



## T. ROWE PRICE FUNDS SICAV

# Global Real Estate Securities Fund – Class I

As at 29 February 2024

Total Fund Assets: \$24.8 million

Figures shown in U.S. Dollars



**Portfolio Manager:**  
Jai Kapadia

**Managed Fund Since:**  
2021

**Joined Firm:**  
2011

## IDENTIFIERS

ISIN	LU0382932225
Bloomberg	TRGRESI LX

## INVESTMENT OBJECTIVE

To increase the value of its shares in the long term through both growth in the value of, and income from, its investments.

## INVESTMENT PROCESS

The fund is actively managed and invests mainly in a diversified portfolio of securities issued by real-estate related companies. The companies may be anywhere in the world, including emerging markets. Although the fund does not have sustainable investment as an objective, the promotion of environmental and/or social characteristics is achieved through the fund's commitment to maintain at least 10% of the value of its portfolio invested in Sustainable Investments, as defined by the SFDR. In addition to the E/S characteristics promoted, the fund also applies the investment manager's proprietary responsible screen (the T. Rowe Price Responsible Exclusion List). The fund may use derivatives for hedging and efficient portfolio management. For full investment objective and policy details refer to the prospectus. The manager is not constrained by the fund's benchmark.

**Past performance is not a reliable indicator of future performance.**

## PERFORMANCE

(NAV, total return)	Inception Date	One Month	Three Months	Year-to-Date	One Year	Annualised				
						Three Years	Five Years	Ten Years	Fifteen Years	
Class I	27 Oct 2008	0.82%	6.99%	-3.08%	2.64%	-0.86%	1.49%	3.07%	9.61%	
FTSE EPRA NAREIT Developed Index Net		-0.60%	4.44%	-4.59%	0.45%	-1.32%	-0.20%	2.71%	9.29%	

## CALENDAR YEARS

(NAV, total return)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Class I	15.18%	0.41%	1.88%	7.39%	-8.19%	22.52%	-4.45%	29.32%	-26.65%	11.77%
FTSE EPRA NAREIT Developed Index Net	15.02%	-0.79%	4.06%	10.36%	-5.63%	21.91%	-9.04%	26.09%	-25.09%	9.67%

Source for performance: T. Rowe Price. Fund performance is calculated using the official NAV with distributions reinvested, if any. The value of your investment will vary and is not guaranteed. It will be affected by changes in the exchange rate between the base currency of the fund and the currency in which you subscribed, if different. Sales charges, taxes and other locally applied costs have not been deducted and if applicable, they will reduce the performance figures.

Performance data will be displayed when a share class has more than 1 year history of returns.

The manager is not constrained by the fund's benchmark(s), which is (are) used for performance comparison purposes only.

The investment policy of the fund changed as at 1 October 2022, with the addition of a minimum commitment to sustainable investments. The performance prior to this date was achieved without this consideration.

Index returns are shown with net dividends reinvested.

## KEY FUND RISKS

**Currency** - Currency exchange rate movements could reduce investment gains or increase investment losses. **Real estate** - Real estate and related investments can be hurt by any factor that makes an area or individual property less valuable. **Sector concentration** - Sector concentration risk may result in performance being more strongly affected by any business, industry, economic, financial or market conditions affecting a particular sector in which the fund's assets are concentrated. **Small and mid-cap** - Small and mid-size company stock prices can be more volatile than stock prices of larger companies.

**TOP 10 ISSUERS**

Issuer	Country/Industry	% of Fund
Prologis	United States/Industrial	8.6
Equinix	United States/Data Centers	7.2
Simon Property Group	United States/Regional Mall	4.2
Welltower	United States/Healthcare	3.9
Mitsui Fudosan	Japan/Diversified	3.8
Public Storage	United States/Self Storage	3.7
AvalonBay Communities	United States/Apartment Residential	3.1
Equity Residential	United States/Apartment Residential	2.8
Regency Centers	United States/Shopping Center	2.8
Goodman Group	Australia/Industrial	2.5

The information shown does not reflect any ETFs that may be held in the portfolio.

**GEOGRAPHIC DIVERSIFICATION**

Country	% of Fund	Fund vs. Comparator Benchmark
United States	61.7	-2.6
Japan	9.9	0.3
United Kingdom	6.1	2.0
Australia	4.8	1.2
Hong Kong	3.6	0.1
Singapore	3.2	-0.1
Canada	2.5	0.0
Belgium	2.4	1.5
Germany	1.8	-0.2
France	1.1	-0.5
Spain	0.7	0.3
India	0.6	0.6

The comparator benchmark data is for the FTSE EPRA NAREIT Developed Index Net.

**SECTOR DIVERSIFICATION**

Sector	% of Fund	Fund vs. Comparator Benchmark
Apartment Residential	21.5	6.6
Data Centers	8.6	0.1
Diversified	7.4	-7.0
Healthcare	6.7	-2.1
Industrial	19.5	3.8
Infrastructure	1.7	1.7
Lodging/Leisure	6.2	2.9
Mortgage/Finance	0.0	-0.1
Office	3.4	-3.7
Other Real Estate	0.0	0.0
Regional Mall	10.1	3.7
Self Storage	9.1	3.0
Shopping Center	4.2	-2.1
Triple Net	0.0	-8.3

Source: T. Rowe Price. T. Rowe Price uses a custom structure for sector and industry reporting on this product.

**PORTFOLIO CHARACTERISTICS**

	Fund	Comparator Benchmark
Price to Earnings (Current Fiscal Year)*	27.5X	27.2X
Return on Equity (Current Fiscal Year)*	5.7%	5.7%
Investment Weighted Median Market Cap (mm)	\$17,020	\$13,273
Investment Weighted Average Market Cap (mm)	\$34,064	\$28,889
Number of Holdings	59	367
Top 20 Holdings as % of Total	63.9%	45.3%
Percent of Portfolio in Cash	1.7%	-
Price to Book (trailing)	2.0	1.7
Projected Earnings Growth Rate (3-5 Years)	3.3	2.8

\*Investment Weighted Median. I/B/E/S © 2024 Refinitiv. All rights reserved. These statistics are based on the Fund's underlying holdings and are not a projection of future portfolio performance. Actual results may vary.

**RISK/RETURN CHARACTERISTICS** (Five Years as of Month End)

	Fund	Comparator Benchmark
Annualised Standard Deviation	19.29%	20.24%
Alpha	1.46%	0.00%
Beta	0.93	1.00
R-Squared	0.95	1.00
Information Ratio	0.38	0.00
Sharpe Ratio	-0.03	-0.11
Tracking Error	4.41%	0.00%

Statistics based on monthly returns of Class I shares.

## CONTACT INFORMATION

Website: [www.troweprice.com/institutional](http://www.troweprice.com/institutional)

Email: [information@trowepriceglobal.com](mailto:information@trowepriceglobal.com)

## GENERAL FUND RISKS

**General fund risks - to be read in conjunction with the fund specific risks above.** **Equity** - Equities can lose value rapidly for a variety of reasons and can remain at low prices indefinitely. **ESG and sustainability** - ESG and Sustainability risk may result in a material negative impact on the value of an investment and performance of the fund. **Geographic concentration** - Geographic concentration risk may result in performance being more strongly affected by any social, political, economic, environmental or market conditions affecting those countries or regions in which the Fund's assets are concentrated. **Investment fund** - Investing in funds involves certain risks an investor would not face if investing in markets directly. **Management** - Management risk may result in potential conflicts of interest relating to the obligations of the investment manager. **Market** - Market risk may subject the fund to experience losses caused by unexpected changes in a wide variety of factors. **Operational** - Operational risk may cause losses as a result of incidents caused by people, systems, and/or processes.

## IMPORTANT INFORMATION

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