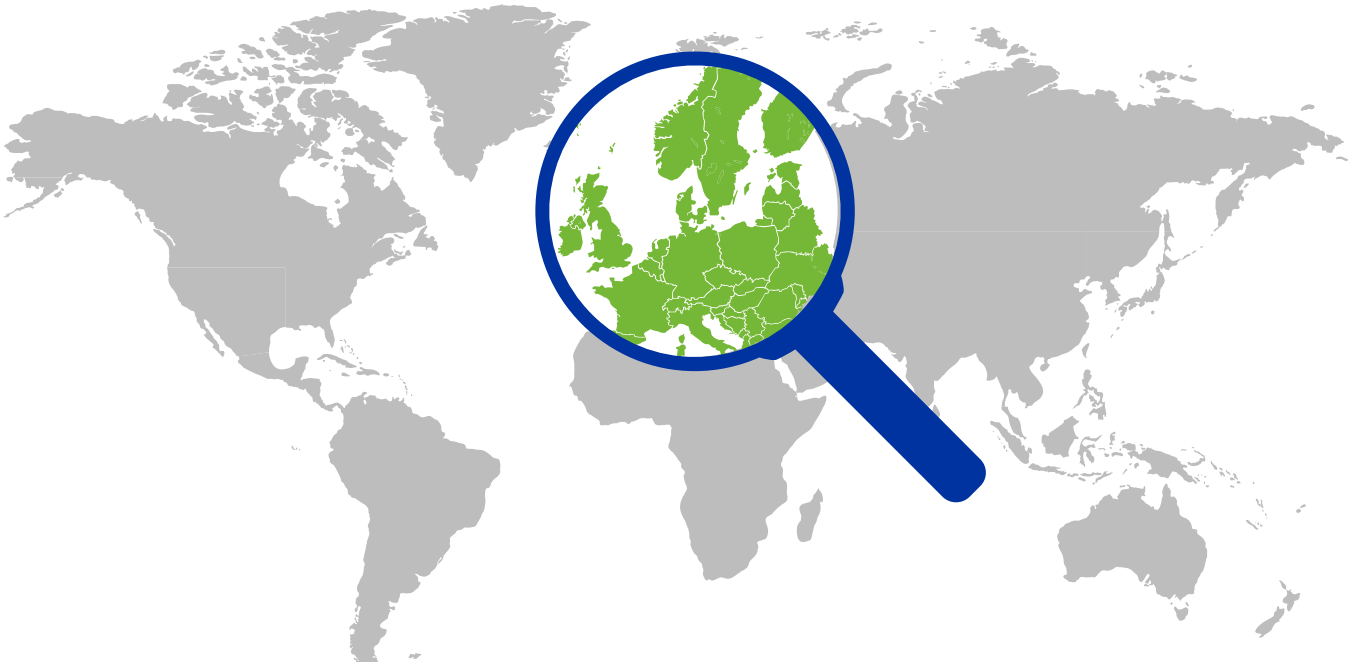
ASSET LEVEL INDEX ANALYSIS TOOL

Advanced analytics tool to analyse markets and portfolios



INREV
November 2018

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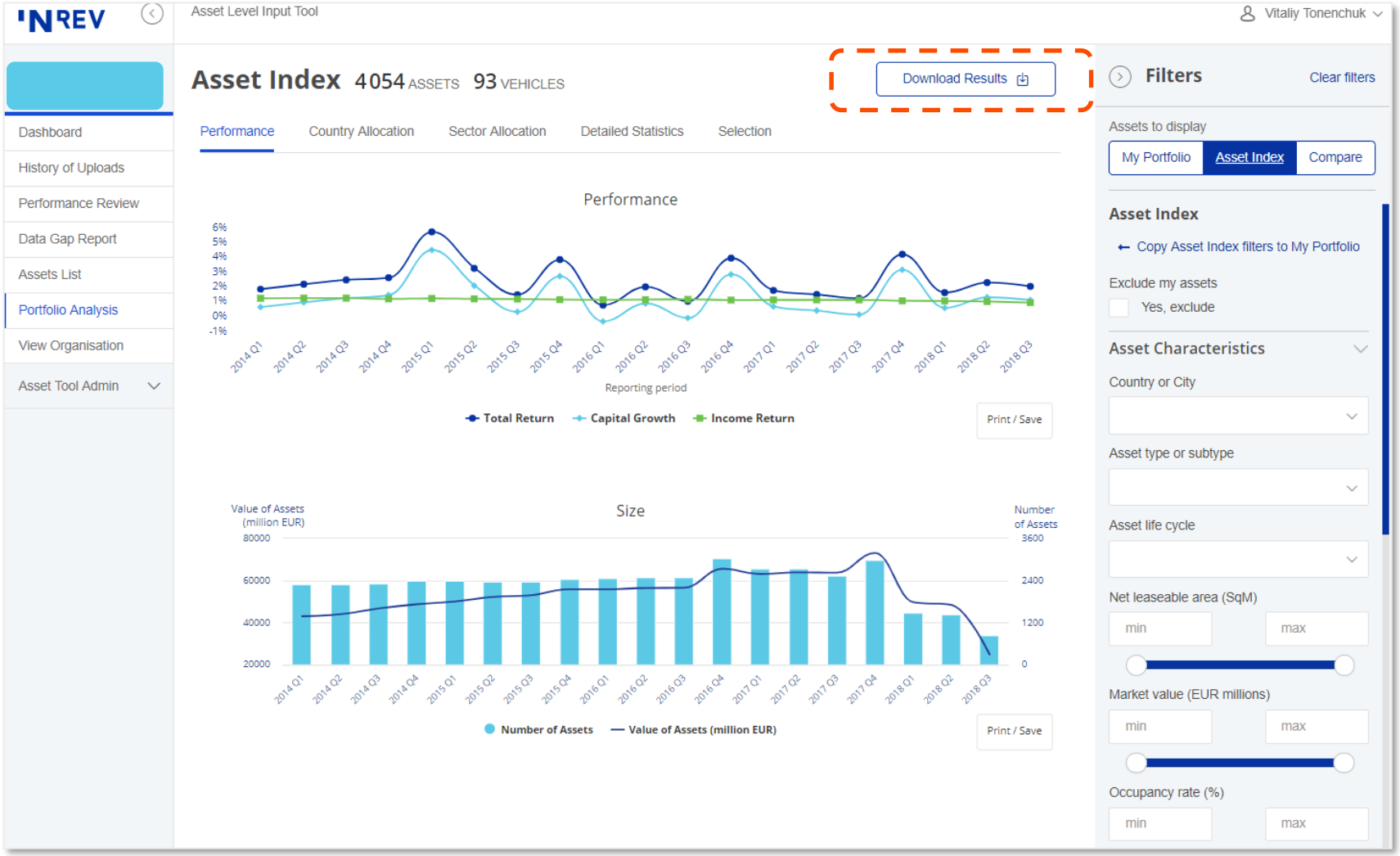
Research and Analytics Manager

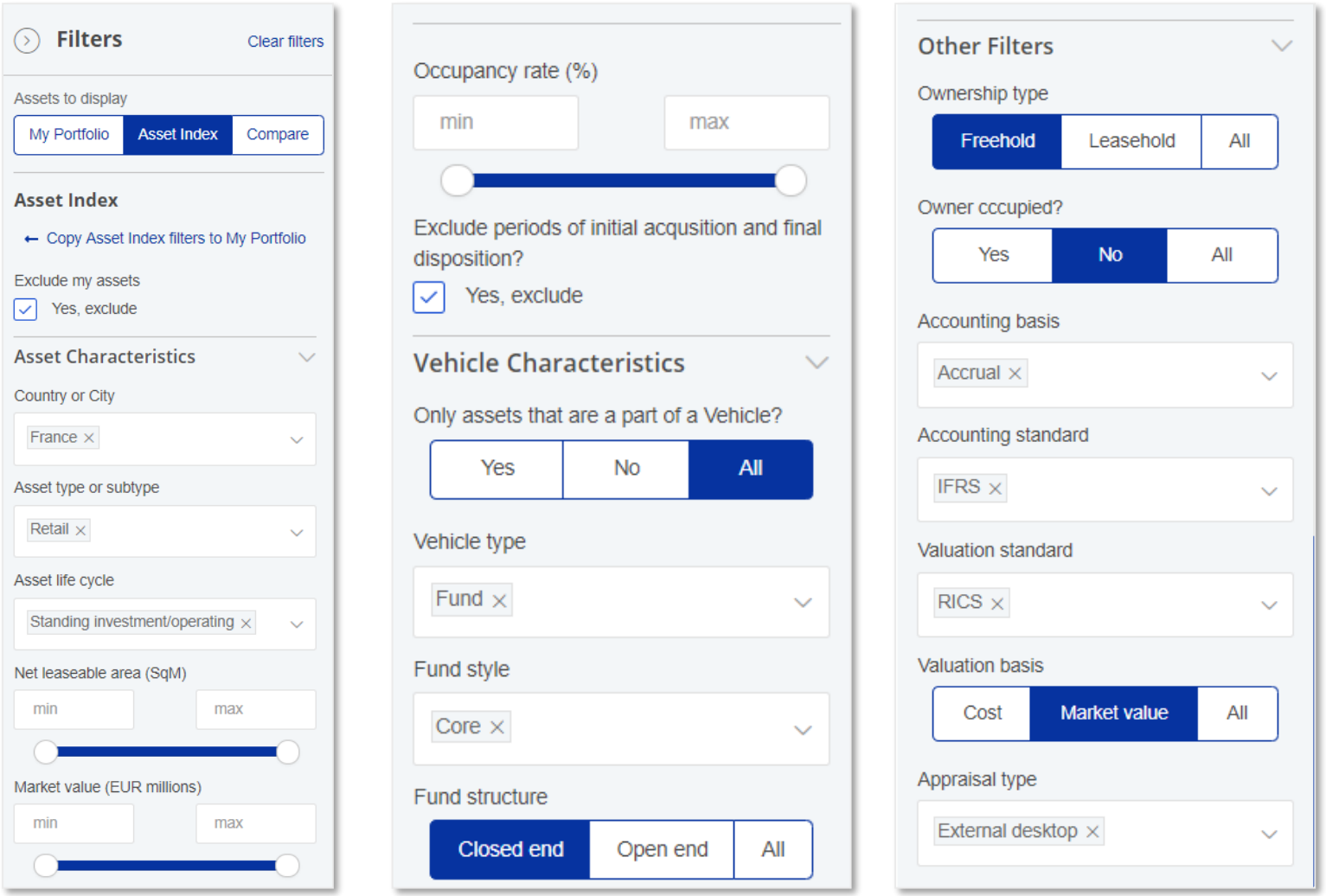
Main goals and features

- 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

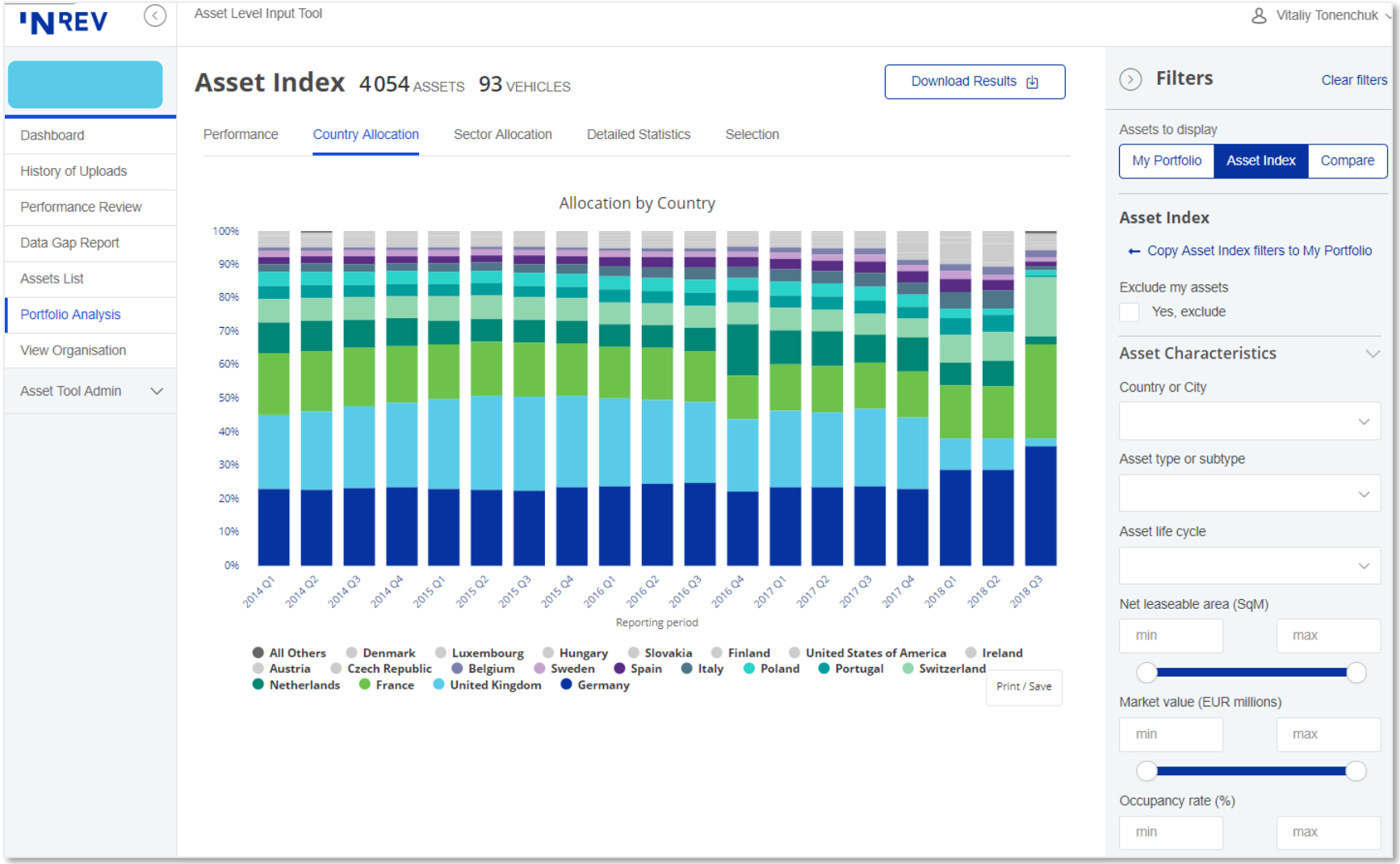
Calculate performance and download results



Slice and dice using advanced filters



View allocations by country



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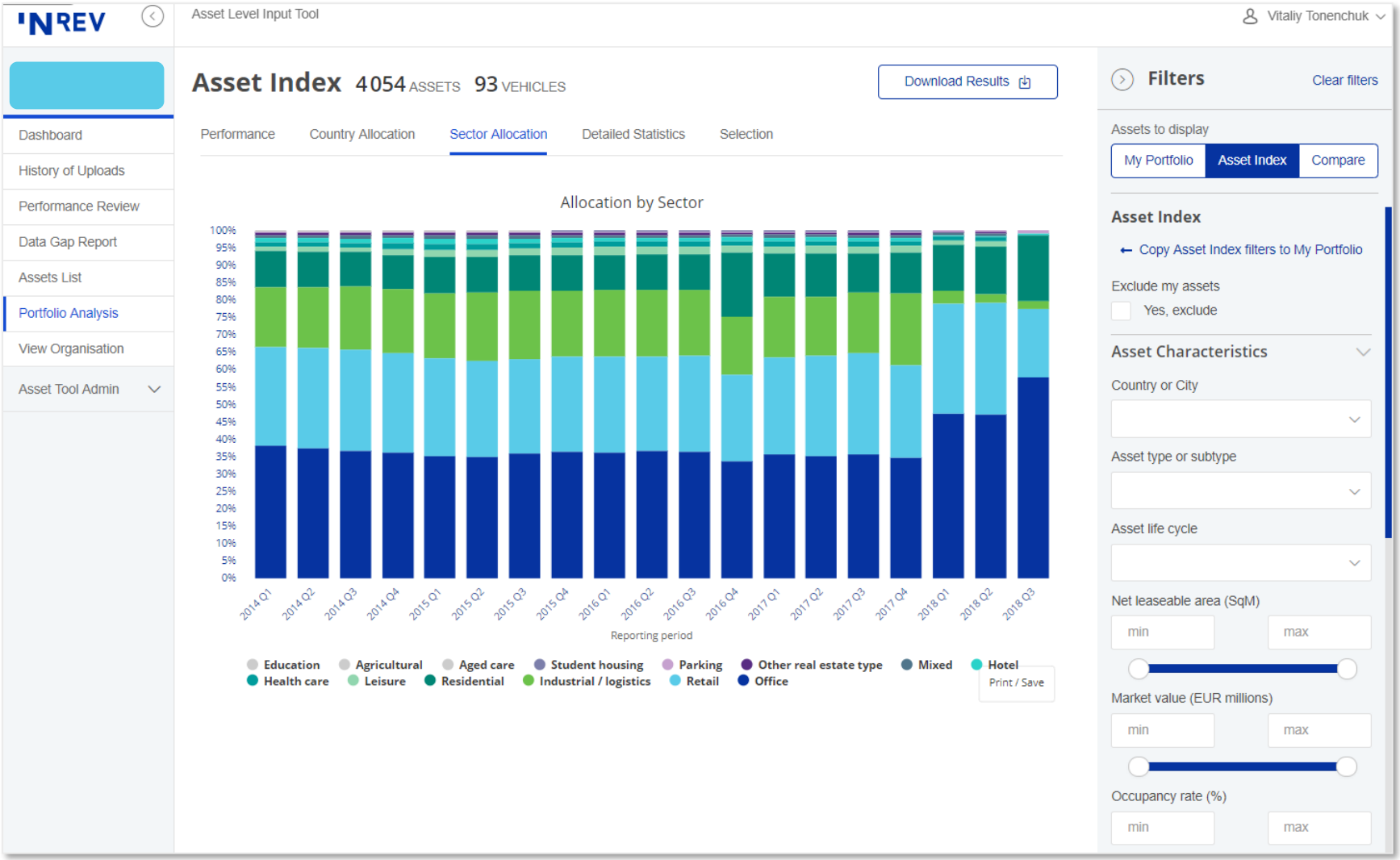
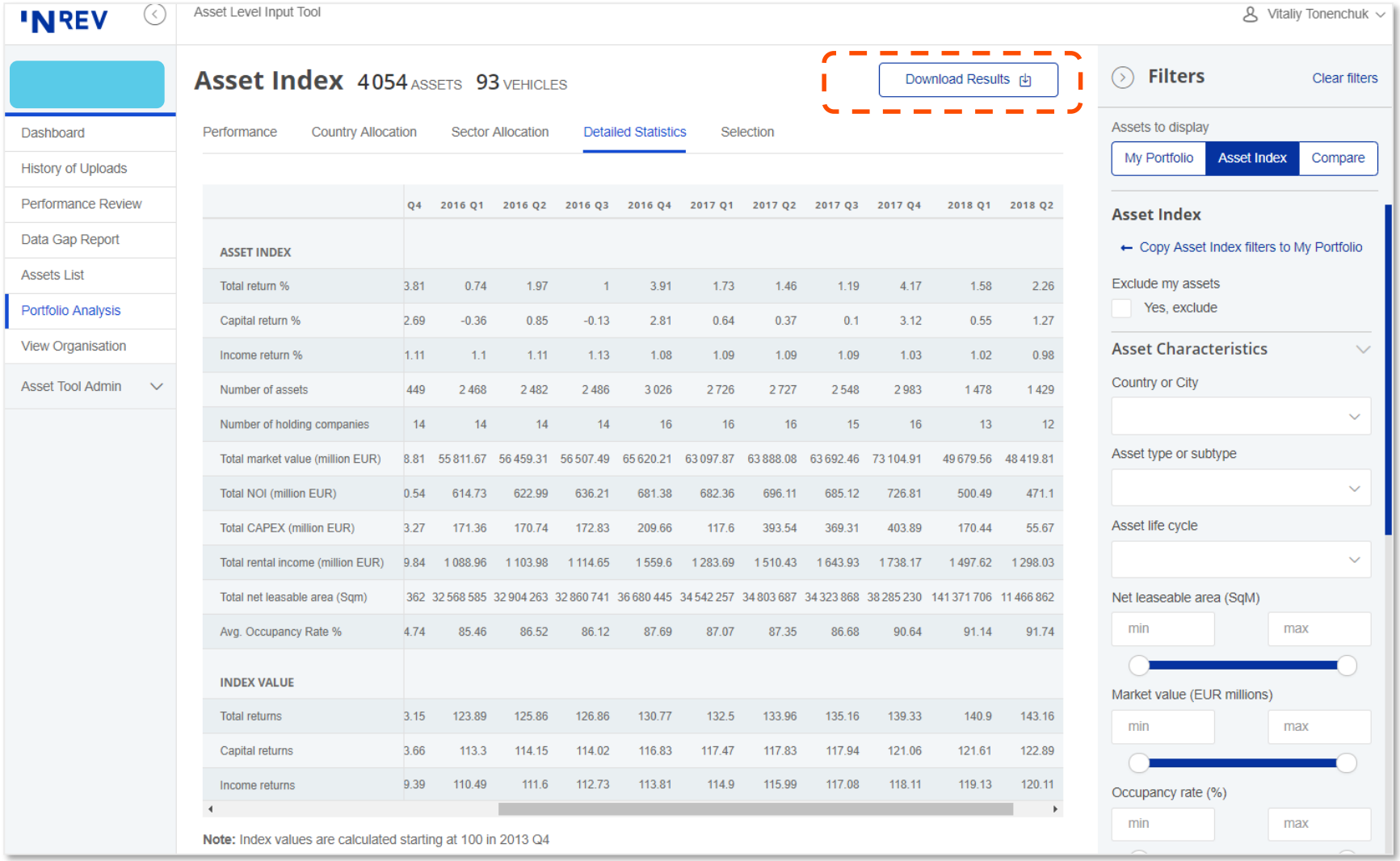
…and by sector



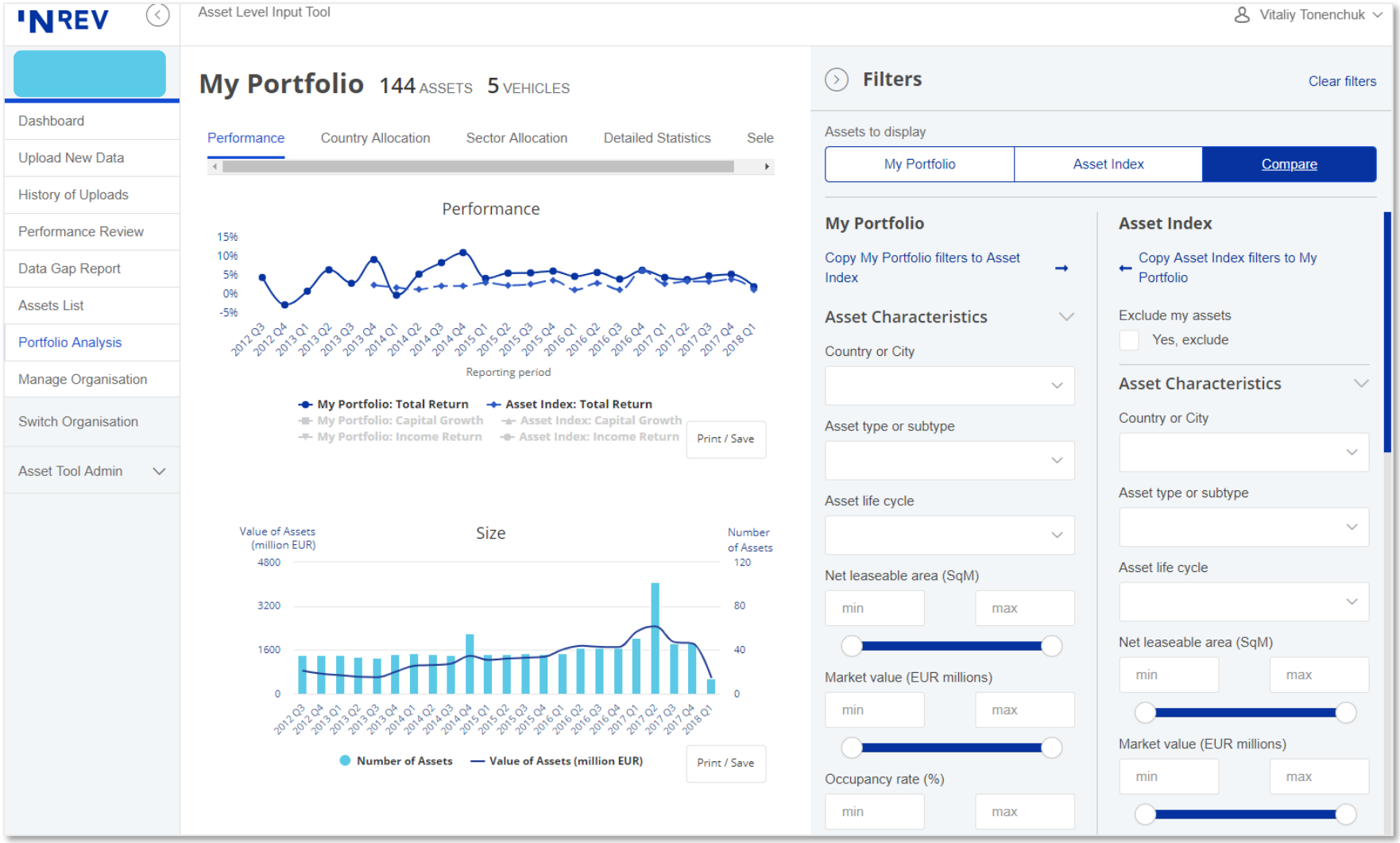
View and download detailed statistics



	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

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

Compare portfolio vs market performance



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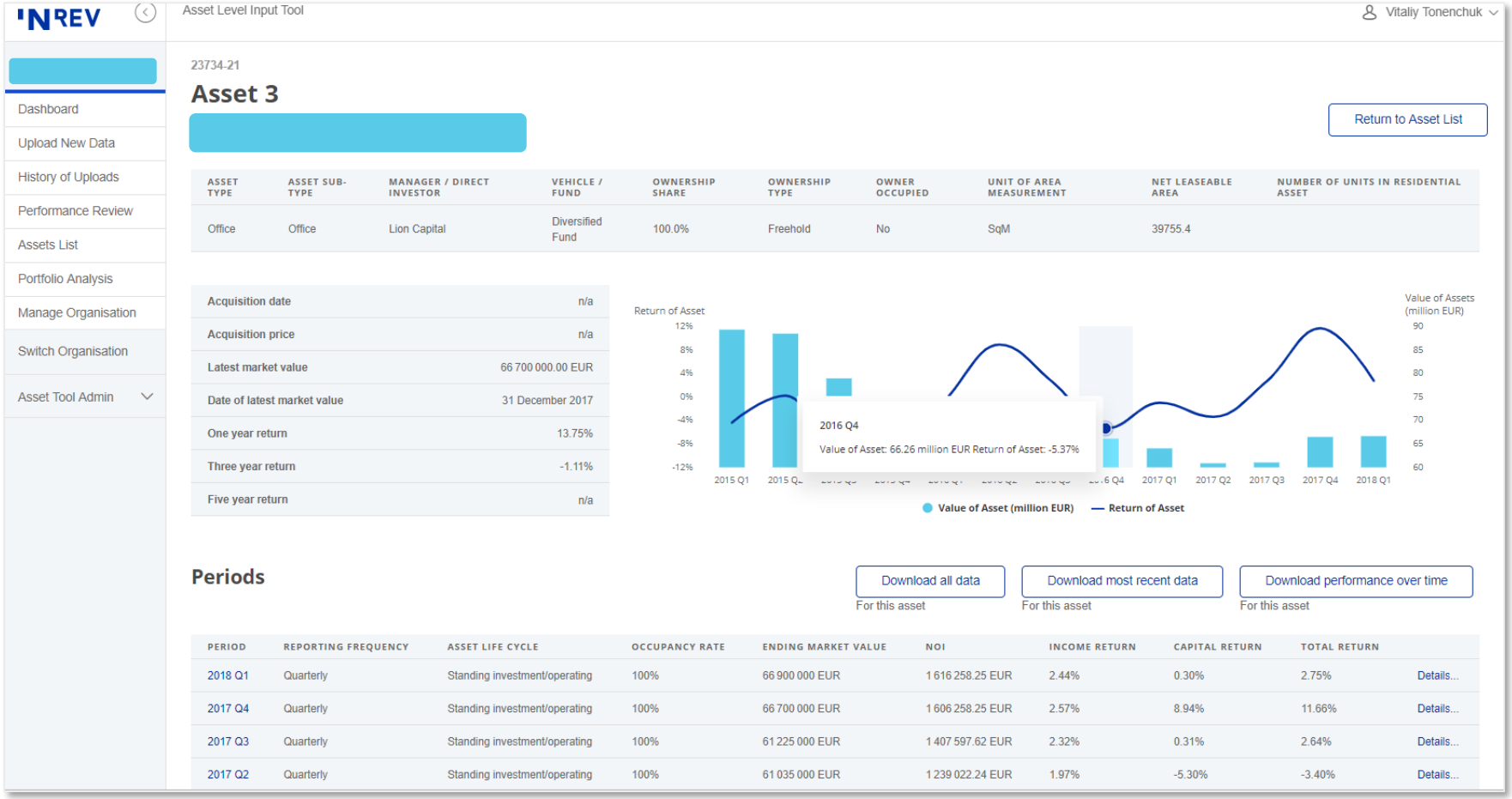
Asset performance using standard formula



WHAT WE ASK FOR

Join this industry initiative

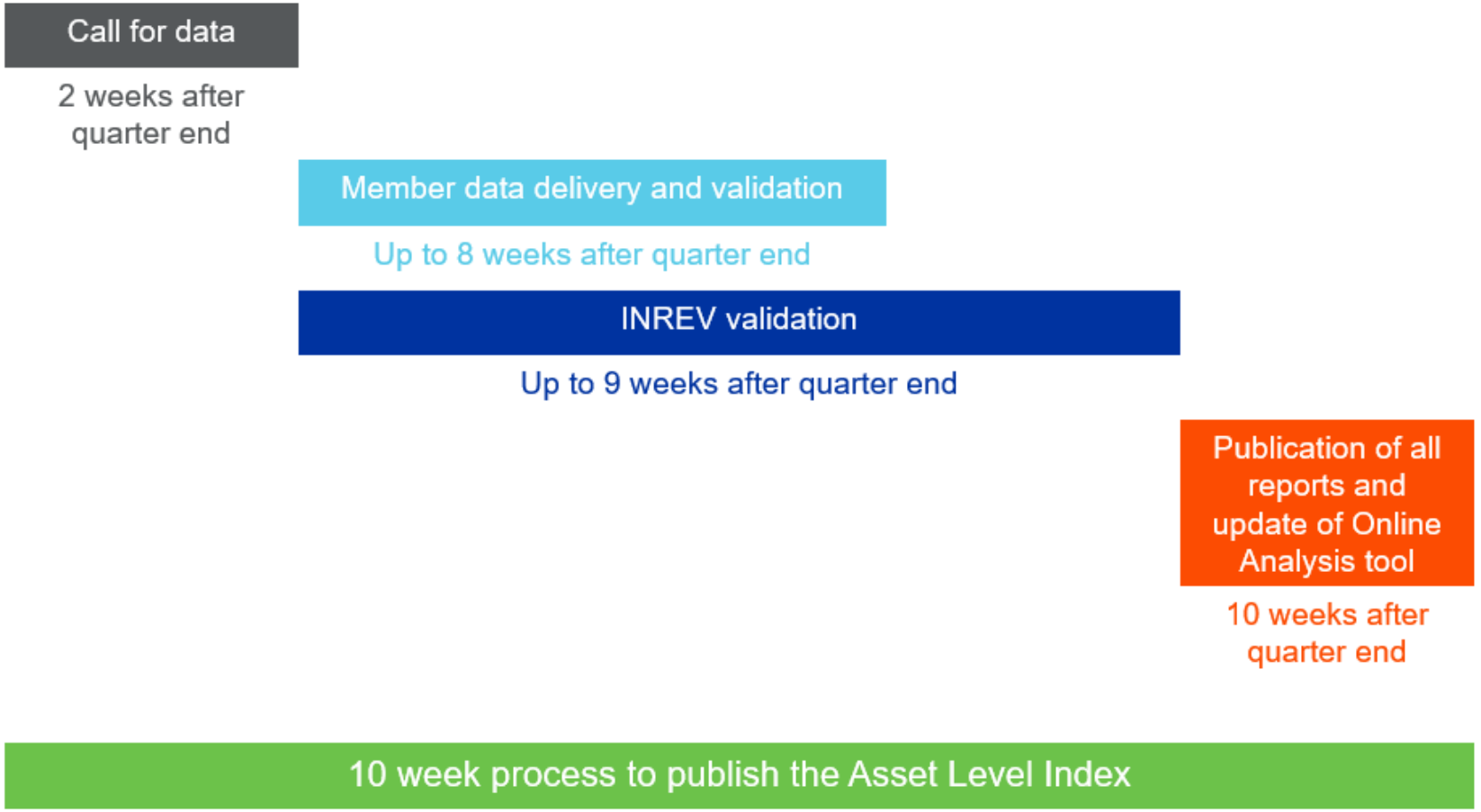
What we ask for

EUR 7,500 annual fee

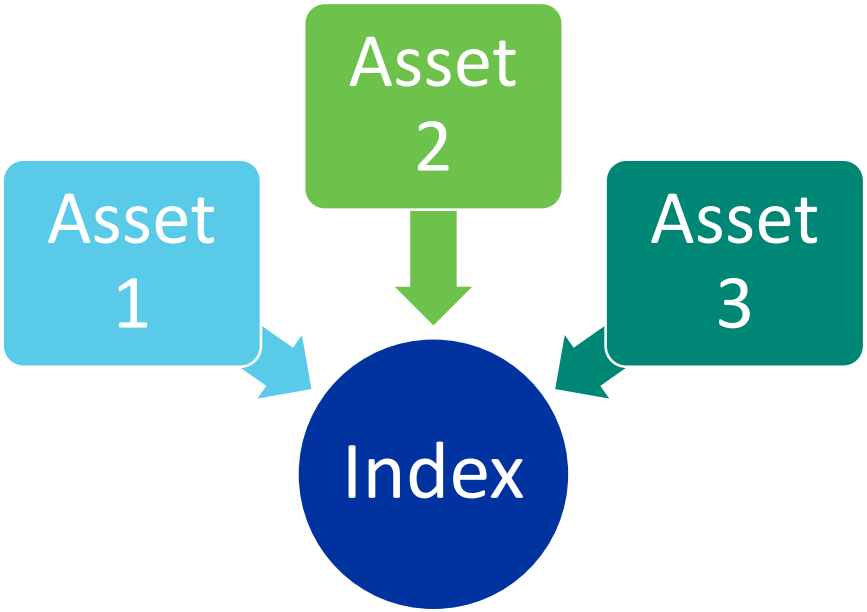
Historical data starting from Q4 2013

3 years of data going forwards

Data delivery 8 weeks after quarter end



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

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