

BPYPP · NASDAQ · WEEK ENDED 24 JUL 2026

Weekly Investor Report

Brookfield Property Partners LP · Real Estate · Real Estate Services

LATEST CLOSE

16.21 USD

3.5% latest week

Weekly setup

Constructive, but selective

The weekly trend is active. Price is 6.2% above the Trend Line and sits at 99.1% of its 52-week range. The latest completed week returned 3.5%, after a 4.6% four-week move. The latest factor snapshot indicates quality is middle-of-the-pack; growth ranks weakly; valuation is neither clearly cheap nor expensive. The latest news-sentiment score is 53/100. Near-term considerations: price is close to its 52-week high; volume confirmation is below normal.

Technical setup score 67/100. This score describes the weekly technical setup; the conclusion above also considers fundamentals, positioning, sentiment, and event risk.

LATEST CLOSE

16.21 USD

24 Jul 2026

1W RETURN

3.5%

latest completed week

4W RETURN

4.6%

short-term follow-through

12W RETURN

3.8%

quarterly tape

TREND BREADTH

100.0%

52 of 52 weeks active

VOLUME RATIO

0.7x

vs 13-week average

What is working

- The trend backdrop is active with a 57-week active streak.
- Price is above the Trend Line, keeping the weekly tape constructive.
- Price is above Fair Value, showing premium demand versus the model.
- Next-week expectancy is positive at 60.41% based on similar historical setup states.

What could go wrong

- Activity pressure is negative, which weakens the current setup.

What to watch next

- Price is close to its 52-week high; watch for continuation or exhaustion.
- Trend Line remains the key weekly regime level.
- Activity pressure is the gauge to monitor for confirmation or fade.
- A volume ratio above 1.5x would show stronger participation in the next move.

This week's evidence at a glance

PRICE FOLLOW-THROUGH

3.5%

Latest completed week; four-week move 4.6%.

INDICATOR STACK

100/44

Trend and activity pressure are weighted against the latest 12-week confirmation window.

TREND BACKDROP

Active

The trend backdrop defines the current weekly regime.

PATIENT CAPITAL

Quiet

Activity-pressure buy-signal status for institutional accumulation timing.

NEXT-WEEK EXPECTANCY

Positive 60.41%

Historical one-week expectancy contributes to the evidence score when direction is confirmed.

NEWS SENTIMENT

53/100

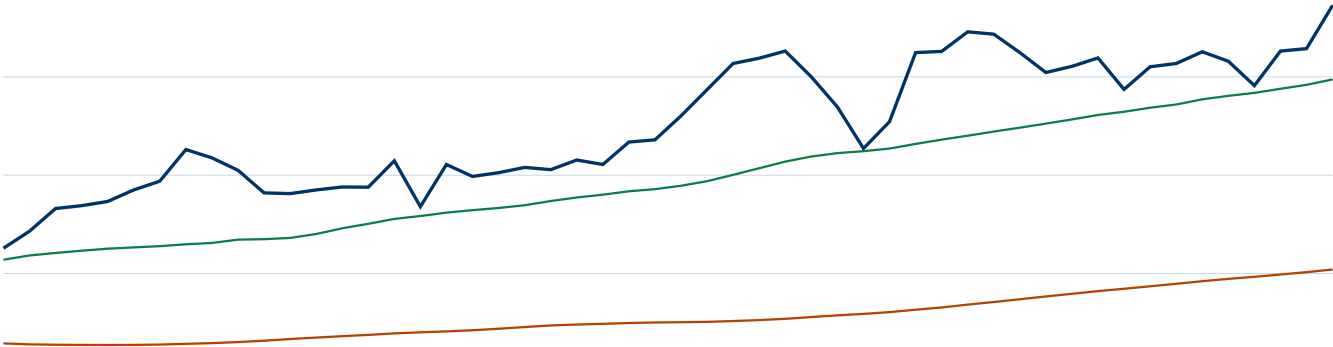
58 relevant articles in the latest sentiment read.

01 · PRICE ACTION

Where price is—and whether the trend supports it

The weekly trend is active. Price is 6.2% above the Trend Line and sits at 99.1% of its 52-week range. The latest completed week returned 3.5%, after a 4.6% four-week move.

52-week price path



Blue: weekly close · Green: Trend Line · Orange: Sharemaestro Fair Value

Position in the 52-week range Fair Trend Close 12.80 USD 16.24 USD Latest close sits at 99.1% of the 52-week range.	RANGE LOCATION 99.1% Shows where the latest close sits between the 52-week low and high.	TREND DISTANCE 6.2% Price premium or discount versus the weekly Trend Line.
	FAIR-VALUE GAP 26.1% Premium demand or model discount versus Sharemaestro Fair Value.	HIGH-WATER GAP -0.2% Distance from the latest 52-week high.

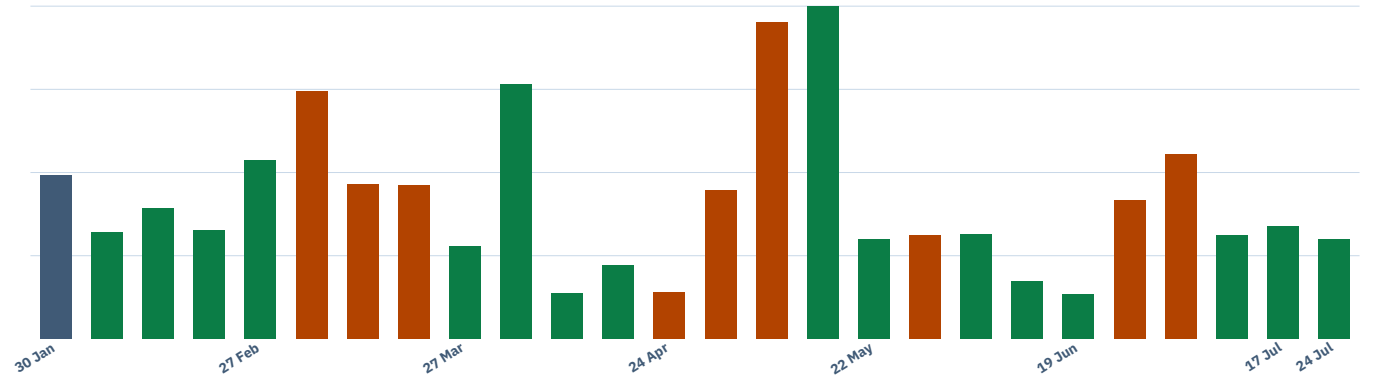
02 · VOLUME AND DEMAND

Is real participation confirming the move?

Latest weekly volume is 0.7x the 13-week average. Participation is below its recent norm, so price strength is not receiving full volume confirmation.

26-week volume confirmation

Bar height shows weekly volume. Green marks an up week; orange marks a down week.



PARTICIPATION 0.7x Latest volume versus the 13-week average.	BASELINE 106.9K 13-week average volume.	ONE-YEAR BASE 109.4K 52-week average volume.	LATEST WEEKLY VOLUME 74.9K Most recent completed week.
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Demand beneath price

Activity pressure and institutional-style signals

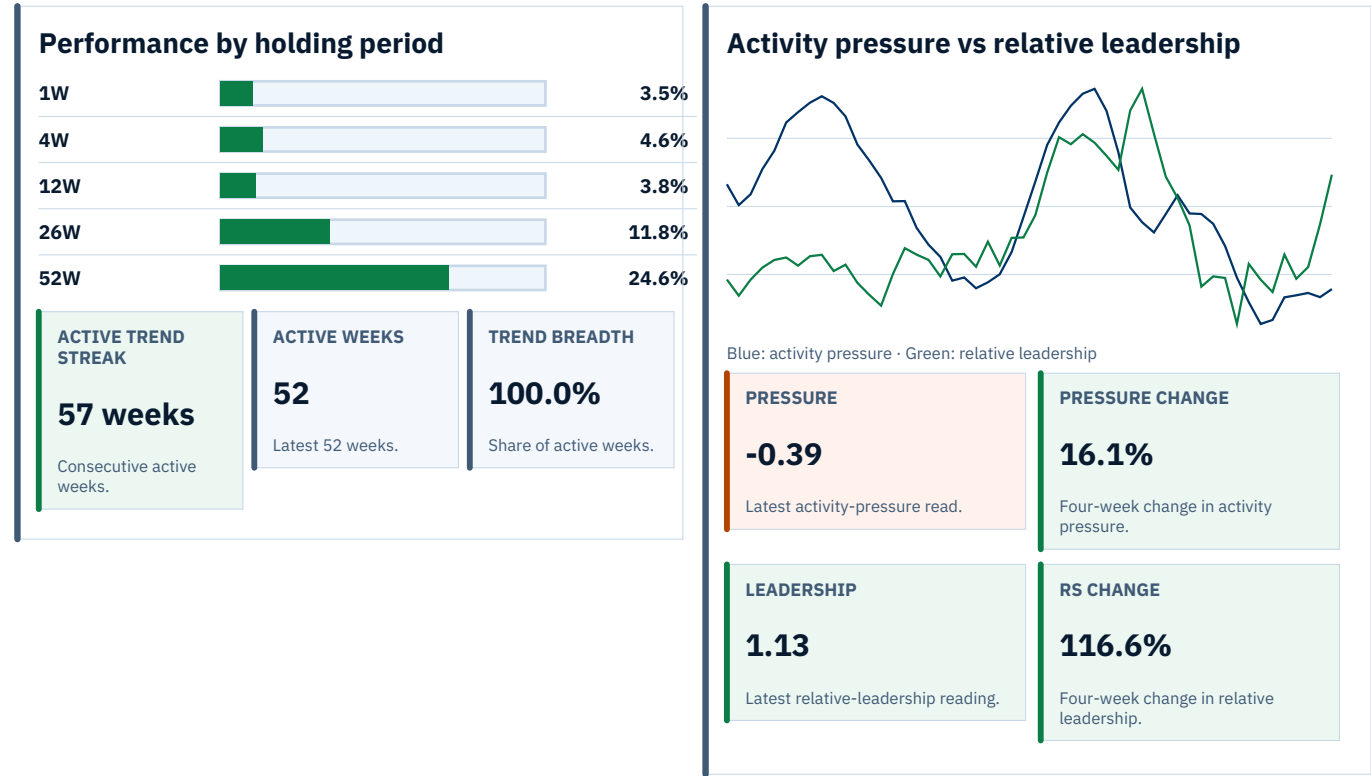
These indicators assess whether participation is improving beneath price. They are supporting evidence, not proof of institutional buying.



03 · MOMENTUM AND LEADERSHIP

Is performance persistent—and is the stock leading?

Performance is 4.6% over four weeks, 3.8% over 12 weeks, and 24.6% over one year. The current trend has remained active for 57 consecutive weeks.



Technical setup scorecard

Trend		100
Momentum		64
Activity Pressure		44
Relative Leadership		63
Next-Week Expectancy		80
Volume		29
Smart Money		60
Risk Control		92

04 · FUNDAMENTALS AND VALUATION

What investors are paying for—and the quality behind it

The latest factor snapshot indicates quality is middle-of-the-pack; growth ranks weakly; valuation is neither clearly cheap nor expensive.

FACTOR WEEK 26 Jul 2026 Latest published factor snapshot.	STATEMENTS THROUGH 31 Dec 2025 Financial reporting period used.	FIELD COVERAGE 91% Available factor fields.	MODEL CONFIDENCE 87% Snapshot confidence.
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Relative factor standing Higher display scores are better. Each score is converted from the underlying universe rank, where rank 1 is best.		
Overall factor strength		23/100
Value		29/100
Quality		22/100
Momentum		71/100
Growth		15/100

Valuation How much investors are paying for earnings, sales, and cash flow.	Business quality Margins and the return generated on invested capital.
P/E - Price divided by trailing earnings.	GROSS MARGIN 53.2% Gross profit retained from each unit of revenue.
PRICE / SALES 1.5x Market value relative to trailing revenue.	OPERATING MARGIN 49.0% Operating profit retained from revenue.
EV / EBITDA 25.5x Enterprise value relative to operating cash earnings.	FREE-CASH-FLOW MARGIN 37.9% Free cash flow generated from revenue.
FREE-CASH-FLOW YIELD 2.8% Free cash flow as a share of enterprise value.	RETURN ON INVESTED CAPITAL 4.3% Operating return generated on invested capital.

04 · FUNDAMENTALS AND VALUATION · CONTINUED

Growth, shareholder returns, and balance-sheet strength

The second half of the fundamental read separates recent business growth from cash returned to shareholders and financial leverage.

Growth and financial strength	Shareholder return and balance sheet
Recent business growth and accounting strength.	Cash returned to owners and financial leverage.
REVENUE GROWTH-17.1% Latest one-year revenue growth.	DIVIDEND YIELD10.0% Cash dividends relative to market value.
EPS GROWTH- Latest one-year earnings-per-share growth.	BUYBACK YIELD-33.1% Net share repurchases relative to market value.
FREE-CASH-FLOW GROWTH237.9% Latest one-year free-cash-flow growth.	SHAREHOLDER YIELD-23.1% Dividend yield plus net buyback yield.
PIOTROSKI F-SCORE2/9 Nine-point accounting-strength checklist.	NET DEBT / EBITDA13.8x Balance-sheet debt relative to operating cash earnings.

How to read this

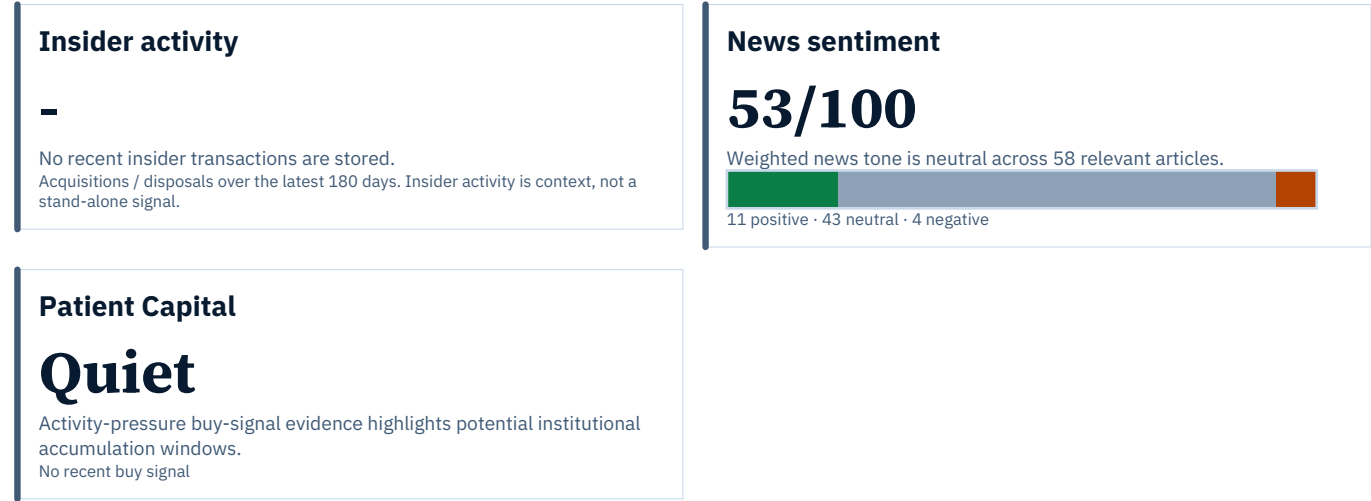
Quality and valuation are separate questions. A strong company can still carry a demanding valuation, so profitability, growth, balance-sheet strength, and the price paid for those characteristics should be assessed independently.

The latest factor snapshot indicates quality is middle-of-the-pack; growth ranks weakly; valuation is neither clearly cheap nor expensive.

05 · OWNERSHIP, OPTIONS, AND SENTIMENT

What other market participants are doing

Options, insider transactions, market sentiment, and activity-pressure signals can confirm or challenge the price story. None should be used alone.



06 · CATALYSTS AND RISK

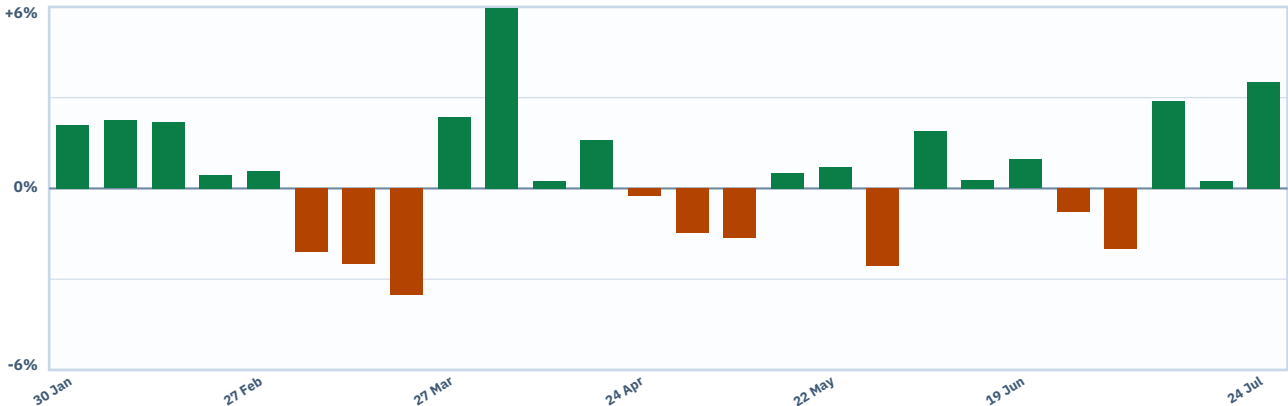
What can move the shares—and how volatile the path has been

Event timing, options-implied movement, drawdown, and weekly gains and losses frame the risk around the current setup.

NEXT EARNINGS - No event is stored.	OPTIONS EXPECTED MOVE - Nearest-chain priced movement where available.	52-WEEK DRAWDOWN -0.2% Distance below the 52-week high.	13-WEEK VOLATILITY 1.8% Standard deviation of weekly returns.
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Weekly gains and losses

Each bar is one completed week. Gains rise above zero; losses fall below it. Taller bars mean a larger move.



WEEKS HIGHER 17 of 26 9 weeks finished lower.	BEST WEEK +6.0% Week of 3 Apr.	WORST WEEK -3.5% Week of 20 Mar.	LATEST WEEK +3.5% Week of 24 Jul.
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Shape of recent returns <table><tr><td>Strong gains</td><td> </td><td>1</td></tr><tr><td>Modest gains</td><td> </td><td>16</td></tr><tr><td>Flat weeks</td><td> </td><td>-</td></tr><tr><td>Modest losses</td><td> </td><td>9</td></tr><tr><td>Sharp losses</td><td> </td><td>-</td></tr></table>	Strong gains		1	Modest gains		16	Flat weeks		-	Modest losses		9	Sharp losses		-	RECENT VOL 1.8% 13-week weekly-return volatility.	BASE VOL 1.9% 52-week weekly-return volatility.
Strong gains		1															
Modest gains		16															
Flat weeks		-															
Modest losses		9															
Sharp losses		-															
	UP/DOWN SPLIT 34/18 Count of positive and negative weeks in the 52-week window.	AVERAGE SKEW 1.5% / -1.5% Average positive week versus average negative week.															

07 · SECTOR AND PEER CONTEXT

Is this stock leading—or simply moving with its group?

Sector and industry breadth distinguish company-specific strength from a broad group move.

Sector · US Real Estate

4-WEEK RANK 27 / 100 Standing within the tracked group.	GROUP AVERAGE 1.4% Average four-week return.	TREND BREADTH 66.0% Share of peers with an active trend.
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Peer	Exchange	1W return	4W return	Trend
REXR	NYSE	4.1%	15.0%	Inactive
SBRA	NASDAQ	11.2%	14.4%	Active
VTR	NYSE	4.6%	13.6%	Active
AHR	NYSE	0.5%	13.2%	Active
BEKE	NYSE	-8.7%	11.4%	Inactive

Industry · US Real Estate Services

4-WEEK RANK 5 / 42 Standing within the tracked group.	GROUP AVERAGE -5.8% Average four-week return.	TREND BREADTH 31.0% Share of peers with an active trend.
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Peer	Exchange	1W return	4W return	Trend
LHAI	NASDAQ	-11.5%	38.6%	Inactive
HBNB	NASDAQ	2.6%	17.5%	Inactive
BEKE	NYSE	-8.7%	11.4%	Inactive
CIGI	NASDAQ	-4.3%	5.3%	Inactive
BPYPP	NASDAQ	3.5%	4.6%	Active

08 · EVIDENCE AND WEEKLY DATA

The underlying research record

Every top-level statement should be traceable to a stored market, fundamental, event, or positioning observation.

Cross-signal evidence matrix

Evidence pillar	Score / read	Summary	Detail
Weekly tape	69/100	Trend, activity pressure, participation, and risk combine to a 69/100 tape read.	
Indicator analysis	52/100	Latest 12-week confirmation: trend 12/12, activity pressure 3/12, relative leadership 1/12.	Activity pressure 0.62; No reversal markers
Next-Week Expectancy	Positive 60.41%	Next-week expectancy is positive with a 60.41% historical one-week setup read.	Adds short-term historical context without overriding trend, activity, or relative leadership.
Factors	34/100	O'Shaughnessy factor stack blends value, quality, momentum, and confidence.	Buyback Yield rank 94; Small Cap Core rank 74
SVQF	36/100	Value and quality alignment from the Sharemaestro SVQF framework.	Composite rank 468.0 of 726
Patient Capital	Quiet	Activity-pressure buy-signal evidence highlights potential institutional accumulation windows.	No recent buy signal
Sentiment	53/100	Weighted news tone is neutral across 58 relevant articles.	Brookfield Property Partners L.P. - 5.750% Revenue Breakdown – NASDAQ:BPYPN
Insiders	50/100	No recent insider transaction evidence is stored.	Not currently available.
Earnings	50/100	No stored earnings event is currently attached to this ticker.	Not currently available.

Current evidence clusters

PRICE FOLLOW-THROUGH 3.5% Latest completed week; four-week move 4.6%.	INDICATOR STACK 100/44 Trend and activity pressure are weighted against the latest 12-week confirmation window.	TREND BACKDROP Active The trend backdrop defines the current weekly regime.	PATIENT CAPITAL Quiet Activity-pressure buy-signal status for institutional accumulation timing.
NEXT-WEEK EXPECTANCY Positive 60.41% Historical one-week expectancy contributes to the evidence score when direction is confirmed.	NEWS SENTIMENT 53/100 58 relevant articles in the latest sentiment read.		

08 · EVIDENCE AND WEEKLY DATA · CONTINUED

Recent completed weeks

The completed weekly bars behind the report provide a compact audit trail for price, trend, Fair Value, activity pressure, leadership, and volume.

Week	Close	Return	Trend Line	Fair Value	Pressure	Leadership	Volume	Trend
24 Jul 2026	16.21 USD	3.5%	15.27 USD	12.85 USD	-0.39	1.13	74.9K	On
17 Jul 2026	15.66 USD	0.2%	15.20 USD	12.82 USD	-0.46	-3.81	84.6K	On
10 Jul 2026	15.63 USD	2.9%	15.15 USD	12.79 USD	-0.43	-8.05	78.0K	On
03 Jul 2026	15.19 USD	-2.0%	15.10 USD	12.76 USD	-0.45	-9.22	138.7K	On
26 Jun 2026	15.50 USD	-0.8%	15.06 USD	12.73 USD	-0.46	-6.81	104.5K	On
19 Jun 2026	15.62 USD	1.0%	15.02 USD	12.70 USD	-0.67	-10.54	33.6K	On
12 Jun 2026	15.47 USD	0.3%	14.95 USD	12.67 USD	-0.71	-9.31	43.1K	On
05 Jun 2026	15.43 USD	1.9%	14.91 USD	12.64 USD	-0.51	-7.74	79.0K	On
29 May 2026	15.14 USD	-2.6%	14.86 USD	12.61 USD	-0.29	-13.71	78.2K	On
22 May 2026	15.54 USD	0.7%	14.82 USD	12.58 USD	0.00	-9.14	74.9K	On
15 May 2026	15.43 USD	0.5%	14.76 USD	12.54 USD	0.20	-8.98	250.4K	On
08 May 2026	15.36 USD	-1.6%	14.71 USD	12.51 USD	0.29	-10.00	238.3K	On
01 May 2026	15.61 USD	-1.5%	14.66 USD	12.47 USD	0.30	-3.89	111.5K	On
24 Apr 2026	15.84 USD	-0.2%	14.61 USD	12.44 USD	0.46	-1.20	35.3K	On

How to use this report

This is a completed-week research summary. It explains the available evidence and its conflicts; it does not predict a guaranteed outcome or replace your own risk assessment. Fundamental figures may refer to an earlier financial reporting period, which is shown in the fundamentals section.

Educational market research only. Not financial, investment, trading, tax, or legal advice. Market data, indicators, summaries, and reports may be delayed, incomplete, or inaccurate. You are responsible for your own decisions and should seek independent professional advice where appropriate.

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