



channel capital

CBRE Investment Management

CBRE Global Real Assets Fund

A Diversified Real Assets Solution



Fund Overview

The CBRE Global Real Assets Fund ('the Fund') is a daily liquid[#], actively managed 'Fund of Funds' strategy that combines the best of both worlds - a globally diversified, institutional quality portfolio of listed and unlisted real estate and infrastructure investments - accessible in a single transaction.

With a target asset allocation of 70% listed securities and 30% unlisted securities, investors benefit from the expertise of CBRE Investment Management's specialist teams, who actively manage the Fund's four underlying strategies across private real estate, private infrastructure, and listed real assets.

Investment Objective

The Fund's objective is to outperform (after management fees and costs, but not performance fees) the Reserve Bank of Australia (RBA) Official Cash Rate plus 5% p.a. over rolling 5 year periods. The Fund is unhedged to AUD*.

Investment Process

CBRE Investment Management follows a disciplined, research-led process built on three strategic pillars:

- 1. Fundamentally driven:** In-depth research identifies market inefficiencies and shapes top-down house views to guide selections.
- 2. Integrated markets:** Expertise across listed and unlisted real estate and infrastructure provides a unique advantage in identifying opportunities.
- 3. Disciplined process:** Strong risk management and portfolio construction underpin consistent, long-term performance.

Benefits of Investing



Potential for income generation and long-term capital growth



Daily liquidity[#] through listed market allocations, offering greater flexibility in managing investments



Access to a diversified portfolio of global listed and unlisted real assets with inflation-hedge potential



A streamlined cost structure with only a single layer of management fees, enhancing overall cost efficiency

Risks of Investing

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

- Market Risk
- Infrastructure Risk
- Real Estate Risk
- Underlying Funds Risk
- Investment Risk
- Foreign Currency Risk

Investment Team & Real Asset Allocation Committee

A well-resourced and experienced global investment team, with 26 years' average investment experience. The team leverages the market insights of the broader CBRE research platform.

Guided by cycle-tested investment managers:

- **Jeremy Anagnos**
- **Joseph Smith**

- **Stephen Dowd**
- **Lucy Fletcher**

Fund Facts

Fund Name	CBRE Global Real Assets Fund - Class A (APIR: UBS9614AU)
Inception Date	26 May 2020
Responsible Entity	Channel Investment Management Limited
Asset Allocation Targets	<p>The Fund's strategic allocation will be actively managed towards the following targets for aggregate exposure:</p> <ul style="list-style-type: none"> • 45% global real estate • 55% global infrastructure <p>The Fund's long-term target allocation between listed and unlisted underlying investments is:</p> <ul style="list-style-type: none"> • 70% listed securities • 30% unlisted investments
Underlying Funds	<p>Listed Asset Funds:</p> <ul style="list-style-type: none"> • CBRE Global Property Securities Fund; • CBRE Global Infrastructure Securities Fund; <p>Unlisted Asset Funds:</p> <ul style="list-style-type: none"> • CBRE Global Alpha Fund FCP-SIF; • CBRE Global Infrastructure Fund.
Minimum Initial Investment	A\$100,000
Management Fee**	1.20% p.a. (inclusive of GST and less any RITC)
Performance Fee	20% of the excess return over RBA Cash Rate + 5% p.a. net of fees
Valuations, Applications and Withdrawals	Daily [#]
Distributions	Semi-annually
Investment Timeframe	At least 5 years

Portfolio Positioning

The Fund may be suited to investors seeking regular income and capital growth across a long-term investment horizon. The Fund offers a liquid exposure to the core investment capabilities of the CBRE global platform, and can complement a diversified portfolio by offering a cost efficient one-stop real assets solution to help improve risk-adjusted return potential.

Platform Availability

- AMP North
- BT Panorama
- CFS Edge
- Netwealth
- Praemium
- Ausmaq
- HUB24
- Mason Stevens
- Macquarie Wrap
- Powerwrap

Research Ratings



Contact Channel Capital

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[#] Withdrawals are subject to Fund liquidity, please read the Fund PDS for further information on withdrawal terms.

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