

1 December 2025

The Manager
 ASX Market Announcements
 Australian Securities Exchange Limited
 Sydney NSW 2000

By: e-Lodgement

Quarterly portfolio disclosure of Quay Global Real Estate Fund (Unhedged) Active ETF (ASX: QGRU)

We advise that the portfolio for the Fund as at 30 September 2025 comprised of the following holdings:

Security	Weighting
VENTAS INC COM USD0.25	6.5%
CHARTWELL RETIREMENT RESIDEN TRUST UNITS	5.4%
SUN COMMUNITIES INC COM USD0.01	5.4%
INVITATION HOMES INC	5.3%
SCENTRE GROUP SMART COMMUNICATIONS GROUP	5.1%
SIRIUS REAL ESTATE LTD	4.7%
SAFESTORE HOLDINGS PLC	4.7%
LEG IMMOBILIEN AG NPV	4.6%
DIGITAL REALTY TRUST INC COM STK USD0.01	4.5%
ESSEX PROPERTY TRUST INC COM USD0.0001	4.4%
CUBESMART COM USD0.01	4.4%
MACERICH CO/THE COM STK USD0.01	4.1%
SHURGARD SELF STORAGE LTD ORD NPV	4.1%
UNITE GROUP PLC ORD GBP0.25	4.0%
EXTRA SPACE STORAGE INC COM USD0.01	3.5%
BIG YELLOW GROUP PLC ORD GBP0.10	3.5%
SIENNA SENIOR LIVING INC SIA	3.4%
AMERICAN HOMES 4 RENT- A AMH	3.2%
EQUITY LIFESTYLE PROPERTIES COM USD0.01	3.0%
KILLAM APARTMENT REAL ESTATE INVESTMENT	2.8%
INTERRENT REAL ESTATE INVEST TRUST UNITS	2.7%
ALEXANDRIA REAL ESTATE EQUIT COM STK USD0.01	2.6%
SIMON PROPERTY GROUP INC COM USD0.0001	2.1%
STAG INDUSTRIAL INC COM USD0.01	1.9%
Cash	4.1%

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Yours sincerely,
Jeff Phillips
Company Secretary
Bennelong Funds Management Ltd, as responsible entity for the Quay Global Real Estate Fund
(Unhedged) Active ETF