

Evidence dossier - Resolution Capital

GetCoattail manager profile: <https://getcoattail.com/manager/resolution-capital> | CIK 0001612389 | Rank #92 of 149 tracked managers by reported 13F value.

Background: Founded: 2004 | HQ: Sydney, Australia | Style: Global listed real estate and infrastructure securities (real assets) | Key person: Andrew Parsons

Background source: <https://www.marketindex.com.au/asx/rcap/announcements/product-disclosure-statement-2A1475435>

1. Latest filing snapshot (as reported)

Period end: 2026-06-30 Filed: 2026-08-14 Reported total value: \$5.4B Positions: 39 Top-10 concentration: 72.2% of reported value.

Ticker	Company	Weight	Reported value
WELL	Welltower Inc	14.10%	\$767M
EQIX	Equinix Inc	11.17%	\$608M
FRT	Federal Rlty Invt Tr New	7.19%	\$391M
VNO	Vornado Rlty Tr	6.79%	\$369M
VTR	Ventas Inc	6.51%	\$354M
DLR	Digital Rlty Tr Inc	6.04%	\$328M
ESS	Essex Ppty Tr Inc	5.51%	\$300M
SPG	Simon Ppty Group Inc New	5.39%	\$293M
EXR	Extra Space Storage Inc	5.03%	\$273M
HR	Healthcare Rlty Tr	4.50%	\$245M

2. Hypothetical 13F-clone results

Window: 2016-10-21 to 2026-10-02 (40 filings). Cumulative: +82.8% CAGR: +6.25% SPY same window: cumulative +321.2%, CAGR +15.55%. Trailing CAGR - 10Y: n/a, 5Y: +2.09%, 3Y: +11.06%, 1Y: +8.88%. Max drawdown (month-end, approximate): -33.9%.

Method (summary): For each Form 13F filing in the history table, the clone takes the positions and weights exactly as disclosed (reported values at the period end). From the filing date until the next filing date, each position earns the return of its dividend-adjusted closing price (Yahoo Finance daily bars; split- and dividend-adjusted). At each new filing the clone rebalances to the newly disclosed weights. Positions that cannot be priced (non-U.S. listings, some recent IPOs and delisted names) are excluded from both the weights and the returns, and the covered share of reported value is stated in this dossier. The benchmark is SPY on the same dividend-adjusted basis over the identical window. Month-end values are used for drawdown and trailing-window statistics and are approximate.

3. Filing history - every clone input

Each row is one SEC Form 13F filing used by the clone. Accession numbers link to the filing index at sec.gov: <https://www.sec.gov/Archives/edgar/data/<CIK>/<accession without dashes>/<accession>-index.htm>

Quarter	Accession no.	Filed	CUSIPs
2016Q3	0001172661-16-004054	2016-10-21	26
2016Q4	0001172661-17-000183	2017-01-27	24
2017Q1	0001172661-17-000962	2017-05-09	27
2017Q2	0001172661-17-001405	2017-07-27	27
2017Q3	0001172661-17-001853	2017-10-30	27
2017Q4	0001172661-18-000236	2018-02-02	27
2018Q1	0001172661-18-001106	2018-05-14	25

2018Q2	0001172661-18-001436	2018-07-27	25
2018Q3	0001172661-18-001934	2018-11-05	25
2018Q4	0001172661-19-000204	2019-01-15	24
2019Q1	0001172661-19-001070	2019-04-17	24
2019Q2	0001172661-19-001558	2019-07-22	23
2019Q3	0001172661-19-002042	2019-10-15	25
2019Q4	0001172661-20-000284	2020-01-31	24
2020Q1	0001172661-20-001069	2020-04-14	24
2020Q2	0001172661-20-001544	2020-07-22	24
2020Q3	0001172661-20-002104	2020-11-13	25
2020Q4	0001172661-21-000822	2021-02-16	24
2021Q1	0001172661-21-001226	2021-05-17	25
2021Q2	0001172661-21-001795	2021-08-16	24
2021Q3	0001172661-21-002186	2021-11-15	30
2021Q4	0001172661-22-000568	2022-02-14	29
2022Q1	0001172661-22-001341	2022-05-16	28
2022Q2	0001172661-22-001843	2022-08-15	30
2022Q3	0001172661-22-002392	2022-11-14	29
2022Q4	0001172661-23-000854	2023-02-14	33
2023Q1	0001172661-23-002116	2023-05-15	37
2023Q2	0001172661-23-002977	2023-08-14	39
2023Q3	0001172661-23-003925	2023-11-14	40
2023Q4	0001172661-24-000962	2024-02-14	41
2024Q1	0001172661-24-002347	2024-05-15	42
2024Q2	0001172661-24-003385	2024-08-14	41
2024Q3	0001172661-24-004866	2024-11-14	41
2024Q4	0001172661-25-000996	2025-02-14	43
2025Q1	0001172661-25-002028	2025-05-15	41
2025Q2	0001172661-25-003290	2025-08-14	39
2025Q3	0001172661-25-004902	2025-11-14	38
2025Q4	0001172661-26-000850	2026-02-17	41
2026Q1	0001172661-26-002080	2026-05-15	40
2026Q2	0001172661-26-003495	2026-08-14	39

4. Coverage and adjustments

Price coverage at the latest filing: 69.0% of reported value is covered by our price history and included in the clone; the rest is excluded (mostly non-U.S. listings, recent IPOs, delisted names).

5. Disclaimer

This document and the associated web profile present a hypothetical replication ("13F clone") of the long U.S. equity positions disclosed on Form 13F. It is not the named fund's actual investment return: Form 13F excludes short positions, bonds, cash, non-U.S. listings, private holdings, leverage and fees, and positions are only observable quarterly, with a filing lag of up to 45 days. Nothing here is investment advice or a recommendation. Past hypothetical performance does not guarantee future results.