

# DPAM B REAL ESTATE EMU SUSTAINABLE - B

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 EMU
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	17.09.1999 (1)
First NAV date	07.10.1999
Countries notified for public sale	AT, BE, CH, DE, ES, FR, IT, LU
ISIN	BE6271654228
Entry Fee	Maximum 2%
<i>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.</i>	
Exit Fee	0%
Man. fees and other operating costs*	1.79%
<i>*included management fee</i>	1.60%
Performance fee	-
Transaction Fees	0.22%
Minimum investment	1 share
Swing pricing : threshold (% net assets)	N/A
Swing factor	
- Net subscriptions	N/A
- Net redemptions	N/A
NAV (Capitalisation)	65.10
Assets (all classes)	mn EUR 117.04
Number of positions	31

Fund Benchmark

## PORTFOLIO CHARACTERISTICS

Gross dividend yield (%)	4.33	4.13
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## INVESTMENT UNIVERSE

The fund invests in shares of property companies in the Eurozone (including real estate investment trusts and regulated property companies and investment companies that invest in real estate, as well as companies active in promoting and developing property), convertible bonds or bonds with warrants issued by property companies, land and property certificates and any analogous securities. Companies are selected on the basis of environmental, social and governance criteria. The fund may, on an optional basis, use derivatives in order to achieve the investment objectives and/or for hedging purposes. This is an actively managed fund. The benchmark is used to compare performance. 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 Eurozone Capped Net Return

## BREAKDOWNS (%)

Countries	Fund	Bench	Top 10	
France	36.0	31.8	Vonovia	9.3
Germany	26.9	28.3	Unibail-Rodamco	9.3
Belgium	21.9	22.1	Leg Immobilien	8.9
Netherlands	7.3	3.8	Gecina	6.5
Spain	5.3	7.8	Klepierre	5.3
Finland	1.0	3.5	Covivio	4.7
Ireland	0.6	0.8	Merlin Properties Socimi Sa	4.6
Other	0.0	2.1	Tag Tegersee Immobilien	4.5
Cash	0.9	0.0	Warehouses De Pauw	4.0
			Cofinimmo	3.7

Sub-sectors	Fund	Bench	Currencies	Fund	Bench
Residential	31.4	32.4	Euro	100.0	100.0
Retail	26.6	26.2			
Office	16.6	19.1			
Logistic/industrial	14.4	10.3			
Senior Living	2.6	3.6			
Clinics & Medical Services	2.2	2.2			
Other	2.0	2.1			
Self Storage	1.7	2.1			
Hotel	1.1	1.4			
Distribution Networks	0.6	0.6			
Cash	0.9	0.0			

(1) Sub-fund of DPAM B since 01/04/2022, originated from the transfer of the total assets and liabilities of DPAM Capital B Real EMU Sustainable; which originated from the transfer of the total assets and liabilities of Atlas Real Estate EMU; for the period prior to 01/04/2022; the returns of DPAM Capital B Real EMU Sustainable are shown, for the period prior to 24/10/2018, the returns of Atlas Real Estate EMU.

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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	9.49	9.21
YTD	-3.28	-4.20
1 year	20.44	17.34
3 years annualised	-4.86	-6.85
5 years annualised	-4.18	-5.18
10 years annualised	3.52	3.05

### STATISTICS (5 YEARS)

		Fund	Benchmark
Volatility	%	23.07	24.05
Sharpe Ratio		-0.20	-0.24
Downside Deviation	%	18.03	18.67
Sortino Ratio		-0.26	-0.31
Positive Months	%	55.00	53.33
Maximum Drawdown	%	-41.10	-43.56

Risk-Free Rate 0.54%

### FUND VS BENCH (5 YEARS)

Correlation		0.996
R <sup>2</sup>		0.991
Alpha	%	0.06
Beta		0.955
Treynor Ratio	%	-4.93
Tracking Error	%	2.39
Information Ratio		0.329

Benchmark: FTSE EPRA/NAREIT Eurozone Capped Net Return

### MONTHLY RETURNS IN %

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2014	Fund	-1.05	6.56	-1.15	3.50	4.94	2.31	-0.08	2.85	-3.17	1.05	3.79	2.06	23.37
	Benchmark	-1.08	6.60	-1.03	3.83	5.22	2.22	-0.39	2.88	-3.33	1.13	3.54	2.06	23.40
2015	Fund	13.52	4.86	0.17	-3.32	-2.77	-4.88	6.06	-1.77	0.51	7.47	-1.41	-1.12	16.98
	Benchmark	13.28	5.53	-0.21	-3.26	-2.94	-5.84	6.41	-1.44	0.58	7.87	-1.27	-1.24	17.02
2016	Fund	-2.79	-0.84	7.55	-1.66	2.98	-0.96	6.85	0.17	-1.68	-5.69	-4.24	4.84	3.61
	Benchmark	-3.28	-1.23	7.73	-1.41	2.74	-1.06	7.08	0.24	-1.66	-5.59	-3.95	5.13	3.80
2017	Fund	-2.83	3.32	0.71	2.62	4.86	-0.85	-0.03	2.51	0.38	0.83	1.85	3.01	17.40
	Benchmark	-2.85	3.14	0.92	2.52	4.76	-0.83	-0.20	2.32	0.53	1.18	1.69	3.43	17.65
2018	Fund	-0.09	-5.73	3.26	4.08	0.56	1.06	1.12	1.76	-3.43	-3.72	-0.20	-5.91	-7.58
	Benchmark	-0.14	-5.55	3.15	4.09	0.57	0.81	1.02	1.86	-3.43	-3.64	0.08	-6.00	-7.50
2019	Fund	10.00	-2.56	4.89	-0.94	1.45	-3.48	2.12	1.83	2.64	3.12	1.10	0.93	22.48
	Benchmark	10.23	-2.88	5.29	-0.94	1.07	-3.57	1.68	2.06	3.16	3.07	1.03	0.76	22.23
2020	Fund	2.79	-6.58	-21.70	3.38	2.09	2.09	-0.35	2.74	-3.19	-5.97	13.04	3.95	-11.27
	Benchmark	2.77	-6.91	-22.99	3.60	1.70	2.12	-0.28	2.48	-3.61	-5.93	16.99	3.73	-10.87
2021	Fund	-2.49	-2.34	1.87	4.78	5.54	0.90	4.92	1.58	-8.59	3.26	-2.65	2.01	8.14
	Benchmark	-2.19	-2.08	2.43	4.94	5.13	-0.16	4.61	1.58	-8.88	2.54	-2.68	1.90	6.39
2022	Fund	-0.40	-2.36	-0.01	-4.39	-1.09	-16.62	10.22	-9.04	-14.81	2.50	0.99	-0.63	-32.65
	Benchmark	-0.10	-1.57	-0.49	-5.09	-1.99	-16.32	10.19	-9.09	-14.93	2.94	1.86	-0.94	-32.59
2023	Fund	10.71	-0.53	-13.52	5.66	-6.90	1.97	7.51	0.79	-4.17	-2.88	12.75	9.18	18.61
	Benchmark	10.64	-0.74	-14.20	5.02	-8.32	2.17	7.90	0.57	-4.17	-3.10	12.76	9.58	15.41
2024	Fund	-3.18	-8.76	9.49										-3.28
	Benchmark	-3.89	-8.73	9.21										-4.20

## **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 real estate companies in the Eurozone, 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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