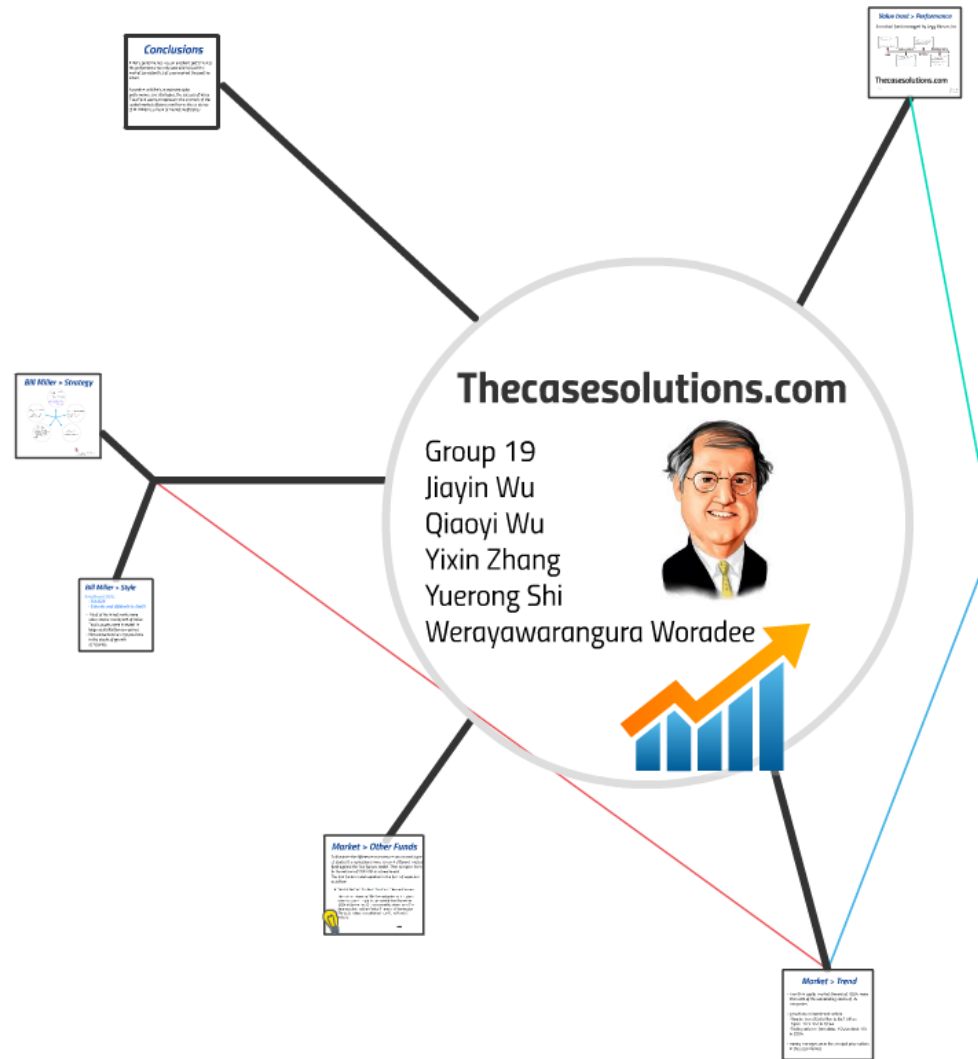
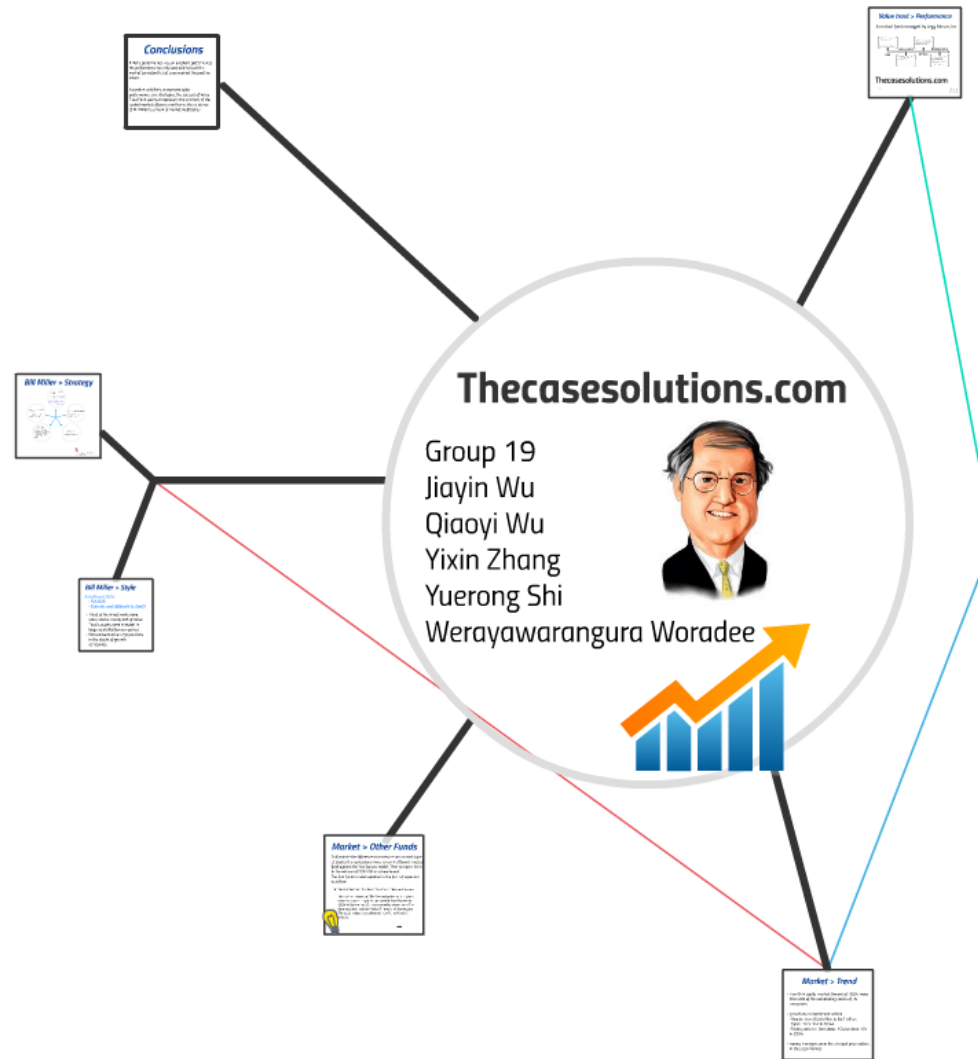


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Sum of the Parts Valuation: Digital Realty Trust

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Sum of the Parts Valuation: Digital Realty Trust

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Group 19

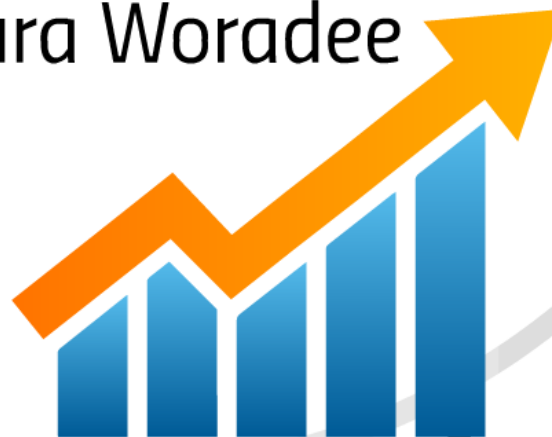
Jiayin Wu

Qiaoyi Wu

Yixin Zhang

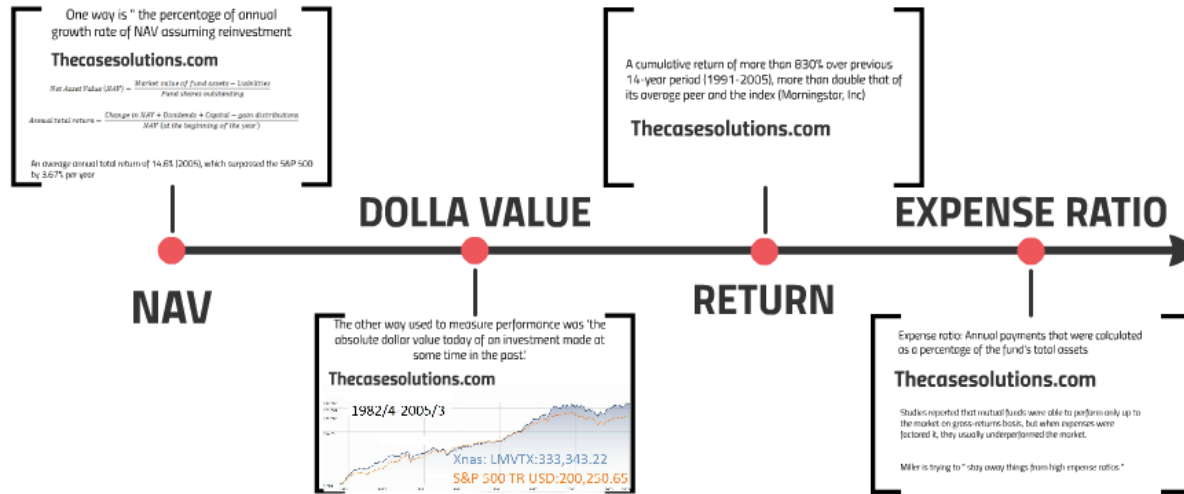
Yuerong Shi

Werayawarangura Woradee



Value trust > Performance

A mutual fund managed by Legg Mason, Inc



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One way is " the percentage of annual growth rate of NAV assuming reinvestment

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$$\text{Net Asset Value (NAV)} = \frac{\text{Market value of fund assets} - \text{Liabilities}}{\text{Fund shares outstanding}}$$

$$\text{Annual total return} = \frac{\text{Change in NAV} + \text{Dividends} + \text{Capital} - \text{gain distributions}}{\text{NAV (at the beginning of the year)}}$$

An average annual total return of 14.6% (2005), which surpassed the S&P 500 by 3.67% per year

The other way used to measure performance was 'the absolute dollar value today of an investment made at some time in the past.'

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A cumulative return of more than 830% over previous 14-year period (1991-2005), more than double that of its average peer and the index (Morningstar, Inc)

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|

EX

Expense ratio: Annual payments that were calculated as a percentage of the fund's total assets

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Studies reported that mutual funds were able to perform only up to the market on gross-returns basis, but when expenses were factored in, they usually underperformed the market.

Miller is trying to "stay away things from high expense ratios"

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Its return beat the benchmark of S&P500
for 14 consecutive years

ASTONISHING!