

**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)	1,626,252
Average	6,505
Largest	91,862
Smallest	177
Median	3,348
% Weight Largest Company	5.65%
Top 10 Holdings (% Index Weight)	24.40%

**Index Information**

**Base date**  
29 December 1989

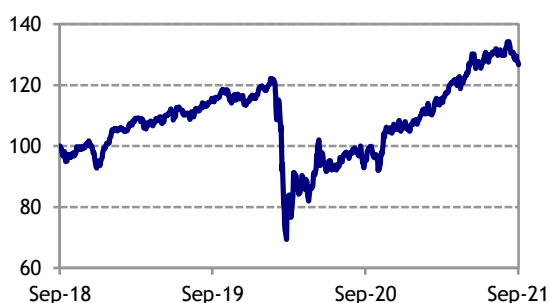
**Base value**  
100

**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	-0.03%
	6 month	9.79%
	Y-T-D	16.23%
	1 year	31.54%
	annualized 3 year	7.88%

**Dividend yield**

1 year	3.27%
--------	-------

**Volatility**

<b>Annualized risk</b>	1 year	0.13
	3 year	0.21

**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

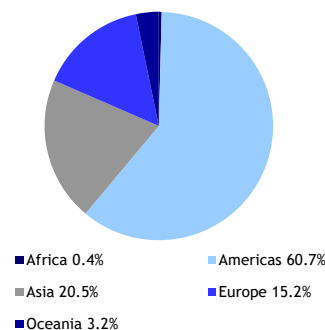
**Sector allocation**  
>60% operational turnover from one specific sector, else Diversified

**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	\$ 91,862	5.65%
2 Public Storage Inc.	\$ 45,266	2.78%
3 Simon Property Group Inc.	\$ 42,419	2.61%
4 Digital Realty Trust	\$ 40,984	2.52%
5 Welltower Inc	\$ 34,763	2.14%
6 Vonovia SE	\$ 31,100	1.91%
7 AvalonBay Communities Inc.	\$ 30,839	1.90%
8 Equity Residential	\$ 27,998	1.72%
9 Alexandria Real Estate Equities Inc.	\$ 26,338	1.62%
10 Realty Income Corp.	\$ 25,225	1.55%

**Continent Breakdown**

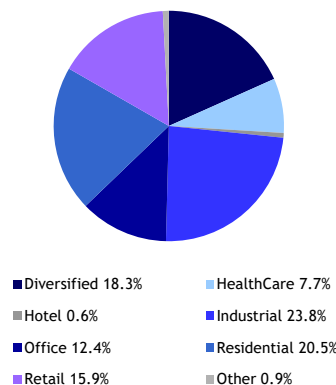


**Customization possibilities**

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