

**GPR 250 Index**

The GPR 250 Index is composed of the 250 most liquid property stocks in the world. This combined with consistently applied rules for company inclusions renders the GPR 250 Index a sustainable representation of the global property market.

It therefore serves as both a performance benchmark and a suitable basis upon which financial products can be created.

**Index characteristics**

Number of companies	250
Free Float Market Cap (USD m)	1,332,588
Average	5,330
Largest	112,282
Smallest	107
Median	2,404
% Weight Largest Company	8.43%
Top 10 Holdings (% Index Weight)	30.86%

**Index Information**

**Base date**  
29 December 1989

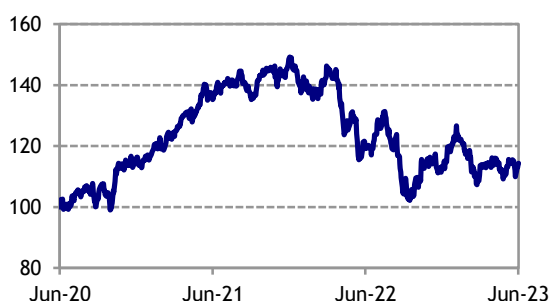
**Base value**  
100

**Calculation frequency**  
Daily

**Currencies**  
EUR, GBP, JPY, LOC and USD

**Geographies**  
World, continents, regions, zones and countries

**3-year index performance in USD**



**Index characteristics**

<b>Returns</b>	3 month	0.62%
	6 month	1.21%
	Y-T-D	1.21%
	1 year	-4.04%
	annualized 3 year	4.56%

**Dividend yield**

1 year	4.74%
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**Volatility**

<b>Annualized risk</b>	1 year	0.18
	3 year	0.16

**Sectors**

Diversified, healthcare, hotel, industrial, office, other, residential and retail

**Fund types**

Closed end

**Rules for company inclusion**

**Size**  
>50 USD million Free Float Market Cap

**Investibility**  
>15% free float

**Real estate activity**  
>75% operational turnover

**Rental income**  
>25% operational turnover

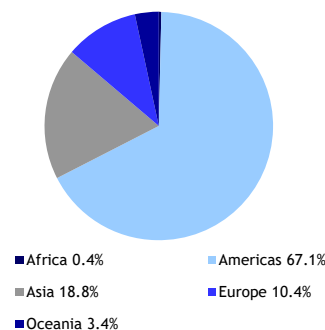
**Sector allocation**  
>60% operational turnover from one specific sector, else Diversified

**Country allocation**  
>75% operational turnover from one country (not crossing continental borders), else country of listing

**Top 10 by Free Float Market Cap**

Company	Free Float Market Cap	Weight
1 Prologis Inc	\$ 112,282	8.43%
2 Public Storage Inc.	\$ 46,133	3.46%
3 Realty Income Corp.	\$ 40,204	3.02%
4 Welltower OP Inc	\$ 40,141	3.01%
5 Simon Property Group Inc.	\$ 37,504	2.81%
6 Digital Realty Trust	\$ 33,176	2.49%
7 VICI Properties	\$ 31,563	2.37%
8 AvalonBay Communities Inc.	\$ 26,785	2.01%
9 Equity Residential	\$ 22,422	1.68%
10 Invitation Homes Inc	\$ 20,997	1.58%

**Continent Breakdown**



**GPR Indices on Data Systems**

Bloomberg  
Datastream  
DeltaOne Solutions  
EIKON  
FactSet  
Financial Express  
Fininfo  
Investment Metrics  
Macrobond Financial  
Morningstar, Inc.  
Rimes  
StatPro  
Thomson Reuters  
Vestek  
Wilshire

**Customization possibilities**

Besides the plain vanilla indices like the GPR 250 Index, GPR 250 REIT Index, GPR General Index and the GPR General Quoted Index, Global Property Research offers a vast amount of customization possibilities.

- Any group of continents, countries or constituents can be capped or fixed to reduce or increase its weight;
- Concentration constraint imposed by the UCITS Directive can be implemented;
- All indices can be hedged partially or fully to any currency to reduce the possible currency risk;
- Dividends can be reduced using client specific Withholding Tax percentages;
- Indices can be developed not based on market capitalization, but on Fundamental Indexation factors.

**Sector Breakdown**

