



## PRIIPs Real Estate Solution

*The **PRIIPs Real Estate Solution** has been developed in close cooperation with Rubens Capital Partners, an Amsterdam based Real Estate asset management firm. The combination of RiskQuest's ample experience in the PRIIPs Regulation and the real estate knowledge of Rubens Capital Partners make the solution tick all the boxes. The **PRIIPs Real Estate Solution** is created to guide any Real Estate asset management firm to be PRIIPs compliant.*

### Four steps towards compliance

- 1** The first step is to get to know your fund in detail.
- 2** The model and underlying assumptions are tweaked to match the fund, if necessary.
- 3** We ask for data necessary to perform the calculations, all via a standardized data form.
- 4** We go to work and perform the calculations. The results are included in a detailed rapport.

**Calculation engine:** The calculations and assumptions are based on the PRIIPs regulation where possible and industry standards where needed. They are broadly based on three pillars:

1. Capital growth
2. Rent income
3. Leverage

**Data requirements:** Real Estate calculations are based on historical yearly figures such as rent income, operating expenses, vacancy and capital valuation. Also, information regarding the financing structure is used.

**Deliverables:** We deliver a calculation rapport containing a detailed stepwise description of data, assumptions and methodology used to calculate the fund's summary risk indicator (SRI) and performance scenarios. The report provides assurance on the compliancy of choices made regarding modeling techniques and data.

**Standards:** RiskQuest performs her calculations independently and objectively. We track all developments surrounding PRIIPs legislation to ensure our calculations remain compliant.

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