

**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 219252  
Kansas City, Missouri 64121-9252

# CGM Realty Fund

112<sup>th</sup> Quarterly Report  
March 31, 2022

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.

RQR122

Printed in U.S.A.



*Investment Adviser*

**Capital Growth Management**  
*Limited Partnership*

## To Our Shareholders:

---

CGM Realty Fund decreased -4.4% during the first quarter of 2022 compared the Standard and Poor's 500 Index (S&P 500 Index) which decreased -4.6% and the Standard Poor's U.S. REIT Index which decreased -4.0%.

After starting the year at a record high, the market hastily retreated on signs of rising inflation and its impact on the U.S. economic recovery. In early January, the Federal Reserve released the minutes of its December meeting which revealed greater concern with inflationary pressures among its members. To combat inflation, the Fed decided to accelerate the tapering of its asset purchase stimulus program to terminate in March. In addition, the Fed indicated that short-term interest rates may need to increase sooner and at a faster pace than originally planned. The more aggressive tightening policy pushed bond yields higher and weighed on stocks. Rising bond yields particularly hurt the technology sector and growth stocks. By January 19, the NASDAQ, which is primarily composed of technology stocks, fell from its all-time high in November 2021 into correction territory. The emergence of the COVID-19 Omicron variant briefly impacted staffing in the service sector and added to the market uncertainty. While the Commerce Department reported that U.S. GDP increased at a 7.0% annual rate in the fourth quarter of 2021 for its fastest acceleration since 1984, concerns about high valuations and increased volatility plunged the market to its worst monthly performance since the onset of the pandemic.

Robust corporate earnings reports and employment figures helped the market briefly recover in early February. The Labor Department reported that jobs increased by 467,000 in January and revised its

totals for November and December to add an additional 700,000 jobs. The news sent bond yields lower and boosted stocks. The Commerce Department's retail sales figures indicated a 3.8% increase in January for the strongest monthly gain in ten months. Increased spending, rising wages and low unemployment suggested that the economy remained on solid footing. However, rising tensions leading up to the Russian invasion of Ukraine drove the S&P 500 down 10% from its January 3 high for its first correction since the beginning of the pandemic in February 2020. Stocks swiftly fell in response to the invasion but soon recovered as technology and growth stocks surged. However, the war increased uncertainty across global markets as western nations imposed economic sanctions in response to the attack, and commodities produced by Russia, including aluminum and nickel, reached multi-year highs. U.S. markets were spared from significant losses, but stocks pulled back for the second straight month.

Stocks advanced at the beginning of March in response to Fed Chairman Jerome Powell's testimony to Congress that he would propose a moderate 0.25% interest rate increase at the upcoming Fed meeting. But rising oil prices exacerbated concerns about inflation and global economic growth. Russia is the world's third largest oil producer and the major supplier to Europe and the war disrupted global oil deliveries while OPEC rejected requests to further increase production. On March 8, the U.S. announced a ban on Russian oil imports and the European Union and United Kingdom soon followed with plans to cut their imports by the end of the year. Stocks declined as oil prices escalated with Brent crude reaching a

## CGM REALTY FUND

---

high of \$133.18. The Labor Department reported that the Consumer Price Index expanded at a 7.9% annual rate in February, and elevated oil and commodity prices resulting from the Russian invasion may further contribute to mounting inflationary pressures. While oil prices retreated marginally at the close of the quarter, limiting the impact to the market, surging inflation, geopolitical conflict and continued supply disruptions led stocks down for their first quarterly loss in two years.

The 10-year U.S. Treasury bond yielded 1.5% at the beginning of the quarter and climbed considerably in March to finish the quarter at 2.3%. The yield rose in response to the Fed's 0.25% interest rate increase and its plans to continue rate increases through the year to curb inflation. The S&P 500 was priced at 24.6 times the trailing twelve-month earnings at the end of the quarter. While the market remains expensive, we believe that there are investment opportunities in companies with low valuations and encouraging growth potential.

On March 31, 2022, CGM Realty Fund was 49.7% invested in real estate investment trusts, including 26.8% in residential REITs, 12.4% in lodging and resorts REITs and 10.4% in retail REITs. The Fund also held 24.8% in metals and mining companies and 20.8% in real estate services. The Fund's three largest holdings were NexPoint Residential Trust, Inc. (residential REIT), Simon Property Group, Inc. (retail REIT) and Peabody Energy Corporation (metals and mining).



David C. Fietze  
President

April 1, 2022

# CGM REALTY FUND

---

## INVESTMENT PERFORMANCE

(unaudited)

Total Returns for Periods Ended March 31, 2022

	<b>The Fund's Cumulative Total Return (%)</b>	<b>The Fund's Average Annual Total Return (%)</b>
10 Years .....	+ 73.5	+ 5.7
5 Years .....	+ 24.0	+ 4.4
1 Year .....	+ 12.5	+ 12.5
3 Months .....	- 4.4	—

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, 2022

(unaudited)

### COMMON STOCKS — 98.1% OF TOTAL NET ASSETS

#### REAL ESTATE INVESTMENT TRUSTS — 49.7%

##### Lodging and Resorts — 12.4%

	Shares	Value(a)
DiamondRock Hospitality Company (b) .....	700,000	\$ 7,070,000
Park Hotels & Resorts Inc. ....	800,000	15,624,000
Pebblebrook Hotel Trust .....	700,000	17,136,000
Ryman Hospitality Properties, Inc. (b) .....	205,000	19,017,850
		58,847,850

##### Office and Industrial — 0.1%

Vornado Realty Trust .....	15,000	679,800
----------------------------	--------	---------

##### Residential — 26.8%

AvalonBay Communities, Inc. ....	30,000	7,451,100
Camden Property Trust .....	130,000	21,606,000
Centerspace .....	182,000	17,857,840
Essex Property Trust, Inc. ....	60,000	20,728,800
Mid-America Apartment Communities, Inc. ....	110,000	23,039,500
NexPoint Residential Trust, Inc. ....	341,000	30,795,710
UDR, Inc. ....	100,000	5,737,000
		127,215,950

##### Retail — 10.4%

Simon Property Group, Inc. ....	200,000	26,312,000
Tanger Factory Outlet Centers, Inc. ....	1,360,000	23,378,400
		49,690,400

<b>TOTAL REAL ESTATE INVESTMENT TRUSTS</b> (Identified cost \$222,551,719) .....		236,434,000
--	--	-------------

# CGM REALTY FUND

## SCHEDULE OF INVESTMENTS as of March 31, 2022 (continued)

(unaudited)

### COMMON STOCKS (continued)

#### OTHER COMMON STOCKS — 48.4%

##### Metals and Mining — 24.8%

	<b>Shares</b>	<b>Value(a)</b>
Alpha Metallurgical Resources, Inc. (b) .....	130,000	\$ 17,154,800
Arch Coal, Inc. ....	130,000	17,859,400
CONSOL Energy Inc. (b) .....	450,000	16,933,500
Peabody Energy Corporation (b) .....	1,050,000	25,756,500
Rio Tinto plc ADR .....	290,000	23,316,000
Warrior Met Coal, Inc. ....	450,000	16,699,500
		117,719,700

##### Miscellaneous — 2.8%

The Howard Hughes Corporation (b) .....	130,000	13,469,300
---	---------	------------

##### Real Estate Services — 20.8%

CBRE Group, Inc. (b) .....	250,000	22,880,000
Cushman & Wakefield plc (b) .....	1,100,000	22,561,000
Jones Lang LaSalle Incorporated (b) .....	100,000	23,946,000
Newmark Group, Inc. ....	1,400,000	22,288,000
Tricon Residential Inc. ....	450,000	7,146,000
		98,821,000

**TOTAL OTHER COMMON STOCKS** (Identified cost \$223,532,452) .....

230,010,000

**TOTAL INVESTMENTS — 98.1%** (Identified cost \$446,084,171)(c) .....

466,444,000

Cash and receivables .....

17,255,685

Liabilities .....

(8,435,569)

**TOTAL NET ASSETS — 100.0%** .....

\$ 475,264,116

(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

## CGM REALTY FUND

---

securities 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.

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

## CGM REALTY FUND

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 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, 2022:

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* .....	\$ 466,444,000	—	—
Total: .....	\$ 466,444,000	—	—

\* 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.

(b) Non-income producing security.

(c) Federal Tax Information: At March 31, 2022, the net unrealized appreciation on investments based on cost of \$449,299,300 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 .....	\$ 25,953,252
Aggregate gross unrealized depreciation for all investments in which there is an excess of tax cost over value .....	(8,808,552)
	\$ 17,144,700

The cost basis and unrealized appreciation/(depreciation) for the Schedule of Investments and tax purposes differ due to differing treatments of wash sale losses deferred.

**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.



## TELEPHONE NUMBERS

---

*For information about:*

- Account Procedures
- Purchases
- Redemptions
- Exchanges

Call 800-343-5678

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

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-PORT, which is available on the SEC's website at [www.sec.gov](http://www.sec.gov). The Fund's four most recent quarterly reports can be obtained on the CGM Funds' website, [www.cgmfund.com](http://www.cgmfund.com).

---

### MAILING ADDRESS

---

The CGM Funds  
P.O. Box 219252  
Kansas City, MO 64121-9252

---

### WEBSITE

---

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