

**INVESTMENT ADVISER**  
CAPITAL GROWTH MANAGEMENT  
LIMITED PARTNERSHIP  
Boston, Massachusetts 02110

**CUSTODIAN OF ASSETS**  
STATE STREET BANK AND TRUST COMPANY  
Boston, Massachusetts 02111

**TRANSFER AGENT**  
DST ASSET MANAGER SOLUTIONS, INC.  
P.O. Box 8511  
Boston, Massachusetts 02266-8511

# CGM

# Realty Fund

96th Quarterly Report  
March 31, 2018

A No-Load Fund

This report has been prepared for the shareholders of the Fund and is not authorized for distribution to current or prospective investors in the Fund unless it is accompanied or preceded by a prospectus.

RQR118

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*Investment Adviser*

**Capital Growth Management**  
*Limited Partnership*

## To Our Shareholders:

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CGM Realty Fund returned -7.1% during the first quarter of 2018 compared to a return of -0.8% for the Standard and Poor's 500 Index ("S&P 500 Index") and -8.2% for the Standard and Poor's U.S. REIT Index.

Stocks surged in early 2018, driving the S&P 500 Index up 5.7% for the month of January. Stronger corporate earnings, signs of U.S. and global economic growth and a rise in U.S. consumer income provided by the tax overhaul all helped push the market to new highs. Commerce Department reports underscored the strengthening U.S. economy. Gross Domestic Product ("GDP") for the 4th quarter of 2017 grew at its highest annualized rate in three years, increasing 2.9%. GDP expansion has been driven by solid consumer spending and increased business investment, which grew by 11.6% in the fourth quarter of 2017. The manufacturing sector also benefited from strong durable goods orders which expanded 5.8% in 2017. The Institute for Supply Management's Purchasing Managers Index increased 1.1% for December, indicating steady growth in manufacturing orders for over a year. Stocks also profited from synchronized global growth and the Eurozone economy, in particular, continued to strengthen with unemployment at a nine year low and industrial production revving up on the continent. This encouraged the European Central Bank to continue to wind down its economic stimulus program.

Surging volatility shook the stock market in February. A Labor Department report released on February 2 indicated that the tightening labor market led to a spike in wages in January of 2.9% from a year earlier. In fact, it was the largest gain in average hourly earnings in nine years and an indicator of the potential for increased inflation. Stocks and bonds dropped on the news with the S&P 500 Index falling 2.1% while

government bond yields jumped 2.9% to their highest level in four years. The retreat continued on February 5 as the S&P 500 Index lost 4.1% and the Dow Jones Industrial Average suffered its largest single day point decline in history, dropping 1,175.21 points or 4.6%. By February 8, rising interest rates and market volatility had pushed both the S&P 500 Index and the Dow Jones Industrial Average into correction territory. The Labor Department reported an uptick in inflation as the Consumer Price Index increased 0.5% in January and 2.1% from a year earlier. The Producer Price Index increased 0.4% in January, up 2.7% from a year earlier. Stocks recouped some of their losses in the middle of the month but volatility remained high as the S&P 500 Index fell 3.9% for the month and stocks gave up their gains for the year. Despite the elevated market volatility, the Conference Board reported that consumer confidence, driven by current business and labor market conditions, increased to its highest level since November 2000.

March began with the Trump administration announcing a 25% tariff on steel imports and a 10% tariff on aluminum imports in an attempt to reduce the U.S. trade deficit with China and increase support for U.S. metals producers. U.S. stocks and global markets fell on the news and the threat of a potential trade war between the U.S. and China. Stocks recovered some of these losses within a week when the administration exempted Canada and Mexico from the tariffs and indicated that additional countries may also be spared. But the U.S. threat of expanding tariffs to additional Chinese products heightened anxieties and stocks continued to react to fluctuating trade tensions. The Labor Department provided some welcome good news for the market when it released its employment report for February which reflected the largest monthly

# CGM REALTY FUND

gain since July 2016, an increase of 313,000 new jobs. The unemployment rate remained at 4.1% for the fifth straight month, which may create wage and inflation pressure as businesses compete for workers.

Projecting continued strong economic growth, rising inflation and low unemployment, the Federal Reserve raised its benchmark rate by 0.25% on March 21 and indicated that it expects to raise rates an additional two or three times in 2018 and three more times in 2019.

The yield on the 10-year U.S. Treasury bond started the year at 2.4% and subsequently increased through January as demand for bonds declined with the early stock market surge. The yield reached as high as 2.9% as stock market volatility increased. By the end of the quarter the yield fell to 2.7%, its lowest level since late January, as trade tariffs threatened the possibility of a slow-down in economic growth. The S&P 500 Index was priced at 24.3 times the trailing twelve month earnings at the end of the first quarter. While valuations remain high, we believe that global economic indicators and corporate earnings will remain strong and continue to provide favorable investment opportunities.

On March 31, 2018, CGM Realty Fund was 39.4% invested in metals and mining, 18.6% invested in commercial banks and 15.4% invested in hotels and restaurants. The fund also held 7.2% in REITs. The Fund's three largest holdings were Vale S.A. ADR (metals and mining), Bank of America Corporation and Citigroup Inc. (commercial banks).



David C. Fietze  
President

April 2, 2018

## INVESTMENT PERFORMANCE

(unaudited)

Total Returns for Periods Ended March 31, 2018

	<b>The Fund's Cumulative Total Return (%)</b>	<b>The Fund's Average Annual Total Return (%)</b>
10 Years .....	+ 80.3	+ 6.1
5 Years .....	+ 55.3	+ 9.2
1 Year .....	+ 17.6	+ 17.6
3 Months .....	- 7.1	—

The performance data contained in the report represent past performance, which is no guarantee of future results. The table above does not reflect the deduction of taxes a shareholder would pay on Fund distributions or the redemption of Fund shares and assumes the reinvestment of all Fund distributions.

The investment return and the principal value of an investment in the Fund will fluctuate so that investors' shares, when redeemed, may be worth more or less than their original cost. Current performance may be higher or lower than the performance data quoted.

# CGM REALTY FUND

## SCHEDULE OF INVESTMENTS as of March 31, 2018

(unaudited)

### COMMON STOCKS — 98.7% OF TOTAL NET ASSETS

#### REAL ESTATE INVESTMENT TRUSTS — 7.2%

##### Timber — 7.2%

	<b>Shares</b>	<b>Value(a)</b>
PotlatchDeltic Corporation .....	385,000	\$ 20,039,250
Weyerhaeuser Company .....	1,300,000	45,500,000
		65,539,250

**TOTAL REAL ESTATE INVESTMENT TRUSTS** (Identified cost \$65,755,884) ..... 65,539,250

#### OTHER COMMON STOCKS — 91.5%

##### Broker/Dealers — 5.2%

Morgan Stanley .....	880,000	47,484,800
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##### Commercial Banks — 18.6%

Bank of America Corporation .....	3,330,000	99,866,700
Citigroup Inc. ....	1,020,000	68,850,000
		168,716,700

##### Hotels and Restaurants — 15.4%

Hilton Worldwide Holdings Inc. ....	580,000	45,680,800
Marriott International, Inc. ....	340,000	46,233,200
Wyndham Worldwide Corporation .....	420,000	48,060,600
		139,974,600

##### Housing and Building Materials — 5.2%

NVR, Inc. (b) .....	15,800	44,240,000
PulteGroup, Inc. ....	100,000	2,949,000
		47,189,000

##### Metals and Mining — 39.4%

Anglo American plc ADR (c) .....	2,260,000	26,430,700
Freeport-McMoRan Copper & Gold Inc. (b) .....	2,600,000	45,682,000
Rio Tinto plc ADR (c) .....	840,000	43,285,200
Southern Copper Corporation .....	470,000	25,464,600
Teck Resources Limited (c) .....	1,760,000	45,337,600
Turquoise Hill Resources Ltd. (b)(c) .....	17,090,000	52,466,300
Vale S.A. ADR (c) .....	9,300,000	118,296,000
		356,962,400

# CGM REALTY FUND

## SCHEDULE OF INVESTMENTS as of March 31, 2018 (continued)

(unaudited)

### COMMON STOCKS (continued)

	<b>Shares</b>	<b>Value(a)</b>
<b>Miscellaneous — 2.0%</b>		
The Howard Hughes Corporation (b) .....	130,000	\$ 18,086,900
<b>Real Estate Services — 5.7%</b>		
CBRE Group, Inc. (b) .....	160,000	7,555,200
Jones Lang LaSalle Incorporated .....	250,000	43,660,000
		51,215,200
<b>TOTAL OTHER COMMON STOCKS</b> (Identified cost \$701,441,287) .....		829,629,600
<b>TOTAL COMMON STOCKS</b> (Identified cost \$767,197,171) .....		895,168,850

### SHORT-TERM INVESTMENT — 0.6% OF TOTAL NET ASSETS

Tri-party Repurchase Agreement with Fixed Income Clearing Corporation, dated 03/29/2018 at 0.28% to be repurchased at \$5,425,000 on 04/02/2018 collateralized by \$5,645,000 U.S. Treasury Note, 2.25% due 11/15/2024 valued at \$5,545,197 including interest. (Cost \$5,425,000)(d) .....	<b>Face Amount</b>	
	\$ 5,425,000	5,425,000
<b>TOTAL INVESTMENTS — 99.3%</b> (Identified cost \$772,622,171)(e) .....		900,593,850
Cash and receivables .....		14,341,119
Liabilities .....		(7,544,738)
<b>TOTAL NET ASSETS — 100.0%</b> .....		\$ 907,390,231

(a) Security valuation — Equity securities are valued on the basis of valuations furnished by a pricing service, authorized by the Board of Trustees (the “Board”). Equity securities listed or regularly traded on a securities exchange or in the over-the-counter (“OTC”) market are valued at the last quoted sale price or, for certain markets, the official closing price at the time the valuations are made. A security that is listed or traded on more than one exchange is valued at the quotation on the exchange determined to be the primary market for such security. For securities with no sale reported, the last reported bid price is used. Corporate debt securities (other than short-term obligations purchased with an original or remaining maturity of sixty days or less) are valued on the basis of valuations furnished by a pricing service, authorized by the Board, which determines valuations for normal, institutional-size trading units of such securities using market information, transactions for comparable securities and various relationships between securities which are generally recognized by institutional traders. United States government debt securities are valued at the current closing bid, as last reported by a pricing service approved by the Board. Short-term investments purchased

## CGM REALTY FUND

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with an original or remaining maturity of sixty days or less are valued at amortized cost, which approximates value.

When current market prices or quotations are not readily available or do not accurately reflect fair value, valuations may be determined in accordance with procedures adopted by the Board. For example, when developments occur between the close of a market and the close of the New York Stock Exchange ("NYSE") that may materially affect the value of some or all of the securities, or when trading in a security is halted, these procedures may be used. The frequency with which these procedures are used is unpredictable. These valuation procedures may result in a change to a particular security's assigned level within the fair value hierarchy described below. The value of securities used for net asset value ("NAV") calculation under these procedures may differ from published prices for the same securities.

The Fund may use valuation techniques consistent with the market, income, and cost approach to measure fair value. The market approach uses prices and other relevant information generated by market transactions involving identical or comparable assets or liabilities. The income approach uses valuation techniques to convert future amounts (cash flows, earnings) to a single present amount. The cost approach is based on the amount that currently would be required to replace the service capacity of an asset. To increase consistency and comparability in fair value measurements and related disclosure, the Fund utilizes a fair value hierarchy which prioritizes the various inputs to valuation techniques used to measure fair value into three broad levels:

- Level 1 - Prices determined using: quoted prices in active markets for identical securities that the Fund has the ability to access at the measurement date. Valuation adjustments are not applied to Level 1 investments.
- Level 2 - Prices determined using: other significant observable inputs (including quoted prices for similar securities, interest rates, prepayment spreads, credit risk, etc.).
- Level 3 - Prices determined using: significant unobservable inputs, including the Fund's own assumptions and judgment in determining the fair value of investments. In situations where quoted prices or observable inputs are unavailable (for example, when there is little or no market activity for an investment at the end of the period), unobservable inputs may be used. Unobservable inputs reflect the Fund's own assumptions about the factors market participants would use in pricing an investment, and would be based on the best information available in the circumstances. Investments falling into the Level 3 category are primarily supported by quoted prices from brokers and dealers participating in the market for those investments. However, these may be classified as Level 3 investments due to lack of market transparency and corroboration to support these quoted prices. Additionally, valuation models may be used as the pricing source for any remaining investments classified as Level 3. These models rely on one or more significant unobservable inputs and/or significant assumptions by Capital Growth Management Limited Partnership, the Fund's investment adviser ("CGM"). Inputs used in valuations

## CGM REALTY FUND

may include, but are not limited to, financial statement analysis, capital account balances, discount rates and estimated cash flows, and comparable company data.

The inputs or methodology used for valuing securities are not necessarily an indication of the risk associated with investing in those securities. The following is a summary of the inputs used to value the Fund's investments as of March 31, 2018:

Classification	Valuation Inputs		
	Level 1 - Quoted Prices	Level 2 - Other Significant Observable Inputs	Level 3 - Significant Unobservable Inputs
<b>Investments in Securities-Assets</b>			
Common Stocks* .....	\$ 895,168,850	—	—
Short-Term Investment			
Repurchase Agreement .....	—	\$ 5,425,000	—
Total: .....	\$ 895,168,850	\$ 5,425,000	—

\* All common stocks held in the Fund are Level 1 securities. For a detailed break-out of common stocks by major industry classification, please refer to the Schedule of Investments.

For the three months ended March 31, 2018, there were no transfers among Levels 1, 2 and 3.

- (b) Non-income producing security.
- (c) At March 31, 2018, the Fund has approximately 13% of its net assets invested in companies incorporated in Brazil, approximately 10.8% of net assets invested in companies incorporated in Canada, and approximately 7.7% of net assets invested in companies incorporated in the United Kingdom.
- (d) The Fund enters into repurchase agreements, under the terms of a Master Repurchase Agreement, secured by U.S. Government or Agency securities, which involve the purchase of securities from a counterparty with a simultaneous commitment to resell the securities at an agreed upon date and price. Certain repurchase agreements are tri-party arrangements whereby the collateral is held in a segregated account for the benefit of the Fund and on behalf of the counterparty. Repurchase agreements afford the Fund the opportunity to earn a return on temporarily available cash at minimal market risk. While the underlying security may be a bill, certificate of indebtedness, note or bond issued by an agency, authority or instrumentality of the U.S. Government, the obligation of the seller is not guaranteed by the U.S. Government and there is a risk that the seller may fail to repurchase the underlying security. Consequently, there may be possible delays or restrictions upon the Fund's ability to dispose of the underlying securities. Upon an event of default under the Master Repurchase Agreement, the Fund would attempt to exercise its rights with respect to the underlying security, including taking possession of the cash and/or collateral provided by the seller. At

## CGM REALTY FUND

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March 31, 2018, the Fund had an investment in a repurchase agreement for which the value of the related collateral exceeded the value of the repurchase agreement.

- (e) Federal Tax Information: At March 31, 2018, the net unrealized appreciation on investments based on cost of \$772,622,171 for Federal income tax purposes was as follows:

Aggregate gross unrealized appreciation for all investments in which there is an excess of value over tax cost .....	\$173,044,263
Aggregate gross unrealized depreciation for all investments in which there is an excess of tax cost over value .....	<u>(45,072,584)</u>
	<u><u>\$127,971,679</u></u>

**ADR:** American Depositary Receipt - a certificate issued by a U.S. bank representing the right to receive securities of the foreign issuer described. The values of ADRs are significantly influenced by trading on exchanges not located in the United States or Canada.



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## TELEPHONE NUMBERS

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*For information about:*

- Account Procedures
- Purchases
- Redemptions
- Exchanges

Call 800-343-5678

- New Account Procedures and Status
- Prospectuses
- Performance
- Proxy Voting Policies and Voting Records
- Complete Schedule of Portfolio Holdings for the 1st and 3rd Quarters (as filed on Form N-Q)

Call 800-345-4048

Proxy voting policies also appear in the Fund's Statement of Additional Information, which can be found on the CGM Fund's website, [www.cgmfund.com](http://www.cgmfund.com), and the SEC's website, [www.sec.gov](http://www.sec.gov). The voting records can also be found on the SEC's website on the Fund's Form N-PX filing.

The Fund files its complete schedule of portfolio holdings with the SEC for the first and third quarters of each fiscal year on Form N-Q. The Fund's Forms N-Q are available on the SEC's website at [www.sec.gov](http://www.sec.gov) and may be reviewed and copied at the SEC's Public Reference Room in Washington, D.C. Information on the operation of the Public Reference Room may be obtained by calling 800-SEC-0330.

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## MAILING ADDRESS

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## WEBSITE

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[www.cgmfund.com](http://www.cgmfund.com)