

# CONSILIA CAPITAL



## Real Estate Securities Funds Monthly

Period End: March 2015

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March 2015

## Summary

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

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

Mandate	March return US\$%
US Real estate	1.37
Global REIT	0.24
Global Real Estate	-0.55
Asian Real estate	-0.71
Global Infrastructure Fund	-1.35
Japan Real Estate	-1.66
Real Assets Fund	-2.78
European real estate	-3.22

**2) A summary of 1Q performance (p4)**

Mandate	1Q return US\$%
European real estate	5.28
US Real estate	3.09
Asian Real estate	2.47
Global Real Estate	2.12
Global REIT	1.82
Japan Real Estate	-0.74
Real Assets Fund	-1.60
Global Infrastructure Fund	-2.03

**3) Focus: Momentum & Trend Following Strategies for REITs (ps 5-8)**

In our November issue we highlighted the topics we would be producing papers on this year. Four of these will be presented on 14<sup>th</sup> and 15<sup>th</sup> April at the American Real Estate Society conference in Florida.

This month we preview the first of these papers on momentum based strategies for REITs. This paper has been undertaken with Professors Andrew Clare and Steven Thomas of Cass Business School and Dr. James Seaton. The results show how combining momentum and trend following strategies can enhance both raw and risk adjusted returns.

The other papers we will be presenting are:

**Smart Beta investment strategies for REIT Mutual Funds** – with Kieran Farrelly of the Townsend Group  
**Establishing a blended global real estate investment strategy using transaction based indices** with Nigel Almond, DTZ

**The impact of liquidity on valuation and capital raising for global listed real estate companies** – with Nicole Lux, Deutsche Bank

**4) Detailed performance statistics by region (ps 9-15 ) for March 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.*

## March 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).

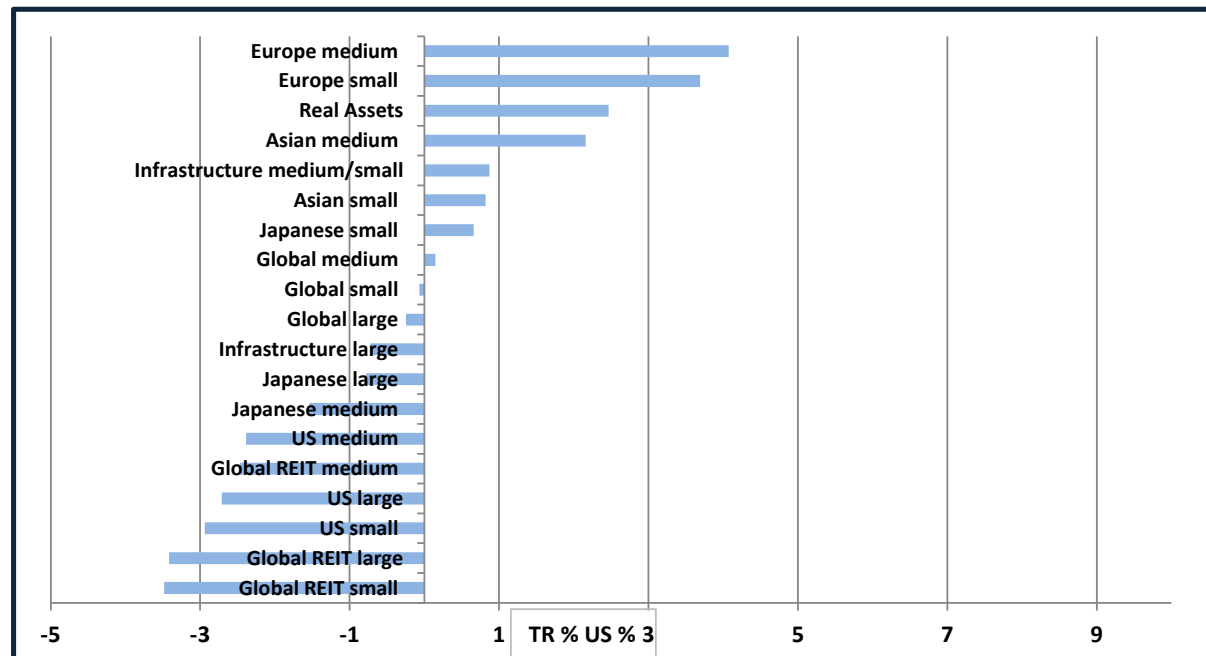
**Figure 1 Fund performance March 2015**

Funds	Average (%)	Max (%)	Min (%)
US Real estate	1.37	4.76	-8.05
Global REIT	0.24	3.42	-9.75
Global Real Estate	-0.55	5.96	-6.27
Asian Real estate	-0.71	16.81	-11.03
Global Infrastructure Fund	-1.35	3.18	-10.35
Japan Real Estate	-1.66	6.64	-10.70
Real Assets Fund	-2.78	-1.08	-4.80
European real estate	-3.22	1.47	-7.59

Source: Consilia Capital, Bloomberg

- The return of the US funds to best performer status was accompanied by Global REIT funds outperforming Global Real Estate funds.

**Figure 2 February 2015 performance by mandate and fund size**



Source: Consilia Capital, Bloomberg

## 1Q 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).

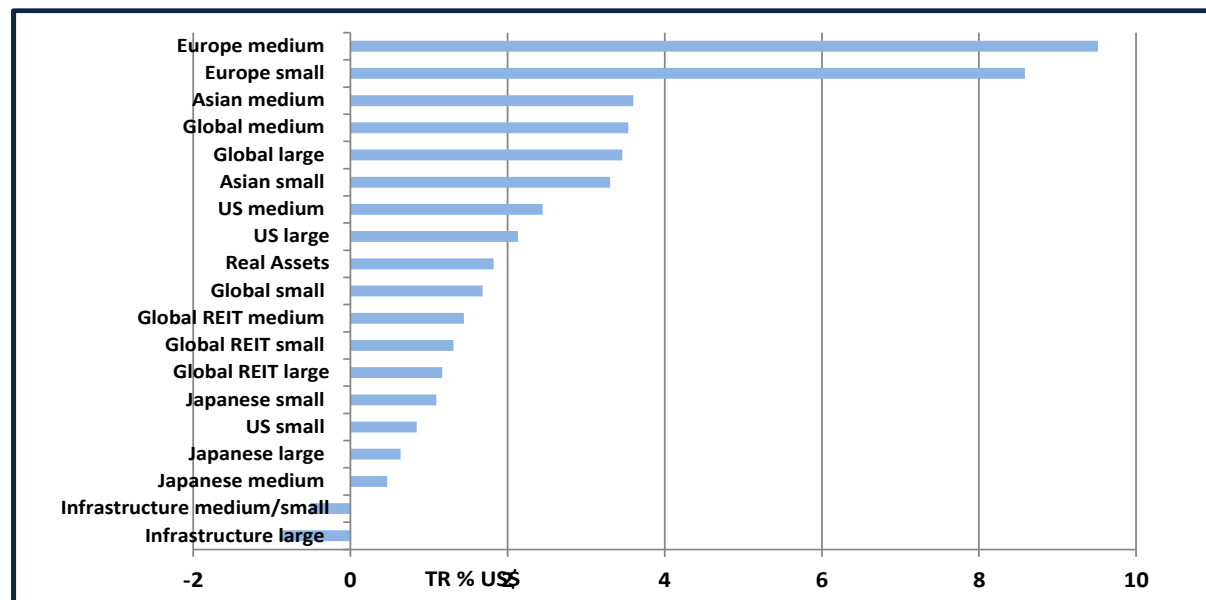
**Figure 3 Fund performance 1Q 2015**

Funds	Average (%)	Max (%)	Min (%)
European real estate	5.28	15.55	-8.86
US Real estate	3.09	11.58	-17.84
Asian Real estate	2.47	13.53	-11.89
Global Real Estate	2.12	9.27	-17.27
Global REIT	1.82	11.47	-14.00
Japan Real Estate	-0.74	12.51	-14.96
Real Assets Fund	-1.60	1.16	-5.43
Global Infrastructure Fund	-2.03	4.20	-18.22

Source: Consilia Capital, Bloomberg

- European funds are still ahead comfortably this year, with real assets and infrastructure funds lagging real estate.

**Figure 4 YTD performance by mandate and fund size**



Source: Consilia Capital, Bloomberg

## Momentum and Trend Following Strategies

### Authors

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Professor Steve Thomas  
Dr James Seaton  
Alex Moss

### Background and reason for the Study

There have been a number of studies looking at the benefit of momentum and trend following strategies on reducing risk and improving returns across the major asset classes. Thus far there has been little research done on sector specific strategies. The purpose of this study is to determine whether these strategies can be beneficial both to a Global REIT strategy in isolation and to the addition of a REIT strategy to a multi –asset portfolio. The following pages provide a summary of the initial findings.

### Data

Developed equity (MSCI World Index), global bonds (Citigroup World Government Bond Index), Commodities (Bloomberg Commodity Index) and Global REITs (EPRA Developed Markets Index). We also use country level REIT indices (all EPRA) namely, Australia, Belgium, Canada, France, Germany, Hong Kong, Italy, Japan, Netherlands, Norway, Singapore, Sweden, Switzerland, United Kingdom and United States.

All data used in this paper contains monthly observations during 1991-2014 with values in US dollars. Any returns described are calculated using total return versions of the indices described previously.

### Results

#### Basic Portfolios

<b>Table 1</b>				
<b>Asset Class Returns with Equal Weight and Risk Parity Portfolios Formed using these Assets</b>				
<i>A. Asset Class Returns</i>	Equity	Bonds	Commodities	REITs
Annualized Return (%)	8.00	5.94	3.14	9.38
Annualized Volatility (%)	14.77	6.61	14.81	18.22
Sharpe Ratio	0.35	0.47	0.02	0.36
Maximum Drawdown (%)	53.65	8.96	54.75	67.20
Skew	-0.74	0.12	-0.51	-0.71
<i>B. Equal Weight Portfolios</i>	E/B	E/B/C	E/B/R	E/B/C/R
Annualized Return (%)	7.27	6.09	8.17	7.09
Annualized Volatility (%)	8.68	9.09	11.17	10.54
Sharpe Ratio	0.51	0.36	0.48	0.40
Maximum Drawdown (%)	29.22	36.78	44.31	43.31
Skew	-0.52	-0.87	-0.71	-1.00
<i>C. Risk Parity Portfolios</i>	E/B	E/B/C	E/B/R	E/B/C/R
Annualized Return (%)	6.73	6.25	7.49	6.84
Annualized Volatility (%)	7.16	7.54	8.79	8.66
Sharpe Ratio	0.54	0.45	0.53	0.46
Maximum Drawdown (%)	20.50	25.33	31.69	32.88
Skew	-0.31	-0.52	-0.67	-0.86

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We first examine the returns of the individual asset classes. Panel A of Table 1 shows that equities returned 8% per annum with a volatility of nearly 15%. Bonds had a lower return at 5.9% but with a much reduced volatility of 6.6%, this leads to a Sharpe ratio of 0.47 which is the highest of the four asset classes. It is noted that equities, commodities and REITs all experienced drawdowns of in excess of 50% during the study period with REITs suffering the largest at 67.2%. Bonds, by contrast, only endured a maximum drawdown of just 9%.

Panel B of Table 1 displays the performance of equally weighted portfolios formed using various combinations of the asset classes. The final panel of Table 1 reports the performance of four portfolios formed using the risk parity method of asset allocation. Following the method of Asness et al (2011), portfolio weights are proportional to the inverse of observed volatility. Our results show that in each of the four risk parity portfolios a higher Sharpe ratio is achieved and lower maximum drawdown compared to their equally weighted equivalents.

## ***Trend Following Portfolios***

Trend following has been an investment approach used for many decades, particularly in commodities markets (see Ostgaard, 2008). Essentially investors are looking to own assets that are showing rising (positive) trends and sell assets that are in downward (negative) trends. A number of papers have demonstrated the validity of the strategy such as Hurst et al (2012) in futures markets, Faber (2007) and Clare et al (2014) in a multi-asset context and Szakmary et al (2008) in commodities.

In this paper we apply the rule that Faber (2007) uses. If the price of the asset class index is above its 10-month moving average then we classify the asset class as in an uptrend and it is purchased, if not already held. However, if the price is below the 10-month moving average then the asset is classified as in a downtrend and the asset is sold with the proceeds invested in US Treasury Bills. Signals are determined on an end-of-month basis.

<b>Table 2</b>				
<b>Trend Following Asset Class Returns with Equal Weight and Risk Parity Portfolios Formed using these Assets</b>				
<i>A. Asset Class Returns</i>	Equity	Bonds	Commodities	REITs
Annualized Return (%)	9.52	5.13	4.61	9.85
Annualized Volatility (%)	10.00	5.91	10.63	12.01
Sharpe Ratio	0.67	0.39	0.17	0.58
Maximum Drawdown (%)	14.10	12.43	31.31	16.84
Skew	-0.55	0.07	-0.26	-0.05
<i>B. Equal Weight Portfolios</i>	E/B	E/B/C	E/B/R	E/B/C/R
Annualized Return (%)	7.46	6.65	8.38	7.56
Annualized Volatility (%)	6.19	5.99	7.11	6.43
Sharpe Ratio	0.74	0.63	0.78	0.73
Maximum Drawdown (%)	6.94	11.56	7.39	11.13
Skew	-0.30	-0.17	-0.14	-0.13
<i>C. Risk Parity Portfolios</i>	E/B	E/B/C	E/B/R	E/B/C/R
Annualized Return (%)	6.71	6.39	7.38	6.93
Annualized Volatility (%)	5.57	5.39	6.12	5.72
Sharpe Ratio	0.69	0.66	0.74	0.71
Maximum Drawdown (%)	8.22	8.12	7.01	8.38
Skew	-0.09	-0.01	-0.30	-0.23

Panel A of Table 2 shows the effect of applying trend following to each of the individual asset classes. Higher returns are observed for equities, commodities and REITs compared to their standard counterparts with only bonds exhibiting a lower value. The most apparent difference is in the volatility levels. The addition of the trend following methodology sees the volatility reduced by close to a third for equities, commodities and REITs with a reduction of around 10% for bonds. *We also observe that drawdowns are substantially reduced through*

the application of trend following with REITs having a maximum value of just 16.8% compared to 67.2% without the filter. There is a tendency towards less negative skewness also. These results are consistent with prior research in this area, e.g. Clare et al (2014).

Panel B of Table 2 displays the same set of equal weight portfolios as Table 1. Every portfolio benefits from trend following with a small gain in return and a substantial reduction in volatility and maximum drawdown.

## REIT Strategies

Thus far we have considered REITs as a single asset represented by a global index. We now examine whether improvements can be made by disaggregating the asset class into the 15 individual country indices. Table 3 shows the results of forming both equal weight and risk parity portfolios based on the country level data. We observe that returns are somewhat lower at 8.2% (EW) and 8.6% (RP) compared to the index at 9.4%. Volatility is also a little lower giving a Sharpe ratio for the risk parity portfolio of the 0.36 which is the same as the index. The equal weight portfolio had a slightly lower Sharpe ratio at 0.31.

Table 3		
Equal Weight and Risk Parity Portfolios Formed using Individual Country REITs		
	Equal Weight	Risk Parity
Annualized Return (%)	8.24	8.61
Annualized Volatility (%)	17.40	16.00
Sharpe Ratio	0.31	0.36
Maximum Drawdown (%)	65.72	61.30
Skew	-0.51	-0.74

## Momentum Strategies

The momentum effect of buying 'winners' and selling 'losers' has been well established in the financial literature by, amongst others, Jegadeesh and Titman (1993, 2001). We now examine momentum in a REITs context using the 15 countries. Standard momentum calculations have involved calculating the return of assets of a prior period of time and ranking them accordingly. We calculate volatility-adjusted momentum rankings by dividing the prior twelve month total return by the realised volatility over the same period and then ranking in the traditional fashion with rebalancing taking place monthly.

Table 4		
12-Month Volatility-Adjusted Momentum Portfolios Formed using Individual Country REITs		
	Top 3	Top 5
Annualized Return (%)	11.48	10.55
Annualized Volatility (%)	16.45	16.29
Sharpe Ratio	0.52	0.47
Maximum Drawdown (%)	55.45	57.62
Skew	-0.78	-0.73

Table 4 shows the results of the volatility-adjusted momentum strategy with portfolios formed based on Top 3 and Top 5 in the rankings. Firstly, we observe a substantial increase in return at 11.5% (Top 3) and 10.6% (Top 5) compared to the 8.2% returned by the equal weight portfolio in Table 3 and the 9.4% of the broad index in Table 1. Volatility is slightly lower for the momentum portfolios than the equal weight portfolio and slightly



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higher than the risk parity version. Overall Sharpe ratios of 0.52 (Top 3) and 0.47 (Top 5) are an improvement on the portfolios that always contain all 15 countries.

At this point we make the distinction between trend following and momentum. The former is an absolute concept, for instance it is entirely possible that all of the individual REIT indices are in an uptrend (or downtrend) at the same time. Momentum, by contrast, is a relative concept. Clare et al (2014) demonstrate that when trend following and momentum strategies are compared, it is the former that shows the highest risk-adjusted returns although the latter often has the highest unadjusted returns. They also show, along with Faber (2010), ap Gwilym (2010) and Antonacci (2012), that combining the two methods can deliver higher risk-adjusted returns than either approach individually.

<b>Table 5</b>				
<b>Trend Following Overlays to Portfolios Formed using Individual Country REITs</b>				
	Equal Weight	Risk Parity	Mom Top 3	Mom Top 5
Annualized Return (%)	9.58	9.98	11.39	10.69
Annualized Volatility (%)	8.73	8.21	13.35	12.64
Sharpe Ratio	0.77	0.87	0.64	0.62
Maximum Drawdown (%)	10.62	9.32	19.50	18.66
Skew	-0.04	-0.04	-0.09	-0.07

Table 5 reports the performance of applying the trend following rule described earlier to the four strategies previously detailed in Tables 3 and 4. As previously highlighted, the addition of trend following reduces volatility considerably with a reduction of around half for the equal weight and risk parity portfolios and near 20% for the momentum portfolios. Maximum drawdowns are slashed and Sharpe ratios significantly improved to a high of 0.87 for the risk parity portfolio. Skewness has also become much less negative with values between 0 and -0.1.

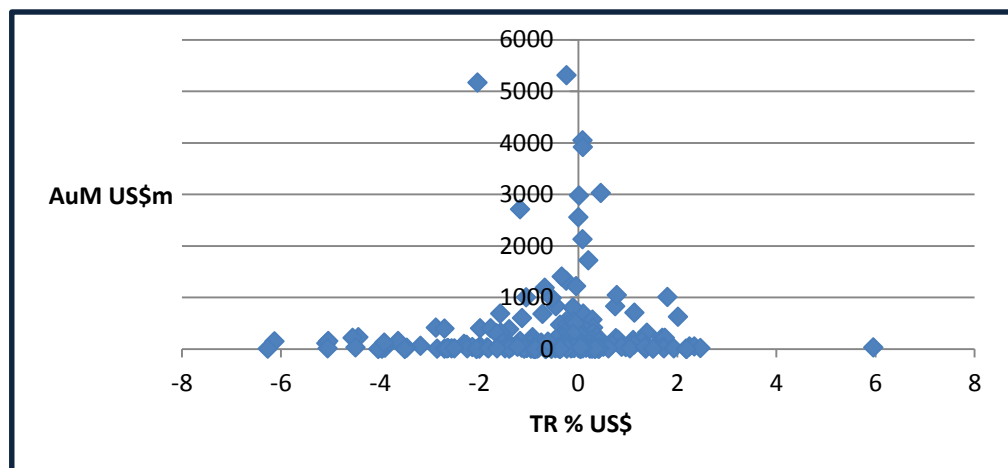
<b>Table 6</b>								
<b>Adding REIT Strategies to Equal Weight Portfolios of Equities, Bonds and Commodities</b>								
	EW	RP	Mom3	Mom5	TF EW	TF RP	TF Mom3	TF Mom5
Annualized Return (%)	6.77	6.83	7.58	7.33	7.03	7.13	7.54	7.35
Annualized Volatility (%)	10.51	10.22	9.97	10.11	8.15	8.07	8.87	8.91
Sharpe Ratio	0.37	0.39	0.47	0.44	0.51	0.53	0.53	0.50
Maximum Drawdown (%)	42.48	41.71	38.79	39.74	28.75	28.84	28.85	29.48
Skew	-0.95	-1.03	-1.09	-0.97	-0.64	-0.63	-0.52	-0.43

## Using REIT Strategies in Asset Allocation

We finally consider the effect of using the REIT strategies in broader asset allocation. Table 6 shows the performance when each of the 8 strategies in Tables 3, 4 and 5 is used as a replacement for the broad REIT index in the E/B/C/R equal weight portfolio in Table 1. We observe that there is no appreciable benefit from utilising the equal weight (EW) and risk parity (RP) strategies but adding the Momentum Top 3 (Mom3) and Momentum Top 5 (Mom5) leads to slightly higher returns and similar volatility. The main improvements are found though, when the broad index is replaced with one of the four trend following (TF) strategies. All of these portfolios deliver similar returns but volatility is in the 8-9% range compared to 10.5% for the Table 1 equivalent. Sharpe ratios are around 0.5 compared to 0.4 in the standard portfolio. Consistent with earlier findings, the introduction of the trend following REIT strategies lowers the maximum drawdown experienced by the whole portfolio to under 30% compared to 43% when the broad index was used. We thus find that using certain REIT strategies can be beneficial in a global portfolio context.



## Global Funds Performance March 2015



### By Fund size

Fund	Average	Maximum	Minimum
Global large	-0.07	1.80	-2.03
Global medium	-0.61	2.01	-6.13
Global small	-0.60	5.96	-6.27
All Funds	-0.55	5.96	-6.27

## Best Performing Funds

### Global Large Funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Schroder Global Property Securities Fund	1.80	1.80	11.88	1,005	Unit Trust
SW Multi-Manager- Global Real Estate	1.13	2.16	11.27	707	OEIC
Henderson Horizon - Global Property	0.74	1.16	10.09	829	SICAV
iShares Developed Markets Property Yield	0.45	2.00	10.93	3,028	ETF
Invesco Global Real Estate Fund	0.21	1.30	11.10	1,722	Open-End

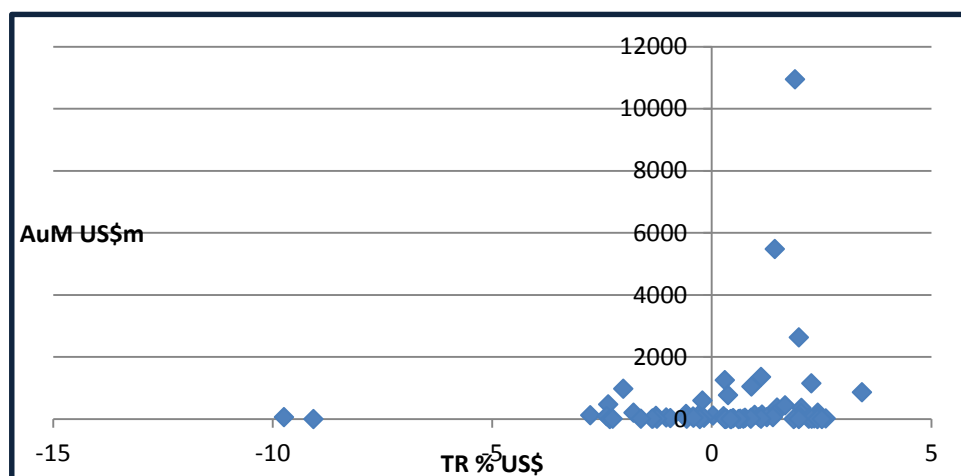
### Global Medium Funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Ivy Real Estate Securities Fund	2.01	1.66	13.98	622	Open-End
James Alpha Global Real Estate Investme	1.75	1.36	9.50	217	Open-End
Schroder Global Property Securities	1.39	1.13	10.57	313	SICAV
INVESCO Global Real Estate Securities	1.29	1.35	10.14	156	Open-End
Sarasin IE Real Estate Equity	1.12	2.26	10.49	157	Open-End

### Global Small

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Fima Proprius Inc	5.96	n/a	n/a	28	Closed-End
Lion Global Income Real Estate Fund QDI	2.47	1.36	13.38	20	Open-End
Colonial First State FirstChoice Whl Inv-C	2.34	3.01	20.27	46	Unit Trust
S-e-banken Bygg-eiend.	2.25	2.78	12.83	50	Open-End
Colonial First State FirstChoice Pension -	2.19	2.92	20.17	1	Open-End

## Global REIT Funds Performance March 2015



### By Fund size

Fund	Average	Maximum	Minimum
Global REIT large	1.17	3.42	-2.02
Global REIT medium	0.11	2.43	-2.77
Global REIT small	0.10	2.60	-9.75
All Funds	0.24	3.42	-9.75

## Best Performing Funds

### Global REIT Large Funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Okasan World REIT Selection US	3.42	2.55	16.47	866	Fund of Funds
Nikko AMP Global REIT Fund	2.27	3.01	14.96	1,150	Fund of Funds
DIAM World REIT Index Fund	1.98	2.97	14.02	2,629	Fund of Funds
Nikko LaSalle Global REIT Fund	1.89	2.97	14.58	10,952	Fund of Funds
Kokusai World REIT Open	1.44	2.77	13.86	5,476	Fund of Funds

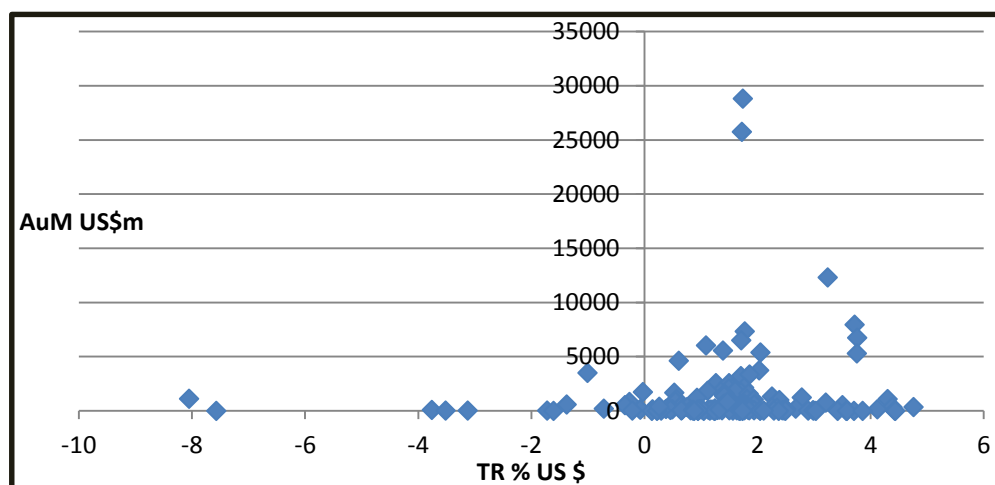
### Global REIT Medium Funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
SMTAM SMT Global REIT Index Open	2.43	2.90	12.48	116	Fund of Funds
Daiwa Fund Wrap International REIT Sele	2.04	3.14	12.57	358	Open-End
Sompo Japan Global REIT Fund	1.67	3.07	11.25	444	Open-End
Nomura World REIT Fund	1.48	2.77	10.51	374	Fund of Funds
Standard Life Investments Global SICAV -	1.42	2.90	12.65	149	SICAV

### Global REIT Small Funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Daiwa SB SMBC Fund Wrap G-REIT	2.60	2.86	12.87	20	Fund of Funds
MHAM AMP Global REIT Fund	2.51	2.99	12.40	1	Fund of Funds
Nomura Index Fund Foreign REIT	2.41	2.92	12.52	33	Open-End
Mitsubishi UFJ Fund Manager -- Internati	2.40	2.90	12.46	3	Fund of Funds
DC Daiwa Global REIT Index Fund	2.33	2.83	12.34	19	Open-End

## US Funds Performance March 2015



### By Fund size

Fund	Average	Maximum	Minimum
US large	1.47	4.30	-8.05
US medium	1.37	4.76	-3.76
US small	1.31	4.43	-7.57
All Funds	1.37	4.76	-8.05

### Best Performing Funds

#### US Large Funds

Fund	Mar 2015 TR %	Sharpe Ratio	Volatility%	AUM US\$	Type
Cohen & Steers Quality Income Realty Fu	4.30	1.79	14.26	1,096	Closed-End
Daiwa US REIT Fund - Monthly Dividend	3.76	2.71	14.08	6,737	Fund of Funds
Fidelity US REIT Fund B - Non-hedged	3.72	2.68	13.94	7,967	Fund of Funds
Shinko US-REIT Open	3.24	2.61	13.41	12,308	Fund of Funds
Goldman Sachs US REIT Fund B Course - C	2.78	2.38	13.44	1,228	Fund of Funds

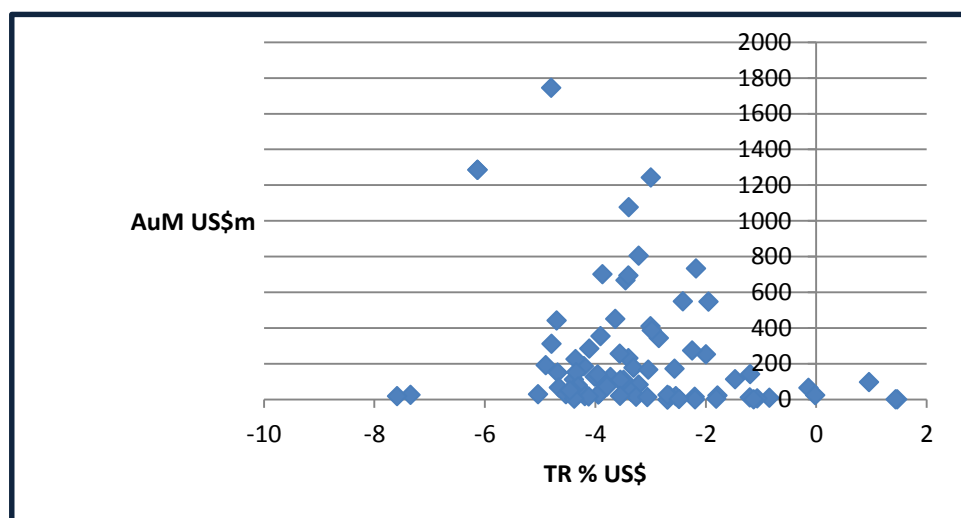
#### US Medium Funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Nuveen Real Estate Income Fund	4.76	1.76	11.33	361	Closed-End
Cohen & Steers Total Return Realty Fund	4.39	1.47	11.89	355	Closed-End
Morgan Stanley Investment Funds - US Pr	3.50	1.62	12.30	527	SICAV
iShares US Property Yield UCITS ETF	3.21	1.89	13.59	759	ETF
T&D US REIT Premium Fund Monthly Divi	2.68	2.11	8.15	206	Open-End

#### US Small Funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Nissay AEW US REIT Fund No Currency He	4.43	2.60	14.10	1	Open-End
Direxion Daily Real Estate Bull 3x Shares	4.12	1.51	39.94	134	ETF
Nikko Index Fund US REIT Monthly	3.86	2.62	13.80	1	Open-End
PineBridge US REIT Income Fund B Course	3.70	2.69	14.15	9	Fund of Funds
Nissay AEW US REIT Fund Currency Hedge	3.58	1.57	11.24	1	Open-End

## European Funds Performance March 2015



### By Fund size

Fund	Average	Maximum	Minimum
Europe medium	-3.58	0.96	-6.13
Europe small	-2.82	1.47	-7.59
All funds	-3.22	1.47	-7.59

## Best Performing Funds

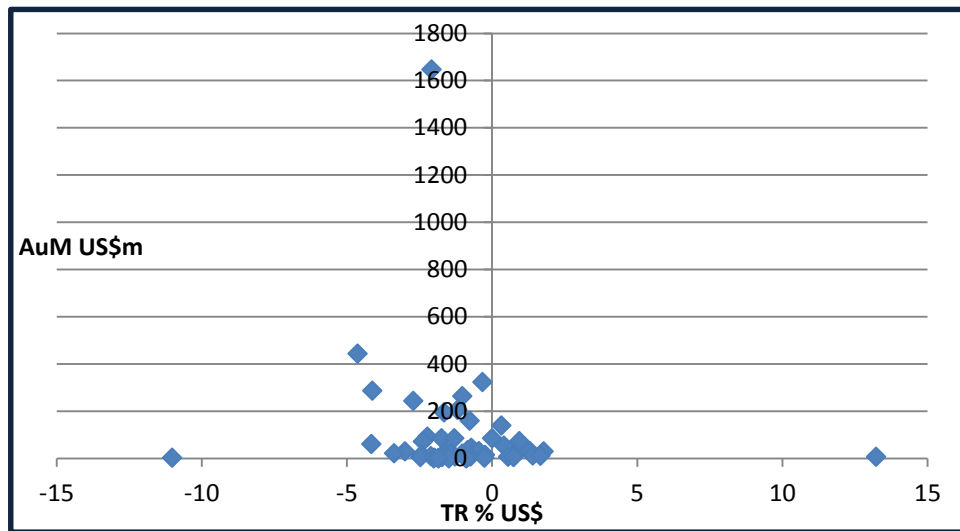
### European Medium Funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
DJE Real Estate	0.96	-0.28	21.63	97	FCP
Aberdeen Investment Funds ICVC - Proper	-1.95	1.93	12.64	548	OEIC
Aviva Valeurs Immobilières SICAV	-2.00	1.98	10.68	253	SICAV
UBS CH Institutional Fund - Swiss Real Es	-2.18	2.93	7.58	735	Open-End
Banque Martin Maurel BMM Pierre Capit	-2.25	2.18	9.72	274	FCP

### European Small Funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Deutsche Europe REIT Fund Monthly A JPY	1.47	n/a	n/a	1	Open-End
ING Europe REIT Fund Asset Building Hed	1.44	n/a	n/a	1	Open-End
Palatine Asset Management - Palatine Im	-0.85	1.21	8.88	10	FCP
Legal & General Strategie Indice Pierre	-1.07	2.36	13.40	6	FCP
Index Fund Europe REIT Monthly/Nikko	-1.13	n/a	n/a	1	Open-End

## Asian Funds Performance March 2015



### By Fund size

Fund	Average	Maximum	Minimum
Asian medium	-1.64	0.41	-4.63
Asian small	-0.36	13.22	-11.03
All Funds	-0.71	13.22	-11.03

### Best Performing Funds

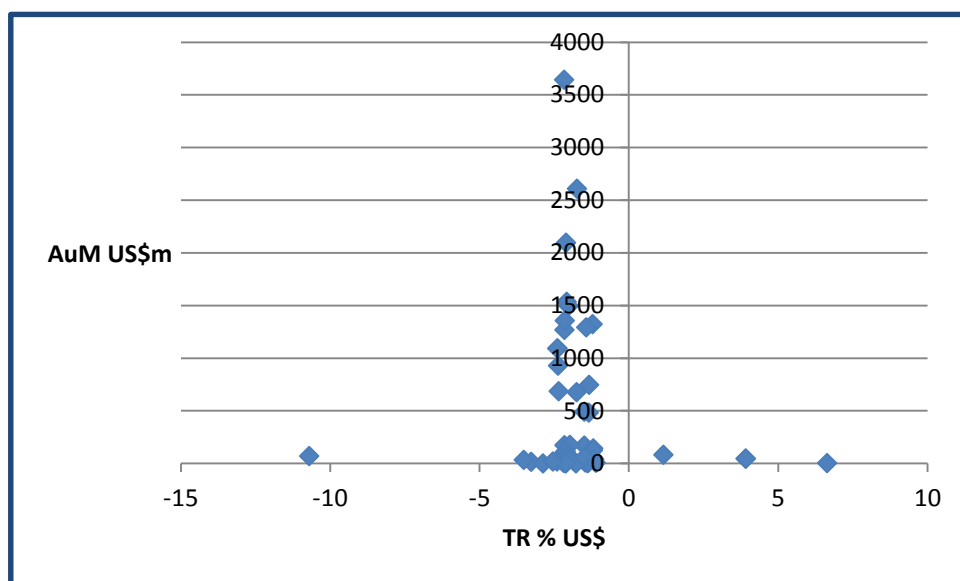
#### Asian Medium funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Amadeus Asian Real Estate Securities Fund	0.41	2.57	14.19	53	Open-End
B&I Pan-Asian Total Return Real Estate Securities	0.32	4.06	5.95	139	Open-End
Henderson Horizon - Asia-Pacific Property	-0.34	0.77	12.26	323	Open-End
Parvest Real Estate Securities Pacific	-0.73	2.60	16.84	44	SICAV
CSIF Asia Real Estate Index	-0.78	1.37	21.29	159	Open-End

#### Asian Small funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
db x-trackers CSI300 REAL ESTATE UCITS E	13.23	2.20	34.51	7	ETF
Guggenheim China Real Estate ETF	1.77	1.10	15.76	29	ETF
Lippo Select HK & Mainland Property ETF	1.66	0.70	15.83	11	ETF
Macquarie Premium SAM Asia Property F	1.39	2.19	17.24	12	Open-End
Nikko Listed Index Fund	1.30	3.08	12.57	31	ETF

## Japanese Funds Performance March 2015



### By Fund size

Fund	Average	Maximum	Minimum
Japanese large	-1.98	-1.21	-2.39
Japanese medium	-2.58	-1.20	-10.70
Japanese small	-1.24	6.64	-3.52
All Funds	-1.66	6.64	-10.70

### Best Performing Funds

#### Japanese Large funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
DLIBJ DIAM J-REIT Open	-1.21	4.35	13.47	1,322	Fund of Funds
MHAM Mizuho J-REIT Fund	-1.33	3.73	15.76	747	Fund of Funds
Mitsubishi UFJ J REIT Open	-1.42	3.54	14.66	1,292	Fund of Funds
Nissay J-REIT Fund	-1.74	3.34	13.86	2,608	Fund of Funds
Shinko Resona JREIT Active Open	-2.02	3.04	13.19	1,495	Fund of Funds

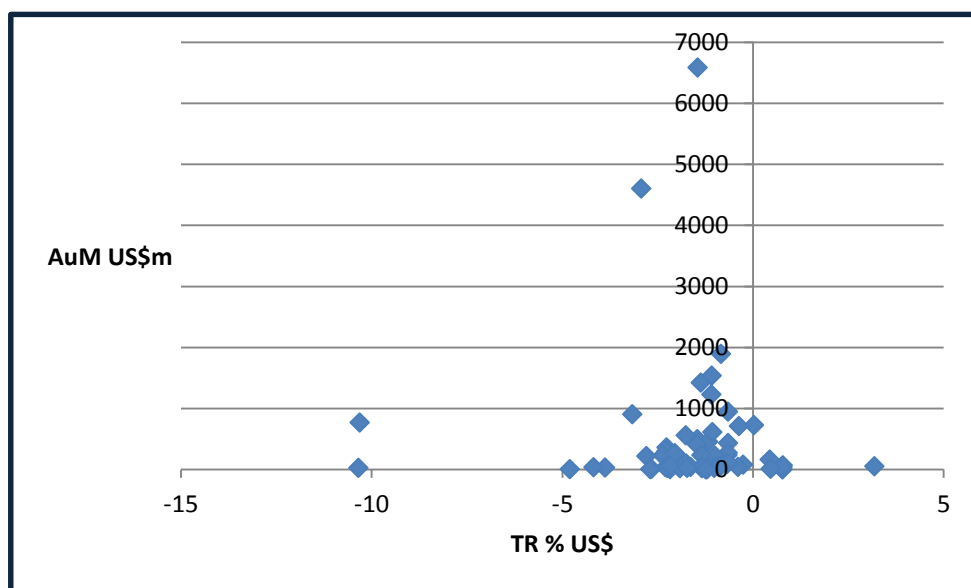
#### Japanese Medium funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
DLIBJ DIAM J-REIT Open - 2 Month Course	-1.20	4.34	11.95	142	Fund of Funds
Daiwa Fund Wrap J-REIT Select	-1.35	4.01	12.86	482	Open-End
MHAM J-REIT Active Open Monthly Settler	-1.49	3.68	12.70	493	Fund of Funds
Nomura J-REIT Open	-1.49	3.75	12.74	170	Fund of Funds
DIAM Strategic J-REIT Fund	-1.97	4.21	12.23	175	Open-End

#### Japanese Small funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Daiwa ETF TOPIX-17 Real Estate	6.64	0.92	28.78	3	ETF
Nomura NEXT FUNDS TOPIX-17 Real Estate	3.91	0.85	26.00	46	ETF
Nomura NEXT FUNDS TOPIX-17 Construct	1.15	2.22	16.65	83	ETF
T&D J-REIT Fund Limited Open Type 1402	-1.10	2.77	11.22	8	Open-End
Mizuho JREIT Fund USD Course Monthly	-1.16	2.44	13.76	41	Open-End

## Infrastructure/Real Asset Funds March 2015



### By Fund size

Fund	Average	Maximum	Minimum
Infrastructure large	-1.81	0.03	-10.31
Infrastructure medium/small	-1.18	3.18	-10.35
Real Assets	-2.78	-1.08	-4.80
All Funds	-1.60	3.18	-10.35

### Best Performing Funds

#### Global Infrastructure Large

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Nomura Deutsche High Dividend Infrastr	0.03	2.27	14.47	729	Open-End
Nuveen Global Infrastructure Fund	-0.37	1.05	13.03	712	Open-End
First Trust Energy Infrastructure Fund	-0.65	1.42	19.73	433	Closed-End
Deutsche Invest I Global Infrastructure	-0.66	4.81	12.66	948	SICAV
First State Investments ICVC - Global List	-0.84	2.11	9.42	1,894	OEIC

#### Global Infrastructure Medium/ Small

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Cathay Global Infrastructure Fund	3.18	0.98	12.96	50	Unit Trust
Shinko World Infrastructure High Dividen	0.78	1.97	16.06	68	Open-End
Prudential Global Infrastructure Fund	0.77	0.95	11.67	35	Open-End
Shinko World High Dividend Pure Infrast	0.76	1.96	16.09	24	Open-End
Hua Nan Global Infrastructure Fund	0.46	0.49	11.64	10	Unit Trust

#### Real Assets Funds

Fund	Mar 2015 TR %	Sharpe ratio	Volatility %	AUM US\$m	Type
Prudential Real Assets Fund	-1.08	0.12	6.92	118	Open-End
Huntington Real Strategies Fund	-1.34	-1.56	14.70	20	Open-End
FP Real Assets Fund	-1.94	0.96	5.66	174	Open-End
Planetarium Fund - Riverfield Real Assets	-2.29	3.36	8.15	37	Open-End
L&T Global Real Assets Fund	-2.66	-0.80	13.65	8	Fund of Funds



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