



channel capital

CBRE Investment
Management

CBRE Global Infrastructure Securities Fund

Investing in Tomorrow's Essentials



Fund Overview

The CBRE Global Infrastructure Securities Fund (the 'Fund') invests in a diversified portfolio of global listed infrastructure companies that own and operate essential long-duration assets. With a focus on 40-60 high-quality global infrastructure companies, the Fund aims to deliver attractive risk-adjusted total return through both capital growth and income across different market cycles and regulatory conditions.

Infrastructure assets provide essential services to society, and benefit from contractually driven, inflation-linked revenues, resulting in less sensitivity to economic cycles. With an unconstrained core infrastructure strategy, the Fund targets high-growth sectors like data centres, clean energy, and midstream – unlocking return potential while managing risk.

Investment Objective

The Fund aims to outperform the FTSE Global Core Infrastructure 50/50 Index (Net) AUD Hedged (after management fees and costs) over rolling three-year periods. The Fund is hedged to AUD.

Investment Process

By applying a fundamental multi-step investment process, the team combines top-down sector and regional research with bottom-up stock selection, leading to active positions at the sector, regional and individual stock level, with the aim of delivering attractive risk-adjusted returns.

Benefits of Investing



Potential for stable and predictable cash flows



Infrastructure assets can provide the potential for downside protection and a hedge against inflation



Exposure to a portfolio of diverse assets across regions, sectors and industries



Daily liquidity* allowing investors to manage cashflow

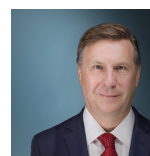
Risks of Investing

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

- Market Risk
- Infrastructure 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 Jeremy
Anagnos, CFA**

CIO | Listed Infrastructure
28 years investment experience

- 9 listed infrastructure team members
- 19 years average investment experience

Fund Facts

Fund Name	CBRE Global Infrastructure Securities Fund - Class A (APIR: UBS0064AU)	
Inception Date	4 August 2016	
Responsible Entity	Channel Investment Management Limited	
Investment Guidelines	Asset Allocation:	Range:
	Infrastructure entities	85-100%
	Cash	0-15%
Investment Guidelines	Region Allocation:	
	America	20-70%
	Europe	10-45%
	Asia developed markets	0-35%
Investment Guidelines	Emerging markets	0-10%
Minimum Initial Investment	A\$50,000	
Management Fee	1.00% p.a.	
Performance Fee	Nil	
Valuations, Applications and Withdrawals*	Daily	
Distributions	Semi-annually	
Investment Timeframe	At least 7 years	

*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 27 March 2025 for the CBRE Global Listed Infrastructure Securities Fund 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.

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 for ratings information and to access the full report. © 2025 Lonsec. All rights reserved.

This information has been prepared for use only by professional investors and wholesale clients (as defined under the Corporations Act 2001 (Cth)). Channel Investment Management Limited ACN 163 234 240 AFSL 439007 ('CIML') is the responsible entity for the CBRE Global Infrastructure Securities Fund (AUD) ARSN 612 832 069 ('Fund'). Neither CIML, its officers, or employees make any representations or warranties, express or implied as to the accuracy, reliability or completeness of the information contained in this document and nothing contained in this document is or shall be relied upon as a promise or representation, whether as to the past or the future. Past performance is not indicative of future performance. This information is given in summary form and does not purport to be complete. Information on this flyer should not be considered advice or a recommendation to investors or potential investors in relation to holding, purchasing or selling units in the Fund and does not take into account an investor's particular investment objectives, financial situation or needs. Before acting on any information you should consider the appropriateness of the information having regard to these matters, the Product Disclosure Statement, Target Market Determination, and in particular, you should seek independent financial advice. For further information and before making any decision to invest, you should read the Fund's latest Product Disclosure Statement and Target Market Determination at <https://www.channel-cbreim.com.au>. Any interests expressed is taken as an indicative intention only and is not binding on the investor or CIML. Views and opinions expressed are for informational purposes only and do not constitute a recommendation by Channel Capital or CBRE Investment Management to buy, sell, or hold any security. Views and opinions are current as of the date of this website and may be subject to change, they should not be construed as investment advice.

For wholesale and professional investors only

Portfolio Positioning

The Fund may be suited to investors seeking long-term, stable returns through low-volatility, income-generating infrastructure assets. It complements a diversified portfolio by offering exposure to resilient, income-producing assets, enhancing stability with low correlation to traditional equities and providing a hedge against inflation.

Platform Availability

- AMP North
 - BT Panorama
 - CFS Edge
- HUB24
 - Macquarie Wrap
 - Netwealth

Research Ratings



Contact Channel Capital

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

Website: www.channel-cbreim.com.au
Email: distribution@channelcapital.com.au
Phone: 1800 940 599