

May 21, 2020

RELATIONSHIP SUMMARY

(Part 3 of Form ADV, Form CRS)

INTRODUCTION

American Assets Capital Advisers, LLC (“the Firm,” “we,” “us,” or “our”) is registered with the Securities and Exchange Commission as an investment adviser. Free and simple tools are available to research firms and financial professionals at www.Investor.gov/CRS, which also provides educational materials about broker-dealers, investment advisers, and investing. Fees for brokerage and investment advisory services differ and it is important for you to understand the difference.

WHAT INVESTMENT SERVICES AND ADVICE CAN YOU PROVIDE ME?

We offer investment advisory services to retail investors through portfolios of individual securities that we manage on your behalf, called separately managed accounts (SMAs). Subject to your investment guidelines, restrictions, and risk tolerance, our SMA strategy seeks to generate high risk-adjusted total returns by investing in fundamentally mispriced real estate securities while preserving capital and mitigating risk. As part of our standard services, we monitor your investments daily. To open an account with us, you must invest a minimum of \$500,000 and meet certain income or net worth requirements.

We generally offer discretionary account management, which means you give us authority to trade securities in your account without us having to obtain your consent before each trade. You can request in writing to change your investment guidelines and restrictions at any time. If we feel we cannot best serve your interests due to those changes, we may end the relationship.

On a case-by-case basis, we also offer non-discretionary account management, which means we will make investment recommendations, but you make the ultimate decision regarding whether to purchase or sell the securities.

For more information about our services and advice, other clients we serve, and our Firm history and ownership, please read Items 4, 7, and 8 of our Form ADV Part 2A disclosure brochure. Click [here](#) for a copy or visit www.adviserinfo.sec.gov.

Ask Us These Questions to Learn More:

- Given my financial situation, should I choose an investment advisory service? Why or why not?
- How will you choose investments to recommend to me?
- What is your relevant experience, including your licenses, education, and other qualifications? What do these qualifications mean?

WHAT FEES WILL I PAY?

Our fee structure for SMAs varies by client but is typically one of two structures. One structure is a Management Fee calculated as percentage of the value of your account, billed monthly or quarterly. Another structure is a combination of either a Management Fee or a fixed (flat) fee billed monthly or quarterly, plus a Performance Fee, which is calculated as a percentage of the increase in the value of the account. The Performance Fee is typically billed annually, but varies by client.

Our fees do not include fees you’ll pay to others, such as brokerage commissions, transaction fees, custodial fees, transfer taxes, and wire transfer and electronic fund fees. We also use client commissions to pay for certain research services from brokers (“soft dollars”), which help our clients’ investment strategies. This creates a conflict because we may have an incentive to use brokers based on these services instead of the client’s interest in receiving the most favorable execution. We regularly assess brokers based on a broad range of factors to seek best execution for clients and act in their best interest.

You will pay fees and costs whether you make or lose money on your investments. Fees and costs will reduce any amount of money you make on your investments over time. Please make sure you understand what fees and costs you are paying. Our fee structure creates certain additional conflicts of interest, as described below.

You can find more information about our how we bill and collect fees, fees you’ll pay to others, and applicable conflicts, in Items 5, 6, 10, 12, and 14 of our Form ADV Part 2A disclosure brochure. Click [here](#) for a copy or go to www.adviserinfo.sec.gov.

Ask Us These Questions to Learn More:

- Help me understand how these fees and costs might affect my investments. If I give you \$10,000 to invest, how much will go to fees and costs, and how much will be invested for me?

**WHAT ARE YOUR LEGAL OBLIGATIONS TO ME WHEN ACTING AS MY INVESTMENT ADVISER?
HOW ELSE DOES YOUR FIRM MAKE MONEY AND WHAT CONFLICTS OF INTEREST DO YOU HAVE?**

When we act as your investment adviser, we have to act in your best interest and not put our interest ahead of yours. At the same time, the way we make money creates some conflicts with your interests. You should understand and ask us about these conflicts because they can affect the investment advice we provide you. Here are some examples to help you understand what this means.

For example, the more assets there are in your account, the more you will pay in Management Fees, so we have an incentive to encourage you to increase the assets in your account. However, because it is your decision how much to invest, we also have an incentive to trade your account in a way that results in gains, which increase the value of your account. Our use of soft dollars also creates conflicts of interest, as discussed above.

Other ways we make money are by managing separate accounts for institutions and sub-advising mutual funds, some of which pay Performance Fees. Performance Fees create conflicts of interest because they may create an incentive for us to recommend riskier investments than we would under a different fee arrangement. They may also create an incentive for us to favor higher paying accounts in allocating investment opportunities or to devote more time to managing those accounts. We have procedures in place to prevent these conflicts, including the specific investment guidelines in your investment management agreement, not offering our own investment products, and applying the same basic strategy for how we assess stocks to all the client accounts we manage.

Finally, our employees may invest in some of the securities that we buy or sell for your or other clients' accounts. This could create a conflict of interest if we favor our personal accounts over yours. However, we avoid this conflict by requiring pre-approval of all personal trades so they do not conflict with or trade before your account.

You can find more detailed information about our conflicts of interest in Items 4, 5, 10, 11, 12, and 14 of our Form ADV Part 2A disclosure brochure. Click [here](#) for a copy or go to www.adviserinfo.sec.gov.

Ask Us These Questions to Learn More

- How might your conflicts of interest affect me, and how will you address them?

HOW DO YOUR FINANCIAL PROFESSIONALS MAKE MONEY?

Our financial professionals are paid a salary, receive a bonus based on a percentage of the Firm's total net revenue for the year, and also have ownership in the Firm.

You can find additional information about the compensation received by our financial professionals and any related conflicts of interest in each professional's Form ADV Part 2B. Click [here](#) or call (858) 345-1470 for a copy.

DO YOUR FINANCIAL PROFESSIONALS HAVE LEGAL OR DISCIPLINARY HISTORY?

No. Visit www.Investor.gov/CRS for a free and simple search tool to research us and our financial professionals.

Ask Us These Questions to Learn More

- As a financial professional, do you have any disciplinary history? For what type of conduct?

ADDITIONAL INFORMATION

You can find additional up-to-date information about our investment advisory services and request a copy of this relationship summary by contacting us at the mailing address, email address, or phone number below:

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