

# DPAM B REAL ESTATE EUROPE 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							

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	16.12.1999
First NAV date	28.12.1999
Countries notified for public sale	AT, BE, CH, DE, ES, FR, IT, LU
ISIN	BE0058187841
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*	1.79%
*included management fee	1.60%
Performance fee	-
Transaction Fees	0.12%
Minimum investment	1 share
Swing pricing : threshold (% net assets)	N/A
Swing factor	
- Net subscriptions	N/A
- Net redemptions	N/A
NAV (Capitalisation)	419.23
Assets (all classes)	mn EUR 451.28
Number of positions	53

Fund Benchmark

## PORTFOLIO CHARACTERISTICS

Gross dividend yield (%)	3.84	3.50
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## INVESTMENT UNIVERSE

The fund mainly invests in real estate (RE) securities (RE certificates, shares of Regulated Real Estate Companies, RE investment companies, RE debt investment funds, etc.) issued by companies with a registered office and/or a significant part of their assets in Europe and selected on the basis of environmental, social and governance criteria. The fund may, on an optional basis, use derivatives to meet its goals/for hedging. It is an actively managed fund. The benchmark is used to compare performance. Fund asset selection may differ significantly from the benchmark's.

## BENCHMARK

GPR Europe UK 25% Capped

## BREAKDOWNS (%)

Countries	Fund	Bench	Sub-sectors	Fund	Bench
United Kingdom	26.1	26.1	Residential	23.7	23.1
France	19.9	15.1	Logistic/industrial	22.9	21.1
Germany	18.0	15.1	Retail	20.6	19.2
Belgium	14.0	10.8	Office	19.8	24.1
Sweden	8.9	16.9	Senior Living	3.2	2.9
Switzerland	6.7	10.3	Other	3.3	3.9
Netherlands	3.0	0.0	Clinics & Medical Services	2.1	1.6
Spain	2.4	3.3	Self Storage	1.4	2.2
Other	0.0	2.4	Community Service	1.0	1.0
Cash	1.1	0.0	Hotel	1.0	0.9
			Cash	1.1	0.0

## Top 10

	Fund	Bench
Vonovia		9.2
Unibail-Rodamco		7.2
Segro (reit)		4.6
Leg Immobilien		4.6
Castellum		3.5
PSP Swiss Property		3.4
Swiss Prime Site		3.2
Warehouses De Pauw		3.1
Land Securities Group Plc		3.0
Londonmetric Prop		2.8

## TOP 5 OVERWEIGHTS & UNDERWEIGHTS

Top 5 Overweights	Active weight	Top 5 Underweights	Active weight
Ctp Bv	+1.99	Ab Sagax	-2.74
Argan	+1.67	Fastighets Ab Balder	-1.81
Unibail-Rodamco	+1.25	Allreal Holding Ag	-1.74
Empiric Student Property	+1.10	Swiss Prime Site	-1.48
Vonovia	+1.07	Segro (reit)	-1.29

## TOP 5 BEST CONTRIBUTORS & WORST CONTRIBUTORS

Top 5 Best Contributors	Contribution	Top 5 Worst Contributors	Contribution
Argan	+0.23	Ab Sagax	-0.34
Ctp Bv	+0.22	Fastighets Ab Balder	-0.34
Unibail-Rodamco	+0.13	Nyfosa Ab	-0.15
Covivio	+0.13	Fabege -Registered Shs	-0.13
Catena	+0.12	Wallenstam Ab Class B	-0.12

(\*) 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 SUSTAINABLE - B

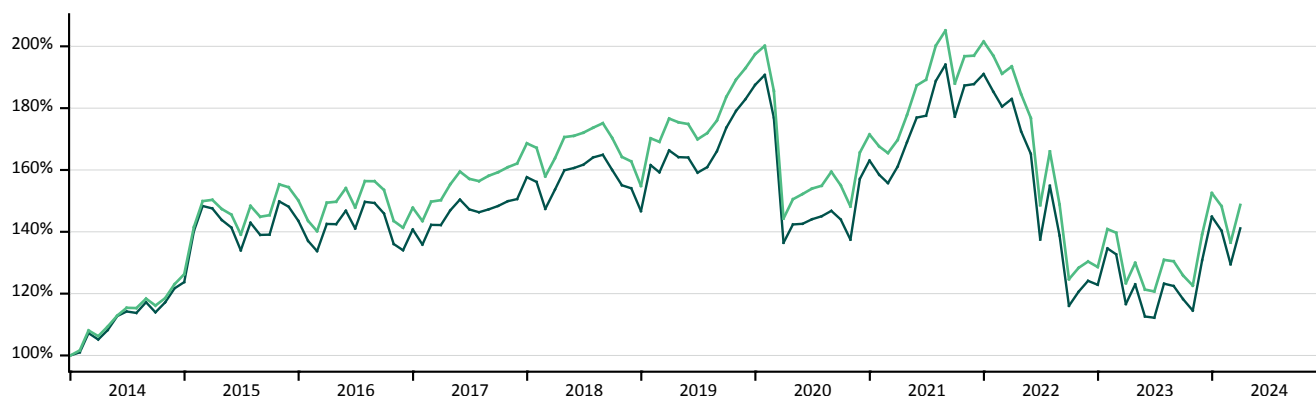
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Reference Currency EUR

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	8.92	8.98
YTD	-2.52	-2.61
1 year	20.52	21.00
3 years annualised	-4.31	-4.32
5 years annualised	-3.38	-3.23
10 years annualised	3.42	2.99

### STATISTICS (5 YEARS)

		Fund	Benchmark
Volatility	%	23.25	24.60
Sharpe Ratio		-0.17	-0.15
Downside Deviation	%	18.02	18.70
Sortino Ratio		-0.22	-0.20
Positive Months	%	55.00	55.00
Maximum Drawdown	%	-41.15	-42.19

Risk-Free Rate 0.54%

### FUND VS BENCH (5 YEARS)

Correlation		0.996
R <sup>2</sup>		0.992
Alpha	%	-0.04
Beta		0.942
Treynor Ratio	%	-4.15
Tracking Error	%	2.52
Information Ratio		-0.199

Benchmark: GPR Europe UK 25% Capped

### MONTHLY RETURNS IN %

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2014	Fund	1.65	6.33	-1.71	2.89	3.29	2.22	-0.08	2.64	-1.89	2.06	3.81	2.63	26.28
	Benchmark	1.00	6.16	-1.94	2.88	4.22	1.32	-0.42	3.04	-2.78	2.82	3.86	1.67	23.73
2015	Fund	12.08	5.93	0.27	-1.96	-1.24	-4.43	6.66	-2.37	0.36	6.86	-0.60	-2.76	18.91
	Benchmark	13.33	5.80	-0.54	-2.52	-1.72	-5.22	6.67	-2.75	0.06	7.74	-1.14	-3.08	16.02
2016	Fund	-4.39	-2.34	6.57	0.22	2.92	-4.05	5.76	-0.02	-1.81	-6.52	-1.53	4.58	-1.57
	Benchmark	-4.52	-2.43	6.58	-0.05	3.05	-3.92	6.11	-0.25	-2.27	-6.76	-1.48	5.01	-1.96
2017	Fund	-2.92	4.37	0.33	3.40	2.67	-1.47	-0.48	1.11	0.72	1.02	0.76	4.02	14.10
	Benchmark	-3.48	4.70	-0.04	3.34	2.38	-2.11	-0.63	0.64	0.74	1.04	0.47	4.70	12.02
2018	Fund	-0.86	-5.53	3.72	4.17	0.25	0.60	0.93	0.83	-2.71	-3.60	-0.90	-4.86	-8.17
	Benchmark	-0.98	-5.58	4.23	4.06	0.47	0.67	1.44	0.53	-2.98	-3.09	-0.63	-4.79	-6.97
2019	Fund	9.93	-0.66	4.45	-0.68	-0.33	-2.82	1.18	2.36	4.35	3.04	1.95	2.34	27.50
	Benchmark	10.15	-1.45	4.46	-1.31	-0.08	-2.99	1.12	3.21	4.57	3.13	2.10	2.54	27.84
2020	Fund	1.38	-7.26	-22.26	4.31	1.12	1.15	0.60	2.92	-2.76	-4.40	11.74	3.55	-13.14
	Benchmark	1.72	-7.27	-22.86	4.35	0.16	1.02	0.67	1.20	-1.90	-4.52	14.28	3.80	-13.04
2021	Fund	-2.26	-1.28	2.56	4.76	5.38	0.99	5.81	2.45	-8.35	4.68	0.10	2.32	17.53
	Benchmark	-2.83	-1.71	3.44	4.91	4.70	0.34	6.33	2.80	-8.67	5.68	0.25	1.73	17.15
2022	Fund	-2.27	-2.97	1.23	-4.62	-4.18	-15.95	11.67	-10.34	-16.22	2.96	1.59	-1.37	-36.19
	Benchmark	-2.98	-2.61	1.36	-5.72	-4.22	-16.78	12.64	-10.41	-16.37	3.96	2.88	-1.03	-35.69
2023	Fund	9.53	-0.83	-11.68	5.34	-6.66	-0.50	8.46	-0.35	-3.51	-2.61	13.57	9.56	18.61
	Benchmark	9.59	-1.43	-12.12	5.46	-8.45	-0.36	9.83	-0.62	-3.46	-3.13	14.24	10.77	17.96
2024	Fund	-2.78	-7.93	8.92										-2.52
	Benchmark	-3.14	-7.74	8.98										-2.61

## **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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