

# DPAM B REAL ESTATE EUROPE DIVIDEND SUSTAINABLE - A

Institutional Factsheet | 31 March 2024

Morningstar ★★★★★ (\*)

You can find an explanation of the technical terms in the glossary available on [www.dpamfunds.com](http://www.dpamfunds.com)

## SUMMARY RISK INDICATOR (SRI)

Lower risk Higher risk

1	2	3	4	5	6	7
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SRI calculated according to PRIIPS (EU) N° 1286/2014 regulation  
Please also read the overview and description of risks further in this document.

## OVERVIEW

Asset Class	Equities
Category	Real Estate Europe
Strategy	Active Strategy
SFDR Framework	Art 8 Plus
Sub-fund of	DPAM B
Legal Structure	SICAV
Domicile	Belgium
Reference Currency	EUR
Liquidity	Daily
Sub-fund launch	23.12.2010
First NAV date	28.12.2010

Countries notified for public sale

AT, BE, CH, DE, ES, FR, IT, LU, PT

ISIN BE6213828088

Entry Fee Maximum 2%  
Maximum fee applicable when purchasing a sub-fund.  
Actual rates may be lower. Contact your financial advisor or distributor for more information. The entry fee reduces the potential growth and return on your investment.

Exit Fee	0%
Man. fees and other operating costs*	1.87%
*included management fee	1.60%
Performance fee	-
Transaction Fees	0.15%
Minimum investment	1 share
Swing pricing : threshold (% net assets)	N/A
Swing factor	
- Net subscriptions	N/A
- Net redemptions	N/A
NAV (Distribution)	146.52
Last gross dividend (21.03.2023)	EUR 5.27
Assets (all classes)	mn EUR 178.34
Number of positions	48

Fund Benchmark

## PORTFOLIO CHARACTERISTICS

Gross dividend yield (%)	4.77	3.76
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## INVESTMENT UNIVERSE

The fund invests mainly in real estate securities in the broad sense (real estate certificates, shares of Regulated Real Estate Companies (RRECs), real estate or property promotion and development companies, real estate investment companies, etc.). Companies must have a registered office and/or a significant proportion of their assets, activities, profit centres or decision-making centres in Europe and are selected on the basis of environmental, social and governance criteria. 50% of net assets must be composed of securities with a prospective 3-year return higher than the average of the investment universe. The average is defined as the benchmark's dividend yield. The fund may, on an optional basis, use derivatives to meet its goals/for hedging. It is an actively managed fund. The selection and weighting of the assets in the fund's portfolio may differ significantly from the composition of the benchmark.

## BENCHMARK

FTSE EPRA/NAREIT Developed Europe Net Return

## BREAKDOWNS (%)

Countries	Fund	Bench	Top 10	
France	27.8	12.2	Vonovia	5.8
United Kingdom	20.6	32.9	Unibail-Rodamco	5.6
Germany	18.6	15.9	Leg Immobilien	5.1
Belgium	18.5	7.9	Tag Tegnsee Immobilien	4.4
Netherlands	8.3	1.2	Ctp Bv	4.2
Spain	2.9	2.8	Sirius Real Estate Limited	3.9
Sweden	2.3	15.9	Argan	3.9
Other	0.0	11.1	Retail Estates Sicafi	3.9
Cash	1.1	0.0	Mercialys	3.9
			Covivio	3.1

Sub-sectors	Fund	Bench	Currencies	Fund	Bench
Residential	25.7	24.0	Euro	77.1	42.2
Retail	25.2	18.2	Pound sterling	20.7	32.7
Logistic/industrial	22.2	21.8	Swedish krona	2.3	15.9
Office	15.3	22.2	Norwegian krona	0.0	0.4
Senior Living	3.2	2.6	Other	0.0	8.9
Clinics & Medical Services	3.1	1.4			
Other	2.3	5.0			
Hotel	0.9	1.6			
Self Storage	0.7	3.0			
Distribution Networks	0.3	0.2			
Cash	1.1	0.0			

## TOP 5 BEST CONTRIBUTORS & WORST CONTRIBUTORS

Top 5 Best Contributors	Contribution	Top 5 Worst Contributors	Contribution
Leg Immobilien	+0.85	Icade	-0.07
Unibail-Rodamco	+0.60	Real Estate Credit Inv	-0.04
Tag Tegnsee Immobilien	+0.55	Urban Logistics Reit Plc	-0.01
Sirius Real Estate Limited	+0.52	Phoenix Spree Deutschland Ltd Ptg Shs	-0.01
Argan	+0.52	1 1/8 Sirius Re Jun26 22.06.2026	0.00

(\*) Morningstar Rating Overall

(\*\*) Towards Sustainability label is the quality standard for sustainable and socially responsible financial products awarded by the Central Labelling Agency (CLA) in Belgium. Luxflag ESG label is the sustainability label awarded by the Luxembourg Finance Labelling Agency.

DPAM is signatory of the United Nations Principles for Responsible Investment (UN PRI).

Please read the important information at the end of this document.

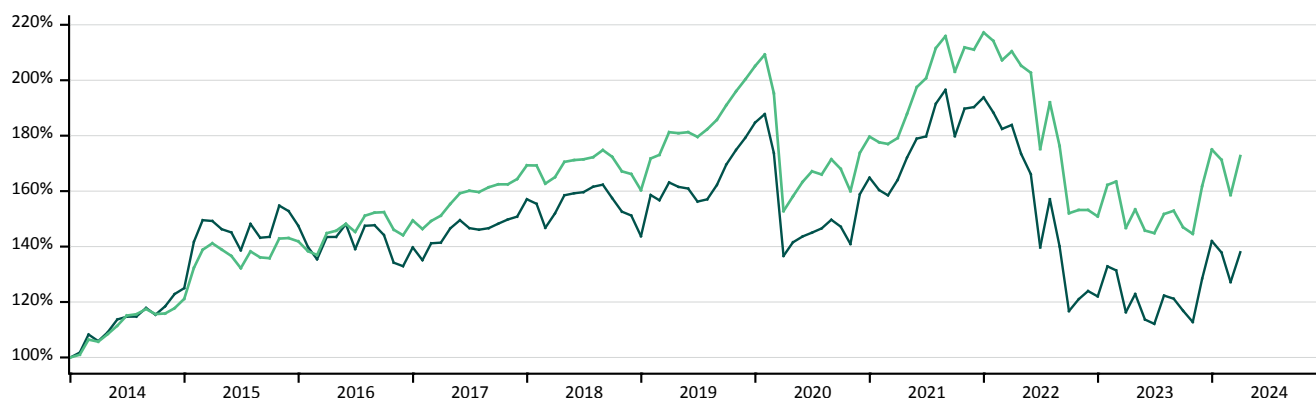
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Reference Currency EUR

Past performance does not predict future returns.  
Returns may increase or decrease as a result of currency fluctuations.

— Fund — Benchmark

### CUMULATIVE PERFORMANCE OVER THE LAST 10 YEARS



### PERFORMANCES (%)

	Fund	Benchmark
1 month	8.86	8.47
YTD	-1.34	-2.84
1 year	17.67	18.61
3 years annualised	-1.22	-5.61
5 years annualised	-0.97	-3.30
10 years annualised	5.03	2.68

### STATISTICS (5 YEARS)

		Fund	Benchmark
Volatility	%	20.22	23.72
Sharpe Ratio		-0.07	-0.16
Downside Deviation	%	15.90	18.12
Sortino Ratio		-0.09	-0.21
Positive Months	%	55.00	55.00
Maximum Drawdown	%	-33.44	-42.95

Risk-Free Rate 0.54%

### FUND VS BENCH (5 YEARS)

Correlation		0.975
R <sup>2</sup>		0.951
Alpha	%	0.13
Beta		0.831
Treynor Ratio	%	-1.81
Tracking Error	%	6.01
Information Ratio		0.241

Benchmark: FTSE EPRA/NAREIT Developed Europe Net Return

### MONTHLY RETURNS IN %

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2014	Fund	1.00	5.38	-0.70	2.55	2.83	3.28	0.43	1.61	-1.54	0.19	1.63	2.88	21.14
	Benchmark	1.78	6.39	-2.21	3.00	4.26	0.88	0.04	2.71	-2.08	2.62	3.72	1.76	25.01
2015	Fund	9.25	4.91	1.67	-1.60	-1.66	-3.22	4.57	-1.55	-0.22	5.21	0.13	-0.84	17.11
	Benchmark	13.38	5.50	-0.20	-1.99	-0.80	-4.44	6.87	-3.36	0.21	7.87	-1.28	-3.47	17.99
2016	Fund	-2.49	-1.00	5.75	0.61	1.69	-1.94	4.01	0.74	0.11	-4.14	-1.38	3.71	5.33
	Benchmark	-5.21	-3.14	5.94	0.02	3.22	-6.08	6.04	0.14	-2.40	-6.90	-0.94	5.10	-5.28
2017	Fund	-2.06	1.97	1.30	2.77	2.49	0.58	-0.30	1.09	0.66	0.00	1.18	3.00	13.30
	Benchmark	-3.30	4.50	0.17	3.63	2.02	-1.92	-0.39	0.38	1.09	1.03	0.69	4.16	12.43
2018	Fund	-0.03	-3.86	1.43	3.33	0.38	0.16	0.45	1.49	-1.39	-3.03	-0.58	-3.51	-5.29
	Benchmark	-1.05	-5.57	3.54	4.30	0.45	0.25	1.23	0.45	-2.99	-3.09	-0.92	-4.93	-8.49
2019	Fund	7.13	0.77	4.73	-0.20	0.20	-0.94	1.54	1.88	2.83	2.61	2.21	2.39	27.92
	Benchmark	10.34	-1.20	4.10	-0.97	-0.38	-2.92	0.52	3.30	4.54	3.10	2.53	3.03	28.51
2020	Fund	2.02	-6.65	-21.77	3.46	3.32	2.33	-0.68	3.31	-2.03	-4.78	8.62	3.38	-12.42
	Benchmark	1.67	-7.48	-21.37	3.60	1.49	0.96	1.05	2.12	-1.67	-4.25	12.74	3.78	-10.74
2021	Fund	-1.13	-0.33	1.21	4.86	5.13	1.65	5.39	2.05	-5.94	4.30	-0.37	2.92	20.91
	Benchmark	-2.73	-1.18	3.51	4.90	3.98	0.45	6.54	2.63	-8.50	5.52	0.30	1.84	17.55
2022	Fund	-1.38	-3.25	1.54	-2.45	-1.26	-13.56	9.60	-8.20	-13.76	0.77	0.00	-1.51	-30.54
	Benchmark	-2.80	-3.16	0.79	-5.67	-4.22	-15.90	12.43	-10.83	-16.67	3.66	2.45	-1.56	-37.04
2023	Fund	7.52	0.75	-10.23	4.54	-4.96	-0.64	4.75	0.78	-3.89	-1.62	11.94	8.13	15.99
	Benchmark	8.88	-1.10	-11.49	5.65	-7.49	-1.37	9.11	-0.93	-3.57	-3.50	13.89	10.55	16.36
2024	Fund	-2.13	-7.40	8.86										-1.34
	Benchmark	-2.91	-7.75	8.47										-2.84

## **RISKS**

The risk indicator assumes that you will hold the product for at least 5 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

Investing in this product also entails risks that are materially relevant but not included in the risk indicator:

- Concentration risk: As the portfolio is mainly composed of equity securities issued by European real estate companies, it is likely to be more specifically exposed to the economic development of this sector and area.
- Liquidity risk: Instruments in the real estate sector may have high liquidity risk. This risk mainly arises during periods of market tension

This product does not include any protection from future market performance so you could lose some or all of your investment.

We refer to the prospectus and KID for more explanation and a complete overview of the risks.

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For investors in Switzerland, the prospectus, the articles of incorporation of the fund, the latest activity reports and the key information documents are available free of charge at the representative agent for Switzerland (ACOLIN Fund Services AG, Leutschenbachstrasse 50, CH-8050 Zurich).

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