

Market Update

A Monthly Performance Report

December 2020

Positive end to a negative stock market year

Listed property sector ends 2020 9.6% lower

- The GPR 250 Index lost 9.6% in 2020 in local currency terms despite gaining 2.8% in December 2020. At continental level there were no positives, with the annual returns ranging from -0.7% for Oceania to a double digit loss (-36.5%) for Africa. Germany (13.8%) ranked top spot at country level with Netherlands (-50.1%) at the bottom end. Listed property stocks underperformed versus equities (-9.6% versus 14.1%) as well as compared to bonds (-9.6% versus 5.5%). Below, the 2020 total return performances for the GPR 250 Index and its continental subset indices.

GPR 250 Index	EUR	LOC	USD
Africa	-44.6%	-36.5%	-39.6%
Americas	-17.1%	-9.4%	-9.6%
Asia	-14.2%	-10.1%	-6.4%
Europe	-11.0%	-10.6%	-2.9%
Oceania	0.0%	-0.7%	9.0%
World	-15.1%	-9.6%	-7.4%



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

Industrial sector only one in positive territory

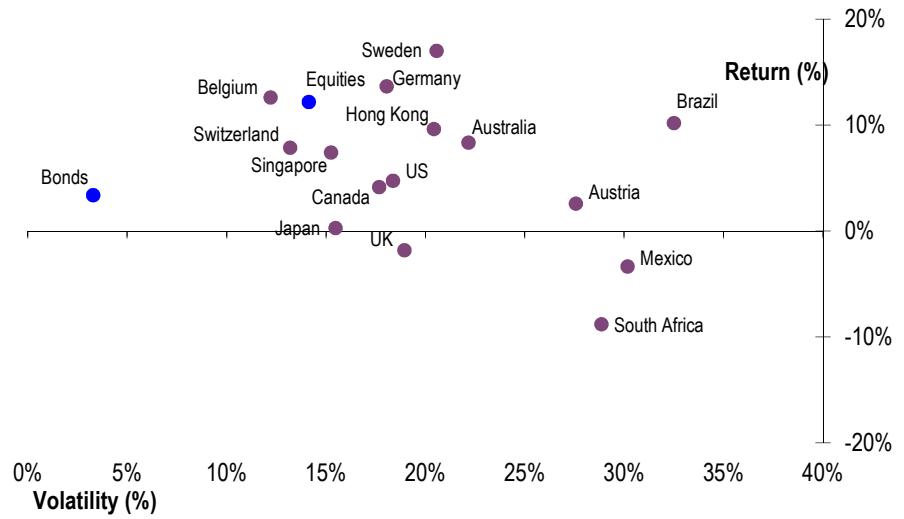
- With the exception of IND (15.6%), the sectoral performances were broadly negative ranging from -3.3% (RES) to -26.0% (RET).

GPR 250 Index	EUR	LOC	USD
Diversified	-18.5%	-14.6%	-11.2%
HealthCare	-17.9%	-11.0%	-10.6%
Hotel	-30.1%	-24.9%	-23.8%
Industrial	7.4%	15.6%	17.1%
Office	-22.0%	-17.9%	-15.0%
Other	-23.8%	-16.9%	-16.9%
Residential	-8.3%	-3.3%	-0.1%
Retail	-31.4%	-26.0%	-25.2%

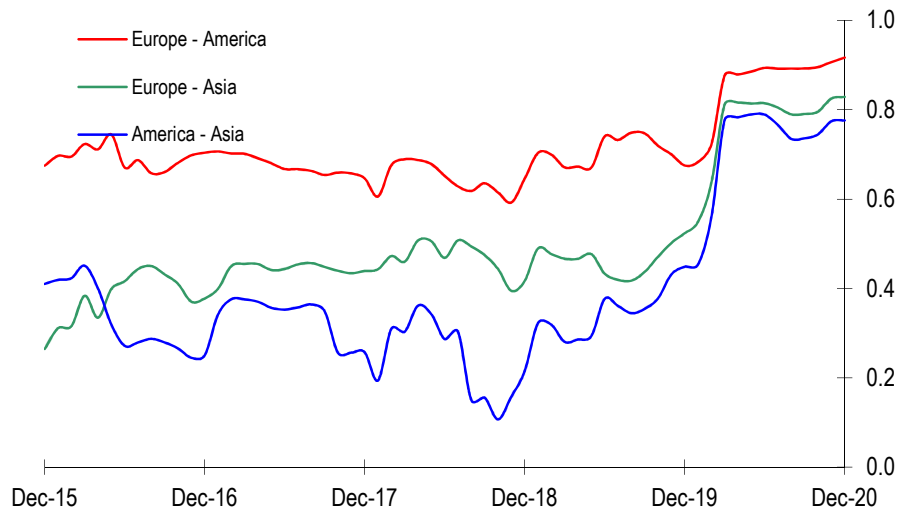
Graph 1:
Continental performance of GPR 250 Index (local returns)



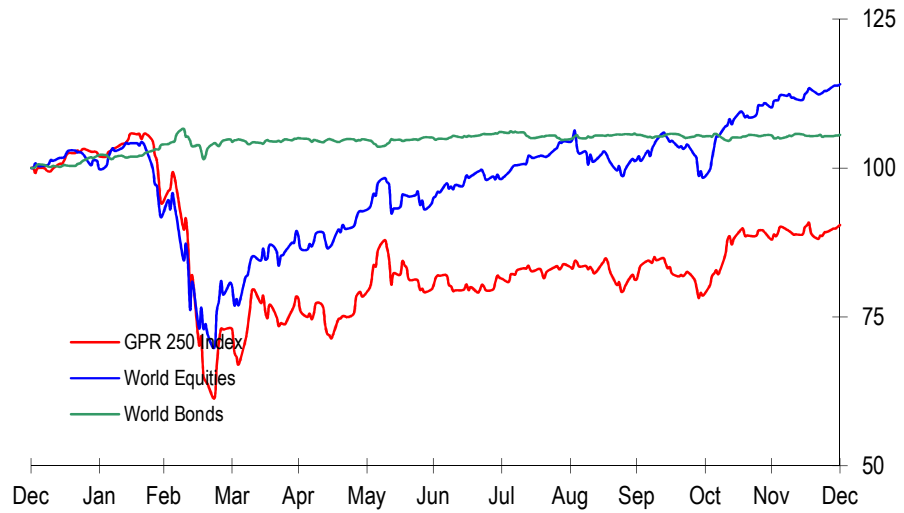
Graph 2:
Return and volatility of the major countries in the GPR 250 Index based on 5 year figures (local currency)



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)

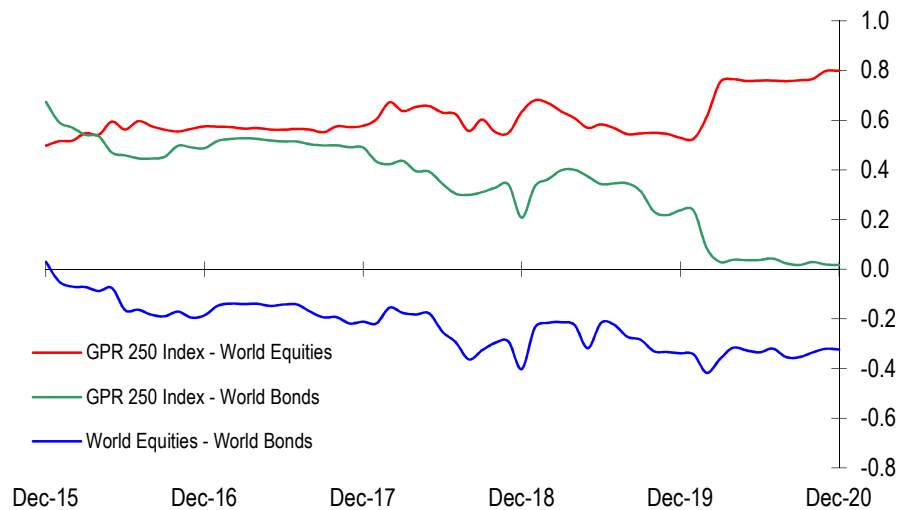


Table 1: Performance of property
shares and other asset classes

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
GPR 250 Index	2.8%	12.8%	-9.6%	-9.6%	2.3%	3.9%	0.19
GPR 250 Africa Index	18.4%	2.7%	-36.5%	-36.5%	-22.7%	-8.8%	0.35
GPR 250 Americas Index	2.9%	12.9%	-9.4%	-9.4%	3.2%	4.2%	0.20
GPR 250 Asia Index	2.2%	10.8%	-10.1%	-10.1%	1.0%	3.2%	0.17
GPR 250 Europe Index	3.8%	12.8%	-10.6%	-10.6%	0.9%	3.2%	0.19
GPR 250 Oceania Index	-1.1%	24.6%	-0.7%	-0.7%	7.7%	8.4%	0.27
Global Bonds (JP Morgan)	0.0%	0.4%	5.5%	5.5%	4.2%	3.3%	0.03
Global Equities (MSCI)	3.5%	20.1%	14.1%	14.1%	10.8%	12.2%	0.17

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

Bidding War For Entra ASA Contains Sweeteners

The GPR 250 Europe Index recorded a 10.6% loss in 2020 in local currency terms, despite gaining 3.8% in December 2020. Winners last year were Germany (13.8%) and Belgium (12.4%) while Austria (-29.0%), Spain (-33.3%) and Netherlands (-50.1%) posted double-digit losses.

Castellum AB and Samhällsbyggnadsbolaget i Norden AB both sweetened their respective bids for Entra ASA

Castellum AB increased its cash-and-share takeover offer for Entra ASA to NOK 185.00 per share, excluding synergies, and agreed to sell a 214-property portfolio to an affiliate of The Blackstone Group Inc. for SEK 18.1bn in net proceeds. Castellum AB is now offering the Entra ASA shareholders 8 newly issued Castellum AB shares for every 13 Entra ASA shares and NOK 54.39 in cash per share. The acceptance period for the revised takeover offer is expected to begin on or around 8 January 2021, and end on or around 5 February 2021. Castellum AB's revised bid came just days after rival Swedish property company Samhällsbyggnadsbolaget i Norden AB (publ) indicated that it could revive and even sweeten its takeover offer for Entra ASA. Samhällsbyggnadsbolaget i Norden AB (publ) thereafter decided to up its voluntary tender offer for Entra ASA to NOK 190.00 per share, just days after Castellum AB disclosed its own sweetened offer for Entra ASA. Samhällsbyggnadsbolaget i Norden AB (publ) offers NOK 123.50 in cash and NOK 66.50 in newly issued Samhällsbyggnadsbolaget i Norden AB (publ) class B shares for each (1) Entra ASA share, with 65% of the consideration to comprise cash and the rest as share issuance. Samhällsbyggnadsbolaget i Norden AB (publ) said it had completed its due diligence on Entra ASA, so the sweetened takeover offer is not subject to a due diligence condition. The bid is expected to be capable of acceptance from early January 2021.

Segro PLC launched a simplified mandatory takeover offer to buy the remaining shares it does not own in Sofibus Patrimoine SA

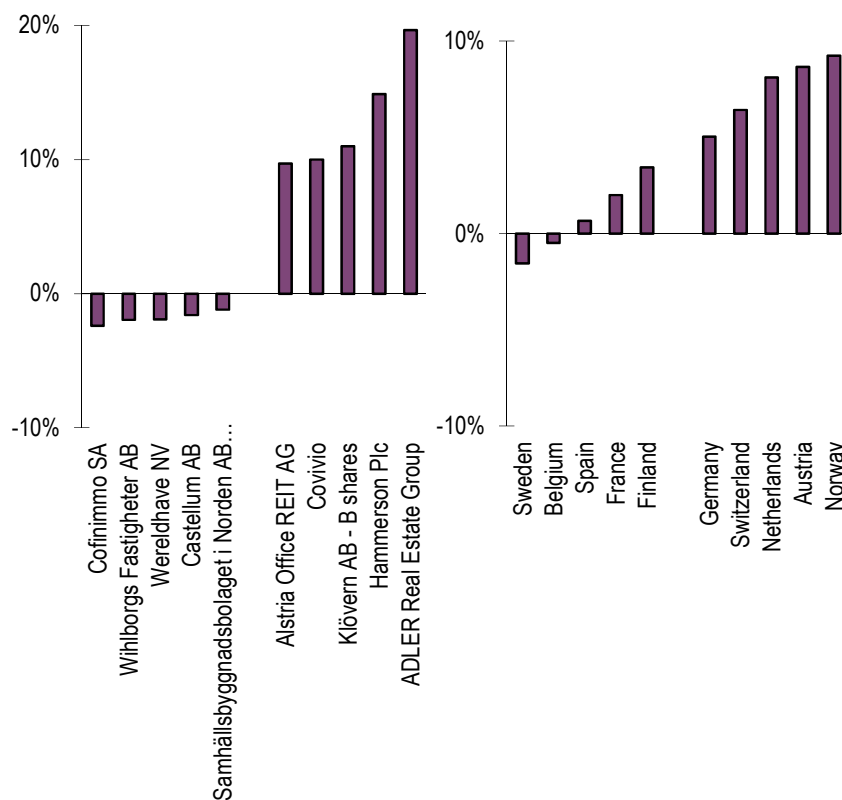
Segro PLC launched a simplified mandatory takeover offer to buy the remaining shares it does not own in Sofibus Patrimoine SA. Segro PLC agreed to acquire a further 74.9% stake in Sofibus Patrimoine SA for EUR 313.71 per share. The acquisition comprises a deal with the Hottinguer Concert Party, the targeted company's controlling shareholders who own 56.3% of the share capital, and several minority shareholders owning 18.6% of the share capital. Segro PLC acquired a 19.5% stake in Sofibus Patrimoine SA in 2018. Segro PLC also intends to implement a squeeze-out procedure on the Sofibus Patrimoine SA shares not tendered by the company's minority shareholders in the bid to delist Sofibus Patrimoine SA from the Euronext Paris stock exchange.

ADLER Real Estate Group moved to raise its stake in Consus Real Estate AG to about 94% from 65%, but said it is not pursuing its planned voluntary public tender offer for the German property company.

EUROPE – DATA

December 2020

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



Graph 7:
Top and bottom performing
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	3.8%	12.8%	-10.6%	-10.6%	0.9%	3.2%	0.19
Austria	8.6%	11.6%	-29.0%	-29.0%	-3.9%	2.6%	0.33
Belgium	-0.5%	9.5%	12.4%	12.4%	14.4%	12.6%	0.14
Finland	3.4%	-3.7%	N/A	N/A	N/A	N/A	N/A
France	2.0%	13.6%	-26.7%	-26.7%	-6.3%	-2.3%	0.31
Germany	5.0%	13.9%	13.8%	13.8%	10.5%	13.7%	0.19
Netherlands	8.1%	28.9%	-50.1%	-50.1%	-30.4%	-20.4%	0.57
Norway	9.2%	61.1%	N/A	N/A	N/A	N/A	N/A
Spain	0.7%	5.2%	-33.3%	-33.3%	-4.3%	-0.2%	0.32
Sweden	-1.6%	21.8%	-1.9%	-1.9%	21.1%	17.0%	0.25
Switzerland	6.4%	3.5%	-15.3%	-15.3%	6.7%	7.9%	0.16
United Kingdom	4.0%	9.5%	-19.2%	-19.2%	-3.0%	-1.8%	0.20
Europe Bonds	0.0%	0.9%	3.0%	3.0%	2.9%	2.2%	0.04
Europe Equities	2.2%	10.7%	-1.7%	-1.7%	3.3%	6.2%	0.16

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

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

Aimco Completes Separation Into Two Companies

The GPR 250 Americas Index ended the 2020 calendar year 9.4% lower, though gaining 2.9% in December 2020. Brazil (-38.1%), Mexico (-17.8%), Canada (-14.6%) and United States (-9.0%) all ended the calendar year in negative territory.

Apartment Investment & Management Co. separated its businesses and created Apartment Income REIT Corp. and Aimco, two separate publicly traded companies

Apartment Investment & Management Co. separated its businesses and created Apartment Income REIT Corp. and Aimco, two separate publicly traded companies. The company completed the distribution of Apartment Income REIT Corp.'s shares on 15 December 2020, with shareholders receiving one (1) Apartment Income REIT Corp. class A share for every (1) Aimco class A share held.

Taubman Centers Inc. shareholders approved the company's proposed merger with Simon Property Group Inc. at an EGM held on 28 December 2020. As such, Simon Property Group Inc. completed the acquisition of an 80% ownership interest in Taubman Realty Group LP. Simon Property Group Inc.'s operating partnership, Simon Property Group LP, purchased all the shares of Taubman Centers Inc. for USD 43.00 apiece in cash, and the Taubman family sold about one-third of its ownership interest at the transaction price and remains a 20% partner in the company.

Monmouth Real Estate Investment Corp. confirmed that it received a USD 18.00-per share cash takeover offer from Blackwells Capital LLC

Monmouth Real Estate Investment Corp. confirmed that it received a USD 18.00-per share cash takeover offer from Blackwells Capital LLC, disclosed an earlier USD 16.75-per share cash bid from the activist investor, and said that its management board would review and consider the revised bid at its next meeting. Blackwells Capital LLC said it believed Monmouth Real Estate Investment Corp. "in its current state, does not belong in the public markets," and that a special committee of the company's management board, excluding members and affiliates of the Landy family and directors affiliated with UMH Properties Inc., should be formed to examine the bid.

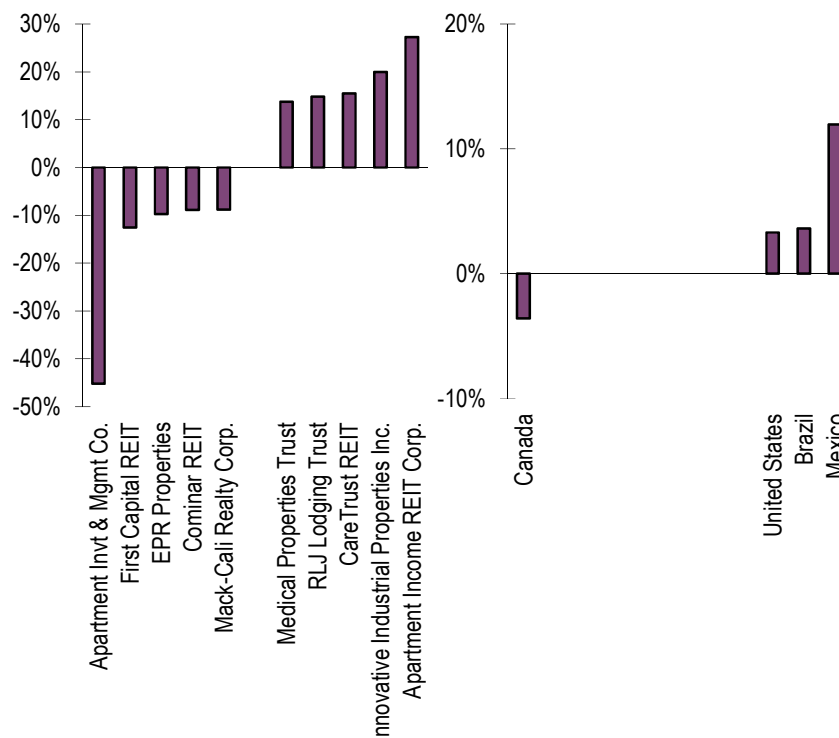
Elliott Management Corp. has built a significant stake in Public Storage Inc. and privately nominated six directors for the company's management board. The two companies have discussed potential changes at Public Storage Inc. The activist shareholder recently criticized the company for "significantly underperforming its self-storage REIT peers over the last decade, despite having numerous structural advantages."

VEREIT Inc. concluded its 5-for-1 reverse share split on 18 December 2020. The company will pay fractional shares related to the reverse share split in cash based on its share's trailing average closing price on the New York Stock Exchange (NYSE) for three trading days before the effective date of the reverse share split.

AMERICAS – DATA

December 2020

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	2.9%	12.9%	-9.4%	-9.4%	3.2%	4.2%	0.20
Brazil	3.6%	5.5%	-38.1%	-38.1%	-2.8%	10.2%	0.36
Canada	-3.6%	13.2%	-14.6%	-14.6%	1.3%	4.7%	0.23
Mexico	11.9%	27.5%	-17.8%	-17.8%	-0.7%	-3.4%	0.37
United States	3.3%	12.9%	-9.0%	-9.0%	3.3%	4.2%	0.20
North American Bonds	0.0%	-0.5%	8.7%	8.7%	5.5%	4.0%	0.05
North American Equities	4.0%	23.6%	20.5%	20.5%	14.6%	15.4%	0.19

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

Buyout Offer For Soilbuild Business Space REIT

Oceania (-0.7%) turned out to be the best performing continent globally albeit marginally negative for the calendar year. Asia (-10.1%) and Africa (-36.5%) contracted too.

Hospitality Property Fund Limited shareholders have been informed that Tsogo Sun Hotels Limited has decided to extend the takeover offer acceptance period until 29 January 2021

Hospitality Property Fund Limited shareholders have been informed that Tsogo Sun Hotels Limited has decided to extend the takeover offer acceptance period until 29 January 2021. The bidder reserves the right to amend the takeover offer closing date. As at 24 December 2020, Tsogo Sun Hotels Limited had received acceptances in respect of 106,242,251 Hospitality Property Fund Limited shares such that the bidder's interest now amounts to 93.8% of the total issued share shares of Hospitality Property Fund Limited.

Funds affiliated with The Blackstone Group Inc. teamed up with the company's chairman and co-founder Mr Lim Chap Huat to privatize Soilbuild Business Space REIT

Funds affiliated with The Blackstone Group Inc. teamed up with Soilbuild Business Space REIT chairman and co-founder Mr Lim Chap Huat to privatize the latter company. Through Clay Holdings III Ltd., Blackstone Real Estate funds and Mr Lim are offering to acquire all units that they do not already own in Soilbuild Business Space REIT for SGD 0.550 apiece. The consideration for the scheme will be settled through the issuance of new shares in Clay Holdings II Ltd., which is owned by Mr Lim. Mr Lim and his three sons directly and indirectly hold an about 30.28% stake in Soilbuild Business Space REIT. The scheme is expected to take effect by the end of the first quarter in 2021, subject to the approval of the Singapore Court, among other things. The bidding parties noted that the scheme was initiated primarily due to the targeted company's limited capability to carry out distribution-per-unit-accretive acquisitions. In connection with the privatization scheme, The Blackstone Group Inc.-affiliated entities also agreed to acquire Soilbuild Australia Trust.

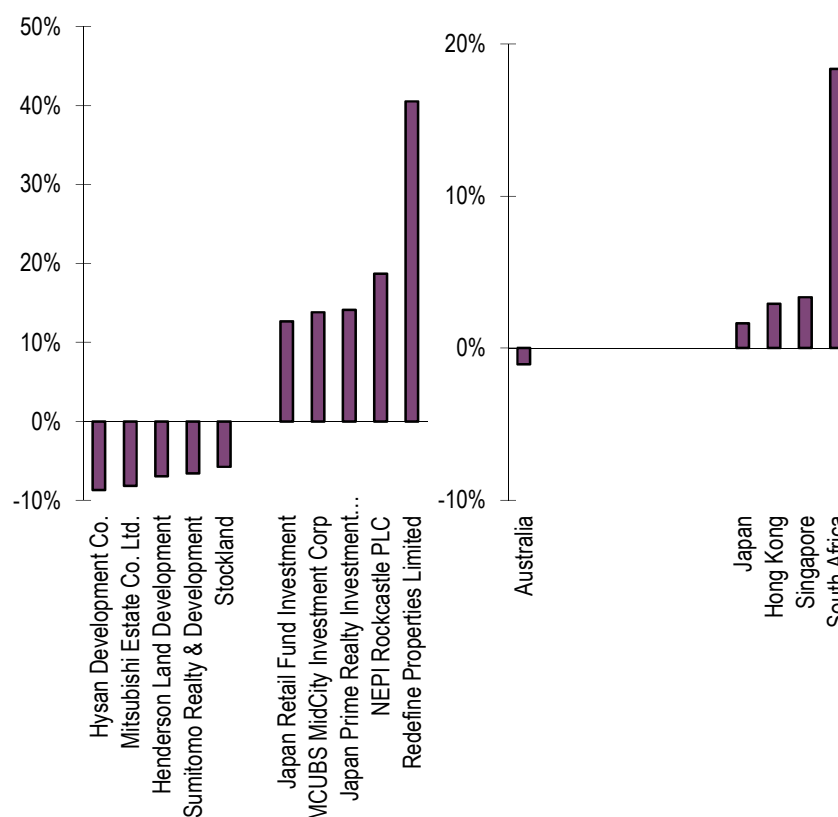
ESR Cayman Limited announced the successful stock exchange listing of ESR Kendall Square REIT on the KRX KOSPI Market of the Korea Exchange on 23 December 2020, marking the first publicly listed institutional quality logistics asset focused REIT in South Korea. The company's initial portfolio consists of 11 modern, institutional-grade logistics facilities mainly located in the Greater Seoul Metropolitan Area.

NEPI Rockcastle PLC said it had disposed of its listed securities portfolio, which comprised 1,202,008 shares of Unibail-Rodamco-Westfield. The company used the proceeds from the shares sale in November 2020 to repurchase 17,717,760 of its own shares between 23 November 2020 and 4 December 2020, with the repurchased shares - representing 2.95% of its issued share capital - having been cancelled on 10 December 2020.

AFRICA, ASIA & OCEANIA – DATA

December 2020

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)

TABLE 4. Local Total Returns of African, Asian and Oceanian Countries (GPR 250 Index)

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
Africa	18.4%	2.7%	-36.5%	-36.5%	-22.7%	-8.8%	0.35
Asia	2.2%	10.8%	-10.1%	-10.1%	1.0%	3.2%	0.17
Oceania	-1.1%	24.6%	-0.7%	-0.7%	7.7%	8.4%	0.27
Australia	-1.1%	24.6%	-0.7%	-0.7%	7.7%	8.4%	0.27
Hong Kong	2.9%	14.6%	-0.8%	-0.8%	0.8%	9.6%	0.23
Japan	1.6%	10.7%	-13.7%	-13.7%	0.8%	0.3%	0.19
Singapore	3.3%	7.4%	-4.2%	-4.2%	2.4%	7.4%	0.17
South Africa	18.4%	2.7%	-36.5%	-36.5%	-22.7%	-8.8%	0.35
Japan Bonds	0.0%	-0.5%	8.7%	8.7%	5.5%	4.0%	0.05
Australia Bonds	0.0%	0.7%	4.8%	4.8%	6.1%	4.9%	0.04
Asia Pacific Equities	2.8%	16.7%	6.5%	6.5%	3.9%	6.6%	0.15

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

GPR 250 REIT INDEX – DATA

December 2020

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

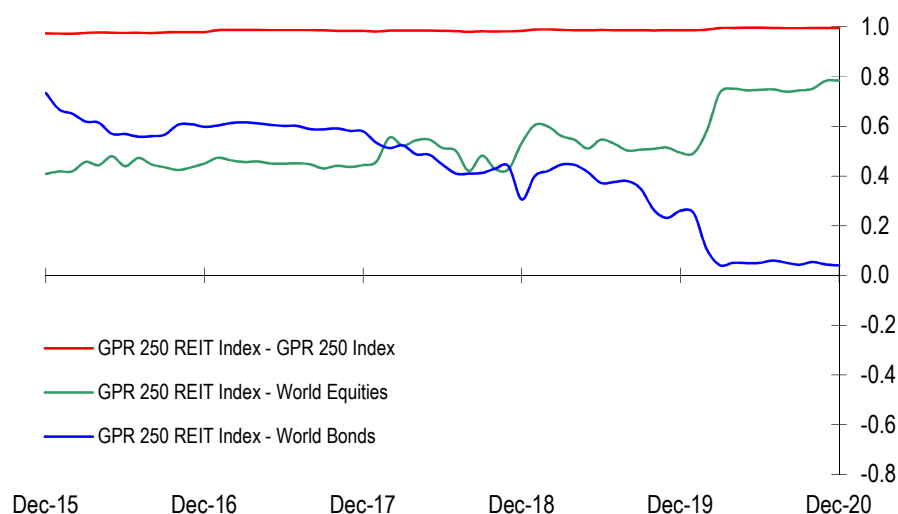


Table 5:
Long and short-term returns of
of REITs

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	3.3%	12.7%	-10.5%	-10.5%	2.6%	3.8%	0.19
Africa	17.7%	-1.7%	-43.3%	-43.3%	-24.9%	-10.6%	0.36
Americas	3.0%	12.8%	-9.2%	-9.2%	3.3%	4.2%	0.20
Asia	5.3%	9.6%	-9.9%	-9.9%	6.5%	6.6%	0.15
Europe	3.5%	11.4%	-25.9%	-25.9%	-8.0%	-4.1%	0.24
Oceania	-1.1%	24.6%	-0.7%	-0.7%	7.7%	8.4%	0.27
Australia	-1.1%	24.6%	-0.7%	-0.7%	7.7%	8.4%	0.27
Belgium	-0.5%	9.5%	12.4%	12.4%	14.4%	12.6%	0.14
Canada	-3.3%	9.7%	-14.5%	-14.5%	3.3%	6.6%	0.22
France	2.0%	13.6%	-26.7%	-26.7%	-6.3%	-2.3%	0.31
Germany	9.7%	16.6%	-7.7%	-7.7%	9.0%	N/A	0.24
Hong Kong	3.8%	13.7%	-10.8%	-10.8%	2.8%	12.9%	0.23
Japan	6.2%	9.6%	-13.1%	-13.1%	6.4%	4.1%	0.17
Mexico	11.9%	27.5%	-17.8%	-17.8%	-0.7%	-3.4%	0.37
Netherlands	8.1%	28.9%	-50.1%	-50.1%	-30.4%	-20.4%	0.57
Singapore	3.4%	7.8%	3.1%	3.1%	8.7%	12.7%	0.16
South Africa	17.7%	-1.7%	-43.3%	-43.3%	-24.9%	-10.6%	0.36
Spain	0.7%	5.2%	-33.3%	-33.3%	-4.3%	-1.7%	0.34
United Kingdom	4.1%	10.5%	-18.5%	-18.5%	-2.3%	-1.0%	0.20
United States	3.3%	12.9%	-8.9%	-8.9%	3.3%	4.1%	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 70% 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	3.13%
2	France	Klepierre	3.04%
3	Germany	Alstria Office REIT AG	2.11%
4	Germany	Aroundtown SA	7.06%
5	Germany	Deutsche Wohnen SE	12.37%
6	Germany	LEG Immobilien AG	7.15%
7	Germany	TAG Immobilien AG	2.40%
8	Germany	Vonovia SE	26.42%
9	Netherlands	Unibail-Rodamco-Westfield	7.56%
10	Spain	MERLIN Properties SOCIMI S.A.	2.12%
11	Sweden	Fastighets AB Balder	3.67%
12	Switzerland	Swiss Prime Site	5.07%
13	United Kingdom	British Land Company Plc	3.44%
14	United Kingdom	Land Securities Plc	4.44%
15	United Kingdom	Segro Plc	10.02%

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

- Global Property Research added Apartment Income REIT Corp. (United States) to the GPR 250 Indices and the GPR General Indices as from 15 December 2020 following the demerger of Apartment Invt & Mgmt Co. (United States).
- Global Property Research removed Taubman Centers Inc. (United States) from the GPR 250 Indices and the GPR General Indices as from 29 December 2020 following the merger with and into Simon Property Group Inc. (United States).

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), which have become effective as of 21 December 2020.

<i>Inclusions</i>		<i>Exclusions</i>	
Germany	ADLER Real Estate Group	Hong Kong	Hang Lung Group
Japan	MIRAI Corp *	United States	Seritage Growth Properties *
Sweden	Klövern AB - B shares		
Sweden	Kungsleden AB		

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

- Global Property Research removed TA Global Bhd (Malaysia) from the GPR General Indices as from 1 January 2021 following the closing of the acquisition by TA Enterprises Bhd, resulting in the latter company owning approximately 94.38% of the current number of shares outstanding.

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

<i>Inclusions</i>		<i>Exclusions</i>	
New Zealand	Asset Plus Ltd	Malaysia	TA Global Bhd
United States	Broadstone Net Lease Inc.	United Kingdom	Grit Real Estate Income Group
United States	Essential Properties Realty Trust Inc.	United Kingdom	Panther Securities plc

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)
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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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