



ANREV

ANREV ANNUAL INDEX
2015

PERFORMANCE MEASUREMENT

Published in April 2016

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Returns compiled and calculated by ANREV.

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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.

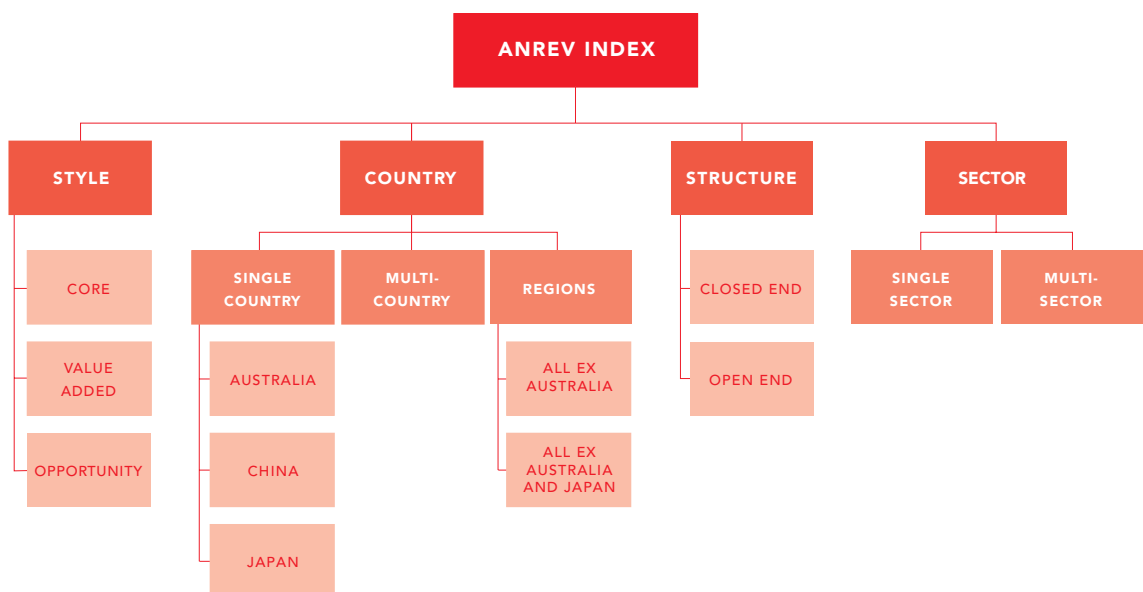
INTRODUCTION

Welcome to the ANREV Annual Index 2015 release for April 2016, which covers the performance of Asia Pacific non-listed real estate funds in 2015. For this release, 84 funds participated.

ANREV produces an overall ANREV Index which covers the performance of all 84 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.



2015 OVERVIEW

Australian funds drive strong All Funds index performance

- All Funds Index yearly return was 11.7%, the best performance since 2007
- Core and open ended funds register best performance post GFC

Asia Pacific non listed real estate funds have increased their performance in 2015 by 217 basis points compared with 2014. The All Funds index returned 11.7% in 2015, compared with 9% in 2014. It is the best performance since 2007. The performance of the All Funds index can be mainly attributed to the performance of Australian funds.

Australian funds returned 16.9% in 2015 compared with 10.6% in 2014. The main driver of performance is the capital growth component which was 12.1% in 2015 compared with 5.4% in 2014. On the other hand the income return slightly dropped from 5.2% to 4.9%. The total GAV of Australian funds continue to increase to USD48.4 billion compared to USD45.2 billion in 2014.

Japan funds are still the best performer in 2015 returning 21.5% compared to 20.7% in 2014. Chinese funds returned negatively in 2015, -3.0% compared to 2.8% in 2014, the worst performance since 2008.

Core funds' performance are on an upward trend since 2010, returning 14.9% compared with 10.8% in 2014. The main driver of the performance is capital growth which was 9.9% in 2015 compared to 5.5% in 2014.

Value added funds' performance decreased in 2015 returning 6.0% compared to 8.4% in 2014. This investment style is the one that has been the most impacted by fund liquidation as the sample of funds dropped to 27 compared with 37 in 2014. On the other hand opportunity fund performance increased by 90 basis points to 5.9% in 2015.

ANREV INDEX SAMPLE

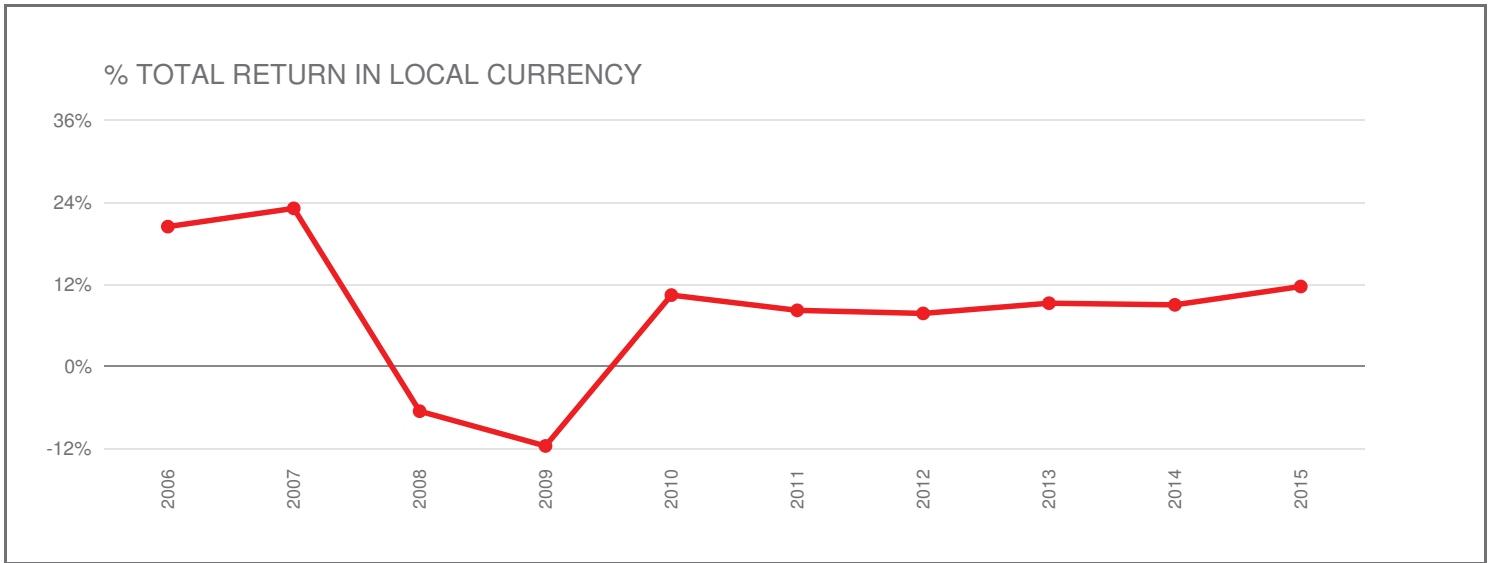
The number of funds included in the 2015 ANREV Annual Index decreased to 84 compared to 93 in 2014 Annual index. Over the course of 2015, 15 funds have been liquidated, 3 funds missed updating Q4 fund performance and 5 new funds were included. Hence the net decrease of number of funds covered is 13.

ANREV Annual Index publication is released 4 months after the year-end, due to internal reporting deadlines for some funds.

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. 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 indices 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	2015	3 years*	5 years*	since inception*
Total Return (%)	20.5	23.1	-6.5	-11.6	10.4	8.2	7.8	9.3	9.0	11.7	10.0	9.2	7.7
# of Funds	16	27	46	54	60	68	73	98	95	84	*annualised		
Gearing (% of GAV)	42.0	46.8	42.8	46.3	36.5	35.8	30.7	31.3	29.5	27.4			
Total GAV (USD billion)	12.7	25.0	42.8	39.3	49.7	65.8	76.3	95.1	93.5	87.9			

