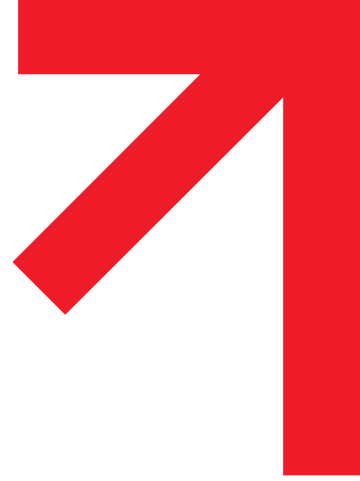
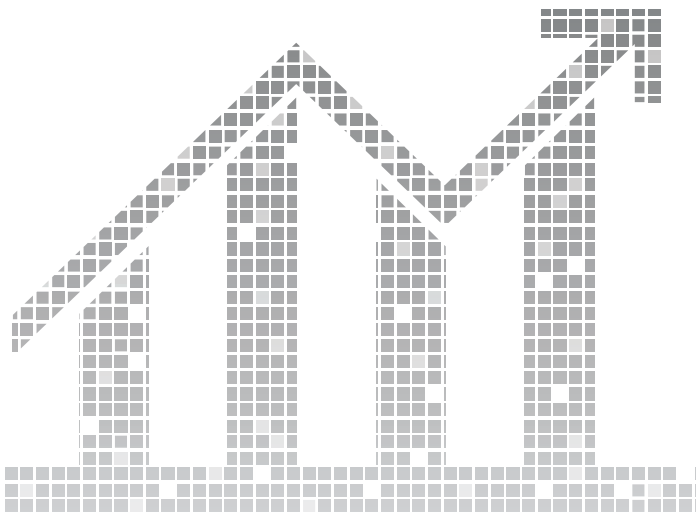


ANREV



ANREV ANNUAL INDEX 2016



PERFORMANCE
MEASUREMENT

DISCLAIMER

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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 193 member companies from 17 countries.

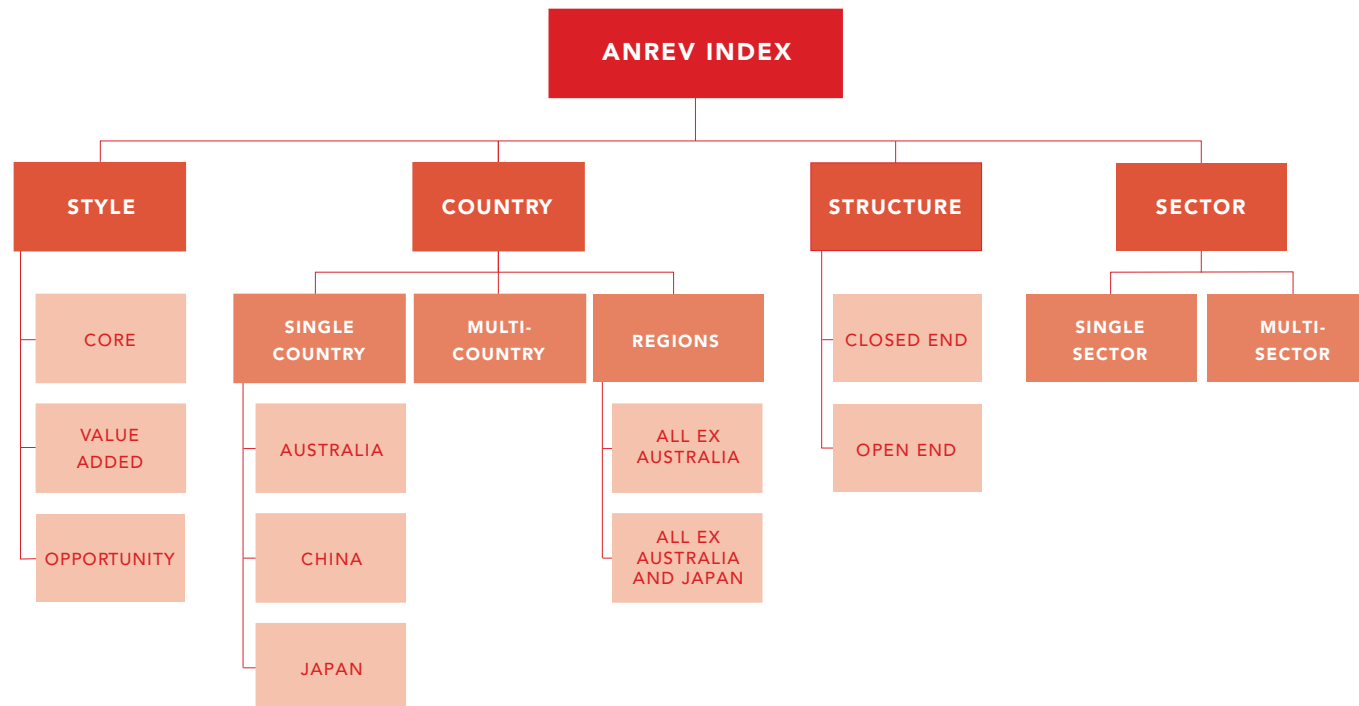
INTRODUCTION

Welcome to the ANREV Annual Index 2016, which covers the performance of Asia Pacific non-listed real estate funds in 2016. 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.



2016 OVERVIEW

Strong performance of core funds in 2016

- All Funds Index yearly returned 10.6%, the second best performance since 2007
- Value added funds returned 10.1%
- Australia funds best performer within the single country funds returning 13.5% in 2016

Asia Pacific non-listed real estate funds have seen a slight slowdown of returns in 2016, returning 10.6% over the past year compared to 12.1% in 2015. Gearing of all funds decreased significantly to reach an all-time low of 23.3% on average.

Core funds' performance, on an upward trend since 2010, returned 13.1% compared with 15.7% in 2015. The income component of the return is 4.8% in 2016 and relatively flat over the years. The main driver of performance is capital growth which was 8.4% in 2016, less than the 10.8% recorded in 2015. Similarly to all funds, the gearing of core funds in 2016 is at an all-time low of 16.8%.

Value added funds' performance improved in 2016 returning 10.1% compared with 3.5% in 2015. The gearing level of value added funds increased to 45.4% compared to 43.3% in 2015. On the other hand, opportunity fund performance decreased, returning 0.4% in 2016, compared to 5.5% in 2015. The gearing level of opportunity funds decreased to 33.8%.

After negative returns in 2015, China single country funds returned 0% in 2016.

Japan funds returned 13.0% in 2016, much lower than the 21.5% of 2015. Note that the number of Japanese funds included in the index decreased significantly to 5 because of fund liquidation. At the same time, data submitted by new Japanese funds are not enough for a full year performance measurement.

Australian funds returned 13.5% in 2016 compared with 17% in 2015. The main driver of performance is the capital growth component which was 8.6% in 2016 compared with 12.1% in 2015. On the other hand, the income return is stable at 4.9%. The total GAV of Australian funds continued to increase to USD55.0 billion compared to USD48.4 billion in 2015.

Multi country funds performance was relatively stable compared to 2015, returning 5.3% in 2016.

The total return of closed end funds performance decreased to 3.3% in 2016 compared to 6.2% in 2015. Open end funds performance mirrors the performance of core funds and Australian funds returning 13.3% in 2016.

Single sector returned 12.2% compared with 8.1% for multi sector funds in 2016.

ANREV index sample

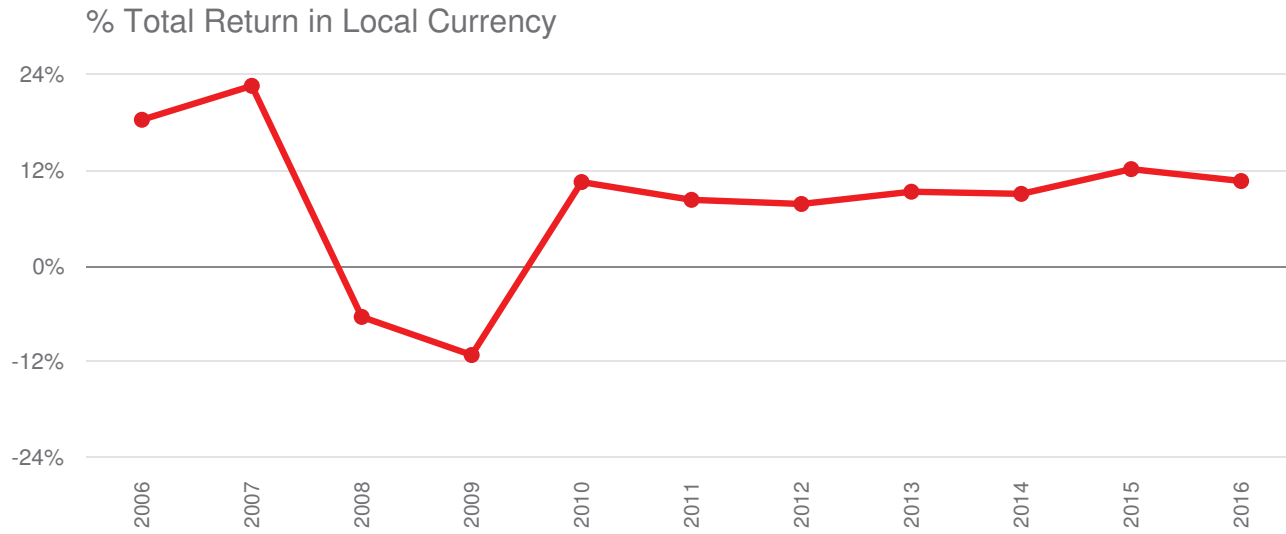
The number of funds included in the 2016 ANREV Annual Index is the same as in 2015 (84). However, due to improvement of historical data, the data collected back for the 2015 index covered 89 funds. Over the course of 2016, 8 funds have been liquidated, 7 funds missed updating Q4 fund performance and 10 new funds were included.

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

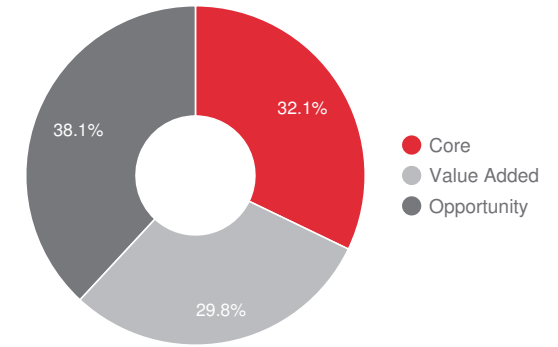
ANREV has created a detailed guide to the ANREV Index. It covers the ANREV Index history, its construction, inclusion criteria and other important topics to address most questions on performance measurement likely to be raised by professionals in the industry. The document also provides extensive examples 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 Analysis tool.

ALL FUNDS INDEX

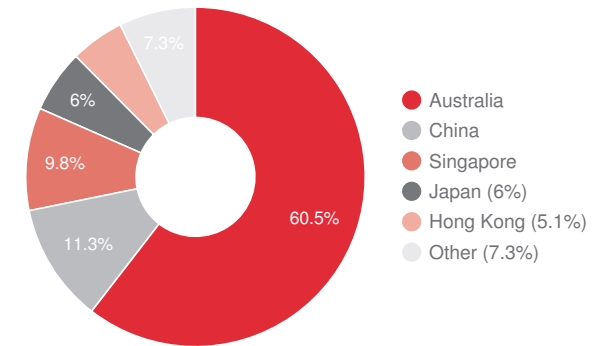


Composition by Style* (# of Vehicles)



*As of 31 December 2016

Country Allocation (% of GAV)*



*As of 31 December 2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	3 years*	5 years*	since inception*
Total Return (%)	18.3	22.6	-6.4	-11.2	10.5	8.3	7.8	9.3	9.0	12.1	10.6	10.6	9.8	7.9
# of Funds	18	28	48	55	61	69	74	98	96	89	84	*annualised		
Gearing (% of GAV)	34.6	40.5	39.7	43.7	34.1	33.6	30.6	31.3	29.5	27.1	23.3			
Total GAV (USD billion)	16.5	29.7	48.7	43.0	54.6	72.1	76.9	95.1	93.6	92.7	93.6			