

Preyanuch Dechothammasathit 2019: Compare Risks And Returns Between Property Fund And Real Estate Investment Trust. Master of Arts (Applied Finance), Major Applied Finance. Independent Advisor: Associate Professor Pattaragit Netiniyom, Ph.D. 66 pages.

ABSTRACT

The study focus on only 35 property funds and 4 real estate investment trusts listed of The securities and exchange commission and The stock exchange of Thailand. Which determined monthly data from January 2015 to December 2017. Then data collected, analyzed and summarized.

The results found that the most investing in property fund was Thai industrial fund 1 because it has performance better than the market and has average returns more than the market of 0.5351 percent while has standard deviation of 1.0779 percent and has beta value of 0.1583 percent. Which was at a low risk level.

The most investing on real estate investment trusts was LH Shopping center because it has performance better than the market and has average returns more than the market of 1.0323 percent. While has beta value of 0.8418 percent which was at high risk level but was not approximate to the market risk level. For the most second investing in real estate investment trust was Impact real estate investment trust because it has performance better than the market and has average returns more than the market of 0.9867 percent. while has beta value of 0.9169 percent which was at approximate to the market risk level.

The conclusion that if investor focus on returns more than risks, should invest in real estate investment trusts. In contrast, if conservative investor should invest in property fund.

  18 / Jun / 19
Student's signature Independent Advisor's signature