



channel capital

**CBRE** Investment  
Management

# CBRE Global Property Securities Fund

Built for Long-Term Growth



## Fund Overview

The CBRE Global Property Securities Fund ('the Fund') provides exposure to a diversified portfolio of 60-90 high-quality global listed real estate investments, across a range of geographic regions and property sectors.

The Fund leverages a highly experienced global research team who provide a comprehensive worldview through in-depth analysis of listed and direct real estate market trends and regulatory conditions.

## Investment Objective

The Fund aims to outperform the FTSE EPRA/ NAREIT Developed Rental Net Return Index (AUD Hedged) (after management fees and costs) over rolling three-year periods. The Fund is hedged to AUD.

## Investment Process

The strategy is actively managed by an experienced, globally resourced team that employs a comprehensive, multi-step investment approach to establish regional and sector allocation across the global portfolio, with an emphasis on strong fundamentals and risk-adjusted return potential.

The Fund combines top-down insights into local economic conditions, capital markets and real estate trends, with extensive bottom-up stock selection, supported by on-the-ground property visits and management assessments across key global markets including Australia, the US, Europe and Asia.

## Benefits of Investing



Potential for regular income through dividends combined with long-term capital growth



Diversification through exposure to various geographic regions and property sectors



Provides exposure to NextGen real estate sectors like healthcare, hotels, storage, data centres and towers.



Daily liquidity\* allowing investors to manage cashflow

## Risks of Investing

Several specific risks are associated with investing in the fund. This can include, but is not limited to:

- Market Risk
- Real Estate Risk
- Investment Manager & Responsible Entity Risk
- Regulatory & Tax Risk
- Derivative Risk
- General Investment Risk

## Portfolio Management Team

A well-resourced and experienced global investment team.



**Led by Joseph Smith,  
CFA**

CIO | Listed Real Assets  
35 years of investment experience

- 8 senior investment team professionals
- 24 years average investment experience

Fund Facts

|                                           |                                                                  |
|-------------------------------------------|------------------------------------------------------------------|
| Fund Name                                 | CBRE Global Property Securities Fund - Class A (APIR: HML0016AU) |
| Inception Date                            | 31 July 2006                                                     |
| Responsible Entity                        | Channel Investment Management Limited                            |
| Investment Guidelines                     | <b>Asset Allocation:</b>                                         |
|                                           | Listed global property securities^: 90-100%<br><br>Cash: 0-10%   |
| Minimum Initial Investment                | A\$50,000                                                        |
| Management Fee                            | 0.90% p.a.                                                       |
| Performance Fee                           | Nil                                                              |
| Valuations, Applications and Withdrawals* | Daily                                                            |
| Distributions                             | Semi-annually                                                    |
| Investment Timeframe                      | At least 7 years                                                 |

Portfolio Positioning

The Fund may be suited to investors seeking exposure to a diversified portfolio of global listed property securities, typically backed by long-duration leases, which may enhance portfolio stability. It is aimed at investors looking for regular income and capital growth across a long-term investment horizon.

Platform Availability

- AMP North
  - Asgard
  - BT Panorama
  - CFS Edge
- Macquarie Wrap
  - Netwealth
  - Powerwrap
  - Preamium

Awards & Research Ratings



Contact Channel Capital

Channel Capital is CBRE IM's investment manager partner for the Fund.

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^ Effective exposure may include derivatives. \* Withdrawals are subject to Fund liquidity, please read the Fund PDS for further information on withdrawal terms. The Zenith Investment Partners (ABN 27 103 132 672, AFS Licence 226872) ("Zenith") rating (assigned 3 July 2024) referred to in this document is limited to "General Advice" (s766B Corporations Act 2001) for Wholesale clients only. This advice has been prepared without taking into account the objectives, financial situation or needs of any individual and is subject to change at any time without prior notice. It is not a specific recommendation to purchase, sell or hold the relevant product(s). Investors should seek independent financial advice before making an investment decision and should consider the appropriateness of this advice in light of their own objectives, financial situation and needs. Investors should obtain a copy of, and consider the PDS or offer document before making any decision and refer to the full Zenith Product Assessment available on the Zenith website. Past performance is not an indication of future performance. Zenith usually charges the product issuer, fund manager or related party to conduct Product Assessments. Full details regarding Zenith's methodology, ratings definitions and regulatory compliance are available on our Product Assessments and at [www.zenithpartners.com.au/regulatoryguidelines](http://www.zenithpartners.com.au/regulatoryguidelines). Zenith Investment Partners Pty Ltd ABN 27 103 132 672 AFSL 226872 Fund Awards issued 18 October 2024 are solely statements of opinion and not a recommendation in relation to making any investment decisions. Fund Awards are current for 12 months and subject to change at any time. Fund Awards for previous years are for historical purposes only. Full details on Zenith Fund Awards at <https://www.zenithpartners.com.au/zenith-fund-awards-2024/>. The rating issued 27 August 2024 is published by Lonsec Research Pty Ltd ABN 11 151 658 561 AFSL 421 445 (Lonsec). Ratings are general advice only, and have been prepared without taking account of your objectives, financial situation or needs. Consider your personal circumstances, read the product disclosure statement and seek independent financial advice before investing. The rating is not a recommendation to purchase, sell or hold any product. Past performance information is not indicative of future performance. Ratings are subject to change without notice and Lonsec assumes no obligation to update. Lonsec uses objective criteria and receives a fee from the Fund Manager. Visit [lonsec.com.au](http://lonsec.com.au) for ratings information and to access the full report. © 2025 Lonsec. All rights reserved.

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