



ANREV

ANREV ANNUAL INDEX
2014

PERFORMANCE MEASUREMENT

ANREV

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Returns compiled by ANREV and calculated with the kind assistance of INREV.

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ANREV is the Asian Association for Investors in Non-listed Real Estate Vehicles Limited. ANREV is a not for-profit organisation driven by Institutional Investors in Asian unlisted property funds. Our aim is to serve as a platform for investors who guide the association's strategy.

ANREV's agenda is driven by the members, in particular institutional investors, and is focused on improving transparency and accessibility through market information, professionalism and best practice. Fund managers, investment banks and advisors provide support in addressing key issues facing the Asian non-listed real estate fund markets. ANREV now has 200 member companies from 17 countries.

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INREV is the European Association for Investors in Non-Listed Real Estate Vehicles. Our aim is to improve the accessibility of non-listed real estate funds for institutional investors by promoting greater transparency, accessibility, professionalism and standards of best practice.

As a pan European body, INREV represents an excellent platform for the sharing and dissemination of knowledge on the non-listed real estate funds market.

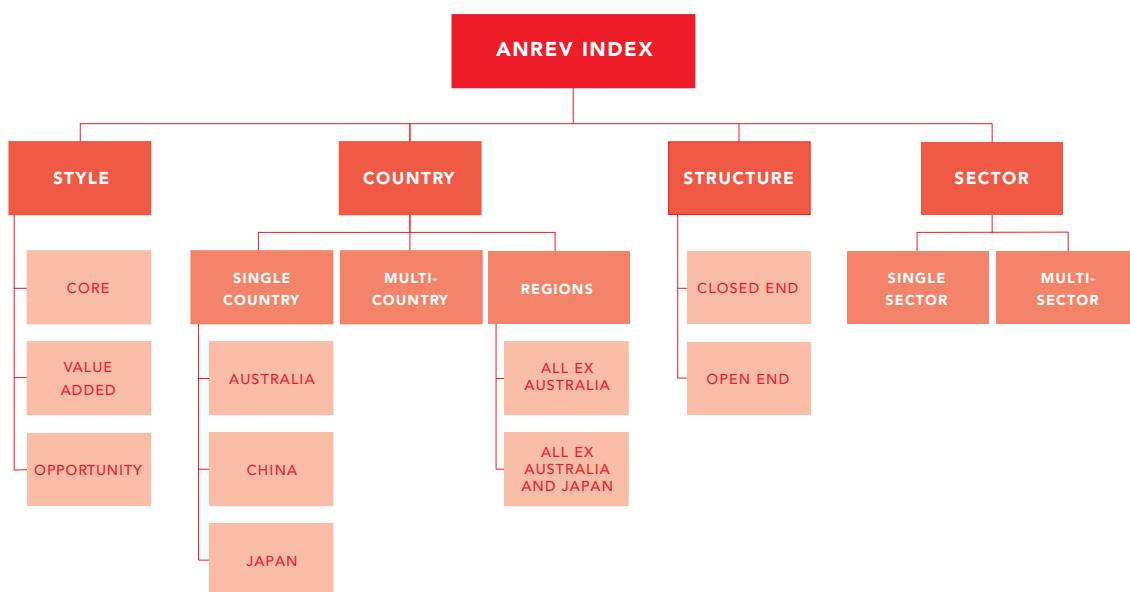
INTRODUCTION

Welcome to the ANREV Annual Index 2014 release for April 2015, which covers the performance of Asia Pacific non-listed real estate funds in 2014. For this release, 93 funds participated.

ANREV produces an overall ANREV Index which covers the performance of all 93 funds participating. In addition, sub-indices are available for style, country, structure and sector level. A full overview of available indices can be found in the figure below. All indices are also available on Bloomberg (Ticker: INRV).

ANREV members are able to analyse the ANREV Index in more depth on the ANREV website using the ANREV Index Analysis Tool. Using the Analysis Tool, you can convert the returns in five different currencies: US Dollar, Japanese Yen, Australian Dollar, Euros and British Pound. This publication also includes the ANREV Index specification which includes definitions, inclusion criteria and calculation methods.

NOTE: The ANREV Annual Index is unfrozen which means that historical information can be changed by data update.



2014 OVERVIEW

Core funds outperformed other styles in 2014

- All Funds Index yearly return was 9.1%
- Open ended funds, single sector and single country funds outperformed closed end, multi sector and multi country funds
- Japan funds showed highest returns in 2014

The ANREV Annual Index 2014 shows that Asia Pacific non-listed real estate funds' performance was stable compared with 2013. The overall return of the "All Funds" index was 9.1% in 2014, compared to 9.2% in 2013.

Core and value added funds provided a better return compared to last year. Core funds replaced opportunity funds as the best performing fund style in 2014, with total return of 10.7%. At the same time, the total return of value added funds was 8.4%. Even with extraordinary performance in Q4, opportunity funds underperformed on average and offered return of 4.9%, the lowest since 2009.

Open end funds of which around 70% are core funds, continue to outperform closed end funds since 2008. The total return of open end funds was 10.4% versus 7.1% for closed end funds. Single sector funds also achieved a higher total return (10.8%) than multi sector funds (6.5%)

Single country funds outperformed multi country funds in 2014, performance of the latter dropping from 7.2% total return in 2013 to 4.9% in 2014. Due to much greater improvement in return in 2014, Japan funds took over Australia as best performing geography. In terms of local currency, Japanese funds returns jumped to 22.2% from 8.5% from 2013 to 2014, whereas that of Australian funds increased by 150 basis points from 9.1% to 10.6%. Chinese funds lagged behind with deteriorated total returns of 2.8% in 2014.

ANREV index sample

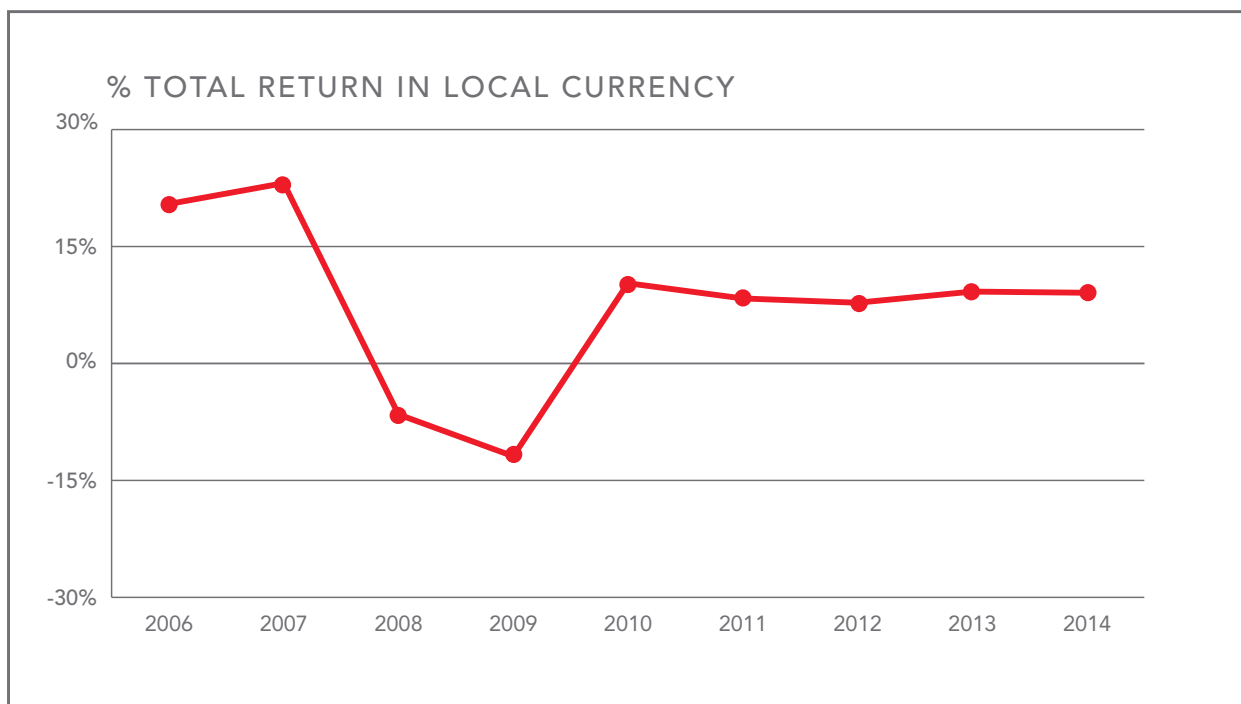
The number of funds included in the ANREV Annual Index increased to 93 compared to 91 at the time of the 2013 annual index publication. As 6 funds provided historical fund data, funds included in 2013 performance calculation rose by 6 to 97. However, 11 funds were terminated during the year and we included 13 new funds in the annual index.

ANREV Annual Index publication is released 4 months after the year-end, due to internal reporting deadlines for some funds and to allow ANREV an appropriate time to review, calculate and analyse the results.

ANREV has created a detailed guide to the ANREV Index. It covers the ANREV Index history, its construction, inclusion criteria and other important topics to address most questions on performance measurement likely to be raised by professionals in the industry. The document also provides extensive examples of how ANREV calculates its published figures as well as currency conversion techniques. This document will be updated on a continuous basis in line with the development of the index products from ANREV and INREV. The document can be downloaded at www.anrev.org.

The ANREV Index Analysis tool provides members an opportunity to perform further analysis by enabling them to create tailor-made benchmarks to compare performance of their funds using specific criteria. To access the online ANREV Index Analysis Tool, please login to ANREV website (www.anrev.org) and go to Research-Industry Data-Analysis tool.

ALL FUNDS INDEX



	2006	2007	2008	2009	2010	2011	2012	2013	2014	3 years	5 years	since inception
Total Return (%)	20.5	23.1	-6.5	-11.9	10.3	8.3	7.8	9.2	9.1	8.7	8.9	7.2
# of funds	16	27	46	53	58	67	72	97	93			
Gearing (% of GAV)	42.0	46.8	42.8	46.6	36.8	35.9	30.7	29.0	27.4	* rolling return **rolling return (annualised)		
Total GAV (USD billion)	12.7	25.0	42.8	39.0	49.1	65.5	76.1	89.1	87.7			

