CONSILIA
CAPITAL

# Real Estate & Infrastructure Securities Funds Monthly

Period End: September 2016

CONTENTS


| | Page |
|---|---|
| Summary | 2 |
| Fund Flows | 3 |
| September 2016 Performance | 5 |
| YTD 2016 Performance | 6 |
| Focus: Size and Vintage Effect in Fund Performance | 7 |
| Global Real Estate Funds | 9 |
| Global REIT Funds | 10 |
| US Real Estate Funds | 11 |
| European Real Estate Funds | 12 |
| Asian Real Estate Funds | 13 |
| Japanese Real Estate Funds | 14 |
| Global Infrastructure Funds | 15 |
| Regional Infrastructure & Real Assets Funds | 16 |



Author: Alex Moss alex.moss@consiliacapital.com

# Summary

***1) Fund Flows (p3).***

This month we introduce a new section, which monitors AuM flows on a monthly and YTD basis for the different regional mandate ETFs.

***2) A summary of September performance by fund mandate and size (p5 )***

| Mandate | September return US$% |
|---|---|
| Global Infrastructure Funds | 2.00 |
| Japanese Real Estate Funds | 1.53 |
| Asian Real Estate Funds | 0.89 |
| Real Assets Funds | 0.47 |
| Regional Infrastructure Funds | 0.11 |
| Global REIT Funds | -0.49 |
| Global Real Estate Funds | -0.57 |
| US Real Estate Funds | -1.14 |
| European Real Estate Funds | -1.19 |

***3) A summary of YTD 2016 performance by fund mandate and size (p6 )***

| Mandate | YTD 2016 return US$% |
|---|---|
| Japanese Real Estate Funds | 20.54 |
| Global Infrastructure Funds | 15.54 |
| Asian Real Estate Funds | 15.18 |
| Regional Infrastructure Funds | 13.50 |
| Global REIT Funds | 11.38 |
| US Real Estate Funds | 10.18 |
| Global Real Estate Funds | 8.34 |
| Real Assets Funds | 7.00 |
| European Real Estate Funds | 4.04 |

*4)* ***Focus: Size and Vintage Effect in Fund Performance (ps7-8)***

There has been a lot of research undertaken on the impact of size, and vintage, on returns for unlisted real estate funds but, as far as we are aware, little on real estate securities funds. Clearly much of the rationale for return divergence according to vintage is due to the finite life of most unlisted funds, whilst in terms of size there is a difference in quality of individual assets available to funds of different sizes. Theoretically, neither of these issues exist for listed real estate securities funds, given that they are perpetual life, and that shares are homogenous. Nonetheless, we are interested in discovering whether there have been any perceptible patterns over the cycle, favouring either large or small funds, or funds launched at different stages of the cycle. Using a sample of global real estate securities funds, we find that :

- Since 2011 large global real estate securities have outperformed smaller ones.
- In the bull market of 2004-2007 larger funds underperformed.
- Funds launched pre 2000 have better 3 and 5 year track records
- Funds launched in 2011 have outperformed

5) ***Detailed performance statistics by region (ps 9-16) for September2016***

This month we look at the data for September 2016. 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.*

# Fund Flows

One of the key issues surrounding Real Estate becoming the 11th GICS sector was the extent to which it would generate an increase in AuM. The easiest way to look at this is by examining flows to the ETF sectors (where information is readily available). We are not particularly interested in highlighting flows to individual funds, but the trend in the sector as a whole. Figure 1 uses data from Bloomberg and shows the flows to the different real estate ETF strategies in the month of September. In summary they identify 103 real estate ETFs, of which 25 are designated Global and 29 US. Note that their classifications are slightly different to those in the Consilia Capital database. As can be seen, with the exception of Europe (ex UK) all mandates received positive inflows. It should be noted that a number of regions have a relatively small number of ETFs and a small aggregate AuM (e.g. South Africa) so percentage changes can be misleading, as can detecting long term sustainable trends.

Figure 1 shows the monthly (in/out)flow, the AuM at the beginning of the period, the flow as a % of AuM and the number of ETF Funds in that category.

**Figure 1 Real Estate ETF Fund Flows September 2016**

| | Flow (US$ Mn) | AUM (US$ Mn) | % of AUM | No of Funds |
|---|---|---|---|---|
| **TOTAL REAL ESTATE ETF UNIVERSE** | **3,815.37** | **85,490.51** | **4.46** | **103** |
| Global | 45.20 | 16,497.71 | 0.27 | 25 |
| International | 8.13 | 293.56 | 2.77 | 2 |
| **GLOBAL** | **53.32** | **16,791.26** | **0.32** | **27** |
| U.S. | 3,537.02 | 55,678.76 | 6.35 | 29 |
| Canada | 13.18 | 1,514.47 | 0.87 | 4 |
| North American Region | 2.35 | 16.57 | 14.17 | 1 |
| **NORTH AMERICA** | **3,552.54** | **57,209.81** | **6.21** | **34** |
| European Region | 180.36 | 1,560.10 | 11.56 | 9 |
| Switzerland | 5.93 | 440.03 | 1.35 | 2 |
| European Reg. ex UK | -232.74 | 2,327.63 | -10.00 | 3 |
| U.K. | 51.14 | 945.80 | 5.41 | 2 |
| **EUROPE** | **4.69** | **5,273.55** | **0.09** | **16** |
| Japan | 139.43 | 4,911.89 | 2.84 | 10 |
| Greater China | 0.00 | 9.59 | 0.00 | 1 |
| Australia | 4.50 | 1,164.36 | 0.39 | 5 |
| New Zealand | 0.31 | 35.77 | 0.87 | 1 |
| **ASIA PAC** | **144.25** | **6,121.61** | **2.36** | **17** |
| South Africa | 46.45 | 35.75 | 129.91 | 3 |
| Mexico | 2.40 | 4.86 | 49.47 | 1 |
| Emerging Market | 11.72 | 50.65 | 23.14 | 4 |
| Latin American Region | 0.00 | 3.01 | 0.00 | 1 |
| **EMERGING MARKET** | 60.57 | **94.27** | **64.25** | **9** |

*Source: Consilia Capital, Bloomberg*

Whilst the monthly flows are interesting, we also need to examine how they have behaved over a longer period, typically 6 months plus. In this instance we look at YTD figures. As can be seen in Figure 2 the US REIT ETF mandates have been the biggest beneficiary YTD by significant margin.

Going forward we will be looking to supplement the geographic mandate ETF data with:

1) Our own calculations from open-ended funds in our database, and
2) A comparison of Real Estate vs other Sectors and asset Classes

**Figure 2 Real Estate ETF Fund Flows YTD 2016**

| | Flow (US$ Mn) | AUM (US$ Mn) | % of AUM | No of Funds |
|---|---|---|---|---|
| **TOTAL REAL ESTATE ETF UNIVERSE** | **12,909.69** | **69,410.55** | **18.60** | **103** |
| Global | 540.97 | 14,856.12 | **3.64** | 25 |
| International | 58.49 | 206.03 | **28.39** | 2 |
| **GLOBAL** | **53.32** | **16,791.26** | **0.32** | **27** |
| U.S. | 10,620.32 | 44,018.45 | **24.13** | 29 |
| Canada | 83.89 | 1,219.92 | **6.88** | 4 |
| North American Region | 11.45 | 6.20 | **184.77** | 1 |
| **NORTH AMERICA** | **10,715.66** | **45,244.56** | **23.68** | **34** |
| European Region | -2.39 | 1,711.38 | **-0.14** | 9 |
| Switzerland | 55.31 | 360.66 | **15.34** | 2 |
| European Reg. ex UK | 27.48 | 1,819.16 | **1.51** | 3 |
| U.K. | 47.05 | 1,207.36 | **3.90** | 2 |
| **EUROPE** | **127.45** | **5,098.56** | **2.50** | **16** |
| Japan | 1,306.35 | 3,002.90 | **43.50** | 10 |
| Greater China | -0.37 | 9.04 | **-4.08** | 1 |
| Australia | 87.53 | 910.12 | **9.62** | 5 |
| New Zealand | 4.14 | 27.48 | **15.07** | 1 |
| **ASIA PAC** | **1,397.65** | **3,949.54** | **35.39** | **17** |
| South Africa | 28.06 | 25.98 | **1.08** | 3 |
| Mexico | 5.35 | 2.05 | **2.61** | 1 |
| Emerging Market | 36.06 | 25.37 | **1.42** | 4 |
| Latin American Region | 0.00 | 2.34 | **0.00** | 1 |
| **EMERGING MARKET** | 69.47 | **55.75** | **124.61** | **9** |

*Source: Consilia Capital, Bloomberg*

# September 2016 performance summary

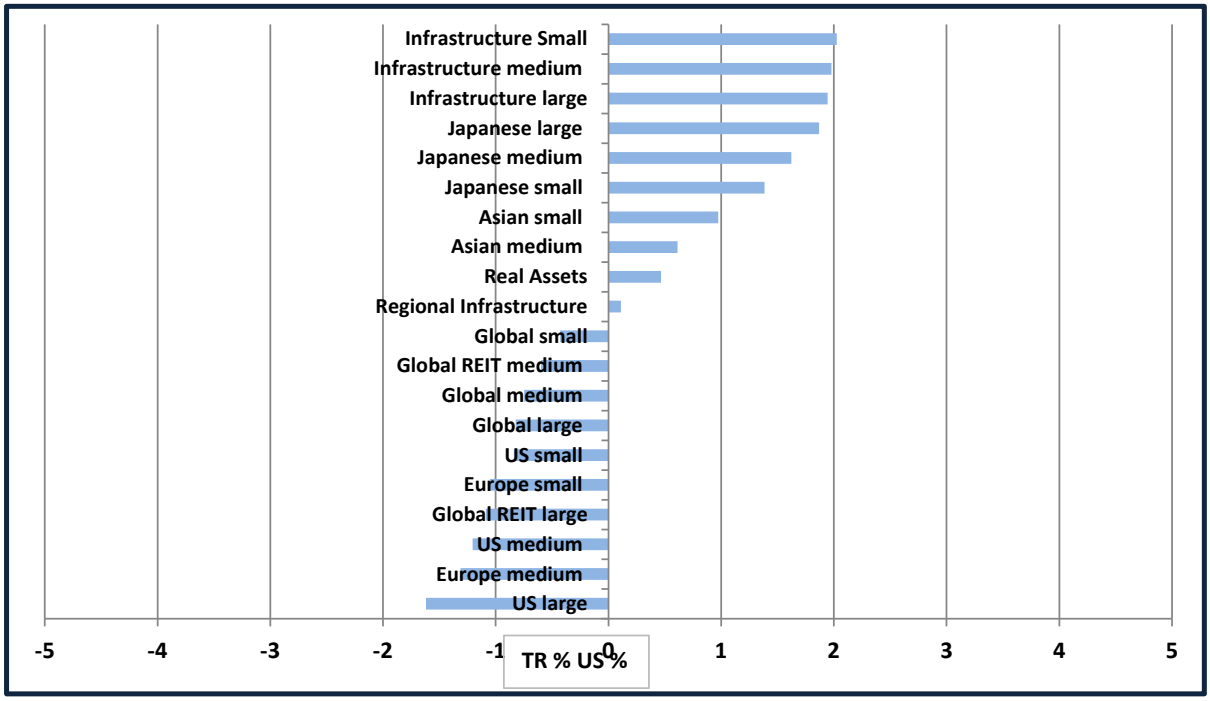
Firstly we show how each region and asset class has performed during the month, with the range of maximum and minimum outcomes. (Figure 3). Secondly, we look at the differences in performance of each mandate classified by size of Fund (Figure 4).

**Figure 3 Fund performance September 2016**

| Funds | Average (%) | Max (%) | Min (%) |
|---|---|---|---|
| Global Infrastructure Funds | 2.00 | 5.88 | -3.32 |
| Japanese Real Estate Funds | 1.53 | 2.82 | -3.47 |
| Asian Real Estate Funds | 0.89 | 3.76 | -1.45 |
| Real Assets Funds | 0.47 | 1.65 | -0.97 |
| Regional Infrastructure Funds | 0.11 | 8.30 | -4.95 |
| Global REIT Funds | -0.49 | 1.94 | -3.74 |
| Global Real Estate Funds | -0.57 | 1.53 | -3.82 |
| US Real Estate Funds | -1.14 | 3.48 | -6.85 |
| European Real Estate Funds | -1.19 | 2.62 | -3.43 |

*Source: Consilia Capital, Bloomberg*

**Figure 4 September 2016 performance by mandate and fund size**




*Source: Consilia Capital, Bloomberg*

# YTD 2016 performance summary

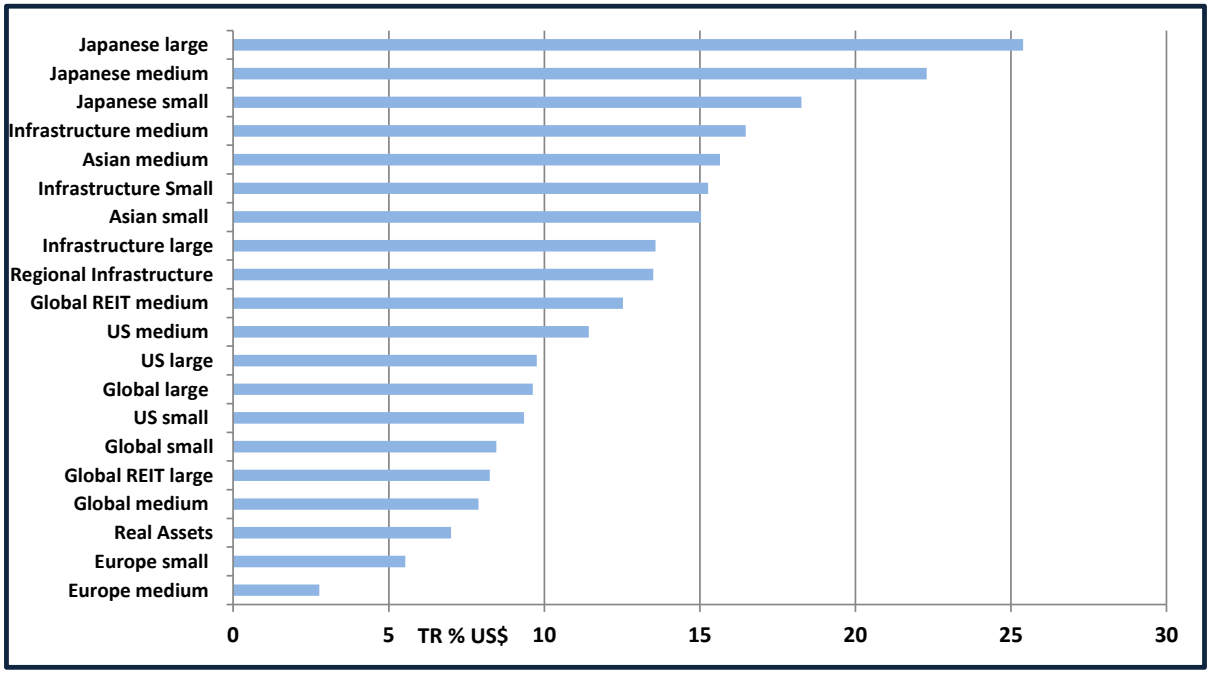
Firstly we show how each region and asset class has performed during the year to date with the range of maximum and minimum outcomes. (Figure 5). Secondly, we look at the differences in performance of each mandate classified by size of Fund (Figure 6).

**Figure 5 Fund performance YTD 2016**

| Funds | Average (%) | Max (%) | Min (%) |
|---|---|---|---|
| Japanese Real Estate Funds | 20.54 | 29.08 | -7.30 |
| Global Infrastructure Funds | 15.54 | 71.39 | 1.66 |
| Asian Real Estate Funds | 15.18 | 50.42 | -16.41 |
| Regional Infrastructure Funds | 13.50 | 53.60 | 0.29 |
| Global REIT Funds | 11.38 | 35.55 | 0.27 |
| US Real Estate Funds | 10.18 | 37.40 | -37.62 |
| Global Real Estate Funds | 8.34 | 35.08 | -10.72 |
| Real Assets Funds | 7.00 | 22.54 | -14.90 |
| European Real Estate Funds | 4.04 | 27.48 | -19.94 |

*Source: Consilia Capital, Bloomberg*

**Figure 6 YTD 2016 performance by mandate and fund size**




*Source: Consilia Capital, Bloomberg*

# Focus: Size and Vintage Effects in Fund Performance

There has been a lot of research undertaken on the impact of size, and vintage, on returns for unlisted real estate funds but, as far as we are aware, little on real estate securities funds. Clearly much of the rationale for return divergence according to vintage is due to the finite life of most unlisted funds and, in terms of size, the difference in quality of assets available to funds of different sizes. Theoretically, neither of these issues exist for listed real estate securities, given that they are perpetual life, and that shares are homogenous. Nonetheless, we are interested in discovering whether there have been any perceptible patterns over the cycle, favouring either large or small funds, or funds launched at different stages of the cycle.

For our initial study we have selected open-ended global real estate securities funds only, and decided to look at performance over annual periods. All returns are in US$. Figure 7 shows the annual performance in absolute terms, as well as the average across all fund sizes. The funds are broken down by AuM into large, medium and small according to AuM.

**Figure 7 Absolute performance 2004-2016**

| Size | YTD 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 | 2005 | 2004 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Global large | 9.17 | 4.30 | 14.26 | 3.12 | 28.80 | -6.54 | 19.68 | 36.47 | -44.49 | -8.06 | 36.24 | 10.64 | 33.06 |
| Global medium | 7.93 | 3.72 | 12.08 | 3.13 | 27.82 | -7.54 | 18.61 | 35.20 | -45.94 | -8.50 | 38.14 | 11.52 | 34.46 |
| Global smal | 8.47 | 2.29 | 11.03 | -0.97 | 24.53 | -5.87 | 21.78 | 45.64 | -50.97 | -9.32 | 42.92 | 11.16 | 32.31 |
| Average | 8.32 | 3.02 | 11.75 | 1.04 | 26.27 | -6.61 | 20.27 | 40.37 | -48.19 | -8.80 | 40.47 | 11.23 | 33.39 |

*Source: Consilia Capital, Bloomberg*

In Figure 8 we show the relative performance (fund size average less overall average) across the periods. Where funds have outperformed the average they are highlighted in green, where they have underperformed they are highlighted in red. What is interesting to note is that:

- Since 2011 large global real estate securities have outperformed smaller ones.
- In the bull market of 2004-2007 larger funds underperformed..

A simple explanation may be that in 2004-07 the key driver was property specific market appreciation, where small, highly leveraged companies, with active development programmes benefitted the most. In this environment medium and small sized funds would similarly benefit most (subject to stock selection) as the alpha generated by the smaller company holdings would have a greater impact on their overall funds' performance than for a large fund.

Since 2010 however, we have been in a market dominated by global macro trends, declining global interest rates and outperformance of larger companies. This may be the reason that larger funds have outperformed.

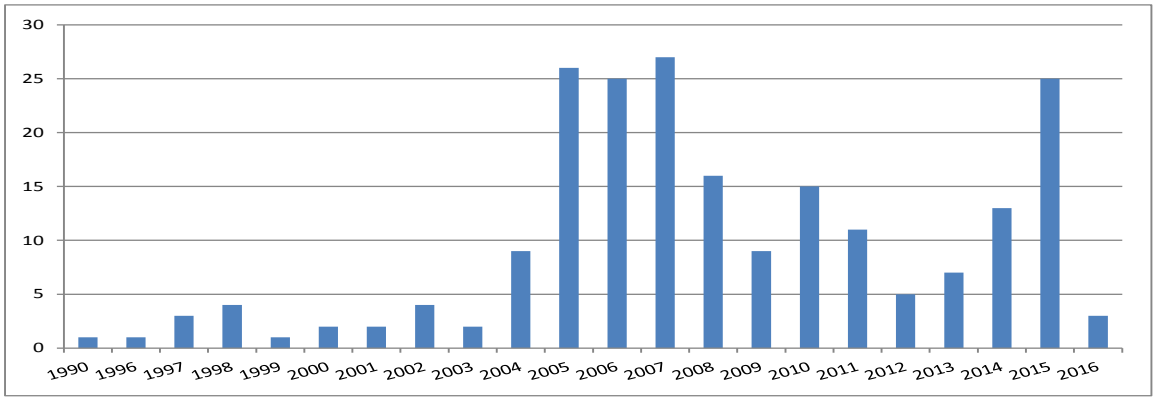
**Figure 8 Relative performance 2004-2016**

| Size | YTD 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 | 2005 | 2004 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Global large | 0.84 | 1.28 | 2.51 | 2.08 | 2.53 | 0.07 | -0.59 | -3.91 | 3.70 | 0.74 | -4.23 | -0.59 | -0.33 |
| Global medium | -0.39 | 0.70 | 0.33 | 2.09 | 1.56 | -0.93 | -1.66 | -5.17 | 2.26 | 0.30 | -2.34 | 0.29 | 1.07 |
| Global smal | 0.14 | -0.73 | -0.71 | -2.01 | -1.73 | 0.73 | 1.51 | 5.27 | -2.78 | -0.52 | 2.44 | -0.07 | -1.08 |

*Source: Consilia Capital, Bloomberg*

Turning now to the question of vintage, Figure 9 shows the number of funds launched each year.

**Figure 9 Global Real Estate Securities Fund launches**




*Source: Consilia Capital, Bloomberg*

Given that in some years only 1 or 2 funds were launched, whilst in others the sample size comprises more than 20, care should be taken when interpreting the results. Similarly, as mentioned, there is no intuitive reason for any pattern of performance to emerge from fund vintage. However, a couple of trends are noticeable from the data in Figure 10, which shows YTD, 3 year and 5 year returns by inception vintage, mamely:

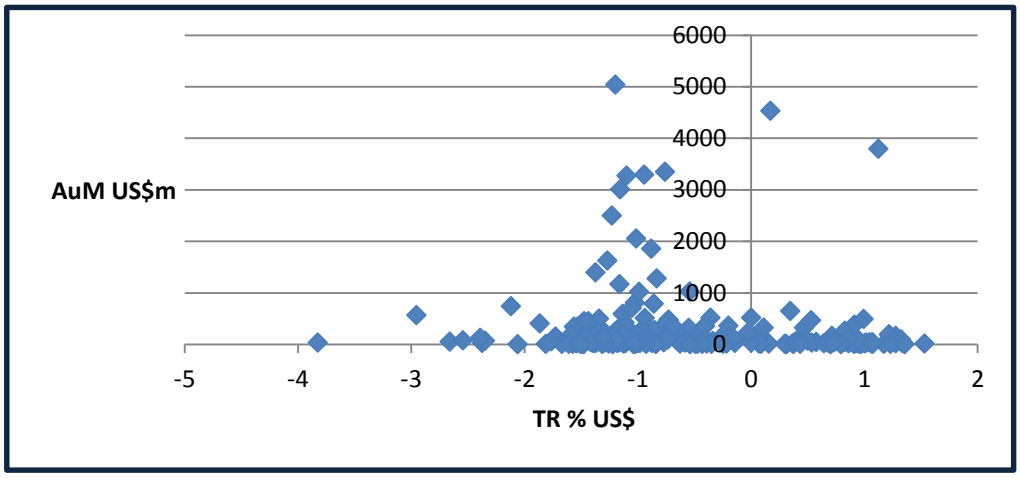
- Funds launched pre 2000 have better 3 and 5 year track records
- Funds launched in 2011 when the market had stabilized have outperformed

**Figure 10 Global Real Estate Securities Fund launches**

| | YTD | 3 year rtn % | 5 year rtn % | Funds launched |
|---|---|---|---|---|
| 1990 | 6.99 | 11.41 | 48.96 | 1 |
| 1996 | 10.56 | 27.83 | 88.91 | 1 |
| 1997 | 9.79 | 25.69 | 82.60 | 3 |
| 1998 | 7.10 | 18.85 | 64.47 | 4 |
| 1999 | 8.07 | 45.90 | 99.12 | 1 |
| 2000 | 5.85 | 13.94 | 50.46 | 2 |
| 2001 | 6.23 | 14.35 | 51.07 | 2 |
| 2002 | 10.12 | 17.86 | 57.03 | 4 |
| 2003 | 21.65 | 37.58 | 94.82 | 2 |
| 2004 | 10.32 | 17.88 | 60.36 | 9 |
| 2005 | 7.40 | 16.54 | 58.75 | 26 |
| 2006 | 8.09 | 18.53 | 66.49 | 25 |
| 2007 | 8.55 | 16.08 | 63.05 | 27 |
| 2008 | 6.79 | 18.22 | 59.95 | 16 |
| 2009 | 7.96 | 14.44 | 51.50 | 9 |
| 2010 | 6.11 | 9.03 | 45.37 | 15 |
| 2011 | 8.74 | 21.71 | 62.86 | 11 |
| 2012 | 7.12 | 15.24 | n/a | 5 |
| 2013 | 12.40 | 15.91 | n/a | 7 |
| 2014 | 10.33 | 30.80 | n/a | 13 |
| 2015 | 8.00 | n/a | n/a | 25 |
| 2016 | n/a | n/a | n/a | 3 |
| **Average** | **8.34** | **17.21** | **60.68** | |

*Source: Consilia Capital, Bloomberg*

# Global Real Estate Funds Returns: Sept. 2016




**By Fund size**

| Fund | Average | Maximum | Minimum |
|---|---|---|---|
| Global large | -0.82 | 1.12 | -1.37 |
| Global medium | -0.75 | 1.28 | -2.95 |
| Global small | -0.43 | 1.53 | -3.82 |
| All Funds | -0.57 | 1.53 | -3.82 |

## Best Performing Funds

### Global Large Funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| Vanguard Global ex-U.S. Real Estate ETF | 1.12 | 1.05 | 15.34 | 3,791 | ETF |
| SPDR Dow Jones International Real Estate | 0.17 | 0.71 | 14.98 | 4,528 | ETF |
| Invesco Global Real Estate Income Fund | -0.54 | 1.25 | 9.31 | 1,017 | Open-End Fund |
| Prudential Global Real Estate Fund | -0.76 | 0.77 | 13.92 | 3,340 | Open-End Fund |
| Deutsche Global Real Estate Securities Fu | -0.83 | 1.12 | 13.82 | 1,275 | Open-End Fund |

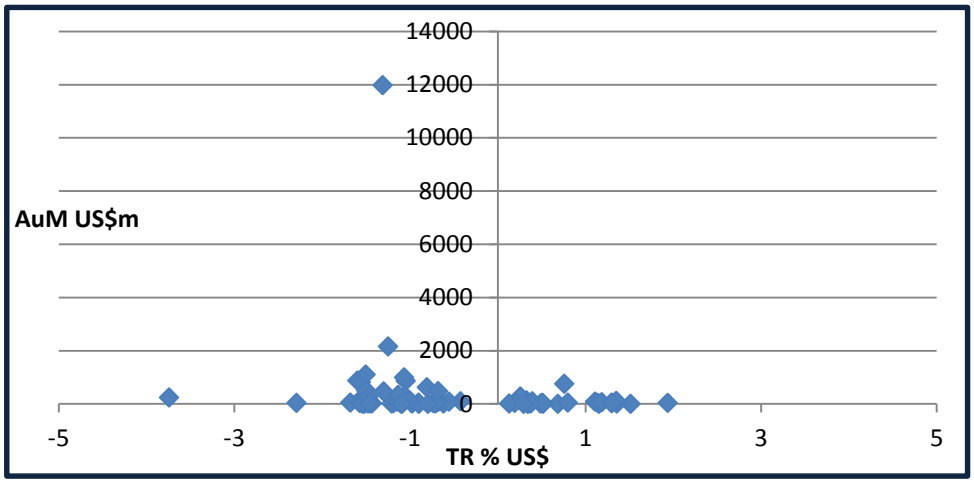
### Global Medium Funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| iShares International Developed Property | 1.28 | 1.00 | 14.17 | 162 | ETF |
| TMB Property Income Plus Fund | 1.22 | 2.17 | 8.68 | 193 | Open-End Fund |
| Voya International Real Estate Fund | 0.99 | 0.66 | 14.95 | 490 | Open-End Fund |
| AMP Capital Core Property Fund | 0.91 | 1.93 | 6.85 | 378 | Unit Trust |
| IAM-Immo Securities Fund | 0.83 | 2.31 | 7.27 | 260 | FCP |

### Global Small

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| REMS International Real Estate Value Op | 1.53 | 0.53 | 12.61 | 13 | Open-End Fund |
| Fixed Distribution Type Developed REIT A | 1.36 | 1.54 | 8.53 | 0 | Open-End Fund |
| MLC MasterKey Pension - MLC Global Pro | 1.33 | 0.69 | 15.60 | 24 | Open-End Pensio |
| WisdomTree Global ex-US Real Estate Fu | 1.32 | 1.02 | 18.05 | 90 | ETF |
| TMB Property Income Plus Retirement Mu | 1.23 | 2.11 | 8.45 | 5 | Open-End Fund |

# Global REIT Funds Returns: Sept. 2016




### By Fund size

| Fund | Average | Maximum | Minimum |
|---|---|---|---|
| Global REIT large | -1.09 | 0.76 | -1.60 |
| Global REIT medium | -0.60 | 1.35 | -3.74 |
| Global REIT small | -0.31 | 1.94 | -2.29 |
| All Funds | -0.49 | 1.94 | -3.74 |

## Best Performing Funds

### Global REIT Large Funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| iShares International Developed Real Est | 0.76 | 0.84 | 14.50 | 757 | ETF |
| Global REIT Open/Nomura | -0.81 | -0.12 | 19.92 | 619 | Fund of Funds |
| Nikko AMP Global REIT Fund - Monthly Di | -1.05 | -0.32 | 20.71 | 863 | Fund of Funds |
| Sumitomo Mitsui Global REIT Open | -1.06 | 0.11 | 20.36 | 999 | Fund of Funds |
| DIAM World REIT Index Fund - Monthly D | -1.25 | 0.06 | 21.23 | 2,152 | Fund of Funds |

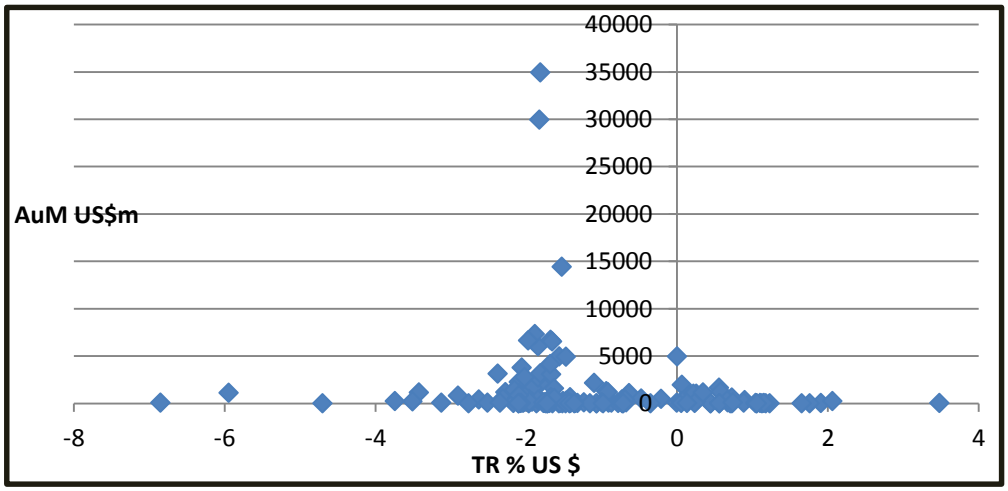
### Global REIT Medium Funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| Daiwa Developed Market REIT Alpha Curr | 1.35 | 0.28 | 21.28 | 88 | Open-End Fund |
| Hana UBS Global REITs Fund of Funds | 1.11 | 0.88 | 13.02 | 80 | Fund of Funds |
| Nomura Fund Wrap World REIT A Course | 0.39 | 0.99 | 15.14 | 94 | Fund of Funds |
| Nomura Global REIT Premium Currency S | 0.26 | 0.29 | 22.70 | 275 | Open-End Fund |
| Yuanta Global REITs Fund | -0.43 | -0.75 | 14.13 | 97 | Open-End Fund |

### Global REIT Small Funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| Nomura World REIT Currency Selection F | 1.94 | 1.24 | 28.31 | 30 | Open-End Fund |
| JPMorgan Global Real Estate Master Inve | 1.51 | 0.91 | 13.82 | 4 | Fund of Funds |
| Hanwha LaSalle Global REITs Real Estate | 1.30 | 0.55 | 13.78 | 46 | Fund of Funds |
| SC Global REAL ESTATE EQUITIES FUND | 1.18 | 0.69 | 14.21 | 59 | SICAV |
| Nomura World REIT Currency Selection F | 1.15 | 0.85 | 12.46 | 1 | Open-End Fund |

# US Real Estate Funds Returns: Sept. 2016




### By Fund size

| Fund | Average | Maximum | Minimum |
|---|---|---|---|
| US large | -1.62 | 0.58 | -5.95 |
| US medium | -1.20 | 2.06 | -3.74 |
| US small | -0.84 | 3.48 | -6.85 |
| All Funds | -1.14 | 3.48 | -6.85 |

## Best Performing Funds

### US Large Funds

| Fund | Sep 2016 TR % | Sharpe Ratio | Volatility% | AUM US$ | Type |
|---|---|---|---|---|---|
| iShares Mortgage Real Estate Capped ETF | 0.58 | 1.56 | 16.34 | 1,225 | ETF |
| Cohen & Steers Quality Income Realty Fu | 0.56 | 1.13 | 22.98 | 1,648 | Closed-End Fund |
| Griffin Institutional Access Real Estate Fu | 0.34 | 4.19 | 1.95 | 1,165 | Closed-End Fund |
| Third Avenue Real Estate Value Fund/US | 0.07 | 0.54 | 16.12 | 1,957 | Open-End Fund |
| Fidelity Real Estate Income Fund | 0.00 | 2.14 | 6.52 | 4,959 | Open-End Fund |

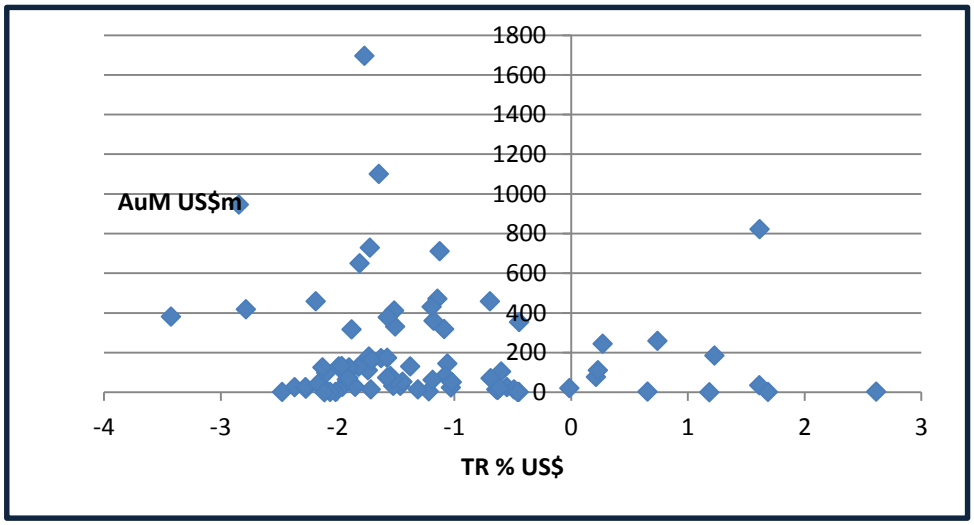
### US Medium Funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| Tokio Marine US Preferred REIT Fund Cur | 2.06 | -0.13 | 9.64 | 254 | Open-End Fund |
| Nuveen Real Estate Income Fund | 0.90 | 1.43 | 19.77 | 341 | Closed-End Fund |
| American REIT ALPHA Quattro Currency S | 0.74 | 1.53 | 25.33 | 114 | Open-End Fund |
| Rakuten US REIT Triple Engine BRL Month | 0.73 | 0.58 | 35.59 | 542 | Open-End Fund |
| VanEck Vectors Mortgage REIT Income ET | 0.67 | 1.48 | 16.60 | 99 | ETF |

### US Small Funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| Direxion Daily Real Estate Bear 3x Shares | 3.48 | -1.52 | 47.11 | 24 | ETF |
| ProShares UltraShort Real Estate | 1.91 | -1.42 | 31.18 | 33 | ETF |
| Rakuten US REIT Triple Engine AUD Month | 1.76 | -0.28 | 33.49 | 11 | Open-End Fund |
| US Preferred REIT Open Monthly Hedged/ | 1.18 | 1.32 | 5.42 | 4 | Fund of Funds |
| Tokio Marine US Preferred REIT Open Hed | 1.15 | 2.51 | 4.77 | 25 | Open-End Fund |

# European Real Estate Returns: Sept. 2016




### By Fund size

| Fund | Average | Maximum | Minimum |
|---|---|---|---|
| Europe medium | -1.31 | 1.62 | -3.43 |
| Europe small | -1.05 | 2.62 | -2.47 |
| All funds | -1.19 | 2.62 | -3.43 |

## Best Performing Funds

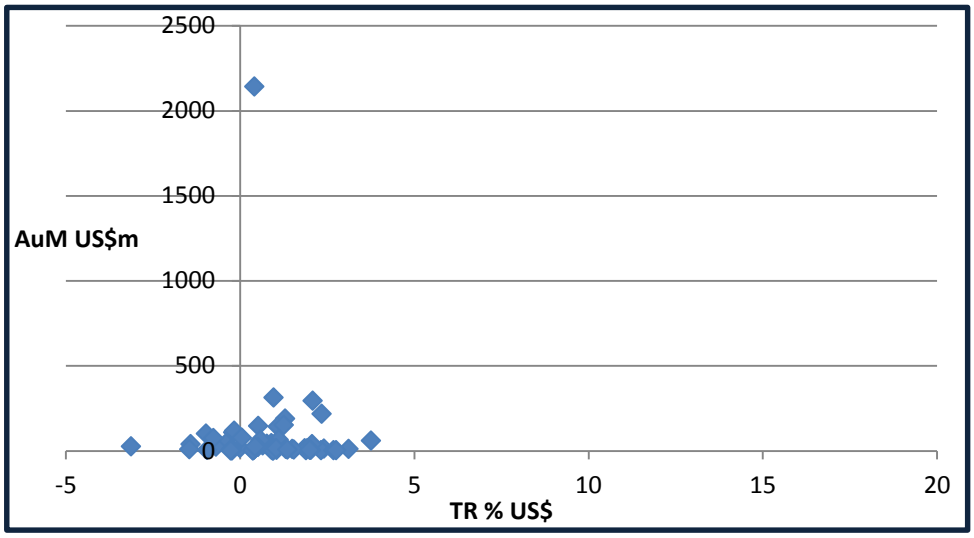
### European Medium Funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| UBS CH Institutional Fund - Swiss Real Es | 1.62 | 3.29 | 7.03 | 821 | Open-End Fund |
| Mi-Fonds CH - SwissImmo | 1.23 | 3.61 | 6.50 | 184 | Open-End Fund |
| Petercam B Fund - Petercam Real Estate E | 0.74 | 1.31 | 11.03 | 258 | SICAV |
| Aviva Valeurs Immobilieres SICAV | 0.27 | 1.06 | 13.43 | 244 | SICAV |
| MITTU NO SAIFU Europe REIT Fund/Carrer | 0.23 | -0.57 | 24.46 | 111 | Open-End Fund |

### European Small Funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| E&G FONDS - Immobilienaktien Europa | 2.62 | 1.00 | 10.50 | 2 | SICAV |
| Deutsche Europe REIT Fund Monthly A JPY | 1.69 | 0.46 | 16.61 | 1 | Open-End Fund |
| UBS ETF CH-SXI Real Estate CHF | 1.61 | 2.90 | 10.93 | 35 | ETF |
| Amundi Europe REIT Fund High Interest C | 1.19 | 0.80 | 30.29 | 1 | Open-End Fund |
| Credit Suisse - CS PortfolioReal | -0.01 | 0.48 | 5.98 | 20 | Open-End Fund |

# Asian Real Estate Funds Returns: Sept. 2016




### By Fund size

| Fund | Average | Maximum | Minimum |
|---|---|---|---|
| Asian medium | 0.61 | 2.35 | -0.97 |
| Asian small | 0.97 | 3.76 | -1.45 |
| All Funds | 0.89 | 3.76 | -1.45 |

## Best Performing Funds

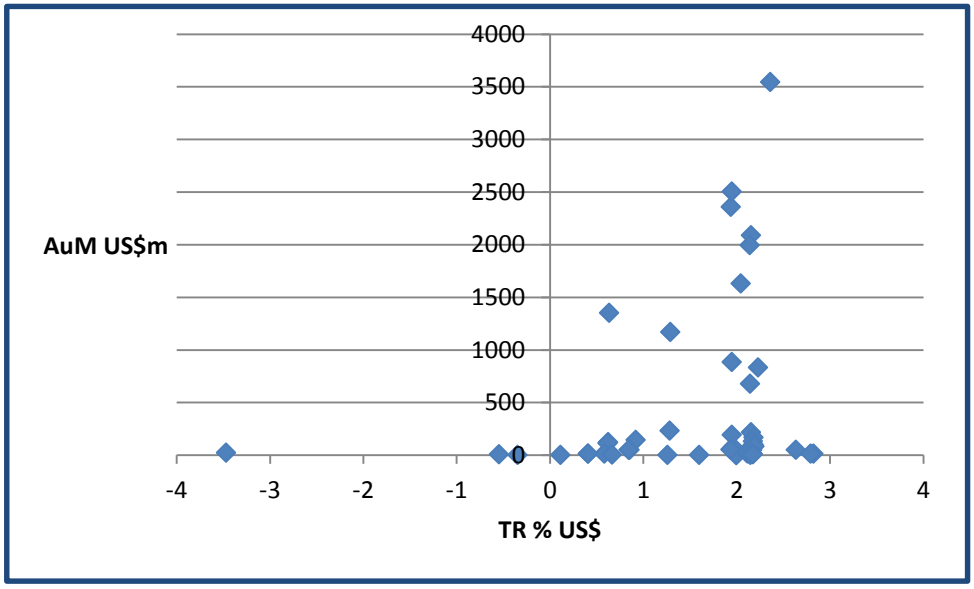
### Asian Medium funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| J REIT Open - Monthly Dividend/Okasan | 2.35 | 1.44 | 18.91 | 216 | Fund of Funds |
| iShares Asia Property Yield UCITS ETF | 2.09 | 2.33 | 18.11 | 292 | ETF |
| Morgan Stanley Investment Funds - Asian | 1.30 | 0.87 | 16.53 | 188 | SICAV |
| Schroder International Selection Fund - A | 1.26 | 1.02 | 15.99 | 150 | SICAV |
| CSIF CH Asia Real Estate Index | 1.09 | 1.72 | 18.37 | 141 | Open-End Fund |

### Asian Small funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| Guggenheim China Real Estate ETF | 3.76 | 1.09 | 22.96 | 58 | ETF |
| Lippo Select HK & Mainland Property ETF | 3.12 | 1.11 | 21.62 | 10 | ETF |
| Asia REIT Strategy Open Hedged Semi-Ann | 2.76 | 1.46 | 10.50 | 2 | Fund of Funds |
| First State Investments ICVC - First State A | 2.42 | n/a | n/a | 12 | OEIC |
| Asia High Yield REIT Fund BRL/SMAM | 2.33 | 1.83 | 29.36 | 3 | Open-End Fund |

# Japanese Real Estate Funds Returns: Sep 2016




### By Fund size

| Fund | Average | Maximum | Minimum |
|---|---|---|---|
| Japanese large | 1.87 | 2.36 | 0.63 |
| Japanese medium | 1.62 | 2.18 | 0.62 |
| Japanese small | 1.39 | 2.82 | -3.47 |
| All Funds | 1.53 | 2.82 | -3.47 |

## Best Performing Funds

### Japanese Large funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| J-REIT Research Open - Every Month/SMT | 2.36 | 1.58 | 19.43 | 3,546 | Fund of Funds |
| Nomura Japan Real Estate Fund | 2.23 | 1.51 | 19.37 | 832 | Open-End Fund |
| Daiwa J-REIT Open - Monthly Dividend | 2.15 | 1.49 | 19.24 | 2,089 | Fund of Funds |
| NEXT FUNDS REIT INDEX ETF | 2.14 | 1.57 | 18.87 | 1,995 | ETF |
| Mitsubishi UFJ J REIT Open - Quarterly Di | 2.04 | 0.79 | 19.14 | 1,631 | Fund of Funds |

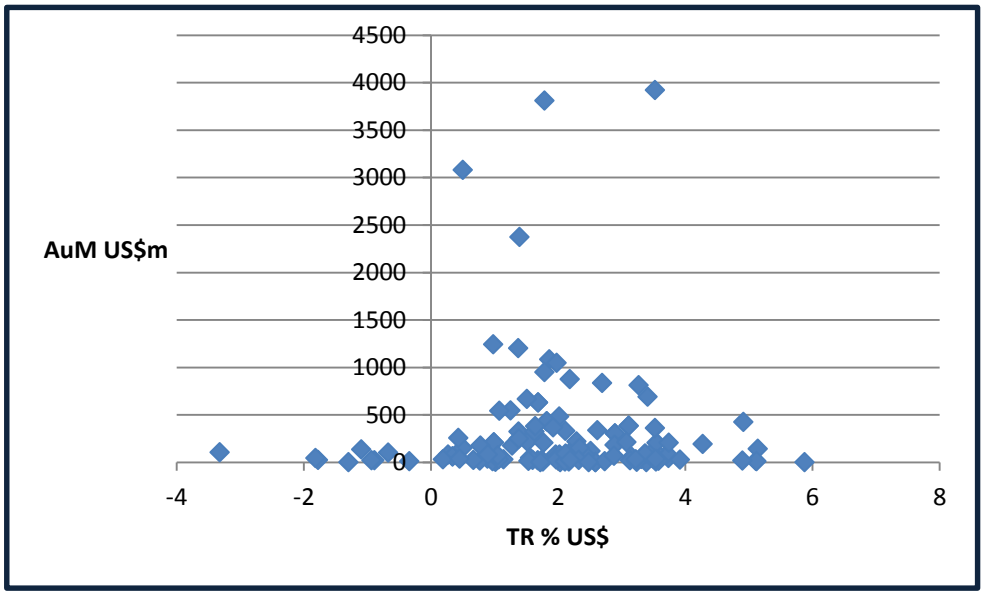
### Japanese Medium funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| J-REIT Open/Nomura | 2.18 | 1.41 | 19.68 | 169 | Fund of Funds |
| J-REIT Open Monthly Settlement/Nomura | 2.18 | 1.41 | 19.65 | 103 | Open-End Fund |
| SMTAM SMT J-REIT Index Open | 2.17 | 1.53 | 19.38 | 131 | Fund of Funds |
| Daiwa J-REIT Open | 2.15 | 1.51 | 19.28 | 219 | Fund of Funds |
| Daiwa Fund Wrap J-REIT Select | 2.14 | 1.75 | 18.89 | 678 | Open-End Fund |

### Japanese Small funds

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| NEXT FUNDS TOPIX17 CONSTRUCTION & M | 2.82 | -0.01 | 25.19 | 15 | ETF |
| Meiji Yasuda JREIT Strategy Fund Monthly | 2.79 | 1.58 | 18.23 | 14 | Open-End Fund |
| SMBC Fund Wrap J-REIT/DaiwaSB | 2.63 | 1.79 | 19.13 | 52 | Fund of Funds |
| J-REIT Open Asset Growth/Nomura | 2.19 | 1.42 | 19.69 | 83 | Open-End Fund |
| Tawara No Load Domestic REIT/DIAM | 2.18 | n/a | n/a | 8 | Open-End Fund |

# Global Infrastructure Funds Returns: Sept. 2016




### By Fund size

| Fund | Average | Maximum | Minimum |
|---|---|---|---|
| Infrastructure large | 1.94 | 3.53 | 0.50 |
| Infrastructure medium | 1.98 | 5.14 | -3.32 |
| Infrastructure small | 2.03 | 5.88 | -1.82 |
| All Funds | 2.00 | 5.88 | -3.32 |

## Best Performing Funds

### Global Infrastructure Large

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| Nomura Deutsche High Dividend Infrastr | 3.53 | -0.06 | 18.95 | 3,922 | Open-End Fund |
| Magellan Infrastructure Fund | 3.27 | 2.02 | 10.25 | 813 | Unit Trust |
| Lazard Global Listed Infrastructure Fund | 2.69 | 1.10 | 21.55 | 835 | Unit Trust |
| RARE Infrastructure Value Fund - Hedged | 2.18 | 0.74 | 12.31 | 877 | Unit Trust |
| Russell Global Infrastructure Fund | 1.98 | 1.20 | 13.43 | 1,046 | Open-End Fund |

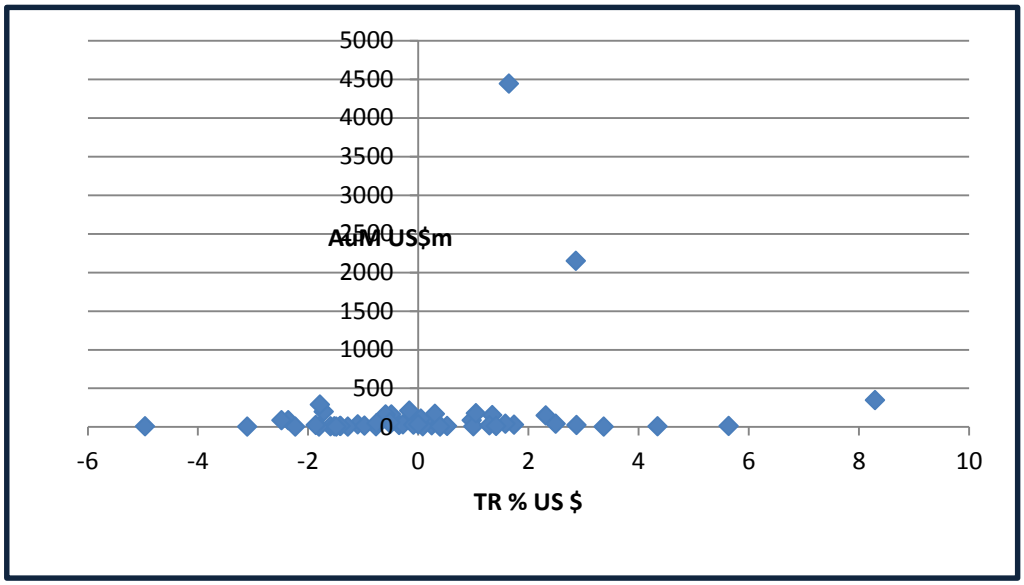
### Global Infrastructure Medium

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| Nomura Deutsche High Dividend Infrastr | 5.14 | 0.52 | 24.63 | 142 | Open-End Fund |
| BMO Global Infrastructure Index ETF | 4.28 | 1.43 | 12.34 | 195 | ETF |
| Mercer Passive Global Listed Infrastructu | 3.74 | 1.36 | 10.68 | 206 | Unit Trust |
| CFS Wholesale Global Listed Infrastructu | 3.55 | 1.63 | n/a | 207 | Unit Trust |
| Nomura Deutsche High Dividend Infrastr | 3.52 | -0.06 | 19.02 | 362 | Open-End Fund |

### Global Infrastructure Small

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| Ploschad Pobedy Fund | 5.88 | n/a | n/a | 2 | Open-End Fund |
| Nomura Deutsche High Dividend Infrastr | 5.12 | 0.52 | 24.70 | 12 | Open-End Fund |
| First Trust NASDAQ Clean Edge Smart Gri | 5.11 | 1.41 | 20.85 | 14 | ETF |
| Nomura Deutsche High Dividend Infrastr | 4.90 | 1.41 | 29.67 | 20 | Open-End Fund |
| Vanguard Global Infrastructure Fund Hed | 3.92 | 1.11 | 12.06 | 28 | Unit Trust |

# Regional Infrastructure and Real Asset Funds Returns: Sept. 2016




**By Fund size**

| Fund | Average | Maximum | Minimum |
|---|---|---|---|
| Real Assets | 0.47 | 1.65 | -0.97 |
| Regional Infrastructure | 0.11 | 8.30 | -4.95 |
| All Funds | 0.17 | 8.30 | -4.95 |

## Best Performing Funds

### Real Assets

| Fund | sep 2016 return % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| T Rowe Price Real Assets Fund Inc | 1.65 | 1.29 | 18.06 | 4,442 | Open-End Fund |
| Ofi MultiSelect - Lynx Real Assets | 1.59 | 0.80 | 16.92 | 38 | SICAV |
| Cohen & Steers Real Assets Funds Inc | 1.35 | 0.97 | 11.86 | 148 | Open-End Fund |
| Prudential Real Assets Fund | 1.05 | 0.78 | 8.64 | 173 | Open-End Fund |
| Rational Real Strategies Fund | 0.53 | 0.40 | 12.87 | 9 | Open-End Fund |

### Regional Infrastructure

| Fund | Sep 2016 TR % | Sharpe ratio | Volatility % | AUM US$m | Type |
|---|---|---|---|---|---|
| First Trust Energy Infrastructure Fund | 8.30 | 1.25 | 36.51 | 341 | Closed-End Fund |
| HI China Infra-Consumer Securities Mast | 5.64 | 0.36 | 18.48 | 8 | Unit Trust |
| Aton Infrastructure Fund | 4.35 | n/a | n/a | 2 | Open-End Fund |
| Escorts Infrastructure Fund | 3.37 | 0.36 | 18.94 | 1 | Open-End Fund |
| Miller/Howard Infrastructure Fund | 2.88 | 1.31 | 16.23 | 21 | Open-End Fund |

# Disclaimer

The information contained in this report was obtained from various sources. No representation or warranty, express or implied, is made, given or intended by or on behalf of Consilia Capital Limited or any of its directors, officers or employees and no responsibility or liability is accepted by Consilia Capital Limited or any of its directors, officers or employees as to the accuracy, completeness or fairness of any information, opinions (if any) or analysis (if any) contained in this report. Consilia Capital Limited undertakes no obligation to update or correct any information contained in this report or revise any opinions (if any) or analysis (if any) in the light of any new information. Notwithstanding the foregoing, nothing in this paragraph shall exclude liability for any representation or warranty made fraudulently.

This report (including its contents) is confidential and is for distribution in the United Kingdom only to persons who are authorised persons or exempt persons within the meaning of the Financial Services and Markets Act 2000, or any Order made thereunder, or to persons of a kind described in Article 19(5) (Investment Professionals) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended) and, if permitted by applicable law, for distribution outside the United Kingdom to professionals or institutions whose ordinary business involves them in engaging in investment activities. It is not intended to be distributed or passed on, directly, indirectly, to any other class of persons. **This report may not be copied, reproduced, further distributed to any other person or published, in whole or in part, for any purpose other than with the prior consent of Consilia Capital Limited**. Whilst Consilia Capital Limited may at its sole and absolute discretion consent to the copying or reproduction of this report (whether in whole or in part) for your usual business purposes no representation or warranty, express or implied, is made, given or intended by or on behalf of Consilia Capital Limited or any of its directors, officers or employees as to the suitability or fitness of the report for the purpose to which you intend to put the report.

The information, opinions (if any) and analysis (if any) contained in this report do not constitute, or form part of, any offer to sell or issue, or any solicitation of an offer to purchase or subscribe for, any securities or options, futures or other derivatives ("securities") nor shall this report, or any part of it, or the fact of its distribution, form the basis of, or be relied on, in connection with any contract.
This report is intended to provide general information only. This document may not cover the issues which recipients may regard as important to their consideration, evaluation or assessment of the any of the securities mentioned herein, and where such issues have been covered herein no assurance can be given that they have been considered in sufficient detail for recipients' purposes. This report does not have regard to any specific investment objectives, the financial situation or the particular requirements of any recipient. To the extent that this report contains any forward-looking statements, estimates, forecasts, projections and analyses with respect to future events and the anticipated future performance of the securities referred to herein, such forward-looking statements, estimates, forecasts, projections and analyses were prepared based upon certain assumptions and an analysis of the information available at the time this report was prepared and may or may not prove to be correct. No representation or warranty, express or implied, is made, given or intended by or on behalf of Consilia Capital Limited or any of its directors, officers or employees that any estimates, forecasts, projections or analyses that are used in this report will be realised. These statements, estimates, forecasts, projections and analyses are subject to changes in economic and other circumstances and such changes may be material. Potential investors should seek financial advice from a person authorised under the Financial Services and Markets Act 2000 who specialises in advising on the acquisition of securities. Investors should be aware that the value of and income in respect of any securities may be volatile and may go down as well as up and investors may therefore be unable to recover their original investment.

CONSILIA
CAPITAL

Consilia Capital, 2nd Floor, Berkeley Square House, Berkeley Square, London W1J 6BD
m: +44 (0) 7807 868 237
T: + 44 (0) 207 887 6086
alex.moss@consiliacapital.com
www.consiliacapital.com