Reitsmarket

Monthly report
November 2020

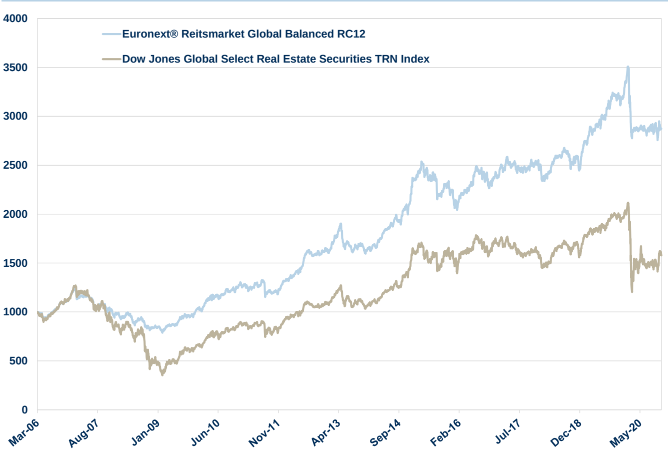
Euronext® Reitsmarket Global Balanced RC12 Index

Bloomberg Ticker: GB12C Index

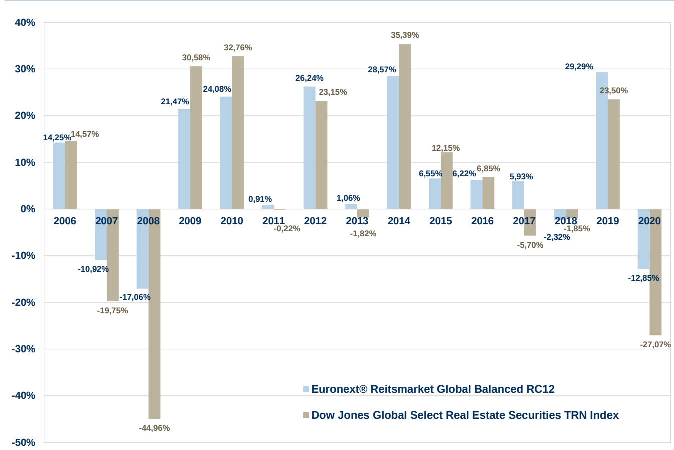
Index Description

- The Euronext® Reitsmarket Global Balanced RC12 Index is an index which is composed of a risky asset and a non-risky asset, where the risky asset is the Euronext® Reitsmarket Global Balanced Index and the non-risky asset is represented by 3 months EURIBOR (T-1). The index decreases the allocation to the underlying index and increases exposure to a non-risky asset, as the volatility of the underlying index increases, and vice versa. The index aims to maintain an annualized volatility of less than 12% and is rebalanced on a daily basis based on the historical volatility of the underlying index.
- The Euronext® Reitsmarket Global Balanced Index is designed to track listed real estate worldwide through the performance of a portfolio of 40 global real estate securities selected using a multi-factor ranking methodology and risk optimization techniques out of companies engaged in specific aspects of the major real estate developed markets/regions of the world, namely North America, developed Europe and developed Asia Pacific.
- The Index uses a multi-factors ranking methodology based on the intrinsic characteristics of the stocks that are part of the same region, namely their respective valuation, fundamental, growth, and momentum characteristics - and retains those securities with optimal combination of characteristics per region. Afterwards, three resulting investable and diversified sub pools are created looking at the respective risk characteristics of the securities incorporated in each regional investable and diversified sub pool. A final step selects the 40 highest ranking securities worldwide out of the 3 multi-factor sub pools, applying risk filters and simultaneously ensuring 25% of the Index constituents are from developed Europe, 50% from North America and 25% from Asia Pacific.
- The Index is expressed in Euro and is not currency hedged.

Cumulative Performance (in EUR) (*)



Annual Performance (in EUR) (*)



Performance (in EUR) (*)

	Actuarial performance (annualised)			Cumulative performance		
	1 year	5 years	Since incept.	YTD	1 month	3 months
Euronext® Reitsmarket Global Balanced RC12 Index	**-10,73%**	**4,20%**	**7,43%**	**-9,87%**	**3,41%**	**-0,08%**
Benchmark(1)	-21,05%	-0,99%	3,14%	-19,64%	10,18%	6,00%

Volatility (in EUR) (*)

	Actuarial volatility (annualised)					
	1 year	5 years	Since incept.	YTD	1 month	3 months
Euronext® Reitsmarket Global Balanced RC12 Index	**12,84%**	**9,98%**	**10,25%**	**13,09%**	**13,02%**	**12,29%**
Benchmark(1)	34,43%	18,86%	20,85%	35,85%	24,90%	21,72%

(*) Important notices:

The Euronext® Reitsmarket Global Balanced RC12 Index is live since 26/01/2018. The period for the calculation of the historical performance and the volatility runs from 31/03/2006 to 30/11/2020. The performance information and the evolution of the index refer to past and/or simulated performance. Past and simulated performance and the evolution of the index are not a reliable indication of future returns. Source: Bloomberg & Dow Jones

Sector Allocation (%)

Specialized	30,00%
Residential	22,50%
Diversified	15,00%
Industrial	12,50%
Other	20,00%

Geographical Allocation (%)

United States	40,00%
Hong Kong	15,00%
Canada	10,00%
Germany	10,00%
Other	25,00%

(1) Benchmark: Dow Jones Global Select Real Estate Securities Total Return Net Index.

Reitsmarket

Monthly report
November 2020

Euronext® Reitsmarket Global Balanced RC12 Index

Bloomberg Ticker: GB12C Index

Top 10 Constituents (ranked on average 6M liquidity in USD)

Security	Country	Sector	ISIN	Weight
American Tower Corp	UNITED STATES	Specialized	US03027X1000	2.50%
Crown Castle International Corp	UNITED STATES	Specialized	US22822V1017	2.50%
Equinix Inc	UNITED STATES	Specialized	US29444U7000	2.50%
SBA Communications Corp	UNITED STATES	Specialized	US78410G1040	2.50%
Public Storage	UNITED STATES	Specialized	US74460D1090	2.50%
Alexandria Real Estate Equities Inc	UNITED STATES	Office	US0152711091	2.50%
Extra Space Storage Inc	UNITED STATES	Specialized	US30225T1025	2.50%
Vonovia SE	GERMANY	Residential	DE000A1ML7J1	2.50%
Duke Realty Corp	UNITED STATES	Industrial	US2644115055	2.50%
Camden Property Trust	UNITED STATES	Residential	US1331311027	2.50%

Risk-Return Indicators (since inception)

	Index	Benchmark(1)
Largest drawdown	-32,08%	-67,48%
Tracking error(2)	14,25%	
Information ratio(3)	0,30	
Sharpe ratio(4)	0,73	0,15
Winning months	110	103
Losing months	67	74

(2) Measures the risk that the Index's performance deviates from that of the benchmark.
(3) Measures the risk adjusted return of the Index and is defined as the difference in return between the Index and the benchmark divided by the tracking error.
(4) This ratio is used to estimate the risk/return profile of the Index and is calculated as the ratio of (actuarial performance of the Index - annual interest rate risk) and the volatility.

Key Characteristics

Bloomberg ticker	GB12C Index
Index type	Total Return Net
Currency	EUR
Number of constituents	40
Dividends	Reinvested
Launch date	26/01/2018
Inception date	31/03/2006
Rebalancing frequency	Monthly
Weighting	Equal weighting scheme
Index administrator	Euronext N.V.
Index supervisor	Rego Partners

Sources of all data: Bloomberg & Dow Jones.