

# PARTNERS GROUP GLOBAL REAL ESTATE FUND (AUD)

## Monthly report as of 30 June 2020

### Redemption fee notice:

Please take into consideration the recent introduction of a 2% redemption fee by the Master Fund until further notice. The redemption fee has been applied due to increased market volatility and will be re-assessed once market conditions normalize. Due to the applied redemption fee, the values realized by redeeming shareholders will differ from the reported performance.

### June NAV per share decreased 0.2%

In June, the NAV per share of the Partners Group Global Real Estate Fund (AUD) decreased 0.2%, resulting in annualized performance since inception of 7.5% and cumulative performance since inception of 25.6%. The Fund's monthly performance was negatively impacted due to adverse foreign exchange rate movements, as the AUD appreciated nearly 4% against the USD.

During Q2 2020, Partners Group has made significant efforts to pro-actively rebuild its investment pipeline. While bid-offer spreads between buyers and sellers are still on the high side, as can typically be observed after a market shock, Partners Group benefits from its wide network of industry contacts which it continues to cultivate. For example, Partners Group is currently working on four secondary investment opportunities. The first is a portfolio of six limited partnership interests providing exposure to a highly diversified global portfolio of properties. The second opportunity is a portfolio of four very mature fund interests. The two main properties in this portfolio are two trophy assets in large Asian cities.

The third opportunity is three funds with a portfolio of more than 30 underlying properties. Partners Group is familiar with the seller due to past secondary transactions. Partners Group further benefits from its overall platform's size and investment capacity since the investment is large. The fourth opportunity is a fund interest with a portfolio which is earlier in its value-creation phase, consisting of more than a dozen of residential properties in the US.

The discounts to net asset value for these investments range roughly between 15% and 40%, a reflection of where Partners Group believes the post-COVID-19 market level is, while considering that the underlying properties are of high quality and are located in relatively attractive economic locations.

Furthermore, below is an update on a recent portfolio investment, Project Chorus.

Recently, Partners Group completed the acquisition of a stake in Project Chorus, a 2016-vintage value-added real estate fund. The portfolio is comprised of two remaining investments: a grade-A office building located in Auckland, New Zealand, and a trio of mixed-use buildings located in Fukuoka, Japan. The business plan for the portfolio involves targeted capex programs and repositioning works to revitalize the properties in order to drive net operating income, occupancy and rental growth. Partners Group has further gained access to a pre-specified portfolio of income-generating investments with upside potential by implementing the previously mentioned value creation initiatives, and the operator's pipeline of real estate investment opportunities in Asia. The experienced operator has a strong track record and Partners Group has partnered with them in two investments in the past. In addition, Partners Group had visibility over a near-term distribution resulting from a prior asset sale after the early completion of its business plan, which further offsets the discounted purchase price.

### Redemptions are currently being limited as a result of the Master Fund restricting redemptions to 2.5% per quarter.

IMPORTANT INFORMATION: We would like to remind investors that redeeming their holdings in the Fund is subject to restrictions as set out in the Fund's constituent documents, including being subject to the ability of the Fund to redeem its holdings in the Master Fund. Net redemptions are generally subject to a maximum of 5% per calendar quarter expressed as a percentage of the net asset value at the end of the preceding quarter. These percentages may be lowered further to 2.5% (limited to a maximum of 2 consecutive years) if this is deemed in the best interest of the Master Fund.

### Key figures

In AUD	31.05.2020	30.06.2020	YTD
NAV per share	1.23	1.23	-5.3%
Master Fund size (in million)	319.12	314.91	
Investment level	87.9%	88.6%	
Performance (since inception)	25.9%	25.6%	
Monthly volatility (since inception)	4.7%	4.7%	

### Performance

MTD	-0.2%
3M	-1.6%
1Y	-0.5%
ITD	7.5%
Annualized volatility	4.7%

### Largest five direct investments

Asset	Region	Sector
1. Project Moon (Beijing office and retail asset)	APC	Office
2. The Complex	APC	Office
3. UK Light Industrial Portfolio	WEU	Industrial
4. Project Omega	WEU	Office
5. Project Fairway	NAM	Office

### Largest five partnership investments

Project	Instrument
1. Project Cargo	Secondary
2. Project Acadia (US diversified fund portfolio)	Secondary
3. Peakside Real Estate Fund III, SCS	Primary
4. Florida Office Portfolio (Fairway)	Secondary
5. 20 Cecil Street (Singapore office)	Secondary

## Monthly net performance - hedged (APIR ETL0480AU)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2017					0.8%	0.7%	1.1%	0.8%	0.7%	1.2%	1.9%	0.7%	8.2%
2018	-0.1%	0.0%	1.4%	2.4%	0.6%	2.2%	-0.5%	0.9%	1.1%	-0.2%	-0.1%	3.0%	11.1%
2019	1.2%	0.6%	1.0%	0.5%	0.2%	1.5%	-0.3%	1.1%	1.8%	0.0%	0.5%	1.8%	10.3%
2020	1.0%	0.9%	-5.4%	-1.8%	0.4%	-0.2%							-5.3%

Past performance is not indicative of future results. There is no assurance that similar investments will be made nor that similar results will be achieved.

## Monthly net performance - unhedged (APIR ETL6184AU)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2017					1.1%	-1.6%	-1.9%	1.3%	1.6%	2.9%	2.4%	-1.5%	4.2%
2018	-3.4%	3.3%	2.4%	2.9%	0.5%	3.0%	-0.6%	4.5%	1.1%	1.3%	-2.3%	5.8%	19.6%
2019	-1.3%	2.2%	1.2%	1.1%	1.2%	0.5%	1.1%	2.7%	1.7%	-1.4%	1.9%	-0.7%	10.7%
2020	4.5%	3.4%	-1.4%	-4.6%	-0.2%	-1.7%							-0.3%

Past performance is not indicative of future results. There is no assurance that similar investments will be made nor that similar results will be achieved. The figures shown in grey before the inception of the unhedged share class represent those of the Partners Group Global Real Estate FCP (Master Fund) converted to AUD.

## Monthly report as of 30 June 2020

The Partners Group Global Real Estate Fund (AUD) is an Australian Unit Trust with the objective of achieving long-term capital appreciation by investing in a global portfolio of real estate investments diversified by geographies, financing stages and property types. The investment strategy is led by Partners Group's relative value investment approach to optimise risk-adjusted returns by systematically overweight those segments and investment types that offer attractive value at a given point in time.

The Fund allows investors to subscribe and redeem shares on a monthly basis, thus avoiding the long lock-up periods common in most private real estate funds. The Fund may hedge certain currency exposure to reduce the risk of foreign exchange movements. The Fund is a feeder fund that invests in Partners Group Global Real Estate FCP ("Master Fund").

### Rated by

Lonsec (Highly Recommended) - Zenith (Recommended)

### Platforms

Macquarie Wrap, Hub24, CFS FirstWrap, Morgan Stanley, BT Panorama, BT Wrap, Netwealth

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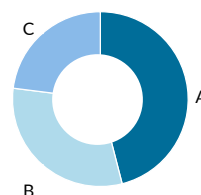
[www.partnersgroupaustralia.com.au](http://www.partnersgroupaustralia.com.au)

### Key facts

Launch date	15.4.2017
Financial year-end	30 June
Term	Open-ended structure
Currency	AUD
Management fee	1.75% p.a.
Distribution	net income distributed on an annual basis
APIR	ETL0480AU
ARBN	130 021484

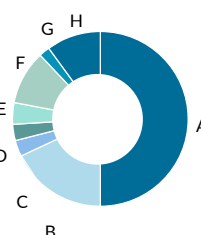
### Portfolio composition

#### Investments by regional focus



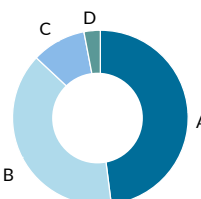
A	North America	46%
B	Europe	31%
C	Asia-Pacific	23%

#### Portfolio assets by real estate property type



A	Office	50%
B	Industrial	18%
C	Retail	3%
D	Mixed use	3%
E	Diversified	4%
F	Residential	10%
G	Hotel	2%
H	Other	10%

#### Investments by transaction type



A	Secondary	48%
B	Direct	39%
C	Primary	10%
D	Listed	3%

**Key figures** Total fund size (in million) relates to the overall Partner Group Global Real Estate Fund (AUD) including all share classes. **Largest five direct investments** Based on total net asset value of the Fund; may include valuation adjustments that occurred after the effective NAV valuation day. There is no assurance that similar investments will be made. **Monthly net performance - hedged (APIR ETL0480AU)** PG GL RE Fund (AUD); past performance is not indicative of future results. There is no assurance that similar investments will be made nor that similar results will be achieved. The figures shown in grey, before the inception of class B (AUD) on 1 July 2018, represent those of the Partners Group Global Real Estate FCP (Master Fund) converted to AUD. For illustrative purposes only. **Portfolio composition** Past performance is not indicative of future results. For illustrative purposes only. Based on total value of investments. Information shown is on a look-through basis for all Partners Group Programs. Diversification does not ensure a profit or protect against loss.

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PGA can be contacted via <https://www.partnersgroupaustralia.com.au/en/contact/>. PGA has been appointed as the promoter of the interests in the fund by EQT in its capacity as responsible entity of the fund. PGA may receive fees in this role. The investment manager of the fund is a related company of PGA and may also receive fees in connection with the fund. These fees will generally be calculated as a percentage of the funds under management within the fund. The fees paid to PGA will be allocated to it by the investment manager of the fund from the management fees charged by the investment manager. PGA employees may also receive bonuses allocated from the management fees charged by the investment manager. See section 7 of the PDS for further information about the management fee charged by the investment manager. You may request particulars of the fees that are paid to PGA and its related companies within a reasonable time of receiving the advice contained in this document.

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