

Market Update

A Monthly Performance Report

April 2021

GPR 250 Index closes up for third consecutive month

Listed property sector adds 5.7% in April 2021

- The GPR 250 Index increased by 5.7% in April 2021, i.e., up for the third consecutive month, with the continental gains ranging from 0.4% for Asia to 10.9% for Africa. At country level, South Africa (10.9%) ranked top spot while Japan (-0.6%), Austria (-0.6%) and Brazil (-4.8%) recorded losses.

Weingarten Realty Investors rises on merger deal

- Kimco Realty Corp. and Weingarten Realty Investors agreed to a definitive merger in which Weingarten Realty Investors will merge with and into Kimco Realty Corp. Under the terms of the agreement, each (1) Weingarten Realty Investors share will be converted into 1.408 newly issued Kimco Realty Corp. shares plus USD 2.89 in cash.

Berlin's *Mietendeckel* rent freeze ruled unlawful

- Major German residential landlords including Vonovia SE and Deutsche Wohnen SE welcomed the ruling by the German Federal Court on the unconstitutionality of the so-called Berlin rent cap (*Mietendeckel*) a year after its introduction in the German capital city. In overturning the law, Germany's Constitutional Court said that the city government lacked the authority to enact such rules. Rents were initially frozen for five years in February 2020, affecting about 1.5 million apartments. A second stage came into effect in November 2020 when landlords were forced to cut rent for more than 300,000 tenants.

Invesco Office J-REIT, Inc. to resist tender offer

- Invesco Office J-REIT, Inc. announced to have submitted a written request to prohibit or suspend a tender offer for all of the company's issued and outstanding investment units by 101 LPS, an investment limited partnership; SDSS Investco Limited; SDSS K Investco Limited; SSF U.S. Investco S, L.P.; SSF U.S. Investco C, L.P.; and SOF-11 International Investco Limited, managed by the Starwood Capital Group (hereinafter collectively or individually referred to as the tender offeror(s)).



Analysts

Jeroen Vreeker

j.vreeker@gpr.nl

Floris van Dorp

f.van.dorp@gpr.nl

Global Property Research

Beethovenstraat 300

P.O. Box 75666

1070 AR Amsterdam

The Netherlands

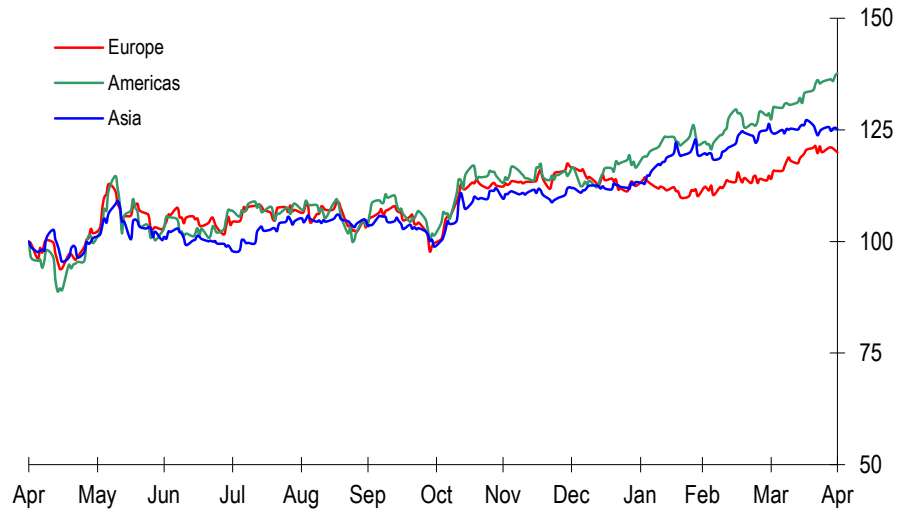
Phone: +31 20 3488 451/452

Fax: +31 20 3488 962

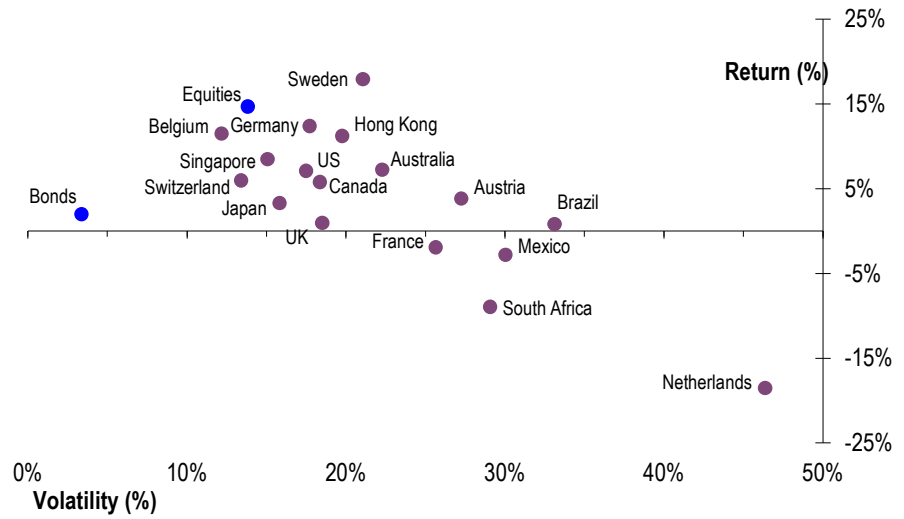
Email: info@gpr.nl

www.globalpropertyresearch.com

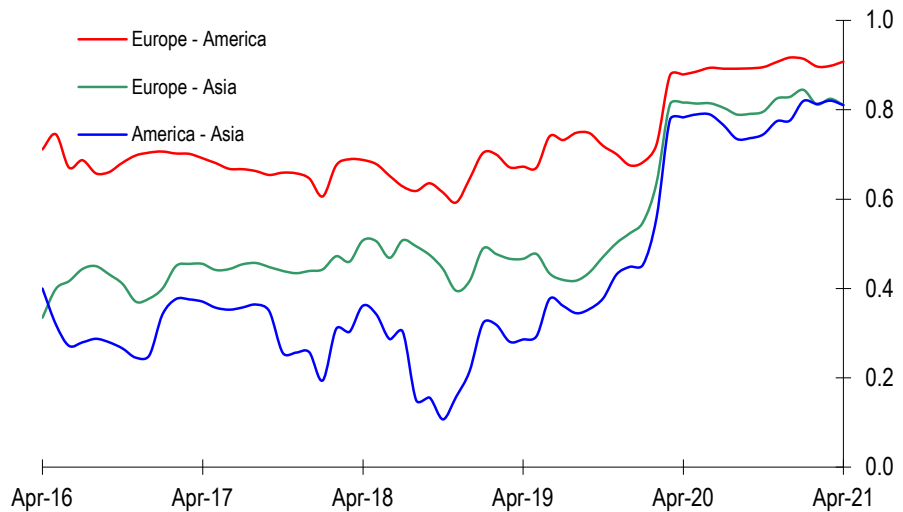
Graph 1:
Continental performance of GPR 250 Index (local returns)



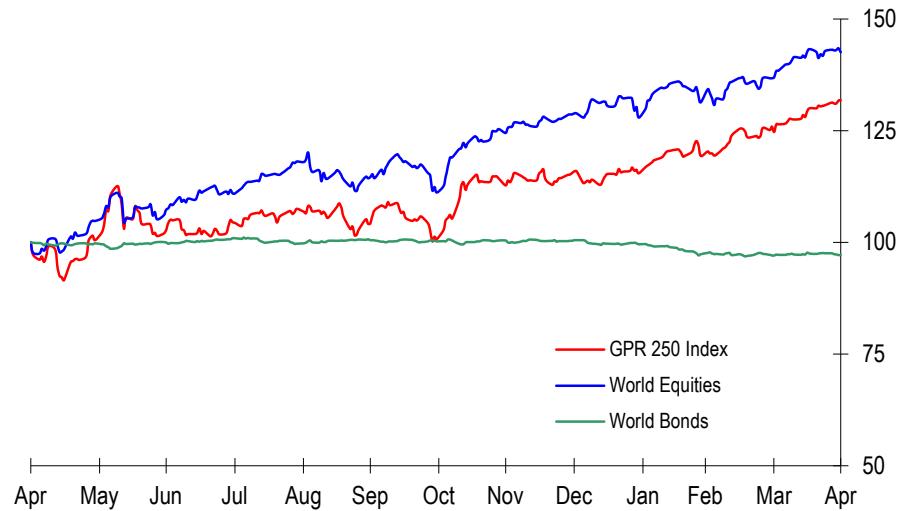
Graph 2:
Return and volatility of the major countries in the GPR 250 Index based on 5 year figures (local currency)



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)

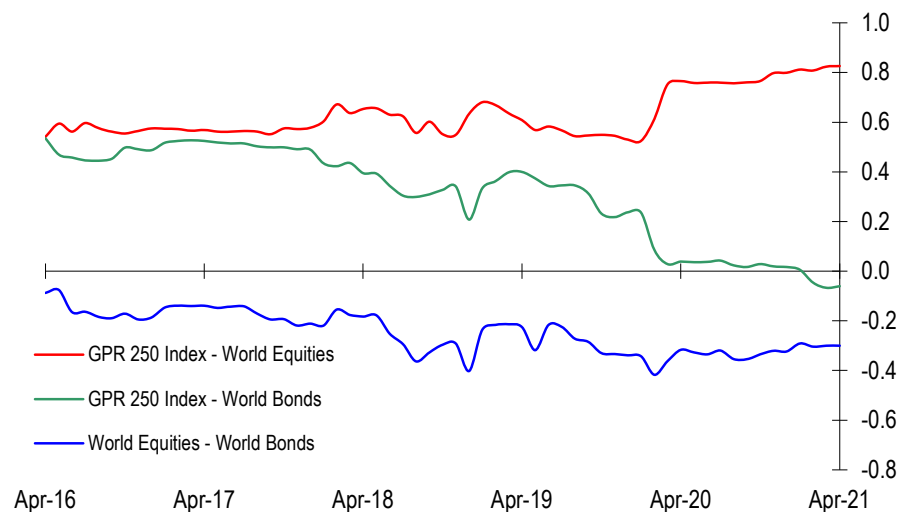


Table 1: Performance of property
shares and other asset classes

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
GPR 250 Index	5.7%	30.9%	13.7%	31.9%	7.9%	6.1%	0.19
GPR 250 Africa Index	10.9%	68.1%	16.9%	32.5%	-13.1%	-9.0%	0.35
GPR 250 Americas Index	8.1%	35.9%	18.2%	37.7%	11.5%	7.0%	0.20
GPR 250 Asia Index	0.4%	26.7%	11.8%	25.1%	3.5%	5.7%	0.17
GPR 250 Europe Index	5.2%	20.5%	3.0%	20.0%	1.3%	3.8%	0.19
GPR 250 Oceania Index	1.7%	23.0%	3.9%	35.8%	9.7%	7.2%	0.27
Global Bonds (JP Morgan)	0.2%	-3.0%	-3.3%	-2.8%	3.2%	2.0%	0.04
Global Equities (MSCI)	4.1%	28.3%	10.6%	42.6%	14.6%	14.7%	0.17

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

Berlin's *Mietendeckel* Rent Freeze Ruled Unlawful

Supported by positive performances in all but one (Austria; -0.6%) countries, the GPR 250 Europe Index ended April 2021 5.2% higher. Best performers were Sweden (9.8%), Finland (Kojamo Oyj; 8.1%) and France (6.7%).

Major German residential landlords including Vonovia SE and Deutsche Wohnen SE welcomed the ruling by the German Federal Court on the unconstitutionality of the so-called Berlin rent cap (*Mietendeckel*)

a year after its introduction in the German capital city. In overturning the law, Germany's Constitutional Court said that the city government lacked the authority to enact such rules. Rents were initially frozen for five years in February 2020, affecting about 1.5 million apartments. A second stage came into effect in November 2020 when landlords were forced to cut rent for more than 300,000 tenants. In response, Vonovia SE said that it would waive its right to claim rent arrears, while rival group Deutsche Wohnen SE announced that it would seek reimbursement for the difference between the original and capped rent. Phoenix Spree Deutschland Limited said that all of its rental agreements have been structured to revert back to pre-*Mietendeckel* rent levels and to allow for the back-payment of higher rents now legally due for the period during which the *Mietendeckel* was in place.

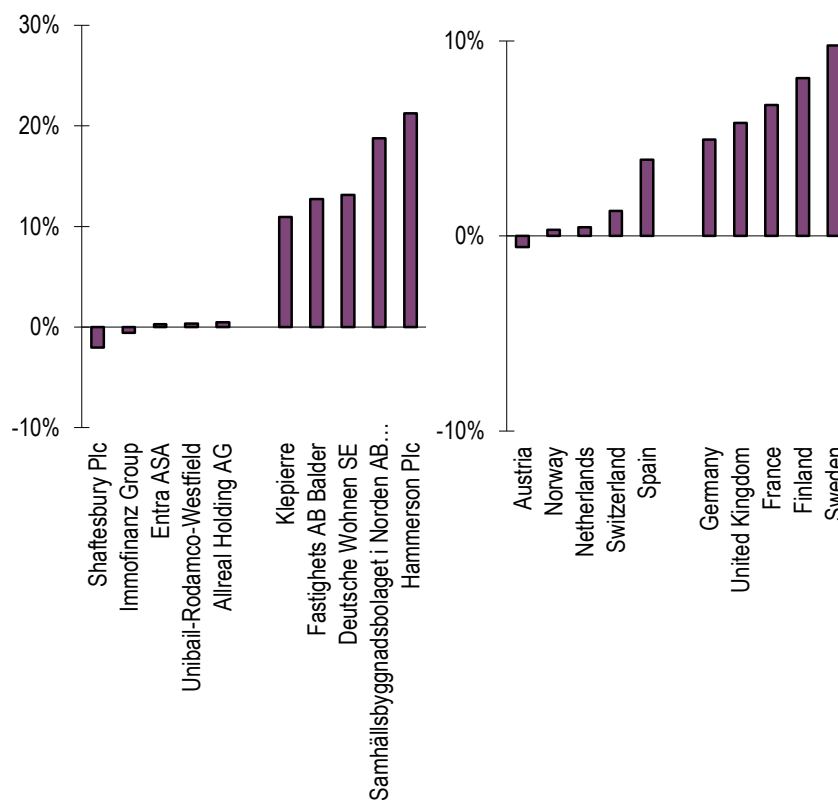
Hammerson PLC agreed to sell a seven-property portfolio for GBP 330m in cash, marking the company's exit from the United Kingdom retail parks sector

Hammerson PLC agreed to sell a seven-property portfolio for GBP 330m in cash, marking the company's exit from the United Kingdom retail parks sector. Brookfield Asset Management Inc. will acquire the portfolio, which comprises *Central Retail Park* in Falkirk, *Cleveland Retail Park* in Middlesbrough, *Cyfarthfa Retail Park* in Merthyr Tydfil, *Elliott's Field Shopping Park* in Rugby, *Telford Forge Shopping Park*, *Ravenhead Retail Park* in St. Helens and *The Orchard Centre* in Didcot. The deal is expected to close by the end of May 2021.

Mr Patrick Vitek, son of Mr Radovan Vitek, the majority owner and founder of CPI Property Group S.A., has bought an 8.38% stake in Immofinanz Group as the latter company would offer excellent value given the current share of the stock and the quality of the assets. The deal marks the latest twist in a takeover story uniting Immofinanz Group and its Austrian peers S IMMO AG and CA Immobilien Anlagen AG. Immofinanz Group recently launched a takeover offer for S IMMO AG, which it raised to EUR 22.25 per share, as it seeks to consolidate its position in the region.

NewRiver REIT PLC is considering a potential IPO of Hawthorn, its pub property business. The company said that it planned to divest the portfolio of over 700 pubs across the United Kingdom in order to 'reset its loan-to-value and provide the firepower to reshape its portfolio'.

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	5.2%	20.5%	3.0%	20.0%	1.3%	3.8%	0.19
Austria	-0.6%	50.5%	2.0%	2.5%	-4.9%	3.8%	0.33
Belgium	4.5%	10.0%	4.9%	15.5%	16.2%	11.5%	0.13
Finland	8.1%	4.2%	1.9%	N/A	N/A	N/A	N/A
France	6.7%	47.1%	6.3%	16.7%	-3.5%	-1.9%	0.31
Germany	4.9%	9.2%	-2.6%	25.4%	8.8%	12.4%	0.19
Netherlands	0.4%	96.0%	7.4%	29.7%	-25.3%	-18.5%	0.57
Norway	0.3%	52.9%	-1.9%	53.3%	N/A	N/A	N/A
Spain	3.9%	48.9%	11.8%	4.7%	-5.0%	3.5%	0.32
Sweden	9.8%	17.2%	4.9%	26.2%	20.1%	17.9%	0.25
Switzerland	1.3%	10.6%	1.3%	0.0%	4.9%	6.0%	0.16
United Kingdom	5.8%	25.0%	8.5%	18.9%	-0.7%	0.9%	0.20
Europe Bonds	-0.7%	-3.7%	-3.2%	-3.4%	1.8%	1.0%	0.04
Europe Equities	2.5%	28.6%	10.4%	31.3%	6.5%	9.0%	0.16

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

Weingarten Realty Investors Rises On Merger Deal

Kimco Realty Corp. and Weingarten Realty Investors agreed to a definitive merger in which Weingarten Realty Investors will merge with and into Kimco Realty Corp.

The GPR 250 Americas Index advanced 8.1% in April 2021. Brazil (-4.8%) lost, while Canada (4.2%), Mexico (4.7%) and United States (8.4%) were up.

Kimco Realty Corp. and Weingarten Realty Investors agreed to a definitive merger in which Weingarten Realty Investors will merge with and into Kimco Realty Corp. Under the terms of the agreement, each (1) Weingarten Realty Investors share will be converted into 1.408 newly issued Kimco Realty Corp. shares plus USD 2.89 in cash. The combined entity will create a portfolio of 559 open-air grocery-anchored shopping centres. The merger, which is expected to close during the second half of 2021, is subject to customary closing conditions, including the approval of shareholders of both Kimco Realty Corp. and Weingarten Realty Investors. Upon completion of the merger, the combined company will retain the Kimco Realty Corp. company name.

Public Storage Inc. closed the acquisition of ezStorage Corp. for USD 1.8bn. The company funded the acquisition using proceeds from a USD 2.0bn issuance of senior unsecured notes, and said that the acquisition is immediately accretive to funds from operations. The ezStorage Corp. portfolio comprises 48 self-storage properties across Washington, D.C.; Virginia; and Maryland. Public Storage Inc. intends to expand the portfolio's square footage by 10% through development opportunities at eight of the sites.

Realty Income Corp. agreed to acquire VEREIT Inc. in an all-share transaction to form a combined company. Under the terms of the deal, VEREIT Inc. shareholders will receive 0.705 shares of Realty Income Corp. for every (1) share of VEREIT Inc. The companies also agreed to spin off substantially all of their office properties into a new, self-managed, publicly traded REIT upon the completion of the merger

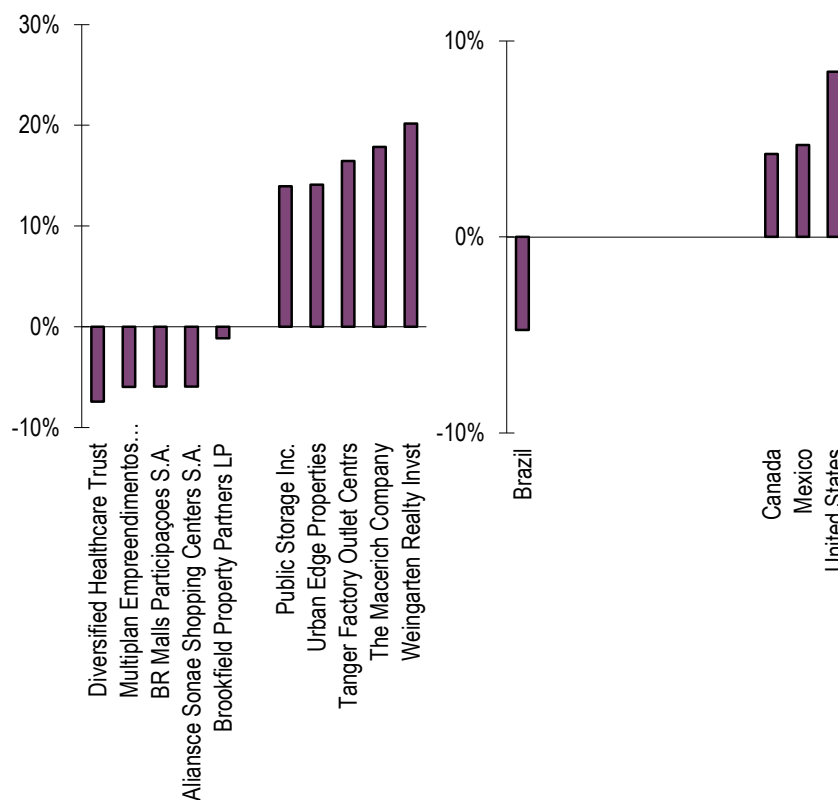
Realty Income Corp. agreed to acquire VEREIT Inc. in an all-share transaction to form a combined company. Under the terms of the deal, VEREIT Inc. shareholders will receive 0.705 shares of Realty Income Corp. for every (1) share of VEREIT Inc. The companies also agreed to spin off substantially all of their office properties into a new, self-managed, publicly traded REIT upon the completion of the merger. The spin-off will initially comprise pure-play, self-managed portfolio of 97 domestic office properties. Shareholders of both companies are expected to receive a share distribution in the spin-off, subject to customary conditions. Following the merger and the spin-off, Realty Income Corp. will continue as a surviving public entity. Realty Income Corp. and former VEREIT Inc. shareholders are expected to own approximately 70% and 30%, respectively, of both Realty Income Corp. and the spin-off. Realty Income Corp. expects the deal to close during the fourth quarter of 2021.

Brookfield Asset Management Inc. said it reached a USD 6.5bn agreement to acquire the units of Brookfield Property Partners LP it does not already own, boosting its takeover offer to take private its property arm. The bidder said that it plans to acquire the minority stake for USD 18.17 per unit, equivalent to a 10% increase to the USD 16.50 per unit Brookfield Asset Management Inc. offered in January 2021.

AMERICAS – DATA

April 2021

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	8.1%	35.9%	18.2%	37.7%	11.5%	7.0%	0.20
Brazil	-4.8%	18.2%	-4.2%	1.3%	-0.5%	0.8%	0.38
Canada	4.2%	31.5%	16.0%	33.4%	6.5%	5.8%	0.23
Mexico	4.7%	60.6%	12.6%	34.5%	0.6%	-2.8%	0.36
United States	8.4%	36.1%	18.5%	38.1%	11.9%	7.1%	0.20
North American Bonds	0.8%	-3.7%	-3.8%	-4.8%	4.8%	2.5%	0.05
North American Equities	5.3%	29.0%	11.2%	47.7%	18.9%	17.4%	0.18

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

Invesco Office J-REIT, Inc. To Resist Tender Offer

Asia (0.4%), Oceania (1.7%) and Africa (10.9%) all advanced in April 2021, further to which the year-to-date performances for Asia (11.8%) and Africa (16.9%) indicate double-digits growth.

Invesco Office J-REIT, Inc. announced to have submitted a written request to prohibit or suspend a tender offer for all of the company's issued and outstanding investment units

Invesco Office J-REIT, Inc. announced to have submitted a written request to the Commissioner of the Financial Services Agency, the Securities and Exchange Surveillance Commission and the Director of the Kanto Local Finance Bureau, to request that they file a petition with a court to issue an order pursuant to Article 192, Paragraph 1 of the Financial Instruments and Exchange Act and Article 219, Paragraph 1 of the Act on Investment Trusts and Investment Corporations to prohibit or suspend a tender offer for all of the company's issued and outstanding investment units by 101 LPS, an investment limited partnership; SDSS Investco Limited; SDSS K Investco Limited; SSF U.S. Investco S, L.P.; SSF U.S. Investco C, L.P.; and SOF-11 International Investco Limited, managed by the Starwood Capital Group (hereinafter collectively or individually referred to as the tender offeror(s)).

Emira Property Fund has received written notice from its major shareholder that it and its concert parties have raised their stakes 35.003%, pursuant to which a mandatory takeover offer priced at ZAR 9.15 per share is being proposed

Emira Property Fund Limited received a written notice from Maitlantic 10 Proprietary Limited - a subsidiary of the company's major shareholder I Group Consolidated Holdings - and Clearance Cantara Master Fund Limited informing the company that Maitlantic 10 Proprietary Limited has acquired further Emira Property Fund Limited shares, which has resulted in both parties and their related and concert parties collectively holding approximately 35.003% of the shares in Emira Property Fund Limited. Accordingly, the offerors will proceed to make a mandatory takeover offer to acquire all of the shares not already held by the offerors, their holding companies or their holding companies' other subsidiaries, priced at ZAR 9.15 per share.

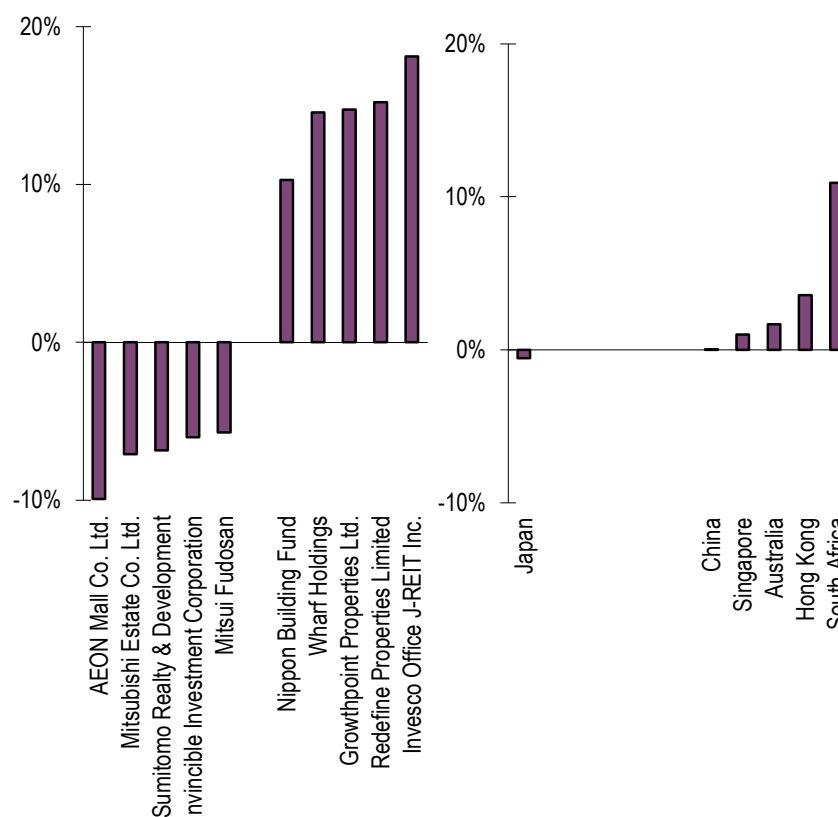
Soilbuild Business Space REIT was delisted from the Singapore Exchange (SGX) on 14 April 2021. The company was taken private via a trust scheme, which involved its founder Mr Lim Chap Huat, and funds affiliated with The Blackstone Group Inc. As part of the scheme, unit holders received SGD 0.53806 in cash per unit. Following delisting, the company is now a private trust and will cease to be an authorized collective investment scheme.

Pakistan's markets regulator Securities and Exchange Commission of Pakistan, is working on making Real Estate Investment Trust (REIT) launches easier. The need for a mandatory building completion certificate, seen by many investors as a hurdle, has been removed. Pakistan has not seen any REITs after its debut in 2015. An increase in taxes stymied plans of about eight REITs.

AFRICA, ASIA & OCEANIA – DATA

April 2021

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	10.9%	68.1%	16.9%	32.5%	-13.1%	-9.0%	0.35
Asia	0.4%	26.7%	11.8%	25.1%	3.5%	5.7%	0.17
Oceania	1.7%	23.0%	3.9%	35.8%	9.7%	7.2%	0.27
Australia	1.7%	23.0%	3.9%	35.8%	9.7%	7.2%	0.27
China	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
Hong Kong	3.6%	30.5%	8.7%	24.1%	2.8%	11.2%	0.23
Japan	-0.6%	27.3%	14.2%	27.6%	3.7%	3.3%	0.18
Singapore	1.0%	20.3%	5.7%	17.7%	3.7%	8.5%	0.17
South Africa	10.9%	68.1%	16.9%	32.5%	-13.1%	-9.0%	0.35
Japan Bonds	0.8%	-3.7%	-3.8%	-4.8%	4.8%	2.5%	0.05
Australia Bonds	0.6%	-4.2%	-3.5%	-3.0%	4.5%	3.5%	0.05
Asia Pacific Equities	-0.7%	23.1%	7.0%	32.5%	6.4%	10.1%	0.15

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

GPR 250 REIT INDEX – DATA

April 2021

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

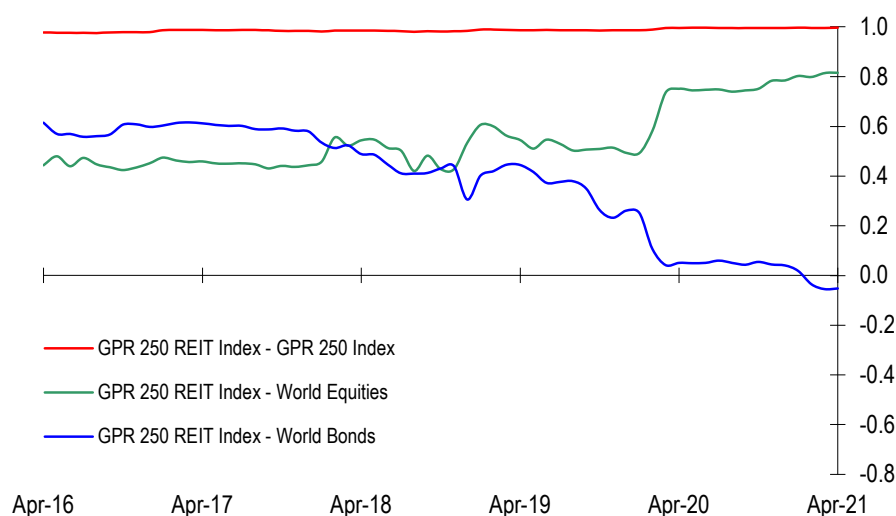


Table 5:
Long and short-term returns of
of REITs

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	6.8%	33.6%	15.8%	34.4%	9.4%	6.0%	0.19
Africa	14.9%	64.2%	22.9%	33.1%	-15.7%	-10.1%	0.38
Americas	8.2%	36.0%	18.3%	37.6%	11.7%	7.0%	0.20
Asia	2.6%	25.2%	12.4%	28.3%	9.7%	6.9%	0.15
Europe	5.1%	34.0%	7.7%	17.5%	-5.9%	-2.5%	0.24
Oceania	1.7%	23.0%	3.9%	35.8%	9.7%	7.2%	0.27
Australia	1.7%	23.0%	3.9%	35.8%	9.7%	7.2%	0.27
Belgium	4.5%	10.0%	4.9%	15.5%	16.2%	11.5%	0.13
Canada	4.9%	32.5%	15.2%	27.5%	7.8%	7.0%	0.22
China	0.7%	N/A	N/A	N/A	N/A	N/A	N/A
France	6.7%	47.1%	6.3%	16.7%	-3.5%	-1.9%	0.31
Germany	8.1%	36.2%	0.6%	13.8%	9.0%	N/A	0.24
Hong Kong	3.7%	26.9%	4.0%	10.0%	5.6%	13.5%	0.23
Japan	2.8%	28.7%	17.1%	35.8%	10.2%	4.8%	0.17
Mexico	4.7%	60.6%	12.6%	34.5%	0.6%	-2.8%	0.36
Netherlands	0.4%	96.0%	7.4%	29.7%	-25.3%	-18.5%	0.57
Singapore	1.5%	14.4%	2.9%	17.2%	10.2%	11.1%	0.16
South Africa	14.9%	64.2%	22.9%	33.1%	-15.7%	-10.1%	0.38
Spain	3.9%	48.9%	11.8%	4.7%	-5.0%	2.9%	0.34
United Kingdom	5.7%	26.3%	8.9%	20.5%	0.0%	1.5%	0.20
United States	8.4%	36.1%	18.5%	38.1%	11.9%	7.1%	0.20

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 60% 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 0.99 over the past three years and since inception.

	<i>Country</i>	<i>Company</i>	<i>Weight</i>
1	Belgium	Warehouses De Pauw	3.33%
2	France	Klepierre	3.53%
3	Germany	Alstria Office REIT AG	2.09%
4	Germany	Aroundtown SA	7.28%
5	Germany	Deutsche Wohnen SE	12.54%
6	Germany	LEG Immobilien AG	6.40%
7	Germany	TAG Immobilien AG	2.35%
8	Germany	Vonovia SE	23.77%
9	Netherlands	Unibail-Rodamco-Westfield	7.90%
10	Spain	MERLIN Properties SOCIMI S.A.	2.47%
11	Sweden	Fastighets AB Balder	4.06%
12	Switzerland	Swiss Prime Site	5.02%
13	United Kingdom	British Land Company Plc	3.69%
14	United Kingdom	Land Securities Plc	4.82%
15	United Kingdom	Segro Plc	10.77%

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

-

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

- Global Property Research removed Soilbuild Business Space REIT (Singapore) from the GPR General Indices as from 14 April 2021 following the closing of the acquisition by Clay Holdings III Limited.

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 May 2021. Open-ended funds, which are indicated with an asterisk, are not part of the GPR General Quoted Index.

Inclusions

Canada

Melcor REIT

Exclusions

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”

Copyright © 2021 Global Property Research. All rights reserved. No part of this publication may be reproduced, used or transmitted in whole or in part, in any form or by any means - whether graphic, electronic or mechanical, including photocopying, recording, taping or information storage and retrieval systems - without prior written permission from the publisher.