lobal property research

## GPR Sustainable Real Estate Index Europe

## Solutions for customized property indices

## Data as at 31 March 2024

| GPR Sustainable Real Estate Inde  | x Europe   |                   | Index charac      | teristics                      |                      | Index Information  |
|---|--|-------------------|-------------------|--------------------------------|----------------------|--|
|   |  |                   | s 60              | Base date                      |                      |  |
| The GPR Sustainable Real Estate Index Europe is a free float market capitalization weighted index which is highly representative  |  |                   | •                 |                                |                      | 30 November 2018   |
|   |  |                   |                   |                                | ) 146,069            | Base value   |
| indicator of the listed real estate perfo   |  | 100               |                   |                                |                      |  |
| Region. The index includes the 60 most  |  | Larges            |                   | Base Universe                  |                      |  |
| from 11 countries across the region.  | Smallest<br>Median   |                   |                   | GPR General Quoted Europe      |                      |  |
|   |  |                   | n 1,409           | Index Basis                    |                      |  |
|   | % Woight   | t Largest Company | 10 60%            | Price return, total return net |                      |  |
|   | % Weight Largest Company<br>Top 10 Holdings (% Index Weight) |                   | 10.69%<br>55.22%  | Rebalancing                    |                      |  |
|   |  |                   | ) 55.22%          | Quarterly                      |                      |  |
| 3-year index performance in USE   | Index charac   | teristics         |                   | Calculation frequency          |                      |  |
| o year maex performance in col  | index endiacteristics  |                   |                   | Daily                          |                      |  |
| 105   |  |                   | Returns           | 3 mont                         | h -2.84%             | Currencies   |
| 125   |  |                   |                   | 6 mont                         |                      | EUR  |
| 110   |  |                   |                   | Y-T-I                          |                      | Sectors  |
| 110   |  |                   |                   | 1 yea<br>annualized 3 yea      |                      | Diversified, healthcare, hotel, industrial,                          |
| 95  |  | •                 |                   | annuatized 5 yea               | 1 -2.40%             | office, other, residential and retail                                |
| Ϋ́Ϋ́Υ.  | A  |                   | Volatility        |                                |                      | Fund Types   |
| 80  | V La nal   |                   | volatility        |                                |                      | Closed end   |
| V V   | . KANIA  |                   | Annualized        | 1 yea                          | r 0.24               | Geography capping  |
| 65  |  |                   | risk              | 3 yea                          | r 0.24               | 20% maximum weight for United Kingdom                                |
| Mar-21 Mar-22   | Mar-23   | Mar-24            |                   |                                |                      | Constituent capping  |
|   |  |                   |                   |                                |                      | 5/10/40 UCITS capping<br>liquidity capping                           |
| Top 10 by Free Float Market Cap   |  |                   | Country Brea      | kdown                          |                      |  |
|   | Enco Elect   |                   |                   |                                |                      |  |
| Company   | Free Float<br>Market Cap                                     | Weight            |                   |                                | Austria 1.5%         | Rules for company inclusion  |
| 1 Vonovia SE  | Market Cap<br>€ 19,062                                       | 10.69%            |                   |                                | Belgium 9.6%         | Rules for company inclusion  |
| 2 Unibail-Rodamco-Westfield   | € 8,834  | 9.37%             |                   |                                | Finland 2.6%         | Size<br>>50 USD million Free Float Market Cap                        |
| 3 LEG Immobilien SE   | € 5,897  | 5.68%             |                   |                                | France 25.2%         | >50 050 million free float Market Cap                                |
| 4 Klepierre   | € 5,317  | 5.64%             |                   |                                | Germany 16.4%        | Investibility  |
| 5 Castellum AB  | € 4,958  | 5.26%             |                   |                                | Netherlands 1.8%     | >15% free float  |
| 6 Segro Plc   | € 13,124   | 4.68%             |                   |                                | Norway 0.4%          | Real estate activity   |
| 7 Gecina  | € 4,216  | 4.47%             |                   |                                | Spain 5.0%           | >75% operational turnover  |
| 8 PSP Swiss Property  | € 5,540  | 3.34%             |                   |                                | Sweden 13.5%         | Rental income  |
| 9 Covivio   | € 2,308  | 3.19%             |                   |                                | Switzerland 4.2%     | >25% operational turnover  |
| 10 MERLIN Properties SOCIMI S.A.  | € 3,298  | 2.89%             |                   |                                | United Kingdom 19.8% | Sector allocation  |
| Containstanting a south little  |  |                   | Contra Darrela    | d                              |                      | >60% operational turnover from one specific sector, else Diversified |
| Customization possibilities   |  |                   | Sector Break      | aown                           |                      |  |
| As is showcased in the GPR Sustainable Real Estate Index Europe   |  |                   |                   |                                |                      | Country allocation<br>>75% operational turnover from one             |
| GPR offers a vast amount if customization possibilities. Some   |  |                   |                   |                                |                      | country (not crossing continental                                    |
| of which are listed below.  |  |                   |                   |                                |                      | borders), else country of listing                                    |
|   |  |                   |                   |                                | ■Diversified 14.2%   | ESG  |
| <ul> <li>Any group of, countries or constituents can be capped or</li> <li>HealthCare 3.0%</li> <li>Hotel 0.0%</li> </ul>         |  |                   |                   |                                |                      | ACTIAM N.V. specific criteria  |
|   |  |                   |                   |                                |                      |  |
| <ul><li>fixed to reduce or increase its weight;</li><li>All indices can be hedged partially or fully to any currency to</li></ul> |  |                   |                   | Industrial 16.5%               |                      |  |
| reduce the possible currency risk;  |  |                   | Office 26.6%      |                                |                      |  |
| <ul> <li>Dividends can be reduced using clier</li> </ul>  |  |                   | Residential 20.1% |                                |                      |  |
| Tax percentages;  |  |                   | ■Retail 19.7%     |                                |                      |  |
| - Indices can be developed not based  |  |                   | Other 0.0%        |                                |                      |  |
| but on Fundamental Indexation fact  | ors.   |                   |                   |                                |                      |  |
|   |  |                   |                   |                                |                      |  |
|   |  |                   |                   |                                |                      |  |
|   |  |                   |                   |                                |                      |  |
| Analysts:   |  | World Tra         | de Center Amste   | rdam                           |                      |  |

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