

# DPAM B REAL ESTATE EUROPE DIVIDEND SUSTAINABLE - M

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	27.12.2017
Countries notified for public sale	BE, ES

ISIN BE6299482115

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*	1.12%
*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)	150.67
Last gross dividend (21.03.2023)	EUR 5.37
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 - M

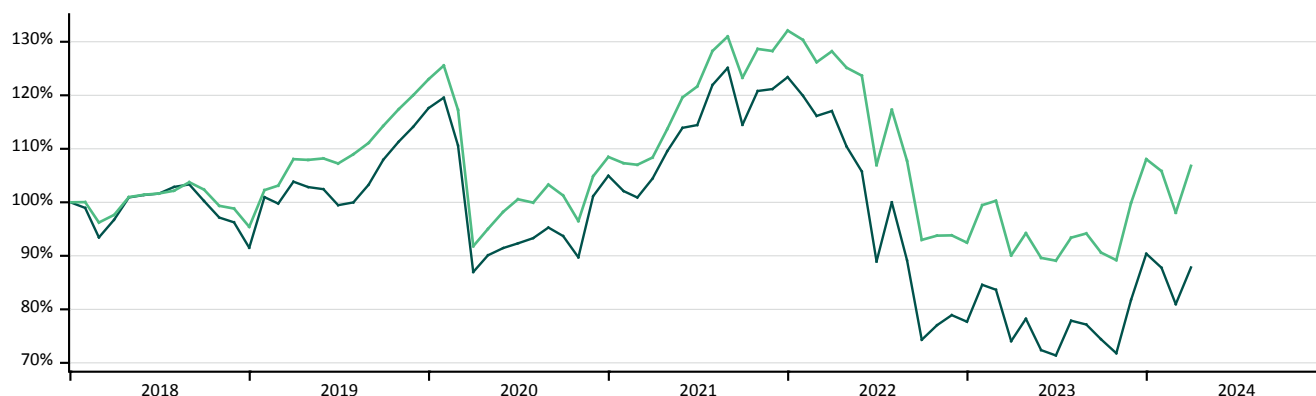
Institutional Factsheet | 31 March 2024

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	8.93	8.47
YTD	-1.15	-2.84
1 year	18.56	18.61
3 years annualised	-0.48	-5.61
5 years annualised	-0.23	-3.30
10 years annualised	-	-

### STATISTICS (5 YEARS)

		Fund	Benchmark
Volatility	%	20.23	23.72
Sharpe Ratio		-0.04	-0.16
Downside Deviation	%	15.81	18.12
Sortino Ratio		-0.05	-0.21
Positive Months	%	56.67	55.00
Maximum Drawdown	%	-32.55	-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		0.831
Treynor Ratio	%	-0.93
Tracking Error	%	6.00
Information Ratio		0.366

Benchmark: FTSE EPRA/NAREIT Developed Europe Net Return

### MONTHLY RETURNS IN %

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2018	Fund	0.04	-3.81	1.48	3.40	0.45	0.22	0.51	1.56	-1.34	-2.96	-0.52	-3.45	-4.58
	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	0.83	4.79	-0.13	0.26	-0.87	1.60	1.95	2.88	2.69	2.26	2.47	28.90
	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	-4.72	8.68	3.44	-11.80
	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	-1.08	-0.28	1.27	4.91	5.20	1.71	5.45	2.11	-5.88	4.36	-0.30	2.98	21.77
	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	-3.20	1.61	-2.39	-1.19	-13.51	9.66	-8.13	-13.71	0.85	0.06	-1.45	-30.01
	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	7.58	0.81	-10.17	4.60	-4.90	-0.58	4.82	0.84	-3.79	-1.56	11.99	8.18	16.87
	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	-2.06	-7.35	8.93										-1.15
	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.

#### **IMPORTANT INFORMATION - FOR AUTHORIZED USE ONLY**

The information contained in this document and attachments (hereafter the 'documents') is provided for pure information purposes only.

Present documents do not constitute investment advice nor do they form part of an offer or solicitation for the purchase of shares, bonds or mutual funds, or an invitation to buy or sell the products or instruments referred to herein.

Applications to invest in any fund referred to in these documents can only validly be made on the basis of the Key Information Document (KID), the prospectus and the latest available annual and semi-annual reports. These documents can be obtained free of charge at Degroof Petercam Asset Management sa or on the website <https://www.funds.dpaminvestments.com/funds.html>.

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).

All opinions and financial estimates herein reflect a situation at the date of issuance of the documents and are subject to change without notice. Indeed, past performances are not necessarily a guide to future performances and may not be repeated.

Degroof Petercam Asset Management sa (DPAM) whose registered seat is established Rue Guimard, 18, 1040 Brussels and who is the author of the present document, has made its best efforts in the preparation of this document and is acting in the best interests of its clients, without carrying any obligation to achieve any result or performance whatsoever. The information is based on sources which DPAM believes are reliable. However, DPAM does not guarantee that the information is accurate and complete.

Present documents may not be duplicated, in whole or in part, or distributed to other persons without prior written consent of DPAM. These documents may not be distributed to private investors and their use is exclusively restricted to institutional investors.

Investors can find a summary of their investor rights on <https://dpaminvestments.com/documents/summary-of-investors-rights-en>. The management company may decide to terminate the arrangements made for the marketing of this collective investment undertaking in accordance with Article 93a of Directive 2009/65/EC and Article 32a of Directive 2011/61/EU.

It is reminded that past performances are not necessarily a guide to future performances and may not be repeated. Performance does not include commissions or fees charged on subscription or redemptions' units.