

**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)    | 1,252,645 |
| Average                          | 5,011     |
| Largest                          | 73,644    |
| Smallest                         | 194       |
| Median                           | 2,832     |
| % Weight Largest Company         | 5.88%     |
| Top 10 Holdings (% Index Weight) | 24.64%    |

**Index Information**

**Base date**  
29 December 1989

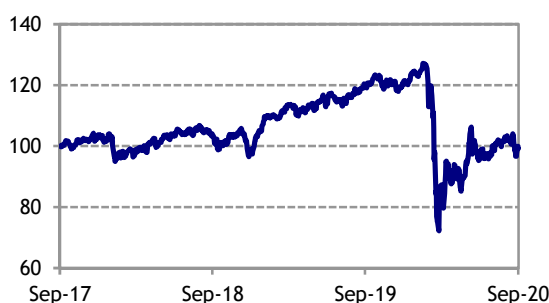
**Base value**  
100

**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           | 2.79%   |
|                | 6 month           | 14.12%  |
|                | Y-T-D             | -18.22% |
|                | 1 year            | -17.35% |
|                | annualized 3 year | -0.24%  |

**Dividend yield**

|        |       |
|--------|-------|
| 1 year | 4.29% |
|--------|-------|

**Volatility**

|                        |        |      |
|------------------------|--------|------|
| <b>Annualized risk</b> | 1 year | 0.33 |
|                        | 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

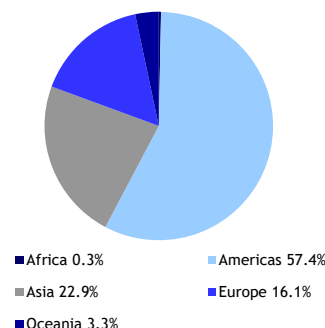
**Sector allocation**  
>60% operational turnover from one specific sector, else Diversified

**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                          | \$ 73,644             | 5.88%  |
| 2 Digital Realty Trust                  | \$ 40,912             | 3.27%  |
| 3 Vonovia SE                            | \$ 35,926             | 2.87%  |
| 4 Public Storage Inc.                   | \$ 33,851             | 2.70%  |
| 5 Welltower Inc                         | \$ 22,952             | 1.83%  |
| 6 AvalonBay Communities Inc.            | \$ 20,947             | 1.67%  |
| 7 Realty Income Corp.                   | \$ 20,936             | 1.67%  |
| 8 Mitsubishi Estate Co. Ltd.            | \$ 20,923             | 1.67%  |
| 9 Simon Property Group Inc.             | \$ 19,650             | 1.57%  |
| 10 Alexandria Real Estate Equities Inc. | \$ 18,865             | 1.51%  |

**Continent 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

**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**

