

## Portuguese Real Estate Funds' Market – January 2016<sup>1</sup>

### Preliminary Remark:

From January 2016 onwards, this publication started to include the Funds of Management of Real Estate Assets (FUNGEPI), which are Funds whose management and operation are governed by the Decree-Law n.º 316/93 of 21 September.

Consequently, a new class was introduced denominated FUNGEPI. The respective historical values, of the last 2 years (from 31 January 2014 to 31 January 2016), were integrated in the statistics of APFIPP.

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On January 31, 2016, total net assets of Portuguese Real Estate Funds stood at EUR 10,021.9 million, which reflects a decrease of 0.6 percent when compared with the previous month. Over the past 12 months, total net assets fell by 9.4 percent

On the same date, the value of the real estate assets held by these Funds (includes buildings, shares of real estate companies and units/shares of other Real Estate Funds) totalled EUR 11,116.4 million. This figure represents 110.9 percent of the Total Net Asset Value and includes the amount of leverage used by these Funds. The value of the real estate assets decreased 0.3 percent from the previous month. Since January 2015, real estate assets reduced 12.0 percent.

During the month, there was no new Fund's launch. During the same period, the following Closed-ended Funds were liquidated: Castilho and Praça Maior. Therefore, the number of active Real Estate Funds reduced to 213, two less than at the end of December 2015.

	January 2016	December 2015	January 2015
Total Net Assets (EUR million)	10,021.9	10,077.9	11,064.8
Change (%)*	-	-0.6%	-9.4%
Real Estate Assets (EUR million)	11,116.4	11,152.5	12,627.9
Change (%)*	-	-0.3%	-12.0%
Number of Funds	213	215	220

\* - Change between January 2016 and the month in question.

<sup>1</sup> The figures presented in this publication do not include information about two Management Companies. On December 31, 2015, the amounts managed by the entities included in this analysis, accounted for 89.40% of the total managed by Real Estate Investment Funds (source: CMVM).

Additionally, the figures do not include information about the Fund "Golden Eagle – F.E.I.I.F." managed by LYNX Asset Managers. Since March 2015 it does not include also the data of the Fund Bom Sucesso I managed by GEF.

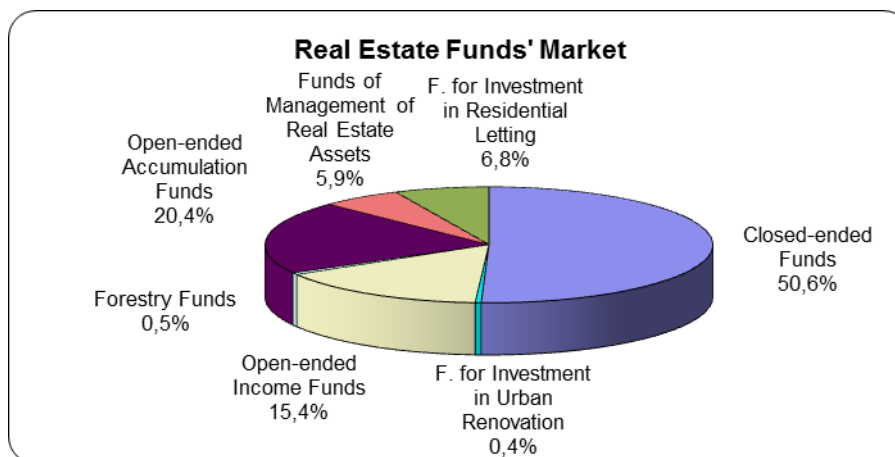
## Management Companies

In January 2016, Interfundos was the Management Company with the largest market share, with total net assets standing at EUR 1,357.2 million, which represents 13.5 percent of the total Real Estate Funds' market. GNB - SGFII ranks second, with total net assets of EUR 1,272.1 million and a market share of 12.7 percent, and Fundger ranks third, with EUR 1,226.9 million and a market share of 12.2 percent.

Invest Gestão de Activos was the Management Company that registered the highest percentage growth from the previous month, with 11.6 percent (EUR 1.7 million), while Selecta is the Management Company with the largest increase in total net assets with EUR 4.5 million (1.1 percent).

Management Company	N.º of Funds	January 2016		December 2015		Change Year-to-date (%)
		Million €	Share	Million €	Share	
Interfundos	40	1,357.2	13.5%	1,359.9	13.5%	-0.2%
GNB - SGFII	32	1,272.1	12.7%	1,299.1	12.9%	-2.1%
Fundger	27	1,226.9	12.2%	1,227.8	12.2%	-0.1%
Square Asset Management	5	828.5	8.3%	847.7	8.4%	-2.3%
Banif Gestão de Activos	13	575.1	5.7%	575.9	5.7%	-0.1%
Gesfimo	16	562.9	5.6%	562.5	5.6%	0.1%
Montepio Valor	9	558.7	5.6%	566.8	5.6%	-1.4%
Santander Asset Management	3	478.8	4.8%	478.9	4.8%	0.0%
Imofundos	5	460.7	4.6%	465.4	4.6%	-1.0%
Selecta	10	427.5	4.3%	423.0	4.2%	1.1%
Sonaegest	3	392.4	3.9%	389.9	3.9%	0.6%
BPI Gestão de Activos	2	343.5	3.4%	344.4	3.4%	-0.3%
Silvip	1	300.6	3.0%	297.7	3.0%	1.0%
Gef	6	264.0	2.6%	266.6	2.6%	-1.0%
Fundiestamo	3	201.3	2.0%	200.4	2.0%	0.5%
TF Turismo Fundos	2	122.4	1.2%	122.3	1.2%	0.1%
Atlantic	8	92.7	0.9%	93.0	0.9%	-0.4%
Popular Gestão de Activos	4	92.2	0.9%	93.2	0.9%	-1.0%
TDF	1	83.4	0.8%	84.3	0.8%	-1.2%
Refundos	1	78.2	0.8%	77.9	0.8%	0.4%
Imorendimento	4	56.8	0.6%	56.7	0.6%	0.2%
LYNX Asset Managers	4	52.1	0.5%	52.1	0.5%	0.0%
Imopolis	1	42.7	0.4%	42.5	0.4%	0.6%
Floresta Atlântica	3	37.6	0.4%	37.7	0.4%	-0.3%
Vila Gale Gest	1	37.3	0.4%	37.2	0.4%	0.4%
Libertas	2	35.2	0.4%	35.4	0.4%	-0.5%
Invest Gestão de Activos	2	16.2	0.2%	14.5	0.1%	11.6%
Orey Financial	2	12.2	0.1%	12.4	0.1%	-1.1%
Fibeira Fundos	1	8.1	0.1%	8.3	0.1%	-1.8%
Patris Gestão de Activos	1	3.7	0.0%	3.7	0.0%	0.0%
Margueira	1	0.7	0.0%	0.7	0.0%	-8.0%
Total	213	10,021.9	-	10,077.9	-	-0.6%

## Categories of Funds



Closed-ended Funds are the largest category of Real Estate Funds with EUR 5,066.1 million of assets under management. Open-ended Accumulation Funds rank second, with EUR 2,044.0 million, followed by Open-ended Income Funds with EUR 1,542.4 million.

Open-ended Income Funds was the category that registered the highest percentage growth, with a 0.1 percent increase from the previous month, and the largest increase in total net assets, with EUR 1.9 million.

Category of Funds	January 2016		December 2015		Change Year-to-date (%)
	Million €	Share	Million €	Share	
Closed-ended Funds	5,066.1	50.6%	5,073.4	50.3%	-0.1%
Open-ended Accumulation Funds	2,044.0	20.4%	2,066.1	20.5%	-1.1%
Open-ended Income Funds	1,542.4	15.4%	1,540.5	15.3%	0.1%
F. for Investment in Residential Letting	685.6	6.8%	687.5	6.8%	-0.3%
FUNGEPI	586.6	5.9%	613.2	6.1%	-4.3%
Forestry Funds	54.1	0.5%	54.2	0.5%	-0.2%
F. for Investment in Urban Renovation	43.1	0.4%	43.1	0.4%	-0.1%
<b>Total</b>	<b>10,021.9</b>	<b>-</b>	<b>10,077.9</b>	<b>-</b>	<b>-0.6%</b>

Notes: Series adjusted due to the change of some Funds' classification.

## Returns

The following table shows the returns for the 12 months period ending on January, 2016 of a sample of Real Estate Funds managed by APFIPP Members.

22 Real Estate Funds were included in this analysis (10.4 percent of the total) that managed at end-December EUR 4,055.1 million (42.8 percent of the total).

Of these, 11 are Open-ended Funds that managed total net assets worth EUR 3,119.1 million (representing 73.3 percent of the number of Open-ended Funds and 87.0 percent of the respective total net assets). The remaining 11 Funds are Closed-ended Funds that were responsible for the management of EUR 936.0 million (6.0 percent of the number of Closed-ended Funds and 18.5 percent of their total net assets).

The Open-ended Funds that registered the highest effective returns, over the last 12 months, are CA Património Crescente (3.25%), VIP (2.98%) and Imofomento (1.38%), managed by Square Asset Management, Silvip and BPI Gestão de Activos, respectively.

In relation to Closed-ended Funds, the Real Estate Funds that registered the highest effective returns, over the last 12 months, are ImoSocial (7.64%), managed by Selecta, Fundiestamo I (3.86%), managed by Fundiestamo, and Maxirent (3.43%), managed by Refundos.

Category of Funds	Average Return <sup>2</sup>	Funds	Management Company	Effective Return <sup>3</sup>
Open-ended Accumulation Funds	-1,96%	CA Património Crescente	Square Asset Management	3.25%
		AF Portfólio Imobiliário	Interfundos	1.04%
		Novimovest	Santander Asset Management	0.48%
		Popular Predifundo	Popular Gestão de Activos	-1.12%
		Imonegócios	Imofundos	-5.59%
		Banif Imopredial	Banif Gestão Activos	-6.02%
		Finipredial	Montepio Valor	-6.78%
Open-ended Income Funds	-3,91%	VIP	Silvip	2.98%
		Imofomento	BPI Gestão Activos	1.38%
		Fundimo	Fundger	0.34%
		NB Património	GNB - SGFII	-27.88%
Closed-ended Funds	-1,11%	Imosocial	Selecta	7.64%
		Fundiestamo I	Fundiestamo	3.86%
		Maxirent	Refundos	3.43%
		Imosaúde	Selecta	3.42%
		Lusimovest	Santander Asset Management	0.20%
		TDF	TDF	0.10%
		Imocomercial	Selecta	-3.72%
		Banif Imogest	Banif Gestão Activos	-4.28%
		Imoreal	Imofundos	-8.97%
		Imomarinhas	Imofundos	-21.13%
Real Estate	Imofundos	-31.54%		
APFIPP Real Estate Index <sup>4</sup>	-3.78%	-	-	-
Open-ended Index <sup>3</sup>	-4.50%	-	-	-
Closed-ended Index <sup>3</sup>	-1.33%	-	-	-

<sup>2</sup> - Weighted average return for portfolios of the Funds in the previous month

<sup>3</sup> - Effective Return of the last 12 months

<sup>4</sup> - Based on the value of the Index in December 2015 and December 2014