



ANNUAL REPORT 2020 - APPENDIX

CBRE GLOBAL INVESTORS

OPEN-ENDED FUNDS S.C.A. SICAV-SIF

PAN EUROPEAN CORE FUND

CBRE
GLOBAL
INVESTORS

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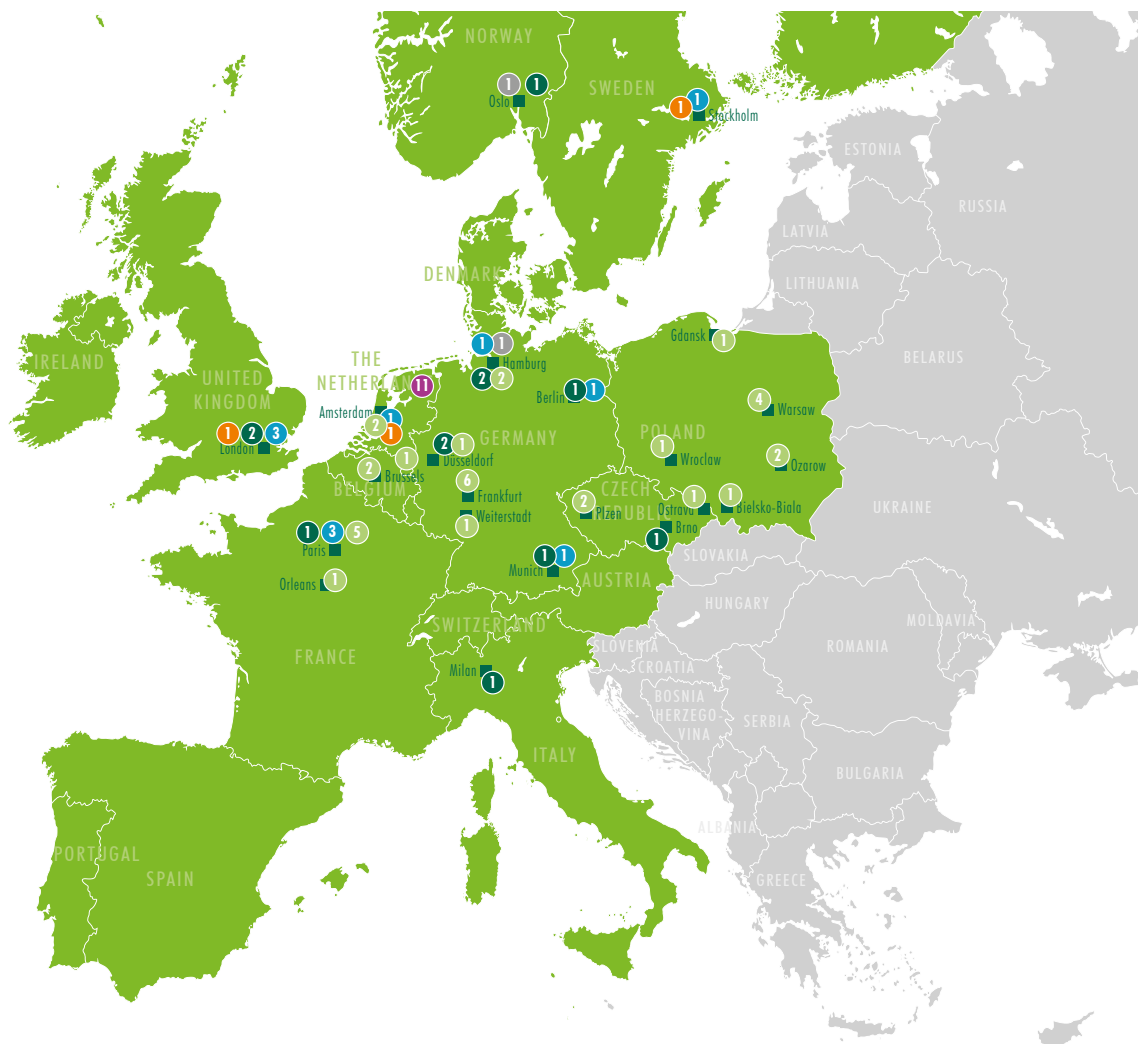
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PORTFOLIO HIGHLIGHTS

Figure 1 Location of properties



Each dot represents the number of each type of asset in each location

- Retail
- Office
- Logistics
- Residential
- Hotel & other
- Forward Commitments

DIVERSIFIED PAN EUROPEAN CORE PORTFOLIO

Assets Under Management – **EUR 5,109 million**
 Assets held – **72**
 Countries invested in – **10**
 Financial Occupancy – **93.6%**
 Weighted average unexpired lease term – **4.7 years**
 Net initial yield – **3.5%**
 Gross reversionary yield – **4.9%**

CAPITAL STRUCTURE

Loan to value – **15.8%**
 Weighted average cost of debt – **1.7%**
 Fixed rate debt¹⁾ – **99.5%**
 Undrawn commitment – **EUR 1,014 million**
 Credit rating (S&P) – **BBB+**

CBRE GLOBAL INVESTORS PLATFORM

Assets Under Management in EMEA – **EUR 70,200 million**
 Offices – **13**
 Employees – **534**

¹ Includes fixed debt tranche drawn against Revolving Credit Facility which itself is a floating loan.

FUND FACT SHEET

The following figures are based on the consolidated financial statements in accordance with IFRS-EU.

(Amounts in € '000, unless otherwise indicated)

General fund information

Structure	Luxembourg SICAV SIF
Investment strategy	Core
Countries of investment	Pan-European
Property types	Residential, Retail, Office, Hotel & other, Logistics
Fund inception date	12 January 2010
Investment end date	Open-Ended
Fund maturity date	Perpetual life
Return objective (total net return)	8-10%
Number of shareholders ¹⁾	131
Rolling total net return (last 4 quarters)	(0.3%)

Investment restrictions	Restriction %	Actual %
% GAV invested in single largest asset	<15.0	6.0
% GAV invested in single largest country	<30.0	25.9
% GAV invested in development projects	<15.0	1.0
% GAV invested in single largest JV	<10.0	0.0
% NAV represented by liquid assets ²⁾	<49.0	3.4

Shareholders capital

Subscribed and drawn commitment (including secondary transfers)	3,926,141
Reinvested distribution committed	150,461
Undrawn commitment	1,013,798
Total commitment	5,090,400
Redemptions	46,078

Key portfolio metrics

Number of real estate investments	72
Fair value of real estate investments ⁴⁾	5,108,750
Annual changes in fair value of real estate ⁵⁾	(51,959)
Annual changes in fair value of real estate (%)	(1.1%)
GAV	5,369,138
Net rentable area (sqm)	1,978,798
Number of leases	2,978

Fund allocation target	Target %	Actual %
Asset type allocation		
Retail	20.0	24.6
Office	30.0	25.0
Logistics	30.0	31.7
Residential	15.0	10.3
Hotel & other	3.0	3.6
Cash & other current / non-current assets ²⁾	2.0	4.8
Geographical allocation		
UK	17.5	9.7
Germany	22.5	25.9
France	20.0	19.8
Nordics	10.0	4.8
CEE	9.0	11.8
Benelux	10.0	18.3
Southern Europe	9.0	4.9
Cash & other current / non-current assets ²⁾	2.0	4.8
Other		
AIFMD leverage (gross method)	n.a.	116.2
AIFMD leverage (commitment method)	n.a.	116.2

1) The number of Investors committed to the Fund is 131, which includes the GP and the I share, but some are not drawn as of 31 December 2020.

2) The cash & others figure as a percentage of IFRS GAV is broken down as 2.7% of cash (of which 2.4% is Fund cash) and 2.1% of other current and non-current assets including financial leases

3) Amounts expressed in whole figures.

4) Fair value of real estate investments excludes finance leases

5) Please note that the changes in fair value of real estate consider the effect of currency translation differences.



ACQUISITIONS

- Office, Amsterdam, Netherlands: Q1 2020 – development, EUR 49 million
- Office, Munich, Germany: Q4 2020 - fully let, EUR 146 million
- Office, Berlin, Germany: Q4 2020 - fully let, EUR 152 million
- Residential, Amsterdam, Netherlands: Q4 2020 – fully let, EUR 62 million
- Logistics, Olen, Belgium Q4 2020: – fully single let, EUR 57 million

DISPOSALS

- Retail, Berlin, Germany Q1 2020, EUR 55 million, in line with Q4 2019 valuation
- Office, Madrid, Spain Q2 2020, EUR 95 million, 26% above Q4 2019 valuation
- Office, Oslo, Norway Q3 2020, NOK 1,220 million, in line with Q4 2019 valuation
- Logistics, 2x assets, Netherlands Q4 2020, EUR 56 million, 32% above Q4 2019 valuation

The Fund ended the year with a fair value of real estate investments of EUR 5,109 million. This represented an increase of EUR 130 million from the year end figure for 2019. The International Financial Reporting Standards (“IFRS”) gross asset value (“GAV”) and INREV net asset value (“NAV”) for year end 2020 were EUR 5,369 million and EUR 4,397 million respectively. Exposure to non-EUR assets at the year-end was 9% of the INREV NAV compared to 12% at 31 December 2019.

The defining event of 2020 was the Covid-19 pandemic and the impact that the associated restrictions had following the first wave of lockdowns in March. The Fund’s independent valuers added a “material uncertainty clause” to all valuations on 31 March, however, by Q3 there was sufficient evidence of transactions for well located, prime real estate and on 30 September all “material uncertainty clauses” were removed.

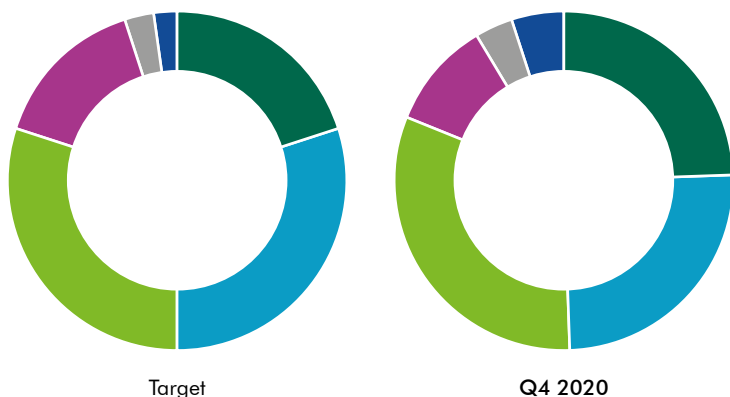
PORTFOLIO OVERVIEW

SECTOR ALLOCATION

In 2020 the Fund adjusted its target allocations reducing its target retail exposure from 28% to 20%. This has been balanced by increasing the target exposure to residential from 10% to 15% and the inclusion of hotel & other as a sector with a target exposure of 3%.

Figure 2 Sector allocation

Asset type allocation



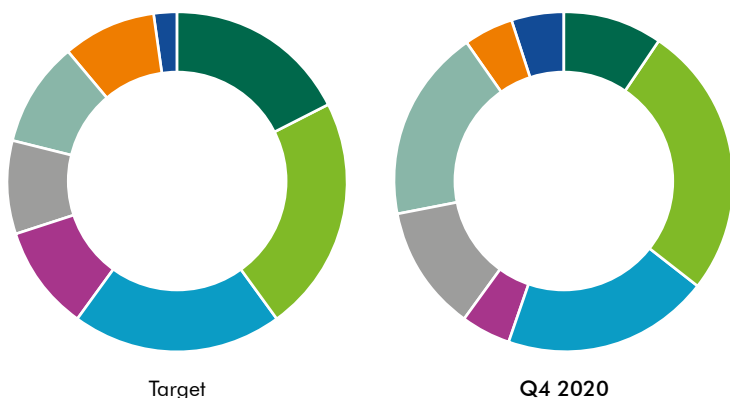
	Target	Q4 2020
Retail	20.0%	24.6%
Office	30.0%	25.0%
Logistics	30.0%	31.7%
Residential	15.0%	10.3%
Hotel & other	3.0%	3.6%
Cash and other current & non-current assets	2.0%	4.8%

GEOGRAPHIC ALLOCATION

The Fund remained underweight in the United Kingdom throughout 2020 however after the closing of a further UK office asset in London this will increase to c. 14% in 2021. The allocation to Southern Europe and Nordics fell below the target in 2020 due to the sale of assets in Spain and Norway. The Fund is actively pursuing assets in these regions.

Figure 3 Geographic allocation

Geographical allocation

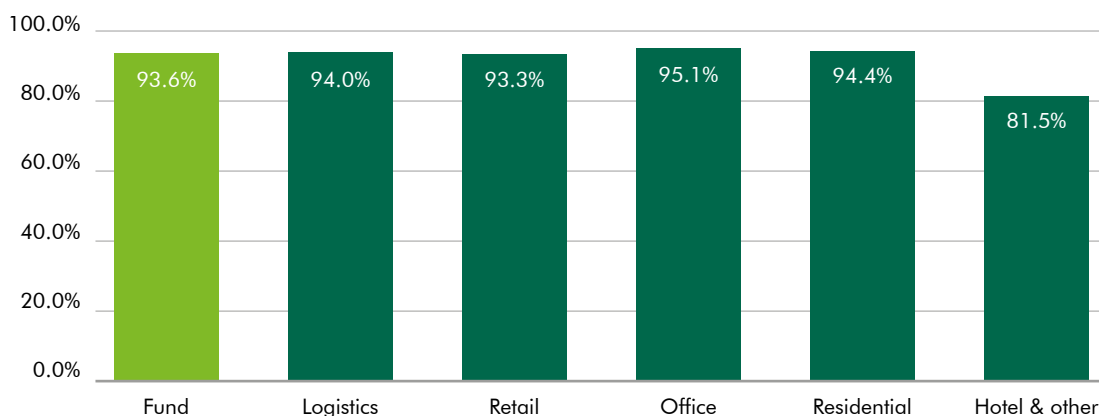


	Target	Q4 2020
UK	17.5%	9.7%
Germany	22.5%	25.9%
France	20.0%	19.8%
Nordics	10.0%	4.8%
CEE	9.0%	11.8%
Benelux	10.0%	18.3%
Southern Europe	9.0%	4.9%
Cash and other current & non-current assets	2.0%	4.8%

Table 1 Portfolio values by sector and geographical region
(Amounts in EUR millions)

EUROPE	All sectors 5,109	Retail 1,320	Office 1,344	Logistics 1,698	Residential 555	Hotel & others 191
Belgium	81	-	-	81	-	-
Czech Republic	264	65	-	199	-	-
France	1,059	167	550	343	-	-
Germany	1,385	543	348	409	-	85
Italy	265	265	-	-	-	-
Netherlands	903	-	53	295	555	-
Norway	133	26	-	-	-	107
Poland	372	-	-	372	-	-
Spain	-	-	-	-	-	-
Sweden	124	-	124	-	-	-
United Kingdom	523	254	269	-	-	-

Figure 4 Financial Occupancy by sector



Lower Hotel & other occupancy is due to an asset enhancement project taking place.



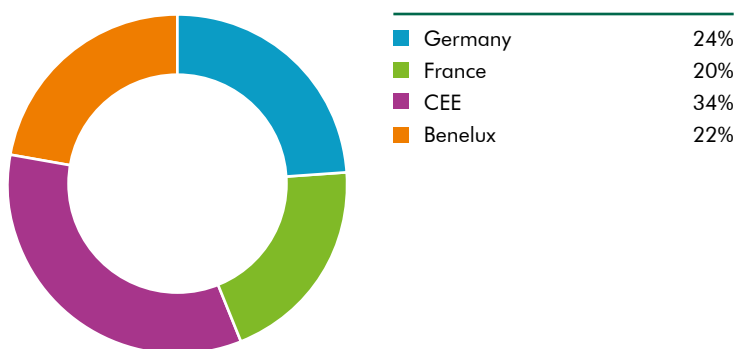
LOGISTICS



Table 2 Logistics: key metrics

	Q4 2020	Q4 2019
AUM (€ m)	1,698.33	1,583.50
GLA (sqm)	1,604,797	1,574,438
Financial Occupancy	94.0%	93.8%
Physical Occupancy	94.0%	93.8%
WALB (years)	4.8	5.4
Contracted Rent (€ psm)	56.3	55.4
Rent Reversionary Potential	2.7%	4.8%

Figure 5 Logistics allocation by geographic area



The European logistics sector has proven to be the most resilient sector during the pandemic in terms of demand and investment activity; we expect the sector to continue this momentum into 2021. The Fund holds 36 logistic assets in six countries predominantly in the Northern European corridor from Warsaw to the key ports in the Netherlands and Belgium and also through central Europe in Czech Republic to the Paris region of France. Rent collection during the Covid-19 pandemic was strong in this sector at 98% of rent due in the year collected.

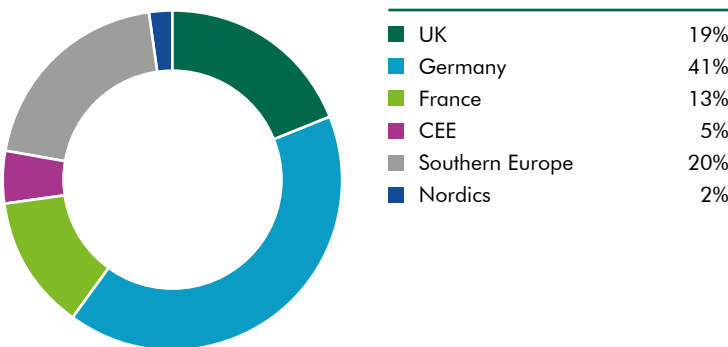
RETAIL



Table 3 Retail: key metrics

	Q4 2020	Q4 2019
AUM (€ m)	1320.26	1509.97
GLA (sqm)	146,221	158,779
Financial Occupancy	93.3%	93.8%
Physical Occupancy	92.1%	94.3%
WALB (years)	5.2	5.6
Contracted Rent (€ psm)	383.1	345.0
Rent Reversionary Potential	9.3%	12.9%

Figure 6 Retail allocation by geographic area



The retail market has been the biggest casualty of the pandemic. The forced closure over several weeks of non-essential retailers in almost every European country has obviously weakened the sector across most markets. The Fund’s retail portfolio has therefore been under the most pressure in the year, but it is of a very high quality, well located and expected to be resistant to the long term structural changes that have been accelerated by Covid-19. The portfolio makes up 24.6% of the allocation as at 31 December 2020 and is anticipated to reduce as the Fund acquires assets in other sectors in 2021. Rent collection was 85% of rents due in the year.

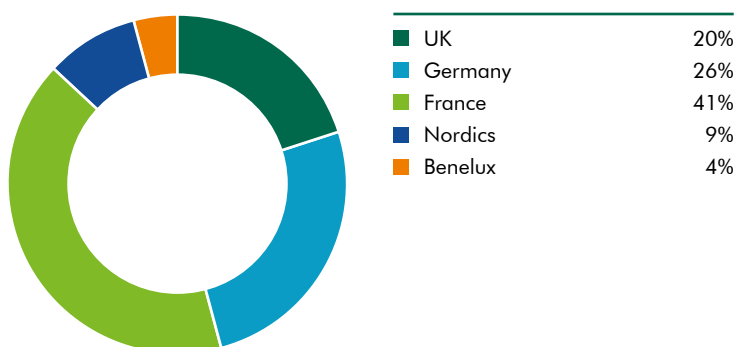
OFFICE



Table 4 Office: key metrics

	Q4 2020	Q4 2019
AUM (€mn)	1343.59	1203.66
GLA (sqm)	112,063	84,441
Financial Occ.	95.1%	93.6%
Physical Occ.	94.5%	91.5%
WALB (years)	3.9	4.8
Contracted Rent (€ psm)	394.0	466.9
Rent Reversionary Potential	19.8%	19.5%

Figure 7 Office allocation by geographic area



The Fund holds 11 office assets in key cities in Europe; London, Paris, Amsterdam, Stockholm, Hamburg, Munich and Berlin. Occupancy is high at 95% and with a weakening supply of new prime office space in the next few years as developers take a more cautious approach the Fund is well placed due to the assets generally having multiple entrances, good floor spaces and all low-rise buildings. Rent collection for 2020 for the office sector is 95% collected of rent that was due in the year.

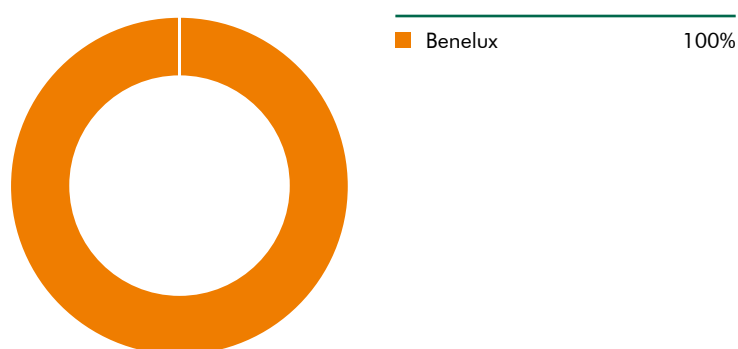
RESIDENTIAL



Table 5 Residential: key metrics

	Q4 2020	Q4 2019
AUM (€ m)	555.42	474.16
GLA (sqm)	85,721	75,456
Financial Occupancy	94.4%	98.1%
Physical Occupancy	95.6%	98.6%
WALB (years)	n.a.	n.a.
Contracted Rent (€ psm)	213.9	210.2
Rent Reversionary Potential	27.7%	25.7%

Figure 8 Residential allocation by geographic area



For residential, the past year showed the robustness of the sector, with high rent collection rates. Trends in household spending during the pandemic have demonstrated that, out of necessity, tenants generally prioritise rent payment. In addition, European governments introduced a wide range of fiscal packages, including regulations and wage subsidies. The Fund holds 10.3% of assets in this sector; all in the strong market of Amsterdam, Netherlands. Rent collection for residential assets in the Fund for the year was 99% reflecting the sector trend.

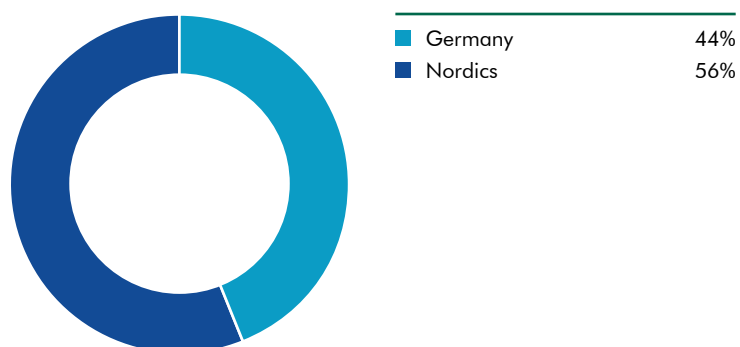
HOTEL & OTHER



Table 6 Hotel & other: key metrics

	Q4 2020	Q4 2019
AUM (€ m)	191.15	207.27
GLA (sqm)	29,996	29,508
Financial Occupancy	81.5%	88.5%
Physical Occupancy	81.1%	83.7%
WALB (years)	6.0	6.9
Contracted Rent (€ psm)	252.0	268.6
Rent Reversionary Potential	25.8%	19.5%

Figure 9 Hotel & other allocation by geographic area



The Fund holds two hotels in prime locations in Oslo, Norway and Hamburg, Germany. The Oslo asset is currently undergoing refurbishment works to extend the existing hotel. As a result the occupancy rate is temporary affected and will rebound when the works are executed. Both had initial problems relating to the Covid-19 pandemic, but by the end of the year agreements had been reached with the operators and 97% of rents were collected and expected to continue well in 2021.

CAPITAL STRUCTURE

Loan to value – **15.8%**

Weighted average cost of debt – **1.7%**

Fixed rate debt¹⁾ – **99.5%**

Undrawn commitment – **EUR 1,014 million**

Credit rating (S&P) – **BBB+**

In 2020 the Fund pursued a leverage strategy based on two objectives: first, as a means to reduce the effect of currency movements and second, where accretive, EUR debt to maintain LTV at target. The Fund uses its secured Revolving Credit Facility of EUR 250 million to actively manage cash balances and liquidity. Any non-EUR leverage placed acts as a natural currency hedge for up to 50% of the equity exposure for non-EUR assets. To ensure the Fund is compliant with its leverage strategy, currency swaps are struck for all non-EUR assets which do not have external debt in place to a value of 50% of the asset value in local currency. The Fund has maintained the target LTV to be 25%, but within a band of 20% to 30%. The LTV at the year-end was below the targeted range at 15.8%.

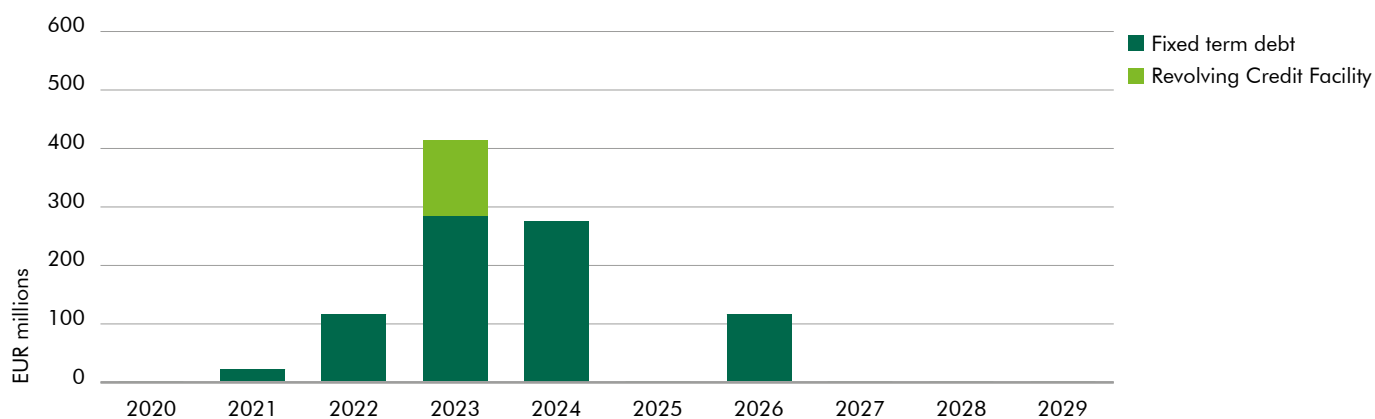
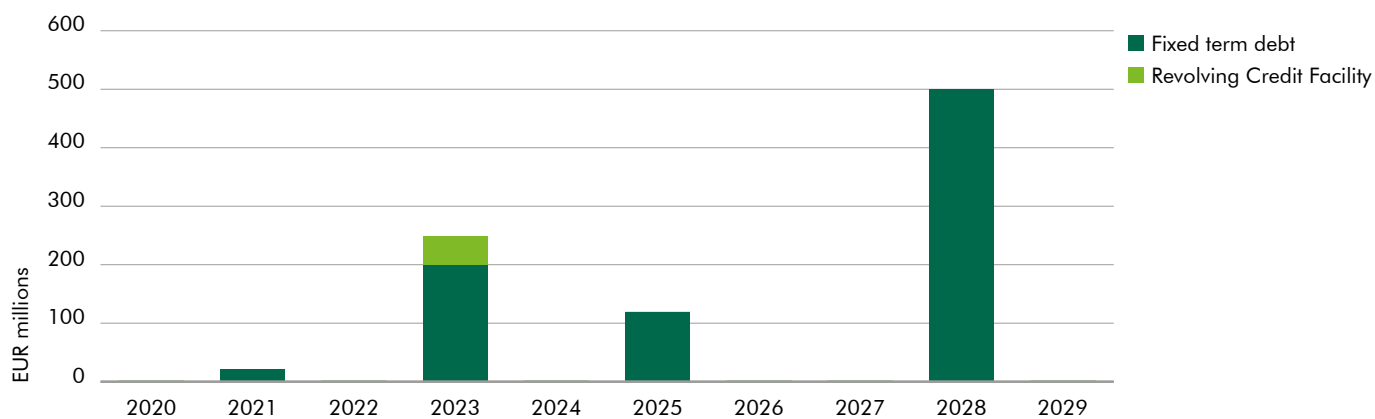
During 2020 the Fund has been preparing for the inaugural issuance of a Green Bond in 2021. As part of that process the Fund went through a credit rating process with Standard & Poors and received a rating of BBB+ which reflected the high quality of the Core assets held in the Fund.

As at 31 December 2020 the Fund had EUR 1,023 million of undrawn commitment from investors of which EUR 260 million was drawn subsequent to the year end. During the year the Fund received redemption request for EUR 35 million which were paid from the proceeds of disposals. The Fund has no outstanding redemptions.

The undrawn balance of the Revolving Credit Facility at the year end was EUR 118 million.

In January 2021 the Fund successfully issued its inaugural Green Bond for EUR 500 million with a term of seven years and a coupon rate of 0.50%. Proceeds of the bond and the aforementioned capital call were used to repay four secured loans and an acquisition in the UK bringing the weighted average cost of debt down from 1.7% to 1.0%.

¹ Includes fixed debt tranche drawn against Revolving Credit Facility which itself is a floating loan

Figure 10 Property level debt maturities over the next ten years as at 31 December 2020**Figure 11** Property level debt maturities over the next ten years as at reporting date**Table 7** Liquidity profile
(Figures in EUR millions)

	2020	2019
Source of liquidity:		
Uncalled equity from investors	1,023	934
Undrawn balance from Revolving Credit Facility	118	44
Cash	145	148
Total available liquidity	1,286	1,126
Debt maturities in 1 year		
Total short-term liquidity available	1,141	970
Debt maturities in 1-2 years		
Debt maturities in 2-3 years	283	117
Debt maturities in 3-4 years	246	149
Debt maturities in 4-5 years	0	333
Debt maturities in >5 years	63	63
Total long-term liquidity available	479	285



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