

**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              | 251       |
| Free Float Market Cap (USD m)    | 1,333,969 |
| Average                          | 5,315     |
| Largest                          | 103,174   |
| Smallest                         | 111       |
| Median                           | 2,622     |
| % Weight Largest Company         | 7.73%     |
| Top 10 Holdings (% Index Weight) | 28.54%    |

**Index Information**

**Base date**  
29 December 1989

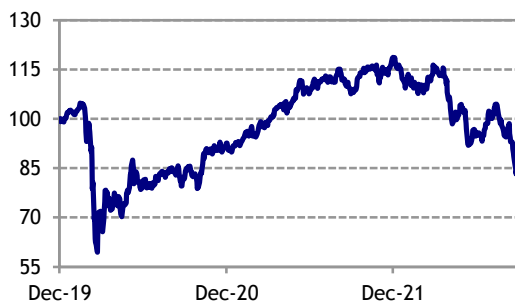
**Base value**  
100

**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           | 6.66%   |
|                | 6 month           | -5.19%  |
|                | Y-T-D             | -24.31% |
|                | 1 year            | -24.31% |
|                | annualized 3 year | -3.50%  |

**Dividend yield**

|        |       |
|--------|-------|
| 1 year | 4.73% |
|--------|-------|

**Volatility**

|                        |        |      |
|------------------------|--------|------|
| <b>Annualized risk</b> | 1 year | 0.19 |
|                        | 3 year | 0.24 |

**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

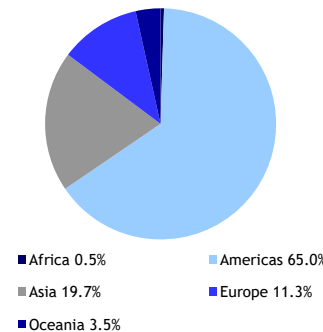
**Investibility**  
>15% free float

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

**Top 10 by Free Float Market Cap**

| Company                                | Free Float Market Cap | Weight |
|--|-----------------------|--------|
| 1 Prologis Inc                         | \$ 103,174            | 7.73%  |
| 2 Public Storage Inc.                  | \$ 44,242             | 3.32%  |
| 3 Realty Income Corp.                  | \$ 39,733             | 2.98%  |
| 4 Simon Property Group Inc.            | \$ 38,148             | 2.86%  |
| 5 VICI Properties                      | \$ 31,204             | 2.34%  |
| 6 Welltower OP Inc                     | \$ 30,924             | 2.32%  |
| 7 Digital Realty Trust                 | \$ 28,830             | 2.16%  |
| 8 AvalonBay Communities Inc.           | \$ 22,519             | 1.69%  |
| 9 Alexandria Real Estate Equities Inc. | \$ 21,888             | 1.64%  |
| 10 Equity Residential                  | \$ 20,001             | 1.50%  |

**Continent Breakdown**



**Rental income**

>25% operational turnover

**Sector allocation**

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

**Country allocation**

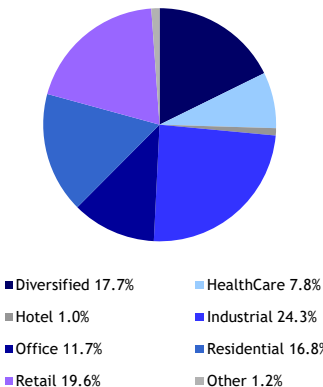
>75% operational turnover from one country (not crossing continental borders), else country of listing

**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**



**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