

# PrivilEdge – DPAM European Real Estate Syst. Hdg, (GBP) M Fact Sheet (marketing document)

Real Estate • Alternatives

31 October 2024

## FUND FACTS

Domicile/Legal structure	Luxembourg/SICAV
Legal Status	UCITS
Fund inception date	15 November 2016
SFDR Classification	Article 6
Currency of Fund	EUR
Currency of share class	GBP Hedged
Fund manager	Degroof Petercam Asset Management SA
Net assets (all classes)	GBP 52.96 million
Liquidity (sub./red.)	daily, 15:00
Swinging Single Pricing	Yes
Min. investment	EUR 3'000 or equivalent
Entry/Exit fees	0.00% / 0.00%
Management fee	0.90%
Distribution fee	0.00%
FROC	0.25%
Ongoing charge (30 September 2024)	1.15%
TER max (31 March 2024)	1.15%

## RISK AND REWARD PROFILE

1	2	3	4	5	6	7
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Low High

This summary risk indicator (SRI) is a guide to the level of risk of this product compared to other products. Where there are less than 5 years worth of data, missing returns are simulated using an appropriate benchmark. The SRI may change over time and should not be used as an indicator of future risk or returns. Even the lowest risk classification does not imply that the Sub-Fund is risk-free or that capital is necessarily guaranteed or protected.

<b>CODES</b>	Class D
ISIN	LU1515333885
Bloomberg	PDPEGMD LX
Telekurs	33890547
NAV	GBP 10.82

## FISCAL INFORMATION

UK - Reporting Status	Yes
DE - Investment-steuergesetz (InvStG)	Other Funds
Last dividend paid (27.11.2023)	GBP 0.13

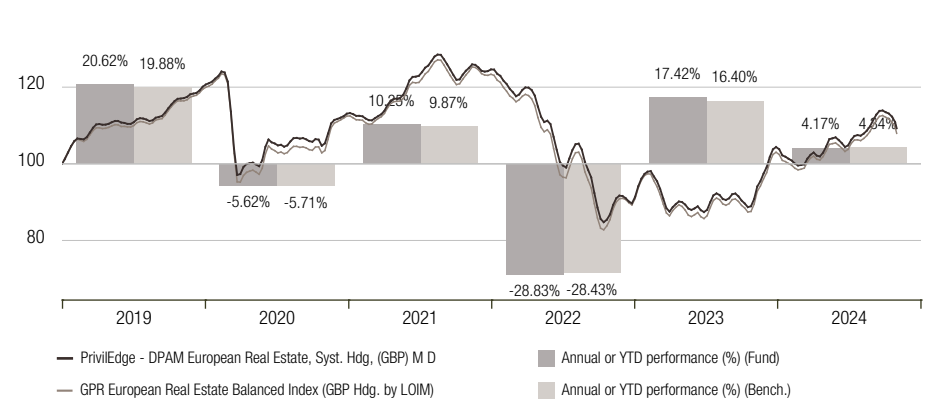
## RATINGS

Morningstar Rating	★★★★★
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## HIGHLIGHTS

PrivilEdge - DPAM European Real Estate is an actively managed, long-only European listed property strategy. It is managed by DPAM, the asset management arm of Bank Degroef Petercam SA, which was formed in 2015 by the merger of two Belgian financial institutions: Bank Degroef and Petercam. The fund seeks to beat a tailor-made index, GPR European Real Estate Balanced, over the long term and to provide a return stream close to European direct property markets through liquid instruments. It invests in listed equities and bonds issued by European real estate companies. The PMs add value through three performance engines: (1) deviations from the structural 40/60 asset allocation as well as (2) bond and (3) stock selection. Bottom-up and fundamental investment research is based on in-depth knowledge of firms and their underlying real estate assets, proprietary research, internal valuation models and systematic rankings. Top-down views and real estate cycles are fully integrated into company analysis. The fund tends to exhibit a smaller cap bias versus its benchmark and keeps duration close to the index.

## NET CUMULATIVE PERFORMANCE AND ANNUAL PERFORMANCE IN GBP Dec 31, 2018 - Oct 31, 2024



Past performance does not predict future returns. Performances are displayed net of all costs except any entry and exit fees. Performance is subject to taxation may change in the future. Returns may increase or decrease because of currency fluctuations.

NET PERFORMANCE IN GBP	Cumulative		Annualized	
	Fund	Bench.	Fund	Bench.
YTD	4.17%	4.34%	-	-
YTD	8.70%	9.00%	-	-
1 month	-4.17%	-4.28%	-	-
3 months	1.55%	1.55%	-	-
1 year	22.22%	22.59%	-	-
3 years	-11.60%	-11.90%	-4.00%	-4.11%
5 years	-6.89%	-7.57%	-1.41%	-1.55%
Total return (since 09.12.2016)	19.65%	17.68%	2.29%	2.08%

STATISTICS 31.10.2019 - 31.10.2024	Fund	Bench.
Annualised volatility	16.70%	17.52%
Sharpe ratio	-0.22	-0.22
Max. drawdown	-32.14%	-33.01%
Correlation		0.996
Tracking error		1.70%
Active Share		46.46%

	Fund
Yield to maturity	3.77%
Number of positions	94
Average duration	6.04
Active Share	46.46%

**MONTHLY RETURNS**

IN %	2019		2020		2021		2022		2023		2024	
	Fund	Bench.	Fund	Bench.	Fund	Bench.	Fund	Bench.	Fund	Bench.	Fund	Bench.
January	6.7	6.3	1.5	1.6	-1.4	-1.5	-1.9	-2.0	7.8	7.8	-1.7	-1.6
February	-0.3	-0.5	-4.1	-4.2	-1.2	-1.4	-2.8	-2.9	-0.4	-1.4	-4.7	-4.6
March	3.8	3.5	-15.6	-16.7	1.7	2.0	0.3	0.1	-8.3	-8.1	5.8	6.2
April	-0.0	-0.1	2.6	2.4	3.5	3.5	-3.9	-4.8	3.9	4.1	-0.4	-0.7
May	0.4	0.4	0.7	0.7	3.1	2.6	-3.6	-3.5	-4.7	-5.5	3.2	2.8
June	-1.0	-0.9	1.7	1.9	0.9	0.5	-12.4	-12.9	0.2	0.2	-2.5	-2.0
July	1.5	1.6	0.8	0.9	4.0	4.4	8.7	9.6	6.3	6.8	3.3	2.9
August	1.7	2.1	1.4	0.9	1.6	1.5	-6.7	-7.3	0.0	-0.2	2.6	2.6
September	2.1	2.1	-0.8	-0.5	-5.6	-5.5	-11.3	-11.7	-2.2	-1.9	3.3	3.4
October	1.6	1.5	-2.6	-2.4	2.1	2.3	-0.3	1.5	-1.4	-1.6	-4.2	-4.3
November	1.2	1.1	8.1	9.4	0.3	0.5	3.2	4.1	9.1	9.1		
December	1.6	1.5	2.4	2.4	1.3	0.8	-0.9	-0.8	7.5	7.7		
<b>Year</b>	<b>20.6</b>	<b>19.9</b>	<b>-5.6</b>	<b>-5.7</b>	<b>10.2</b>	<b>9.9</b>	<b>-28.8</b>	<b>-28.4</b>	<b>17.4</b>	<b>16.4</b>	<b>4.2</b>	<b>4.3</b>

The following risks may be materially relevant but may not always be adequately captured by the synthetic risk indicator and may cause additional loss:

**Credit risk:** A significant level of investment in debt securities or risky securities implies that the risk of, or actual, default may have a material impact on performance. The likelihood of this depends on the credit-worthiness of the issuers.

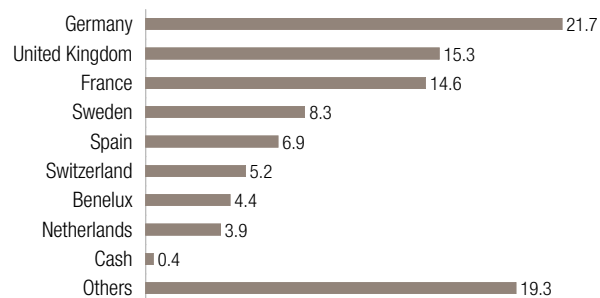
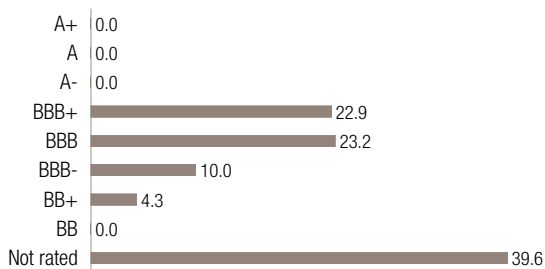
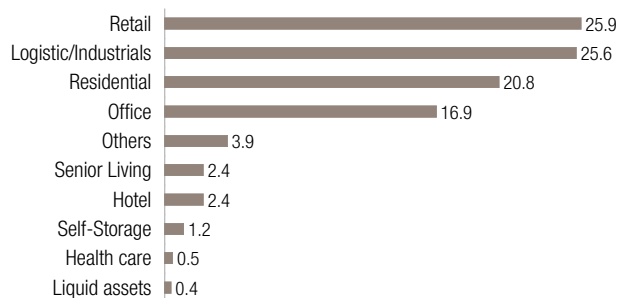
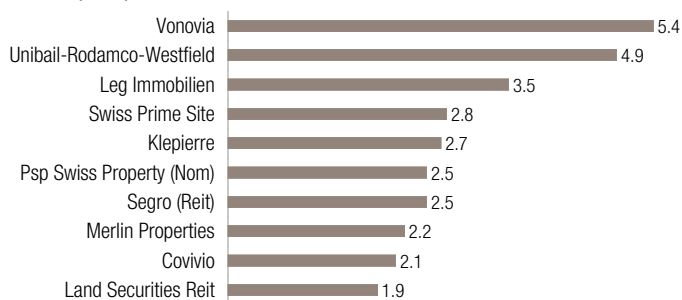
**Concentration risk:** To the extent that the fund's investments are concentrated in a particular country, market, industry, sector or asset class, the fund may be susceptible to loss due to adverse occurrences affecting that country, market, industry, sector or asset class.

**Financial, economic, regulatory and political risks:** Financial instruments are impacted by various factors, including, without being exhaustive, the development of the financial market, the economic development of issuers who are themselves affected by the general world economic situation, and economic, regulatory and political conditions prevailing in the relevant country.

Before taking any investment decision, please read the latest version of the prospectus, the articles of incorporation, the Key Information Documents (KIDs) and the latest annual report and semi-annual report. Please pay attention to the Appendix B "Risk Factors Annex" of the prospectus.

Incorporation of extra-financial risks into the investment decision process may result in underweighting of profitable investments from the sub-fund's investment universe and may also lead the management of the sub-fund to underweight investments that will continue to perform. Sustainability risks may lead to a significant deterioration in the financial profile, profitability or reputation of an underlying investment and may therefore have a significant impact on its market price or liquidity.

This product is not a financial product subject to Article 8 or Article 9 of Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial sector (the "SFDR"). The investments underlying this financial product do not take into account the EU criteria for environmentally sustainable economic activities.

**ASSETS (IN %)****COUNTRIES (IN %)****CREDIT RATINGS (IN %)****SECTORS (IN %)****TOP 10 (IN %)**

## GLOSSARY

**Credit Ratings:** The credit ratings breakdown mentioned for convertible funds is a blend of ratings performed internally as well as ratings provided by external sources.

**Risk and Reward Profile:** This indicator (SRRI) represents the annualized historical volatility of the Sub-Fund over a 5-year period. Where there are less than 5 years worth of data, missing returns are simulated using an appropriate benchmark. The SRRI may change over time and should not be used as an indicator of future risk or returns. Even the lowest risk classification does not imply that the Sub-Fund is risk-free or that capital is necessarily guaranteed or protected.

**Total Expense Ratio (TER):** The total fees involved in managing and operating a fund. The TER included the annual management fee and other charges, for example legal, admin, and audit costs (source: annual audited reports or semi annual non audited reports). The Total Expense Ratio (TER) is calculated twice per year and is subject to change between calculation dates.

**Volatility:** A statistical measure of the fluctuations of a security's price. It can also be used to describe fluctuations in a particular market. High volatility is an indication of higher risk.

**Sharpe Ratio:** A measure of risk-adjusted performance. The higher the ratio, the better risk-adjusted performance has been.

**Drawdown:** A draw down is usually quoted as the percentage between the peak and trough of an investment during a specific period. It can help to compare an investment's possible reward to its risk.

**Correlation:** Correlation is a measure of how securities or asset classes move in relation to each other. Highly correlated investments tend to move up and down together while investments with low correlation tend to perform in different ways in different market conditions, providing investors with diversification benefits. Correlation is measured between 1 (perfect correlation) and -1 (perfect opposite correlation). A correlation coefficient of 0 suggests there is no correlation.

**Tracking Error:** A measure of how closely an investment portfolio follows the index against

which it is benchmarked.

**Bond Floor:** The lowest value that convertible bonds can fall to, given the present value of the remaining future cash flows and principal repayment. The bond floor is the value at which the convertible option becomes worthless because the underlying stock price has fallen substantially below the conversion value.

**Delta:** The ratio comparing the change in the price of the underlying asset to the corresponding change in the price of a derivative.

**Premium:** If a fixed-income security (bond) is purchased at a premium, existing interest rates are lower than the coupon rate. Investors pay a premium for an investment that will return an amount greater than existing interest rates.

**Yield to Maturity:** The rate of return anticipated on a bond if it is held until the maturity date.

**Coupon:** The interest rate stated on a bond when it's issued.

**Modified Duration:** This formula is used to determine the effect that a 100-basis-point (1%) change in interest rates will have on the price of a bond.

**Average Duration:** The average modified duration of the portfolio expressed in years.

**Expected Loss:** Annual average expected loss to the portfolio expressed in percent.

**Attachment Point:** The modelled probability of a negative portfolio return in any given year.

**FROC (Fixed Rate of Operational Costs):** The Operational Costs cover expenses directly incurred by the Company ("Direct Costs") and those resulting from the activities carried out by the Management Company on behalf of the Company ("Fund Servicing Costs").

**Swinging Single Pricing (SSP):** SSP is an adjustment to the NAV per share in consideration of subscription and redemption activity on a dealing day. For more information, please refer to Section 15.1 "Net Asset Value Determination" of the Sub-Fund Prospectus, which can be found at [www.loim.com](http://www.loim.com).

## DISCLAIMER

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**Investments are subject to a variety of risks:** The investments mentioned in this document may carry risks that are difficult to quantify and integrate into an investment assessment. In general, products such as equities, bonds, forex, or money market instruments bear risks, which are higher in the case of derivative, structured, and private equity products; these are aimed solely at investors who are able to understand their nature and characteristics and to bear their associated risks. On request, LOIM will be pleased to provide investors with more detailed information concerning risks associated with given instruments. The liquidity of an investment is subject to supply and demand. Some products may not have a well-established secondary market or in extreme market conditions may be difficult to value, resulting in price volatility and making it difficult to obtain a price to dispose of the asset.

Where the Fund is denominated in a currency other than an investor's base currency, changes in the rate of exchange may have an adverse effect on price and income. All performance figures reflect the reinvestment of interest and dividends and do not take account the commissions and costs incurred on the issue and redemption of shares/units; performance figures are estimated and unaudited. Net performance shows the performance net of fees and expenses for the relevant fund/share class over the reference period. This document does not contain personalised recommendations or advice and is not intended to substitute any professional advice on investment in financial products. Neither this marketing communication nor this document nor any part of it shall form the basis of, or be relied on in connection with, any contract to purchase or subscription to the

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The articles of association, the prospectus, the Key Information Document ("PRIIPS/KIDs"), and the subscription form are the only official Offering Documents of the Fund's shares (the "Offering Documents"). No party is authorised to provide information or make assurances that are not contained in the Offering Documents.

**Access to documents in country of registrations:**

The PRIIPS/KIDs are available in one of the official languages of your country and a Prospectus is available in . The PRIIPS/KIDs and the Prospectus together with the Articles of Incorporation and the last annual and semi-annual financial report are available on [www.loim.com](http://www.loim.com) or can be requested free of charge at the registered office of the Fund or of the Management Company, from the distributors of the Fund or from the local representatives as mentioned below. These Offering Documents are provided for information and illustration and is not a contractually binding document or an information required by any legislative provisions and is not sufficient to take an investment decision.

Please refer to the prospectus and the PRIIPS/KIDs before making any final investment decisions. Before making an investment in the Fund, an investor should read the entire Offering Documents, and in particular the risk factors pertaining to an investment in the Fund, consider carefully the suitability of such investment to his/her particular circumstances and, where necessary, obtain independent professional advice in respect of **risks**, as well as any **legal, regulatory, credit, tax, and accounting consequences**.

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This Fund is classified as Article 6 under the Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on Sustainability-Related Disclosures in the Financial Services Sector ("SFDR"), and therefore it has neither a sustainable objective nor environmental or social characteristics.

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The Fund is currently notified for marketing into a number of jurisdictions. The Management Company may decide to terminate the arrangements made for the marketing of the Fund at any time using the process contained in Article 93a of the UCITS Directive.

The **Sub-Fund** is **registered in the following jurisdictions** and it is represented by the following Representatives:

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**Important information on benchmarks:** Any benchmarks/indices cited herein are provided for information purposes only. No benchmark/index is directly comparable to the investment objectives, strategy or universe of a fund. The performance of a benchmark shall not be indicative of past or future performance of any fund. It should not be assumed that the relevant fund will invest in any specific securities that comprise any index, nor should it be understood to mean that there is a correlation between such fund's returns and any index returns.

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Morningstar stars: The star rating is based on risk-adjusted performance. A fund must have a record of more than three years. Star ratings are graded on a curve: the top 10% of funds receive five stars, the next 22.5% receive four stars, the middle 35% receive three stars, the next 22.5% receive two stars and the bottom 10% get one star. A rating alone is an insufficient basis for an investment decision. A rating is drawn for illustration purposes only and is subject to change. It is not a recommendation to invest in the Fund. It does not predict future performance of the Fund. There is no guarantee that the investment objective of the Fund will be reached.

For details regarding the star rating method:

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