

MANAGER PROFILE

RESOLUTION CAPITAL

Manager Background

- > Resolution Capital is a Sydney-based boutique investment manager specialising in global listed property securities.
- > The team at Resolution Capital have been investing in securitised real estate for over 14 years. Their ongoing success was recognised by clients who entrusted them with significant funds under management and by Reuters Surveys which twice ranked Andrew Parsons the top fund manager in Australia. Resolution Capital also won the 2008 Fund Manager of the Year award in Listed Property Securities.
- > It has approximately A\$1.47 billion¹ in funds under management and has been highly successful maintaining strong performance over the long term, including several property market cycles.

Resolution Global Property Securities Fund

- > Over the past three years Resolution Capital has demonstrated an extremely impressive track record in selecting international listed property securities that has resulted in performance superior to the benchmark for the Global Property Securities Fund.

Manager Attributes

- > Resolution Capital is an active investor with a long-term perspective. Fundamentally it believes that listed property securities provide an excellent means of gaining exposure to the returns of some of the world's highest quality real estate assets. As a long-term investor, it believes that the ultimate driver of real estate securities is the quality and level of sustainable cash earnings generated by the underlying properties.
- > The result is that it has an overriding bias to higher-quality properties located in markets with strong underlying fundamentals. Its due diligence also ensures that the selected securities are well managed and have a sensible capital structure. But ultimately it is high quality bricks and mortar assets that it is seeking when it assesses the listed property universe.
- > Resolution Capital also believes that having a centrally based team with sectoral research responsibilities gives it an advantage when it comes to building a portfolio of global listed property securities. While it does spend a considerable amount of time on the road inspecting the assets and meeting with management, it also has better communication of ideas and consistency of approach and has the ability to filter out the 'chatter' and 'noise' of local markets. This allows it to form a more objective, global perspective which in turn lets it concentrate on the long-term drivers of property values.

¹ As at 31 March 2010 (this information is updated quarterly).