

ASSET LEVEL INDEX ANALYSIS TOOL

Advanced analytics tool to analyse markets and portfolios



INREV

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Research and Analytics Manager

Main goals and features

- Select and filter using asset characteristics to produce customized indices
 - By country, sector, asset life cycle, valuation standard, etc.
- Calculate and download detailed index statistics
 - Total return, income return, capital return, average occupancy rate, etc.
- Calculate asset and portfolio level performance using standardised formula
- Compare your portfolio performance against a market index

Calculate performance and download results

INREV Asset Level Input Tool Vitaliy Tonenchuk

Asset Index 4054 ASSETS 93 VEHICLES Download Results

Dashboard | History of Uploads | Performance Review | Data Gap Report | Assets List | **Portfolio Analysis** | View Organisation | Asset Tool Admin

Performance | Country Allocation | Sector Allocation | Detailed Statistics | Selection

Performance

Reporting period	Total Return (%)	Capital Growth (%)	Income Return (%)
2014 Q1	2.0	1.0	1.0
2014 Q2	2.5	1.0	1.0
2014 Q3	2.8	1.0	1.0
2014 Q4	3.0	1.0	1.0
2015 Q1	5.5	4.5	1.0
2015 Q2	3.5	2.5	1.0
2015 Q3	1.5	0.5	1.0
2015 Q4	4.0	3.0	1.0
2016 Q1	1.0	-0.5	1.0
2016 Q2	2.0	1.0	1.0
2016 Q3	1.0	-0.5	1.0
2016 Q4	4.0	3.0	1.0
2017 Q1	1.5	0.5	1.0
2017 Q2	1.0	0.0	1.0
2017 Q3	1.0	0.0	1.0
2017 Q4	4.5	3.5	1.0
2018 Q1	1.5	0.5	1.0
2018 Q2	2.5	1.5	1.0
2018 Q3	2.0	1.0	1.0

Value of Assets (million EUR) | Size | Number of Assets

Reporting period	Number of Assets	Value of Assets (million EUR)
2014 Q1	2400	45000
2014 Q2	2400	48000
2014 Q3	2400	50000
2014 Q4	2400	52000
2015 Q1	2400	55000
2015 Q2	2400	58000
2015 Q3	2400	60000
2015 Q4	2400	62000
2016 Q1	2400	65000
2016 Q2	2400	68000
2016 Q3	2400	70000
2016 Q4	2400	75000
2017 Q1	2400	70000
2017 Q2	2400	68000
2017 Q3	2400	65000
2017 Q4	2400	70000
2018 Q1	1200	50000
2018 Q2	1200	45000
2018 Q3	1200	35000

Filters: My Portfolio | **Asset Index** | Compare

Asset Index: Copy Asset Index filters to My Portfolio

Exclude my assets: Yes, exclude

Asset Characteristics:

- Country or City: [Dropdown]
- Asset type or subtype: [Dropdown]
- Asset life cycle: [Dropdown]
- Net leaseable area (SqM): [Slider]
- Market value (EUR millions): [Slider]
- Occupancy rate (%): [Slider]

Slice and dice using advanced filters

Filters Clear filters

Assets to display

My Portfolio **Asset Index** Compare

Asset Index

← Copy Asset Index filters to My Portfolio

Exclude my assets

Yes, exclude

Asset Characteristics ▾

Country or City

France × ▾

Asset type or subtype

Retail × ▾

Asset life cycle

Standing investment/operating × ▾

Net leaseable area (SqM)

min max

Market value (EUR millions)

min max

Occupancy rate (%)

min max

Exclude periods of initial acquisition and final disposition?

Yes, exclude

Vehicle Characteristics ▾

Only assets that are a part of a Vehicle?

Yes No **All**

Vehicle type

Fund × ▾

Fund style

Core × ▾

Fund structure

Closed end Open end All

Other Filters ▾

Ownership type

Freehold Leasehold All

Owner occupied?

Yes **No** All

Accounting basis

Accrual × ▾

Accounting standard

IFRS × ▾

Valuation standard

RICS × ▾

Valuation basis

Cost **Market value** All

Appraisal type

External desktop × ▾

View allocations by country

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Asset Index 4054 ASSETS 93 VEHICLES

Download Results

Filters Clear filters

- Dashboard
- History of Uploads
- Performance Review
- Data Gap Report
- Assets List
- Portfolio Analysis
- View Organisation
- Asset Tool Admin

Performance
Country Allocation
Sector Allocation
Detailed Statistics
Selection

Allocation by Country

Print / Save

Filters

Assets to display

My Portfolio
Asset Index
Compare

Asset Index

← Copy Asset Index filters to My Portfolio

Exclude my assets

Yes, exclude

Asset Characteristics

Country or City

Asset type or subtype

Asset life cycle

Net leaseable area (SqM)

min max

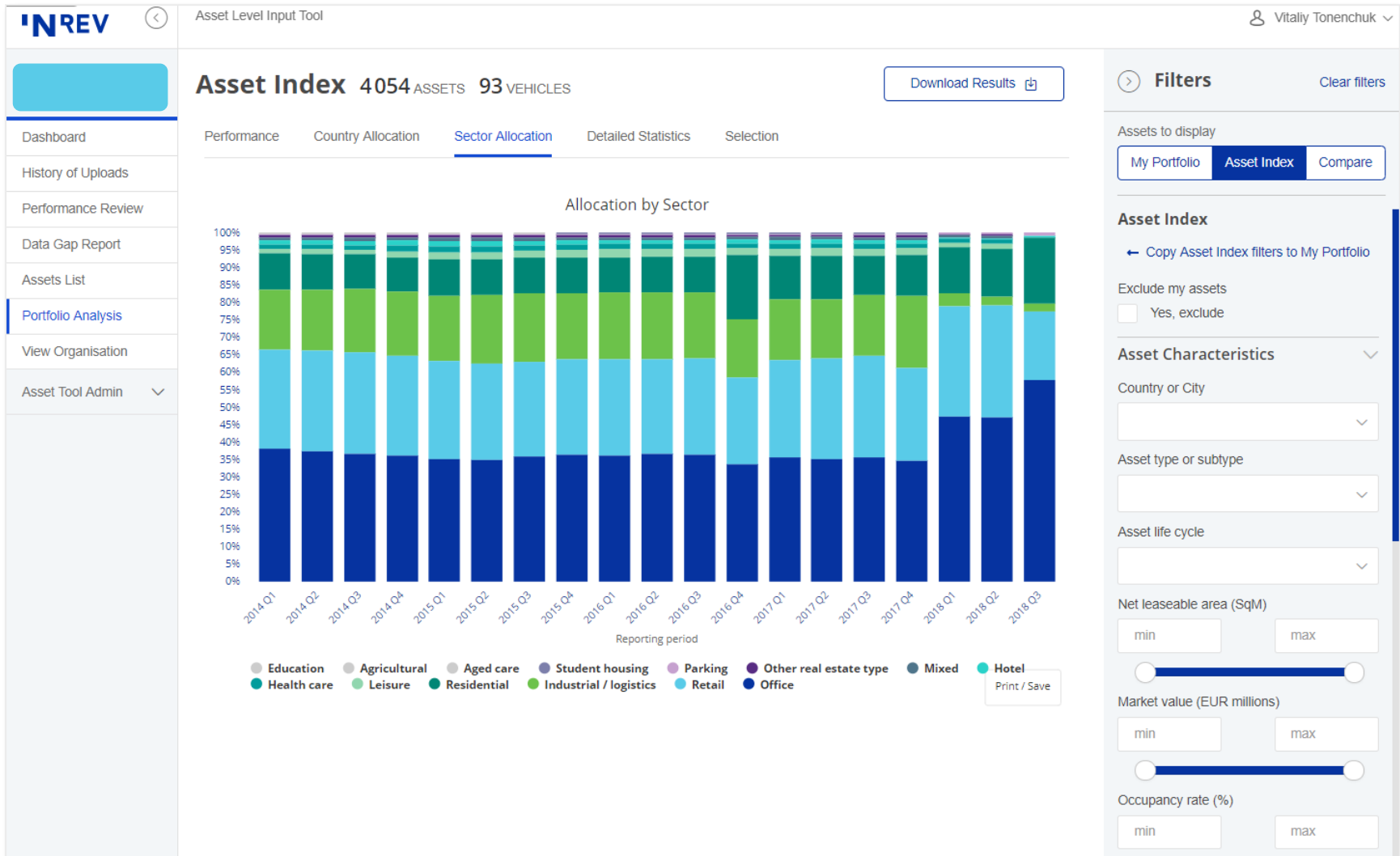
Market value (EUR millions)

min max

Occupancy rate (%)

min max

...and by sector



View and download detailed statistics

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Asset Index 4054 ASSETS 93 VEHICLES

Performance
Country Allocation
Sector Allocation
Detailed Statistics
Selection

	Q4	2016 Q1	2016 Q2	2016 Q3	2016 Q4	2017 Q1	2017 Q2	2017 Q3	2017 Q4	2018 Q1	2018 Q2
ASSET INDEX											
Total return %	3.81	0.74	1.97	1	3.91	1.73	1.46	1.19	4.17	1.58	2.26
Capital return %	2.69	-0.36	0.85	-0.13	2.81	0.64	0.37	0.1	3.12	0.55	1.27
Income return %	1.11	1.1	1.11	1.13	1.08	1.09	1.09	1.09	1.03	1.02	0.98
Number of assets	449	2 468	2 482	2 486	3 026	2 726	2 727	2 548	2 983	1 478	1 429
Number of holding companies	14	14	14	14	16	16	16	15	16	13	12
Total market value (million EUR)	8.81	55 811.67	56 459.31	56 507.49	65 620.21	63 097.87	63 888.08	63 692.46	73 104.91	49 679.56	48 419.81
Total NOI (million EUR)	0.54	614.73	622.99	636.21	681.38	682.36	696.11	685.12	726.81	500.49	471.1
Total CAPEX (million EUR)	3.27	171.36	170.74	172.83	209.66	117.6	393.54	369.31	403.89	170.44	55.67
Total rental income (million EUR)	9.84	1 088.96	1 103.98	1 114.65	1 559.6	1 283.69	1 510.43	1 643.93	1 738.17	1 497.62	1 298.03
Total net leasable area (SqM)	362	32 568 585	32 904 263	32 860 741	36 680 445	34 542 257	34 803 687	34 323 868	38 285 230	141 371 706	11 466 862
Avg. Occupancy Rate %	4.74	85.46	86.52	86.12	87.69	87.07	87.35	86.68	90.64	91.14	91.74
INDEX VALUE											
Total returns	3.15	123.89	125.86	126.86	130.77	132.5	133.96	135.16	139.33	140.9	143.16
Capital returns	3.66	113.3	114.15	114.02	116.83	117.47	117.83	117.94	121.06	121.61	122.89
Income returns	9.39	110.49	111.6	112.73	113.81	114.9	115.99	117.08	118.11	119.13	120.11

Download Results

Filters Clear filters

Assets to display

My Portfolio **Asset Index** Compare

Asset Index

← Copy Asset Index filters to My Portfolio

Exclude my assets

Yes, exclude

Asset Characteristics

Country or City

Asset type or subtype

Asset life cycle

Net leaseable area (SqM)

min max

Market value (EUR millions)

min max

Occupancy rate (%)

min max

Note: Index values are calculated starting at 100 in 2013 Q4

Compare portfolio vs market performance

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Dashboard

Upload New Data

History of Uploads

Performance Review

Data Gap Report

Assets List

Portfolio Analysis

Manage Organisation

Switch Organisation

Asset Tool Admin

My Portfolio 144 ASSETS 5 VEHICLES

Performance
Country Allocation
Sector Allocation
Detailed Statistics
Sele

Performance

Reporting period

● My Portfolio: Total Return
■ Asset Index: Total Return
■ My Portfolio: Capital Growth
▲ Asset Index: Capital Growth
▬ My Portfolio: Income Return
◆ Asset Index: Income Return

Print / Save

Size

● Number of Assets
— Value of Assets (million EUR)

Print / Save

Filters

Clear filters

Assets to display

My Portfolio
Asset Index
Compare

My Portfolio

Copy My Portfolio filters to Asset Index →

Asset Characteristics ▾

Country or City

Asset type or subtype

Asset life cycle

Net leaseable area (SqM)

min

max

Market value (EUR millions)

min

max

Occupancy rate (%)

min

max

Asset Index

← Copy Asset Index filters to My Portfolio

Exclude my assets

Yes, exclude

Asset Characteristics ▾

Country or City

Asset type or subtype

Asset life cycle

Net leaseable area (SqM)

min

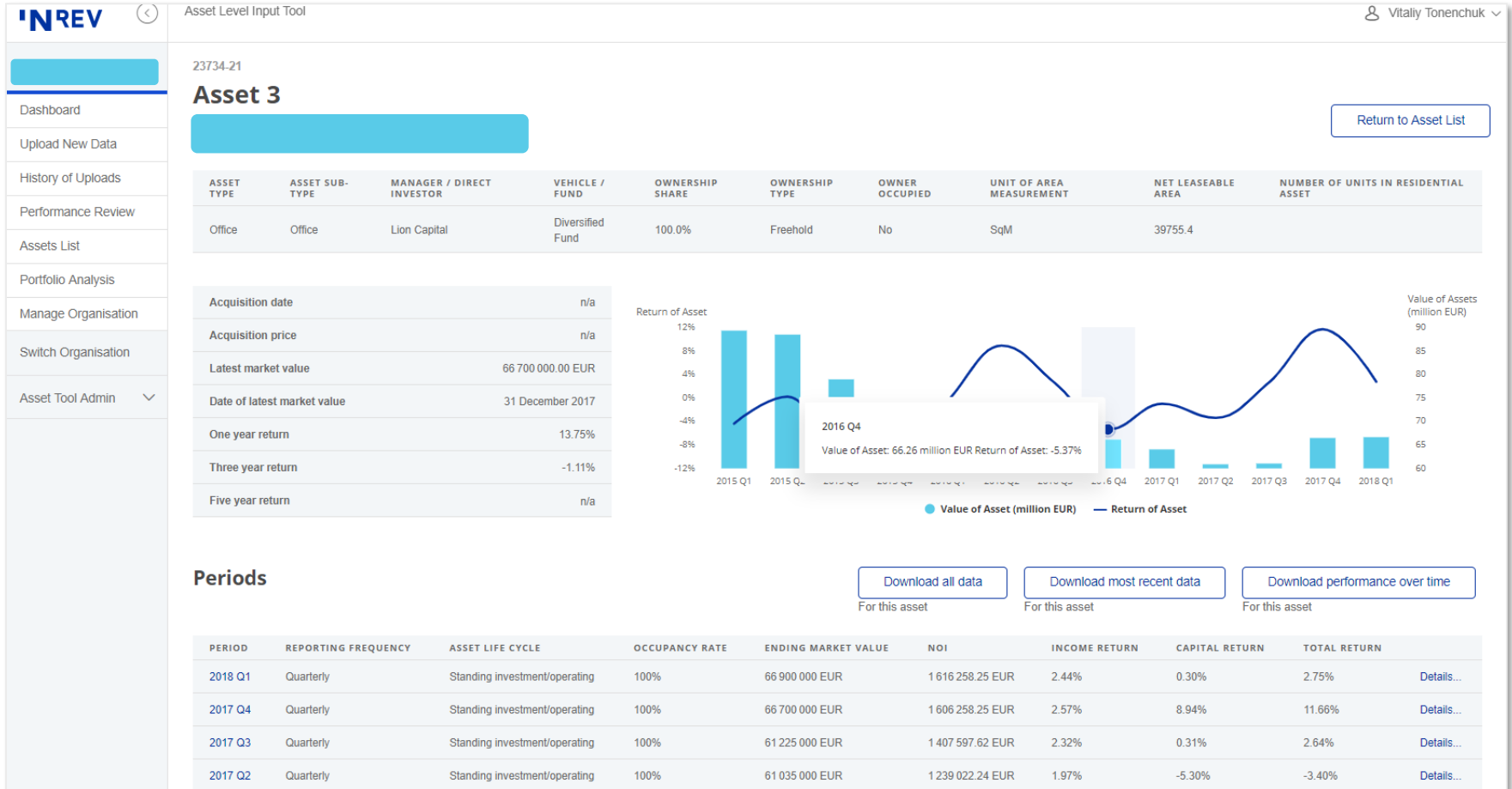
max

Market value (EUR millions)

min

max

Asset performance using standard formula



WHAT WE ASK FOR

Join this industry initiative



INREV

What we ask for

EUR 7,500
annual fee

Historical data
starting from
Q4 2013

3 years of
data going
forwards

Data delivery 8 weeks after quarter end

Call for data

2 weeks after
quarter end

Member data delivery and validation

Up to 8 weeks after quarter end

INREV validation

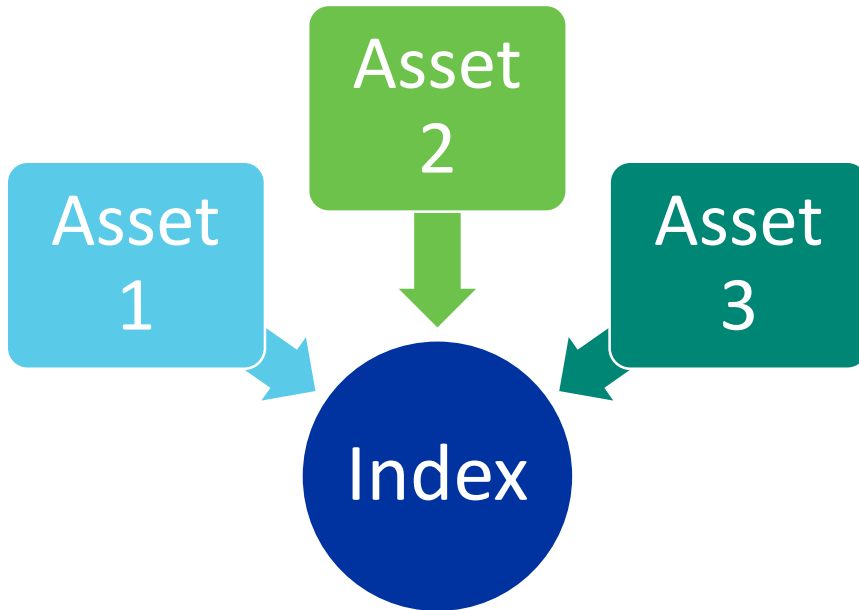
Up to 9 weeks after quarter end

Publication of all
reports and
update of Online
Analysis tool

10 weeks after
quarter end

10 week process to publish the Asset Level Index

Confidentiality rules



An Index can only be created when the sample size meets the following requirements:

- At least 3 assets from at least 3 different data contributors
- A single asset not account for more than 60% of the value of the sample

Join the club

Standard Life Aberdeen

AEW

ALTERA
VASTGOED NV

AMVEST

ASR
vastgoed

AXA Real Estate
An AXA Investment Managers Company

Bouwinvest

CATELLA

CBRE
GLOBAL
INVESTORS

ROCKSPRING

Hines

Invesco

syntrus | achmea
real estate & finance

RIU

DWS

NREP

Schroders

I PUT

LaSalle
INVESTMENT MANAGEMENT

Legal & General
INVESTMENT MANAGEMENT

M&G
INVESTMENTS

PATRIZIA

PROLOGIS



PGIM

UBS

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SONAE
SIERRA

Allianz

PGGM

TH Real Estate

INREV

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