



# INDEX RULES



# ECPI GLOBAL ECO REAL ESTATE & BUILDING EQUITY INDEX

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## INTRODUCTION

The present document defines the rules for the calculation and management of the ECPI Global Eco Real Estate & Building Equity Index. The Index Rules are available on ECPI website, [www.ecpigroup.com](http://www.ecpigroup.com), and on ECPI Bloomberg page, ECPS <GO>.

ECPI Global Eco Real Estate & Building selects the best positioned Real Estate Companies vis à vis the Climate Change trend and the best positioned Real Estate Sector Suppliers owing to the environmental-friendly nature of their products or services.

### REAL ESTATE

The real estate industry impacts people's lives in a way that is literally 'close to home'. Real estate investment, development or financing companies have a strong influence and impact on society and on the environment. Urban development, residential areas, offices, retail and leisure centers, car parks, use of open space and rural areas, etc. all infringe deeply into people's daily lives. This makes real estate companies vulnerable. It is for companies in this type of industry for which responsibility and environmental management are becoming a competitive edge.

Risk management and smart energy efficiency issues are familiar to real estate companies. And not surprisingly, managing reputation in relation with Environmental, Governance and Social Issues is fast becoming a cornerstone of real estate investor relations and asset managers' daily job. The growing awareness requires an adjustment to the common process of financial risk and environmental management as the nature, the impact and the damage can go beyond individual company risk.

ECPI eases Investors' job in selecting those corporate extra-skills, since those skills are increasingly recognized and awarded by global and smart investors with outperformance

### ESG SCREENING

ECPI methodology is already a well recognized investment tool able to select investment exposures out of a wide range of opportunities in the financial markets.

In Equity Markets the existing research process is also deepened and enhanced for the production of a rock-solid list of candidates for equity outperformance, on the basis of 400+ Positive Criteria –in the field of Environment, Social and Governance corporate priorities.

ECPI Global Eco Real Estate & Building benefits from ECPI ESG Screening process. This is aimed at singling out companies exposed to the desired climate change-sensitive sectors and at the same time holding the highest unexpressed Intangible Value, according to ECPI Research.

### ENVIRONMENTAL – FRIENDLY REAL ESTATE SELECTION

Our goal is the selection of the winning stocks in the global warming environment of the foreseeable future, directly or indirectly belonging to the Real Estate Sector.

We have therefore analyzed the corporate Action Areas of Real Estate industry, identifying the Key Eco Issues that could lead to a positive reaction to the climate change trend, in particular:

KEY ECO ISSUES	CORPORATE ACTION AREAS
Emissions and Pollution	Construction
Energy Use	Demolition
Land Use	Design
Raw Material Selection	Operation
Transportation	
Waste Management	

Finally we have selected 15 companies with the best score in terms of expressed or potential positive flexibility to those Key Eco Issues, in such Corporate Action Areas.

On top we have also added 10 companies, suppliers of the Real Estate Sector, which are best positioned to outperform in the Climate Change picture because of the environmental-friendly nature of the products or services they supply.

## EQUITY SELECTS:

1. The best positioned Property Companies, according to their capacity of reaction/adaptation to the following Key eco issues, in some key corporate business areas (see following table)

	WASTE MANAGEMENT	ENERGY USE	EMISSION AND POLLUTION	TRANSPORTATION	LAND USE	RAW MATERIAL SELECTION
<b>DESIGN</b>	Waste management planning	Thermal insulation, Passive solar systems	Minimization, Set up of environmental accident risk management procedure	Consideration of Public Transportation Infrastructure in the Planning	Seek opportunities to redevelop plots of previously exploited land	Water Consumption Optimization, Use of eco friendly materials
<b>CONSTRUCTION</b>	Environmental compliance required to suppliers and contractors	Supplier and Contractors Sustainability Requirements	Minimization, Supplier and Contractors sustainability requirements	Production Process Optimization	Development of previously exploited land	Water consumption optimization, Use materials obtained from sustainable sources
<b>OPERATION</b>	Centralized waste collection system, Audits, Conversion for green energy production	Installation of Energy Efficient Technologies, Energy Monitoring and Targeting, Maintenance	Minimization, set up of environmental event risk management procedure	Use of public / private transportation	Environmental-Friendly Process	Water Consumption Optimization, Use materials obtained from sustainable sources
<b>DEMOLITION</b>	Waste minimization material recycling	Minimization	Minimization, Environmental, Assessment, Remedial Actions, Removal of asbestos	Material Recycling	Land Reclaim	Water consumption optimization, Material recycling

2. The best positioned Suppliers to Property Companies, according to the environmental-friendly nature of the supplied product or service

- § Environmental Friendly Sanitary Technology (Sanitary Systems: Installation and Flushing Systems, Waste Fittings and Traps and Piping Systems: Building Drainage Systems, Supply Systems)
- § Insulation, water storage products, rainwater collection systems and waste recycling systems
- § High performance and environmental-friendly materials and products (e.g. kaolinitic clay, photovoltaic roof)
- § Biomass Boilers, Lighting Controls, Energy Management (Software and advisory), LEED certification Advisory
- § Aluminum waste recycling, zinc waste recycling, industrial waste management, bio energy, industrial engineering
- § Environmental-friendly Heating, Ventilating, Refrigerating
- § Outstanding Corporate Environmental Policy. Membership of International Sustainability Initiatives

## LIQUIDITY SELECTION CRITERIA

- § Minimum market capitalization: EUR 1 billion
- § Minimum 6-month average trading volume: EUR 10 million

The ECPI Global Eco Real Estate & Building benefits from all ECPI traditional advertising/publication tools and becomes another ideal candidate for direct and derivative investment.

## GUIDING PRINCIPLES

ECPI Indices are constructed and maintained according to the following principles:

§ **ESG Rated Companies**

The index is representative of the positively/highest ESG-rated companies according to the proprietary ECPI ESG Rating Methodology.

§ **Investible and Replicable**

The index should be capable of being replicated by reference to securities of reasonable size and liquidity.

§ **Disciplined Approach**

The index is constructed and managed using a set of principles, rules and guidelines. This approach is followed to maintain the attributes of stability, diversification across industries and securities accurate with respect to the ESG Rating Methodology.

§ **Transparency**

The index is built and maintained using clear and pre-defined rules in the public domain. The index is published on a daily basis through a variety of well known financial services providers.

§ **Independence and Objectivity**

The index is based on independent and objective content decisions. ECPI believes in an open dialogue with its clients, considering with objectivity their suggestions to enhance the index provision. By analyzing all the feedback received from its clients, ECPI takes the final decision independently in order to preserve the quality of the index.

## ELIGIBILITY CRITERIA

The ECPI Global Eco Real Estate & Building selects the best positioned Property Companies vis à vis the Climate Change trend and the best positioned Property Sector Suppliers owing to the environmental-friendly nature of their products or services.

The index is equally weighted and rebalanced annually on the third Friday of October.

To be eligible for inclusion in the ECPI Global Eco Real Estate & Building Index, a stock must satisfy the following criteria (in which case, it will be an “eligible stock”):

1. it belongs to the Property Company or Building Materials Industry Group
2. it belongs to the Equity Global Developed Market as defined in [appendix A](#). If a company is based in the Emerging Markets, only ADR or GDR of this company, that is listed in a Global Developed Market, will be considered for inclusion
3. it has a positive ECPI ESG Rating (from EEE to E-)
4. the issuer of the stock must have a minimum market capitalization of € 1 billion
5. the average daily traded value of the stock for the last 6 months shall be equivalent to a minimum of € 10 million

Additionally, the ECPI Global Eco Real Estate & Building Index has to meet the following criteria (selection order):

6. **Stock Diversification Criteria** – the ECPI Global Eco Real Estate & Building Index will be composed of eligible stocks selected in descending order of ESG Rating and subsequently of market capitalization, with 25 being the maximum number of components.
7. **Sector Diversification Criteria** – Minimum number of components belonging to the Property Company Industry Group shall be 15

## REVIEW

Annually, on the Reference Date<sup>1</sup> immediately preceding the relevant Rebalance Date<sup>2</sup>, stocks will be selected in accordance with the criteria described above (paragraph 3) as new constituents of the index.

As a consequence, if a constituent company is downgraded between two consecutive review dates so that it doesn't satisfy the eligibility criteria any more, it will be replaced on the immediately following rebalance date.

### **BUFFER RULE**

For all index constituents, a tolerance of 20% is applied to the market capitalization and 6-months daily average value traded limits. Therefore, a constituent will be allowed to remain in the index if it has a minimum market cap of €800 million and a minimum liquidity of €8 million.

### **STOCK REPLACEMENT**

If index constituents are displaced, replacement stocks are selected starting from the highest ranked non-constituent in the reference universe according to criteria defined in paragraph 3.

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<sup>1</sup> "Reference Date" means the last business day of September.

<sup>2</sup> "Rebalance Date" means the third Friday of October provided that if such day is not a Scheduled Trading Day the Rebalance Date shall be the next Scheduled Trading Day.  
In the event that the scheduled Rebalance Date is a Disrupted Day, the Rebalance Date for such rebalancing will be the next Scheduled Trading Day which is not a Disrupted Day.

## CALCULATION METHOD

On the Reference Date, the number of shares of each stock will be determined so that every stock is equally weighted. This number of shares will be effective from the immediately following Rebalance Date.

From that moment till the following Rebalance Date, the number of shares will be fixed and constituent weights will vary according to price changes (see Paragraph 6, "Adjustments for Corporate Actions", for details on possible share changes).

### CALCULATION FREQUENCY

The Index is calculated and published daily, on a next day basis.  
Calendar for the Index calculation is the TARGET calendar.

### PRICES

The Index end-of-day calculations use official closing prices from the relevant exchanges of the constituent stocks. Such prices shall be converted into euro using the relevant GMT WM Reuters Currency cross rates.

### INDEX CALCULATION ALGORITHM

The closing price of securities is converted into Euro and the index is then calculated using the algorithm described below.

The price index is calculated as follows:

$$I(P)_t = I(P)_{t-1} * \frac{\sum_1^n (P_{i,t} N_{i,t})}{\sum_1^n P_{i,t-1} N_{i,t}}$$

Where

- $I(P)_t$  = price index on day t
- $P_{i,t}$  = official closing price in Euro for stock  $i$  on day  $t$
- $N_{i,t}$  = number of shares for stock  $i$  on day  $t$
- $n$  = number of index constituents

The net total return index is calculated as follows:

$$I(TR)_t = I(TR)_{t-1} * \left( \frac{\sum_1^i P_{i,t} N_i + \sum_1^n D_{i,t} N_{i,t}}{\sum_1^n P_{i,t-1} * N_{,ti}} \right)$$

Where

- $I(TR)_t$  = total return index on day t
- $P_{i,t}$  = official closing price in Euro for stock  $i$  on day  $t$
- $D_{i,t}$  = gross (net) dividend in Euro for stock  $i$  on the ex-dividend date  $t$
- $N_{i,t}$  = number of shares for stock  $i$  on day  $t$
- $n$  = number of index constituents

Note:

The **Official Closing Price** shall be intended as the official closing price for the stock on the relevant Exchange. The price shall be in Euro or converted into Euro using the foreign exchange spot rate, as defined above. In case, the price of a stock is not available due to exchange holiday, previous day's price is used for index calculations.

See [Appendix B](#) for Dividend Withholding Tax Rates used for the calculation of Net Dividends.

## ADJUSTMENTS FOR CORPORATE ACTIONS

CORPORATE ACTION	ADJUSTMENT MADE TO INDEX	DIVISOR ADJUSTMENT
<b>DIVIDENDS</b>	Dividends are reinvested in the Index	Unchanged
<b>SPECIAL DIVIDENDS / RETURN OF CAPITAL</b>	Price of the stock making the special dividend payment is reduced by the per share special dividend amount after the close of trading on the day before the dividend ex-date. Cash from the special dividend is reinvested in the index	Yes
<b>STOCK DIVIDENDS / BONUS ISSUES</b>	No weight change. This event is characterized by a free distribution of new shares to existing shareholders on a pro rata basis. Market Prices and number of shares of securities are adjusted accordingly.	Unchanged
<b>SHARE ISSUANCE OR REPURCHASE</b>	None	Unchanged
<b>SPIN-OFF</b>	The price is adjusted to Price of the parent company minus price of the spun-off company/share exchange ratio. Index shares change so that the company's weight remains the same.	Unchanged
<b>STOCK SPLIT / REVERSE SPLIT / CONSOLIDATIONS</b>	Company shares are multiplied by and the price is divided by the split factor.	Unchanged
<b>RIGHTS OFFERING</b>	Price is adjusted to the price of parent company minus price of the rights offering/rights ratio. Index shares change so that the company's weight remains the same.	Unchanged
<b>DELISTING, ACQUISITION OR ANY CORPORATE ACTION RESULTING IN THE DISPLACEMENT OF A STOCK</b>	When a constituent company is acquired or merged or displaced for any other reason, its shares are removed from the index. The company will be replaced at the next rebalancing.	Yes

## APPENDIX A: GLOBAL DEVELOPED MARKETS

### GLOBAL DEVELOPED MARKETS

Australia

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Austria

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Belgium

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Canada

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Denmark

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Finland

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France

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Germany

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Greece

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Hong Kong

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Ireland

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Israel

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Italy

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Japan

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Netherlands

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New Zealand

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Norway

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Portugal

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Singapore

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Spain

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Sweden

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Switzerland

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United Kingdom

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USA

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## APPENDIX B: DIVIDEND WITHHOLDING TAXES

COUNTRY NAME	COUNTRY ISO	TAXATION
Austria	AT	0.25
Australia	AU	0.3
Belgium	BE	0.25
Bermuda	BM	0
Brazil	BR	0
Canada	CA	0.25
Switzerland	CH	0.35
Chile	CL	0.1875
China	CN	0
Czech	CZ	0.15
Germany	DE	0.26375
Denmark	DK	0.28
Spain	ES	0.19
Finland	FI	0.28
France	FR	0.25
Great Britain	GB	0
Greece	GR	0.21
Hong Kong	HK	0
Hungary	HU	0
Indonesia	ID	0.2
Ireland	IE	0.2
India	IN	0
Iceland	IS	0.15
Italy	IT	0.27
Japan	JP	0.07
South Korea	KR	0.22
Luxembourg	LU	0.15
Mexico	MX	0
Netherlands	NL	0.15
Norway	NO	0.25
New Zealand	NZ	0.15
Philippines	PH	0.3
Poland	PL	0.19
Portugal	PT	0.215
Russia	RU	0.15
Sweden	SE	0.3
Singapore	SG	0
Thailand	TH	0.1
Taiwan	TW	0.2
USA	US	0.3
South Africa	ZA	0

## APPENDIX C: DEFINITIONS

### **Index Constituent or Constituent**

Any security comprised in the index, provided that on any Reference Date and in the relevant Rebalance Period, Constituent shall include any stock which will be included in the index as of the next Rebalance Date at the end of such Rebalance Period.

### **Rebalance Period**

It is the timeframe between Reference Date and Rebalance Date.

### **Exchange and Related Exchange**

Each exchange on which any Index Constituent is, in the determination of ECPI, principally traded.

### **Scheduled Trading Day**

Any day on which each Exchange and each Related Exchange are scheduled to be open for trading for their respective regular trading session.

### **Disrupted Day**

Any Scheduled Trading Day on which: (i) a relevant Exchange or any Related Exchange fails to open for trading during its regular trading session; or (ii) a Market Disruption Event has occurred.

### **Market Disruption Event**

The occurrence, in respect of the Index Constituent of:

- § a Trading Disruption
- § an Exchange Disruption
- § an Early Closure

where the aggregate of all Index Constituents in respect of which a Trading Disruption, an Exchange Disruption or an Early Closure occurs, comprises 20 per cent or more of the aggregate number of all Index Constituents for which the Exchange and Related Exchange were scheduled to be open for trading for its regular trading session on such day.

### **Trading Disruption**

Any suspension of or limitation imposed on trading by the Relevant Exchange or Related Exchange or otherwise and whether by reason of movements in price exceeding limits permitted by the Relevant Exchange and Related Exchange or otherwise.

### **Exchange Disruption**

Any event that disrupts or impairs (as determined by the ECPI) the ability of market participants in general (i) to effect transaction in, or obtain market values for the Index Constituents.

### **Early Closure**

The closure on any Exchange Business Day of the Relevant Exchange or any Related Exchange prior to its Scheduled Closing Time.

## CONTACTS

### Index Dept.

T +352 26 845633  
[data@ecpindices.lu](mailto:data@ecpindices.lu)

### Riccardo Palma

r.palma@ecpindices.lu  
 T +352 26 8456 3333

[www.ecpigroup.com](http://www.ecpigroup.com)

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