# **Market Update**

A Monthly Performance Report

June 2024

#### Listed sector remains in negative territory y-t-d

#### GPR 250 Index advances 1.0% in June 2024

• Listed real estate securities advanced 1.0% in June 2024 but remain in negative territory year-to-date. The GPR 250 Index recorded a 1.3% loss in the second quarter and is now down 0.9% in the first six months of the calendar year. Africa (5.8%) and Americas (0.5%) recorded positive performances in Q2 2024. On the contrary, Europe (-0.5%), Asia (-6.8%) and Oceania (-11.3%) were down. The underperformance relative to broader equities (1.0% versus 2.4%) further widened.

GPR 250 Index	EUR	LOC	USD
Africa	10.1%	5.4%	9.3%
Americas	1.1%	0.5%	0.3%
Asia	-10.0%	-6.8%	-10.7%
Europe	0.1%	-0.5%	-0.6%
Oceania	-8.5%	-11.3%	-9.2%
World	-1.3%	-1.3%	-2.1%

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#### ESR Group Limited applies to list ESR China REIT

 Hong Kong-listed real estate fund manager ESR Group Limited's application to list ESR China REIT (ESR C-REIT) has been approved by the China Securities Regulatory Commission (CSRC).

#### Multiple bidders increase bids for Fibra Terrafina

• Fibra Prologis has revised its proposal to acquire Fibra Terrafina and is now offering an exchange ratio of 0.620 Fibra Prologis CBFIs for each (1) Fibra Terrafina CBFI. The amended bid aims to compete with six other interested parties in acquiring Fibra Terrafina.

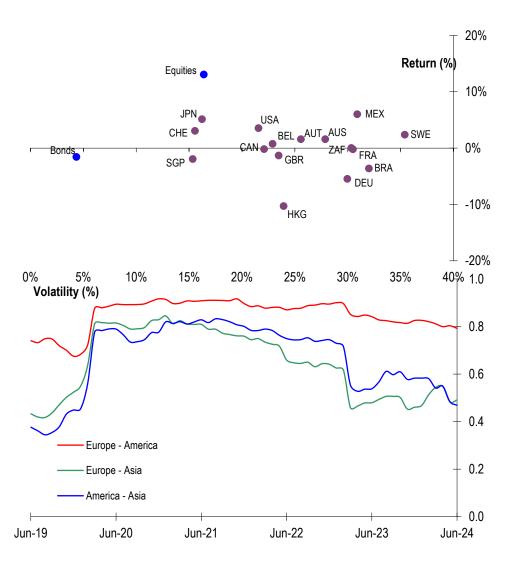
#### Regional REIT Limited starts 15 per 7 open offer

 Regional REIT Limited started selling 1,105,149,821 shares in a fully underwritten 15 per 7 placing, overseas placing and open offer priced at 10.00 pence per share.

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

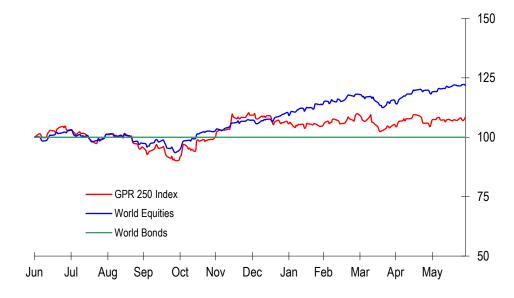


Graph 2: Return and volatility of the major countries in the GPR 250 Index based on 5 year figures (local currency)



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)

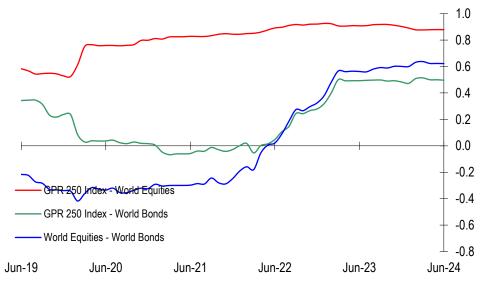


Table 1: Performance of property shares and other asset classes

TABLE 1. Local Total Returns Property Shares and Other Asset Classes							
	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
GPR 250 Index	1.0%	-0.9%	-0.9%	8.4%	-1.2%	1.9%	0.18
GPR 250 Africa Index	5.8%	9.1%	9.1%	26.2%	11.4%	0.0%	0.20
GPR 250 Americas Index	2.9%	-0.5%	-0.5%	7.0%	0.0%	3.4%	0.21
GPR 250 Asia Index	-1.8%	-1.0%	-1.0%	3.6%	-0.9%	1.1%	0.10
GPR 250 Europe Index	-3.9%	-2.5%	-2.5%	25.5%	-7.7%	-2.6%	0.25
GPR 250 Oceania Index	-1.9%	-3.9%	-3.9%	3.7%	0.6%	1.6%	0.20
Global Bonds (JP Morgan)	0.0%	0.0%	0.0%	0.0%	-3.8%	-1.6%	0.05
Global Equities (MSCI)	2.4%	13.7%	13.7%	21.9%	9.0%	13.1%	0.16
Note: Volatility is the 36-month standard deviation of returns, 3 and 5 year returns are annualized							

#### Regional REIT Limited Starts 15 Per 7 Open Offer

The GPR 250 Europe Index took a breather in June 2024, slipping 3.9% in local currency terms. Just 3 of 10 countries contributed positively to the pan-European benchmark last month, with Austria the biggest positive contributor at 5.7%. France, on the other hand, subtracted 9.2%.

Regional REIT Limited started selling 1,105,149,821 shares in a fully underwritten 15 per 7 placing, overseas placing and open offer priced at 10.00 pence per share. The capital raising is being fully underwritten by Bridgemere Investments Limited. The capital raising will enable the company's GBP 50m retail bond to be fully repaid, eliminating this short term liability and further reducing the constraints caused by the requirement to pay coupon distributions on the retail bond. In addition, the proceeds will be partially used to reduce bank facilities, which will result in Regional REIT Limited having greater headroom under the covenants in such facilities, and the remaining proceeds will provide additional flexibility to fund selective capital expenditure on assets, which will enhance earnings in the near term and value in the mid to long-term, further underpinning quarterly dividends going forward.

Canadian private equity giant Brookfield Asset Management Limited is mulling a takeover offer for Tritax EuroBox plc, saying that it was in the early stages of making a bid. Tritax EuroBox plc owns a portfolio of logistics assets across Europe including in in Spain, Germany, the Netherlands, Belgium and Italy. Brookfield Asset Management Limited had until 1 July 2024 to make an offer. In order to facilitate ongoing discussions and due dilligence, the management board of Tritax EuroBox plc requested and has been consented to an extension of this deadline to 29 July 2024. If a deal was to progress, it would be the latest merger and acquisition activity in the listed real estate sector in recent months. There have been several high profile deals so far this calendar year including LondonMetric Property Plc's merger with LXi REIT plc, and Tritax Big Box REIT plc's acquisition of UK Commercial Property REIT Limited.

Samhällsbyggnadsbolaget i Norden AB has, based on the authorization from the AGM held on 28 April 2023, resolved to initiate a buy-back programme of class D shares to strengthen its ability to raise competitive financing and to create the most optimal capital structure possible. As part of strengthening the company's financial position and long-term cash flow, the company's management board has decided on a limited buyback of class D shares.

Regional REIT Limited started selling 1,105,149,821 shares in a fully underwritten 15 per 7 placing, overseas placing and open offer priced at 10.00 pence per share

Canadian private equity giant Brookfield Asset Management Limited is mulling a takeover offer for Tritax EuroBox plc, saying that it was in the early stages of making a bid

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

Graph 7: Top and bottom performing European countries (local returns)

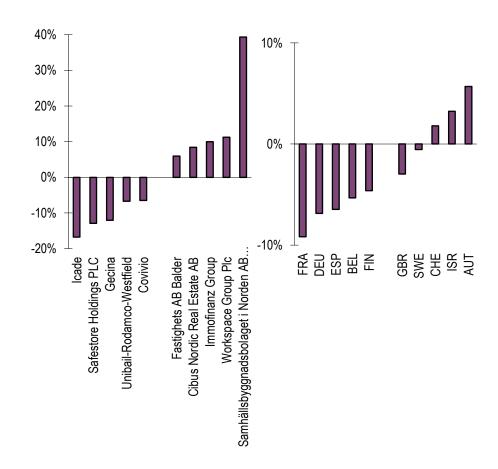


Table 2: Long and short-term returns of European countries (local returns)

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
Europe	-3.9%	-2.5%	-2.5%	25.5%	-7.7%	-2.6%	0.25
Austria	5.7%	7.5%	7.5%	39.8%	9.4%	1.6%	0.18
Belgium	-5.3%	-7.6%	-7.6%	2.0%	-11.1%	0.8%	0.26
Finland	-4.6%	-19.2%	-19.2%	14.5%	-17.3%	N/A	0.32
France	-9.2%	0.1%	0.1%	20.5%	0.8%	-0.2%	0.26
Germany	-6.9%	-3.3%	-3.3%	52.9%	-16.7%	-5.5%	0.36
Israel	3.2%	N/A	N/A	N/A	N/A	N/A	N/A
Spain	-6.5%	-0.5%	-0.5%	28.0%	4.2%	-1.5%	0.27
Sweden	-0.5%	-2.5%	-2.5%	37.5%	-6.8%	2.4%	0.39
Switzerland	1.8%	0.9%	0.9%	15.0%	1.6%	3.1%	0.14
United Kingdom	-3.0%	-2.4%	-2.4%	19.2%	-4.1%	-1.3%	0.24
Europe Bonds	0.0%	0.0%	0.0%	0.0%	-5.5%	-3.5%	0.06
Europe Equities	-1.4%	9.8%	9.8%	13.6%	7.6%	8.5%	0.13

#### Multiple Bidders Increase Bids For Fibra Terrafina

Powered by a 3.1% for United States REITs, the GPR 250 Americas Index continued surging and won 2.9% in June 2024, following the 4.5% gain realized in May 2024. Brazil added 0.6% too but Canada (-0.2%), and Mexico (-9.9%) ended in negative territory.

Fibra Prologis has revised its proposal to acquire Fibra Terrafina and is now offering an exchange ratio of 0.620 Fibra Prologis CBFIs for each (1) Fibra Terrafina CBFI, up from the 0.580-for-1 exchange ratio announced in mid-May 2024. The amended bid aims to compete with six other interested parties in acquiring Fibra Terrafina, which is considered strategic for capitalizing on the growing demand for industrial properties due to nearshoring. The takeover offer period has also been extended until 2 July 2024. Fibra Prologis competes with other prominent competitors and real estate companies like Fibra Macquarie México and Blackstone Real Estate. In mid-June 2024, Fibra Macquarie México announced it increased its non-binding takeover offer to an exchange ratio of 1.125 for each (1) Fibra Terrafina CBFI, up from the prior 1.05-for-1 exchange ratio. Additionally, Fibra Macquarie México announced a reduction in the fee structure for the management fee paid to its manager, contingent upon the completion of an acquisition of Fibra Terrafina or any other merger or acquisition of a listed Fibra or other company by Fibra Macquarie México in the future. Blackstone Real Estate and its partner MRP Group have increased their bid for Fibra Terrafina's CBFIs from MXN 38.50 per (1) CBFI to MXN 39.50 apiece. The bid, which is in cash, is the only one of its kind and provides immediate value for Fibra Terrafina's shareholders. The bid expires on 17 July 2024, with the settlement date expected to be 24 July 2024, subject to extension.

There's a new publicly traded commercial landlord on the block, and it is already proving popular with investors. Healthcare-focused net lease REIT Sila Realty Trust, Inc. debuted on the New York Stock Exchange (NYSE) on 13 June 2024. The company's USD 2.1bn portfolio of healthcare properties and its investment strategy, targeting assets net-leased to reliable healthcare operators such as Baylor Scott & White and the Cleveland Clinic Foundation, is what differentiates Sila Realty Trust, Inc. from other REIT's. The company owns 137 properties, including buildings for medical outpatient, inpatient rehabilitation, surgical and specialty facilities.

Apartment Income REIT Corp. announced that at the EGM held on 25 June 2024 its shareholders approved the USD 39.12 per share all-cash acquisition by Blackstone Real Estate Partners X. The acquisition was completed on 28 June 2024

Fibra Prologis has revised its proposal to acquire Fibra
Terrafina and is now offering an exchange ratio of 0.620 Fibra
Prologis CBFIs for each (1) Fibra
Terrafina CBFI, up from the
0.580-for-1 exchange ratio
announced in mid-May 2024

Sila Realty Trust, Inc. debuted on the New York Stock Exchange (NYSE) on 13 June 2024

June 2024

Graph 8: Top and bottom performing American companies (local returns)

Graph 9: Top and bottom performing American countries (local returns)

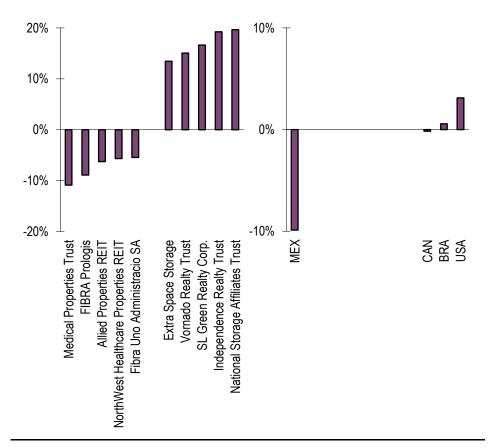


Table 3: Long and short-term returns of American countries (local returns)

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%	-0.5%	-0.5%	7.0%	0.0%	3.4%	0.21
Brazil	0.6%	-17.5%	-17.5%	-12.0%	1.5%	-3.6%	0.24
Canada	-0.2%	-5.8%	-5.8%	-2.8%	-3.8%	-0.2%	0.18
Mexico	-9.9%	-23.3%	-23.3%	-2.2%	11.3%	6.0%	0.24
United States	3.1%	0.0%	0.0%	7.6%	0.1%	3.5%	0.21
North American Bonds	0.0%	0.0%	0.0%	0.0%	-3.4%	-0.7%	0.05
North American Equities	3.4%	14.5%	14.5%	24.2%	9.0%	14.7%	0.18
Note: Volatility is	the 36-mon	th standard o	leviation of	returns. 3 a	and 5 year	returns are	annualized

June 2024

#### ESR Group Limited Applies To List ESR China REIT

Africa (5.8%) recorded a 5.8% gain in June 2024 while Asia (-1.8%) and Oceania (-1.9%) both contracted.

Hong Kong-listed real estate fund manager ESR Group Limited's application to list ESR China REIT (ESR C-REIT) has been approved by the China Securities Regulatory Commission (CSRC)

Brookfield India Real Estate

of Rostrum Realty Private

Limited from the existing

shareholders by way of

Trust acquired 50% of the share capital (on a fully diluted basis)

allotment of 40,930,000 units of

Brookfield India Real Estate
Trust at a price of INR 300 per

unit on a preferential basis

Hong Kong-listed real estate fund manager ESR Group Limited's application to list ESR China REIT (ESR C-REIT) has been approved by the China Securities Regulatory Commission (CSRC). As the latter company's sponsor and project manager, ESR Group Limited will then be able to provide the China-based logistics REIT a future pipeline of assets from its assets under management and development pipeline. ESR C-REIT's IPO is expected to raise around CNY 2.44bn. ESR Group Limited has committed to subscribe for a 34% stake in the company, with the remaining 66% to be taken up by cornerstone and retail investors as well as public institutions. The fund manager said that, so far, its ESR C-REIT has secured cornerstone investors, including leading financial institutions and securities firms. ESR C-REIT's current portfolio holds three self-owned logistics facilities at Kunshan in China's Jiangsu Province, which ESR Group Limited highlighted as a major hub for China's last-mile logistics networks.

Japan Hotel REIT Investment Corporation plans to acquire two full-service Okinawa prefecture properties and two budget hostelries in Tokyo's Shinjuku ward for a total of JPY 56.2n. To fund the acquisitions, Japan Hotel REIT Investment Corporation is selling 451,641 investment units in a secondary offering priced at JPY 75,558 apiece, of which 221,641 investment units expected to be offered domestically and 230,000 investment units expected to be offered overseas.

Brookfield India Real Estate Trust acquired 50% of the share capital (on a fully diluted basis) of Rostrum Realty Private Limited from the existing shareholders (i) Bharti (SBM) Holdings Private Limited, (ii) Bharti (RM) Holdings Private Limited, (iii) Bharti (RBM) Holdings Private Limited, (iv) Bharti (Satya) Trustees Private Limited on behalf of Bharti (Satya) Family Trust and (v) Bharti Enterprises Limited, (vi) Bharti (SBM) Holdings Private Limited jointly with Sunil Bharti Mittal, (vii) Bharti (RM) Holdings Private Limited jointly with Rakesh Bharti Mittal, and (viii) Bharti (RBM) Holdings Private Limited jointly with Rajan Bharti Mittal by way of allotment of 40,930,000 units of Brookfield India Real Estate Trust at a price of INR 300 per unit on a preferential basis. The relevant units were issued on 28 June 2024.

RDC Properties Limited announced key terms to a potential takeover offer for PrimeTime Property Holdings Limited, offering to acquire in aggregate, at least 50% + 1 of PrimeTime Property Holdings Limited units with the proposed unit-for-unit swap ratio of 0.68750 RDC Properties Limited units for every (1) PrimeTime Property Holdings Limited unit.

Global Property Research

### AFRICA, ASIA & OCEANIA - DATA

June 2024

Graph 10: Top and bottom performing Asian and Oceanian companies (local returns)

Graph 11:
Top and bottom performing
Asian and Oceanian countries
(local returns)

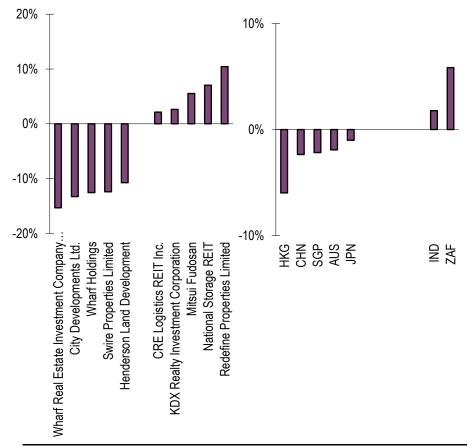


Table 4: Long and short-term performance of African, Asian and Oceanian countries (local returns)

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	5.8%	9.1%	9.1%	26.2%	11.4%	0.0%	0.20
Asia	-1.8%	-1.0%	-1.0%	3.6%	-0.9%	1.1%	0.10
Oceania	-1.9%	-3.9%	-3.9%	3.7%	0.6%	1.6%	0.20
Australia	-1.9%	-3.9%	-3.9%	3.7%	0.6%	1.6%	0.20
China	-2.4%	-10.1%	-10.1%	-17.1%	-20.5%	N/A	0.28
Hong Kong	-6.0%	-20.1%	-20.1%	-23.8%	-16.6%	-10.3%	0.23
India	1.8%	N/A	N/A	N/A	N/A	N/A	N/A
Japan	-1.0%	6.1%	6.1%	13.7%	4.2%	5.1%	0.12
Singapore	-2.2%	-11.1%	-11.1%	-7.1%	-3.4%	-1.9%	0.13
South Africa	5.8%	9.1%	9.1%	26.2%	11.4%	0.0%	0.20
Japan Bonds	0.0%	0.0%	0.0%	0.0%	-3.4%	-0.7%	0.05
Australia Bonds	0.0%	0.0%	0.0%	0.0%	-2.9%	-1.3%	0.06
Asia Pacific Equities	1.1%	15.0%	15.0%	19.6%	11.0%	11.6%	0.11
Note: Volatility is the 36-month standard deviation of returns. 3 and 5 year returns are annualized							

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

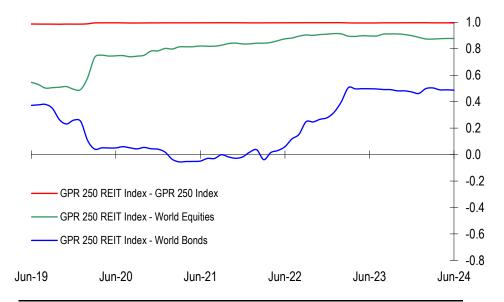


Table 5: Long and short-term returns of of REITs

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	1.6%	-1.6%	-1.6%	6.1%	-1.0%	2.1%	0.19
Africa	11.3%	10.0%	10.0%	23.1%	5.9%	-4.5%	0.24
Americas	2.9%	-0.5%	-0.5%	7.0%	0.0%	3.4%	0.21
Asia	-1.0%	-7.8%	-7.8%	-6.4%	-5.5%	-1.3%	0.09
Europe	-5.0%	-2.3%	-2.3%	17.7%	-4.2%	-3.3%	0.24
Oceania	-1.9%	-3.9%	-3.9%	3.7%	0.6%	1.6%	0.20
Australia	-1.9%	-3.9%	-3.9%	3.7%	0.6%	1.6%	0.20
Belgium	-5.8%	-8.9%	-8.9%	-0.3%	-12.0%	0.2%	0.26
Canada	-0.4%	-6.9%	-6.9%	-5.1%	-4.1%	-0.1%	0.18
China	0.0%	-25.2%	-25.2%	-29.2%	-15.6%	N/A	0.22
France	-9.2%	0.1%	0.1%	20.5%	0.8%	-0.2%	0.26
Hong Kong	-3.4%	-27.7%	-27.7%	-24.7%	-20.9%	-16.0%	0.27
India	1.8%	N/A	N/A	N/A	N/A	N/A	N/A
Japan	-0.6%	-2.5%	-2.5%	-3.2%	-3.5%	1.4%	0.10
Mexico	-9.9%	-23.3%	-23.3%	-2.2%	11.3%	6.0%	0.24
Singapore	-1.6%	-11.4%	-11.4%	-5.7%	-3.1%	-0.8%	0.14
South Africa	11.3%	10.0%	10.0%	23.1%	5.9%	-4.5%	0.24
Spain	-6.5%	-0.5%	-0.5%	28.0%	4.2%	-1.5%	0.27
United Kingdom	-3.0%	-2.3%	-2.3%	19.6%	-4.2%	-1.1%	0.25
United States	3.1%	-0.1%	-0.1%	7.6%	0.1%	3.6%	0.21
Note: Volatility is th	e 36-month	standard dev	riation of ret	urns. 3 and	5 year re	turns are a	nnualized

#### 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.

	Country	Company	Weight
1	Belgium	Warehouses De Pauw	4.79%
2	France	Klepierre	5.90%
3	France	Unibail-Rodamco-Westfield	9.31%
4	Germany	LEG Immobilien AG	6.05%
5	Germany	Vonovia SE	19.88%
6	Spain	MERLIN Properties SOCIMI S.A.	3.66%
7	Sweden	Castellum AB	4.94%
8	Sweden	Samhällsbyggnadsbolaget i Norden B	0.56%
9	Switzerland	PSP Swiss Property	5.82%
10	Switzerland	Swiss Prime Site	7.28%
11	United Kingdom	British Land Company Plc	4.42%
12	United Kingdom	Land Securities Plc	5.27%
13	United Kingdom	Segro Plc	13.97%
14	United Kingdom	The UNITE Group plc	3.84%
15	United Kingdom	Tritax Big Box REIT plc	4.32%

June 2024

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

 Global Property Research removed Apartment Income REIT Corp. (United States) from the GPR General Indices as from 28 June 2024 following the acquisition by Blackstone Real Estate Partners X.

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 24 June 2024.

Inclusions Exclusions

Singapore ESR-LOGOS REIT \*

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

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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 5 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 July 2024.

GPR announced that with effect from 1 July 2024, the open-end bank funds listed in Germany and Switzerland will no longer be part of the flagship GPR General Index. As a result, as of that date, the composition of the GPR General Index will be identical to that of the GPR General Quoted Index.

GPR decided to take this step as it cannot guarantee the reliability of the share price for the open-end bank funds. Open-end bank funds consist of pooled investor funds that can issue unlimited number of shares. The bank funds sponsor issues and buys back shares constantly at a share price determined by the bank fund's net asset value.

Inclusions Exclusions

#### **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; \$\mathscr{S}\$ 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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