

Market Update

A Monthly Performance Report

December 2023

GPR 250 Index finishes 2023 with a gain of 11.6%

Listed sector ends year on an optimistic note

- After a dismal 2022 (-21.9%), the listed real estate sector recovered with a vengeance in 2023. Closing out the year with the relevant continental counterparts all posting gains, the GPR 250 Index finished with an 11.6% total return performance for the calendar year. At continental level, Europe (17.4%) stood out versus Americas (12.1%), Africa (10.9%), Oceania (8.4%) and Asia (6.3%). Brazil (48.6%) ranked top spot at national level, Hong Kong (-18.1%) was at the bottom end. The listed real estate sector underperformed versus equities (11.6% versus 23.7%).

GPR 250 Index	EUR	LOC	USD
Africa	-0.3%	10.9%	3.1%
Americas	8.5%	12.1%	12.3%
Asia	-1.3%	6.3%	2.2%
Europe	19.1%	17.4%	23.3%
Oceania	5.4%	8.4%	9.1%
World	7.8%	11.6%	11.5%



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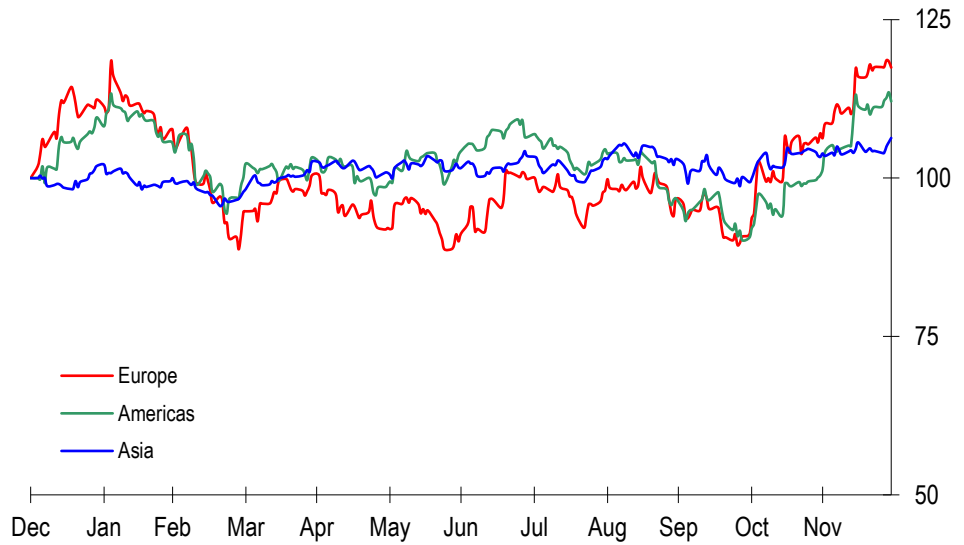
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All sectors post gains, led by Industrial (18.8%)

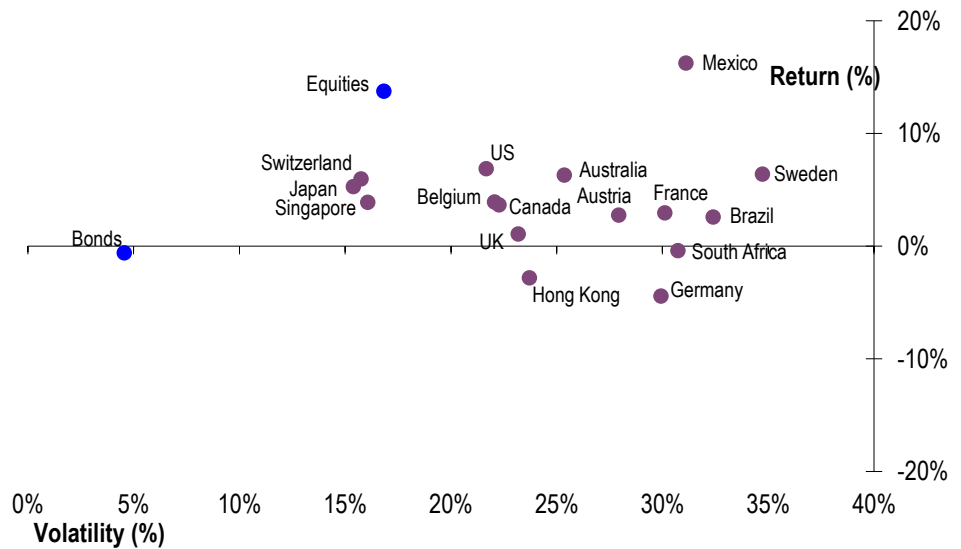
- All sectors posted gains, led by Industrial, which was up 18.8%, followed by Healthcare (12.2%), Residential (11.6%) and Diversified (10.6%).

GPR 250 Index	EUR	LOC	USD
Diversified	6.6%	10.6%	10.4%
Healthcare	8.8%	12.2%	12.6%
Hotel	-0.4%	6.3%	3.1%
Industrial	15.0%	18.8%	19.0%
Office	2.6%	7.2%	6.2%
Other	4.3%	7.9%	7.9%
Residential	8.2%	11.6%	12.0%
Retail	2.6%	6.1%	6.2%

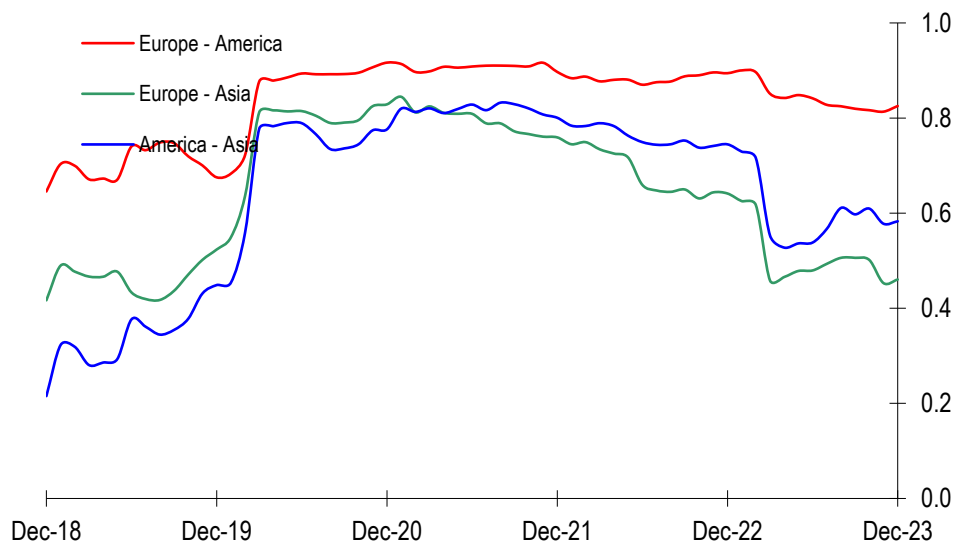
Graph 1:
Continental performance of GPR 250 Index (local returns)



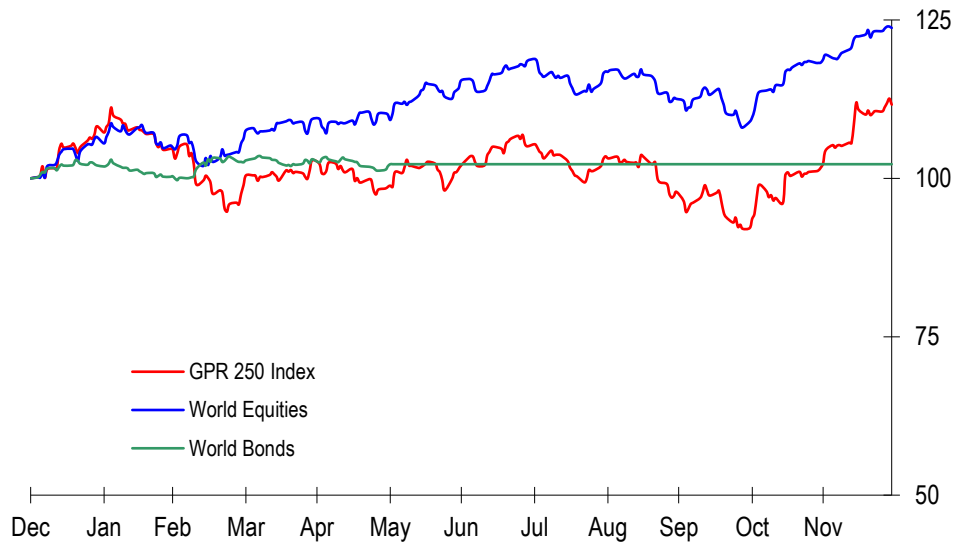
Graph 2:
Return and volatility of the major countries in the GPR 250 Index based on 5 year figures (local currency)



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)

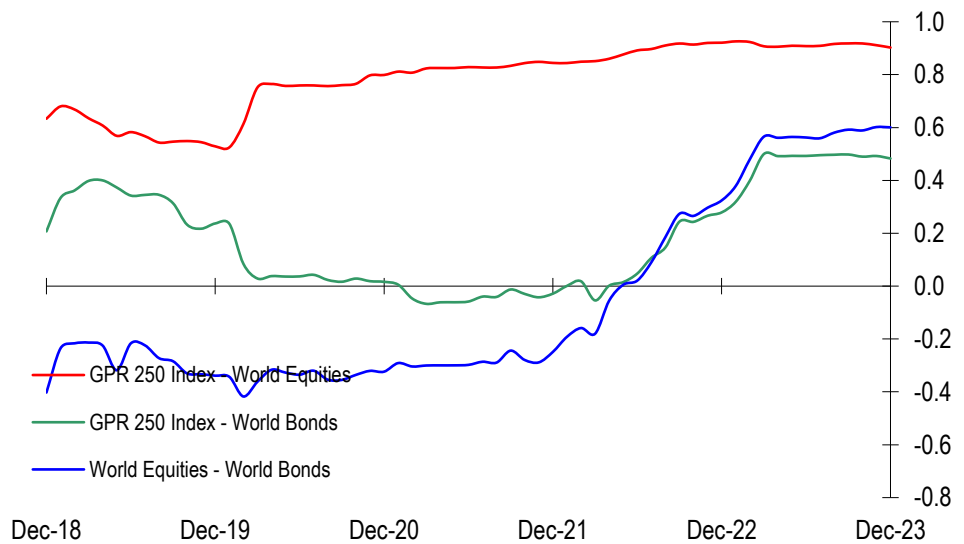


Table 1: Performance of property
shares and other asset classes

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
GPR 250 Index	9.1%	9.4%	11.6%	11.6%	4.7%	4.9%	0.18
GPR 250 Africa Index	9.7%	15.7%	10.9%	10.9%	14.9%	-0.4%	0.21
GPR 250 Americas Index	10.6%	7.6%	12.1%	12.1%	7.1%	6.7%	0.21
GPR 250 Asia Index	2.3%	4.7%	6.3%	6.3%	4.4%	3.5%	0.09
GPR 250 Europe Index	10.5%	28.7%	17.4%	17.4%	-4.7%	-0.5%	0.25
GPR 250 Oceania Index	10.6%	7.9%	8.4%	8.4%	4.8%	6.3%	0.20
Global Bonds (JP Morgan)	0.0%	0.0%	2.2%	2.2%	-4.7%	-0.6%	0.05
Global Equities (MSCI)	4.2%	7.2%	23.7%	23.7%	9.2%	13.7%	0.15

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

LondonMetric Property Plc Pursues Merger

The GPR 250 Europe Index can look back on an excellent year, having finished 2023 with a 17.4% total return performance. Eight of nine countries contributed positively to pan-European benchmark returns in 2023, with Finland (-4.0%) the only exception. On the positive side, Austria (41.4%), Germany (34.6%) and France (21.6%) did the heaviest lifting.

Ediston Property Investment Company plc announced an update following finalization of the disposal of the company's property portfolio

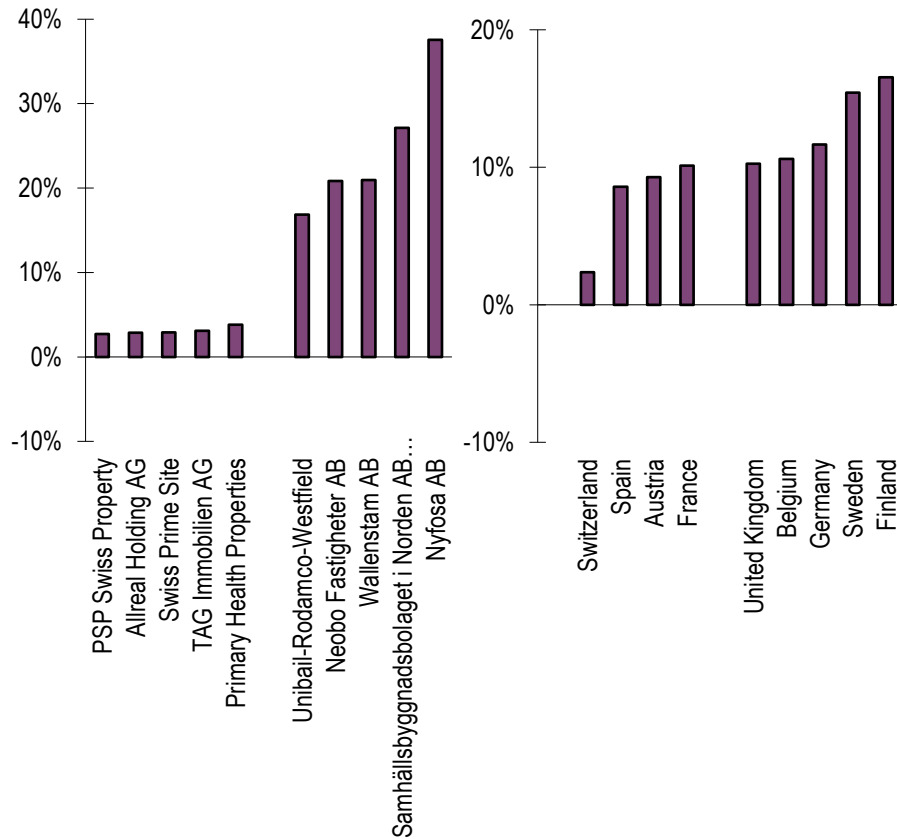
Ediston Property Investment Company plc announced an update following finalization of the disposal of the company's property portfolio. The completion accounts in connection with the disposal have been finalized in accordance with the timetable set out in the sale agreement. Accordingly, the company's management board is now in a position to take the necessary steps to seek shareholder approval for the voluntary liquidation of the company, as previously advised. Shareholders are expected to receive an initial distribution of no less than 69.00 pence per share, with the balance to be retained by the liquidators to meet current, future and contingent liabilities of the company, including any outstanding costs and expenses of the liquidation itself and potential tax liabilities. The company published the circular setting out the recommended proposal for a voluntary liquidation of the company. The circular also contains the notice of the EGM to be held on 11 January 2024 at which shareholders will be asked to vote upon the proposal.

Neobo Fastigheter AB, stock exchange listed on Nasdaq First North Premier Growth Market since 10 February 2023, is preparing for a change of its listing to Nasdaq Stockholm's main list in 2024. Accordingly, a stock exchange listing on Nasdaq Stockholm is a seal of quality while also increasing opportunities to broaden the investor base and enable the repurchase of shares.

LondonMetric Property plc and LXi REIT plc have announced to be in preliminary discussions about an all-share merger

LondonMetric Property plc and LXi REIT plc have announced to be in preliminary discussions about an all-share merger. Both companies confirmed that they are in discussions regarding a possible all-share merger of the two companies, pursuant to which LondonMetric Property plc would acquire the entire issued and to be issued share capital of LXi REIT plc. The making of any firm takeover offer by LondonMetric Property plc is subject to a number of pre-conditions, waivable at LondonMetric Property plc's discretion. These pre-conditions include the completion of mutual due diligence, the provision of certain consents, waivers and approvals by each company's lenders and the recommendation of the possible merger to the LXi REIT plc shareholders by the targeted company's management board. The management boards of LondonMetric Property plc and LXi REIT plc see the potential to bring together two companies with complementary strategic approaches and a key focus on delivering compounding income-led total shareholder returns through the cycle.

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)

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
Europe	10.5%	28.7%	17.4%	17.4%	-4.7%	-0.5%	0.25
Austria	9.3%	30.0%	41.4%	41.4%	10.8%	2.8%	0.17
Belgium	10.6%	10.4%	3.3%	3.3%	-4.5%	3.9%	0.25
Finland	16.6%	41.7%	-4.0%	-4.0%	-8.6%	N/A	0.32
France	10.1%	20.4%	21.6%	21.6%	4.3%	3.0%	0.25
Germany	11.7%	58.0%	34.6%	34.6%	-15.1%	-4.4%	0.34
Spain	8.6%	28.6%	18.7%	18.7%	8.2%	2.1%	0.25
Sweden	15.4%	41.1%	18.5%	18.5%	-2.0%	6.4%	0.38
Switzerland	2.4%	14.0%	13.5%	13.5%	2.7%	6.0%	0.14
United Kingdom	10.3%	22.2%	11.7%	11.7%	-0.4%	1.1%	0.24
Europe Bonds	0.0%	0.0%	2.2%	2.2%	-6.4%	-2.7%	0.06
Europe Equities	3.4%	3.5%	15.0%	15.0%	9.3%	9.8%	0.13

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

RPT Realty Shareholders Approve Merger

Thanks to optimism that the Fed would be able to engineer a soft landing, overall market sentiment improved drastically in specifically the last two months of the calendar year. This extended the rally, with the GPR 250 Americas Index rising 10.6% in December 2023 and 12.1% for 2023. The December 2023 total return performance was attributable to gains for Brazil (4.4%), Canada (9.0%), Mexico (9.3%) and United States (10.7%).

RPT Realty shareholders approved the proposal necessary for the closing of the previously announced merger with and into Kimco Realty Corporation

RPT Realty shareholders approved the proposal necessary for the closing of the previously announced merger with and into Kimco Realty Corporation. The merger is expected to close on 2 January 2024, subject to the satisfaction or waiver of customary closing conditions. Upon completion of the mergers, RPT Realty shareholders will receive 0.6049 newly issued Kimco Realty Corporation shares for each (1) RPT Realty share that they own.

Whitestone REIT rejected a recent proposal by Erez Asset Management chairman Mr Bruce Schanzer to sell Whitestone REIT assets in its entirety or to liquidate the company. The company announced the rejection in a letter filed with the Securities and Exchange Commission (SEC). Erez Asset Management is a Whitestone REIT shareholder.

European Residential REIT's management board concluded that under prevailing financial market conditions, proceeding with any of the proposed sale transactions would not be in the best interest of its unitholders at this time

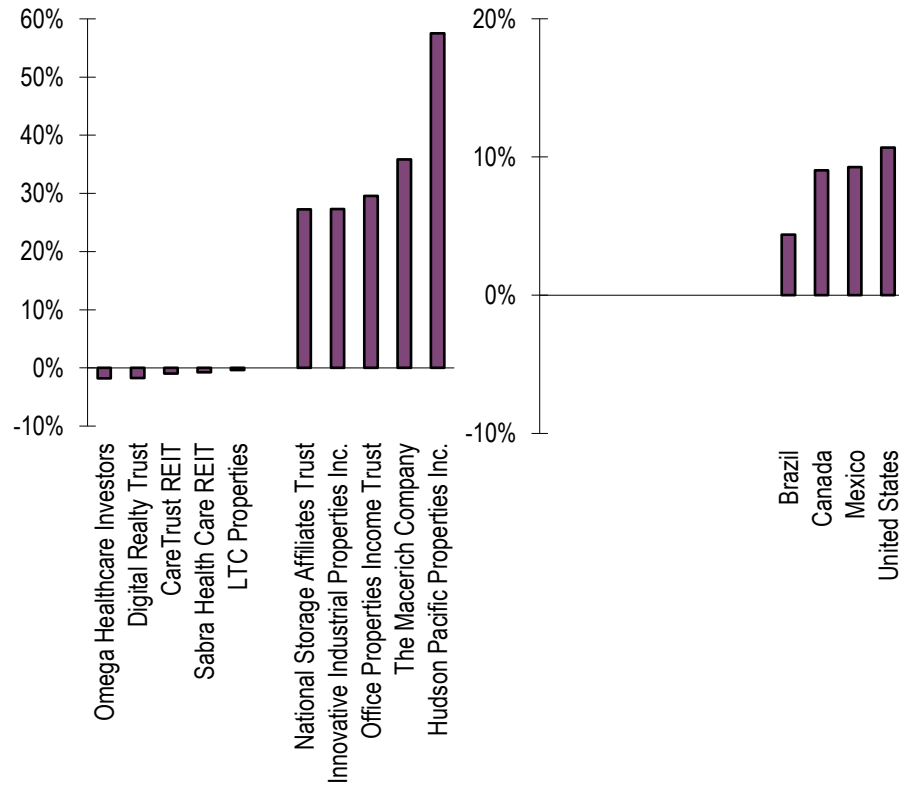
European Residential REIT announced that it had concluded the company's strategic review process, first announced on 16 June 2023. The strategic review process involved the evaluation of various value-maximizing alternatives, including, but not limited to, a possible sale of the company. Pursuant to this process, a number of transaction proposals were received from potential strategic and financial counterparties. The company's management board, with assistance from its legal and financial advisors, assessed each proposal and determined that insufficient consideration was offered relative to the intrinsic value of European Residential REIT and the other opportunities currently available for value creation. Accordingly, the company's management board concluded that under prevailing financial market conditions, proceeding with any of the proposed sale transactions would not be in the best interest of European Residential REIT's unitholders at this time.

Pennsylvania REIT has filed for Chapter 11 bankruptcy, the second time it has taken this step since the pandemic in 2020. The company owns several malls in the Philadelphia region that will stay open as the company works to restructure itself and reduce its debt load by about USD 880m. Pennsylvania REIT also said that only "first lien lenders," who have priority, will be paid back in full.

AMERICAS – DATA

December 2023

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	10.6%	7.6%	12.1%	12.1%	7.1%	6.7%	0.21
Brazil	4.4%	6.7%	48.6%	48.6%	8.9%	2.6%	0.28
Canada	9.0%	3.2%	5.4%	5.4%	5.4%	3.7%	0.18
Mexico	9.3%	27.5%	47.3%	47.3%	20.9%	16.3%	0.22
United States	10.7%	7.6%	12.1%	12.1%	7.1%	6.9%	0.21
North American Bonds	0.0%	0.0%	2.5%	2.5%	-4.3%	0.4%	0.05
North American Equities	4.7%	8.4%	26.4%	26.4%	9.2%	15.5%	0.17

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

Shareholder Exits Embassy Office Parks REIT

Asia (6.3%) and Oceania (8.4%) listed real estate securities lagged in 2023, while Africa (10.9%) ended up in double digits following the 9.7% increase in December 2023.

The Blackstone Group Inc. successfully sold its remaining 23.59% stake in India's pioneering Embassy Office Parks REIT

The Blackstone Group Inc. successfully sold its remaining 23.59% stake in India's pioneering Embassy Office Parks REIT. The sale, conducted through block sales on Indian stock exchanges, reportedly amounted to approximately INR 71bn. Embassy Office Parks REIT, which went public as India's first listed REIT in April 2019, has seen periodic divestments by The Blackstone Group Inc. over the years since then. Notably, in September 2022, The Blackstone Group Inc. sold a USD 400m stake to buyers including the Abu Dhabi Investment Authority. Despite the divestments, the current unit prices of Embassy Office Parks REIT are in line with its pricing at the time of the IPO, having reached a peak of over INR 460.00 in March 2020.

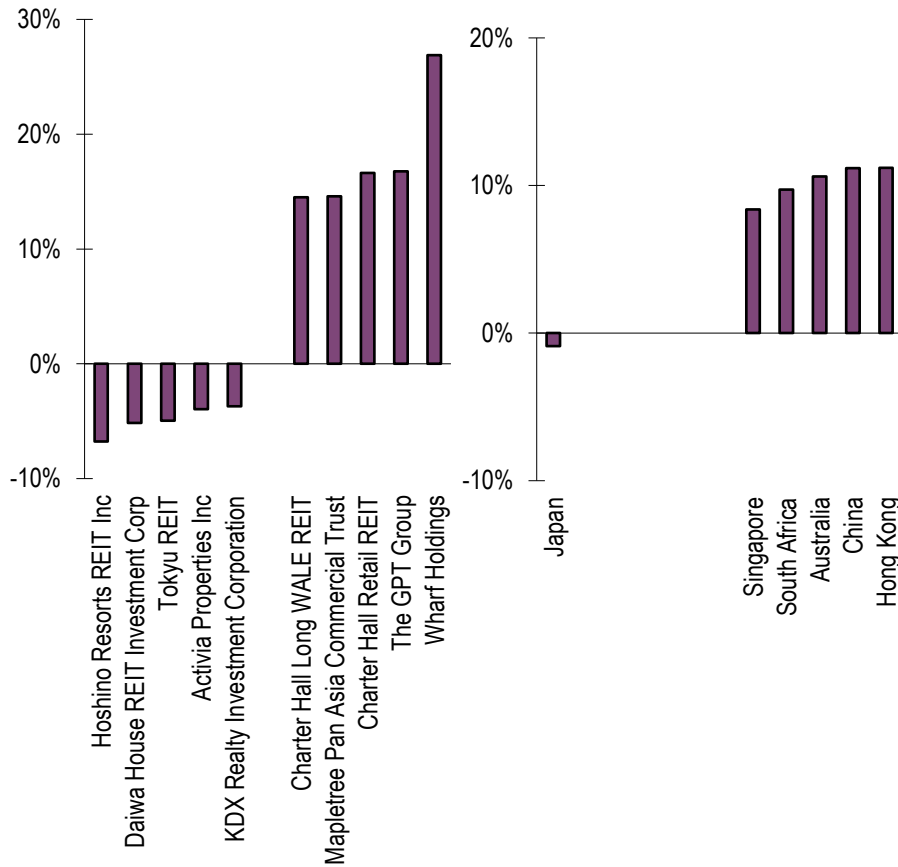
ESR Group Limited has taken another step toward becoming the second international company to list a REIT on a Chinese stock exchange, with the industrial giant announcing that it had filed an application with mainland authorities for a Shanghai Stock Exchange-listed logistics REIT

ESR Group Limited has taken another step toward becoming the second international company to list a REIT on a Chinese stock exchange, with the industrial giant announcing that it had filed an application with mainland authorities for a Shanghai Stock Exchange-listed logistics REIT. The Warburg Pincus-backed company said that it had submitted applications to China Securities Regulatory Commission (CSRC) and the Shanghai Stock Exchange to register and list a REIT holding a set of three high-standard logistics projects in the city of Kunshan in eastern China's Jiangsu province. Should the stock exchange listing of AVIC ESR Warehouse Logistics Closed Infrastructure Securities Investment Fund prove successful, the listing will provide ESR Group Limited, which according to its website has USD 30.8bn of assets under management in Greater China, with all but a fraction of those holdings on the mainland, with a fresh avenue for monetizing assets. ESR Group Limited confirmed that the portfolio consists of phases one through three of Jiangsu Friend, a fully leased complex in Kunshan's Huaqiao district. Kunshan is a popular logistics hub just west of Shanghai on the road to Suzhou. China formally moved to broaden its REIT market to include commercial properties, with the CSRC on 24 November 2023 granting approval for a trio of "consumer-related infrastructure" REITs seeded with shopping malls owned by mainland real estate developers China Resources Land Limited, China Jinmao Holdings Group Limited, and China Vanke Co Limited.

AFRICA, ASIA & OCEANIA – DATA

December 2023

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	9.7%	15.7%	10.9%	10.9%	14.9%	-0.4%	0.21
Asia	2.3%	4.7%	6.3%	6.3%	4.4%	3.5%	0.09
Oceania	10.6%	7.9%	8.4%	8.4%	4.8%	6.3%	0.20
Australia	10.6%	7.9%	8.4%	8.4%	4.8%	6.3%	0.20
China	11.2%	-7.8%	-9.7%	-9.7%	N/A	N/A	N/A
Hong Kong	11.2%	-4.7%	-18.1%	-18.1%	-6.0%	-2.8%	0.22
Japan	-0.9%	7.1%	14.2%	14.2%	8.3%	5.3%	0.10
Singapore	8.4%	4.5%	4.5%	4.5%	1.8%	3.9%	0.13
South Africa	9.7%	15.7%	10.9%	10.9%	14.9%	-0.4%	0.21
Japan Bonds	0.0%	0.0%	2.5%	2.5%	-4.3%	0.4%	0.05
Australia Bonds	0.0%	0.0%	3.6%	3.6%	-3.6%	0.2%	0.07
Asia Pacific Equities	1.9%	4.0%	20.4%	20.4%	9.3%	10.6%	0.10

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

GPR 250 REIT INDEX – DATA

December 2023

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

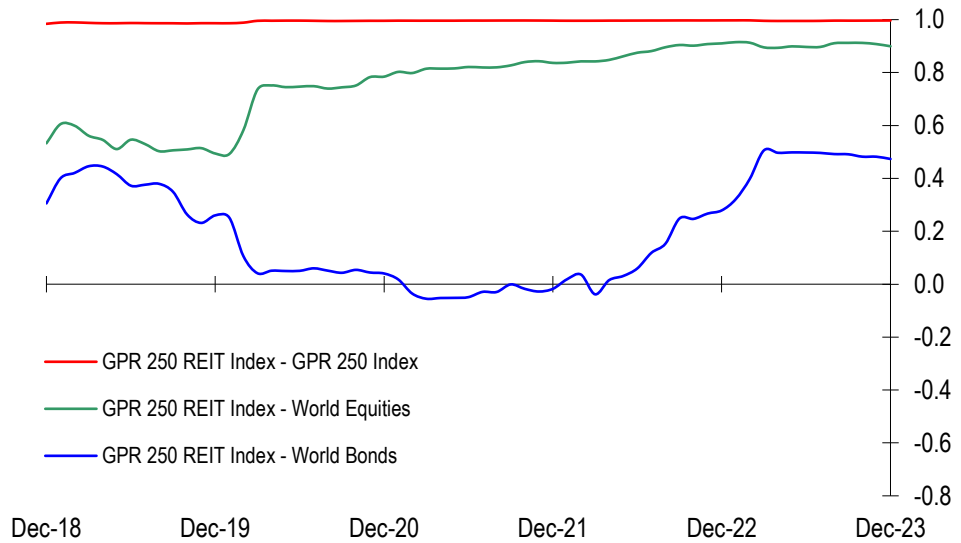


Table 5:
Long and short-term returns of
of REITs

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	9.6%	7.8%	10.3%	10.3%	5.7%	5.5%	0.19
Africa	10.5%	11.9%	-6.3%	-6.3%	10.5%	-5.5%	0.26
Americas	10.6%	7.6%	12.0%	12.0%	7.1%	6.8%	0.21
Asia	2.3%	1.5%	0.0%	0.0%	2.0%	3.2%	0.10
Europe	10.3%	20.5%	12.9%	12.9%	0.0%	-1.0%	0.23
Oceania	10.6%	7.9%	8.4%	8.4%	4.8%	6.3%	0.20
Australia	10.6%	7.9%	8.4%	8.4%	4.8%	6.3%	0.20
Belgium	10.6%	9.5%	-0.4%	-0.4%	-5.0%	3.6%	0.25
Canada	9.1%	2.0%	3.6%	3.6%	5.2%	3.9%	0.18
China	14.8%	-5.4%	-11.4%	-11.4%	N/A	N/A	N/A
France	10.1%	20.4%	21.6%	21.6%	4.3%	3.0%	0.25
Hong Kong	13.6%	4.2%	-16.5%	-16.5%	-9.4%	-6.6%	0.26
Japan	-1.7%	-0.7%	-0.5%	-0.5%	4.1%	4.1%	0.11
Mexico	9.3%	27.5%	47.3%	47.3%	20.9%	16.3%	0.22
Singapore	8.5%	6.3%	9.5%	9.5%	1.2%	5.9%	0.14
South Africa	10.5%	11.9%	-6.3%	-6.3%	10.5%	-5.5%	0.26
Spain	8.6%	28.6%	18.7%	18.7%	8.2%	2.1%	0.25
United Kingdom	10.4%	22.3%	11.9%	11.9%	-0.4%	1.4%	0.24
United States	10.7%	7.7%	12.1%	12.1%	7.2%	6.9%	0.21

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 more than 50% 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	5.15%
2	France	Klepierre	5.74%
3	France	Unibail-Rodamco-Westfield	8.33%
4	Germany	LEG Immobilien AG	6.17%
5	Germany	Vonovia SE	20.85%
6	Spain	MERLIN Properties SOCIMI S.A.	3.49%
7	Sweden	Castellum AB	5.49%
8	Sweden	Samhällsbyggnadsbolaget i Norden B	0.53%
9	Switzerland	PSP Swiss Property	6.06%
10	Switzerland	Swiss Prime Site	7.78%
11	United Kingdom	British Land Company Plc	4.13%
12	United Kingdom	Land Securities Plc	5.86%
13	United Kingdom	Segro Plc	12.23%
14	United Kingdom	The UNITE Group plc	4.31%
15	United Kingdom	Tritax Big Box REIT plc	3.87%

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

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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 18 December 2023.

<i>Inclusions</i>		<i>Exclusions</i>	
Mexico	FIBRA Prologis *	United States	Industrial Logistics Properties Trust *
United States	Office Properties Income Trust *		

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

- Global Property Research removed RPT Realty (United States) from the GPR General Indices as from 1 January 2024 following the closing of the merger with and into Kimco Realty Corporation (United States).

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 2024. Open-ended funds, which are indicated with an asterisk, are not part of the GPR General Quoted Index.

<i>Inclusions</i>		<i>Exclusions</i>	
India	Nexus Select Trust		
Japan	Arealink Co. Ltd.		

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”

Refinitiv/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)

Refinitiv /EIKON: Search for “GPR”

Refinitiv /Vestek: 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”

Wilshire Associates, Inc.: Search for “GPR”

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