO Box R1313, Royal Exchange NSW 1225
Telephone:1300 010 311 Email: complaints@pinnacleinvestment.com

Please include the following information in your correspondence:

- your investor number;
- your preferred contact details; and
- a brief description of your complaint and/or matters that you would like addressed.

All complaints received will be acknowledged in writing within 1 Business Day or as soon as practicable after receiving the complaint. The Responsible Entity will act in good faith to ensure your complaint is investigated and resolved. If your issue has not been satisfactorily resolved within 30 calendar days, you can lodge a complaint with the Australian Financial Complaints Authority ('AFCA'). AFCA provides fair and independent financial services complaint resolution that is free to consumers. You can contact AFCA at:

Website: www.afca.org.au

Telephone: 1800 931 678 (free call)

Email: info@afca.org.au

In writing to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Please quote the Responsible Entity's membership number 10252 in communications with AFCA.

The dispute resolution process described in this PDS is only available in Australia.

If you are an indirect investor, you may either contact your IDPS operator or us with complaints relating to the Fund. Complaints regarding the operation of your account with the IDPS should be directed to the IDPS operator. If you have first raised a complaint with your IDPS operator and are not happy with how the complaint has been handled, you should raise that with the IDPS operator or the IDPS operator's external dispute resolution service.

9. Other information

Continuous disclosure documents

The Responsible Entity will comply with the continuous disclosure requirements for disclosing entities under the Corporations Act where the Fund is a disclosing entity. This means that the Fund will be subject to regular reporting and disclosing obligations and copies of documents the Responsible Entity lodges with ASIC for the Fund may be obtained from or inspected at an ASIC office.

The Responsible Entity will also send you free, upon request, copies of:

- the most recent annual financial report for the Fund lodged with ASIC;
- any half year financial reports for the Fund lodged with ASIC after the lodgment of the most recent annual financial report; and

We will comply with our continuous disclosure obligations for the Fund by publishing material information at the Fund's webpage.

Consents

Resolution Capital and Citi have consented to be named in this PDS in the form and context in which they are named and, as at the date of this PDS, have not withdrawn their consent.. Resolution Capital consents to the inclusion of statements about its investment strategy, statements about the extent to which it takes labour standards and environmental, social and ethical considerations into account in making investment decisions, information about its investment team, and statements about when Resolution Capital will trade derivatives strategies (where relevant), as outlined in Section 5 of this PDS and the Additional Information to the PDS. Resolution Capital and Citi have not authorised or caused the issue of any part of this PDS and takes no responsibility for any part of this PDS other than the inclusion of the statements referred to above.

Additional information, privacy and effect of application form

We may provide you with information about the Fund and your investment and collect and disclose your personal information. Also, by signing and returning the Application Form you are agreeing to certain matters, as disclosed on the Application Form.

You should read the important information about 'How we keep you informed', 'Privacy' and 'Additional information' before making a decision. Go to 'Additional Information to the PDS' located at the Fund's webpage. The material relating to 'How We Keep You Informed', 'Privacy' and 'Additional Information' may change between the time when you read this PDS and the day when you sign the Application Form.

Warning statement for New Zealand investors

New Zealand investors may invest in the Fund under this PDS. However, the Fund is governed under the Australian, rather than New Zealand law, and New Zealand investors should consider the differences in regulation between Australia and New Zealand before deciding whether to invest in the Fund.

You should read the important information about 'Investment by New Zealand investors' before making a decision. Go to 'Additional Information to the PDS' located at the Fund's webpage. The material relating to 'Investment by New Zealand investors' may change between the time when you read this PDS and the day when you sign the Application Form.