

BMO European Real Estate Securities Fund

Share Class B £ Acc

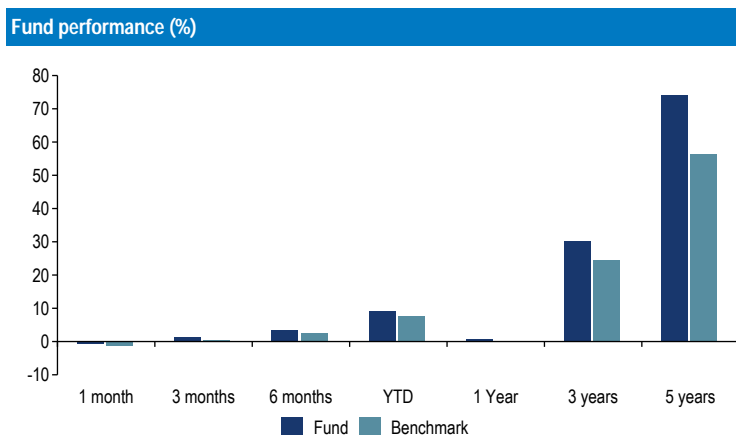
May 2019 - all data as of 30/04/2019 unless otherwise stated



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.	Fund launch date: 08 Apr 2010	Share price: 28.30	Share currency: GBP
	Fund manager(s): Alban Lhonneur/ Marcus Phayre-Mudge	Initial charge: Up to 5%	XD Dates: 1 Apr, 1 Oct
	Fund type: Irish UCITS	Ongoing charge: 1.26%	Year end: 31 Mar
	Sector: Lipper Global Equity Sector Real Estate Europe	TER: 1.35%	ISIN: IE00B5MQF833
	Benchmark: FTSE EPRA/NAREIT Developed Europe Capped Index (Net, GBP)	Ann. Mgmt fee: 1.00%	FATCA: TMQCEJ.99999.SL.372
	Fund currency: GBP	Ann. Return 5 Years: 11.74%	Administrator: State Street International Ltd. (Dublin, Ireland)
	Fund size: £213.6m	Performance fee: 15% above benchmark	Tel: + 44 (0)20 7011 4444
		Price frequency: Daily	Email: client.service@bmogam.com
		Distribution policy: April, October	
		Payment date(s): 30 Apr, 31 Oct	

Fund characteristics (%)	
Annualised return (%)	12.2
Annualised volatility (SD%)	15.2
Worst drawdown (%)	-24.21
Sharpe ratio	0.76
Sortino ratio	0.77

Strategic allocation (%)				
Asset	Long	Short	Gross	Net
LARGE	73.1	-3.8	76.9	69.2
MID	25.7	-8.8	34.5	16.9
SMALL	11.5	-0.8	12.3	10.7
TOTAL	110.3	-13.5	123.7	96.8



Cumulative performance as at 30.04.2019 (%)							
	1 month	3 months	6 months	YTD	1 year	3 years	5 years
Fund	-0.74	1.47	3.55	9.18	0.75	30.11	74.26
Benchmark	-1.24	0.42	2.70	7.70	0.11	24.58	56.52

Discrete performance as at 30.04.2019 (%)					
	2015	2016	2017	2018	2019
Fund	24.08	7.94	9.33	18.12	0.75
Benchmark	19.12	5.47	10.18	12.95	0.11

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	9.7
UNIBAIL-RODAMCO-WESTFIELD	8.8
DEUTSCHE WOHNEN AG-BR	6.1
UNITE GROUP PLC	5.0
HEMBLA AB	4.6
LEG IMMOBILIEN AG	4.2
SEGRO PLC	4.0
KLEPIERRE	3.6
LAND SECURITIES GROUP PLC	3.2
FABEGE AB	3.0

Sector allocation (%)	
Industrial	13.3
Offices	22.4
Other	7.6
Residential	38.0
Retail	15.5
TOTAL	96.8

Geographical allocation (%)	
Austria	0.7
Belgium	2.6
Central Europe	1.3
Denmark	0.2
Finland	0.7
France	13.2
Germany	30.6
Greece	0.0
Ireland	2.3
Italy	2.5
Netherlands	1.8
Norway	1.2
Other Overseas	-0.1
Portugal	0.1
Russia	0.0
Spain	3.5
Sweden	10.2
Switzerland	0.9
UK	25.2
USA	0.0
TOTAL	96.8

Other share class information

Share class	Minimum investment	Initial charge	Ongoing charge	TER	ISIN
A Acc GBP	£10,000	Up to 5%	1.76%	1.87%	IE00B5N9VC77
A Inc GBP	£10,000	Up to 5%	1.76%	1.87%	IE00B5N74G68
A Acc EUR	€10,000	Up to 5%	1.77%	1.87%	IE00B5N9RL80
A Acc NOK	NOK100,000	Up to 5%	1.79%	1.87%	IE00B5KN3D77
B Acc GBP	£2,500,000	Up to 5%	1.26%	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%	1.26%	1.34%	IE00B5PZZD25

Other share class performance as at 30.04.2019

Share class	1 month	3 months	6 months	YTD	1 year	3 years	5 years
A Acc GBP	-0.77	1.34	3.31	8.99	0.30	28.36	70.50
A Inc GBP	-0.75	1.34	3.33	9.02	0.31	28.41	70.61
A Acc EUR	-0.90	0.96	2.64	8.54	-0.98	24.27	64.11
A Acc NOK	-0.76	1.31	3.27	9.01	0.18	27.73	69.15
B Acc EUR	-0.87	1.11	2.89	8.71	-0.57	26.15	67.56
C Inc GBP	-0.74	1.48	3.57	9.17	0.73	30.08	74.36

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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 or electronically at 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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