

# INREV ASSET LEVEL INDEX ANALYSIS TOOL

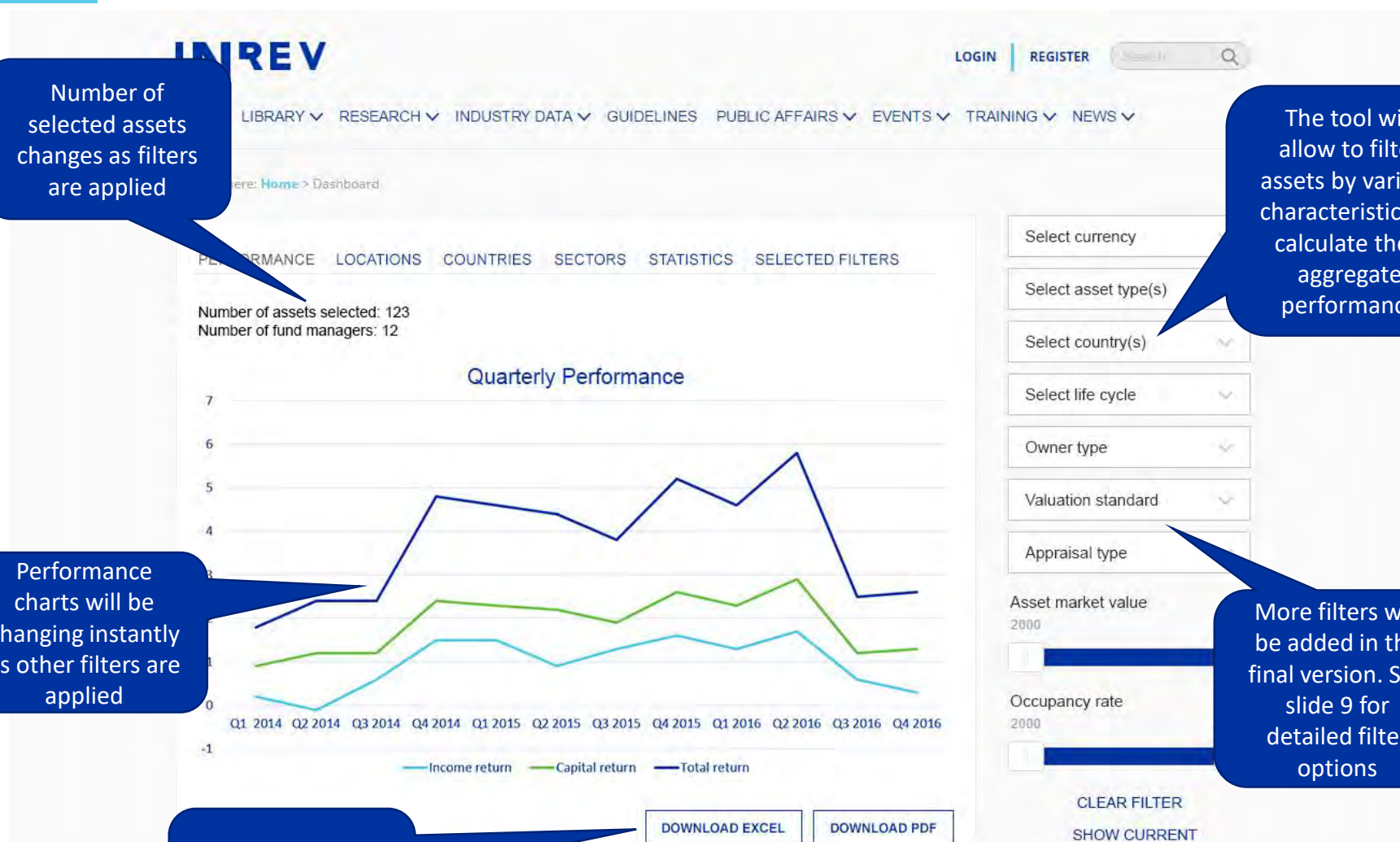
## Demonstration



**Visualisation and reporting**  
**2017**

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**INREV**

# Asset Level Index Online Analysis Tool



Number of selected assets changes as filters are applied

Performance charts will be changing instantly as other filters are applied

Detailed data can be downloaded to PDF and EXCEL

The tool will allow to filter assets by various characteristics to calculate their aggregate performance

More filters will be added in the final version. See slide 9 for detailed filter options

# Additional future options

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Transaction based index

Exclude own assets

Compare own assets

Performance of own assets

Show location of own assets

Save selection

Compare selections

More analysis options will be implemented based on members' request

# No asset level data will be disclosed

The screenshot shows the INREV dashboard interface. At the top, there is a navigation bar with links for HOME, LIBRARY, RESEARCH, INDUSTRY DATA, GUIDELINES, PUBLIC AFFAIRS, EVENTS, TRAINING, and NEWS. Below this, a breadcrumb trail indicates the user is on the HOME Dashboard. The main content area has tabs for PERFORMANCE, LOCATIONS, COUNTRIES, SECTORS, STATISTICS, and SELECTED FILTERS. Under the PERFORMANCE tab, it states: "Number of assets selected: 5" and "Number of fund managers: 2". A message box in the center reads: "The sample size is too small to calculate performance. The tool requires a minimum of 3 assets from 3 different fund managers. Please make a new selection using the filters on the right." To the right of the message box is a vertical list of filters: "Select currency", "Select asset type(s)", "Select country(s)", "Select life cycle", "Owner type", "Valuation standard", and "Appraisal type". Below these are two sliders for "Asset market value" and "Occupancy rate", both ranging from 2000 to 2018. At the bottom of the filter list are buttons for "CLEAR FILTER" and "SHOW CURRENT".

**INREV**

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PERFORMANCE LOCATIONS COUNTRIES SECTORS STATISTICS **SELECTED FILTERS**

Number of assets selected: 5  
Number of fund managers: 2

The sample size is too small to calculate performance

The tool requires a minimum of 3 assets from 3 different fund managers.

Please make a new selection using the filters on the right.

Select currency

Select asset type(s)

Select country(s)

Select life cycle

Owner type

Valuation standard

Appraisal type

Asset market value  
2000 2018

Occupancy rate  
2000 2018

CLEAR FILTER

SHOW CURRENT

To safeguard confidentiality, calculation of the performance of a composite will only be possible when the sample contains at least 3 assets from at least 3 different data contributors and no single asset accounts for more than 50% of the composite by market value.

# Selection of assets by regions (NUTS)



Switch between NUTS0, NUTS1, NUTS2 and NUTS3 levels

Ability to switch between tabs for additional options and detailed statistics

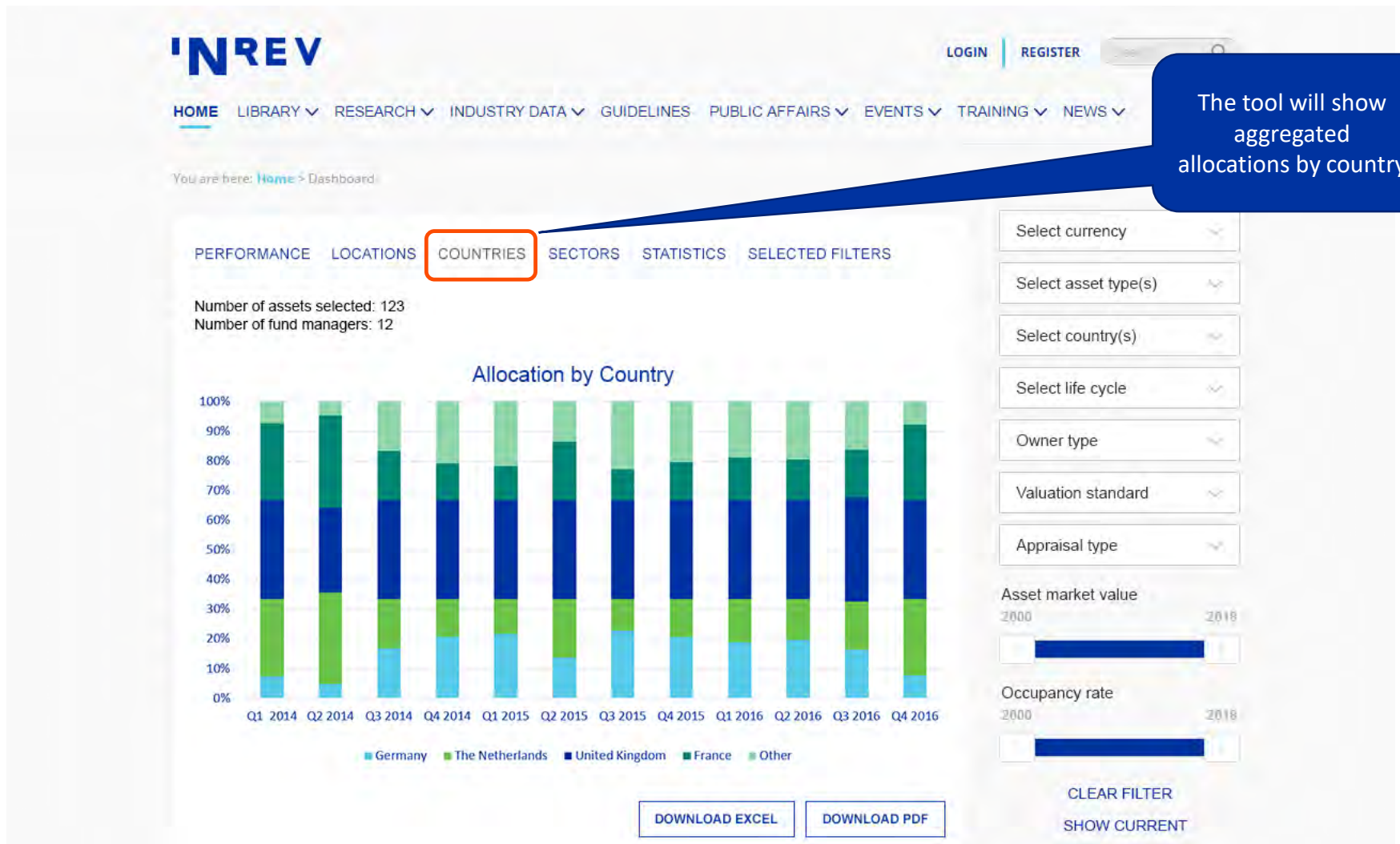
The tool will visualise the distribution of assets by different NUTS levels. Exact locations and names will NOT be revealed.

# Statistics by regions and visualisation

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- In addition to NUTS regional selection, INREV will investigate the possibility to define other regions and incorporate those in the analysis tool
- Users will see their own assets on the map
- The tool will summarise key statistics for the regions on the map. Data will be shown when users click on any region on the map

# Statistics – allocation by country





# Statistics – allocation by sector





# Instant detailed statistics for any selection

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PERFORMANCE LOCATIONS COUNTRIES SECTORS **STATISTICS** SELECTED FILTERS

Number of assets selected: 123  
Number of fund managers: 12

### Detailed Statistics

	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014
Total return							
Capital return							
Income return							
# of assets							
Average occupancy rate							
Weighted average unexpired lease term							
Total net leasable area							
Total rental income							
Total CAPEX							

Select asset type(s) Select country(s) Select life cycle Owner type Valuation standard Appraisal type

Asset market value 2000 2018

Occupancy rate 2000 2018

CLEAR FILTER SHOW CURRENT

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Users can instantly view detailed aggregated statistics for the assets that match their selection

# Filtering and confirmation of selection criteria

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PERFORMANCE LOCATIONS COUNTRIES SECTORS STATISTICS **SELECTED FILTERS**

Number of assets selected: 123  
Number of fund managers: 12

**Selected Filters**

Filter	Selection
Countries	All
Asset types	Office
Year of original building completion	2000-2015
Asset life cycles	Standing investments
Ownership share	0-100%
Net leasable area	0-100,000 sqm
Weighted average unexpired lease term	> 5 years
Occupancy rate	80-100%
Ownership type	All
Owner occupied	No
Accounting standard	All
Accounting basis	All
Appraisal type	All
Validation standard	RICS
Valuation basis	All
Market value	> 50,000

Select currency  
Select asset type(s)  
Select country(s)  
Select life cycle  
Owner type  
Valuation standard  
Appraisal type  
Asset market value  
2000 2015  
Occupancy rate  
2000 2015  
CLEAR FILTER  
SHOW CURRENT

**DOWNLOAD EXCEL** **DOWNLOAD PDF**

Clear visualisation of selected filters

Detailed statistics can be downloaded to EXCEL or PDF. See slide 10 for detail on excel download

# Features of the Index Analysis Tool

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- Contributing members will be able to create customised indices for detailed market performance comparisons based on the following selection criteria:
  - Geography: country, city, region, common areas\*, postcode
  - Asset type: offices, retail, residential, etc.
  - Asset size: by market value and area size
  - Asset lifecycle: stabilised properties, properties in development, etc.
  - Ownership: directly held by investors or managed by fund managers
  - Owner occupied: yes / no
  - If owned by vehicle, type of vehicle: fund, JV, club deal, etc.
  - If owned by a fund: fund style and structure
  - Valuation approach: RICS, ImmoWertV, etc.
  - Type of valuation: internal, external, transaction based
  - Vacancy
  - Accounting standard: IFRS, local GAAP, etc.

\*To be determined by common postal areas / market characteristics. For example: west end

# Statistical output from the Index Analysis Tool

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- Contributing members will be able to view the following statistics for a headline or customised selection:
  - Returns: total return, income return, capital return
  - Indices: total return index, income return index, capital return index
  - Quartiles performance
  - Number of assets
  - Total value of assets
  - Total value of capital improvements
  - Composition by geographic location
  - Composition by type of asset
  - Composition by valuation approach
  - Composition by ownership type
  - Composition by asset lifecycle
  - Average vacancy
  - Total / average gross leasable area
  - Total / average net leasable area
  - Weighted average lease length