



**APREA**  
The Passport To Real Estate

We Get You There

advocacy • research • events

# ASIA PACIFIC REAL ESTATE TRENDS TRACKER

June 2019

GuocoLand

HSBC

central



# — CONTENT —

- PART 01** REAL ESTATE PERFORMANCE SNAPSHOT
- PART 02** REIT HIGHLIGHTS
- PART 03** LISTED REITS IN ASIA PACIFIC
- PART 04** ASIA PACIFIC REAL ESTATE INVESTMENT TRENDS
- PART 05** PROPERTY MARKET FUNDAMENTALS

**PART**

**01**



**APREA**

The Passport To Real Estate

We Get You There

advocacy • research • events

---

# Real Estate Performance Snapshot



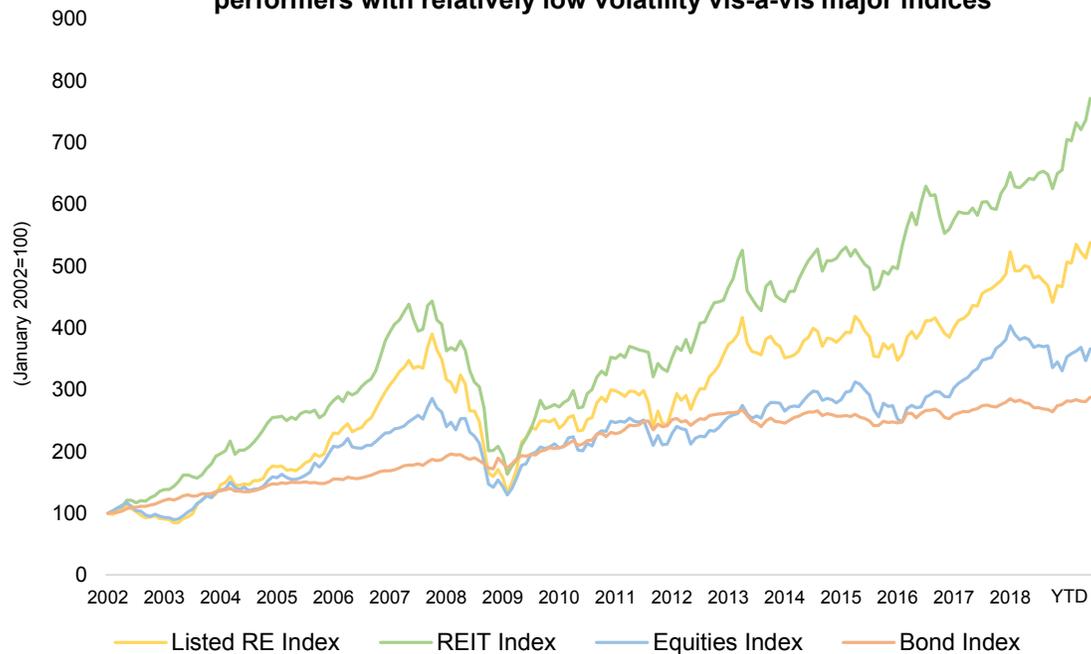
# Real Estate Returns Overview

## INDEXED TOTAL RETURNS

3-Year Volatility (the 36-month standard deviation of total returns)

GPR/APREA Listed Real Estate	GPR/APREA REITS	MSCI Asia Pacific Equities	JPM Asia Pacific Govt Bonds
11.7%	9.7%	11.6%	5.2%

Asia Pacific REITs are the strongest long-term performers with relatively low volatility vis-à-vis major indices



Note:

- All data in this slide are calculated on USD denominated basis
- Total return includes both the total of dividends received and the change in unit price over a period. This figure is expressed as a percentage over the beginning period price
- GPR inclusion rules for stocks:
  - \$50mn minimum free float market capitalization for two consecutive months; 15% minimum free float factor; at least 60% of operational turnover derived from investment activities and/or development activities

Source: APREA, Global Property Research.

## PERFORMANCE SNAPSHOT FOR FOUR MAJOR INDICES - TOTAL RETURNS

