CONSILIA
CAPITAL

Real Estate Securities Funds Monthly

Period End: April 2015

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Summary

This month we have divided the report into the following sections:

1) A summary of April performance by fund mandate and size (p3)

Mandate	April return US$%
Asian Real estate	4.94
Global Infrastructure Fund	4.58
Real Assets Fund	3.15
European real estate	2.06
Japan Real Estate	1.20
Global Real Estate	0.47
Global REIT	-0.85
US Real estate	-4.02

2) ***A summary of YTD performance (p4)***

Mandate	YTD return US$%
Asian Real estate	7.68
European real estate	7.46
Global Real Estate	2.48
Global Infrastructure Fund	2.42
Real Assets Fund	1.50
Global REIT	0.79
Japan Real Estate	0.48
US Real estate	-1.05

3) Focus: Smart Beta Strategies for REITs (ps 5-11)

Last month we looked at a paper we are producing with the Centre for Asset Management Research (CAMR) at Cass Business School on momentum based strategies for REITs, showing how combining momentum and trend following strategies can enhance both raw and risk adjusted returns. This month is the first of a series of focus articles we are doing on Smart Beta, which next month will feature Fundamental Indices that are currently available.

The two papers we preview this month both show how utilizing different Smart Beta strategies affect returns. Our paper, with Kieran Farrelly, takes an initial look at the Global market, 2004-2014, and examines how a number of strategies (LTV, Price to Book Value, Total assets) provide superior returns. The other paper is by C. Stace Sirmans and Professor G. Stacy Sirmans and provides a model for determining the *unexpected value* in Market-to-Book ratios. Their long/short value strategy built on the *unexpected* component of the market-to-book ratio produced returns of 1.21% per month over 1985-2013, nearly three times as high and much more statistically robust than simply trading on the raw market-to-book ratio. They also look at Fundamental Indexation and Alternative Beta strategies for the US market.

4) Detailed performance statistics by region (ps 11-17) for April 2015

For each mandate we show: the dispersion of returns by Fund AUM, popular benchmark returns and volatility, average, maximum and minimum fund returns, the best performing funds by size, for each mandate. For consistency, all returns are rebased in US$.

Finally, it is important to note that there are no recommendations or investment advice contained in this publication, and that it is not intended for retail investors. This report represents only a very small summary of the outputs of our database, and the bespoke research and advisory service work we undertake for clients. For further details of our work please contact us.

April 2015 performance summary

Firstly we show how each region and asset class has performed during the month, with the range of maximum and minimum outcomes. (Figure 1). Secondly, we look at the differences in performance of each mandate classified by size of Fund (Figure 2).

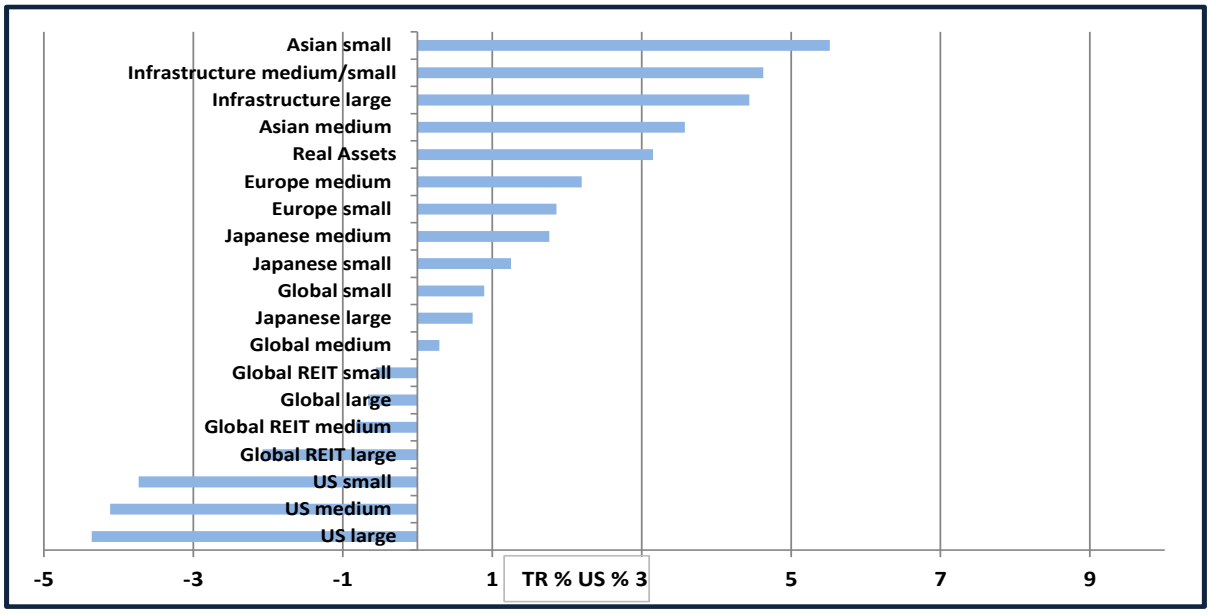
Figure 1 Fund performance April 2015

Funds	Average (%)	Max (%)	Min (%)
Asian Real estate	4.94	22.07	-5.37
Global Infrastructure Fund	4.58	12.93	0.39
Real Assets Fund	3.15	5.89	0.84
European real estate	2.06	6.76	-1.91
Japan Real Estate	1.20	11.75	-0.68
Global Real Estate	0.47	15.01	-15.62
Global REIT	-0.85	10.91	-6.52
US Real estate	-4.02	18.72	-17.26

Source: Consilia Capital, Bloomberg

- A disappointing month for US funds with the flow-driven surge in HK real estate stocks contributing to the sharp outperformance of Asian Funds.

Figure 2 April 2015 performance by mandate and fund size



Source: Consilia Capital, Bloomberg

YTD 2015 performance summary

Firstly we show how each region and asset class has performed over the 5 years to January 2015, with the range of maximum and minimum outcomes (Figure 3). Secondly, we look at the differences in performance of each mandate classified by size of Fund (Figure 4).

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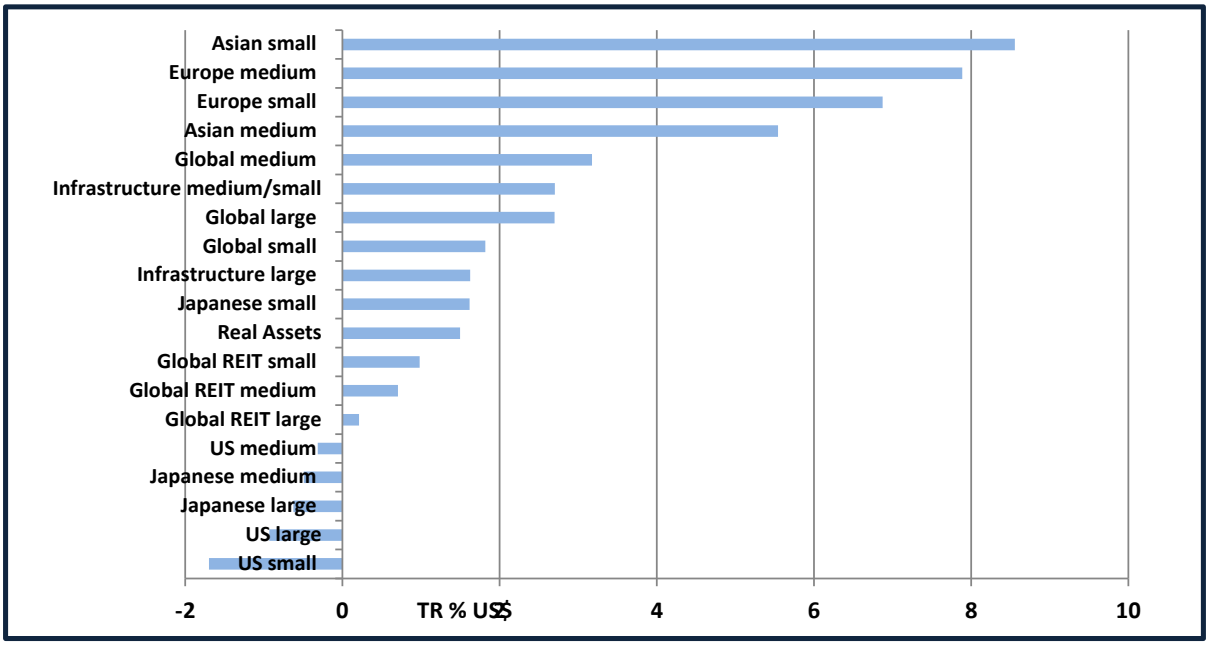
Figure 3 Fund performances YTD 2015

Funds	Average (%)	Max (%)	Min (%)
Asian Real estate	7.68	31.30	-7.40
European real estate	7.46	15.78	-4.96
Global Real Estate	2.48	18.68	-16.83
Global Infrastructure Fund	2.42	9.84	-7.77
Real Assets Fund	1.50	5.07	-4.01
Global REIT	0.79	7.66	-5.47
Japan Real Estate	0.48	11.74	-4.96
US Real estate	-1.05	10.46	-12.74

Source: Consilia Capital, Bloomberg

- European funds are still ahead comfortably this year (even in US$ terms), but have now been overtaken in absolute terms by Asian funds following April's run.

Figure 4 YTD performance by mandate and fund size



Source: Consilia Capital, Bloomberg

Smart Beta

Background

This month's focus article on Smart Beta is divided into the following sections:

1) A summary of the paper we presented at the recent ARES conference
2) A paper by Stace and Stacy Sirmans that utilises the unexpected value component of Market to Book ratios in the US, and also includes results of Fundamental Indexing and Alternative Beta strategies.

" Smart Beta Strategies for REIT Mutual Funds "

Working Paper – co-authored with Kieran Farrelly, the Townsend Group

Background

Post GFC, there has been a change in emphasis on the factors which influence investment decisions, affect performance, and determine asset allocation mixes, and product design, which are particularly relevant for real estate. Namely;
A focus on income based assets in a low interest rate environment (real estate)
Increased emphasis placed on liquidity (REITs*)
Interest in combining asset types for specific solutions (listed/unlisted for DC schemes)
Emphasis on diversifying away equity and bond market risk (low correlation "alternative" buckets)
Greater use of maximum drawdown as a key risk measure (DC funds)
Growing acceptance of certain Smart Beta strategies (active management at passive cost)

Against this background, we are seeking to determine:
What Smart Beta strategies can be developed to provide the investment solutions and risk/return profiles currently required by asset allocators?
Is it possible to devise automated trading strategies (with a low turnover) which will enhance performance?
Are there likely to be more Smart Beta products for REITs? Currently we are aware of the Kempen Fundamental Index strategy and the Dow Jones Townsend Core REIT Index.

Purpose of this study

In this study we are interested in discovering whether the free float market capitalisation weighted global benchmark would have consistently underperformed a Smart Beta strategy utilising the following factors:

1) Gross Assets
2) Equal Weighting ("EW")
3) Gearing - Loan to Value (Low and High) – EW
4) Valuation - Price to Book Value (Low and High) - EW
5) Size – Gross Assets (Small and Large) – EW

Caveats

We would highlight the following limitations to our initial study:

- No transaction costs are taken into account
- Portfolios are only rebalanced at calendar year ends and then held for the next 12 month period
- No constraints such as minimum liquidity , maximum number of portfolio constituents etc. have been applied
- No account has been taken of resultant regional weightings

Data

We have used the following data:

- EPRA Global Developed Index constituents
- COMPUSTAT for fundamental data
- Bloomberg and CRSP for share price and total returns data
- Frequency: Annual
- Currency: US$ (Unhedged)
- Return: Total Return
- Period: 2004-2014

Methodology

- The key fundamental/valuation metrics we decided to use were : Loan to Value (LTV) , Gross Assets (GA), and Price to Book Value (PBV)
- Firstly, we established the EPRA benchmark constituents on an annual basis – this is the initial selection criteria
- We then determine the annual returns for all constituents
- The next step was to input the fundamental data (LTV, GA, PBV) for all benchmark constituents
- Following this we sorted by quartile (if appropriate)
- Then applied weighting criteria (EW, Gross Assets)
- Finally we calibrated the portfolio annual return

Results

The table below shows raw returns over the period in US$.As can be seen all strategies outperformed the free float market cap. weighted index, with the best results coming from the value strategy of high Book to Market ratios.

	Mean	Geo Mean
FTSE EPRA/NAREIT Developed Index TR	12.34%	8.92%
Equal Weight	16.96%	13.03%
Total Asset Weighted	18.09%	13.20%
Equal Weight Low LTV Quartile	17.66%	12.48%
Equal Weight High LTV Quartile	18.08%	13.97%
Equal Weight Low BTM Quartile	14.57%	12.07%
Equal Weight High BTM Quartile	23.49%	17.25%
Equal Weight Low Total Assets Quartile	16.96%	13.72%
Equal Weight Hightotal Assets Quartile	16.47%	11.50%

Conclusions and Next steps

We feel these are promising initial result, and that Simple Smart Beta strategies can create material performance differentials vs the index

Next Steps:

Make use of higher frequency and longer time series data
Explore additional strategies – fundamental and technical
Incorporate additional filters such as liquidity and regional constraints
Include transaction costs – measure 'real' investor level returns
Assess regional level strategies
Factor model, risk and diversification potential (within real estate and multi-asset levels) analysis
Explore whether there is a cyclical dimension to the various strategies which is predictable

"Value Investing in the REIT Market and Making "Smart Beta" Even Smarter"

C. Stace Sirmans , University of Arkansas, Sam M. Walton College of Business
Professor G. Stacy Sirmans Florida State University, College of Business
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Summary

This paper is effectively split into three parts.

1) The authors refine a well-used Value strategy by devising a model for determining the unexpected component of a Market-to-Book ratio. In other words is a stock genuinely undervalued or is the Market-To-book ratio justified because the profitability and growth prospects are lower, and volatility higher. They call the difference between the actual and the estimated figure the *Unexpected Value*. They then rank the stocks on a monthly basis into quintiles, and buy those with a high Unexpected Value MTB and go short those with a low Unexpected Value. A long/short value strategy built on the *unexpected* component of the market-to-book ratio produces returns of 1.21% per month over 1985-2013, nearly three times as high as and much more statistically robust than simply trading on the raw market-to-book ratio.
2) They then look at Smart Beta strategies based on Fundamental Indexing (i.e. replacing free float market capitalisation weighting with gross assets, revenue, income and equity. They find that there is little improvement in raw or risk adjusted performance for their sample of US REITs 1986-2013
3) Finally they look at the other strand of Smart Beta which weights according to variables such as profitability, value, growth. The weightings are driven by the individual REITs ranking. Indices that utilize weighting schemes based on MTB, (unexpected) MTB, profitability, 1/volatility, and growth all outperform both the cap-weighted and equal-weighted indices,

Background

In general, value investing is the notion of buying "cheap" and selling "expensive". A number of studies have shown that value defined simply as the ratio of market-to-book value of equity (MTB) has power to predict future returns. In fact, across many asset classes, low MTB assets tend to outperform high MTB assets over the long term. These findings have sparked debate among researchers as to whether the returns are generated from market inefficiencies or as compensation for risk. This study completes the traditional view of value investing in the Real Estate Investment Trust (REIT) market by proposing a value strategy that considers not only what the MTB ratio *is* but also what it *should* be. The *unexpected* component of the MTB ratio is key for predicting future returns. A true bargain REIT is one that has a low MTB ratio but should have a high MTB ratio based on its levels of profitability, risk, and expected growth.

Data The dataset is US REITs 1985-2013

What drives Market-To-Book Ratios

Variables proxying for profitability, risk, and growth—the characteristics that lead to having a high MTB ratio—have all been found to both individually and collectively predict future performance. In summary the empirical evidence suggests the following:

Profitability: More profitable firms exhibit higher returns
Risk: More volatile firms exhibit lower returns.
Growth: Higher growth expectations lead to higher returns

Methodology

The authors provide a model of the expected and unexpected components of the market-to-book ratio that includes implications for expected future returns

To test the value strategy, they define an undervalued REIT as one that has a valuation lower than implied by their valuation model. That is, they look at a firm's observed MTB ratio relative to the implied MTB ratio given its profitability, volatility, and growth. First, they rank firms each period according to the observed MTB. Second, they rank firms according to the proxies for profitability, volatility, and growth. They combine them to create the MTB that represents the *expected* market-to-book ratio given the firm's characteristics. They then compare this MTB with the observed MTB to gauge the extent to which the expected matches the actual. An undervalued (overvalued) firm is one that has a low (high) MTB and a high (low) expected MTB , shown as *iMTB.*. They define *Unexpected Value* as the ratio of the expected to the actual market-to-book ratio: *Unexpected Value* will be close to one when the observed MTB is roughly equivalent to the implied MTB—i.e., the observed MTB is justified by the firm's profitability, risk, and growth expectations. However, if *Unexpected Value* is very small, then the observed MTB is too high given the firm's profitability, risk, and growth and the firm is overvalued. They expect firms with low *Unexpected Value* to underperform those with high *Unexpected Value*.

They create quintiles based on *Unexpected Value* and compute the average raw return. The results are shown below. In the first column, the future one-month returns in deciles of *Unexpected Value* (displayed as *i*MTB/MTB) are monotonically increasing from quintile 1 to 5, and the long/short strategy of buying REITs in quintile 5 (High) and selling short REITs in quintile 1 (Low) produces returns of 1.21% per month (14.5% per year) with a t-statistic of 7.88. This is a vast improvement over the traditional value strategy that simply sorts on the MTB ratio, which produces a long/short return of 0.42% per month

Future One-Month Raw REIT Return (1985-2013)						
	*i*MTB / MTB	1/MTB	*i*MTB	Prof	1/Vol	Growth
Low	0.25%	0.79%	0.49%	0.41%	0.55%	0.60%
2	0.80%	0.67%	0.79%	0.68%	0.88%	0.87%
3	0.94%	0.81%	0.97%	1.07%	1.06%	0.92%
4	1.04%	1.01%	1.03%	0.95%	0.81%	1.01%
High	1.46%	1.21%	1.16%	1.31%	1.11%	1.04%
High – Low (t-Stat)	1.21%*** (7.88)	0.42%** (2.23)	0.67%*** (2.85)	0.90%*** (4.42)	0.56%** (2.14)	0.43%** (2.10)
Volatility	2.87%	3.48%	4.34%	3.78%	4.87%	3.83%

Sorting on *i*MTB produces long/short returns of 0.67% per month with a t-statistic of 2.85, suggesting REITs that *should* have a high MTB generate relatively positive returns. Additionally, individual strategies based solely on profitability, volatility, and growth offer profitable investment strategies of their own, producing monthly returns of 0.90%, 0.56%, and 0.43%, respectively. When returns of a long/short strategy on *Unexpected Value* are separated into different time periods and tested against various factor models the raw return is positive in every time period, and the result is statistically significant in all time periods, including during the recent financial crisis of 2008-2009

Smart Beta strategies for REITs

Fundamental Indexing

While there is some evidence to support the superior returns of Smart Beta strategies in the stock market, the efficacy of Smart Beta indexing in the REIT market has yet to be explored. This section examines the performance of Smart Beta strategies in the REIT market. Do these strategies produce higher returns with lower volatility? Do the strategies incur more transaction costs?

Smart Beta indices generally come in two forms: Fundamental Indexing and Alternative Beta. Fundamental Index strategies take a passive approach to value investing and utilize a weighting scheme based on an alternative measure of size that is not tied to short-term fluctuations in market value, such as revenue, assets, or book value of equity, in hopes that it will produce a more efficient stock market portfolio while preserving the benefits of index investing.

Evidence on Fundamental Indexing strategies: Their evidence for US REITs 1985-2013 shown below suggests that there is little improvement in raw or risk adjusted returns by using fundamental factors such as revenues, book value, and income as weightings rather than free float market capitalisation.

	Ending Value of $1	Geometric Return	Average Return	Volatility	Sharpe Ratio	t-Test for CAPM Alpha
Market Cap	$12.97	0.741%	0.876%	5.019%	0.175	–
Revenues	$12.99	0.742%	0.906%	5.599%	0.162	-0.28
BV of Assets	$9.31	0.645%	0.816%	5.716%	0.143	-1.06
BV of Equity	$10.78	0.688%	0.837%	5.327%	0.157	-1.57
Income	$23.03	0.908%	1.096%	6.055%	0.181	1.17

Alternative Beta

The other form of Smart Beta strategies, called Alternative Beta, takes a more active approach by employing weighting schemes based on a measure of undervaluation or characteristic associated with higher future expected returns. For example, in broad stock market studies, since firms with low MTB ratios outperform those with high MTB ratios, they might construct a weighting scheme that would place more (less) weight on constituents with low (high) MTB ratios. This strategy does not only avoid excessive weight on overvalued stocks like Fundamental Indexing, it actively allocates additional weight to undervalued stocks.

The table below presents results on various Alternative Beta indices for REITs, including *Unexpected Value* (shown as *i*MTB/MTB), MTB, *i*MTB, profitability, 1/volatility, and growth. In order to construct each index, they

weight each REIT according to their ranking (not the variable itself). A $1 investment made in 1985 into an *Unexpected Value* REIT index would have reached $63.90 by 2013, whereas an equal-weighted REIT index would have grown to only $18.49

Indices that utilize weighting schemes based on MTB, iMTB, profitability, 1/volatility, and growth all outperform both the cap-weighted and equal-weighted indices, and the Sharpe ratio for the equal-weighted index is the lowest among the group. According to the weighted average bid-ask spreads of the constituents, trading costs of value-oriented REIT strategies tend to be similar to or slightly less an equally weighted REIT strategy

	Ending Value of $1	Geometric Return	Average Return	Volatility	Sharpe Ratio	Average Bid-Ask/Price
Equal	$18.49	0.84%	0.986%	5.168%	0.191	0.035
iMTB/MTB	$63.90	1.205%	1.373%	5.795%	0.237	0.034
MTB	$29.80	0.983%	1.154%	5.765%	0.200	0.039
iMTB	$24.41	0.925%	1.042%	4.696%	0.222	0.030
Prof	$26.80	0.952%	1.081%	4.978%	0.217	0.032
1/Vol	$22.03	0.895%	1.004%	4.462%	0.225	0.029
Growth	$21.46	0.888%	1.017%	4.912%	0.207	0.031

Conclusions

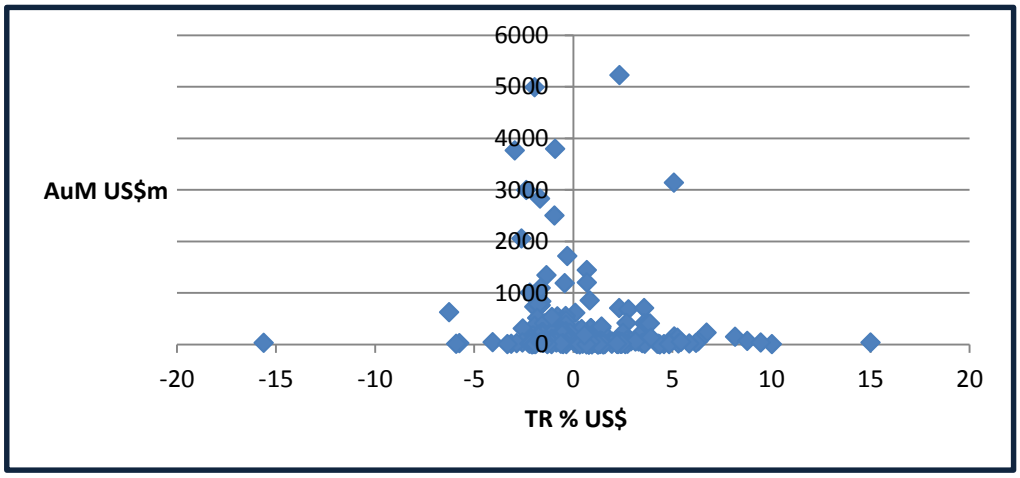
Traditional value investors use the raw ratio of market-to-book value of equity as an indicator of value. While a long/short strategy using this ratio generates positive returns over the long term, a better approach is to compare the observed MTB ratio with an implied MTB using a theoretical model, termed *Unexpected Value.*

A simple discounted cash flows model shows that the MTB ratio is driven by firm profitability, risk, and expected growth.

Conditioning the observed MTB on these drivers greatly improves value investment strategies in the REIT market. Furthermore, *Unexpected Value* can be applied to “Smart Beta” index strategies in a low-cost, systematic way.

An indexing strategy that allocates weight to REITs with high *Unexpected Value* generates significantly greater returns than the traditional cap-weighted REIT index. These results are important for both individual investors looking to gain broad exposure to REIT markets as well as professional investors implementing market neutral strategies.

Global Funds Performance April 2015



By Fund size

Fund	Average	Maximum	Minimum
Global large	-0.66	5.08	-2.94
Global medium	0.29	6.74	-6.26
Global small	0.89	15.01	-15.62
All Funds	0.47	15.01	-15.62

Best Performing Funds

Global Large Funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Vanguard Global ex-U.S. Real Estate ETF	5.08	0.95	11.65	3,139	ETF
SPDR Dow Jones International Real Estate	2.33	0.64	12.59	5,227	ETF
CFS Wholesale Global Property Securitie	2.31	2.41	10.22	704	Unit Trust
AMP Capital Global Property Securities F	0.69	1.54	11.51	1,443	Unit Trust
Morgan Stanley Global Property Fund	0.68	0.97	10.07	1,198	SICAV

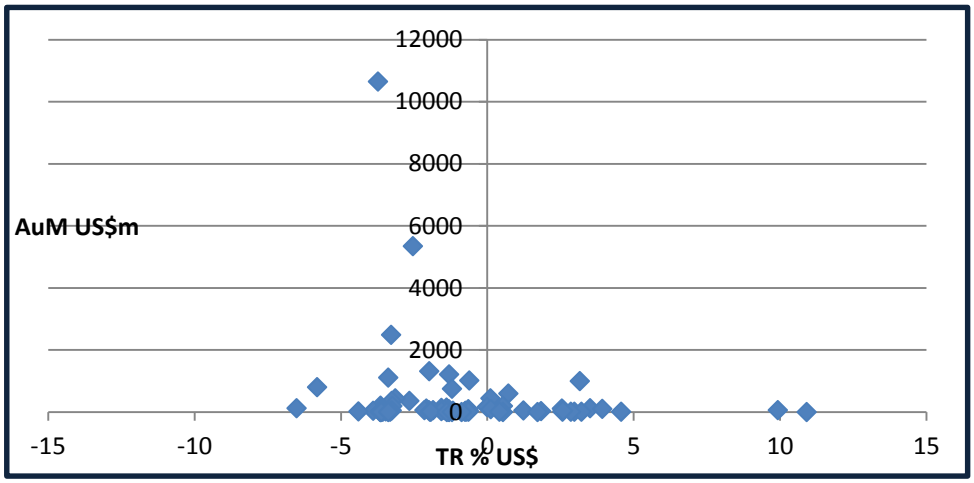
Global Medium Funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
NORDEA 1 SICAV - Global Real Estate Fun	6.74	1.19	9.95	227	SICAV
Forward International Real Estate Fund	6.31	1.24	9.84	59	Open-End
Allianz Flexi Immo	5.27	-1.90	1.20	97	Open-End
WisdomTree Global	5.27	1.14	11.40	127	ETF
Janus Global Real Estate Fund	5.11	1.14	8.96	154	Open-End

Global Small

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Credit Suisses Lux Global Emerging Mark	15.01	0.83	16.63	37	SICAV
Alpine Emerging Markets Real Estate Fun	10.03	0.86	15.16	6	Open-End
Threadneedle Lux - Stanlib Global Emergi	9.47	n/a	n/a	34	SICAV
Timbercreek Global Real Estate Fund	8.79	1.32	17.88	68	Invt Trust
RP Global Real Estate	5.86	6.17	2.76	20	Open-End

Global REIT Funds Performance April 2015



By Fund size

Fund	Average	Maximum	Minimum
Global REIT large	-2.07	-0.62	-5.81
Global REIT medium	-0.82	2.58	-6.52
Global REIT small	-0.56	10.91	-4.40
All Funds	-0.85	10.91	-6.52

Best Performing Funds

Global REIT Large Funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
DLIBJ DIAM World REIT Income Open - M	-0.62	2.28	10.94	1,020	Fund of Funds
Nomura Global REIT Open	-1.21	2.29	10.22	748	Fund of Funds
Sumitomo Mitsui Global REIT Open	-1.30	2.18	11.16	1,216	Fund of Funds
Daiwa Global REIT Open Fund - Monthly	-1.99	2.29	12.46	1,312	Fund of Funds
Kokusai World REIT Open - Monthly Divi	-2.55	1.97	11.47	5,344	Fund of Funds

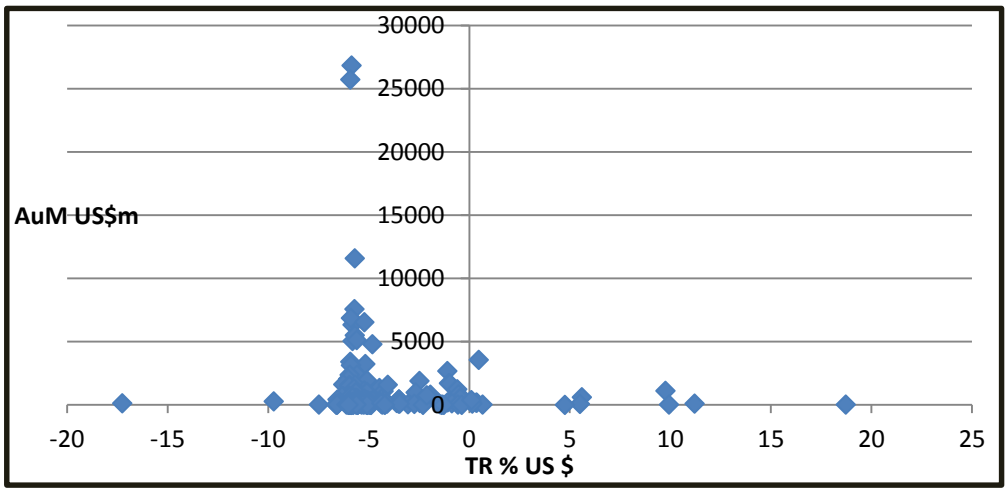
Global REIT Medium Funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Hanwha LaSalle Global REITs Real Estate	2.58	1.44	9.55	76	Fund of Funds
Hana UBS Global REITs Fund of Funds	2.55	2.28	9.43	110	Fund of Funds
LGT Select REITS	0.72	1.50	9.69	600	Open-End
Daiwa Developed Market REIT Alpha Curr	0.54	0.20	11.39	193	Open-End
Nomura Global REIT Premium Currency S	0.12	1.44	13.77	90	Open-End

Global REIT Small Funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
BNY Mellon Global REIT BRL Monthly Divi	10.91	0.71	20.31	1	Open-End
Nomura World REIT Currency Selection F	9.92	0.81	19.29	65	Open-End
Fubon Global REIT Fund	4.57	1.66	8.20	6	Unit Trust
JPMorgan Global Real Estate Master Inve	3.21	1.34	10.04	8	Fund of Funds
FSITC Global REITs Fund	2.85	0.78	10.24	14	Unit Trust

US Funds Performance April 2015



By Fund size

Fund	Average	Maximum	Minimum
US large	-4.36	9.76	-6.27
US medium	-4.11	-0.53	-9.73
US small	-3.73	18.72	-17.26
All Funds	-4.02	18.72	-17.26

Best Performing Funds

US Large Funds

Fund	Apr 2015 TR %	Sharpe Ratio	Volatility%	AUM US$	Type
Rakuten US REIT Triple Engine BRL Month	9.76	0.98	23.45	1,120	Open-End
Third Avenue Real Estate Value Fund/US	0.46	1.38	8.15	3,567	Open-End
iShares Mortgage Real Estate Capped ETF	-0.60	0.53	11.98	1,229	ETF
Forward Select Income Fund	-0.96	2.06	5.22	1,653	Open-End
Fidelity Real Estate Income Fund	-1.09	1.33	5.46	2,687	Open-End

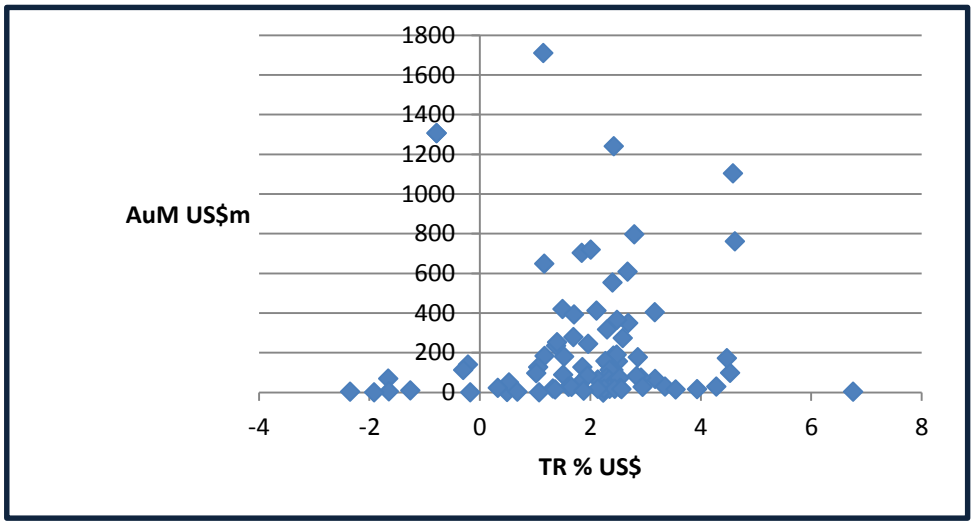
US Medium Funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Fidelity Series Real Estate Income Fund	-0.53	1.91	2.89	843	Open-End
Market Vectors Mortgage REIT Income ET	-0.87	0.59	7.98	119	ETF
Multi-Strategy Growth & Income Fund	-1.08	0.89	4.75	207	Closed-End
T&D US REIT Premium Fund Monthly Divi	-1.56	1.45	8.69	177	Open-End
CBRE Clarion Long/Short Fund	-1.93	0.78	10.11	812	Open-End

US Small Funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Direxion Daily Real Estate Bear 3x Shares	18.72	-0.87	41.37	13	ETF
ProShares UltraShort Real Estate	9.93	-0.93	24.66	35	ETF
ProShares Short Real Estate	5.51	-0.93	13.05	79	ETF
ProFunds Short Real Estate ProFund	4.75	-1.05	12.34	10	Open-End
Rakuten US REIT Triple Engine AUD Month	0.66	1.47	16.00	19	Open-End

European Funds Performance April 2015



By Fund size

Fund	Average	Maximum	Minimum
Europe medium	2.20	4.62	-0.78
Europe small	1.86	6.76	-1.91
All Funds	2.06	6.76	-1.91

Best Performing Funds

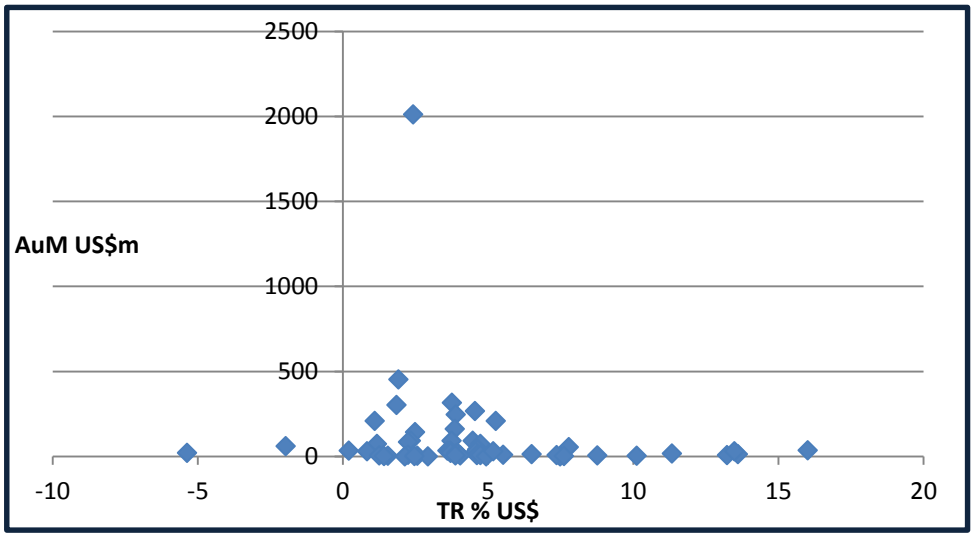
European Medium Funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
UBS CH Institutional Fund - Swiss Real Es	4.62	2.62	6.68	762	Open-End
Credit Suisse Real Estate Fund Property P	4.58	1.60	11.04	1,105	Closed-End
DJE Real Estate	4.53	-0.24	8.02	99	FCP
Mi-Fonds CH - SwissImmo	4.47	2.00	6.28	173	Open-End
Insinger de Beaufort Umbrella Fund NV-R	3.17	1.54	8.65	69	Hedge Fund

European Small Funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
E&G FONDS - Immobilienaktien Europa	6.76	2.06	9.59	4	SICAV
Credit Suisse - CS PortfolioReal	4.28	1.63	4.52	29	Open-End
UBS ETF CH-SXI Real Estate CHF	3.93	2.75	8.42	16	ETF
Pioneer Invest - Europa Real	3.55	2.13	13.98	15	Open-End
Credit Suisse Lux European Property Equi	3.35	2.22	15.33	30	FCP

Asian Funds Performance April 2015



By Fund size

Fund	Average	Maximum	Minimum
Asian medium	3.58	7.78	1.09
Asian small	5.52	22.07	-5.37
All Funds	4.94	22.07	-5.37

Best Performing Funds

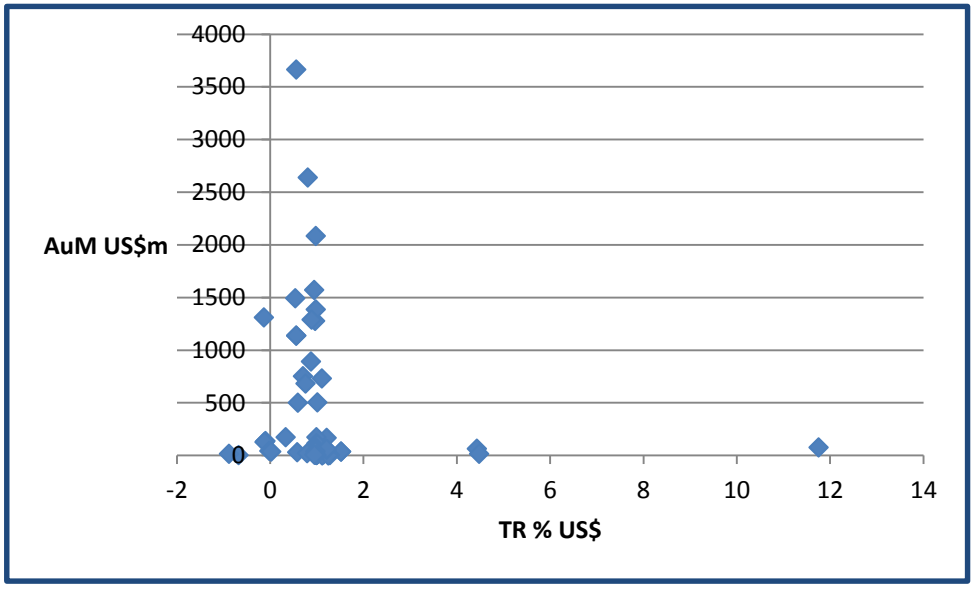
Asian Medium funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Amadeus Capital Vision PLC - Amadeus A	7.78	2.96	14.25	54	Open-End
Schroder International Selection Fund - A	5.26	0.69	10.62	208	SICAV
Public Mutual - PB Asia Real Estate Incor	4.73	1.53	8.11	72	Unit Trust
Parvest Real Estate Securities Pacific	4.65	2.60	16.78	40	SICAV
Morgan Stanley Investment Funds - Asian	4.55	0.83	13.24	266	SICAV

Asian Small funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Lippo Select HK & Mainland Property ETF	22.07	1.32	21.32	13	ETF
Guggenheim China Real Estate ETF	16.01	1.51	17.40	35	ETF
Macquarie Premium SAM Asia Property F	13.60	2.47	16.95	12	Open-End Fund
China Merchants CSI 300 Real Estate Equ	13.48	n/a	n/a	30	Open-End
db x-trackers CSI300 REAL ESTATE UCITS E	13.23	2.73	40.86	8	ETF

Japanese Funds Performance April 2015



By Fund size

Fund	Average	Maximum	Minimum
Japanese large	0.74	1.10	-0.14
Japanese medium	1.77	11.75	-0.12
Japanese small	1.25	4.48	-0.68
All Funds	1.20	11.75	-0.68

Best Performing Funds

Japanese Large funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Listed Index Fund J-REIT Tokyo Stock Exch	1.10	3.13	12.41	731	ETF
MHAM J-REIT Index Fund	0.98	3.16	13.52	1,387	Fund of Funds
Shinko J-REIT Open	0.98	3.17	13.39	2,084	Fund of Funds
Daiwa J-REIT Open	0.96	3.15	13.47	1,279	Fund of Funds
Shinkin J REIT Open	0.94	3.15	13.59	1,572	Fund of Funds

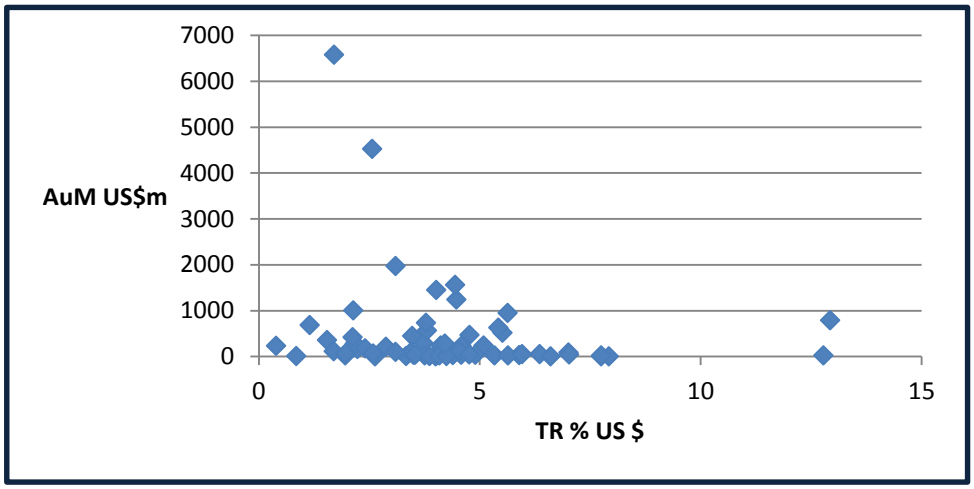
Japanese Medium funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Mizuho JREIT Fund BRL	11.75	1.10	19.59	75	Open-End
Nomura J-REIT Open	1.21	3.55	13.16	168	Fund of Funds
SMTAM SMT J-REIT Index Open	1.01	3.21	13.67	104	Fund of Funds
Daiwa Fund Wrap J-REIT Select	1.01	3.70	13.33	503	Open-End
Shinko J-REIT Package	0.99	3.17	13.34	115	Fund of Funds

Japanese Small funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Mizuho JREIT Fund AUD Course Monthly D	4.48	1.76	16.23	16	Open-End
Nomura NEXT FUNDS TOPIX-17 Construct	4.43	2.82	15.59	63	ETF
Nomura NEXT FUNDS TOPIX-17 Real Estat	1.52	1.22	23.83	38	ETF
Mitsubishi UFJ Fund Manager - Domestic	1.28	3.33	13.14	3	Open-End
J-REIT Open JPY Course/DaiwaSB	1.24	3.66	12.53	1	Open-End

Infrastructure/Real Asset Funds April 2015



By Fund size

Fund	Average	Maximum	Minimum
Infrastructure large	4.44	12.93	1.15
Infrastructure medium/small	4.63	12.78	0.39
Real Assets	3.15	5.89	0.84
All Funds	4.29	12.93	0.39

Best Performing Funds

Global Infrastructure Large

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Nomura Deutsche High Dividend Infrastr	12.93	0.43	21.74	786	Open-End
Lazard Global Listed Infrastructure Equit	5.63	3.13	11.42	951	Open-End
Macquarie International Infrastructure S	5.52	3.28	10.58	519	Unit Trust
Partners Group Invest - Listed Infrastruct	5.42	3.27	11.90	630	SICAV
iShares Global Infrastructure ETF	4.47	0.74	12.68	1,241	ETF

Global Infrastructure Medium/ Small

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Nomura Deutsche High Dividend Infrastr	12.78	0.42	21.75	25	Open-End
Shinhan BNPP Tops Global Infra Securitie	7.92	0.72	12.11	4	Unit Trust
BZ Fine Funds BZ Fine Infra	7.75	2.78	13.06	26	Open-End
KDB S&P Global Infra Securities Master I	7.75	0.98	11.18	3	Unit Trust
Forward Global Infrastructure Fund	7.02	0.43	9.95	40	Open-End

Real Assets Funds

Fund	Apr 2015 TR %	Sharpe ratio	Volatility %	AUM US$m	Type
Fidelity Funds - Global Real Asset Securit	8.17	0.53	12.76	148	Open-End
WALLBERG Real Asset	6.20	0.35	3.31	31	Fund of Funds
AllianceBernstein SICAV - Real Asset Port	5.89	-0.82	11.52	29	SICAV
Ofi MultiSelect - Lynx Real Assets	4.39	-0.97	9.48	33	SICAV
Argos Investment Fund - Real Assets	4.24	2.06	8.47	6	SICAV

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