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29 September 2014

## **Perennial Unhedged Global Property Trust (ARSN 118 076 529)**

### **Notification of change of Investment Manager**

Following a strategic review of the Perennial Real Estate Investments Limited (PREI) business, we have been advised that Perennial Investment Partners Limited (Perennial) has determined that it is in the best interests of unit holders for the assets currently managed by PREI to be transferred to an external investment manager with greater scale in global and domestic property securities.

As a result of this decision, Perennial and PREI have notified IOOF Investment Management Limited (IIML), the responsible entity of the Perennial Unhedged Global Property Trust (the Trust), of the intention to retire as investment manager of the Trust, effective close of business on 31 October 2014.

IIML has conducted a comprehensive review and due diligence process to identify and appoint a new investment manager for the Trust. The key selection criteria were as follows:

- An established manager, with an investment philosophy and return objectives aligned to the current manager.
- A highly regarded investment management team, with extensive experience in managing Australian and global listed property securities.
- A top quartile performance track record over the long term.
- Positive ratings with external research houses and consultants.
- Strong distribution and client service capabilities.

Following the conclusion of the selection and due diligence process, IIML has appointed Resolution Capital Limited (Resolution Capital) as the investment manager effective from the close of business 31 October 2014. Resolution Capital's well-credentialed investment professionals, impressive performance track record, its boutique and equity ownership structure as well as its active, investment philosophy were key considerations in their selection.

In addition to their investment management responsibilities, Resolution Capital will also be responsible for the distribution, marketing, and client servicing of the Trust.

#### **Resolution Capital**

Resolution Capital is a specialist investment manager that focuses on managing portfolios of global and Australian listed real estate securities, with approximately \$3 billion in funds under management. Resolution Capital was established in 2004 and is based in Sydney, with offices in New York and London.

Resolution Capital is an active, long term focused investment manager that has established a differentiated approach to property securities investment. Resolution Capital believes that the ultimate driver of listed property securities is the quality and level of sustainable cash earnings generated by the underlying real estate, combined with aligned best of breed management.

Resolution Capital's ten-member investment team has a long-term track record in managing portfolios of listed property securities, dating back to 1995, with a combined total of 137 years of industry experience, through various property cycles.

Resolution Capital is independent and majority employee owned, thereby creating a stable and focused team environment and a strong alignment of interest with its clients. To further highlight their commitment and alignment with clients, Resolution Capital executives also invest in the funds they manage.

For more information on Resolution Capital and up to date performance information, please visit their website: [www.resolutioncapital.com.au](http://www.resolutioncapital.com.au).

The change in investment manager on 1 November 2014 will result in a number of changes to the products including the name, distribution frequency and buy/sell spreads. Details of the changes are outlined in the attached document.

There is **no change** to the following product features:

- The investment management fees.
- Daily unit pricing.
- Processing times for applications and redemptions.

#### **Portfolio management changes**

Please note that from 1 November 2014, once Resolution Capital takes over the investment management of the Trust, a number of changes will be made to the composition of the underlying assets to align the portfolio of the Trust with Resolution Capital's other strategies.

#### **Updated offer documents**

IIML will issue an updated Product Disclosure Statement, additional information booklet and application forms. The updated disclosure documents and forms will be available on Resolution Capital's website [www.resolutioncapital.com.au](http://www.resolutioncapital.com.au) on 1 November 2014.

#### **What do you need to do?**

You do not need to take any action at this time.

#### **Where to go for more information?**

Should you require any further information at this time, please contact your financial adviser or Perennial.

For all enquiries up until 31 October 2014, please contact a Perennial Client Services Representative on 1300 730 032 or via [invest@perennial.net.au](mailto:invest@perennial.net.au).

For all enquiries from 1 November 2014 or to obtain a paper copy of the updated Product Disclosure Statement, please contact a Resolution Capital Client Services Representative on 1300 737 240 or via [contact@resolutioncapital.com.au](mailto:contact@resolutioncapital.com.au).

The staff at Perennial and Resolution Capital are committed to working together to ensure the smooth transition of the investment management responsibilities and the management of your investment in listed property securities.

We thank you for your support of Perennial during the time of your investment. Please note that the changes outlined above only affect your investment in this asset class. Perennial's focus remains on delivering quality investment outcomes for investors over the medium term, providing exceptional service and offering investment products that meet the changing needs of investors.

Yours sincerely,



Julie Orr  
General Manager Operations  
On behalf of the Responsible Entity  
IOOF Investment Management Limited

## Changes to the Perennial Unhedged Global Property Trust

IIML has appointed Resolution Capital as the new investment manager of the Perennial Unhedged Global Property Trust effective from 1 November 2014. In order to align the Trust to Resolution Capital's existing and proven strategy, some of the features of the Trust will change. These include, the Trust name, number of securities, reduction in buy/sell spreads, distribution frequency and minimum initial investment size.

The Resolution Capital Global Property Securities strategy was launched in December 2006 and invests in global estate securities that derive most of their returns from rental income. The strategy aims to provide investors with long term sustainable returns through investment in a concentrated portfolio of up to 60 high quality real estate securities.

Securities in which the strategy invests are diversified across a range of real estate sectors and geographic regions. The strategy may also have exposure to companies which undertake activities such as real estate development, construction contracting and real estate funds management activities.

The table below details the changes to the product features.

	<b>Current</b>	<b>From 1 November 2014</b>
Name	Perennial Unhedged Global Property Trust	Resolution Capital Global Property Securities Fund (Unhedged) - Series II
Portfolio Allocation	90-100% invested in global property securities 0-10% invested in cash	85-100% invested in global property securities 0-15% invested in cash and short dated money market securities.
Number of securities	25 to 75	30 to 60
Buy/sell spreads	0.35% / 0.35%	0.30% / 0.30%
Distribution frequency	Half yearly	Quarterly
Minimum initial investment size	\$25,000	\$30,000
Distribution, marketing and product development	Perennial Investment Partners	Resolution Capital Limited and Pinnacle Investment Management Limited.
Client service	Perennial Client Services 1300 730 032 invest@perennial.net.au.	Resolution Capital Client Services 1300 737 240 contact@resolutioncapital.com.au