

Market Update

A Monthly Performance Report

August 2022

Listed property sector in reverse mode

GPR 250 Index drops in August 2022

- The GPR 250 Index dropped (-5.6%) in August 2022, reversing over two-thirds of the July 2022 gains. There were also no continental gains, with losses ranging from -1.8% for Asia to -10.0% for Europe. At country level, Brazil (2.5%) and Mexico (3.9%) were the only ones winning while Hong Kong (-1.4%) and China (-7.8%) were the only two countries losing.

Three Hong Kong REITs band as HKREITA

- In view of the accelerated development of the global REIT industry and investors' increased appetite for income-generating products in recent years, Link REIT, Yuexiu REIT and SF REIT joined hands to co-found the Hong Kong REITS Association (HKREITA) with an aim to build a collaborative platform of the REIT sector and strengthen Hong Kong's status as an international financial centre.

LEG Immobilien SE refrains from acquisition

- Following the resolution of the management board of LEG Immobilien SE, LEG Grundstücksverwaltung GmbH decided to refrain from a public tender offer for shares of Brack Capital Properties N.V. LEG Immobilien SE will therefore not take advantage of the tender commitment, which has been agreed upon with Adler Real Estate AG on 1 December 2021, committing the company to deliver 63.00% of Brack Capital Properties N.V. shares in the case of a public tender offer for Brack Capital Properties N.V. by LEG Immobilien SE.

Cedar Realty Trust Inc. merger completes

- Cedar Realty Trust Inc announced that Cedar Realty Trust Inc and Wheeler REIT, Inc. have jointly determined that the proceeds to Cedar Realty Trust Inc shareholders from the sale of the company's assets and subsequent merger in a series of related all-cash transactions will total USD 29.00 per share. Wheeler REIT, Inc. and Cedar Realty Trust, Inc. completed their merger on 22 August 2022.



For further information:

Jeroen Vreeker

E: j.vreeker@gpr.nl

M: +31 6 51189481

Floris van Dorp

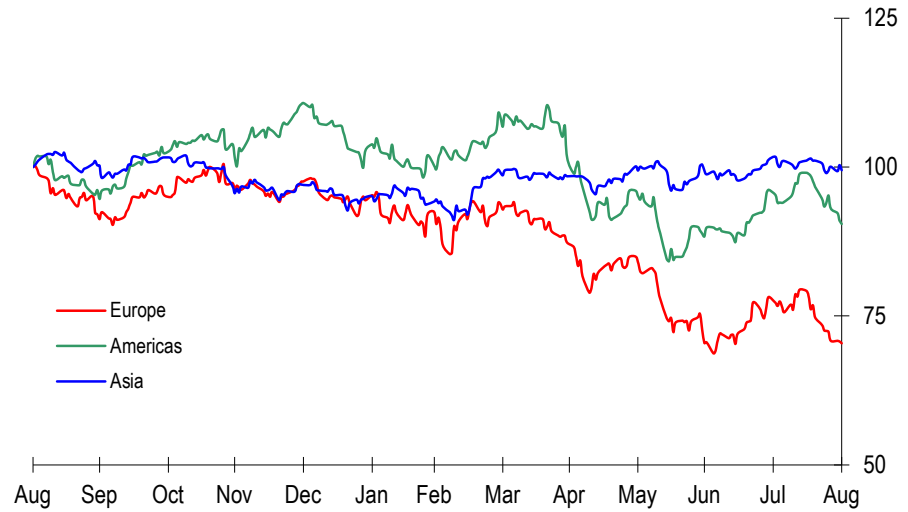
E: f.van.dorp@gpr.nl

M: +31 6 45456211

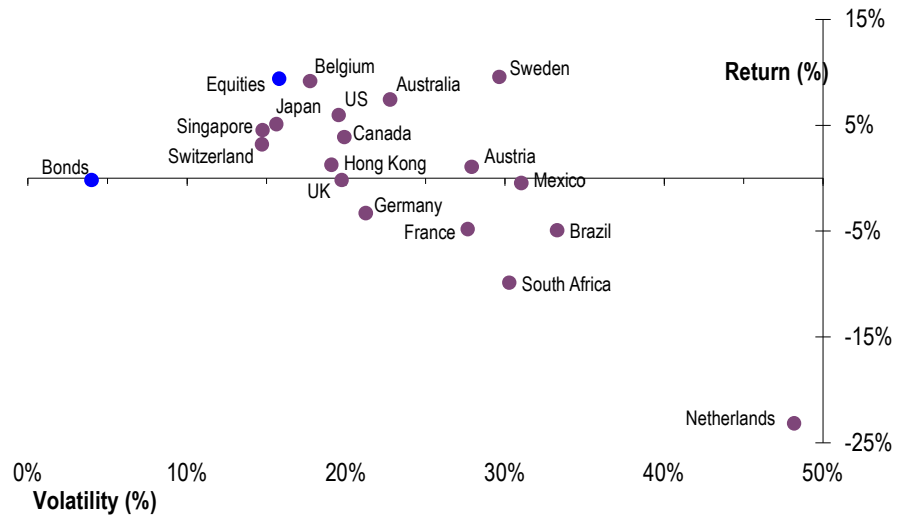
Global Property Research
World Trade Center Amsterdam
Strawinskylaan 1327, B1305
1077 XW Amsterdam
The Netherlands
E: info@gpr.nl

www.globalpropertyresearch.com

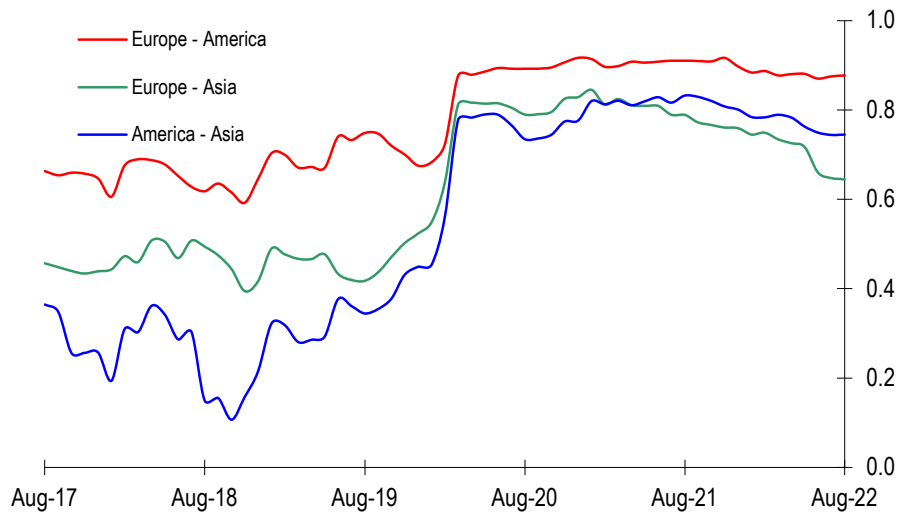
Graph 1:
Continental performance of GPR 250 Index (local returns)



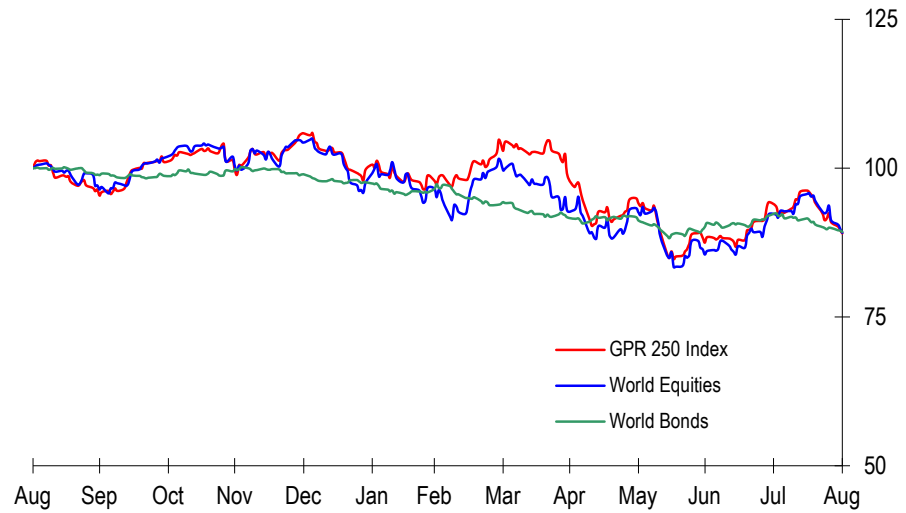
Graph 2:
Return and volatility of the major countries in the GPR 250 Index based on 5 year figures (local currency)



Graph 3:
Rolling 36-month correlation on continental level of the GPR 250 Index (local currency)



Graph 4:
Performance of property shares
to other asset classes (local
returns)



Graph 5:
Rolling 36-months correlation
between different asset classes
(local returns)

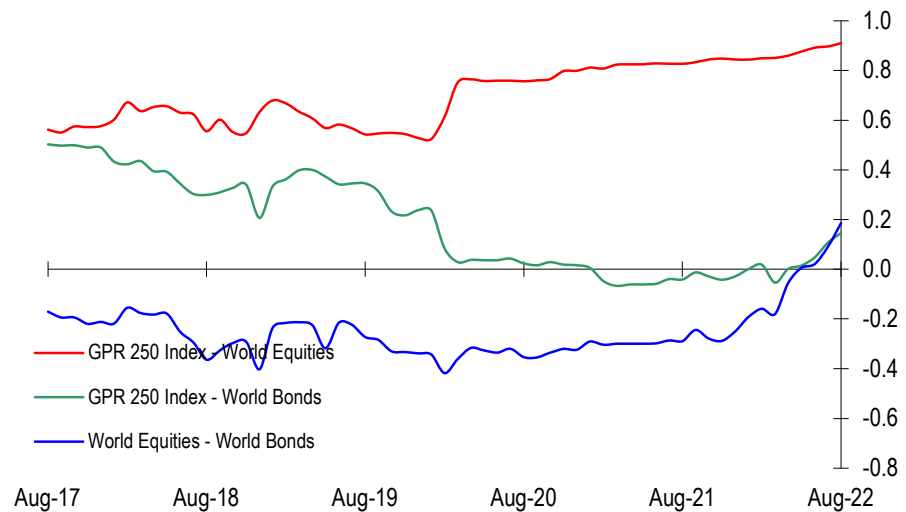


Table 1: Performance of property
shares and other asset classes

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
GPR 250 Index	-5.6%	-9.1%	-15.9%	-11.0%	1.0%	4.2%	0.20
GPR 250 Africa Index	-4.1%	-3.2%	-12.1%	-8.0%	-10.1%	-9.8%	0.36
GPR 250 Americas Index	-6.0%	-9.8%	-18.4%	-9.6%	2.9%	5.8%	0.23
GPR 250 Asia Index	-1.8%	5.6%	2.5%	-0.5%	1.8%	4.1%	0.16
GPR 250 Europe Index	-10.0%	-23.9%	-27.9%	-29.6%	-6.2%	-1.9%	0.23
GPR 250 Oceania Index	-3.1%	-7.9%	-10.5%	-6.8%	0.3%	7.5%	0.28
Global Bonds (JP Morgan)	-3.0%	-7.4%	-9.8%	-10.7%	-3.3%	-0.2%	0.04
Global Equities (MSCI)	-3.4%	-7.7%	-14.5%	-10.8%	10.2%	9.4%	0.18

Note: Volatility is the 36-month standard deviation of returns. 3 and 5 year returns are annualized

LEG Immobilien SE Refrains From Acquisition

The GPR 250 Europe Index held up relatively well in the first half of the month, to join the market rout in the second half and ultimately closing 10.0% lower in August 2022. None of the countries managed to end the month positively while worst performers were France (-8.8%), United Kingdom (-11.1%) and Germany (-15.2%).

Credit Suisse Asset Management has postponed an IPO of a property fund, citing current market conditions and the high volatility in the market for property funds

Credit Suisse Asset Management has postponed an IPO of a property fund, citing current market conditions. The asset manager said the Credit Suisse 1a Immo PK property fund's stock exchange listing, which was planned for the fourth quarter of this calendar year, had been delayed due to the current market conditions and the high volatility in the market for property funds. Credit Suisse Asset Management said that despite preparing for the IPO, the market for property funds is currently going through a phase of high volatility and strongly fluctuating trading volumes so that a successful IPO in the fourth quarter of 2022 cannot be guaranteed. As a result of the changed market conditions, the asset manager said that it would reassess the situation and provide an update in due course.

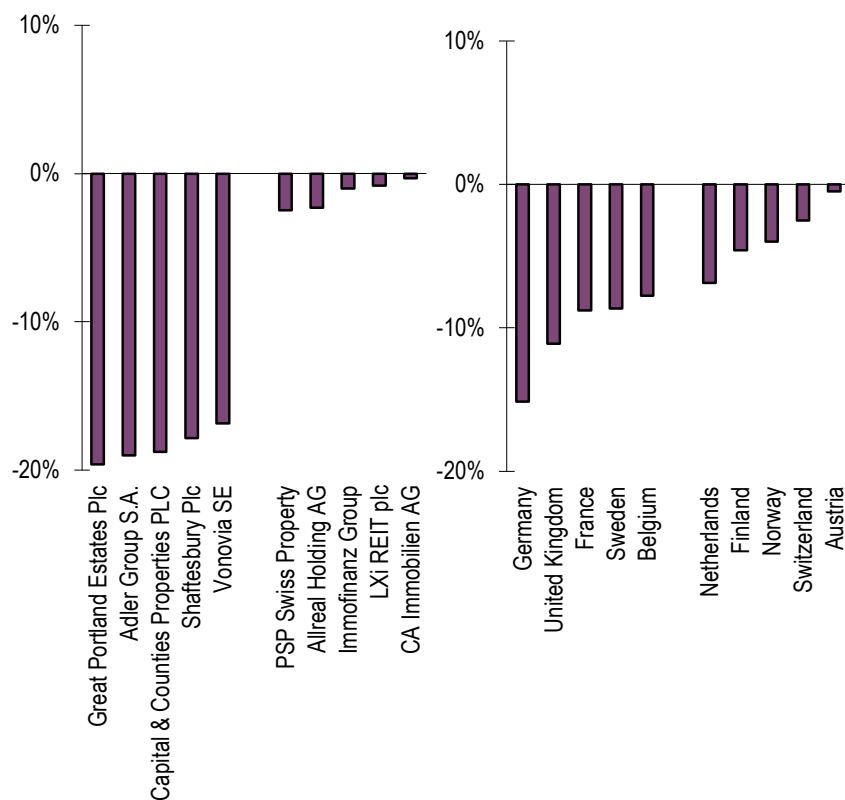
The management board of S IMMO AG issued its detailed reasoned statement on the mandatory takeover offer of CPI Property Group S.A. and recommended its shareholders to accept the EUR 22.85 per share bid

The management board of S IMMO AG issued its detailed reasoned statement on the mandatory takeover offer of CPI Property Group S.A. and recommended its shareholders to accept the EUR 22.85 per share bid. The company's supervisory board concurred with the management board's reasoned statement. After careful analysis and consideration, the management board and the supervisory board consider the consideration offered by CPI Property Group S.A. to be fair and appropriate. Shareholders of S IMMO AG were able to accept the takeover offer until 12 August 2022 and thereafter within the additional acceptance period within three months from the announcement of the results achieved within the initial acceptance period.

Following the resolution of the management board of LEG Immobilien SE, LEG Grundstücksverwaltung GmbH decided, to refrain from a public tender offer for shares of Brack Capital Properties N.V. LEG Immobilien SE will therefore not take advantage of the tender commitment, which has been agreed upon with Adler Real Estate AG on 1 December 2021, committing the company to deliver 63.00% of Brack Capital Properties N.V. shares in the case of a public tender offer for Brack Capital Properties N.V. by LEG Immobilien SE.

COIMA RES S.p.A. was delisted from the stock exchange on 12 August 2022, marking the end of a six-year spell on Euronext Milan stock exchange for the office-focused REIT.

Graph 6:
Top and bottom performing
European companies (local
returns)



Graph 7:
Top and bottom performing
European countries (local
returns)

Table 2:
Long and short-term returns of
European countries (local returns)

TABLE 2. Local Total Returns of European Countries (GPR 250 Index)

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
Europe	-10.0%	-23.9%	-27.9%	-29.6%	-6.2%	-1.9%	0.23
Austria	-0.5%	-10.7%	-12.4%	-12.4%	-9.5%	1.1%	0.33
Belgium	-7.8%	-8.4%	-22.3%	-21.8%	6.1%	9.2%	0.21
Finland	-4.6%	-18.6%	-20.5%	-18.0%	N/A	N/A	N/A
France	-8.8%	-16.6%	-14.6%	-20.3%	-8.9%	-4.8%	0.34
Germany	-15.2%	-40.1%	-41.1%	-46.8%	-11.6%	-3.3%	0.23
Netherlands	-6.9%	-24.3%	-16.6%	-30.7%	-22.2%	-23.2%	0.58
Norway	-4.0%	-29.5%	-33.7%	-32.3%	N/A	N/A	N/A
Spain	-7.2%	-7.8%	-9.0%	-14.1%	-8.5%	-1.2%	0.35
Sweden	-8.7%	-31.5%	-41.8%	-38.7%	-4.6%	9.6%	0.36
Switzerland	-2.5%	-6.1%	-4.6%	-10.4%	-3.1%	4.6%	0.16
United Kingdom	-11.1%	-16.7%	-22.4%	-18.8%	-0.4%	-0.2%	0.23
Europe Bonds	-4.8%	-9.5%	-11.5%	-12.6%	-5.3%	-1.5%	0.06
Europe Equities	-3.9%	-5.6%	-11.3%	-8.3%	5.0%	4.6%	0.16

Note: Volatility is the 36-month standard deviation of returns. 3 and 5 year returns are annualized

Cedar Realty Trust Inc. Merger Completes

The Americas property stocks began August continuing in rebound mode but reversed their course to end the month in negative territory after a hawkish Fed and recession fears weighed on investors. At country level performances for Brazil (2.5%) and Mexico (Fibra Uno Administracio SA; 3.9%) were positive while Canada (-4.9%) and United States (-6.1%) caused the GPR 250 Americas Index to decline (-6.0%).

Wheeler REIT, Inc. and Cedar Realty Trust, Inc. completed their merger on 22 August 2022

Cedar Realty Trust Inc announced that Cedar Realty Trust Inc and Wheeler REIT, Inc. have jointly determined that the proceeds to Cedar Realty Trust Inc shareholders from the sale of the company's assets and subsequent merger in a series of related all-cash transactions will total USD 29.00 per share. Accordingly, Cedar Realty Trust Inc declared a special dividend distribution of USD 19.52 per share. Payment of the special dividend distribution was contingent upon the closing of Cedar Realty Trust Inc's previously announced cash merger transaction with a subsidiary of Wheeler REIT, Inc. – the final step of the sale process – which was consummated on 22 August 2022. Shareholders as of the merger closing date were entitled to receive a merger consideration of USD 9.48 per share, payable on or about the same date as the special dividend distribution.

W. P. Carey Inc. completed its merger with Corporate Property Associates 18 – Global Incorporated, a non-traded REIT for which W. P. Carey Inc. acted as advisor

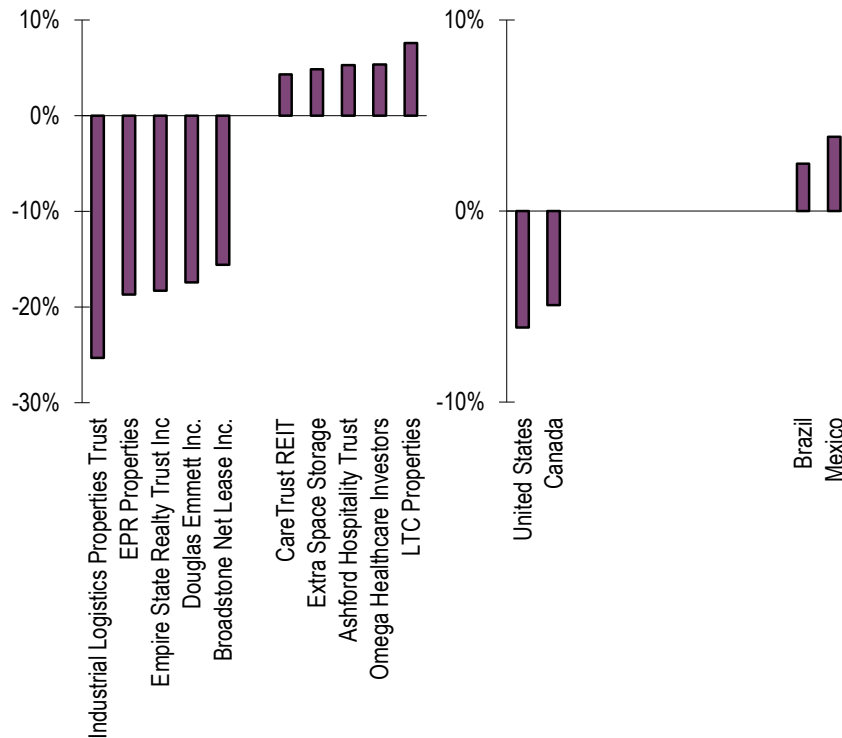
W. P. Carey Inc. completed its merger with Corporate Property Associates 18 – Global Incorporated, a non-traded REIT for which W. P. Carey Inc. acted as advisor. The merger adds approximately USD 2.0bn of property assets—including 65 self-storage properties—to W. P. Carey Inc.'s portfolio after asset sales, most of which have been completed. In connection with the merger, W. P. Carey Inc. issued approximately 13.8 million shares.

To recall, Prologis, Inc. scheduled the EGM to consider and vote on its proposed merger with Duke Realty Corp., to be conducted via a virtual live webcast, on 28 September 2022. Prologis, Inc. expects the Duke Realty Corp. deal to close by the end of the third quarter.

AMERICAS – DATA

August 2022

Graph 8:
Top and bottom performing
American companies (local
returns)



Graph 9:
Top and bottom performing
American countries (local
returns)

Table 3:
Long and short-term returns of
American countries (local
returns)

TABLE 3. Local Total Returns of American Countries (GPR 250 Index)

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
Americas	-6.0%	-9.8%	-18.4%	-9.6%	2.9%	5.8%	0.23
Brazil	2.5%	-4.3%	7.6%	-2.6%	-11.1%	-4.9%	0.36
Canada	-4.9%	-15.0%	-17.5%	-13.8%	-1.6%	3.9%	0.25
Mexico	3.9%	-4.2%	5.4%	1.6%	-1.6%	-0.5%	0.34
United States	-6.1%	-9.6%	-18.5%	-9.4%	3.2%	6.0%	0.23
North American Bonds	-2.5%	-7.5%	-9.7%	-10.5%	-2.2%	0.4%	0.05
North American Equities	-3.8%	-9.4%	-16.7%	-12.6%	12.2%	11.6%	0.19

Note: Volatility is the 36-month standard deviation of returns. 3 and 5 year returns are annualized

Three Hong Kong REITs Band As HKREITA

Asia (-1.8%), Oceania (-3.1%) and Africa (-4.1%) all suffered losses in August 2022.

Link REIT, Yuexiu REIT and SF REIT joined hands to co-found the Hong Kong REITs Association (HKREITA)

In view of the accelerated development of the global REIT industry and investors' increased appetite for income-generating products in recent years, Link REIT, Yuexiu REIT and SF REIT joined hands to co-found the Hong Kong REITs Association (HKREITA) with an aim to build a collaborative platform of the REIT sector and strengthen Hong Kong's status as an international financial centre. A survey found that asset appreciation, secure source of income after retirement, and capital guarantee are the three major investment goals of Hong Kong investors. Currently, only 8.5% individual Hong Kong investors invested in REITs. Over half identified "not being familiar with Hong Kong REITs" as the major reason for not interested in REITs, while "high dividend payout" is the most attractive reason for those interested. As such, the HKREITA aims to promote the growth and healthy development of the H-REITs market and raise public awareness towards H-REITs.

Fortress REIT Limited shareholders were informed that at the relevant EGMs held on 17 August 2022, the resolutions tabled at each of the EGMs were not passed by the requisite majority of Fortress REIT Limited shareholders. Accordingly, the scheme of arrangement, which would have resulted in Fortress REIT Limited B shares repurchasing all of the Fortress REIT Limited A shares in consideration for the issue of 3.01281 Fortress REIT Limited B for every (1) Fortress REIT Limited A share, will not be implemented.

Ascott Residence Trust completed the private placement of 151,786,000 stapled securities priced at SGD 1.12 apiece

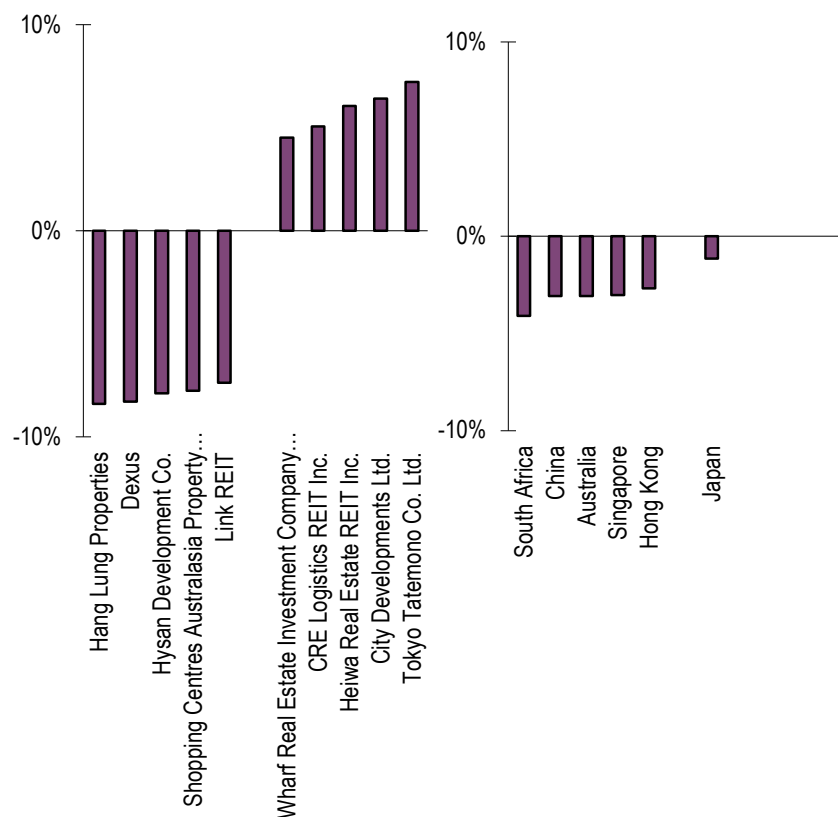
Ascott Residence Trust completed the private placement of 151,786,000 stapled securities priced at SGD 1.12 apiece. The trading of the newly issued stapled securities on the SGX-ST pursuant to the private placement commenced on 24 August 2022. The private placement proceeds will fund Ascott Residence Trust's various conditional sale and purchase agreements to acquire properties in Australia, France, Japan, United States and Vietnam.

China's first batch of publicly traded rental property REITs was snapped up in Shanghai and Shenzhen by yield-hungry investors, opening up a new financing channel for the struggling property sector. The three newly launched REITs, based on affordable rental properties, were each more than 100 times oversubscribed among institutional investors, and will reportedly raise a combined CNY 3.8bn. The rental property REIT launches come as Beijing steps up efforts to aid the property business, a sector that was a pillar of growth in the world's second-biggest economy over the last two decades but is now reeling amid debt piles, mortgage boycotts and sluggish sales.

AFRICA, ASIA & OCEANIA – DATA

August 2022

Graph 10:
Top and bottom performing
Asian and Oceanian
companies (local returns)



Graph 11:
Top and bottom performing
Asian and Oceanian countries
(local returns)

Table 4:
Long and short-term
performance of African, Asian
and Oceanian countries (local
returns)

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
Africa	-4.1%	-3.2%	-12.1%	-8.0%	-10.1%	-9.8%	0.36
Asia	-1.8%	5.6%	2.5%	-0.5%	1.8%	4.1%	0.16
Oceania	-3.1%	-7.9%	-10.5%	-6.8%	0.3%	7.5%	0.28
Australia	-3.1%	-7.9%	-10.5%	-6.8%	0.3%	7.5%	0.28
China	-3.1%	-7.8%	-6.9%	-28.5%	N/A	N/A	N/A
Hong Kong	-2.7%	-0.3%	-3.4%	-7.6%	-0.4%	1.3%	0.21
Japan	-1.1%	8.6%	5.1%	1.2%	2.5%	5.1%	0.18
Singapore	-3.0%	1.4%	0.0%	2.6%	1.8%	3.2%	0.16
South Africa	-4.1%	-3.2%	-12.1%	-8.0%	-10.1%	-9.8%	0.36
Japan Bonds	-2.5%	-7.5%	-9.7%	-10.5%	-2.2%	0.4%	0.05
Australia Bonds	-2.9%	-7.3%	-9.6%	-12.5%	-3.9%	1.0%	0.06
Asia Pacific Equities	0.5%	2.6%	-2.5%	-1.3%	9.0%	6.4%	0.14

Note: Volatility is the 36-month standard deviation of returns. 3 and 5 year returns are annualized

GPR 250 REIT INDEX – DATA

August 2022

Graph 12:
Rolling 36-months correlation
between different asset classes
(local returns)

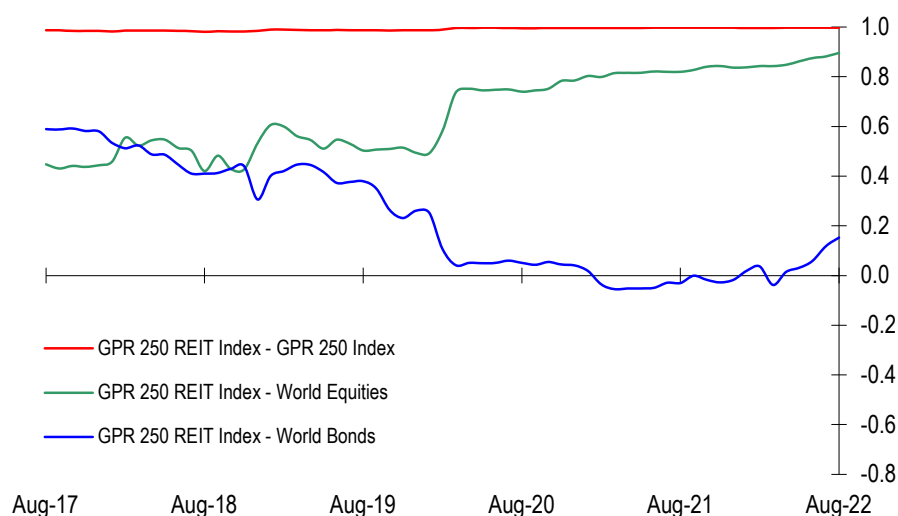


Table 5:
Long and short-term returns of
of REITs

TABLE 5. Local Total Returns of REITs (GPR 250 REIT Index)

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
Global	-5.5%	-8.3%	-16.2%	-9.6%	1.8%	5.0%	0.21
Africa	-6.3%	-2.3%	-12.4%	-7.7%	-11.6%	-10.6%	0.40
Americas	-6.0%	-9.9%	-18.5%	-9.6%	3.0%	5.9%	0.23
Asia	-0.8%	7.0%	-0.5%	-2.5%	1.2%	7.0%	0.15
Europe	-9.8%	-16.3%	-20.2%	-20.1%	-5.4%	-4.3%	0.27
Oceania	-3.1%	-7.9%	-10.5%	-6.8%	0.3%	7.5%	0.28
Australia	-3.1%	-7.9%	-10.5%	-6.8%	0.3%	7.5%	0.28
Belgium	-7.8%	-8.4%	-22.3%	-21.8%	6.1%	9.2%	0.21
Canada	-4.7%	-15.1%	-17.9%	-13.7%	-1.0%	5.4%	0.24
China	-3.5%	-0.1%	-2.8%	-9.1%	N/A	N/A	N/A
France	-8.8%	-16.6%	-14.6%	-20.3%	-8.9%	-4.8%	0.34
Hong Kong	-7.4%	-1.4%	-9.4%	-11.1%	-7.9%	2.7%	0.22
Japan	1.2%	10.7%	1.3%	-1.4%	3.0%	7.6%	0.18
Mexico	3.9%	-4.2%	5.4%	1.6%	-1.6%	-0.5%	0.34
Netherlands	-6.9%	-24.3%	-16.6%	-30.7%	-22.2%	-23.2%	0.58
Singapore	-3.3%	1.5%	-1.0%	-0.9%	1.4%	6.9%	0.16
South Africa	-6.3%	-2.3%	-12.4%	-7.7%	-11.6%	-10.6%	0.40
Spain	-7.2%	-7.8%	-9.0%	-14.1%	-8.5%	-1.4%	0.36
United Kingdom	-11.2%	-17.2%	-22.7%	-19.0%	0.0%	0.2%	0.23
United States	-6.1%	-9.6%	-18.5%	-9.4%	3.2%	5.9%	0.23

Note: Volatility is the 36-month standard deviation of returns. 3 and 5 year returns are annualized

GPR 15 Index serves as a representative benchmark for the European market

As of 30 June 2000, Global Property Research has launched the GPR 15 Index. The index tracks the performances of the 15 most liquid European property companies taking into account the country weight of the GPR 250 Europe Index. It covers around 55% of the European market in terms of market capitalization. The number of stocks per company is fixed, so it is easy for investors to hedge the portfolio. The correlation between the GPR 15 Index and the GPR 250 Europe Index is about 0.98 over the past three years and since inception.

	<i>Country</i>	<i>Company</i>	<i>Weight</i>
1	Belgium	Warehouses De Pauw	5.19%
2	France	Klepierre	4.71%
3	Germany	Aroundtown SA	3.19%
4	Germany	LEG Immobilien AG	6.00%
5	Germany	Vonovia SE	23.13%
6	Netherlands	Unibail-Rodamco-Westfield	8.54%
7	Spain	MERLIN Properties SOCIMI S.A.	3.53%
8	Sweden	Castellum AB	4.21%
9	Sweden	Samhällsbyggnadsbolaget i Norden B	1.79%
10	Switzerland	Swiss Prime Site	7.75%
11	United Kingdom	British Land Company Plc	4.75%
12	United Kingdom	Land Securities Plc	6.30%
13	United Kingdom	LondonMetric Property Plc	2.71%
14	United Kingdom	Segro Plc	14.15%
15	United Kingdom	Tritax Big Box REIT plc	4.07%

Global Property Research has observed the following changes in the GPR 250

- Global Property Research removed American Campus Communities, Inc. (United States) from the GPR 250 Indices and the GPR General Indices as from 10 August 2022 following the closing of the acquisition by Blackstone Core+ perpetual capital vehicles, primarily comprised of Blackstone Real Estate Income Trust, Inc., alongside Blackstone Property Partners L.P.;

Global Property Research will adjust the constituents of the GPR 250 Index and the GPR 250 REIT Index on a quarterly basis. The table below summarizes the inclusions and exclusions of the GPR 250 Index and the GPR 250 REIT Index (indicated with an asterisk), will become effective as of 19 September 2022.

<i>Inclusions</i>		<i>Exclusions</i>	
Australia	HomeCo Daily Needs REIT *	China	Soho China Limited
Belgium	VGP NV	Japan	Mori Trust Sogo REIT *
Germany	Sirius Real Estate Ltd.		
United Kingdom	Supermarket Income REIT plc *		
United States	Phillips Edison & Co. Inc. *		

Global Property Research has observed the following changes in the GPR General

- Global Property Research removed Cedar Realty Trust Inc (United States) from the GPR General Indices as from 22 August 2022 following the closing of the merger with and into Wheeler REIT, Inc.;

Global Property Research has observed the following changes in the GPR General

Global Property Research will adjust the constituents of the GPR General Index on a monthly basis, further to chapter 7 of the GPR Index Construction & Maintenance Procedures. The table below summarizes the inclusions and exclusions of the GPR General Index and the GPR General Quoted Index, which have become effective as of 1 September 2022. Open-ended funds, which are indicated with an asterisk, are not part of the GPR General Quoted Index.

<i>Inclusions</i>	<i>Exclusions</i>
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GPR Indices on Data Systems

Bloomberg: GPRI <GO>

DeltaOne Solutions: Search for “GPR”

EcoWin: Graphics: Select Country → Stock Market
Pro: Financial Database → Select Country → Equity Indices → GPR
Graphics and Pro: text search “GPR”

FactSet Research Systems, Inc.: Structured as: GPCC# , where
CC is country code
is currency (*LOC* for local; *EUR* for euro; *USD* for US dollar)

Financial Express: Search for “GPR”

Fininfo: Search for “GPR”

Macrobond Financial Search for “GPR”

Morningstar, Inc.: Search for “GPR”

Reuters: NXT/Indices9 (in quote browser window)
0#.GPR (in quote browser window)

Rimes Technologies Ltd.: Search for “Global Property Research”

StatPro Search for “GPR”

ThomsonReuters/Datastream: Mnemonics structured as: GPRXCC# , where
X is 2 for GPR 250 or G for GPR General
CC is country code
is currency (*L* for local; *E* for euro; *\$* for US dollar)

ThomsonReuters/Vestek: Search for “GPR”

ThomsonReuters/EIKON: Search for “GPR”

Wilshire Associates, Inc.: Search for “GPR”

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