

# DPAM B REAL ESTATE EUROPE DIVIDEND SUSTAINABLE - V

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 |
|---|---|---|---|---|---|---|

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     | 18.01.2017         |

Countries notified for public sale

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

ISIN BE6275502878

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*     | 1.01%         |
| *included management fee                 | 0.80%         |
| 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)                       | 154.53        |
| Last gross dividend (21.03.2023)         | EUR 5.50      |
| Assets (all classes)                     | mn EUR 178.34 |
| Number of positions                      | 48            |

Fund Benchmark

## PORTFOLIO CHARACTERISTICS

|                          |      |      |
|--------------------------|------|------|
| Gross dividend yield (%) | 4.77 | 3.76 |
|--------------------------|------|------|

## 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.

## DPAM B REAL ESTATE EUROPE DIVIDEND SUSTAINABLE - V

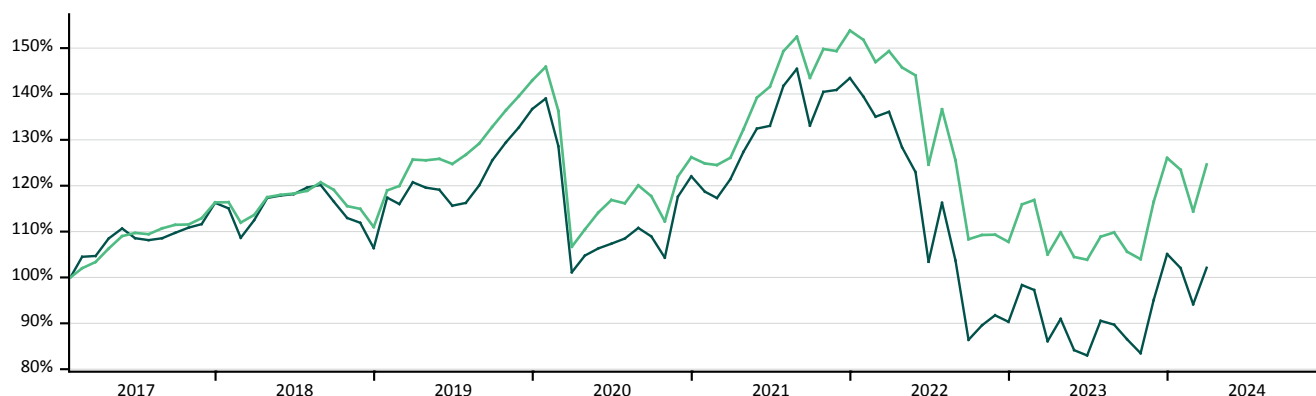
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Reference Currency EUR

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

— Fund — Benchmark

### CUMULATIVE PERFORMANCE SINCE INCEPTION



### PERFORMANCES (%)

|                     | Fund  | Benchmark |
|---------------------|-------|-----------|
| 1 month             | 8.94  | 8.47      |
| YTD                 | -1.13 | -2.84     |
| 1 year              | 18.70 | 18.61     |
| 3 years annualised  | -0.39 | -5.61     |
| 5 years annualised  | -0.17 | -3.30     |
| 10 years annualised | -     | -         |

### STATISTICS (5 YEARS)

|                    |   | Fund   | Benchmark |
|--------------------|---|--------|-----------|
| Volatility         | % | 20.23  | 23.72     |
| Sharpe Ratio       |   | -0.04  | -0.16     |
| Downside Deviation | % | 15.80  | 18.12     |
| Sortino Ratio      |   | -0.05  | -0.21     |
| Positive Months    | % | 56.67  | 55.00     |
| Maximum Drawdown   | % | -32.48 | -42.95    |

Risk-Free Rate 0.54%

### FUND VS BENCH (5 YEARS)

|                   |   |       |
|-------------------|---|-------|
| Correlation       |   | 0.975 |
| R <sup>2</sup>    |   | 0.951 |
| Alpha             | % | 0.19  |
| Beta              |   | 0.832 |
| Treynor Ratio     | % | -0.86 |
| Tracking Error    | % | 6.00  |
| Information Ratio |   | 0.377 |

Benchmark: FTSE EPRA/NAREIT Developed Europe Net Return

### MONTHLY RETURNS IN %

|      |           | Jan   | Feb   | Mar    | Apr   | May   | Jun    | Jul   | Aug    | Sep    | Oct   | Nov   | Dec   | Year   |
|------|-----------|-------|-------|--------|-------|-------|--------|-------|--------|--------|-------|-------|-------|--------|
| 2017 | Fund      |       | 2.01  | 1.34   | 2.83  | 2.54  | 0.64   | -0.25 | 1.16   | 0.70   | 0.07  | 1.23  | 3.05  | 16.36  |
|      | Benchmark |       | 4.50  | 0.17   | 3.63  | 2.02  | -1.92  | -0.39 | 0.38   | 1.09   | 1.03  | 0.69  | 4.16  | 16.27  |
| 2018 | Fund      | 0.04  | -3.81 | 1.49   | 3.41  | 0.44  | 0.22   | 0.51  | 1.55   | -1.35  | -2.98 | -0.52 | -3.45 | -4.62  |
|      | 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      | 7.19  | 0.82  | 4.79   | -0.12 | 0.25  | -0.88  | 1.61  | 1.94   | 2.83   | 2.69  | 2.27  | 2.46  | 28.80  |
|      | 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      | 2.08  | -6.60 | -21.72 | 3.52  | 3.36  | 2.39   | -0.62 | 3.37   | -1.97  | -4.64 | 8.69  | 3.46  | -11.71 |
|      | 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      | -1.07 | -0.28 | 1.28   | 4.92  | 5.21  | 1.72   | 5.45  | 2.12   | -5.87  | 4.37  | -0.30 | 3.00  | 21.89  |
|      | 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      | -1.32 | -3.19 | 1.62   | -2.38 | -1.18 | -13.51 | 9.67  | -8.13  | -13.71 | 0.86  | 0.06  | -1.45 | -29.95 |
|      | 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      | 7.59  | 0.82  | -10.16 | 4.60  | -4.88 | -0.57  | 4.83  | 0.85   | -3.83  | -1.54 | 12.02 | 8.22  | 16.99  |
|      | 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      | -2.05 | -7.34 | 8.94   |       |       |        |       |        |        |       |       |       | -1.13  |
|      | 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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