

GPR 250 REIT Index

The GPR 250 REIT Index is a subset of the GPR 250 Index and covers all companies having a REIT-like structure. This in combination with the consistently applied rules for company inclusions results in the GPR 250 REIT Index being a sustainable representation of the global Real Estate Investment Trust market.

Consequently it is suitable both as a performance benchmark and as a tool for the creation of financial products

Index characteristics

Number of companies	200
Free Float Market Cap (USD m)	1,343,476
Average	6,717
Largest	91,862
Smallest	437
Median	3,495
% Weight Largest Company	6.84%
Top 10 Holdings (% Index Weight)	28.92%

Index Information

Base date
29 December 1989

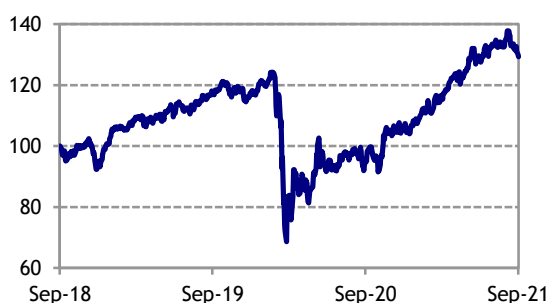
Base value
100

Calculation frequency
Daily

Currencies
EUR, LOC, USD and ZAR

Geographies
World, continents, regions, zones and countries

3-year index performance in USD



Index characteristics

Returns	3 month	0.50%
	6 month	11.10%
	Y-T-D	19.34%
	1 year	34.86%
	annualized 3 year	8.62%

Dividend yield

1 year	3.34%
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Volatility

Annualized risk	1 year	0.15
	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

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

Company structure
Real Estate Investment Trust

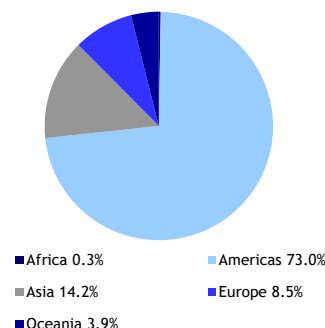
GPR Indices on Data Systems

Bloomberg
Datastream
DeltaOne Solutions
EIKON
FactSet
Financial Express
Fininfo
Investment Metrics
Macrobond Financial
Morningstar, Inc.
Rimes
StatPro
Thomson Reuters
Vestek
Wilshire

Top 10 by Free Float Market Cap

Company	Free Float Market Cap	Weight
1 Prologis Inc	\$ 91,862	6.84%
2 Public Storage Inc.	\$ 45,266	3.37%
3 Simon Property Group Inc.	\$ 42,419	3.16%
4 Digital Realty Trust	\$ 40,984	3.05%
5 Welltower Inc	\$ 34,763	2.59%
6 AvalonBay Communities Inc.	\$ 30,839	2.30%
7 Equity Residential	\$ 27,998	2.08%
8 Alexandria Real Estate Equities Inc.	\$ 26,338	1.96%
9 Realty Income Corp.	\$ 25,225	1.88%
10 Invitation Homes Inc	\$ 22,863	1.70%

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

