

# BMO European Real Estate Securities Fund

## Share Class B £ Acc

December 2019 - all data as of 29/11/2019 unless otherwise stated

for marketing purposes



**Fund objective:** The objective of the Fund is to generate a total return greater than that produced by the FTSE EPRA/NAREIT Developed Europe Capped Index (Net) in Sterling.

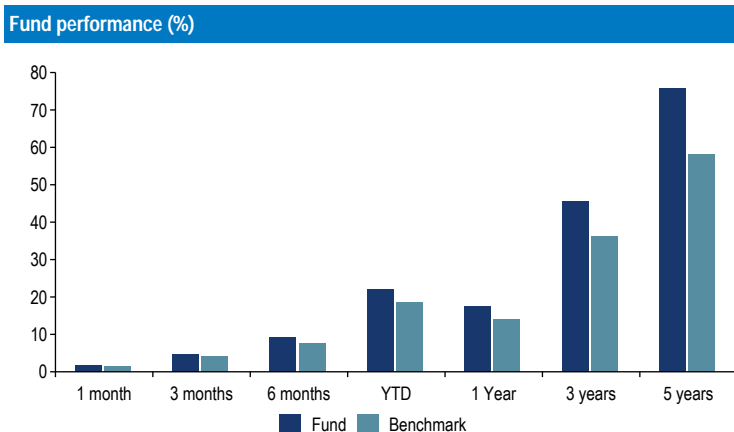
<b>Fund launch date:</b>	08 Apr 2010
<b>Fund manager(s):</b>	Alban Lhonneur/ Marcus Phayre-Mudge
<b>Fund type:</b>	Irish UCITS
<b>Sector:</b>	Lipper Global Equity Sector Real Estate Europe
<b>Benchmark:</b>	FTSE EPRA/NAREIT Developed Europe Capped Index (Net, GBP)
<b>Fund currency:</b>	GBP
<b>Fund size:</b>	£227.6m

<b>Share price:</b>	31.66
<b>Initial charge:</b>	Up to 5%
<b>Ongoing charge:</b>	1.25%
<b>TER:</b>	1.35%
<b>Ann. Mgmt fee:</b>	1.00%
<b>Ann. Return 5 Years:</b>	11.93%
<b>Performance fee:</b>	15% above benchmark
<b>Price frequency:</b>	Daily
<b>Distribution policy:</b>	April, October
<b>Payment date(s):</b>	30 Apr, 31 Oct

<b>Share currency:</b>	GBP
<b>XD Dates:</b>	1 Apr, 1 Oct
<b>Year end:</b>	31 Mar
<b>ISIN:</b>	IE00B5MQF833
<b>FATCA:</b>	TMQCEJ.99999.SL.372
<b>Administrator:</b>	State Street International Ltd. (Dublin, Ireland)
<b>Tel:</b>	+ 44 (0)20 7011 4444
<b>Email:</b>	client.service@bmogam.com

Fund characteristics (%)	
Annualised return (%)	12.7
Annualised volatility (SD%)	14.8
Worst drawdown (%)	-24.21
Sharpe ratio	0.81
Sortino ratio	0.82

Strategic allocation (%)				
Asset	Long	Short	Gross	Net
LARGE	80.7	-6.8	87.5	73.8
MID	26.2	-6.0	32.3	20.2
SMALL	6.7	-1.2	8.0	5.5
TOTAL	113.7	-14.1	127.8	99.6



Cumulative performance as at 29.11.2019 (%)							
	1 month	3 months	6 months	YTD	1 year	3 years	5 years
<b>Fund</b>	1.77	4.59	9.17	22.15	17.61	45.70	75.69
<b>Benchmark</b>	1.38	4.21	7.52	18.64	14.09	36.24	58.02

Discrete performance as at 29.11.2019 (%)					
	2015	2016	2017	2018	2019
<b>Fund</b>	15.09	4.77	20.66	2.67	17.61
<b>Benchmark</b>	9.96	5.48	17.94	1.25	14.09

The discrete performance periods are to the end of the respective month each year.

Source: BMO Global Asset Management, Lipper

Performance data is in GBP £ terms. Investors should be aware that past performance should not be considered a guide to future performance. All performance data is net of all fees and expenses.

### Risk warning

The value of investments and any income derived from them can go down as well as up as a result of market or currency movements and investors may not get back the original amount invested. Investments are concentrated in companies which are focused on the property markets, a relatively narrow segment of the economy.

Top holdings (%)	
VONOVIA SE	9.2
UNIBAIL-RODAMCO-WESTFIELD	7.5
UNITE GROUP PLC	6.6
LEG IMMOBILIEN AG	5.7
SEGRO PLC	5.1
LAND SECURITIES GROUP PLC	4.1
DEUTSCHE WOHNEN AG-BR	3.8
GECINA SA	3.6
FABEGE AB	3.2
AROUNDTOWN PROPERTY HOLDINGS	3.2

Sector allocation (%)	
Industrial	14.8
Offices	25.9
Other	9.4
Residential	33.7
Retail	15.9
TOTAL	99.6

Geographical allocation (%)	
Austria	0.7
Belgium	4.8
Central Europe	1.7
Denmark	0.2
Finland	1.3
France	11.4
Germany	28.0
Greece	0.0
Ireland	1.3
Italy	2.6
Netherlands	2.8
Norway	2.1
Other Overseas	-0.1
Portugal	0.0
Russia	0.0
Spain	4.2
Sweden	7.5
Switzerland	2.5
UK	28.5
USA	0.0
TOTAL	99.6

#### Other share class information

Share class	Minimum investment	Initial charge	Ongoing charge	TER	ISIN
A Acc GBP	£10,000	Up to 5%	1.75%	1.87%	IE00B5N9VC77
A Inc GBP	£10,000	Up to 5%	1.75%	1.87%	IE00B5N74G68
A Acc EUR	€10,000	Up to 5%	1.76%	1.87%	IE00B5N9RL80
A Acc NOK	NOK100,000	Up to 5%	1.78%	1.87%	IE00B5KN3D77
B Acc GBP	£2,500,000	Up to 5%	1.25%	1.35%	IE00B5MQF833
B Acc EUR	€2,500,000	Up to 5%	1.28%	1.35%	IE00B5NGC706
C Inc GBP	£2,500,000	Up to 5%	1.25%	1.34%	IE00B5PZZD25

#### Other share class performance as at 29.11.2019

Share class	1 month	3 months	6 months	YTD	1 year	3 years	5 years
A Acc GBP	1.85	4.65	9.13	21.83	17.27	43.82	72.11
A Inc GBP	1.84	4.63	9.18	21.88	17.29	43.86	72.37
A Acc EUR	1.74	4.31	8.47	20.43	15.81	39.32	65.06
A Acc NOK	1.98	4.88	9.43	22.17	17.58	43.68	70.73
B Acc EUR	1.77	4.42	8.72	20.97	16.36	40.98	68.25
C Inc GBP	1.88	4.74	9.33	22.33	17.81	46.04	76.14

For professional investors and qualified investors only

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The Fund is a sub fund of BMO Investment III, a Open-ended Investment Company (OEIC), registered in Ireland and authorised by the Central Bank of Ireland.

English and German language copies of the Fund's Prospectus and English, Dutch, French, German, and Spanish language copies of the key investor information document (KIID) can be obtained from BMO Global Asset Management, Exchange House, Primrose Street, London EC2A 2NY, telephone: Client Services on 0044 (0)20 7011 4444, email: [client.service@bmogam.com](mailto:client.service@bmogam.com) or electronically at [www.bmogam.com](http://www.bmogam.com). Please read the Prospectus before taking any investment decision.

Not all fund share classes are available for investment in certain countries.

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