

BMO European Real Estate Securities Fund

Share Class B £ Acc

November 2018 - all data as of 31/10/2018 unless otherwise stated



Fund objective: The fund targets a total return greater than that produced by the FTSE/EPRA/NAREIT Developed Europe Capped Index (Net, GBP).

Fund launch date:	08 Apr 2010
Fund manager(s):	Alban Lhonneur/ Marcus Phayre-Mudge
Fund type:	Irish UCITS
Sector:	Lipper Global Equity Sector Real Estate Europe
Benchmark:	FTSE EPRA/NAREIT Developed Europe Capped Index (Net, GBP)
Fund currency:	GBP
Fund size:	£191.6m

Share price:	27.33
Initial charge:	Up to 5%
Ongoing charge:	1.37%
TER:	1.57%
Ann. Mgmt fee:	1.00%
Performance fee:	15% above benchmark
Price frequency:	Daily
Distribution policy:	April, October
Payment date(s):	30 Apr, 31 Oct
Share currency:	GBP

XD Dates:	1 Apr, 1 Oct
Year end:	31 Mar
ISIN:	IE00B5MQF833
FATCA:	TMQCEJ.99999.SL.372
Administrator:	State Street International Ltd. (Dublin, Ireland)
Tel:	+ 44 (0)20 7011 4444
Email:	sales.support@bmogam.com

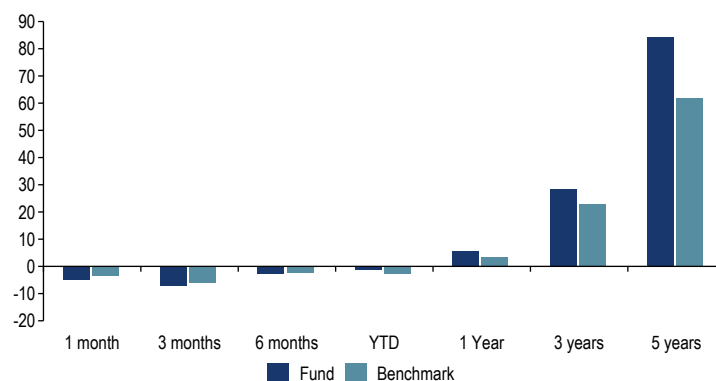
Fund characteristics (%)

Annualised return (%)	12.4
Annualised volatility (SD%)	15.3
Worst drawdown (%)	-24.21
Sharpe ratio	0.77
Sortino ratio	0.78

Strategic allocation (%)

Asset	Long	Short	Gross	Net
LARGE	70.6	-4.5	75.1	66.1
MID	31.8	-10.5	42.3	21.3
SMALL	16.0	-1.0	17.0	15.0
TOTAL	118.4	-16.0	134.3	102.4

Fund performance (%)



Cumulative performance as at 31.10.2018 (%)

	1 month	3 months	6 months	YTD	1 year	3 years	5 years
Fund	-5.01	-7.14	-2.71	-1.44	5.48	28.43	84.29
Benchmark	-3.50	-6.00	-2.52	-2.74	3.23	23.06	61.82

Discrete performance as at 31.10.2018 (%)

	2014	2015	2016	2017	2018
Fund	15.10	24.66	9.54	11.15	5.48
Benchmark	9.89	19.65	8.95	9.42	3.23

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 fund performance data is net of management fees.

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. Income from investments may fluctuate. Income payments may constitute a return of capital in whole or in part. Income may be achieved by foregoing future capital growth.

Top holdings (%)

UNIBAIL-RODAMCO-WESTFIELD	9.9
VONOVIA SE	9.7
DEUTSCHE WOHNEN AG-BR	8.3
UNITE GROUP PLC	5.5
SEGRO PLC	5.0
GECINA SA	4.6
LEG IMMOBILIEN AG	4.1
FABEGE AB	3.7
HEMBLA AB	3.4
LAND SECURITIES GROUP PLC	3.2

Sector allocation (%)

Industrial	14.4
Offices	24.7
Other	7.7
Residential	37.2
Retail	18.4
TOTAL	102.4

Geographical allocation (%)

Austria	0.8
Belgium	3.4
Central Europe	1.4
Denmark	0.2
Finland	0.6
France	15.8
Germany	28.8
Greece	0.0
Ireland	2.4
Italy	3.0
Netherlands	1.6
Norway	0.4
Other Overseas	-0.1
Portugal	0.0
Russia	0.0
Spain	3.9
Sweden	11.0
Switzerland	1.3
UK	27.9
USA	0.0
TOTAL	102.4

Other share class information

Share class	Minimum investment	Initial charge	Ongoing charge	TER	ISIN
A £ Acc	£10,000	Up to 5%	1.88%	2.01%	IE00B5N9VC77
A € Acc	€10,000	Up to 5%	1.92%	1.96%	IE00B5N9RL80
B £ Acc	£2,500,000	Up to 5%	1.37%	1.57%	IE00B5MQF833
B € Acc	€2,500,000	Up to 5%	1.37%	1.57%	IE00B5NGC706

Other share class performance as at 31.10.2018

Share class	1 month	3 months	6 months	YTD	1 year	3 years	5 years
A £ Acc	-5.06	-7.23	-2.92	-1.87	4.95	26.76	80.44
A € Acc	-5.27	-7.61	-3.52	-2.22	4.27	22.89	74.50
B € Acc	-5.19	-7.51	-3.36	-2.14	4.45	24.76	78.15

FTSE International Limited ("FTSE") © FTSE 2018. "FTSE®" is a trade mark of the London Stock Exchange Group companies and is used by FTSE International Limited under licence. All rights in the FTSE indices and/or FTSE ratings vest in FTSE and/or its licensors. Neither FTSE nor its licensors accept any liability for any errors or omissions in the FTSE indices and/or FTSE ratings or underlying data. No further distribution of FTSE Data is permitted without FTSE's express written consent. This Fund is currently registered for sale in Austria, Belgium, Finland, France, Germany, Ireland, Italy, Luxembourg, Malta, Netherlands, Norway, Spain, Sweden, Switzerland and UK. The Prospectus (Swiss Version), Key Investor Information Document, Articles of Association, Annual and Interim Reports in German, as well as further information, can be obtained free of charge from our Swiss Representative: Carnegie Fund Services S.A., 11, rue du Général Dufour, CH-1204 Geneva, Switzerland, Web: www.carnegie-fund-services.ch. The paying agent in Switzerland is Banque Cantonale de Genève, 17, quai de l'Île, CH-1204 Geneva. The current prices can be found at: www.fundinfo.com.

An investment in the Fund involves risks, for more information please refer to the Prospectus and the relevant Key Investor Information Document which can be found on our website at <http://www.bmogam.com/kiids/>.

This document is intended to be of general interest only and does not constitute legal, tax or investment advice nor is it an offer or solicitation to purchase shares of the Fund, and may not comply with all local laws applicable to marketing materials. Financial advisers are responsible for determining whether an investment in the Fund, and which share class, is suitable for their clients.