EPRA
EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

EPRA RESEARCH

Loan to Value

March 2021

FTSE EPRA Nareit Global Real Estate

EPRA Developed Europe Index - Debt Profile Summary

Weighted average LTV of the European Index is 37.34% (37.82% last month).
36 European companies have updated their LTV-ratio this month.

6 capital raising have been completed in Europe in February 2021, raising EUR 701 Mll.

Capital raised (EUR Bn)

2015	2016	2017	2018	2019	2020	2021
25.79	20.10	30.60	25.00	21.00	20.75	3.81

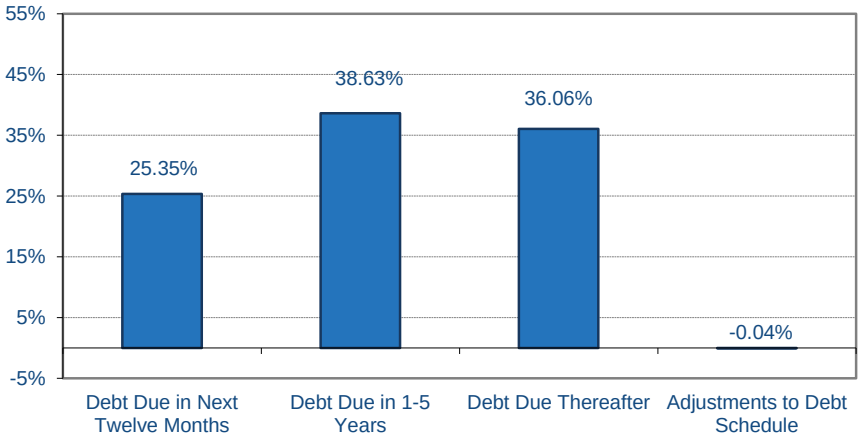
Latest Bond Issues:

Company	Description	Amount (T EUR)
Fabege AB	1.265% SNR MTN 02/02/2027 SEK	34,600
Atrium Ljungberg AB	FRN SNR MTN 10/02/2025 SEK (202)	34,586
Klövern AB	FRN SNR MTN 03/02/2026 SEK	247,040

Latest Equity Issues:

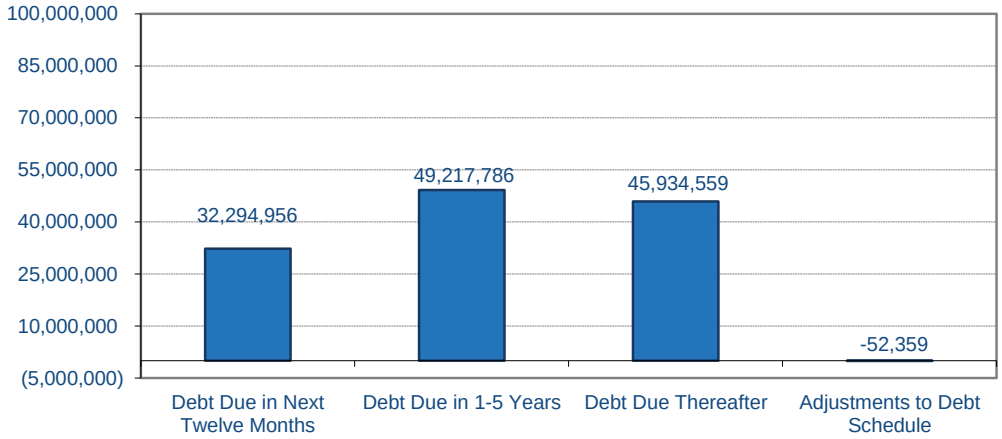
Company	Description	Amount (T EUR)
Target Healthcare REIT plc	Ordinary Shares	68,537
LXI REIT plc	Ordinary Shares	86,067
Tritax Eurobox plc	Ordinary Shares	230,144

EPRA European Constituents Debt Maturity Schedule (%)



Based on the most recently reported debt maturity data. If values were not reported for the most recent period, most recent year values were used. *Source: S&P Global Market Intelligence*

EPRA European Constituents Debt Maturity Schedule (in 000's EUR)



Source: S&P Global Market Intelligence

Graphs represent 44.16% of total debt coverage (127 Bn EUR out of 284 Bn EUR). Converted to Euros as of February 26, 2021. *Source: S&P Global Market Intelligence*

EPRA European Constituents Updated Published LTVs (February 2021)

Date	Company Name	Country	Source	Latest report		Report end date	Latest LTV	Change	Previous report	Previous LTV
02/02/2021	Aberdeen Inv Prop Inc. Trust	UK	Posted	Q3 20/21	as of	31-Dec-20	23.00%	-3.20%	Q2 20/21	26.20%
04/02/2021	Fabege	SWED	Posted	FY 2020	as of	31-Dec-20	35.00%	0.00%	Q2 2020	35.00%
05/02/2021	Kojamo	FIN	Posted	FY 2020	as of	31-Dec-20	41.40%	-0.70%	Q3 2020	42.10%
05/02/2021	Hufvudstaden A	SWED	Posted	FY 2020	as of	31-Dec-20	19.00%	0.00%	Q3 2020	19.00%
05/02/2021	Fast Balder	SWED	Posted	FY 2020	as of	31-Dec-20	46.10%	-0.90%	Q3 2020	47.00%
05/02/2021	Klepierre	FR	Posted	FY 2020	as of	31-Dec-20	41.40%	1.40%	Q2 2020	40.00%
05/02/2021	Gecina	FR	Posted	FY 2020	as of	31-Dec-20	33.60%	0.40%	Q2 2020	33.20%
05/02/2021	Mobimo Holding	SWIT	Posted	FY 2020	as of	31-Dec-20	47.30%	0.30%	Q2 2020	47.00%
07/02/2021	Merlin Properties SOCIMI	SP	Posted	FY 2020	as of	31-Dec-20	39.90%	-1.00%	Q3 2020	40.90%
09/02/2021	Atrium Ljungberg AB	SWED	Posted	FY 2020	as of	31-Dec-20	39.90%	-0.60%	Q3 2020	40.50%
07/02/2021	Custodian REIT	UK	Posted	Q3 20/21	as of	31-Dec-20	24.00%	0.60%	Q2 20/21	23.40%
09/02/2021	Wallenstam	SWED	Posted	FY 2020	as of	31-Dec-20	46.00%	0.00%	Q3 2020	46.00%
10/02/2021	Vastned Retail	NL	Posted	FY 2020	as of	31-Dec-20	43.00%	0.40%	Q2 2020	42.60%
11/02/2021	Kungsleden	SWED	Posted	FY 2020	as of	31-Dec-20	45.00%	0.00%	Q3 2020	45.00%
12/02/2021	PSP Swiss Property	SWIT	Posted	FY 2020	as of	31-Dec-20	35.30%	-0.80%	Q3 2020	36.10%
12/02/2021	Lar Espana Real Estate SOCIMI	SP	Posted	FY 2020	as of	31-Dec-20	41.90%	0.90%	Q3 2020	41.00%
12/02/2021	Entra ASA	NOR	Posted	FY 2020	as of	31-Dec-20	37.00%	-2.50%	Q3 2020	39.50%
12/02/2021	Mercialys	FR	Posted	FY 2020	as of	31-Dec-20	38.10%	-3.00%	Q2 2020	41.10%
12/02/2021	Dios Fastigheter	SWED	Posted	FY 2020	as of	31-Dec-20	45.20%	0.00%	Q3 2020	45.20%
13/02/2021	Aedifica	BE	Posted	FY 2020	as of	31-Dec-20	43.20%	-6.80%	Q3 2020	50.00%
13/02/2021	Covivio	FR	Posted	FY 2020	as of	31-Dec-20	40.00%	-1.10%	Q2 2020	41.10%
15/02/2021	Citycon	FIN	Posted	FY 2020	as of	31-Dec-20	45.00%	-1.80%	Q3 2020	46.80%
15/02/2021	Castellum	SWED	Posted	FY 2020	as of	31-Dec-20	44.00%	1.00%	Q3 2020	43.00%
15/02/2021	Nyfosa AB	SWED	Posted	FY 2020	as of	31-Dec-20	56.90%	0.50%	Q3 2020	56.40%
18/02/2021	Primary Health Properties	UK	Posted	FY 2020	as of	31-Dec-20	41.00%	-4.80%	Q2 2020	45.80%
19/02/2021	SEGRO	UK	Posted	FY 2020	as of	31-Dec-20	0-Jan-00	0-Jan-00	Q3 2020	24.00%

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EPRA European Constituents Updated Published LTVs (February 2021)

Date	Company Name	Country	Source	Latest report		Report end date	Latest LTV	Change	Previous report	Previous LTV
16/02/2021	Wihlborgs Fastigheter	SWED	Posted	FY 2020	as of	31-Dec-20	48.20%	-3.80%	Q3 2020	52.00%
17/02/2021	Klövern AB	SWED	Posted	FY 2020	as of	31-Dec-20	50.00%	-3.00%	Q3 2020	53.00%
19/02/2021	Catena AB	SWED	Posted	FY 2020	as of	31-Dec-20	52.30%	-3.70%	Q3 2020	56.00%
21/02/2021	Wereldhave	NL	Posted	FY 2020	as of	31-Dec-20	46.70%	0.80%	Q2 2020	45.90%
22/02/2021	Montea	BE	Posted	FY 2020	as of	31-Dec-20	38.00%	-2.00%	Q3 2020	40.00%
22/02/2021	Icade	FR	Posted	FY 2020	as of	31-Dec-20	40.10%	0.80%	Q2 2020	39.30%
22/02/2021	Irish Residential Properties REIT	IRE	Posted	FY 2020	as of	31-Dec-20	41.80%	-1.10%	Q2 2020	42.90%
24/02/2021	Xior Student Housing	BE	Posted	FY 2020	as of	31-Dec-20	54.18%	1.88%	Q3 2020	52.30%
25/02/2021	Swiss Prime Site	SWIT	Posted	FY 2020	as of	31-Dec-20	41.90%	-3.20%	Q2 2020	45.10%
26/02/2021	Shurgard Self Storage	BE	Posted	FY 2020	as of	31-Dec-20	18.10%	-0.80%	Q2 2020	18.90%

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EPRA European Constituents Debt Offerings 2021

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Samhällsbyggnadsbolaget i Norden AB	IDX LKD EMTN 26/07/2023 SEK	22-Jan-21	26-Jan-21	26-Jul-23	SEK	900,000
Icade	0.625% SNR PIDI NTS 18/01/2031 EUR	11-Jan-21	12-Jan-21	18-Jan-31	EUR	600,000
Grand City Properties S.A.	0.125% SNR EMTN 11/01/2028 EUR	18-Jan-21	11-Jan-21	11-Jan-28	EUR	1,000,000
Aroundtown SA	FXD-FRN SUB PERP EMTN EUR	11-Jan-21	12-Jan-21		EUR	600,000
Kungsleden AB	FRN 15/01/2027 SEK	12-Jan-21	12-Jan-21	15-Jan-27	SEK	29,755
Kungsleden AB	FRN 15/01/2027 SEK	29-Jan-21	29-Jan-21	15-Jan-27	SEK	29,635
Fabege AB	1.265% SNR MTN 02/02/2027 SEK	4-Feb-21	31-Jan-21	2-Feb-27	SEK	34,600
Atrium Ljungberg AB	FRN SNR MTN 10/02/2025 SEK (202)	3-Feb-21	3-Feb-21	10-Feb-25	SEK	34,586
Klövern AB	FRN SNR MTN 03/02/2026 SEK (REGS) (130)	3-Feb-21	3-Feb-21	3-Feb-26	SEK	247,040
					EUR	**3,475,615**

Source: S&P Global Market Intelligence

* Converted to Euros

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EPRA European Constituents Debt Offerings 2020

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Klépierre	1.1% SNR EMTN 25/05/2022 EUR (REGS)	30-Jun-20	30-Jun-20	25-May-22	EUR	100,000
Vonovia SE	1% UNSUB PIDI NTS 09/07/2030 EUR (REGS) (32)	30-Jun-20	3-Jul-20	9-Jul-30	EUR	750,000
Vonovia SE	0.625% UNSUB PIDI NTS 09/07/2026 EUR (REGS) (31)	30-Jun-20	3-Jul-20	9-Jul-26	NOK	750,000
MERLIN Properties SOCIMI, S.A.	2.375% SNR EMTN 13/07/2027 EUR (REGS) (6)	13-Jul-20	13-Jul-20	13-Jul-27	EUR	500,000
Samhällsbyggnadsbolaget i Norden AB	FRN SNR EMTN 14/07/2023 NOK (REGS) (20)	14-Jul-20	14-Jul-20	14-Jul-23	NOK	18,672
Castellum AB	FRN SNR MTN 06/05/2026 SEK	22-Jul-20	22-Jul-20	6-May-26	SEK	19,502
Castellum AB	FRN SNR MTN 21/05/2025 SEK (409)	22-Jul-20	22-Jul-20	21-May-25	SEK	29,254
ADO Properties S.A.	3.250% Senior notes, due Aug, 2025	29-Jul-20	29-Jul-20	10-Aug-25	EUR	400,000
TAG Immobilien AG	0.625% UNSUB CONV PIDI BDS 27/08/2026 EUR (REGS)	20-Aug-20	20-Aug-20	27-Aug-26	EUR	470,000
Assura Plc	1.500% Senior notes, due 2030	8-Sep-20	8-Sep-20	16-Sep-30	GBP	331,504
Wallenstam AB (publ)	0.695% SNR MTN 16/09/2022 SEK (112)	11-Sep-20	11-Sep-20	16-Sep-22	SEK	28,865
Assura Plc	1.500% Senior notes, due 2030	8-Sep-20	8-Sep-20	16-Sep-30	GBP	331,504
Kungsleden AB (publ)	FRN SNR MTN 25/09/2026 SEK (117)	21-Sep-20	21-Sep-20	25-Sep-26	SEK	14,398
Inmobiliaria Colonial, SOCIMI, S.A.	1.35% SNR EMTN 14/10/2028 EUR (REGS)	7-Oct-20	7-Oct-20	14-Oct-28	EUR	500,000
Klövern AB (publ)	FRN SNR SEC PIDI 16/04/2024 SEK	9-Oct-20	9-Oct-20	16-Apr-24	SEK	192,393
Entra ASA	1.66% BDS 21/04/2028 NOK	15-Oct-20	15-Oct-20	21-Apr-28	NOK	63,845
Gecina	1.375% UNSUB EMTN 30/06/2027 EUR (REGS) (13)	23-Oct-20	23-Oct-20	30-Jun-27	EUR	200,000
Gecina	1.625% SNR EMTN 29/05/2034 EUR (REGS)	23-Oct-20	23-Oct-20	29-May-34	EUR	200,000
Swiss Prime Site AG	0.65% UNSUB PIDI BDS 18/12/2029 CHF	26-Nov-20	26-Nov-20	18-Dec-29	CHF	277,910
Norwegian Property ASA	FRN SNR SEC PIDI 27/11/2025 NOK (REGS)	16-Nov-20	16-Nov-20	27-Nov-25	EUR	79,084
Norwegian Property ASA	FRN SNR SEC PIDI 27/11/2023 NOK (REGS)	16-Nov-20	16-Nov-20	27-Nov-23	NOK	37,216
Adler Group S.A.	2.75% UNSUB PIDI NTS 13/11/2026 EUR (REGS)	11-Nov-20	11-Nov-20	13-Nov-26	EUR	400,000
Klépierre	0.875% SNR EMTN 17/02/2031 EUR (REGS) (15)	9-Nov-20	9-Nov-20	17-Feb-31	EUR	600,000
Cofinimmo SA	0.875% UNSUB PIDI NTS 02/12/2030 EUR (REGS) (Gtd)	25-Nov-20	25-Nov-20	2-Dec-30	EUR	500,000
Grand City Properties S.A.	1.5% Hybrid Perpetual Bonds	3-Dec-20	4-Dec-20		EUR	700,000
					EUR	**7,494,147**

Source: S&P Global Market Intelligence

* Converted to Euros

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EPRA European Constituents Debt Offerings 2020

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
CA Immobilien Anlagen AG	0.875% Senior unsecured notes, due Feb 5, 2027	29-Jan-20	29-Jan-20	5-Feb-27	EUR	500,000
Entra ASA	FRN SNR PIDI 22/05/2025 NOK (REGS)	4-Feb-20	4-Feb-20	22-May-25	NOK	44,234
Carmila S.A.	1.89% SNR EMTN 06/11/2031 EUR (REGS)	13-Feb-20	11-Jun-19	6-Nov-31	EUR	50,000
Mobimo Holding AG	0.250% Bonds, due 2028	17-Feb-20	17-Feb-20	31-Dec-28	CHF	206,944
Aroundtown SA	5.0% Subordinated convertible debentures, due March 2023	26-Feb-20	26-Feb-20	31-Mar-23	EUR	250,000
Vonovia SE	1.625% Senior unsecured bonds, due April 2024	31-Mar-20	7-Apr-20	7-Apr-24	EUR	500,000
Vonovia SE	2.225% Senior unsecured bonds, due April 2024	31-Mar-20	7-Apr-20	7-Apr-30	EUR	500,000
Kungsleden AB	1.748% SNR MTN 23/01/2026 SEK (114)	31-Mar-20	23-Jan-20	23-Jan-26	SEK	27,480
Unibail-Rodamco-Westfield	2.625% SNR EMTN 09/04/2030 EUR (REGS)	2-Apr-20	2-Apr-20	9-Apr-30	EUR	800,000
Unibail-Rodamco-Westfield	2.125% SNR EMTN 09/04/2025 EUR (REGS)	2-Apr-20	2-Apr-20	9-Apr-25	EUR	600,000
Grand City Properties S.A.	1.7% SNR EMTN 09/04/2024 EUR (REGS) (17)	2-Apr-20	2-Apr-20	9-Apr-24	EUR	600,000
Samhällsbyggnadsbolaget i Norden AB	FXD-IDX LKD SNR EMTN 03/04/2040 EUR (REGS) (18)	1-Apr-20	3-Apr-20	3-Apr-40	EUR	50,000
Deutsche Wohnen SE	1% SNR BDS 30/04/2025 EUR (REGS)	27-Apr-20	27-Apr-20	30-Apr-25	EUR	500,000
Deutsche Wohnen SE	1.5% SNR NTS 30/04/2030 EUR (REGS)	27-Apr-20	27-Apr-20	30-Apr-30	EUR	500,000
Klépierre	2% SNR EMTN 12/05/2029 EUR (REGS)	5-May-20	5-May-20	12-May-29	EUR	600,000
Kojamo Oyj	1.875% SNR EMTN 27/05/2027 EUR (REGS) (1)	19-May-20	19-May-20	27-May-27	EUR	500,000
Alstria office REIT-AG	1.5% UNSUB PIDI NTS 23/06/2026 EUR (REGS)	16-Jun-20	16-Jun-20	23-Jun-26	EUR	350,000
Citycon Oyj	2.5% SNR PIDI NTS 01/10/2024 EUR (REGS)	2-Jun-20	3-Jun-20	1-Oct-24	EUR	200,000
Fabege AB (publ)	FRN SNR PIDI 16/06/2022 SEK	11-Jun-20	16-Jun-20	16-Jun-22	SEK	500,000
Kungsleden AB (publ)	FRN SNR MTN 18/06/2025 SEK	15-Jun-20	18-Jun-20	18-Jun-25	SEK	300,000
Mercialys	SENIOR UNSECURED, 07/07/2027	30-Jun-20	0707/2020	7-Jul-27	EUR	300,000
Grainger Plc	SECURE BOND, 03/07/2030	26-Jun-20	3-Jul-20	3-Jul-30	GBP	388,000
LEG Immobilien AG	0.4% Senior convertible bonds, due 2028	24-Jun-20	24-Jun-20	31-Dec-28	EUR	550,000
Entra ASA	Floating rate notes, due June 29, 2027	25-Jun-20	25-Jun-20	29-Jun-27	NOK	137,933
Samhällsbyggnadsbolaget i Norden AB (publ)	FRN SNR EMTN 26/06/2025 NOK (REGS) (19)	26-Jun-20	26-Jun-20	26-Jun-25	SEK	47,635
					EUR	**9,002,227**

Source: S&P Global Market Intelligence

* Converted to Euros

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EPRA European Constituents Debt Offerings 2019

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Klövern AB	Floating rate series 11 senior unsecured bonds, due Apr 4, 2022	24-Jan-19	24-Jan-19	4-Apr-22	SEK	97,205
Hibernia REIT Plc	2.360% Notes, due Jan 23, 2026	19-Dec-18	26-Jan-19	23-Jan-26	EUR	37,500
Hibernia REIT Plc	2.690% Notes, due Jan 23, 2029	19-Dec-18	26-Jan-19	23-Jan-29	EUR	37,500
Klövern AB (publ)	Floating rate senior unsecured green bonds, due Apr 4, 2022	14-Feb-19	14-Feb-19	4-Apr-22	SEK	38,323
Klövern AB (publ)	Floating rate senior unsecured green bonds, due Apr 4, 2022	6-Feb-19	6-Feb-19	4-Apr-22	SEK	19,047
PSP Swiss Property AG	0.700% Bonds, due Feb 8, 2027	31-Dec-18	8-Feb-19	8-Feb-27	CHF	88,276
Unibail-Rodamco-Westfield	1.000% Senior unsecured bonds, due Feb 27, 2027	20-Feb-19	20-Feb-19	27-Feb-27	EUR	750,000
Unibail-Rodamco-Westfield	1.750% Senior unsecured bonds, due Feb 27, 2034	20-Feb-19	20-Feb-19	27-Feb-34	EUR	750,000
Swiss Prime Site AG	1.250% Bonds, due Apr 2, 2027	12-Mar-19	12-Mar-19	2-Apr-27	CHF	219,907
Aroundtown SA	5.375% Series 28 senior unsecured notes, due Mar 21, 2029	14-Mar-19	14-Mar-19	21-Mar-29	USD	530,880
Aroundtown SA	Floating rate series Z straight bonds, due 2024	28-Mar-19	28-Feb-19	31-Dec-24	EUR	125,000
Aroundtown SA	Floating rate series Y straight bonds, due 2026	28-Mar-19	28-Feb-19	31-Dec-26	EUR	100,000
Aroundtown SA	1.720% Series X straight bonds, due Mar 5, 2026	28-Mar-19	5-Mar-19	5-Mar-26	CHF	176,204
Aroundtown SA	Series 29 straight bonds, due 2029	28-Mar-19	28-Mar-19	31-Dec-29	NOK	178,679
Aroundtown SA	Series 27 straight bonds, due 2024	28-Mar-19	28-Mar-19	31-Dec-24	HKD	48,807
Hufvudstaden AB (publ)	1.283% unsecured medium-term notes, due Oct 4, 2024	30-Apr-19	1-Apr-19	4-Oct-24	SEK	48,044
Aroundtown SA	3.625% Medium term notes, due Apr 10, 2031	3-Apr-19	3-Apr-19	10-Apr-31	GBP	468,067
Adler Real Estate AG	1.500% Senior unsecured bonds, due Apr 17, 2022	28-Mar-19	4-Apr-19	17-Apr-22	EUR	400,000
HIAG Immobilien Holding AG	0.875% Senior bonds, due May 8, 2024	10-Apr-19	10-Apr-19	8-May-24	CHF	132,863
Hemfosa Fastigheter AB (publ)	Floating rate senior unsecured green bonds, due May 16, 2022	2-May-19	9-May-19	16-May-22	SEK	121,608
PSP Swiss Property AG	0.700% Bonds, due Feb 8, 2027	7-May-19	18-Apr-19	8-Feb-27	CHF	69,968
TLG Immobilien AG	1.500% Senior unsecured standalone notes, due May 28, 2026	9-May-19	20-May-19	28-May-26	EUR	600,000
Entra ASA	Floating rate senior unsecured green bonds, due May 22, 2025	13-May-19		22-May-25	NOK	71,185
Entra ASA	2.790% Senior unsecured green bonds, due May 22, 2026	13-May-19		22-May-26	NOK	91,523
Wallenstam AB (publ)	Floating rate unsecured green bonds, due May 24, 2021	17-May-19	17-May-19	24-May-21	SEK	46,467
					EUR	**5,247,053**

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EPRA European Constituents Debt Offerings 2019

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Gecina	1.625% Bonds, due May 29, 2034	22-May-19	22-May-19	29-May-34	EUR	500,000
Swiss Prime Site AG	1.250% Senior unsecured bonds, due Apr 2, 2027	27-May-19	27-May-19	2-Apr-27	CHF	88,965
Klövern AB (publ)	Floating rate senior unsecured bonds, due June 2023	28-May-19	28-May-19	30-Jun-23	SEK	65,443
Fastighets AB Balder (publ)	Floating rate unsecured green bonds, due June 2024	4-Jun-19	4-Jun-19	30-Jun-24	SEK	94,101
Unibail-Rodamco-Westfield	3.500% Senior bonds, due June 2029	5-Jun-19	5-Jun-19	30-Jun-29	USD	666,825
Derwent London Plc	1.500% Senior convertible unsecured bonds, due June 12, 2025	5-Jun-19	5-Jun-19	12-Jun-25	GBP	197,746
Klépierre	0.625% Senior unsecured bonds, due July 1, 2030	24-Jun-19	24-Jun-19	1-Jul-30	EUR	600,000
Unibail-Rodamco-Westfield	1.750% Senior bonds, due July 1, 2049	26-Jun-19	26-Jun-19	1-Jul-49	EUR	500,000
Aroundtown SA	0.625% Senior notes, due 2025	2-Jul-19	2-Jul-19	31-Dec-25	EUR	800,000
Aroundtown SA	1.450% Senior notes, due 2028	2-Jul-19	2-Jul-19	31-Dec-28	EUR	600,000
NSI N.V.	1.70% Unsecured notes, due 2031	4-Jul-19		31-Dec-31	EUR	40,000
Castellum AB	Medium term notes	12-Jul-19	12-Jul-19		SEK	28,430
Assura Plc	Unsecured notes, due Aug 2029	8-Aug-19	8-Aug-19	31-Aug-29	GBP	50,882
PSP Swiss Property AG	0.500% Bonds, due Feb 16, 2024	15-Aug-19	24-Jul-19	16-Feb-24	CHF	68,317
Wallenstam AB (publ)	Floating rate unsecured green bonds, due Sept 2, 2021	27-Aug-19	27-Aug-19	2-Sep-21	SEK	46,652
Aroundtown SA	2.875% Perpetual subordinated notes	28-Aug-19	12-Jul-19		EUR	500,000
Grand City Properties S.A.	Variable rate series V senior unsecured notes, due Aug 8, 2034	30-Jun-19	8-Aug-19	8-Aug-34	EUR	70,000
Grand City Properties S.A.	1.5% UNSUB EMTN 22/02/2027 EUR (REGS) (4)	30-Jun-19	2-Sep-19	22-Feb-27	EUR	167,600
Covivio Hotels	1.125% Senior unsecured notes, due 2031	10-Sep-19	10-Sep-19	31-Dec-31	EUR	500,000
Primary Health Properties Plc	1.509% Senior secured notes, due Sept 2031	17-Sep-19	17-Sep-19	30-Sep-31	GBP	79,017
TLG IMMOBILIEN AG	0.375% Senior unsecured notes, due Sept 2022	17-Sep-19	17-Sep-19	30-Sep-22	EUR	500,000
TLG IMMOBILIEN AG	3.375% Perpetual unsecured subordinated notes	17-Sep-19	17-Sep-19		EUR	500,000
Alstria office REIT-AG	0.500% Senior unsecured notes, due Sept 26, 2025	19-Sep-19	24-Sep-19	26-Sep-25	EUR	400,000
Hemfosa Fastigheter AB (publ)	Floating rate senior unsecured green bonds, due Oct 3, 2022	26-Sep-19	26-Sep-19	3-Oct-22	SEK	74,943
Swiss Prime Site AG	0.375% Senior bonds, due Sept 30, 2031	26-Sep-19	26-Sep-19	30-Sep-31	CHF	156,656
					EUR	**7,295,575**

Source: S&P Global Market Intelligence

* Converted to Euros

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EPRA European Constituents Debt Offerings 2019

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Swiss Prime Site AG	0.375% Senior bonds, due Sept 30, 2031	26-Sep-19	26-Sep-19	30-Sep-31	CHF	156,656
Unibail-Rodamco-Westfield	2.875% Senior bonds, due Jan 15, 2027	8-Oct-19	8-Oct-19	15-Jan-27	USD	684,975
Unibail-Rodamco-Westfield	0.875% Bonds, due Mar 29, 2032	22-Oct-19	22-Oct-19	29-Mar-32	EUR	750,000
Icade	0.875% Bonds, due 2029	25-Oct-19	25-Oct-19	31-Oct-29	EUR	500,000
Safestore Holdings Plc	Notes, due 2026	14-Nov-19	29-Oct-19	31-Dec-26	EUR	70,000
Safestore Holdings Plc	2.590% Senior notes, due 2026	14-Nov-19	29-Oct-19	31-Dec-26	GBP	40,592
Safestore Holdings Plc	2.690% Notes, due 2029	14-Nov-19	29-Oct-19	31-Dec-29	GBP	34,793
Citycon Oyj	Variable rate senior bonds, due Nov 21, 2068	7-Nov-19	18-Nov-19	21-Nov-68	EUR	350,000
Leasinvest Real Estate SCA	1.950% Senior unsecured bonds, due Nov 20, 2026	20-Nov-19	20-Nov-19	20-Nov-26	EUR	100,000
Entra ASA	Floating rate senior unsecured green bonds, due May 22, 2025	27-Nov-19	27-Nov-19	22-May-25	NOK	29,736
MERLIN Properties SOCIMI, S.A.	1.875% Senior bonds, due Dec 4, 2034	27-Nov-19	27-Nov-19	4-Dec-34	EUR	500,000
Retail Estates N.V.	2.150% Bonds, due 2026	10-Dec-19	10-Dec-19	31-Dec-26	EUR	75,000
					EUR	**3,291,752**

Source: S&P Global Market Intelligence

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EPRA European Constituents Rights Offerings 2021

Company	Description	Announcement Date	Completion Date	Currency	Gross Amount Offered (EUR 000)
Target Healthcare REIT plc	Ordinary Shares	12-Feb-21	26-Feb-21	GBP	68,537
LXI REIT plc	Ordinary Shares	8-Mar-21	16-Feb-21	GBP	86,067
Tritax Eurobox plc	Ordinary Shares	8-Mar-21	19-Feb-21	GBP	230,144
				EUR	**384,748**

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EPRA European Constituents Rights Offerings 2020

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Grainger Plc	Ordinary shares, £0.05 par value	13-Feb-20	13-Feb-20		GBP	224,576
Assura Plc	New Ordinary Shares	6-Apr-20	7-Apr-20		GBP	209,651
Big Yellow Group Plc	Ordinary Shares	20-Apr-20	21-Apr-20		GBP	92,621
Aedifica SA	Ordinary Shares	22-Apr-20	28-Apr-20		EUR	222,394
LondonMetric Property Plc	Ordinary Shares	5-May-20	5-May-20		GBP	137,855
LEG Immobilien AG	Ordinary Shares	24-Jun-20	24-Jun-20		EUR	272,550
SEGRO Plc	Ordinary Shares	9-Jun-20	10-Jun-20		GBP	764,479
Unite Group Plc	Ordinary Shares	24-Jun-20	25-Jun-20		GBP	331,110
Primary Health Properties Plc	Ordinary Shares	9-Jul-20	9-Jul-20		GBP	156,303
Samhällsbyggnadsbolaget i Norden AB (publ)	Class D Common Shares	16-Jul-20	17-Jul-20		SEK	58,819
ADO Properties S.A.	Ordinary Shares	2-Jul-20	21-Jul-20		EUR	456,066
Vonovia	Ordinary Shares	3-Sep-20	3-Sep-20		EUR	565,887
Hammerson Plc	Ordinary Shares	6-Aug-20	25-Sep-20		GBP	604,882
Aedifica SA	Ordinary Shares	14-Oct-20	22-Oct-20		EUR	384,000
Aedifica SA	Ordinary Shares	14-Oct-20	27-Oct-20		EUR	75,100
HIAG Immobilien Holding AG	Registered Shares	22-Oct-20	22-Oct-20		CHF	30,700
Fastighets AB Balder (publ)	Class B Shares.	23-Nov-20	24-Nov-20		SEK	289,200
Norwegian Property ASA	Ordinary Shares	9-Nov-20	9-Nov-20		NOK	52,200
Xior Student Housing NV	Share Capital	19-Nov-20	19-Nov-20		EUR	54,700
Klövern AB (publ)	Preference Shares	10-Nov-20	3-Dec-20		SEK	2,700
					EUR	**4,985,792**

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EPRA European Constituents Rights Offerings 2019

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Tritax Big Box REIT Plc	Ordinary Shares	24-Jan-19			GBP	287,253
Deutsche Wohnen SE	Bearer Shares	31-Jan-19	31-Jan-19		EUR	697,200
SEGRO Plc	Ordinary Shares	15-Feb-19	15-Feb-19		GBP	513,963
Montea Comm. VA	Bearer shares	21-Feb-19	28-Feb-19		EUR	160,041
Retail Estates N.V.	Ordinary Shares	1-Apr-19	1-Apr-19		EUR	2,600
Retail Estates N.V.	Ordinary Shares	1-Apr-19	1-Apr-19		EUR	1,820
Aedifica SA	Ordinary Shares	23-Apr-19	2-May-19		EUR	418,006
Aedifica SA	Ordinary Shares	3-May-19	3-May-19		EUR	136,059
Aedifica SA	Ordinary Shares	3-May-19	3-May-19		EUR	45,353
Custodian REIT Plc	Ordinary Shares	10-May-19	10-May-19		GBP	661
GCP Student Living Plc	Ordinary Shares	13-May-19			GBP	NA
Vonovia SE	Registered Shares	13-May-19	13-May-19		EUR	744,150
Custodian REIT Plc	Ordinary Shares	15-May-19	15-May-19		GBP	661
LXI REIT plc	Ordinary Shares	20-May-19			GBP	224,511
Custodian REIT Plc	Ordinary Shares	30-May-19	30-May-19		GBP	2,672
Irish Residential Properties REIT Plc	Ordinary Shares	13-Jun-19	13-Jun-19		EUR	75,876
Irish Residential Properties REIT Plc	Ordinary Shares	13-Jun-19	13-Jun-19		EUR	75,385
Xior Student Housing NV	Share Capital	13-Jun-19	13-Jun-19		EUR	20,601
Xior Student Housing NV	Share Capital	13-Jun-19	13-Jun-19		EUR	20,405
TLG IMMOBILIEN AG	Registered Ordinary Shares	26-Jun-19	26-Jun-19		EUR	222,105
Unite Group Plc	Ordinary Shares	3-Jul-19	3-Jul-19		GBP	289,231
Aroundtown SA	Ordinary Shares	15-Jul-19	15-Jul-19		EUR	600,600
Regional REIT Limited	Ordinary Shares	24-Jun-19	18-Jul-19		GBP	69,531
Custodian REIT Plc	Ordinary Shares	18-Sep-19	18-Sep-19		GBP	659
					EUR	**4,609,342**

Source: S&P Global Market Intelligence

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EPRA European Constituents Rights Offerings 2019

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Primary Health Properties Plc	Ordinary Shares	24-Sep-19	24-Sep-19		GBP	160,041
Target Healthcare REIT Limited	Ordinary Shares	5-Sep-19	26-Sep-19		GBP	513,963
Custodian REIT Plc	Ordinary Shares	29-Oct-19	29-Oct-19		GBP	1,134
Pandox AB (publ)	Class B Shares	4-Nov-19	5-Nov-19		SEK	285,218
Warehouses De Pauw	Ordinary Shares	6-Nov-19	6-Nov-19		EUR	200,000
Befimmo SA	Bearer Shares	3-Dec-19	3-Dec-19		EUR	69,013
GCP Student Living Plc	Ordinary Shares	19-Dec-19	23-Dec-19		GBP	90,068
					EUR	**1,319,437**

Source: S&P Global Market Intelligence

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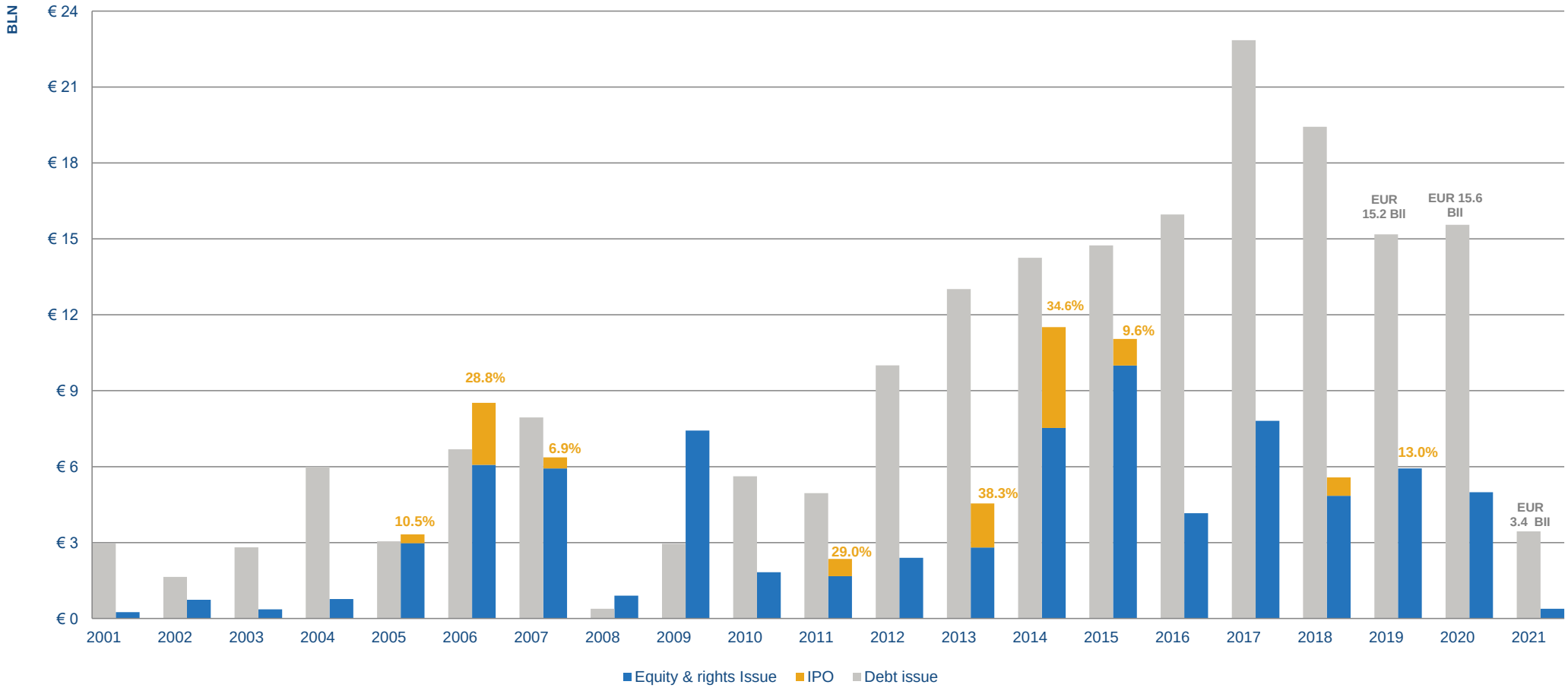
Capital raised EPRA Europe



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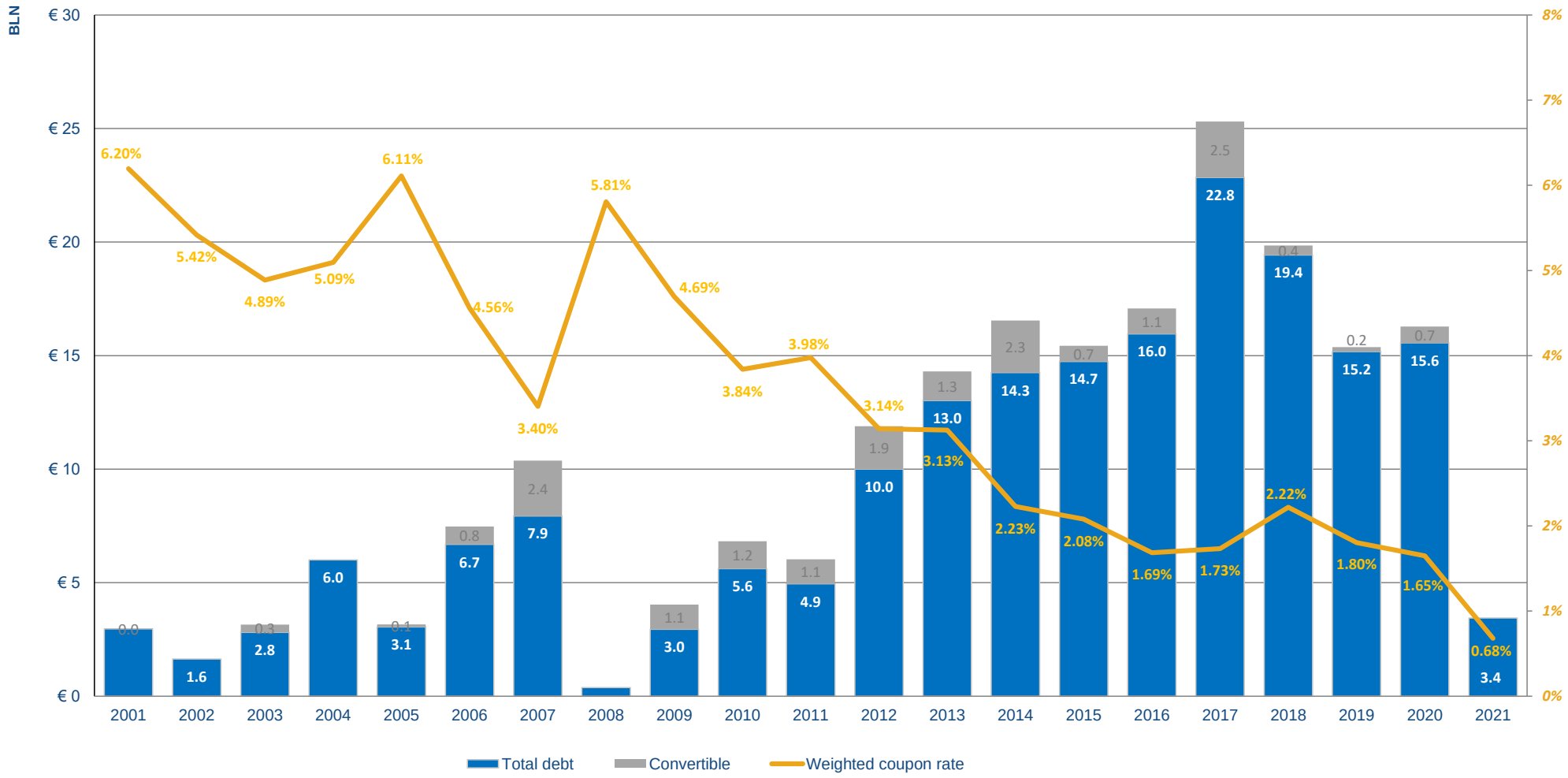
Debt Issues EPRA Europe



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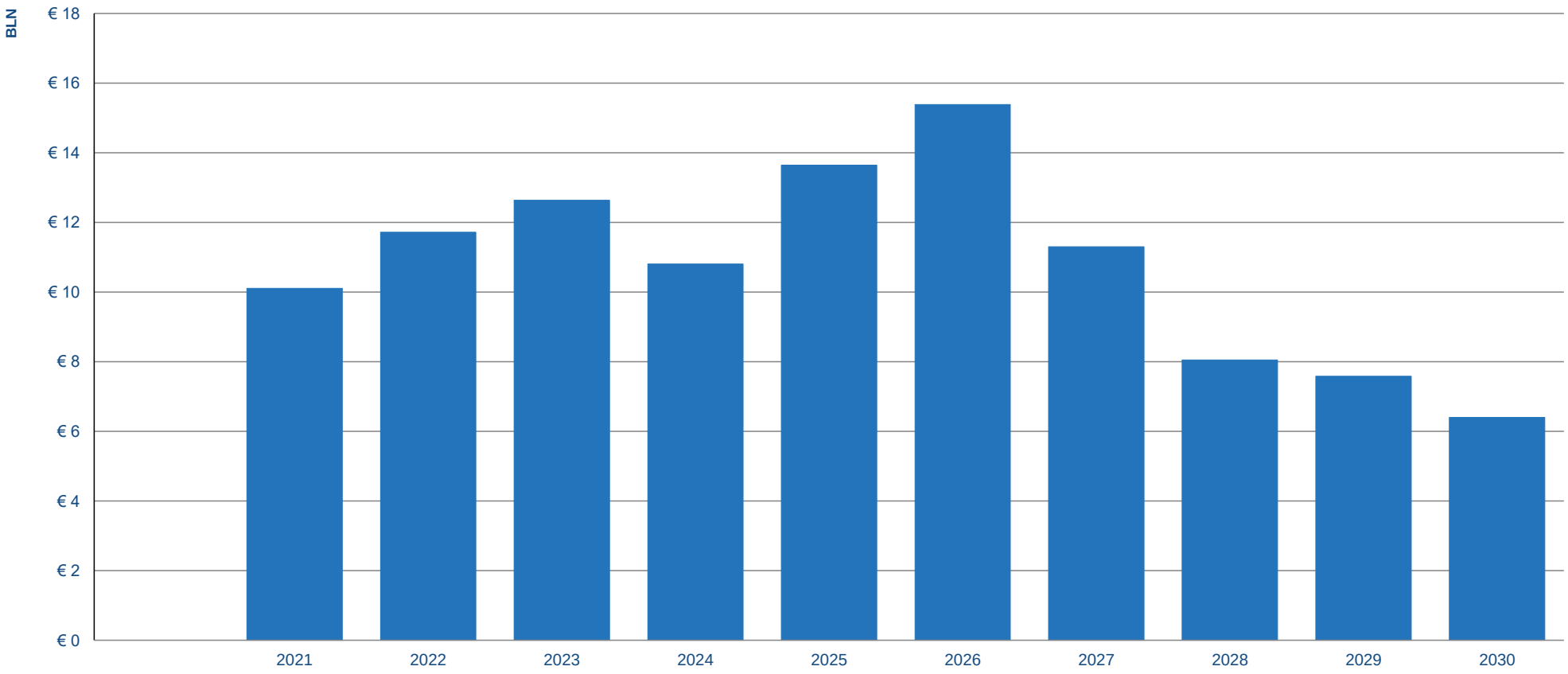
Bond Maturity Schedule



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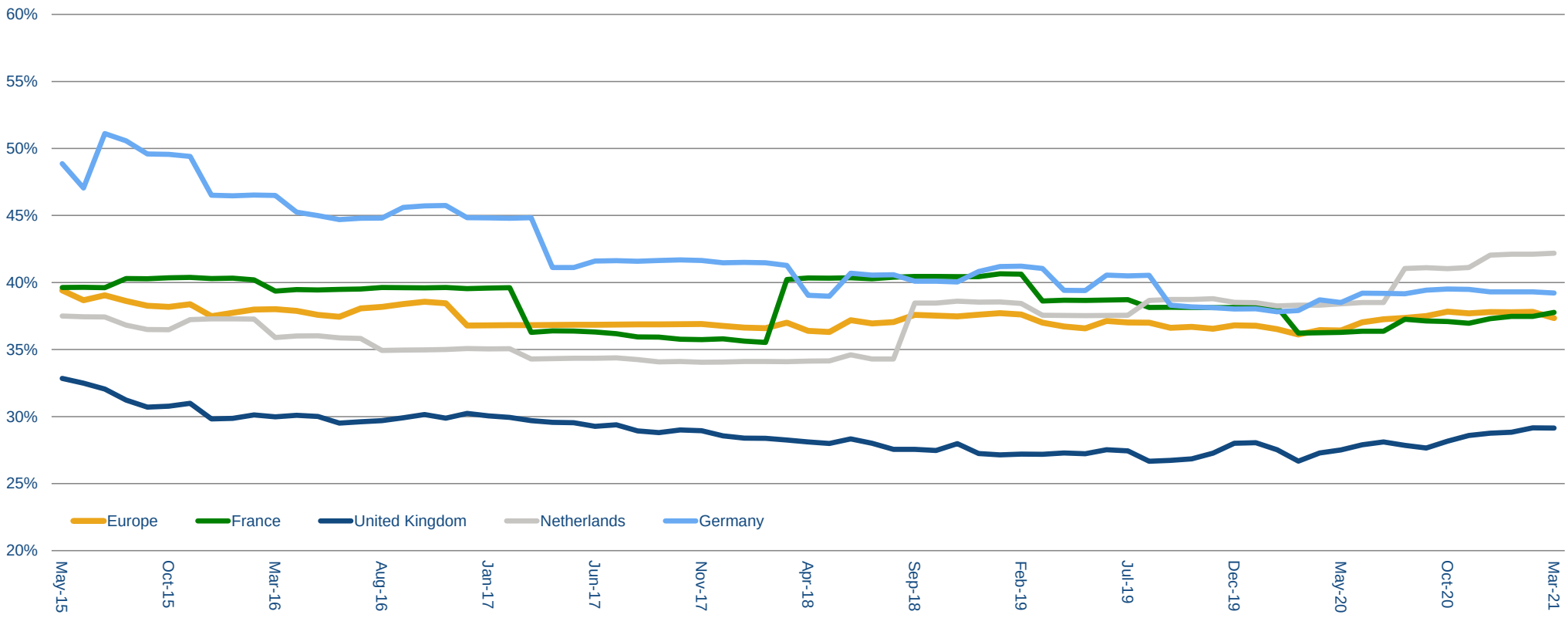
Historical LTV - European Market

March-2021



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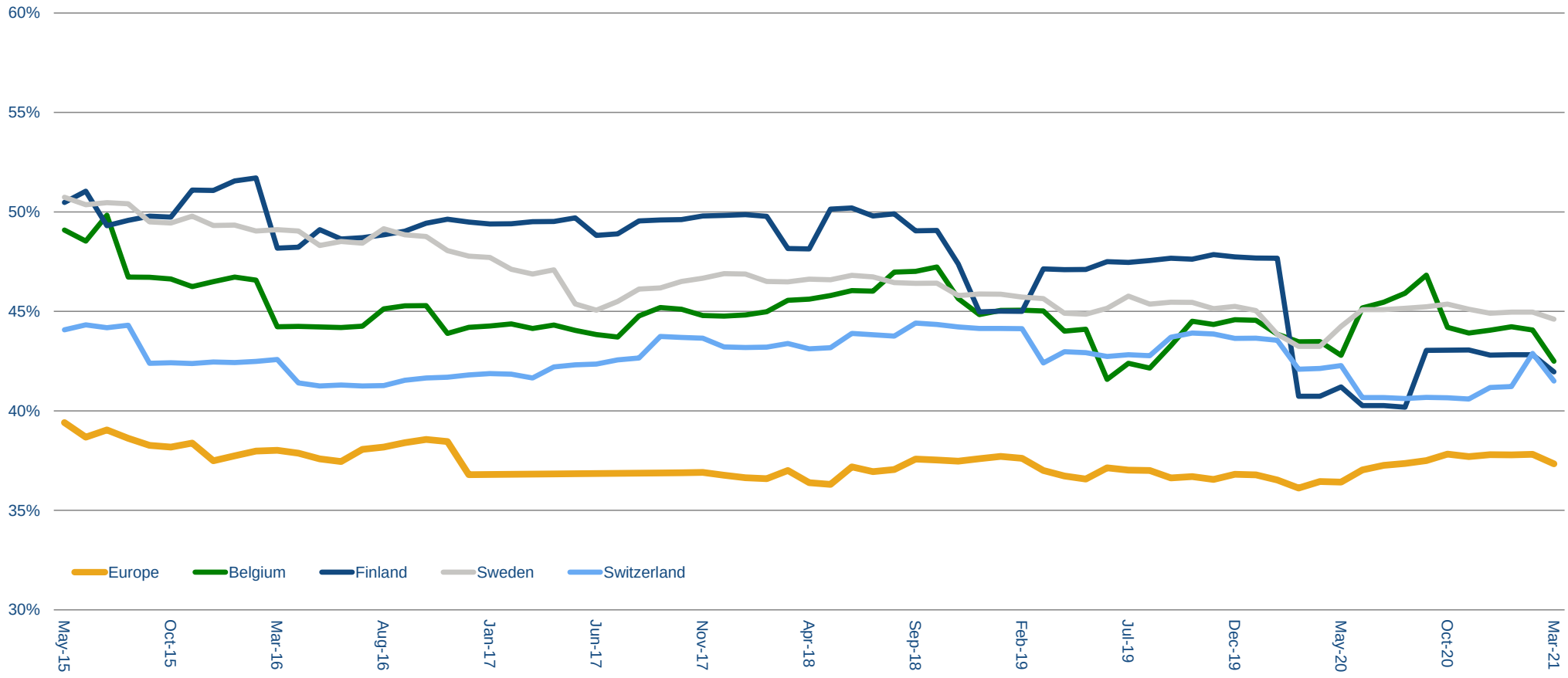
Historical LTV - European Market



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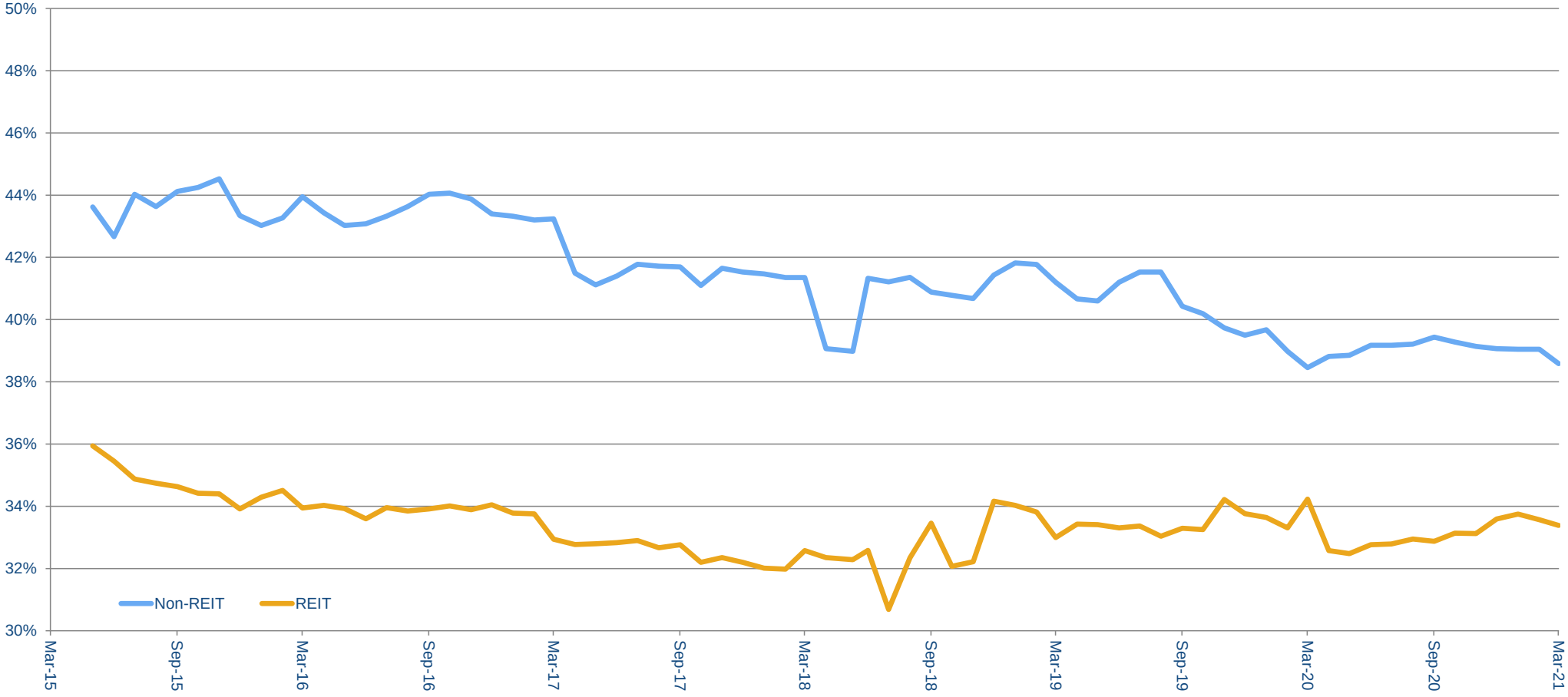
Historical LTV - REIT vs. Non-REIT



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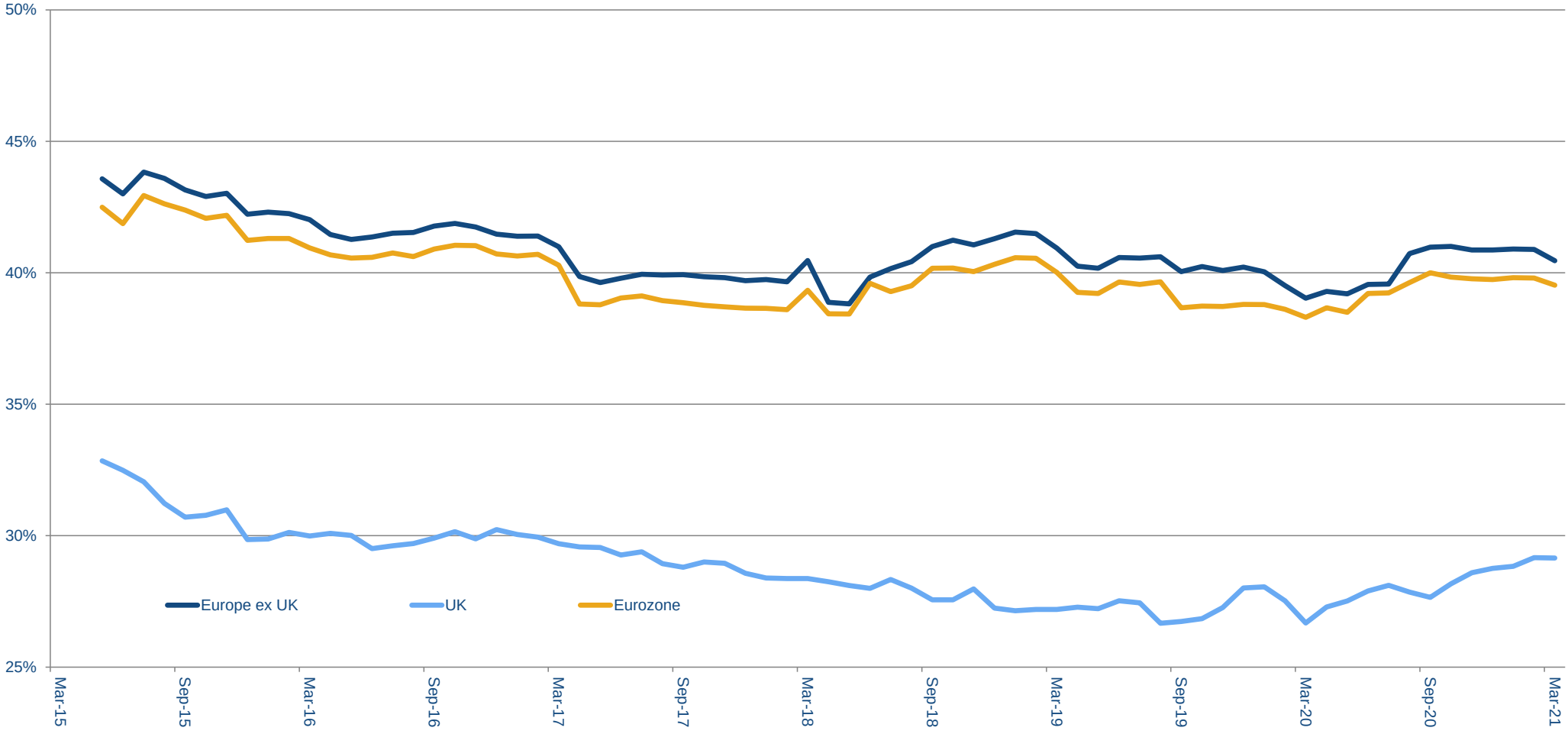
Historical LTV - UK vs Continental Europe



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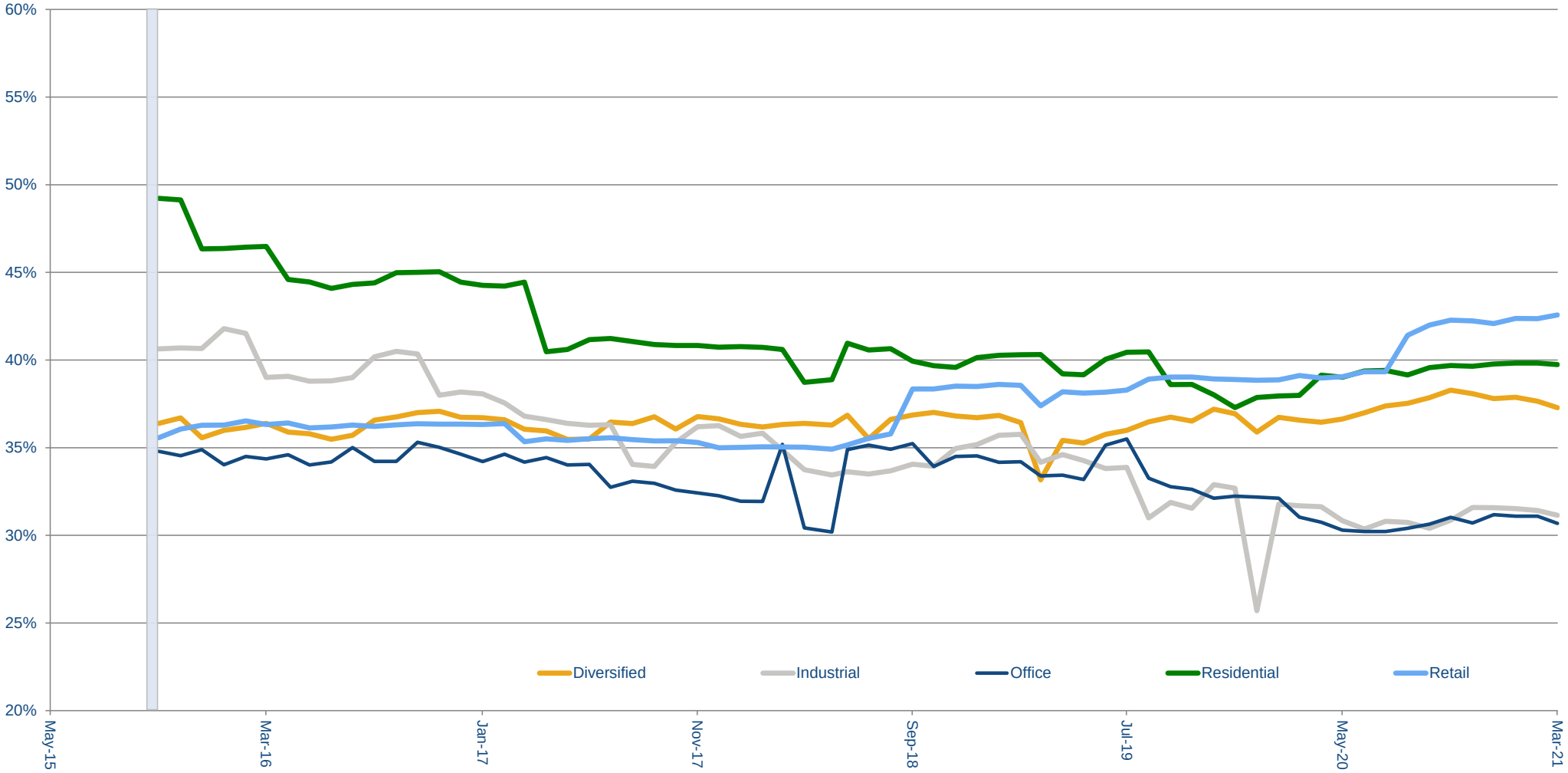
Historical LTV - Sectors



Sector reclassifications of existing index constituents that took place during the Quarterly Index Review came into force on June 23, 2014 and September 22, 2014 lead to the adjustments in LTV of sectors represented in this graph.

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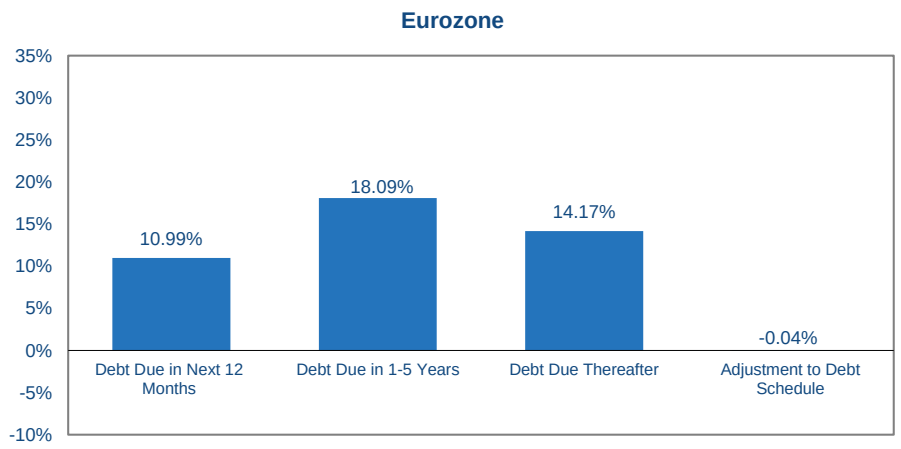
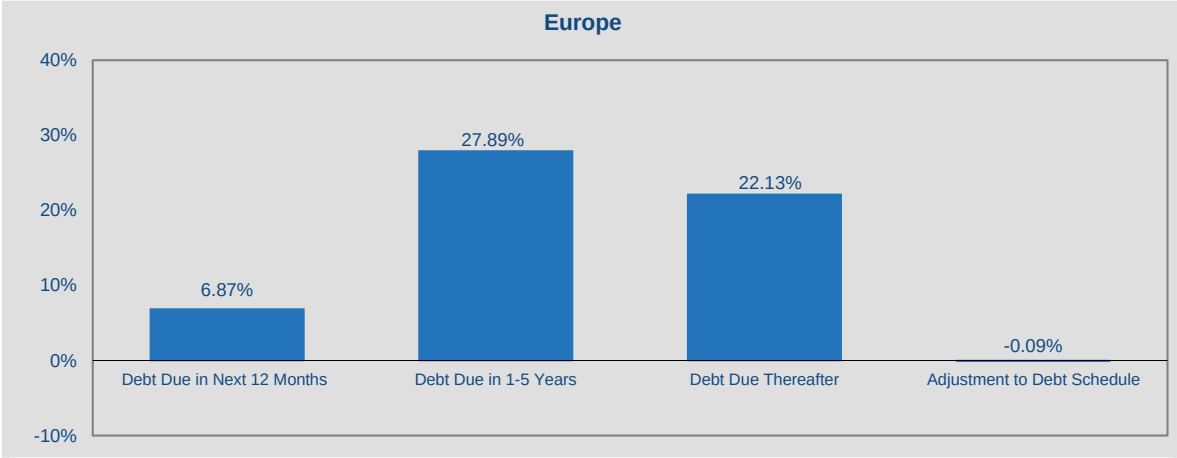
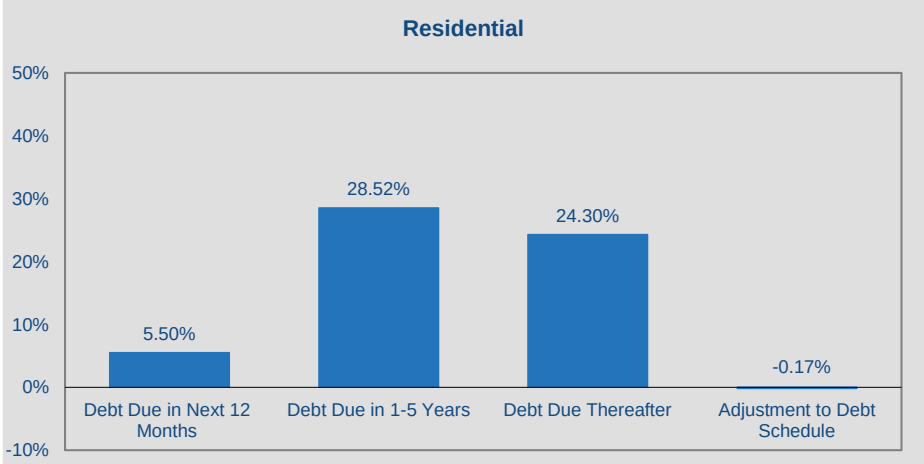
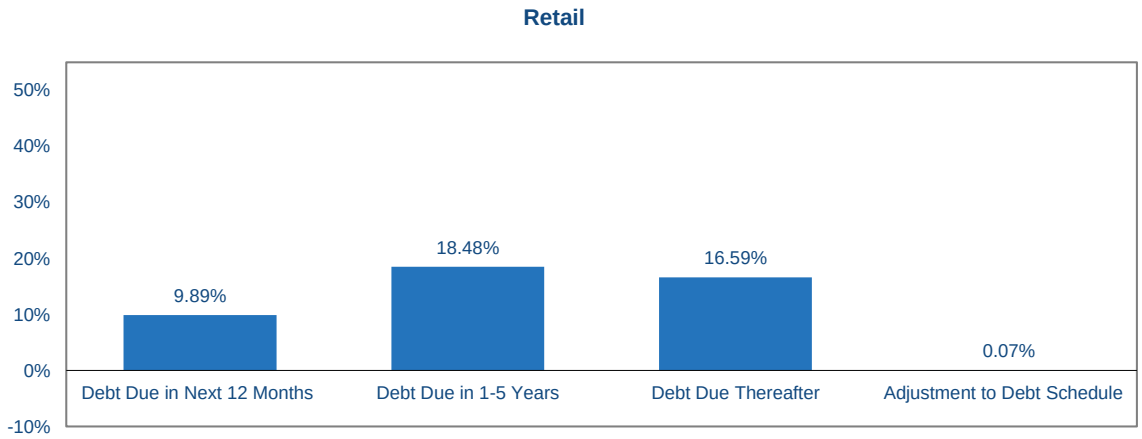
EPRA Europe Debt Maturity Profiles

March-2021









Based on most recently reported debt maturity data. If values were not reported for the most recent period, most recent year values were used.

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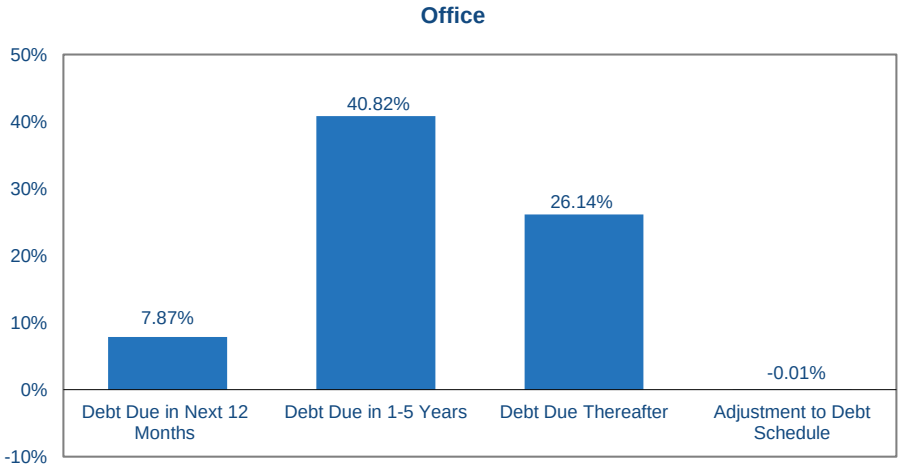
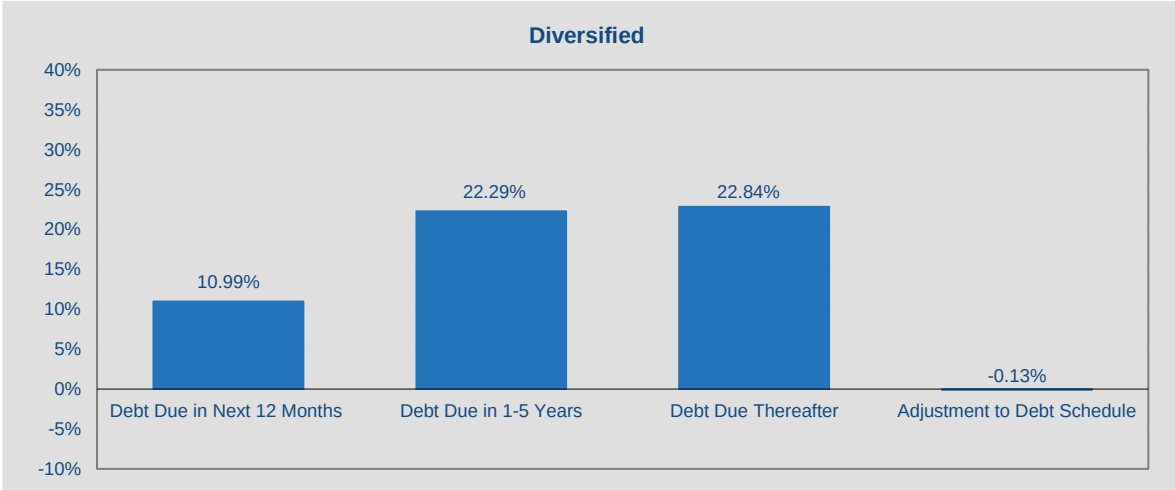
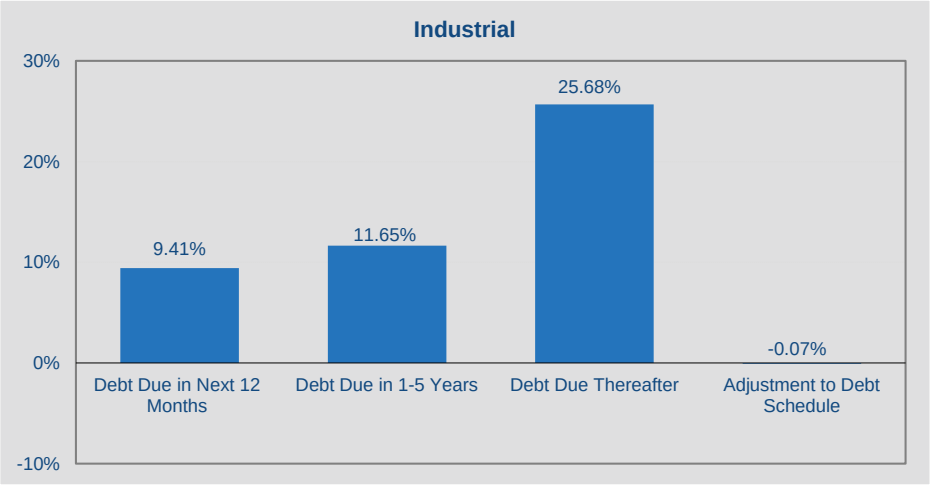
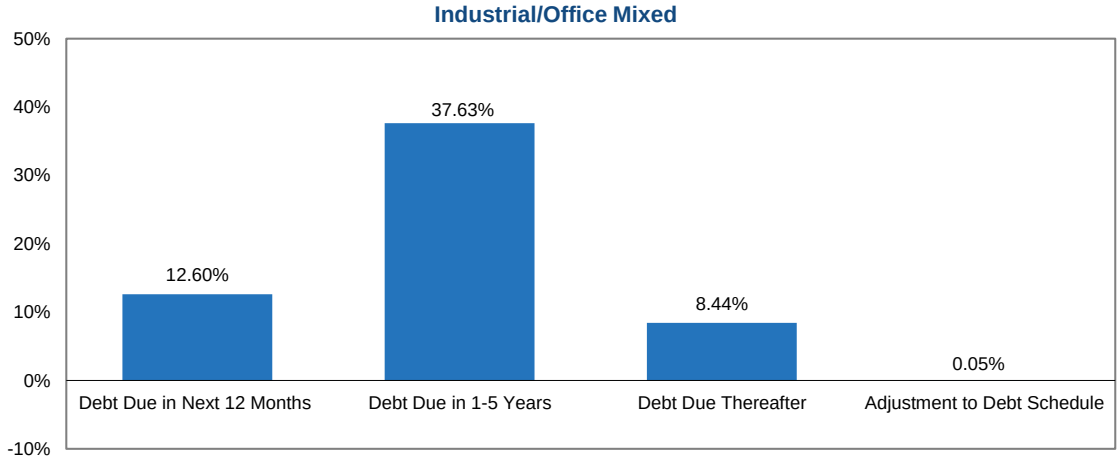
EPRA Europe Debt Maturity Profiles

March-2021









Based on most recently reported debt maturity data. If values were not reported for the most recent period, most recent year values were used

EPRA Europe Loan to Value - Country

	Mar-21	Feb-21	% change	1-year average	3-year average	5-year average
Europe	37.34%	37.82%	-0.48%	37.36%	37.09%	37.15%
Belgium	42.49%	44.07%	-1.57%	44.38%	44.61%	44.59%
France	37.77%	37.47%	0.30%	36.98%	38.47%	38.20%
Germany	39.21%	39.30%	-0.08%	39.19%	39.49%	41.00%
Netherlands	42.19%	42.12%	0.07%	40.54%	38.48%	36.98%
Sweden	44.61%	44.97%	-0.35%	44.83%	45.35%	46.11%
Switzerland	41.51%	42.89%	-1.38%	41.26%	42.76%	42.57%
United Kingdom	29.15%	29.17%	-0.02%	28.25%	27.72%	28.40%
Spain	38.46%	38.83%	-0.37%	38.44%	39.01%	39.38%
Ireland	29.47%	29.96%	-0.49%	28.21%	23.52%	20.29%
Finland	41.96%	42.82%	-0.86%	41.85%	45.60%	47.07%
Italy	49.00%	49.00%	0.00%	48.18%	47.06%	47.81%
Austria	32.80%	32.80%	0.00%	32.50%	38.83%	41.10%
Norway	37.00%	39.50%	-2.50%	39.68%	40.43%	43.10%

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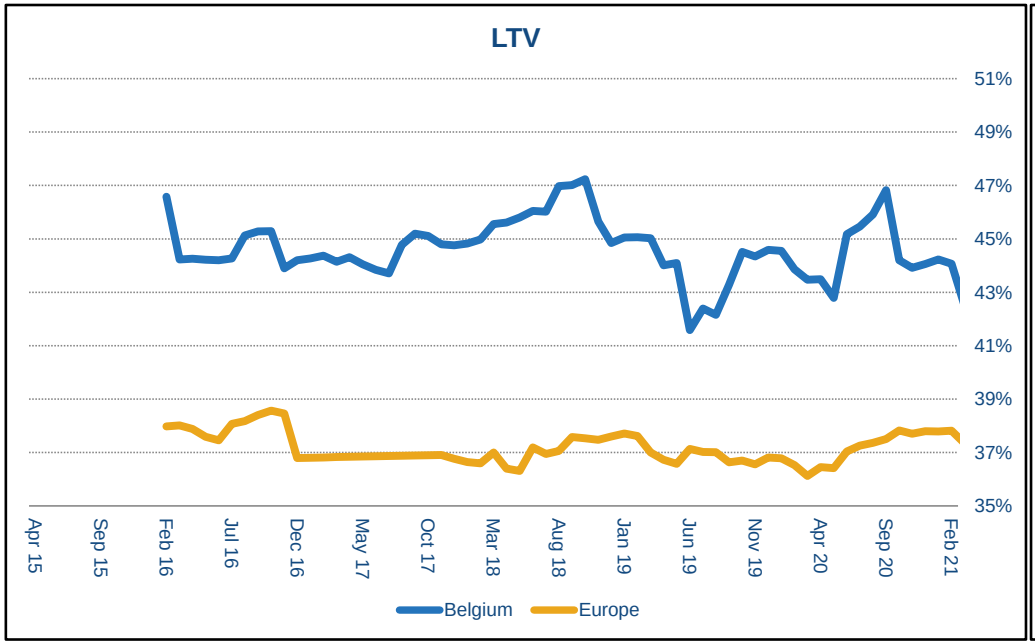
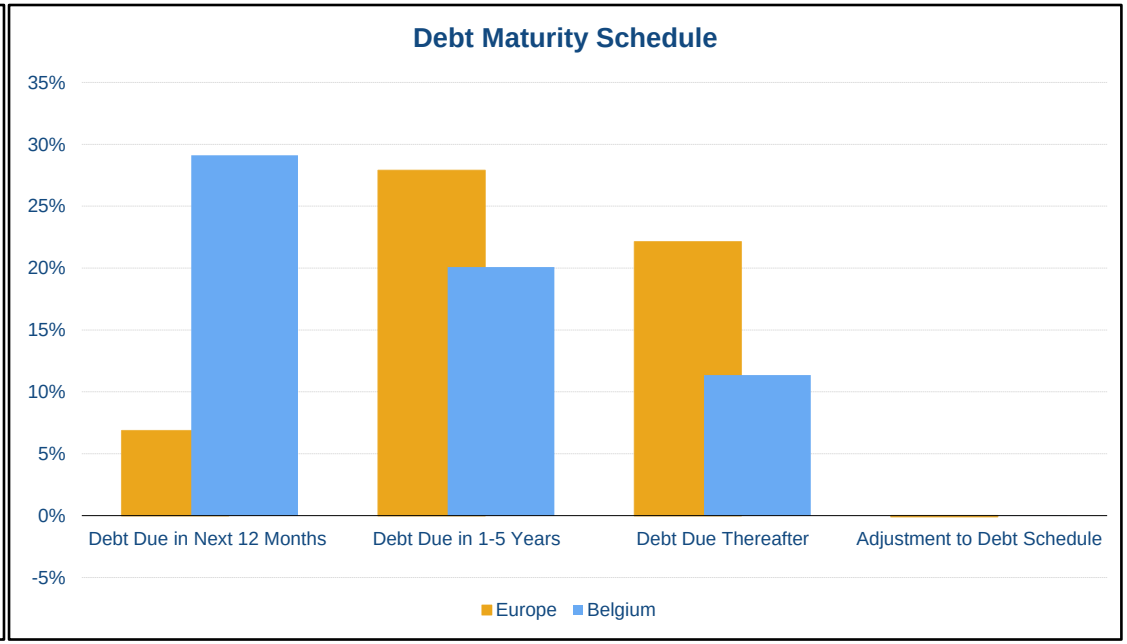
Belgium

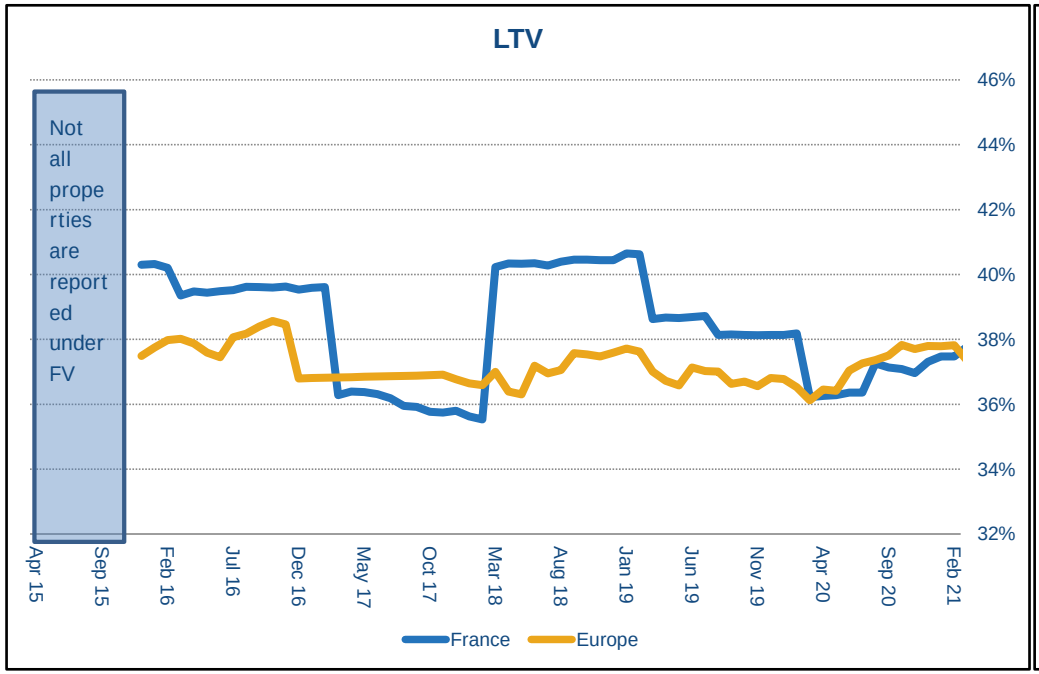
Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (EUR 000)	Investment Properties FV (EUR 000)	Inventories & Properties Held for Sale (EUR 000)	Mar-21	Feb-21	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Befimmo	Office	REIT	18.02.2021	31.12.2020	1,050,844	2,739,649	21,581	39.5%	39.5%	35.0%			
Cofinimmo	Diversified	REIT	25.02.2021	31.12.2020	2,234,820	4,865,581	3,320	41.8%	41.8%	45.4%			
Intervest Offices	Ind/Off Mix	REIT	11.02.2021	31.12.2020	434,583	1,017,958		43.0%	43.0%	28.2%			
Leasinvest	Diversified	REIT	10.02.2021	31.12.2020	662,755	1,141,190	-	58.1%	58.1%	30.8%			
WDP	Industrial	REIT	29.01.2021	31.12.2020	2,108,214	4,566,601	15,543	45.0%	45.0%	17.9%			
Aedifica	Health Care	REIT	24.02.2021	31.12.2020	1,643,153	3,808,539	6,128	43.2%	50.0%	36.3%	41.8%	22.0%	0.0%
Retail Estates	Retail	REIT	20.11.2020	30.09.2020	927,464	1,722,277	16,344	53.8%	53.8%	11.9%	47.1%	40.6%	0.0%
Xior Student Housing	Residential	REIT	-	-	813,580	1,555,779	-	54.2%	52.3%	11.9%	47.1%	40.6%	0.0%
Montea	Industrial	REIT	11.02.2021	31.12.2020				38.0%	40.0%	12.2%			
Shurgard Self Storage	Self Storage	Non-REIT	24.02.2021	31.12.2020	-			18.1%	18.9%	14.7%	33.8%	39.7%	-0.2%

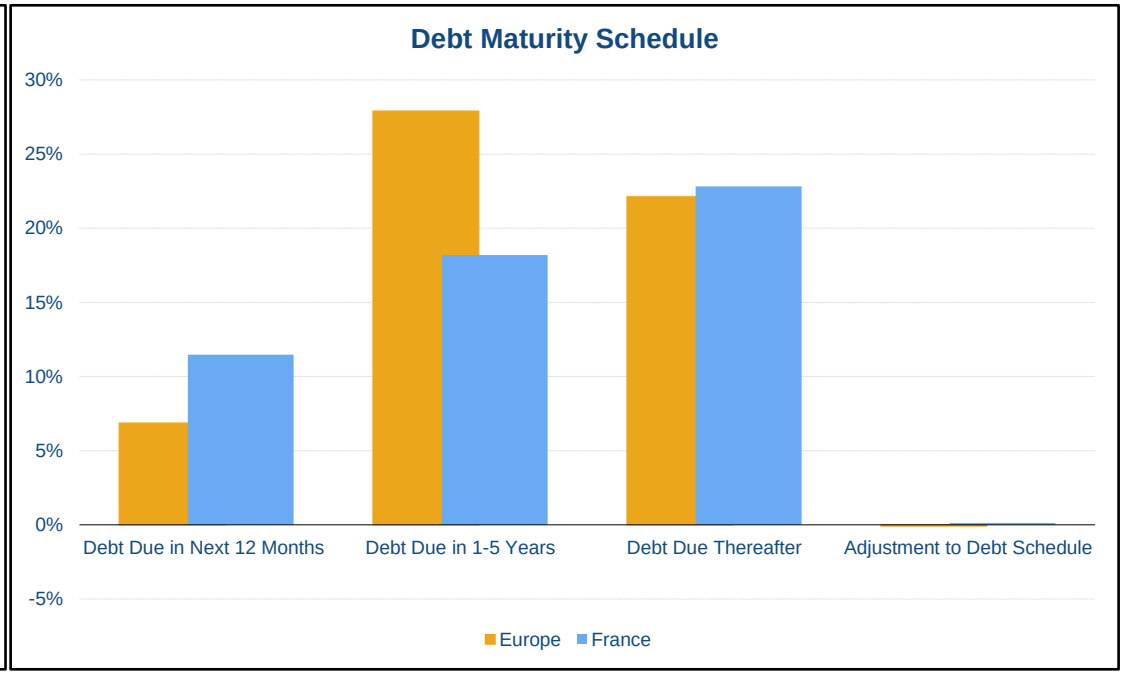




France

Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (EUR 000)	Investment Properties FV (EUR 000)	Inventories & Properties Held for Sale (EUR 000)	Mar-21	Feb-21	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Covivio	Diversified	REIT	17.02.2021	31.12.2020	11,050,000	22,625,000	584,000	40.00%	41.10%				
Gecina	Office	REIT	18.02.2021	31.12.2020	7,042,068	19,001,150	372,050	33.60%	33.20%	21.54%	25.91%	51.85%	0.00%
Icade	Diversified	REIT	22.02.2021	31.12.2020	6,532,200	-	472,100	40.10%	39.30%	16.99%	26.52%	56.23%	0.00%
Klépierre	Retail	REIT	17.02.2021	31.12.2020	9,544,500	19,756,800	28,300	41.40%	40.00%	23.90%			
Mercialys	Retail	REIT	15.02.2021	31.12.2020	1,249,496	-	111	38.10%	41.10%	20.33%	33.18%	43.75%	0.00%
Carmila	Retail	REIT	-		2,284,678	5,717,046	-	35.80%	35.80%	9.02%	59.93%	30.71%	1.03%





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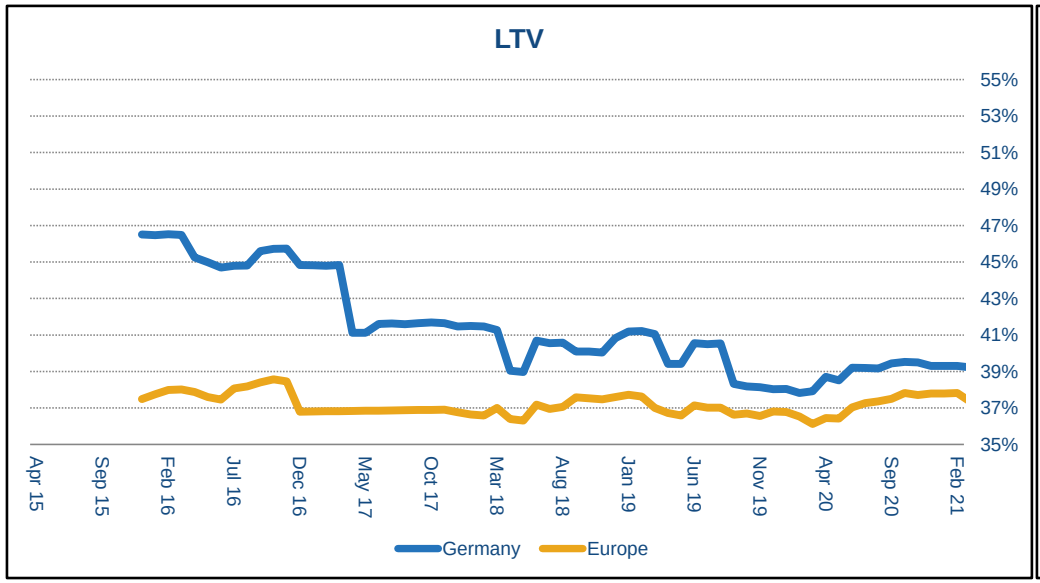
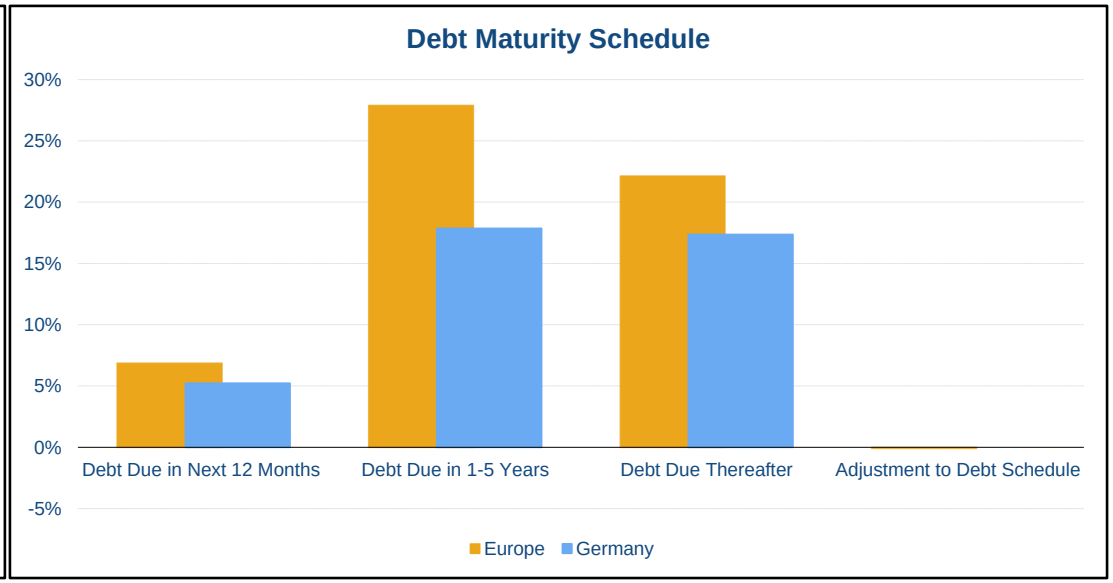
Germany

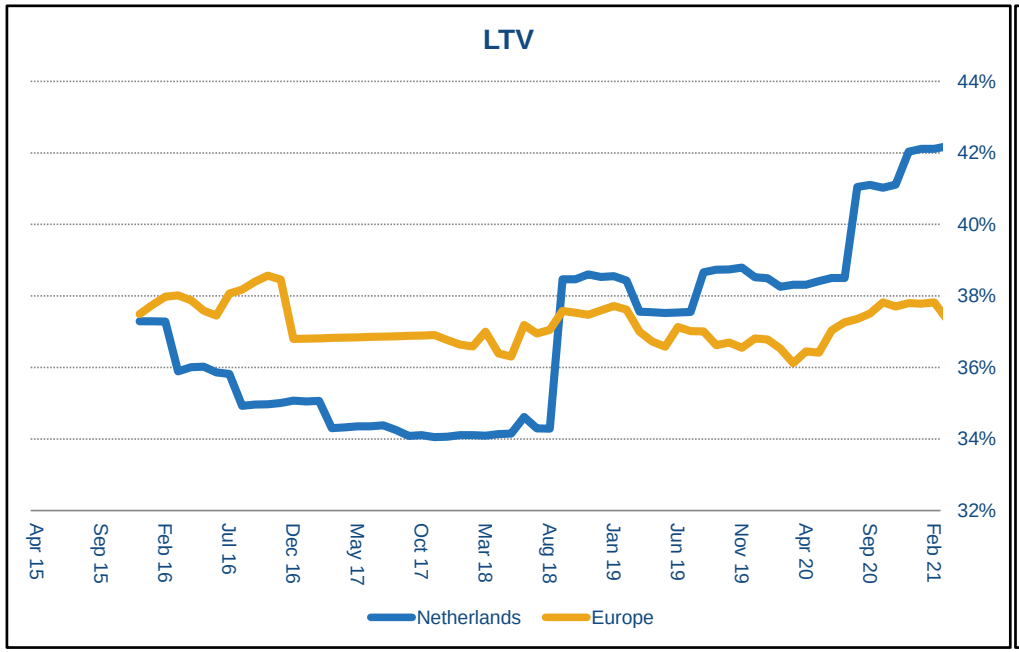
Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (EUR 000)	Investment Properties FV (EUR 000)	Inventories & Properties Held for Sale (EUR 000)	Mar-21	Feb-21	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
TAG Immobilien	Residential	Non-REIT	12.11.2020	30.09.2020	2,663,863	5,497,791	230,717	45.70%	45.70%	8.10%			
alstria Office REIT	Office	REIT	24.02.2021	31.12.2020	1,229,566	4,556,181	-	26.10%	26.10%	0.00%	49.80%	50.64%	0.00%
Deutsche EuroShop	Retail	Non-REIT	12.11.2020	30.09.2020	1,293,504	3,635,873	-	31.50%	31.50%	0.17%	36.37%	63.13%	0.00%
Deutsche Wohnen	Residential	Non-REIT	13.11.2020	30.09.2020	11,497,000	26,259,900	1,440,000	40.80%	40.80%	6.11%			
Vonovia	Residential	Non-REIT	04.11.2020	30.09.2020	23,647,100	55,405,600	569,500	40.60%	40.60%	6.77%			
Hamborner REIT	Diversified	REIT	10.11.2020	30.09.2020	690,773	-	-	42.40%	42.40%	11.09%			
LEG Immobilien	Residential	Non-REIT	12.11.2020	30.09.2020	4,880,000	13,222,200	43,400	36.40%	36.40%	8.51%	31.57%	58.69%	0.00%
TLG Immobilien	Diversified	Non-REIT	01.12.2020	30.09.2020	413,316	4,497,294	375,477	32.00%	32.00%	4.32%			
Grand City Properties	Residential	Non-REIT	16.11.2020	30.09.2020	3,237,830	7,842,392	677,687	35.00%	35.00%	3.32%			
ADO Properties	Residential	Non-REIT	04.12.2020	30.09.2020	7,947,086	9,760,923	2,031,350	54.10%	54.10%	18.20%			
Aroundtown	Diversified	Non-REIT			9,489,600	21,768,800	1,648,100	34.00%	34.00%	2.05%			

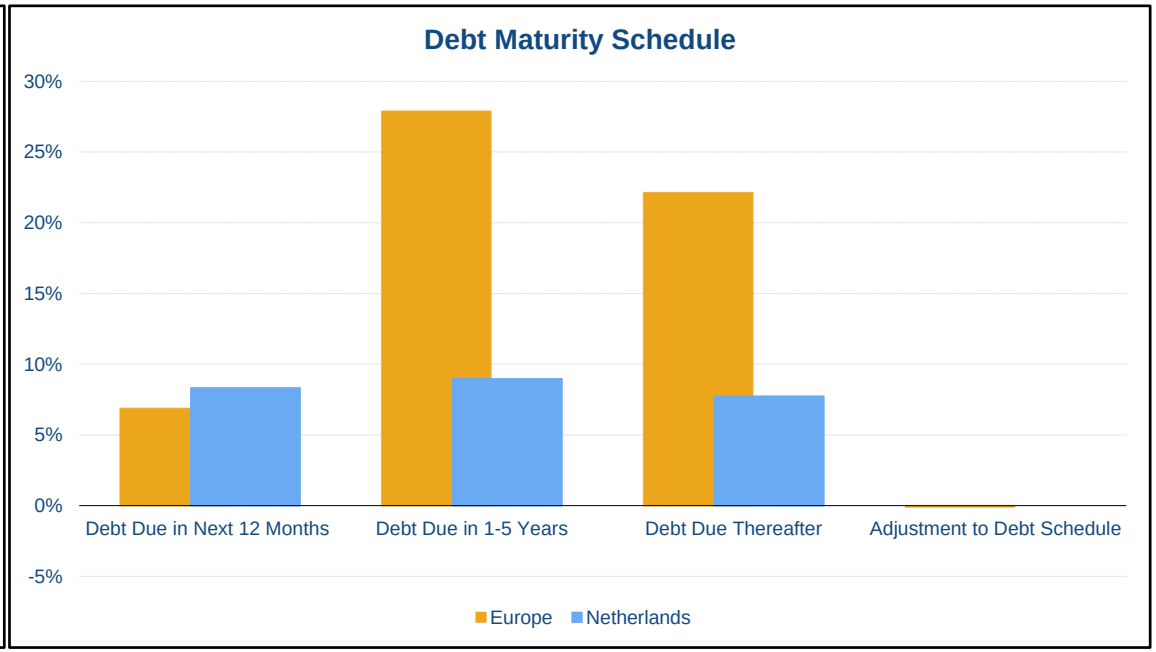




Netherlands

Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (EUR 000)	Investment Properties FV (EUR 000)	Inventories & Properties Held for Sale (EUR 000)	Mar-21	Feb-21	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Eurocommercial	Retail	REIT	27.10.2020	30.09.2020	1,700,303	3,809,663	-	44.40%	44.40%	16.54%			
NSI	Office	REIT	26.01.2021	31.12.2020	366,195	1,240,192	-	30.30%	30.30%	0.00%	53.77%	46.40%	0.00%
Vastned Retail	Retail	REIT	11.02.2021	31.12.2020	636,120	1,475,145	7,410	43.00%	42.60%	1.34%			
Wereldhave	Retail	REIT	12.02.2021	31.12.2020	1,185,779	2,577,580	3,200	46.70%	45.90%	22.49%			
Unibail-Rodamco-Westfield	Retail	REIT	10.02.2021	31.12.2020	26,186,100	39,623,600	1,070,200	42.50%	42.50%	9.60%			0.00%





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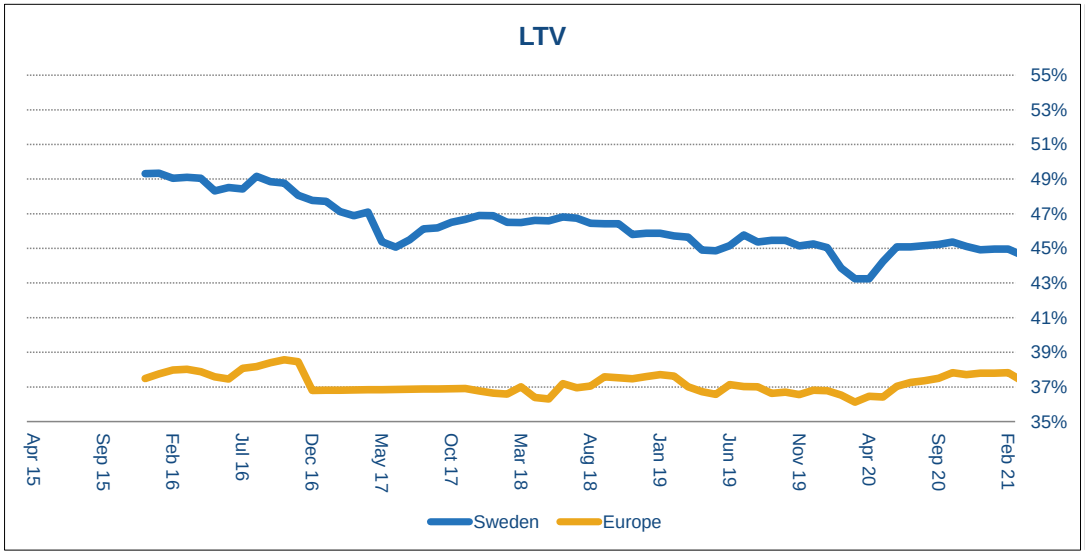
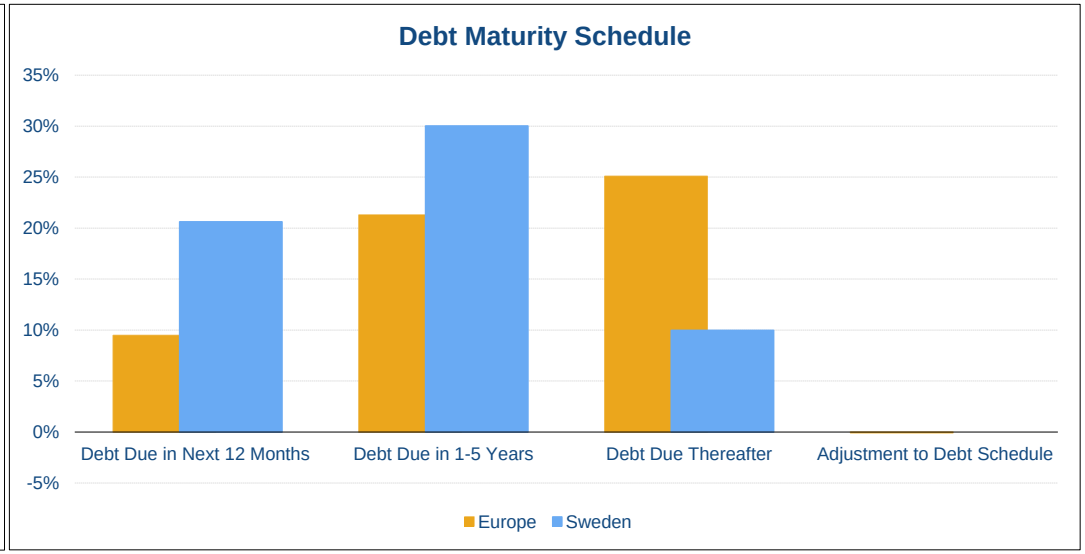
Sweden

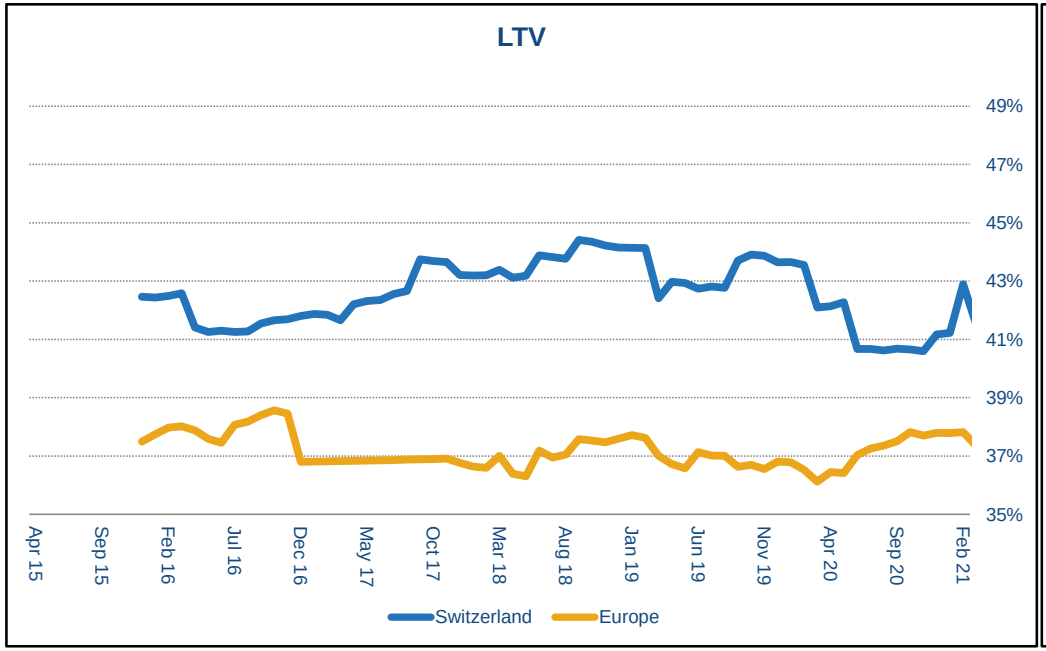
Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (SEK 000)	Investment Properties FV (SEK 000)	Inventories & Properties Held for Sale (SEK 000)	Mar-21	Feb-21	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Castellum	Industrial/Office Mixed	Non-REIT	22.01.2021	31.12.2020	46,447,000	103,042,000	-	44.00%	43.00%	34.39%	41.99%	21.72%	0.00%
Fabege	Office	Non-REIT	04.02.2021	31.12.2020	27,546,000	76,648,000	-	35.00%	35.00%	10.61%	55.27%	30.87%	0.00%
Hufvudstaden	Diversified	Non-REIT	18.02.2021	31.12.2020	8,586,200	45,636,500	-	19.00%	19.00%	10.67%	81.65%	0.00%	0.00%
Klövern	Industrial/Office Mixed	Non-REIT	17.02.2021	31.12.2020	33,195,000	57,448,000	1,107,000	50.00%	53.00%	16.58%	69.09%	12.55%	0.38%
Kungsleden	Industrial/Office Mixed	Non-REIT	11.02.2021	31.12.2020	19,172,000	40,718,000	-	45.00%	45.00%	8.41%	62.62%	24.80%	0.00%
Wallenstam	Diversified	Non-REIT	09.02.2021	31.12.2020	27,266,000	57,933,000	126,000	46.00%	46.00%	75.17%			
Wihlborgs Fastigheter	Diversified	Non-REIT	16.02.2021	31.12.2020	22,150,000	46,072,000	-	48.20%	52.00%	10.61%	55.27%	30.87%	0.00%
Fastighets Balder	Diversified	Non-REIT	11.02.2021	31.12.2020	86,057,000	149,179,000	2,803,000	46.10%	47.00%	9.98%	49.01%	39.31%	0.00%
Dios Fastigheter	Diversified	Non-REIT	12.02.2021	31.12.2020	13,365,000	24,512,000	-	55.20%	55.20%				
Pandox	Lodging	Non-REIT	11.02.2021	11.02.2021	31,758,000	50,181,000	9,000	48.50%	48.50%	15.76%			
Catena	Industrial	Non-REIT	19.02.2021	19.02.2021	9,655,900	18,612,400	-	52.30%	56.00%	35.82%	58.25%	2.64%	0.00%
Nyfosa	Industrial/Office Mixed	Non-REIT	-	-	-	-	-	56.90%	56.40%	0.00%	0.00%	0.00%	0.00%
Atrium Ljungberg AB	Diversified	Non-REIT						39.90%	40.50%				
Samhallsbyggnadsbolaget i Norden AB	Diversified	Non-REIT						49.70%	49.70%				

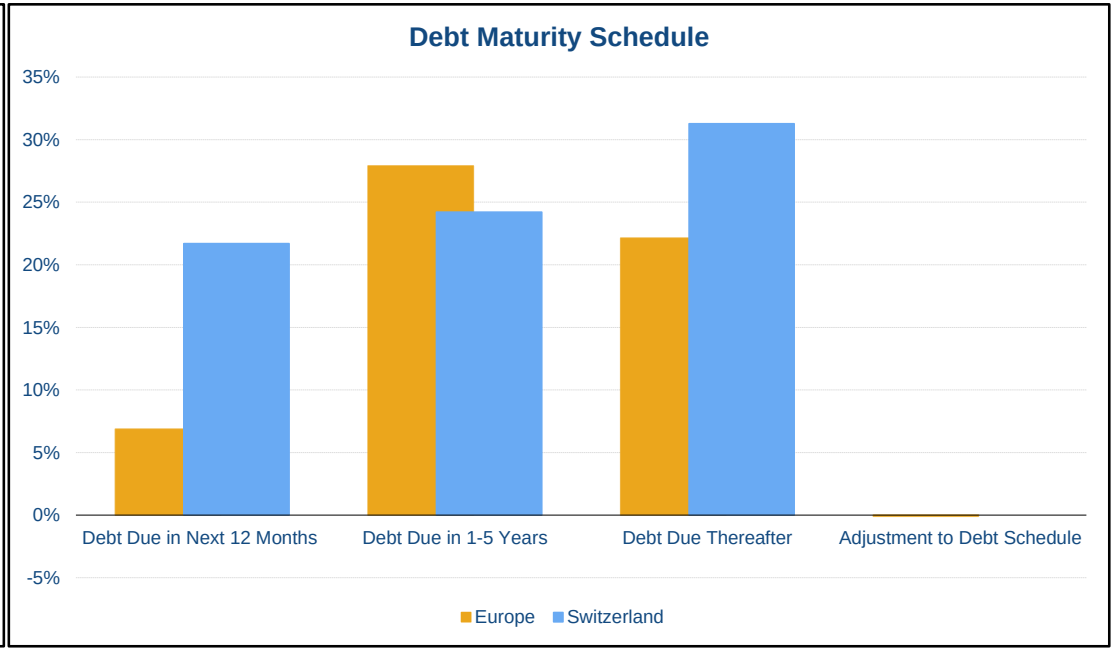




Switzerland

Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (CHF 000)	Investment Properties Fair Value (CHF 000)	Inventories & Properties Held for Sale (CHF 000)	Mar-21	Feb-21	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Allreal Holding	Diversified	Non-REIT	24.02.2021	31.12.2020	2,150,700	4,525,300	223,700	46.30%	46.30%	27.14%	26.80%	46.10%	0.00%
PSP Swiss Property	Diversified	Non-REIT	23.02.2021	31.12.2020	3,024,869	8,427,954	112,681	35.30%	36.10%	14.07%	32.06%	35.33%	0.00%
Mobimo	Diversified	Non-REIT	29.01.2021	31.12.2020	1,627,450	3,092,998	249,793	47.30%	47.00%	18.22%	38.01%	43.65%	0.00%
Swiss Prime Site	Diversified	Non-REIT	25.08.2020	30.06.2020	4,991,562	11,782,025	133,615	41.90%	45.10%	27.33%			
HIAG Immobilien	Diversified	Non-REIT	25.08.2020	30.06.2020	834,079	1,592,534	30,136	51.40%	51.40%	0.95%			
Intershop Holding N Ord Shs	Diversified	Non-REIT						42.28%	42.28%				





United Kingdom

Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (GBP 000)	Investment Properties Fair Value GBP 000)	Inventories & Properties Held for Sale (GBP 000)	Mar-21	Feb-21	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Grainger	Residential	Non-REIT	19.11.2020	30.09.2020	1,025,000	1,778,900	657,400	33.40%	33.40%	0.00%	24.85%	74.99%	0.00%
Great Portland Estates	Diversified	REIT	11.11.2020	30.09.2020	447,300	1,904,600	-	17.20%	17.20%	0.00%	0.02%	32.21%	0.00%
Hammerson	Retail	REIT	06.08.2020	30.06.2020	2,670,700	2,393,800	269,100	46.00%	46.00%	4.98%			
Helical Bar	Office	Non-REIT	25.11.2020	30.09.2020	318,587	815,680	52	32.20%	32.20%	0.00%	96.71%	0.00%	0.00%
Picton Property	Industrial/Office Mixed	REIT	12.11.2020	30.09.2020	147,022	646,668	3,975	22.00%	22.00%	0.60%			
Schroder Real Estate Investment Trust	Diversified	REIT	17.11.2020	30.09.2020	105,088	313,083	-	25.90%	25.90%	0.00%	28.57%	70.12%	0.00%
LondonMetric Property	Diversified	REIT	19.11.2020	30.09.2020	809,100	2,372,800	1,100	32.40%	32.40%	0.00%			
BMO UK Real Estate Investments	Diversified	REIT	28.09.2020	30.06.2020	75,816	308,734	-	25.60%	25.60%	0.00%	0.00%	100.00%	0.00%
Landsec	Diversified	REIT	10.11.2020	30.09.2020	3,968,000	10,525,000	35,000	33.20%	33.20%	19.70%			
Aberdeen Standard European Ord Shs	Industrial	Non-REIT						33.50%	33.50%				
Primary Health Properties	Health Care	REIT	18.02.2021	31.12.2020	1,113,800	2,576,100	-	41.00%	45.80%	0.53%			
SEGRO	Industrial	REIT	19.02.2021	31.12.2020	2,325,000	10,671,400	52,100	24.00%	24.00%	0.04%	9.06%	90.90%	0.00%
Shaftesbury	Diversified	REIT	15.12.2020	30.09.2020	978,200	3,115,500	-	31.50%	31.50%	0.00%	9.42%	90.58%	0.00%
Empiric Student Property	Residential	REIT	13.08.2020	30.06.2020	353,756	1,010,080	-	35.50%	35.50%	0.00%	28.73%	68.55%	-1.36%
Standard Life Investments Property Income Trust	Industrial/Office Mixed	REIT	22.09.2020	30.06.2020	119,332	442,987		23.00%	26.20%	0.00%	89.74%	0.00%	0.00%
UK Commercial Property REIT	Diversified	REIT	24.09.2020	30.06.2020	124,817	1,199,059	-	10.50%	10.50%	0.00%	94.20%	0.00%	-0.89%
Unite Group	Residential	REIT	29.07.2020	30.06.2020	1,392,200	3,882,700	5,900	33.00%	33.00%	0.07%	63.98%	29.13%	1.55%
Workspace Group	Office	REIT	11.11.2020	30.09.2020	608,900	2,471,400		23.00%	23.00%	0.00%	52.80%	36.58%	1.69%
Safestore Holdings	Self Storage	REIT	14.01.2021	31.10.2020	512,100	1,648,400	300	28.90%	28.90%	2.31%	46.34%	51.63%	-0.28%
Capital & Counties Properties	Diversified	REIT	12.08.2020	30.06.2020	711,900	2,121,500		32.00%	32.00%	0.16%			
RDI REIT	Diversified	REIT	05.11.2020	31.08.2020	588,400	1,069,200		32.60%	32.60%	10.13%	70.56%	12.25%	-0.70%
Target Healthcare REIT	Health Care	REIT	05.10.2020	30.06.2020	113,695	570,086	7,500	21.10%	21.10%	0.00%	67.94%	33.30%	-1.24%
Regional REIT	Ind/Off Mix	REIT	17.09.2020	30.06.2020	304,858	758,553		39.70%	39.70%	0.00%	27.07%	68.38%	-1.53%
NewRiver REIT	Retail	REIT	26.11.2020	30.09.2020	577,300	1,044,700	-	47.00%	47.00%	0.00%	45.26%	40.27%	0.00%
GCP Student Living	Residential	REIT	05.03.2021	31.12.2020	254,156	1,039,040	-	23.00%	23.00%	17.70%	57.03%	21.81%	
Custodian REIT	Diversified	REIT	30.11.2020	30.09.2020	125,788	532,250	-	24.00%	23.40%	0.00%	36.04%	62.26%	
Sirius Real Estate	Diversified	Non-REIT	23.11.2020	30.09.2020	400,817	1,243,263	-	31.60%	31.60%	6.21%			
Civitas Social Housing	Residential	REIT	27.11.2020	30.09.2020	233,176	887,056	-	28.60%	28.60%	0.00%	78.77%	18.65%	
Tritax EuroBox Ord Shs	Industrial	Non-REIT	03.12.2020	30.09.2020	316,190	837,900	-	39.90%	39.90%	0.00%	0.00%	0.00%	
CLS Holdings Plc	Office	Non-REIT	12.08.2020	30.06.2020	718,500	2,053,900	39,900	34.98%	34.98%	13.38%	73.27%	9.23%	

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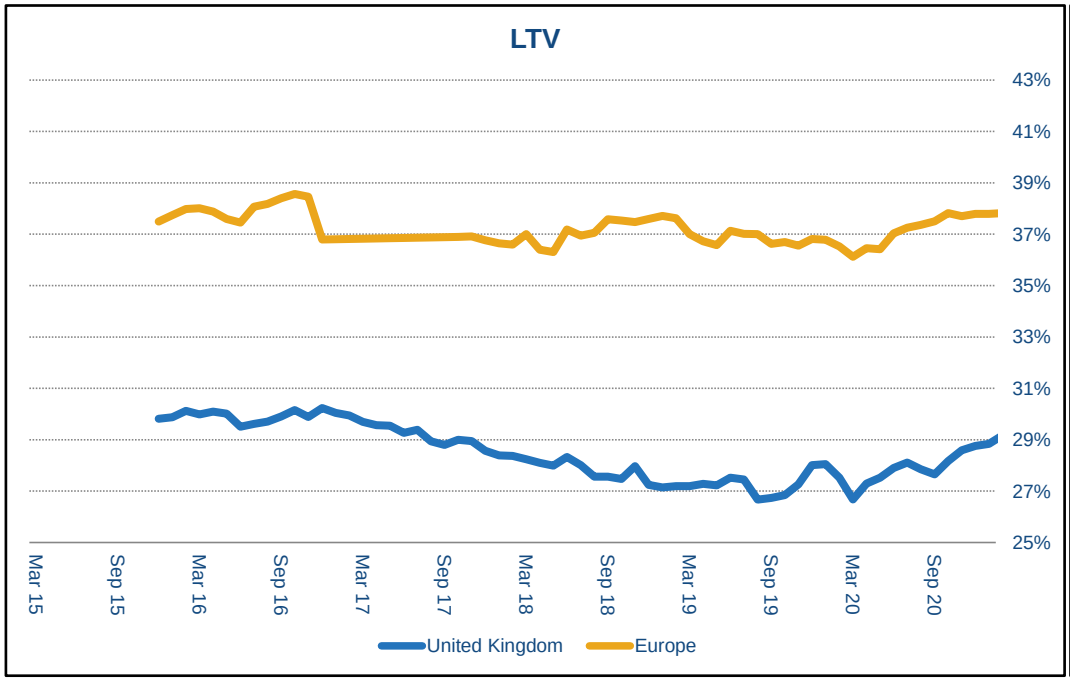
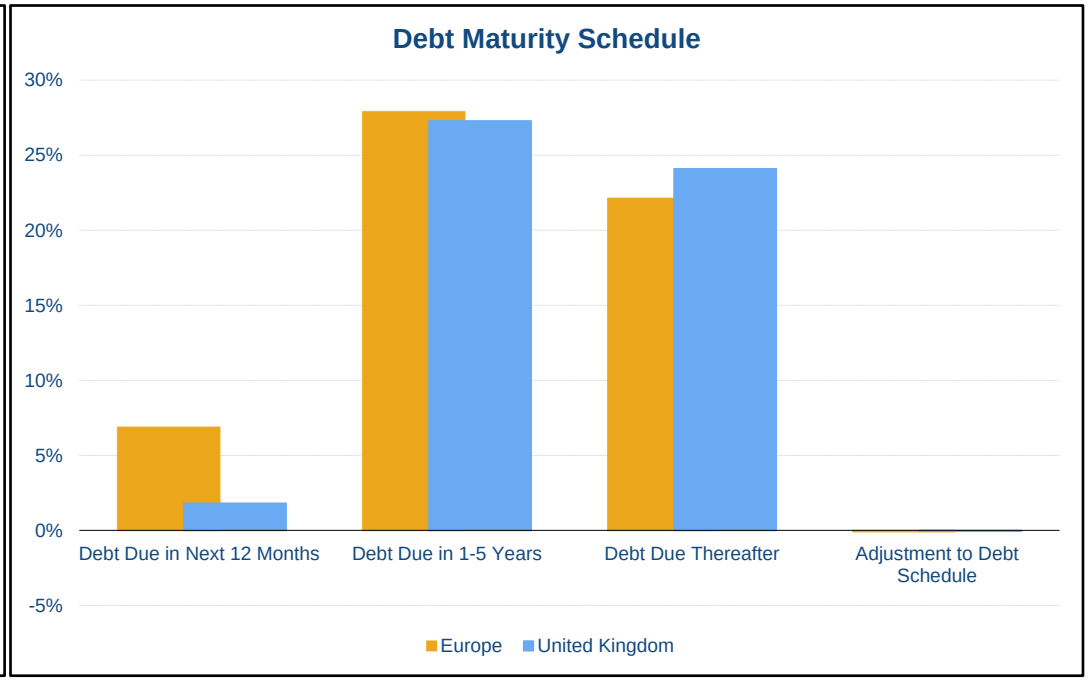
United Kingdom

Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (GBP 000)	Investment Properties Fair Value GBP 000)	Inventories & Properties Held for Sale (GBP 000)	Mar-21	Feb-21	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Big Yellow Group	Self Storage	REIT	17.11.2020	30.09.2020	306,604	1,578,627	381	23.00%	23.00%	1.06%			
British Land	Diversified	REIT	18.11.2020	30.09.2020	3,274,000	7,512,000	20,000	35.70%	35.70%	4.51%			
Derwent London	Office	REIT	11.08.2020	30.06.2020	992,800	5,264,400	36,500	17.30%	17.30%	0.00%			
Phoenix Spree Deutschland	Residential	Non-REIT						33.00%	33.00%				
BMO Commercial	Diversified	REIT	30.09.2020	30.06.2020	285,712	1,231,458	5,235	22.90%	22.90%	0.00%	93.28%	0.00%	0.00%
Assura	Health Care	REIT	17.11.2020	30.09.2020	741,900	2,259,400	400	33.00%	33.00%	1.03%			
Tritax Big Box REIT	Industrial	REIT	06.08.2020	30.06.2020	1,246,000	3,678,800	-	31.80%	31.80%	0.00%	14.25%	86.24%	-0.48%
LXi REIT	Diversified	REIT	23.11.2020	30.09.2020	191,200	822,300	-	30.00%	30.00%	0.00%	19.82%	78.53%	0.00%
Triple Point Social Housing REIT	Residential	REIT	13.03.2020	31.12.2019	101,676	472,349	-	33.10%	33.10%	0.02%	60.54%	41.93%	-2.49%
Impact Healthcare REIT	Health Care	REIT						18.10%	18.10%	0.00%	0.00%	0.00%	0.00%





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EPRA European Constituents Updated Published LTVs (January 2021)	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (EUR 000)	Investment Properties Fair Value (EUR 000)	Inventories & Properties Held for Sale (EUR 000)	Mar-21	Feb-21	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	March-2021
Spain													
Inmobiliaria Colonial	Office	REIT	25.02.2021	31.12.2020	NA	11,516,000	334,000	36.50%	36.50%	10.12%	48.65%	41.23%	0.00%
Lar Espana Real Estate SOCIMI	Retail	REIT	23.02.2021	31.12.2020	618,466	1,373,480	106,755	41.90%	41.00%	0.00%	0.00%	0.00%	
Merlin Properties	Diversified	REIT	25.02.2021	31.12.2020	5,395,447	12,139,347	33,436	39.90%	40.90%	0.00%	0.00%	0.00%	0.00%
Ireland													
Hibernia REIT	Office	REIT	17.11.2020	30.09.2020	256,774	1,420,886	-	18.70%	18.70%	0.17%	73.75%	26.08%	0.00%
Irish Residential Properties	Residential	REIT	19.02.2021	31.12.2020	537,344	1,380,354		41.80%	42.90%	0.00%	63.82%	34.46%	0.00%
Finland													
Citycon Oyj	Retail	Non-REIT	17.02.2021	31.12.2020	2,104,500	4,152,200	149,700	45.00%	46.80%	11.86%	55.44%	30.41%	0.00%
Kojamo	Residential	Non-REIT			2,842,800	6,860,700	2,500	41.40%	42.10%	7.18%			
Italy													
Immobiliare Grande Distribuzione	Retail	REIT	25.02.2021	31.12.2020	1,155,632	2,277,158	33,843	49.00%	49.00%	10.78%			0.00%
Austria													
CA Immobilien	Office	Non-REIT	25.11.2020	30.09.2020	1,709,516	5,108,698	88,231	32.80%	32.80%	6.95%			
Norway													
Entra	Office	Non-REIT	12.02.2021	31.12.2020	20,929,000	56,834,000	494,000	37.00%	39.50%	9.70%			

*debt, property and inventory values for Entra ASA are in NOK

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2010

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Swiss Prime Site AG	1.875% Convertible bonds, due 01/20/15	7-Jan-10	7-Jan-10	20-Jan-15	CHF	202,856
conwert Immobilien Invest SE	5.250% Senior unsecured convertible bonds, due 02/01/16	20-Jan-10	20-Jan-10	1-Feb-16	EUR	135,000
Norwegian Property ASA	Floating rate bonds, due Mar 22, 2012	26-Jan-10	29-Jan-10	22-Mar-12	NOK	28,674
Unibail-Rodamco SE	3.375% Series 61 unsecured bonds, due Mar 11, 2015	31-Mar-10	11-Mar-10	11-Mar-15	EUR	635,000
Gecina	2.125% Convertible bonds, due 01/01/16	31-Mar-10	31-Mar-10	1-Jan-16	EUR	320,000
PSP Swiss Property AG	1.875% Senior unsecured bonds, due Apr 1, 2014	31-Mar-10	1-Apr-10	1-Apr-14	CHF	176,391
Klépierre	4.625% Series 2 senior medium-term notes, due 04/14/20	7-Apr-10	7-Apr-10	14-Apr-20	EUR	200,000
Klépierre	4.000% Series 1 senior medium-term notes, due 04/13/17	7-Apr-10	9-Apr-10	13-Apr-17	EUR	700,000
Beni Stabili SpA SIIQ	3.875% Equity linked convertible bond, due 04/23/15	14-Apr-10	14-Apr-10	23-Apr-15	EUR	225,000
Colonia Real Estate AG	5.875% Convertible bonds, due May 11, 2015	21-Apr-10	5-May-10	11-May-15	EUR	11,441
TAG Immobilien AG	6.375% Convertible bonds, due 05/13/15	15-Apr-10	7-May-10	13-May-15	EUR	30,000
Unibail-Rodamco SE	Floating rate series 62 medium-term notes, due May 25, 2020	21-Jul-10	25-May-10	25-May-20	EUR	50,000
Sponda Plc	4.375% Senior unsecured notes, due May 27, 2015	20-May-10	27-May-10	27-May-15	EUR	100,000
Unibail-Rodamco SE	Floating rate series 63 medium-term notes, due June 18, 2020	21-Jul-10	18-Jun-10	18-Jun-20	EUR	50,000
Intervest Offices & Warehouses	5.100% Bonds, due June 29, 2015	8-Jun-10	29-Jun-10	29-Jun-15	EUR	75,000
Kungsleden AB	Unsecured bond, due 2015	18-Aug-10	30-Jun-10	31-Dec-15	NOK	40,781
Corio N.V.	5.448% Bond, due Aug 10, 2020	2-Aug-10	2-Aug-10	10-Aug-20	EUR	250,000
Cofinimmo SA	2.936% Non-convertible bond, due Sept 29, 2013	7-Sep-10	6-Sep-10	29-Sep-13	EUR	50,000
Gecina	4.500% Bonds, due Sept 19, 2014	13-Sep-10	10-Sep-10	19-Sep-14	EUR	500,000
Unibail-Rodamco SE	3.350% Series 64 unsecured bonds, due Sept 27, 2018	31-Dec-10	27-Sep-10	27-Sep-18	EUR	50,000
Unibail-Rodamco SE	3.350% Series 65 unsecured bonds, due Sept 27, 2018	31-Dec-10	27-Sep-10	27-Sep-18	EUR	60,000
Kungsleden AB	Floating rate unsecured bonds, due Oct 18, 2015	12-Oct-10	12-Oct-10	18-Oct-15	SEK	64,782
Corio N.V.	4.625% Bonds, due Jan 2018	13-Oct-10	13-Oct-10	31-Jan-18	EUR	500,000
Wereldhave N.V.	2.875% Unsecured convertible bonds, due Nov 18, 2015	13-Oct-10	13-Oct-10	18-Nov-15	EUR	230,000
Vastned Retail N.V.	4.790% Unsecured bonds, due 2017	27-Oct-10	27-Oct-10	31-Dec-17	EUR	37,500
					EUR	**4,722,425**

* Converted to Euros

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2010 (cont.)

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Vastned Retail N.V.	5.460% Unsecured bonds, due 2020	27-Oct-10	27-Oct-10	31-Dec-20	EUR	37,500
Klépierre	Floating rate senior secured bonds, due Oct 29, 2013	30-Jun-12	29-Oct-10	29-Oct-13	NOK	73,369
Silic SA	2.500% Convertible unsecured bonds, due Jan 1, 2017	3-Nov-10	3-Nov-10	1-Jan-17	EUR	175,000
Unibail-Rodamco SE	4.170% Series 66 unsecured bonds, due Nov 4, 2030	31-Dec-10	4-Nov-10	4-Nov-30	EUR	41,000
Unibail-Rodamco SE	3.875% Series 67 unsecured bonds, due Nov 5, 2020	31-Dec-10	5-Nov-10	5-Nov-20	EUR	500,000
TAG Immobilien AG	6.500% Convertible bonds, due Dec 10, 2015	15-Nov-10	6-Dec-10	10-Dec-15	EUR	66,600
					EUR	**5,615,894**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2011

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Klépierre	4.625% Series 2 senior medium-term notes, due 04/14/20	8-Feb-11	20-Jan-11	14-Apr-20	EUR	50,000
Gecina	4.250% Bonds, due Feb 3, 2016	25-Jan-11	3-Feb-11	3-Feb-16	EUR	500,000
Klépierre	4.000% Series 1 senior medium-term notes, due 04/13/17	24-Feb-11	24-Feb-11	13-Apr-17	EUR	50,000
Kungsleden AB	Floating rate unsecured bonds, due Mar 9, 2014	24-Feb-11	24-Feb-11	9-Mar-14	SEK	68,049
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	10-Mar-11	1-Mar-11	14-Mar-21	EUR	50,000
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	10-Mar-11	2-Mar-11	14-Mar-21	EUR	50,000
Unibail-Rodamco SE	3.875% Series 67 unsecured bonds, due Nov 5, 2020	20-Jul-11	14-Mar-11	5-Nov-20	EUR	200,000
Wereldhave N.V.	4.210% senior unsecured notes, due 2016	31-Dec-10	22-Mar-11	31-Dec-16	USD	111,825
Wereldhave N.V.	4.900% Senior unsecured notes, due 2018	31-Dec-10	22-Mar-11	31-Dec-18	USD	26,093
Wereldhave N.V.	5.500% Senior unsecured notes, due 2021	31-Dec-10	22-Mar-11	31-Dec-21	USD	85,733
Sponda Plc	Floating rate senior unsecured notes, due Apr 4, 2016	25-Mar-11	25-Mar-11	4-Apr-16	SEK	72,322
Unibail-Rodamco SE	4.625% Series 60 medium-term notes, due 09/23/16	20-Jul-11	31-Mar-11	23-Sep-16	EUR	100,000
Great Portland Estates Plc	5.090% Unsecured bonds, due June 30, 2018	31-Mar-11	31-Mar-11	30-Jun-18	GBP	33,913
Great Portland Estates Plc	4.810% Unsecured bonds, due June 30, 2018	31-Mar-11	31-Mar-11	30-Jun-18	USD	91,598
Great Portland Estates Plc	5.370% Unsecured bonds, due June 30, 2021	31-Mar-11	31-Mar-11	30-Jun-21	USD	54,959
Allreal Holding AG	2.500% Bonds, due May 12, 2016	13-Apr-11	13-Apr-11	12-May-16	CHF	115,623
CLS Holdings Plc	Floating rate senior unsecured bonds, due Apr 27, 2016	15-Apr-11	15-Apr-11	27-Apr-16	SEK	33,548
Cofinimmo SA	3.125% Senior unsecured convertible bonds, due Apr 28, 2016	15-Apr-11	15-Apr-11	28-Apr-16	EUR	173,321
Befimmo SA	4.500% Bonds, due Apr 29, 2017	30-Mar-11	26-Apr-11	29-Apr-17	EUR	162,000
DIC Asset AG	5.875% Unsecured straight bonds, due May 16, 2016	13-Apr-11	11-May-11	16-May-16	EUR	70,000
Foncière des Régions	3.340% Convertible unsecured bonds, due Jan 17, 2017	16-May-11	19-May-11	17-Jan-17	EUR	550,000
Derwent London Plc	2.750% Senior unsecured convertible notes, due July 15, 2016	17-May-11	27-May-11	15-Jul-16	GBP	200,276
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	1-Jun-11	1-Jun-11	14-Mar-21	EUR	100,000
Swiss Prime Site AG	1.875% Convertible bonds, due June 21, 2016	7-Jun-11	7-Jun-11	21-Jun-16	CHF	154,637
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	8-Jun-11	8-Jun-11	14-Mar-21	EUR	100,000
					EUR	**3,203,896**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2011 (cont.)

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Unibail-Rodamco SE	Floating rates series 68 notes, due June 17, 2017	15-Jun-11	15-Jun-11	17-Jun-17	EUR	50,000
British Land Company Plc	3.895% Series A senior unsecured notes, due Sept 1, 2018	8-Sep-11	22-Jun-11	1-Sep-18	USD	28,560
British Land Company Plc	4.635% Series B senior unsecured notes, due Sept 1, 2021	8-Sep-11	22-Jun-11	1-Sep-21	USD	157,080
British Land Company Plc	4.766% Series C senior unsecured notes, due Sept 1, 2023	8-Sep-11	22-Jun-11	1-Sep-23	USD	96,390
British Land Company Plc	5.003% Series D senior unsecured notes, due Sept 1, 2026	8-Sep-11	22-Jun-11	1-Sep-26	USD	60,690
Züblin Immobilien Holding AG	4.000% Straight bonds, due July 20, 2015	24-Jun-11	6-Jul-11	20-Jul-15	CHF	33,665
Züblin Immobilien Holding AG	4.000% Straight bonds, due July 20, 2015	13-Sep-11	16-Sep-11	20-Jul-15	CHF	8,309
Unibail-Rodamco SE	3.500% Senior bonds, due Apr 6, 2016	28-Sep-11	28-Sep-11	6-Apr-16	EUR	500,000
Unibail-Rodamco SE	4.080% Senior bonds, due Oct 4, 2031	31-Dec-11	4-Oct-11	4-Oct-31	EUR	27,000
Icade	5.070% Senior bonds, due Nov 17, 2026	31-Dec-11	14-Nov-11	17-Nov-26	EUR	93,500
Züblin Immobilien Holding AG	4.000% Straight bonds, due July 20, 2015	16-Nov-11	23-Nov-11	20-Jul-15	CHF	8,067
Unibail-Rodamco SE	4.050% Senior bonds, due Nov 1, 2031	23-Mar-12	30-Nov-11	1-Nov-31	EUR	20,000
Unibail-Rodamco SE	3.875% Series 72 senior unsecured notes, due Dec 13, 2017	6-Dec-11	6-Dec-11	13-Dec-17	EUR	500,000
Befimmo SA	4.750% Unsecured bonds, due Dec 30, 2015	2-Dec-11	9-Dec-11	30-Dec-15	EUR	110,000
Cofinimmo SA	Variable rate mandatory convertible bonds, due Dec 21, 2023	21-Dec-11	21-Dec-11	21-Dec-23	EUR	52,000
					EUR	**4,949,156**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2012

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Vastned Retail N.V.	4.880% Unsecured bonds, due 2019	18-Jan-12	18-Jan-12	31-Dec-19	EUR	25,000
Vastned Retail N.V.	5.060% Unsecured bonds, due 2020	18-Jan-12	18-Jan-12	31-Dec-20	EUR	25,000
Klövern AB	Floating rate unsecured bonds, due Mar 2, 2015	23-Feb-12	23-Feb-12	2-Mar-15	SEK	56,562
Klövern AB	Floating rate unsecured bonds, due Mar 2, 2015	29-Feb-12	29-Feb-12	2-Mar-15	SEK	36,372
Unibail-Rodamco SE	3.000% bonds, due Mar 22, 2019	15-Mar-12	15-Mar-12	22-Mar-19	EUR	750,000
Mercialys	4.125% Unsecured bonds, due Mar 26, 2019	19-Mar-12	16-Mar-12	26-Mar-19	EUR	650,000
Gecina	4.750% Bonds, due Apr 11, 2019	3-Apr-12	3-Apr-12	11-Apr-19	EUR	650,000
Citycon Oyj	4.250% Unsecured domestic bond, due May 11, 2017	4-May-12	4-May-12	11-May-17	EUR	150,000
Great Portland Estates Plc	4.200% Senior unsecured notes, due May 30, 2019	10-May-12	9-May-12	30-May-19	USD	123,728
Great Portland Estates Plc	4.820% Senior unsecured notes, due May 30, 2022	10-May-12	9-May-12	30-May-22	USD	30,932
Safestore Holdings Plc	5.520% Series A senior secured notes, due May 9, 2019	2-May-12	9-May-12	9-May-19	USD	51,811
Safestore Holdings Plc	6.290% Series B senior secured notes, due May 9, 2024	2-May-12	9-May-12	9-May-24	USD	37,118
Klövern AB	Floating rate unsecured bonds, due Mar 2, 2015	11-May-12	11-May-12	2-Mar-15	SEK	20,020
Klépierre	4.230% Series 4 senior medium-term notes, due May 21, 2027	16-May-12	16-May-12	21-May-27	EUR	50,000
Sponda Plc	4.125% Senior unsecured notes, due May 29, 2017	22-May-12	22-May-12	29-May-17	EUR	150,000
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	29-May-12	29-May-12	14-Mar-21	EUR	200,000
Klépierre	4.625% Series 2 senior medium-term notes, due 04/14/20	29-May-12	29-May-12	14-Apr-20	EUR	50,000
Befimmo SA	Senior notes, due 2019	30-May-12	30-May-12	31-Dec-19	GBP	27,573
Befimmo SA	Senior notes, due 2019	30-May-12	30-May-12	31-Dec-19	USD	60,518
Befimmo SA	Senior notes, due 2020	30-May-12	30-May-12	31-Dec-20	USD	72,621
Unibail-Rodamco SE	3.196% Senior unsecured bonds, due May 30, 2022	30-Jun-12	30-May-12	30-May-22	EUR	200,000
conwert Immobilien Invest SE	5.750% Corporate bond, due June 19, 2017	1-Jun-12	13-Jun-12	19-Jun-17	EUR	65,000
TAG Immobilien AG	5.500% Unsecured convertible bonds, due June 28, 2019	25-Jun-12	25-Jun-12	28-Jun-19	EUR	85,300
Klépierre	4.000% Series 1 senior medium-term notes, due 04/13/17	30-Jun-12	2-Jul-12	13-Apr-17	EUR	100,000
Primary Health Properties Plc	5.375% Unsecured bonds, due July 23, 2019	29-Jun-12	10-Jul-12	23-Jul-19	GBP	94,825
					EUR	**3,762,381**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2012 (cont.)

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	13-Jul-12	13-Jul-12	14-Mar-21	EUR	88,500
Unibail-Rodamco SE	2.250% Senior unsecured bonds, due Aug 1, 2018	25-Jul-12	25-Jul-12	1-Aug-18	EUR	750,000
Cofinimmo SA	3.550% Bonds, due Feb 7, 2020	7-Aug-12	26-Jul-12	7-Feb-20	EUR	100,000
Klépierre	Floating rate senior bonds, due Sept 14, 2017	22-Aug-12	22-Aug-12	14-Sep-17	NOK	98,866
Castellum AB	Floating rate unsecured bond, due 2015	28-Aug-12	28-Aug-12	31-Dec-15	SEK	57,337
Castellum AB	4.000% Unsecured bond, due 2015	28-Aug-12	28-Aug-12	31-Dec-15	SEK	15,089
conwert Immobilien Invest SE	4.500% Senior unsecured convertible bonds, due Sept 6, 2018	30-Aug-12	30-Aug-12	6-Sep-18	EUR	80,000
British Land Company Plc	1.500% Senior unsecured convertible bonds, due Sept 10, 2017	4-Sep-12	4-Sep-12	10-Sep-17	GBP	506,116
Unibail-Rodamco SE	0.750% Net share settled convertible bonds, due Jan 1, 2018	11-Sep-12	11-Sep-12	1-Jan-18	EUR	750,000
Klépierre	2.750% Series 5 senior medium-term notes, due Sept 17, 2019	10-Sep-12	13-Sep-12	17-Sep-19	EUR	500,000
Castellum AB	Floating rate unsecured bond, due 2015	18-Sep-12	18-Sep-12	31-Dec-15	SEK	11,661
Hammerson Plc	2.750% Senior unsecured bonds, due Sept 26, 2019	19-Sep-12	19-Sep-12	26-Sep-19	EUR	500,000
Fastighets Balder AB	Floating rate bond loan, due Oct 10, 2015	9-Nov-12	1-Oct-12	10-Oct-15	SEK	29,496
Workspace Group Plc	6.000% Unsecured bonds, due Oct 9, 2019	18-Sep-12	2-Oct-12	9-Oct-19	GBP	71,743
Intu Properties Plc	2.500% Senior unsecured convertible bonds, due Oct 4, 2018	20-Sep-12	4-Oct-12	4-Oct-18	GBP	372,830
Foncière des Régions	3.875% Inaugural bond, due Jan 16, 2018	9-Oct-12	9-Oct-12	16-Jan-18	EUR	500,000
Klövern AB	Floating rate unsecured bonds, due Jan 19, 2017	12-Oct-12	12-Oct-12	19-Jan-17	SEK	74,993
Cofinimmo SA	3.550% Bonds, due Feb 7, 2020	12-Nov-12	23-Oct-12	7-Feb-20	EUR	40,000
Unibail-Rodamco SE	1.625% Bonds, due June 26, 2017	24-Oct-12	24-Oct-12	26-Jun-17	EUR	500,000
St. Modwen Properties Plc	6.250% Unsecured bonds, due Nov 7, 2019	17-Oct-12	31-Oct-12	7-Nov-19	GBP	99,436
Castellum AB	Floating rate unsecured bonds, due Sept 3, 2015	31-Dec-12	2-Nov-12	3-Sep-15	SEK	58,146
Affine	5.800% Senior bonds, due Oct 2, 2018	5-Nov-12	7-Nov-12	2-Oct-18	EUR	5,000
Klépierre	Floating rate senior bonds, due Nov 8, 2016	31-Dec-12	8-Nov-12	8-Nov-16	NOK	85,531
Deutsche EuroShop AG	1.750% Senior convertible unsecured notes, due Nov 20, 2017	13-Nov-12	14-Nov-12	20-Nov-17	EUR	100,000
GSW Immobilien AG	2.000% Unsecured convertible bonds, due Nov 20, 2019	15-Nov-12	15-Nov-12	20-Nov-19	EUR	182,900
					EUR	**9,340,024**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2012 (cont.)

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Corio N.V.	2.389% Senior unsecured bonds, due June 5, 2017	29-Nov-12	29-Nov-12	5-Jun-17	EUR	150,000
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	29-Nov-12	29-Nov-12	14-Mar-21	EUR	11,500
Unite Group Plc	6.125% Unsecured retail bonds, due June 12, 2020	21-Nov-12	3-Dec-12	12-Jun-20	GBP	110,834
Hufvudstaden AB	Floating rate unsecured medium-term notes, due Mar 12, 2018	4-Dec-12	4-Dec-12	12-Mar-18	SEK	57,909
Corio N.V.	3.516% Senior unsecured bonds, due Dec 13, 2022	13-Dec-12	13-Dec-12	13-Dec-22	EUR	85,000
Klövern AB	Floating rate unsecured bonds, due Mar 31, 2015	18-Dec-12	18-Dec-12	31-Mar-15	SEK	20,055
Unibail-Rodamco SE	3.196% Senior unsecured bonds, due May 30, 2022	31-Dec-12	31-Dec-12	30-May-22	EUR	225,000
					EUR	**10,000,320**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2013

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Beni Stabili SpA SIIQ	3.375% Equity linked convertible bonds, due Jan 17, 2018	8-Jan-13	8-Jan-13	17-Jan-18	EUR	175,000
Hufvudstaden AB	3.350% Unsecured medium-term notes, due Jan 21, 2019	21-Jan-13	16-Jan-13	21-Jan-19	SEK	57,814
Hufvudstaden AB	3.000% Unsecured medium-term notes, due Jan 22, 2018	22-Jan-13	17-Jan-13	22-Jan-18	SEK	57,601
DIC Asset AG	5.875% Unsecured straight bonds, due May 16, 2016	4-Mar-13	31-Jan-13	16-May-16	EUR	30,000
Fabege AB	3.700% Secured bonds, due Feb 15, 2016	5-Feb-13	5-Feb-13	15-Feb-16	SEK	34,956
Fabege AB	Floating rate secured bonds, due Feb 15, 2016	5-Feb-13	5-Feb-13	15-Feb-16	SEK	101,371
PSP Swiss Property AG	1.000% Bonds, due Feb 8, 2019	31-Dec-12	8-Feb-13	8-Feb-19	CHF	97,761
Unibail-Rodamco SE	2.375% Senior unsecured bonds, due Feb 25, 2021	18-Feb-13	18-Feb-13	25-Feb-21	EUR	750,000
Corio N.V.	3.250% Senior unsecured bonds, due Feb 26, 2021	21-Feb-13	21-Feb-13	26-Feb-21	EUR	500,000
Unibail-Rodamco SE	3.100% Bonds, due Feb 28, 2025	30-Jun-13	28-Feb-13	28-Feb-25	HKD	69,038
Castellum AB	Floating rate unsecured bonds, due Mar 1, 2017	31-Mar-13	1-Mar-13	1-Mar-17	SEK	119,402
Intu Properties Plc	3.875% Secured bonds, due 2023	7-Mar-13	7-Mar-13	31-Dec-23	GBP	517,574
Intu Properties Plc	4.625% Secured bonds, due 2028	7-Mar-13	7-Mar-13	31-Dec-28	GBP	402,558
Warehouses De Pauw	3.800% Unsecured bonds, due Mar 18, 2020	11-Mar-13	11-Mar-13	18-Mar-20	EUR	50,000
Foncière des Régions	3.300% Unsecured bonds, due Apr 30, 2020	12-Mar-13	12-Mar-13	30-Apr-20	EUR	180,000
Beni Stabili SpA SIIQ	3.375% Equity linked convertible bonds, due Jan 17, 2018	7-Mar-13	14-Mar-13	17-Jan-18	EUR	50,000
Klövern AB	Floating rate secured covered bonds, due Apr 4, 2018	26-Mar-13	26-Mar-13	4-Apr-18	SEK	83,795
Unibail-Rodamco SE	3.280% Bonds, due Mar 26, 2025	30-Jun-13	26-Mar-13	26-Mar-25	HKD	58,631
Immobiliare Grande Distribuzione SIIQ SpA	4.335% Senior unsecured bonds, due May 7, 2017	18-Apr-13	26-Apr-13	7-May-17	EUR	122,900
Immobiliare Grande Distribuzione SIIQ SpA	4.335% Senior unsecured bonds, due May 7, 2017	18-Apr-13	26-Apr-13	7-May-17	EUR	22,000
Klépierre	Floating rate senior bonds, due Apr 26, 2017	30-Jun-13	26-Apr-13	26-Apr-17	NOK	51,194
Klövern AB	Floating rate unsecured bonds, due Jan 19, 2017	26-Apr-13	26-Apr-13	19-Jan-17	SEK	58,448
Fastighets Balder AB	Floating rate unsecured bond loan, due May 16, 2017	8-May-13	8-May-13	16-May-17	SEK	58,476
Gecina	2.875% Bonds, due May 30, 2023	21-May-13	21-May-13	30-May-23	EUR	300,000
Hufvudstaden AB	Floating rate series 104 unsecured medium-term notes, due Dec 1, 2014	23-May-13	23-May-13	1-Dec-14	SEK	23,253
					EUR	**3,971,771**

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EPRA European Constituents Debt Offerings 2013 (cont.)

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Unibail-Rodamco SE	2.500% Senior unsecured bonds, due June 12, 2023	4-Jun-13	4-Jun-13	12-Jun-23	EUR	700,000
Unite Group Plc	3.400% Secured bonds, due June 2023	1-Jun-13	6-Jun-13	30-Jun-23	GBP	447,010
alstria office REIT-AG	2.750% Unsecured convertible bonds, due June 14, 2018	7-Jun-13	7-Jun-13	14-Jun-18	EUR	79,400
Cofinimmo SA	2.000% Senior unsecured convertible bonds, due June 20, 2018	11-Jun-13	11-Jun-13	20-Jun-18	EUR	190,841
Citycon Oyj	3.750% Unsecured bond, due June 24, 2020	6-Jun-13	14-Jun-13	24-Jun-20	EUR	500,000
Helical Bar Plc	6.000% Unsecured bonds, due June 24, 2020	4-Jun-13	24-Jun-13	24-Jun-20	GBP	94,081
Wihlborgs Fastigheter AB	Variable rate senior secured bond, due Jan 12, 2015	25-Jun-13	25-Jun-13	12-Jan-15	SEK	85,271
Hansteen Holdings Plc	4.000% Senior unsecured convertible bonds, due July 15, 2018	26-Jun-13	26-Jun-13	15-Jul-18	EUR	100,000
Workspace Group Plc	5.530% Series B senior unsecured notes, due June 2023	31-Mar-13	1-Jul-13	30-Jun-23	GBP	173,416
Workspace Group Plc	Floating rate series C senior unsecured notes, due June 2020	31-Mar-13	1-Jul-13	30-Jun-20	GBP	10,510
DIC Asset AG	5.750% Corporate bonds, due July 9, 2018	14-Jun-13	4-Jul-13	9-Jul-18	EUR	75,000
Swiss Prime Site AG	1.125% bonds, due July 11, 2018	12-Sep-13	11-Jul-13	11-Jul-18	CHF	92,745
Derwent London Plc	1.125% Senior convertible unsecured bond, due July 24, 2019	17-Jul-13	17-Jul-13	24-Jul-19	GBP	173,858
Quintain Estates and Development Plc	6.500% Secured bonds, due July 29, 2020	19-Jul-13	19-Jul-13	29-Jul-20	GBP	133,587
TAG Immobilien AG	5.125% Senior unsecured bond, due Aug 7, 2018	29-Jul-13	29-Jul-13	7-Aug-18	EUR	200,000
Befimmo SA	2.812% Bonds, due July 31, 2018	30-Sep-13	31-Jul-13	31-Jul-18	EUR	15,000
Befimmo SA	3.690% Bonds, due July 31, 2023	30-Sep-13	31-Jul-13	31-Jul-23	EUR	3,000
Wihlborgs Fastigheter AB	Variable rate senior secured bond, due Jan 12, 2015	27-Aug-13	27-Aug-13	12-Jan-15	SEK	28,757
Norwegian Property ASA	Floating rate secured bonds, due Oct 5, 2016	28-Aug-13	28-Aug-13	5-Oct-16	NOK	61,887
Great Portland Estates Plc	1.000% Senior unsecured convertible bonds, due Sept 10, 2018	3-Sep-13	3-Sep-13	10-Sep-18	GBP	177,124
Hufvudstaden AB	Flaoting rate series 105 medium-term notes, due Mar 24, 2015	17-Sep-13	17-Sep-13	24-Mar-15	SEK	23,161
Allreal Holding AG	2.000% Bonds, due Sept 23, 2020	30-Sep-13	23-Sep-13	23-Sep-20	CHF	122,012
Icade	2.250% Senior unsecured bonds, due Jan 30, 2019	24-Sep-13	24-Sep-13	30-Jan-19	EUR	500,000
Icade	3.375% Senior unsecured bonds, due Sept 29, 2023	24-Sep-13	24-Sep-13	29-Sep-23	EUR	300,000
Leasinvest Real Estate SCA	3.750% Bonds, due Oct 9, 2019	25-Sep-13	25-Sep-13	9-Oct-19	EUR	75,000
					EUR	**8,333,432**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2013 (cont.)

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Castellum AB	Floating rate series 104 unsecured medium term notes, due Sept 26, 2018	23-Sep-13	26-Sep-13	26-Sep-18	SEK	57,720
Castellum AB	Floating rate series 103 unsecured medium term notes, due Mar 26, 2015	23-Sep-13	26-Sep-13	26-Mar-15	SEK	57,720
Deutsche Annington Immoblien SE	3.625% Unsecured bonds, due Oct 8, 2021	2-Oct-13	1-Oct-13	8-Oct-21	EUR	500,000
Unibail-Rodamco SE	1.875% Series 82 senior unsecured bonds, due Oct 8, 2018	1-Oct-13	1-Oct-13	8-Oct-18	EUR	500,000
Deutsche Annington Immoblien SE	3.200% Unsecured bonds, due Oct 2, 2017	2-Oct-13	2-Oct-13	2-Oct-17	USD	552,000
Deutsche Annington Immoblien SE	5.000% Unsecured bonds, due Oct 2, 2023	2-Oct-13	2-Oct-13	2-Oct-23	USD	184,000
Sponda Plc	3.375% Senior unsecured bonds, due Oct 9, 2018	2-Oct-13	2-Oct-13	9-Oct-18	EUR	150,000
Unite Group Plc	2.500% Senior unsecured convertible bonds, due Oct 10, 2018	3-Oct-13	3-Oct-13	10-Oct-18	GBP	106,720
Beni Stabili SpA SIIQ	2.625% Equity linked convertible bonds, due Apr 17, 2019	8-Oct-13	8-Oct-13	17-Apr-19	EUR	270,000
Cofinimmo SA	2.780% Non-convertible bonds, due Oct 22, 2017	9-Oct-13	9-Oct-13	22-Oct-17	EUR	50,000
Klövern AB	Floating rate unsecured bonds, due Mar 31, 2015	16-Oct-13	16-Oct-13	31-Mar-15	SEK	7,975
Swiss Prime Site AG	2.000% bonds, due Oct 21, 2020	31-Dec-13	21-Oct-13	21-Oct-20	CHF	186,494
Unibail-Rodamco SE	2.000% Senior unsecured notes, due Nov 20, 2023	30-Sep-13	22-Oct-13	20-Nov-23	CHF	109,472
Mobimo Holding AG	1.500% Straight bonds, due Oct 29, 2018	1-Oct-13	29-Oct-13	29-Oct-18	CHF	133,422
Unibail-Rodamco SE	3.900% Senior notes, due Oct 2025	13-Dec-13	31-Oct-13	31-Oct-25	HKD	38,416
Primary Health Properties Plc	Floating rate senior guaranteed secured bonds, due Dec 30, 2025	5-Nov-13	4-Nov-13	30-Dec-25	GBP	82,640
Unite Group Plc	3.921% Secured bonds, due June 30, 2025	5-Nov-13	5-Nov-13	30-Jun-25	GBP	220,290
Intu Properties Plc	4.125% Secured bonds, due 2023	6-Nov-13	13-Nov-13	31-Dec-23	GBP	578,511
Norwegian Property ASA	3.700% Secured bonds, due Jan 5, 2018	14-Nov-13	14-Nov-13	5-Jan-18	NOK	24,619
Norwegian Property ASA	Floating rate secured bonds, due Jan 5, 2018	14-Nov-13	14-Nov-13	5-Jan-18	NOK	30,023
Deutsche Wohnen AG	0.500% Convertible bonds, due Nov 22, 2020	19-Nov-13	19-Nov-13	22-Nov-20	EUR	250,000
Leasinvest Real Estate SCA	3.528% Bonds, due Dec 4, 2020	20-Nov-13	20-Nov-13	4-Dec-20	EUR	20,000
Grainger Plc	5.000% Guaranteed secured notes, due Dec 16, 2020	18-Nov-13	21-Nov-13	16-Dec-20	GBP	239,916
Kungsleden AB	Floating rate unsecured bonds, due Dec 2016	13-Dec-13	13-Dec-13	31-Dec-16	SEK	77,442
Klövern AB	Floating rate unsecured bonds, due Mar 31, 2015	16-Dec-13	16-Dec-13	31-Mar-15	SEK	10,500
					EUR	**12,771,309**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2013 (cont.)

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Unibail-Rodamco SE	Floating rate bonds, due Dec 2018	31-Dec-13	31-Dec-13	31-Dec-18	SEK	157,200
Unibail-Rodamco SE	3.000% Senior bonds, due Dec 2018	31-Dec-13	31-Dec-13	31-Dec-18	SEK	89,800
					EUR	**13,018,310**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2014

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Beni Stabili SpA SIIQ	4.125% Senior unsecured bonds, due Jan 22, 2018	14-Jan-14	14-Jan-14	22-Jan-18	EUR	350,000
DIC Asset AG	5.750% Corporate bonds, due July 9, 2018	4-Feb-14	4-Feb-14	9-Jul-18	EUR	25,000
PSP Swiss Property AG	1.375% Redeemable bonds, due Feb 4, 2020	28-Feb-14	4-Feb-14	4-Feb-20	CHF	163,675
TAG Immobilien AG	5.125% Senior unsecured bond, due Aug 7, 2018	10-Feb-14	7-Feb-14	7-Aug-18	EUR	110,000
Wihlborgs Fastigheter AB	Floating rate senior guaranteed bond, due Feb 18, 2019	11-Feb-14	11-Feb-14	18-Feb-19	SEK	34,139
Unibail-Rodamco SE	Floating rate series 86 medium-term notes, due Feb 14, 2019	12-Feb-14	12-Feb-14	14-Feb-19	EUR	30,000
Unibail-Rodamco SE	2.500% Series 87 senior unsecured bonds, due Feb 26, 2024	19-Feb-14	19-Feb-14	26-Feb-24	EUR	750,000
Klövern AB	Floating rate unsecured bonds, due Mar 4, 2018	20-Feb-14	20-Feb-14	4-Mar-18	SEK	122,489
St. Modwen Properties Plc	2.875% Convertible unsecured bonds, due Mar 6, 2019	26-Feb-14	26-Feb-14	6-Mar-19	GBP	121,710
Fastighets Balder AB	Floating rate bond, due Mar 12, 2019	5-Mar-14	5-Mar-14	12-Mar-19	SEK	67,943
Castellum AB	Floating rate series 105 unsecured medium term notes, due June 7, 2019	31-Mar-14	7-Mar-14	7-Jun-19	SEK	56,433
Hufvudstaden AB	Floating rate series 107 unsecured medium term notes, due Mar 11, 2016	31-Mar-14	12-Mar-14	11-Mar-16	SEK	33,904
Hufvudstaden AB	Floating rate series 106 unsecured medium term notes, due Sept 14, 2015	31-Mar-14	14-Mar-14	14-Sep-15	SEK	22,492
Intervest Offices & Warehouses	3.430% Bonds, due Apr 1, 2019	19-Mar-14	19-Mar-14	1-Apr-19	EUR	25,000
Intervest Offices & Warehouses	4.057% Bonds, due Apr 1, 2021	19-Mar-14	19-Mar-14	1-Apr-21	EUR	35,000
Unibail-Rodamco SE	3.080% Series 88 medium-term notes, due Mar 24, 2034	20-Mar-14	20-Mar-14	24-Mar-34	EUR	20,000
Beni Stabili SpA SIIQ	3.500% Senior unsecured notes, due Apr 1, 2019	24-Mar-14	31-Mar-14	1-Apr-19	EUR	250,000
British Land Company Plc	3.970% Senior notes, due 2026	6-Sep-13	31-Mar-14	31-Dec-26	GBP	120,957
British Land Company Plc	3.810% Senior notes, due 2026	6-Sep-13	31-Mar-14	31-Dec-26	GBP	120,957
Norwegian Property ASA	Floating rate secured bonds, due 2019	1-Apr-14	1-Apr-14	31-Dec-19	NOK	42,458
Unibail-Rodamco SE	3.080% Series 89 medium-term notes, due Apr 3, 2034	1-Apr-14	1-Apr-14	3-Apr-34	EUR	30,000
Vastned Retail N.V.	1.875% Senior unsecured convertible bonds, due Apr 10, 2019	3-Apr-14	3-Apr-14	10-Apr-19	EUR	110,000
LEG Immobilien AG	0.500% Senior unsecured convertible bond, due July 1, 2021	7-Apr-14	7-Apr-14	1-Jul-21	EUR	300,000
Deutsche Annington Immobilien	4.625% Unsecured bond, due Apr 8, 2074	28-Feb-14	8-Apr-14	8-Apr-74	EUR	700,000
Icade	2.250% Senior unsecured bonds, due Apr 16, 2021	9-Apr-14	9-Apr-14	16-Apr-21	EUR	500,000
					EUR	**4,142,157**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2014

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Unibail-Rodamco SE	Floating rate series 90 medium-term notes, due Apr 16, 2019	11-Apr-14	11-Apr-14	16-Apr-19	USD	144,000
Swiss Prime Site AG	1.750% Senior bonds, due Apr 16, 2021	30-Jun-14	16-Apr-14	16-Apr-21	CHF	246,444
BUWOG AG	3.500% Senior unsecured convertible bond, due Apr 25, 2019	1-Apr-14	25-Apr-14	25-Apr-19	EUR	260,000
Wihlborgs Fastigheter AB	Floating rate senior guaranteed bond, due Feb 18, 2019	25-Apr-14	25-Apr-14	18-Feb-19	SEK	53,192
Hemfosa Fastigheter AB	3.375% Unsecured bonds, due Apr 4, 2017	30-Apr-14	30-Apr-14	4-Apr-17	SEK	11,066
Hemfosa Fastigheter AB	Floating rate unsecured bonds, due Apr 4, 2017	30-Apr-14	30-Apr-14	4-Apr-17	SEK	121,727
Immobiliare Grande Distribuzione SIIQ SpA	3.875% Senior unsecured bonds, due Jan 7, 2019	11-Apr-14	7-May-14	7-Jan-19	EUR	150,000
GAGFAH S.A.	1.500% Senior unsecured convertible bonds, due May 20, 2019	13-May-14	13-May-14	20-May-19	EUR	375,000
Primary Health Properties Plc	4.250% Senior unsecured convertible bond, due May 20, 2019	13-May-14	13-May-14	20-May-19	GBP	101,350
Wereldhave N.V.	1.000% Convertible bonds, due May 22, 2019	15-May-14	15-May-14	22-May-19	EUR	250,000
Fastighets Balder AB	Floating rate bond, due May 21, 2018	21-May-14	21-May-14	21-May-18	SEK	50,051
Warehouses De Pauw	3.375% Unsecured bonds, due June 13, 2021	20-May-14	22-May-14	13-Jun-21	EUR	125,000
Unibail-Rodamco SE	2.500% Senior bonds, due June 4, 2026	27-May-14	27-May-14	4-Jun-26	EUR	600,000
Helical Bar Plc	4.000% Senior unsecured guaranteed convertible bonds, due June 17, 2019	10-Jun-14	10-Jun-14	17-Jun-19	GBP	123,751
Unibail-Rodamco SE	Zero coupon net share settled convertible bonds, due July 1, 2021	17-Jun-14	17-Jun-14	1-Jul-21	EUR	500,000
Hammerson Plc	2.000% Senior bonds, due July 1, 2022	24-Jun-14	24-Jun-14	1-Jul-22	EUR	500,000
TAG Immobilien AG	3.750% Senior bond, due June 25, 2020	25-Jun-14	25-Jun-14	25-Jun-20	EUR	125,000
Unibail-Rodamco SE	Floating rate bonds, due June 2019	30-Jun-14	30-Jun-14	30-Jun-19	SEK	71,600
Unibail-Rodamco SE	2.250% Senior bonds, due June 2019	30-Jun-14	30-Jun-14	30-Jun-19	SEK	93,600
Deutsche Annington Immoblien SE	2.125% Series 2 unsecured bonds, due Sept 7, 2022	2-Jul-14	2-Jul-14	7-Sep-22	EUR	500,000
Gecina	1.750% Bonds, due July 30, 2021	23-Jul-14	23-Jul-14	30-Jul-21	EUR	500,000
Wereldhave N.V.	Senior notes, due 2029	25-Jul-14	23-Jul-14	31-Dec-29	EUR	265,000
Grainger Plc	5.000% Guaranteed secured notes, due Dec 16, 2020	1-Aug-14	1-Aug-14	16-Dec-20	GBP	94,047
Mobimo Holding AG	1.875% Straight bonds, due Sept 16, 2024	18-Aug-14	18-Aug-14	16-Sep-24	CHF	123,863
MedicX Fund Limited	3.800% Secured loan notes, due Aug 2019	26-Aug-14	26-Aug-14	31-Aug-19	GBP	62,782
					EUR	**9,589,632**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2014

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
DIC Asset AG	4.625% Corporate bonds, due Sept 8, 2019	2-Sep-14	2-Sep-14	8-Sep-19	EUR	125,000
Deutsche Wohnen AG	0.875% Senior unsecured convertible bonds, due Sept 8, 2021	3-Sep-14	3-Sep-14	8-Sep-21	EUR	400,000
Foncière des Régions	1.750% Bond, due Sept 10, 2021	3-Sep-14	3-Sep-14	10-Sep-21	EUR	500,000
Norwegian Property ASA	Floating rate secured bonds, due 2019	17-Sep-14	17-Sep-14	31-Dec-19	NOK	42,101
Citycon Oyj	2.500% Bonds, due Oct 1, 2024	22-Sep-14	22-Sep-14	1-Oct-24	EUR	350,000
Unibail-Rodamco SE	1.375% Series 94 medium-term notes, due Oct 17, 2022	8-Oct-14	8-Oct-14	17-Oct-22	EUR	750,000
Klépierre	1.750% Senior medium-term notes, due Nov 6, 2024	28-Oct-14	28-Oct-14	6-Nov-24	EUR	500,000
Intu Properties Plc	4.250% Secured bonds, due Sept 17, 2030	5-Nov-14	5-Nov-14	17-Sep-30	GBP	447,843
Mercialys	1.787% Unsecured bonds, due Mar 31, 2023	18-Nov-14	18-Nov-14	31-Mar-23	EUR	550,000
Deutsche Annington Immoblien SE	4.000% Hybrid perpetual bond	11-Dec-14	11-Dec-14		EUR	1,000,000
					EUR	**14,254,576**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2015

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Gecina	1.500% Bonds, due Jan 20, 2025	12-Jan-15	12-Jan-15	20-Jan-25	EUR	500,000
Klépierre	1.750% Series 6 senior medium-term notes, due Nov 6, 2024	26-Jan-15	26-Jan-15	6-Nov-24	EUR	100,000
CA Immo Anlagen	2.750% Corporate bonds, due Feb 17, 2022	5-Feb-15		17-Feb-22	EUR	175,000
Klovern AB	Floating rate unsecured bonds, due Mar 2019	18-Feb-15	18-Feb-15	31-Mar-19	SEK	104,629
Grand City Properties S.A.	Variable rate perpetual hybrid notes	3-Mar-15	3-Mar-15		EUR	250,000
Cofinimmo SA	1.929% Non-convertible bonds, due Mar 25, 2022	16-Mar-15	16-Mar-15	25-Mar-22	EUR	150,000
Beni Stabili SpA SIIQ	2.125% Senior unsecured notes, due Mar 30, 2022	17-Mar-15	17-Mar-15	30-Mar-22	EUR	125,000
Cofinimmo SA	1.929% Non-convertible bonds, due Mar 25, 2022	19-Mar-15	19-Mar-15	25-Mar-22	EUR	40,000
Wallenstam AB	Floating rate unsecured notes, due Mar 2019	19-Mar-15	19-Mar-15	31-Mar-19	SEK	54,136
Deutsche Annington Immoblien SE	1.500% Series 4 unsecured medium term notes, due Mar 31, 2025	26-Mar-15	26-Mar-15	31-Mar-25	EUR	500,000
Deutsche Annington Immoblien SE	0.875% Series 3 unsecured medium term notes, due Mar 30, 2020	26-Mar-15	26-Mar-15	30-Mar-20	EUR	500,000
Adler Real Estate AG	4.750% Corporate bonds, due Apr 8, 2020	31-Mar-15	2-Apr-15	8-Apr-20	EUR	300,000
Klépierre	1.000% Series 7 senior notes, due Apr 17, 2023	8-Apr-15	7-Apr-15	17-Apr-23	EUR	750,000
Unibail-Rodamco SE	1.000% Medium-term notes, due Mar 14, 2025	9-Apr-15	9-Apr-15	14-Mar-25	EUR	500,000
Unibail-Rodamco SE	1.375% Medium-term notes, due Apr 15, 2030	9-Apr-15	9-Apr-15	15-Apr-30	EUR	500,000
Grand City Properties S.A.	1.500% Series E senior secured bonds, due Apr 17, 2025	13-Apr-15	13-Apr-15	17-Apr-25	EUR	400,000
Immobiliare Grande Distribuzione SIIQ SpA	2.650% Senior unsecured notes, due Apr 21, 2022	8-Apr-15	14-Apr-15	21-Apr-22	EUR	25,100
Immobiliare Grande Distribuzione SIIQ SpA	2.650% Senior unsecured notes, due Apr 21, 2022	8-Apr-15	14-Apr-15	21-Apr-22	EUR	136,900
Wihlborgs Fastigheter AB	Floating rate senior unsecured bond, due Apr 23, 2018	14-Apr-15	14-Apr-15	23-Apr-18	SEK	53,480
DIC Asset AG	4.625% Corporate bonds, due Sept 8, 2019	21-Apr-15	21-Apr-15	8-Sep-19	EUR	50,000
Kungsleden AB	1.200% Senior unsecured bond, due May 2017	24-Apr-15	24-Apr-15	31-May-17	SEK	40,002
MedicX Fund Limited	3.838% Secured loan notes, due Sept 30, 2028	1-May-15	30-Apr-15	30-Sep-28	GBP	68,522
Sponda Plc	2.375% Senior unsecured notes, due May 20, 2020	12-May-15	12-May-15	20-May-20	EUR	175,000
Inmobiliaria Colonial	1.863% Senior notes, due June 5, 2019	27-May-15	27-May-15	5-Jun-19	EUR	750,000
Inmobiliaria Colonial	2.728% Senior notes, due June 5, 2023	27-May-15	27-May-15	5-Jun-23	EUR	500,000
					EUR	**6,747,769**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2015

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Technopolis Plc	3.750% Senior unsecured bonds, due May 28, 2020	22-May-15	28-May-15	28-May-20	EUR	150,000
Entra ASA	2.450% Unsecured bonds, due June 13, 2022	2-Jun-15	2-Jun-15	13-Jun-22	NOK	45,851
British Land	Zero coupon convertible bonds, due 9 June, 2020	2-Jun-15	2-Jun-15	9-Jun-20	GBP	494,000
Gecina	2.000% Bonds, due June 17, 2024	9-Jun-15	9-Jun-15	17-Jun-24	EUR	500,000
Klépierre	1.750% Series 6 senior medium-term notes, due Nov 6, 2024	10-Jun-15	10-Jun-15	6-Nov-24	EUR	30,000
Warehouses De Pauw	2.60% Bonds, due July 2, 2022	25-Jun-15	25-Jun-15	2-Jul-22	EUR	92,200
Deutsche Wohnen AG	1.375% Senior unsecured corporate bonds, due July 24, 2020	16-Jul-15	16-Jul-15	24-Jul-20	EUR	500,000
Beni Stabili SpA SIIQ	0.875% Convertible bonds, due Jan 31, 2021	23-Jul-15	23-Jul-15	31-Jan-21	EUR	200,000
Grand City Properties S.A.	Variable rate perpetual hybrid notes	29-Jul-15	29-Jul-15		EUR	100,000
Citycon Oyj	Floating rate bonds, due Mar 2021	24-Aug-15	24-Aug-15	31-Mar-21	NOK	131,517
Citycon Oyj	3.900% Bonds, due Sept 2025	24-Aug-15	24-Aug-15	30-Sep-25	NOK	147,299
Icade	1.875% Senior unsecured bonds, due Sept 14, 2022	3-Sep-15	2-Sep-15	14-Sep-22	EUR	500,000
Citycon Oyj	2.375% Bonds, due Sept 16, 2022	8-Sep-15	8-Sep-15	16-Sep-22	EUR	300,000
Grand City Properties S.A.	1.500% Series E senior secured bonds, due Apr 17, 2025	18-Sep-15	18-Sep-15	17-Apr-25	EUR	150,000
Klépierre	2.125% Series 8 senior unsecured medium-term notes, due Oct 22, 2025	20-Oct-15	20-Oct-15	22-Oct-25	EUR	150,000
Hammerson Plc	3.500% Bonds, due 2025	21-Oct-15	21-Oct-15	31-Dec-25	GBP	476,515
Klépierre	2.125% Series 8 senior unsecured medium-term notes, due Oct 22, 2025	22-Oct-15	22-Oct-15	22-Oct-25	EUR	105,000
Adler Real Estate AG	4.750% Corporate bonds, due Apr 8, 2020	30-Oct-15	30-Oct-15	8-Apr-20	EUR	50,000
alstria office REIT-AG	2.250% Unsecured corporate bonds, due Mar 24, 2021	17-Nov-15	17-Nov-15	24-Mar-21	EUR	500,000
Mercialys	1.787% Unsecured bonds, due Mar 31, 2023	20-Nov-15	20-Nov-15	31-Mar-23	EUR	200,000
Wereldhave N.V.	4.610% Series A senior notes, due Dec 14, 2025	14-Dec-15	14-Dec-15	14-Dec-25	USD	63,490
Vonovia SE	Floating rate bonds, due Dec 15, 2017	10-Dec-15	10-Dec-15	15-Dec-17	EUR	750,000
Vonovia SE	2.250% Bonds, due Dec 15, 2023	10-Dec-15	10-Dec-15	15-Dec-23	EUR	1,000,000
Vonovia SE	1.625% Bonds, due Dec 15, 2020	10-Dec-15	10-Dec-15	15-Dec-20	EUR	1,250,000
Gecina	Floating rate bonds, due July 18, 2017	31-Dec-15	18-Dec-15		EUR	110,000
					EUR	**14,743,642**

* Converted to Euros

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2016

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Klépierre	1.875% Series 9 senior medium-term notes, due Feb 19, 2026	12-Feb-16	12-Feb-16	19-Feb-26	EUR	500,000
PSP Swiss Property AG	0.500% Bonds, due Feb 16, 2024	1-Mar-16	16-Feb-16	16-Feb-24	CHF	204,241
Grand City Properties S.A.	0.250% Unsecured convertible bonds, due Mar 2, 2022	24-Feb-16	24-Feb-16	2-Mar-22	EUR	450,000
Unibail-Rodamco SE	1.375% Medium-term notes, due Mar 9, 2026	1-Mar-16	1-Mar-16	9-Mar-26	EUR	500,000
Wihlborgs Fastigheter AB	Floating rate green bonds, due Nov 20, 2017	4-Mar-16	4-Mar-16	20-Nov-17	SEK	44,964
Hammerson Plc	1.750% Senior unsecured bonds, due Mar 15, 2023	8-Mar-16	8-Mar-16	15-Mar-23	EUR	500,000
Warehouses De Pauw	Floating rate bonds, due Apr 1, 2026	23-Mar-16	23-Mar-16	1-Apr-26	EUR	22,900
Warehouses De Pauw	2.500% Bonds, due Apr 1, 2026	23-Mar-16	23-Mar-16	1-Apr-26	EUR	37,100
Castellum AB	Unsecured medium term notes	31-Mar-16			SEK	10,820
alstria office REIT-AG	2.125% Unsecured corporate bonds, due Apr 12, 2023	5-Apr-16	12-Apr-23	12-Apr-23	EUR	500,000
Entra ASA	Floating rate senior bonds, due Aug 8, 2019	7-Apr-16	8-Aug-19	8-Aug-19	NOK	42,182
MERLIN Properties SOCIMI, S.A.	2.225% Senior unsecured notes, due Apr 25, 2023	14-Apr-16	25-Apr-23	25-Apr-23	EUR	850,000
D. Carnegie & Co	Senior unsecured bonds	14-Apr-16	1-Apr-19	1-Apr-19	SEK	107,931
Kennedy Wilson Europe Real Estate Plc	3.250% Senior unsecured bonds, due Nov 12, 2025	19-Apr-16	12-Nov-25	12-Nov-25	EUR	150,000
Unibail-Rodamco SE	1.125% Bonds, due Apr 28, 2027	20-Apr-16	28-Apr-27	28-Apr-27	EUR	500,000
Unibail-Rodamco SE	2.000% Bonds, due Apr 28, 2036	20-Apr-16	28-Apr-36	28-Apr-36	EUR	500,000
Entra ASA	Floating rate senior bonds, due Aug 8, 2019	27-Apr-16	8-Aug-19	8-Aug-19	NOK	32,425
PSP Swiss Property AG	0.375% Bonds, due Apr 29, 2026	9-May-16	29-Apr-16	29-Apr-26	CHF	91,062
Derwent London Plc	3.460% Senior unsecured notes, due May 4, 2028	25-Feb-16	4-May-16	4-May-28	GBP	37,792
Derwent London Plc	3.570% Senior unsecured notes, due May 4, 2031	25-Feb-16	4-May-16	4-May-31	GBP	94,480
Foncière des Régions	1.875% Senior unsecured green bond, due May 20, 2026	10-May-16	9-May-16	20-May-26	EUR	500,000
Fabege AB	Floating rate bonds, due May 23, 2018	17-May-16	13-May-16	23-May-18	SEK	64,245
Unite Group Plc	3.921% Secured bonds, due June 30, 2025	13-May-16	13-May-16	30-Jun-25	GBP	158,761
Wallenstam AB	Floating rate unsecured green bond, due May 2018	19-May-16	20-May-16	31-May-18	SEK	42,778
Entra ASA	2.450% Senior bonds, due June 2, 2023	25-May-16	25-May-16	2-Jun-23	NOK	75,399
					EUR	**6,017,081**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2016

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Entra ASA	Floating rate senior bonds, due June 2, 2021	25-May-16	25-May-16	2-Jun-21	NOK	107,713
Immobiliare Grande Distribuzione SIIQ SpA	2.500% Senior unsecured notes, due May 31, 2021	17-May-16	25-May-16	31-May-21	EUR	300,000
Klövern AB	Floating rate unsecured bonds, due June 2020	26-May-16	26-May-16	30-Jun-20	SEK	80,893
Icade	1.750% Senior bond, due June 10, 2026	31-May-16	31-May-16	10-Jun-26	EUR	750,000
Swiss Prime Site AG	0.250% Convertible bonds, due June 16, 2023	7-Jun-16	7-Jun-16	16-Jun-23	CHF	227,854
Vonovia SE	1.500% bonds, due June 10, 2026	7-Jun-16	7-Jun-16	10-Jun-26	EUR	500,000
Vonovia SE	0.875% bonds, due June 10, 2022	7-Jun-16	7-Jun-16	10-Jun-22	EUR	500,000
Norwegian Property ASA	Floating rate secured bonds, due July 2020	16-Jun-16	16-Jun-16	31-Jul-20	NOK	141,683
Kungsleden AB	Floating rate unsecured bonds, due June 2019	17-Jun-16	17-Jun-16	30-Jun-19	SEK	63,896
Adler Real Estate AG	2.500% Convertible bonds, due June 29, 2021	10-Jun-16	15-Jul-16	31-Dec-21	EUR	137,900
Entra ASA	2.450% Senior unsecured bonds, due June 13, 2022	8-Jul-16	8-Jul-16	13-Jun-22	NOK	42,431
CA Immobilien Anlagen AG	1.875% Unsecured corporate bonds, due July 12, 2021	29-Jun-16	5-Jul-16	12-Jul-21	EUR	140,000
PSP Swiss Property AG	0% Unsecured corporate bonds, due 2023		19-Aug-16	1-Sep-23	CHF	150,000
Citycon Oyj	1.250% Guaranteed bonds, due Sept 8, 2026	30-Aug-16	30-Aug-16	8-Sep-26	EUR	350,000
BUWOG - Bauen und Wohnen GmbH	Zero coupon senior unsecured convertible bond, due Sept 9, 2021	6-Sep-16	6-Sep-16	9-Sep-21	EUR	300,000
Castellum AB	1.875% Unsecured medium-term notes, due 2021	28-Sep-16	28-Sep-16	31-Dec-21	SEK	36,347
Castellum AB	Floating rate unsecured medium term notes, due 2021	28-Sep-16	28-Sep-16	31-Dec-21	SEK	67,501
Gecina	1.000% Bonds, due Jan 2029	23-Sep-16	23-Sep-16	31-Jan-29	EUR	500,000
Kennedy Wilson Europe Real Estate Plc	3.950% Senior unsecured bonds, due June 30, 2022	13-Sep-16	19-Sep-16	30-Jun-22	GBP	233,586
Klépierre	1.250% Series 10 senior unsecured medium-term notes, due Sept 29, 2031	19-Sep-16	19-Sep-16	29-Sep-31	EUR	600,000
LondonMetric Property Plc	2.620% Series A senior notes, due Sept 21, 2023	22-Sep-16	22-Sep-16	21-Sep-23	GBP	75,743
LondonMetric Property Plc	2.720% Series B senior notes, due Sept 21, 2024	22-Sep-16	22-Sep-16	21-Sep-24	GBP	46,611
LondonMetric Property Plc	2.880% Series C senior notes, due Sept 21, 2028	22-Sep-16	22-Sep-16	21-Sep-28	GBP	29,132
Wihlborgs Fastigheter AB	Floating rate series 109 secured green bonds, due Sept 7, 2018	27-Sep-16	27-Sep-16	7-Sep-18	SEK	47,611
					EUR	**11,445,980**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2016

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Cofinimmo SA	Senior unsecured convertible bonds, due 2021	6-Sep-16		31-Dec-21	EUR	168,653
Entra ASA	Bonds, due 2021	12-Sep-16		31-Dec-21	NOK	NA
Shaftesbury PLC	2.487% Guaranteed secured first mortgage bonds, due Sept 30, 2031	14-Sep-16	29-Sep-16	30-Sep-31	GBP	329,393
Grand City Properties S.A.	2.750% Perpetual unsecured subordinated notes	8-Sep-16	22-Sep-16		EUR	200,000
Capital & Counties Properties Plc	2.280% Senior unsecured notes, due 2026	26-Sep-16		31-Dec-26	GBP	186,659
Capital & Counties Properties Plc	2.370% Senior unsecured notes, due 2028	26-Sep-16		31-Dec-28	GBP	74,663
Assura Plc	2.650% Senior unsecured notes, due 2026	3-Oct-16		31-Dec-26	GBP	146,951
Castellum AB	Unsecured medium term notes	12-Oct-16	12-Oct-16		SEK	21,546
Entra ASA	2.450% Senior unsecured bonds, due June 2, 2023	20-Oct-16	20-Oct-16	2-Jun-23	NOK	44,632
Inmobiliaria Colonial, S.A.	1.450% Senior unsecured notes, due Oct 28, 2024	21-Oct-16	21-Oct-16	28-Oct-24	EUR	600,000
Intu Properties Plc	2.875% Guaranteed convertible bonds, due Nov 1, 2022	25-Oct-16	25-Oct-16	1-Nov-22	GBP	391,027
MERLIN Properties SOCIMI, S.A.	1.875% Senior unsecured notes, due 2026	25-Oct-16	25-Oct-16	31-Dec-26	EUR	800,000
Cofinimmo SA	1.700% bonds, due 2026	26-Oct-16	26-Oct-16	31-Dec-26	EUR	70,000
Klövern AB	Floating rate senior unsecured bonds, due Nov 2020	26-Oct-16	26-Oct-16	30-Nov-20	SEK	154,295
Fabege AB	Floating rate bonds, due Dec 3, 2018	18-Nov-16	18-Nov-16	3-Dec-18	SEK	71,469
Hemfosa Fastigheter AB	Variable rate senior unsecured bonds, due Nov 30, 2019	25-Nov-16	30-Nov-16	30-Nov-19	SEK	76,628
Icade	1.125% Bonds, due Nov 17, 2025	7-Nov-16	7-Nov-16	17-Nov-25	EUR	500,000
Unibail-Rodamco SE	0.875% bond, due Feb 21, 2025	15-Nov-16	15-Nov-16	21-Feb-25	EUR	500,000
Hammerson Plc	Senior notes	22-Nov-16	13-Oct-16		GBP	
Hammerson Plc	Senior notes	22-Nov-16	13-Oct-16		EUR	
Hammerson Plc	Senior notes	22-Nov-16	13-Oct-16		USD	
Hammerson Plc	Senior notes	22-Nov-16	13-Oct-16		USD	
Cofinimmo SA	2.000% Unsecured green bond, due Dec 9, 2024	2-Dec-16	2-Dec-16	9-Dec-24	EUR	55,000
Immobiliare Grande Distribuzione SIIQ SpA	2.250% Senior unsecured non-convertible bonds, due 2023	1-Dec-16	6-Dec-16	31-Dec-23	EUR	100,000
Castellum AB	Unsecured medium term notes	31-Dec-16	31-Dec-16		SEK	23,490
					EUR	**15,960,385**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2017

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
LEG Immobilien AG	1.250% Unsecured corporate bonds, due Jan 23, 2024	16-Jan-17	16-Jan-17	23-Jan-24	EUR	500,000
Fabege AB	Floating rate bonds, due May 29, 2020	25-Jan-17	25-Jan-17	29-May-20	SEK	31,656
Deutsche Wohnen AG	0.325% Convertible bonds, due July 26, 2024	21-Feb-17	21-Feb-17	26-Jul-24	EUR	800,000
Entra ASA	2.450% Senior unsecured bonds, due June 13, 2022	23-Feb-17	23-Feb-17	13-Jun-22	NOK	22,673
Fabege AB	Floating rate series 103 green bonds, due Sept 16, 2019	9-Feb-17	9-Feb-17	16-Sep-19	SEK	31,655
Fabege AB	Floating rate green bonds, due Feb 20, 2022	7-Feb-17	7-Feb-17	20-Feb-22	SEK	15,831
Hemfosa Fastigheter AB	Floating rate senior unsecured bonds, due Aug 23, 2020	17-Feb-17	23-Feb-17	23-Aug-20	SEK	78,826
Klépierre	1.375% Series 11 senior unsecured medium-term notes, due Feb 16, 2027	9-Feb-17	9-Feb-17	16-Feb-27	EUR	500,000
Klépierre	1.375% Series 11 senior unsecured medium-term notes, due Feb 16, 2027	23-Feb-17	23-Feb-17	16-Feb-27	EUR	100,000
Land Securities Group Plc	1.974% Secured bonds, due Feb 8, 2024	24-Jan-17	1-Feb-17	8-Feb-24	GBP	470,115
Land Securities Group Plc	2.399% Secured bonds, due Feb 8, 2029	24-Jan-17	1-Feb-17	8-Feb-29	GBP	352,586
Mobimo Holding AG	0.750% Straight bonds, due Mar 20, 2026	21-Feb-17	21-Feb-17	20-Mar-26	CHF	211,518
Unibail-Rodamco SE	1.500% Bonds, due Feb 2028	15-Feb-17	15-Feb-17	29-Feb-28	EUR	600,000
PSP Swiss Property AG	Zero coupon bonds, due Sept 1, 2023	6-Mar-17	10-Feb-17	1-Sep-23	CHF	46,826
CA Immobilien Anlagen AG	1.875% Corporate bonds, due Feb 22, 2024	15-Feb-17	22-Feb-17	22-Feb-24	EUR	175,000
Great Portland Estates Plc	2.150% Senior unsecured notes, due 2024	29-Mar-17	22-Feb-17	31-Dec-24	GBP	207,352
Castellum AB	Floating rate series 121 unsecured medium term notes, due Sept 1, 2022	1-Mar-17	1-Mar-17	1-Sep-22	SEK	104,822
Castellum AB	2.150% Series 122 unsecured medium-term notes, due Sept 1, 2022	1-Mar-17	1-Mar-17	1-Sep-22	SEK	57,652
Castellum AB	Floating rate series 123 unsecured medium term notes, due Mar 1, 2021	1-Mar-17	1-Mar-17	1-Mar-21	SEK	26,206
Castellum AB	0.980% Series 125 unsecured medium-term notes, due Mar 3, 2020	6-Mar-17	3-Mar-17	3-Mar-20	SEK	52,420
Castellum AB	Floating rate series 124 unsecured medium term notes, due Mar 6, 2019	6-Mar-17	6-Mar-17	6-Mar-19	SEK	52,417
Fastighets Balder AB	1.125% Bonds, due Mar 14, 2022	7-Mar-17	7-Mar-17	14-Mar-22	EUR	500,000
Fastighets Balder AB	1.875% Bonds, due 2025	7-Mar-17	7-Mar-17	31-Dec-25	EUR	500,000
Castellum AB	Floating rate series 126 unsecured medium term notes, due Mar 17, 2023	17-Mar-17	17-Mar-17	17-Mar-23	SEK	31,660
Primary Health Properties Plc	2.830% Senior secured guaranteed notes, due 2027	21-Mar-17	21-Mar-17	31-Dec-27	GBP	115,489
					EUR	**5,584,705**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2017

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Wihlborgs Fastigheter AB	Floating rate senior unsecured bond, due Mar 27, 2019	21-Mar-17	21-Mar-17	27-Mar-19	SEK	31,567
Entra ASA	2.450% Senior unsecured bonds, due June 13, 2022	30-Mar-17	30-Mar-17	13-Jun-22	NOK	21,820
Adler Real Estate AG	4.750% Corporate bonds, due Apr 8, 2020	10-Apr-17	10-Apr-17	8-Apr-20	EUR	150,000
Swiss Prime Site AG	0.825% Straight-bond, due May 11, 2026	12-Apr-17	11-Apr-17	11-May-26	CHF	233,845
Hemfosa Fastigheter AB	Variable rate senior unsecured bonds, due Dec 6, 2019	3-May-17	3-May-17	6-Dec-19	SEK	25,977
Entra ASA	Floating rate unsecured green bonds, due Mar 20, 2024	9-May-17	9-May-17	20-Mar-24	NOK	26,478
Norwegian Property ASA	Floating rate senior secured bond, due May 17, 2024	10-May-17	18-May-17	17-May-24	NOK	23,436
Norwegian Property ASA	2.950% Senior secured bond, due May 17, 2024	10-May-17	18-May-17	17-May-24	NOK	47,938
Befimmo SA	2.175% Bonds, due Apr 12, 2027	11-May-17	12-Apr-17	12-Apr-27	EUR	60,000
MERLIN Properties SOCIMI, S.A.	1.750% Medium term notes, due May 26, 2025	17-May-17	17-May-17	26-May-25	EUR	600,000
Unibail-Rodamco SE	1.500% Redeemable bonds, due May 29, 2029	17-May-17	17-May-17	29-May-29	EUR	500,000
Unibail-Rodamco SE	2.000% Redeemable bonds, due May 29, 2037	17-May-17	17-May-17	29-May-37	EUR	500,000
Safestore Holdings Plc	1.590% Notes, due 2024	19-May-17	31-May-17	31-Dec-24	EUR	50,900
Safestore Holdings Plc	2.000% Notes, due 2027	19-May-17	31-May-17	31-Dec-27	EUR	74,100
Safestore Holdings Plc	2.920% Notes, due 2029	19-May-17	31-May-17	31-Dec-29	GBP	57,964
Foncière des Régions	1.500% Unsecured bonds, due June 21, 2027	13-Jun-17	13-Jun-17	21-Jun-27	EUR	500,000
Castellum AB	Floating rate series 128 unsecured medium term notes, due Dec 14, 2019	14-Jun-17	14-Jun-17	14-Dec-19	SEK	20,500
Wihlborgs Fastigheter AB	Floating rate senior unsecured bond, due June 22, 2020	14-Jun-17	14-Jun-17	22-Jun-20	SEK	20,500
Norwegian Property ASA	2.930% Senior secured bond, due July 12, 2024	22-Jun-17	22-Jun-17	12-Jul-24	NOK	31,680
Gecina	Floating rate bonds, due June 2022	27-Jun-17	27-Jun-17	30-Jun-22	EUR	500,000
Gecina	1.375% Bond, due June 2027	27-Jun-17	27-Jun-17	30-Jun-27	EUR	500,000
Gecina	2.000% Bond, due June 2032	27-Jun-17	27-Jun-17	30-Jun-32	EUR	500,000
Hemfosa Fastigheter AB	Variable rate senior unsecured bonds, due Dec 6, 2019	30-Jun-17	30-Jun-17	6-Dec-19	SEK	25,988
DIC Asset AG	3.250% Corporate bonds, due July 11, 2022	5-Jul-17	5-Jul-17	11-Jul-22	EUR	130,000
ADO Properties S.A.	1.500% Unsecured corporate bonds, due July 26, 2024	21-Jul-17	21-Jul-17	26-Jul-24	EUR	400,000
					EUR	**10,617,398**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2017

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Grand City Properties S.A.	1.375% Senior unsecured notes, due Aug 3, 2026	24-Jul-17	25-Jul-17	3-Aug-26	EUR	600,000
MedicX Fund Limited	3.000% Secured loan notes, due Sept 30, 2028	26-Jul-17	26-Jul-17	30-Sep-28	GBP	30,853
Workspace Group Plc	3.070% Senior unsecured notes, due Aug 18, 2025	28-Jul-17	28-Jul-17	18-Aug-25	GBP	89,321
Workspace Group Plc	3.190% Series B senior unsecured notes, due Aug 16, 2027	28-Jul-17	28-Jul-17	16-Aug-27	GBP	133,982
TAG Immobilien AG	0.625% Convertible bonds, due Sept 2022	23-Aug-17	23-Aug-17	30-Sep-22	EUR	262,000
LEG Immobilien AG	0.875% Senior unsecured convertible bonds, due Sept 1, 2025	29-Aug-17	29-Aug-17	1-Sep-25	EUR	400,000
Shaftesbury PLC	2.348% Secured first mortgage bonds, due Sept 30, 2027	31-Aug-17	31-Aug-17	30-Sep-27	GBP	314,540
Fastighets AB Balder	1.950% Senior unsecured bond, due 2026	1-Sep-17	1-Sep-17	31-Dec-26	EUR	500,000
Fastighets AB Balder	3.130% Hybrid capital security	1-Sep-17	1-Sep-17		EUR	350,000
Icade	1.500% Bonds, due 2027	4-Sep-17	4-Sep-17	31-Dec-27	EUR	600,000
Land Securities Group Plc	2.625% Bonds, due 2037	6-Sep-17	15-Sep-17	31-Dec-37	GBP	568,253
Land Securities Group Plc	2.750% Bonds, due 2057	6-Sep-17	15-Sep-17	31-Dec-57	GBP	568,253
British Land Company Plc	2.375% Series 1 senior unsecured sterling bond, due Sept 14, 2029	8-Sep-17	8-Sep-17	14-Sep-29	GBP	328,869
MERLIN Properties SOCIMI, S.A.	2.375% Senior unsecured notes, due Sept 18, 2029	11-Sep-17	11-Sep-17	18-Sep-29	EUR	300,000
Castellum AB	0.370% Series 401 unsecured medium-term notes, due Sept 5, 2019	12-Sep-17	5-Sep-17	5-Sep-19	SEK	68,523
Castellum AB	0.970% Series 402 unsecured medium-term notes, due Apr 12, 2021	12-Sep-17	12-Sep-17	12-Apr-21	SEK	36,720
Citycon Oyj	2.750% Senior unsecured bond, due Sept 22, 2025	13-Sep-17	13-Sep-17	22-Sep-25	NOK	106,564
Entra ASA	Floating rate senior unsecured bonds, due June 2, 2021	14-Sep-17	14-Sep-17	2-Jun-21	NOK	31,950
Gecina	1.375% Bonds, due Jan 26, 2028	19-Sep-17	19-Sep-17	26-Jan-28	EUR	700,000
Castellum AB	2.290% Series 403 unsecured medium-term notes, due Sept 20, 2024	20-Sep-17	20-Sep-17	20-Sep-24	SEK	20,983
Kungsleden AB	Senior unsecured notes, due 2021	25-Sep-17		31-Dec-21	SEK	NA
CA Immobilien Anlagen AG	0.750% Senior unsecured convertible bonds, due Apr 2025	26-Sep-17	26-Sep-17	30-Apr-25	EUR	200,000
Deutsche Wohnen SE	0.600% Convertible bonds, due Jan 2026	26-Sep-17	26-Sep-17	31-Jan-26	EUR	800,000
Beni Stabili SpA SIIQ	1.625% Senior unsecured bond, due Oct 17, 2024	28-Sep-17	6-Oct-17	17-Oct-24	Euro	300,000
Castellum AB	Floating rate series 404 unsecured medium term notes, due Oct 2, 2024	2-Oct-17	2-Oct-17	2-Oct-24	SEK	15,637
					EUR	**17,943,846**

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2017

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
SEGRO Plc	2.375% Unsecured bonds, due Oct 11, 2029	5-Oct-17	5-Oct-17	11-Oct-29	GBP	392,583
SEGRO Plc	2.875% Unsecured bonds, due Oct 11, 2037	5-Oct-17	5-Oct-17	11-Oct-37	GBP	448,666
Castellum AB	0.970% Series 402 unsecured medium-term notes, due Apr 12, 2021	9-Oct-17	2-Oct-17	12-Apr-21	SEK	31,274
Assura Plc	Unsecured notes, due 2025	20-Oct-17	20-Oct-17	31-Dec-25	GBP	NA
Assura Plc	Unsecured notes, due 2027	20-Oct-17	20-Oct-17	31-Dec-27	GBP	NA
Mercialys	Floating rate unsecured bonds, due 2027	25-Oct-17	25-Oct-17	31-Dec-27	EUR	150,000
Alstria office REIT-AG	1.500% Unsecured corporate bonds, due Nov 2027	8-Nov-17	8-Nov-17	30-Nov-27	EUR	350,000
Klövern AB	Floating rate secured bonds, due Nov 2021	15-Nov-17	15-Nov-17	30-Nov-21	SEK	85,361
Wallenstam AB	0.875% Unsecured bonds, due Nov 15, 2020	15-Nov-17	15-Nov-17	15-Nov-20	SEK	85,361
Wallenstam AB	Floating rate unsecured bonds, due Nov 15, 2020	15-Nov-17	15-Nov-17	15-Nov-20	SEK	65,276
Wallenstam AB	Floating rate unsecured bonds, due Nov 15, 2022	15-Nov-17	15-Nov-17	15-Nov-22	SEK	25,106
TLG IMMOBILIEN AG	1.375% Unsecured standalone notes, due Nov 27, 2024	20-Nov-17	20-Nov-17	27-Nov-24	EUR	400,000
Inmobiliaria Colonial, S.A.	1.625% Senior unsecured notes, due Nov 28, 2025	21-Nov-17	21-Nov-17	28-Nov-25	EUR	500,000
Inmobiliaria Colonial, S.A.	2.500% Senior unsecured notes, due Nov 28, 2029	21-Nov-17	21-Nov-17	28-Nov-29	EUR	300,000
Entra ASA	Floating rate bonds, due Oct 14, 2022	24-Nov-17	27-Nov-17	14-Oct-22	NOK	61,773
Klépierre	1.625% Senior unsecured bonds, due Dec 13, 2032	28-Nov-17	28-Nov-17	13-Dec-32	EUR	500,000
Adler Real Estate AG	1.500% Senior unsecured notes, due Dec 6, 2021	29-Nov-17	29-Nov-17	6-Dec-21	EUR	500,000
Adler Real Estate AG	2.125% Senior unsecured notes, due Feb 6, 2024	29-Nov-17	29-Nov-17	6-Feb-24	EUR	300,000
Entra ASA	1.170% Senior unsecured notes, due Nov 9, 2018	10-Nov-17	10-Nov-17	9-Nov-18	NOK	63,327
Tritax Big Box REIT Plc	2.625% Senior unsecured notes, due Dec 14, 2026	1-Dec-17	1-Dec-17	14-Dec-26	GBP	283,987
Tritax Big Box REIT Plc	3.125% Senior unsecured notes, due Dec 14, 2031	1-Dec-17	1-Dec-17	14-Dec-31	GBP	283,987
Wereldhave N.V.	2.090% Senior notes, due Dec 14, 2027	14-Dec-17	14-Dec-17	14-Dec-27	EUR	75,975
Castellum AB	Floating rate series 405 unsecured medium term notes, due Dec 22, 2022	22-Dec-17	22-Dec-17	22-Dec-22	SEK	2,422
					EUR	**22,848,943**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2018

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Swiss Prime Site AG	0.325% Senior unsecured convertible bonds, due 2025	9-Jan-18	9-Jan-18	31-Dec-25	CHF	256,070
Kungsleden AB	Floating rate unsecured bonds, due 2021	12-Jan-18	12-Jan-18	31-Dec-21	SEK	25,429
Kungsleden AB	0.950% Unsecured bonds, due July 2019	12-Jan-18	12-Jan-18	31-Jul-19	SEK	61,030
Wallenstam AB	0.680% Unsecured bonds, due Jan 22, 2020	15-Jan-18	15-Jan-18	22-Jan-20	SEK	40,648
Entra ASA	Floating rate bonds, due Oct 14, 2022	18-Jan-18	18-Jan-18	14-Oct-22	NOK	20,879
Entra ASA	Floating rate bonds, due Oct 14, 2022	23-Jan-18	23-Jan-18	14-Oct-22	NOK	20,772
Klövern AB	Floating rate senior unsecured bonds, due Feb 2021	25-Jan-18	25-Jan-18	28-Feb-21	SEK	152,791
NSI N.V.	Senior unsecured notes, due 2026	30-Jan-18	30-Jan-18	31-Dec-26	EUR	40,000
Entra ASA	Floating rate bonds, due Oct 14, 2022	31-Jan-18	31-Jan-18	14-Oct-22	NOK	31,346
Entra ASA	1.180% Senior unsecured bonds, due Feb 12, 2019	7-Feb-18	12-Feb-18	12-Feb-19	NOK	51,222
Beni Stabili SpA SIIQ	2.375% Senior unsecured bonds, due Feb 20, 2028	16-Feb-18	16-Feb-18	20-Feb-28	EUR	300,000
Grand City Properties S.A.	1.500% Senior unsecured notes, due Feb 22, 2027	19-Feb-18	19-Feb-18	22-Feb-27	EUR	300,000
Icade	1.625% Senior unsecured bonds, due Feb 28, 2028	20-Feb-18	19-Feb-18	28-Feb-28	EUR	600,000
Mercialys	1.800% Unsecured bonds, due Feb 27, 2026	20-Feb-18	20-Feb-18	27-Feb-26	EUR	300,000
NewRiver REIT plc	3.500% Senior unsecured corporate bond, due Mar 7, 2028	28-Feb-18	28-Feb-18	7-Mar-28	GBP	338,971
Great Portland Estates Plc	Senior unsecured notes, due 2028		1-Mar-18	20-Feb-28	GBP	NA
Great Portland Estates Plc	Senior unsecured notes, due 2030		1-Mar-18	31-Dec-28	GBP	NA
Great Portland Estates Plc	Senior unsecured notes, due 2035		1-Mar-18	31-Dec-30	GBP	NA
Gecina	1.625% Bonds, due Mar 2030	7-Mar-18	7-Mar-18	31-Dec-35	EUR	500,000
DIC Asset AG	3.250% Corporate bonds, due July 11, 2022	7-Mar-18	14-Mar-18	31-Mar-30	EUR	50,000
Vonovia SE	Floating rate series 18 senior unsecured bonds, due Dec 22, 2022	20-Mar-18	15-Mar-18	11-Jul-22	EUR	600,000
Vonovia SE	2.750% Series 21 senior unsecured bonds, due Mar 22, 2038	20-Mar-18	15-Mar-18	22-Dec-22	EUR	500,000
Vonovia SE	1.500% Series 19 senior unsecured bonds, due Mar 22, 2026	20-Mar-18	15-Mar-18	22-Mar-38	EUR	500,000
Vonovia SE	2.125% Series 20 senior unsecured bonds, due Mar 22, 2030	20-Mar-18	15-Mar-18	22-Mar-26	EUR	500,000
Land Securities Group Plc	Bonds, due 2027		16-Mar-18	22-Mar-30	GBP	NA
					EUR	**5,189,159**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2018

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
PSP Swiss Property AG	0.060% Senior notes, due Feb 11, 2022	31-Mar-18	22-Mar-18	11-Feb-22	CHF	85,533
Klövern AB	Floating rate senior unsecured bonds, due Apr 2022	27-Mar-18	27-Mar-18	30-Apr-22	SEK	88,253
Warehouses De Pauw	2.620% Green bonds, due Mar 2029	30-Mar-18	30-Mar-18	31-Mar-29	EUR	100,000
Unibail-Rodamco SE	2.125% Subordinate perpetual hybrid notes	17-Apr-18	17-Apr-18		EUR	1,250,000
Unibail-Rodamco SE	2.875% Subordinate perpetual hybrid notes	17-Apr-18	17-Apr-18		EUR	750,000
Aroundtown S.A.	2.000% Medium term notes, due Nov 2, 2026	25-Apr-18	25-Apr-18	2-Nov-26	EUR	500,000
Grainger Plc	3.375% Senior secured guaranteed bonds, due Apr 24, 2028	19-Apr-18	23-Apr-18	24-Apr-28	GBP	399,519
Adler Real Estate AG	Senior unsecured notes, due Apr 2023	19-Apr-18	20-Apr-18	30-Apr-23	EUR	500,000
Adler Real Estate AG	Senior unsecured notes, due Apr 2026	19-Apr-18	20-Apr-18	30-Apr-26	EUR	300,000
Inmobiliaria Colonial, SOCIMI, S.A.	2.000% Senior unsecured notes, due Apr 17, 2026	11-Apr-18	11-Apr-18	17-Apr-26	EUR	650,000
Grand City Properties S.A.	2.500% Perpetual unsecured subordinated notes	17-Apr-18	17-Apr-18		EUR	350,000
Unibail-Rodamco SE	1.875% Senior bonds, due Jan 15, 2031	2-May-18	2-May-18	15-Jan-31	EUR	900,000
Unibail-Rodamco SE	0.125% Senior bonds, due May 14, 2021	2-May-18	2-May-18	14-May-21	EUR	800,000
Unibail-Rodamco SE	1.125% Senior bonds, due Sept 15, 2025	2-May-18	2-May-18	15-Sep-25	EUR	800,000
Unibail-Rodamco SE	2.250% Senior bonds, due May 14, 2038	2-May-18	2-May-18	14-May-38	EUR	500,000
Aroundtown S.A.	4.500% Series P straight bonds, due May 14, 2025	31-Mar-18	14-May-18	14-May-25	AUD	157,594
Wallenstam AB	0.480% Unsecured bonds, due May 2020	29-May-18	29-May-18	31-May-20	SEK	38,693
TAG Immobilien AG	1.250% Senior unsecured bonds, due June 19, 2023	11-Jun-18	8-Jun-18	19-Jun-23	EUR	125,000
TAG Immobilien AG	1.750% Senior unsecured bonds, due June 19, 2025	11-Jun-18	8-Jun-18	19-Jun-25	EUR	125,000
Klövern AB	Floating rate perpetual hybrid bonds	14-Jun-18	14-Jun-18		SEK	78,796
Swiss Prime Site AG	1.000% Senior unsecured bonds, due July 16, 2024	11-Jul-18	11-Jul-18	16-Jul-24	CHF	98,767
Aroundtown S.A.	3.250% Medium term notes, due July 18, 2027	11-Jul-18	11-Jul-18	18-Jul-27	GBP	451,773
Assura Plc	3.000% Senior unsecured bonds, due July 2028	12-Jul-18	12-Jul-18	31-Jul-28	GBP	339,549
Covivio	1.500% Unsecured bonds, due June 21, 2027	19-Jul-18	19-Jul-18	21-Jun-27	EUR	95,000
Regional REIT Limited	4.500% Bonds, due Aug 6, 2024	18-Jul-18	19-Jul-18	6-Aug-24	GBP	236,317
					EUR	**14,908,953**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2018

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
SEGRO Plc	1.820% Senior unsecured notes, due 2028	9-Aug-18		31-Dec-28	GBP	100,000
SEGRO Plc	2.370% Senior unsecured notes, due 2033	9-Aug-18		31-Dec-33	GBP	200,000
Citycon Oyj	2.375% Guaranteed bond, due Jan 15, 2027	22-Aug-18	22-Aug-18	15-Jan-27	EUR	300,000
Mobimo Holding AG	0.875% Straight bonds, due Oct 2, 2023	10-Sep-18	10-Sep-18	2-Oct-23	CHF	137,158
Aroundtown S.A.	4.625% Medium term notes, due Sept 18, 2025	11-Sep-18	11-Sep-18	18-Sep-25	CAD	164,199
Unibail-Rodamco-Westfield SE	4.125% Senior bonds, due Sept 2028	13-Sep-18	13-Sep-18	30-Sep-28	USD	428,150
Unibail-Rodamco-Westfield SE	4.625% Senior bonds, due Sept 2048	13-Sep-18	13-Sep-18	30-Sep-48	USD	428,150
DIC Asset AG	3.500% Unsecured corporate bonds, due Oct 2, 2023	26-Sep-18	26-Sep-18	2-Oct-23	EUR	150,000
CA Immobilien Anlagen AG	1.875% Senior unsecured corporate bonds, due Mar 26, 2026	11-Sep-18	26-Sep-18	26-Mar-26	EUR	150,000
Kungsleden AB	Floating rate, senior unsecured medium-term notes, due Sept 28, 2021	30-Sep-18	28-Sep-18	28-Sep-21	SEK	48,410
Wallenstam AB	Floating rate bonds, due Sept 27, 2021	27-Sep-18	27-Sep-18	27-Sep-21	SEK	19,424
HIAG Immobilien Holding AG	1.000% Senior bonds, due Oct 26, 2022	2-Oct-18	2-Oct-18	26-Oct-22	CHF	109,786
Aroundtown SA	Variable rate series T senior straight bonds, due Sept 20, 2030	20-Sep-30	28-Nov-18	12-Oct-18	EUR	50,000
Klövern AB	Floating rate perpetual hybrid bonds	15-Oct-18	15-Oct-18		SEK	24,136
Klövern AB	Floating rate perpetual hybrid bonds	16-Oct-18	16-Oct-18		SEK	48,555
SEGRO Plc	2.370% Senior unsecured notes, due 2033	9-Aug-18	17-Oct-18	31-Dec-33	EUR	200,000
SEGRO Plc	1.820% Senior unsecured notes, due 2028	9-Aug-18	17-Oct-18	31-Dec-28	EUR	100,000
NSI N.V.	Unsecured notes, due 2028	25-Oct-18	25-Oct-18	31-Dec-28	EUR	50,000
Aroundtown S.A.	2.700% Series V senior straight bonds, due Oct 31, 2028	30-Sep-18	31-Oct-18	31-Oct-28	EUR	50,000
Aroundtown S.A.	3.250% Series W senior straight bonds, due Nov 12, 2032	30-Sep-18	12-Nov-18	12-Nov-32	EUR	76,000
Castellum AB	2.125% Medium term notes, due Nov 20, 2023	13-Nov-18	14-Nov-18	20-Nov-23	EUR	500,000
ADO Properties S.A.	1.250% Senior unsecured convertible bonds, due Nov 23, 2023	16-Nov-18	16-Nov-18	23-Nov-23	EUR	165,000
Derwent London Plc	2.680% Senior unsecured notes, due 2026	22-Nov-18		31-Dec-26	GBP	62,079
Derwent London Plc	2.870% Senior unsecured notes, due 2029	22-Nov-18		31-Dec-29	GBP	104,970
Derwent London Plc	2.970% Senior unsecured notes, due 2031	22-Nov-18		31-Dec-31	GBP	56,436
					EUR	**18,631,407**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2018

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Derwent London Plc	3.090% Senior unsecured notes, due 2034	22-Nov-18		31-Dec-34	GBP	58,693
Tritax Big Box REIT Plc	2.860% Senior unsecured notes, due Feb 2028	5-Dec-18		29-Feb-28	GBP	280,852
Tritax Big Box REIT Plc	2.980% Senior unsecured notes, due Feb 2030	5-Dec-18		28-Feb-30	GBP	168,511
Hibernia REIT Plc	2.360% Notes, due 2026	19-Dec-18		31-Dec-26	EUR	37,500
Hibernia REIT Plc	2.690% Notes, due 2029	19-Dec-18		31-Dec-29	EUR	37,500
LondonMetric Property Plc	3.480% Series A senior notes, due Mar 21, 2029	20-Dec-18		21-Mar-29	GBP	55,364
LondonMetric Property Plc	3.520% Series B senior notes, due Mar 21, 2030	20-Dec-18		21-Mar-30	GBP	55,364
LondonMetric Property Plc	3.570% Series C senior notes, due Mar 21, 2031	20-Dec-18		21-Mar-31	GBP	11,073
LondonMetric Property Plc	3.650% Series D senior notes, due Mar 21, 2034	20-Dec-18		21-Mar-34	GBP	44,291
Primary Health Properties Plc	2.460% Senior secured guaranteed notes, due Dec 2028	20-Dec-18	20-Dec-18	31-Dec-28	EUR	40,000
Primary Health Properties Plc	2.633% Senior secured guaranteed notes, due Dec 2030	20-Dec-18	20-Dec-18	31-Dec-30	EUR	11,000
					EUR	**19,431,554**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2010

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
UK Commercial Property Trust Limited	Ordinary shares, £0.25 par value	21-Dec-09	5-Feb-10		GBP	172,017
Deutsche EuroShop AG	Ordinary shares, no par value	11-Jan-10	28-Feb-10	29-Jan-10	EUR	122,891
Norwegian Property ASA	Ordinary shares, NOK0.50 par value	10-Mar-10	10-Mar-10		NOK	67,870
Wihlborgs Fastigheter AB	Ordinary shares, SEK2.5 par value	10-Mar-10	10-Mar-10		SEK	14,725
Corio N.V.	Ordinary shares, € 10.00 par value	25-Mar-10	26-Mar-10		EUR	600,000
DIC Asset AG	Common stock, no par value	12-Mar-10	29-Mar-10	29-Mar-10	EUR	47,025
Beni Stabili SpA SIIQ	Ordinary shares, €0.10 par value	14-Apr-10	14-Apr-10		EUR	88,969
Technopolis Plc	Ordinary shares, no par value	17-May-10	19-May-10		EUR	19,380
NSI N.V.	Ordinary shares, €0.46 par value	3-Jun-10	3-Jun-10		EUR	55,092
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	13-Jul-10	13-Jul-10		GBP	14,709
Development Securities Plc	Ordinary shares, £0.5 par value	22-Jul-10	28-Jul-10		GBP	12,332
Development Securities Plc	Ordinary shares, £0.5 par value	22-Jul-10	12-Aug-10	28-Jul-10	GBP	109,138
alstria office REIT-AG	Ordinary shares, no par value	22-Sep-10	22-Sep-10		EUR	49,000
Citycon Oyj	Ordinary shares, no par value	21-Sep-10	30-Sep-10		EUR	63,140
Colonia Real Estate AG	Ordinary shares, €1.00 par value	13-Oct-10	14-Oct-10		EUR	10,815
TAG Immobilien AG	Ordinary shares, no par value	14-Oct-10	15-Oct-10		EUR	21,263
Intu Properties Plc	Ordinary shares, £0.50 par value	25-Nov-10	25-Nov-10		GBP	260,863
TAG Immobilien AG	Ordinary shares, no par value	15-Nov-10	6-Dec-10	6-Dec-10	EUR	66,161
Helical Bar Plc	Ordinary shares, £0.01 par value	8-Dec-10	8-Dec-10		GBP	34,578
					EUR	**1,829,967.46**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2011

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Shaftesbury Plc	Ordinary shares, £0.25 par value	3-Mar-11	3-Mar-11		GBP	119,291
alstria office REIT-AG	Ordinary shares, no par value	28-Mar-11	29-Mar-11		EUR	267,900
DIC Asset AG	Common stock, no par value	31-Dec-10	30-Mar-11	30-Mar-11	EUR	52,250
Primary Health Properties Plc	Ordinary shares, £0.50 par value	12-Apr-11	12-Apr-11		GBP	18,087
TAG Immobilien AG	Ordinary shares, no par value	18-Feb-11	4-May-11	3-May-11	EUR	40,996
Capital & Counties Properties Plc	Ordinary shares, £0.25 par value	5-May-11	5-May-11		GBP	113,041
Hansteen Holdings Plc	Ordinary shares, £0.10 par value	13-Apr-11	9-May-11		GBP	88,245
Hansteen Holdings Plc	Ordinary shares, £0.10 par value	13-Apr-11	9-May-11		GBP	83,131
GSW Immobilien AG	Ordinary shares, no par value	31-Mar-11	14-Apr-11		EUR	467,647
DO Deutsche Office AG	Common stock, no par value	23-May-11	29-Jun-11		EUR	213,900
Citycon Oyj	Ordinary shares, no par value	14-Jul-11	14-Jul-11		EUR	99,660
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	6-Jun-11	14-Jul-11	14-Jul-11	GBP	4,793
Workspace Group Plc	Ordinary shares, £1.00 par value	7-Jul-11	27-Jul-11	26-Jul-11	GBP	75,654
ProLogis European Properties	Ordinary shares	23-Aug-11	7-Sep-11		EUR	97,495
TAG Immobilien AG	Ordinary shares, no par value	17-Nov-11	17-Nov-11		EUR	30,500
Deutsche Wohnen AG	Ordinary bearer shares, no par value	14-Nov-11	28-Nov-11	28-Nov-11	EUR	178,649
Deutsche Wohnen AG	Ordinary bearer shares, no par value	14-Nov-11	29-Nov-11		EUR	7,827
Mobimo Holding AG	Common shares, CHF29.00 par value	14-Nov-11	5-Dec-11	5-Dec-11	CHF	159,663
LondonMetric Property Plc	Ordinary shares, £0.10 par value	8-Dec-11	8-Dec-11		EUR	86,866
IVG Immobilien AG	Ordinary shares, no par value	30-Nov-11	15-Dec-11	14-Dec-11	EUR	145,496
		* Converted to Euros			**EUR**	**2,351,091**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2012

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	25-Jan-12	26-Jan-12		GBP	18,201
alstria office REIT-AG	Ordinary shares, no par value	21-Feb-12	22-Feb-12		EUR	60,948
TAG Immobilien AG	Ordinary shares, no par value	29-Feb-12	16-Mar-12	16-Mar-12	EUR	66,083
UK Commercial Property Trust Limited	Ordinary shares, £0.25 par value	15-Mar-12	16-Mar-12		GBP	39,692
TAG Immobilien AG	Ordinary shares, no par value	29-Feb-12	19-Mar-12		EUR	60,911
NSI N.V.	Ordinary shares, €0.46 par value	12-Apr-12	12-Apr-12		EUR	25,066
GSW Immobilien AG	Ordinary shares, no par value	17-Apr-12	3-May-12	2-May-12	EUR	201,789
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	4-May-12	10-May-12		GBP	6,775
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	16-May-12	16-May-12		GBP	10,025
Primary Health Properties Plc	Ordinary shares, £0.50 par value	18-May-12	18-May-12		GBP	23,615
Technopolis Plc	Ordinary shares, no par value	15-May-12	12-Jun-12	12-Jun-12	EUR	32,640
DO Deutsche Office AG	Common stock, no par value	13-Jun-12	13-Jun-12		EUR	
Deutsche Wohnen AG	Ordinary bearer shares, no par value	11-Jun-12	25-Jun-12	25-Jun-12	EUR	455,961
Deutsche Wohnen AG	Ordinary bearer shares, no par value	11-Jun-12	28-Jun-12		EUR	5,141
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	9-Jul-12	9-Jul-12		GBP	12,859
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	12-Jul-12	12-Jul-12		GBP	12,882
Hamborner REIT AG	Ordinary shares, no par value	29-Jun-12	16-Jul-12	16-Jul-12	EUR	73,927
Capital & Counties Properties Plc	Ordinary shares, £0.25 par value	19-Sep-12	19-Sep-12		GBP	185,277
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	26-Sep-12	26-Sep-12		GBP	4,164
Citycon Oyj	Ordinary shares, no par value	7-Sep-12	1-Oct-12	1-Oct-12	EUR	90,709
Klövern AB	Preferred stock	14-Sep-12	1-Oct-12		GBP	77,099
Warehouses De Pauw	Ordinary shares	4-Oct-12	3-Oct-12		EUR	20,030
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	9-Oct-12	9-Oct-12		GBP	4,556
Picton Property Income Limited	Zero dividend preference shares, due Oct 15, 2016	6-Sep-12	10-Oct-12		GBP	27,314
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	1-Nov-12	1-Nov-12		GBP	2,545
					EUR	**1,518,209**

* Converted to Euros

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2012 (cont.)

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Norwegian Property ASA	Ordinary shares, NOK0.50 par value	5-Nov-12	6-Nov-12		NOK	54,422
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	9-Nov-12	9-Nov-12		GBP	4,022
Deutsche EuroShop AG	Ordinary shares, no par value	13-Nov-12	14-Nov-12		EUR	67,688
Great Portland Estates Plc	Ordinary shares, £0.125 par value	14-Nov-12	14-Nov-12		GBP	175,102
Vastned Retail Belgium SA	Ordinary share, no par value	23-Nov-12	23-Nov-12		EUR	16,275
TAG Immobilien AG	Ordinary shares, no par value	19-Nov-12	3-Dec-12		EUR	97,200
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	4-Dec-12	4-Dec-12		GBP	1,884
Swiss Prime Site AG	Ordinary shares	21-Nov-12	4-Dec-12	3-Dec-12	CHF	288,125
TAG Immobilien AG	Ordinary shares, no par value	19-Nov-12	7-Dec-12	7-Dec-12	EUR	172,800
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	10-Dec-12	10-Dec-12		GBP	3,715
					EUR	**2,399,442**

* Converted to Euros

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2013

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	14-Jan-13	14-Jan-13		GBP	3,671
Deutsche Wohnen AG	Ordinary bearer shares, no par value	15-Jan-13	16-Jan-13		EUR	195,101
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	21-Jan-13	21-Jan-13		GBP	1,211
Big Yellow Group Plc	Ordinary shares, £0.10 par value	23-Jan-13	23-Jan-13		GBP	44,133
LEG Immobilien AG	Ordinary shares, no par value	7-Jan-13	31-Jan-13		EUR	1,165,195
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	8-Feb-13	8-Feb-13		GBP	2,408
St. Modwen Properties Plc	Ordinary shares, £0.01 par value	26-Feb-13	26-Feb-13		GBP	56,804
Intu Properties Plc	Ordinary shares, £0.50 par value	27-Feb-13	27-Feb-13		GBP	322,741
Citycon Oyj	Ordinary shares, no par value	12-Feb-13	7-Mar-13	7-Mar-13	EUR	200,214
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	8-Mar-13	8-Mar-13		GBP	5,855
British Land Company Plc	Ordinary shares, £0.25 par value	12-Mar-13	12-Mar-13		GBP	563,595
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	18-Mar-13	18-Mar-13		GBP	1,187
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	20-Mar-13	20-Mar-13		GBP	1,190
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	3-Apr-13	25-Mar-13		GBP	1,199
Cofinimmo SA	Ordinary shares, no par value	26-Mar-13	26-Mar-13		EUR	86,574
Primary Health Properties Plc	Ordinary shares, £0.50 par value	22-May-13	6-Jun-13	6-Jun-13	GBP	19,300
Primary Health Properties Plc	Ordinary shares, £0.50 par value	22-May-13	11-Jun-13		GBP	27,025
Primary Health Properties Plc	Ordinary shares, £0.50 par value	22-May-13	11-Jun-13		GBP	4,187
Primary Health Properties Plc	Ordinary shares, £0.50 par value	22-May-13	11-Jun-13		GBP	29,998
Unite Group Plc	Ordinary shares, £0.25 par value	13-Jun-13	13-Jun-13		GBP	60,378
MedicX Fund Limited	Ordinary shares, no par value	18-Jun-13	18-Jun-13		GBP	3,315
Leasinvest Real Estate SCA	Ordinary shares, no par value	24-May-13	20-Jun-13	19-Jun-13	EUR	60,655
Befimmo SA	Ordinary shares, no par value	18-Jun-13	10-Jul-13		EUR	110,000
GAGFAH S.A.	Ordinary shares, €1.25 par value	9-Jul-13	10-Jul-13		EUR	261,075
Deutsche Annington Immoblien SE	Ordinary shares, no par value	9-Jul-13	10-Jul-13		EUR	575,000
		* Converted to Euros			**EUR**	**3,802,013**

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EPRA European Constituents Rights Offerings 2013 (cont.)

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
MedicX Fund Limited	Ordinary shares, no par value	15-Jul-13	15-Jul-13		GBP	3,341
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	30-Jul-13	29-Jul-13		GBP	2,553
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	29-Jul-13	29-Jul-13		GBP	821
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	8-Aug-13	8-Aug-13		GBP	1,709
MedicX Fund Limited	Ordinary shares, no par value	20-Aug-13	20-Aug-13		GBP	2,715
Picton Property Income Limited	Ordinary shares, no par value	5-Sep-13	5-Sep-13		GBP	7,529
MedicX Fund Limited	Ordinary shares, no par value	10-Sep-13	10-Sep-13		GBP	2,311
Quintain Estates and Development Plc	Ordinary shares, £0.25 par value	10-Sep-13	10-Sep-13		GBP	296
Fastighets Balder AB	20.000% Preference shares	20-Sep-13	4-Oct-13		GBP	132,310
MedicX Fund Limited	Ordinary shares, no par value	25-Sep-13	18-Oct-13	18-Oct-13	GBP	40,557
MedicX Fund Limited	Ordinary shares, no par value	25-Sep-13	21-Oct-13		GBP	4,431
MedicX Fund Limited	Ordinary shares, no par value	25-Sep-13	22-Oct-13		GBP	30,239
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	31-Oct-13	31-Oct-13		GBP	885
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	4-Nov-13	4-Nov-13		GBP	1,080
NSI N.V.	Ordinary shares, €0.46 par value	8-Nov-13	25-Nov-13		EUR	300,000
Picton Property Income Limited	Ordinary shares, no par value	27-Nov-13	27-Nov-13		GBP	14,261
DIC Asset AG	Common stock, no par value	13-Sep-13	28-Nov-13	27-Nov-13	EUR	99,918
Technopolis Plc	Ordinary shares, no par value	4-Nov-13	29-Nov-13	29-Nov-13	EUR	99,892
GAGFAH S.A.	Ordinary shares, €1.25 par value	25-Mar-14	4-Dec-13		EUR	
					EUR	**4,546,861**

* Converted to Euros

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2014

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	12-Sep-13	9-Jan-14		GBP	20,815
Eurobank Properties REIC	Ordinary shares, €2.13 par value	8-Nov-13	28-Jan-14	28-Jan-14	Euro	193,248
Safestore Holdings Plc	Ordinary share, £0.01 par value	29-Jan-14	30-Jan-14		GBP	39,592
DO Deutsche Office AG	Common stock, no par value	13-Jan-14	11-Feb-14	11-Feb-14	EUR	123,167
DO Deutsche Office AG	Common stock, no par value	13-Jan-14	14-Feb-14		EUR	7,280
Redefine International Plc	Ordinary shares, £0.08 par value	20-Feb-14	20-Feb-14		GBP	33,077
Redefine International Plc	Ordinary shares, £0.08 par value	20-Feb-14	20-Feb-14		ZAR	
Deutsche Annington Immoblien SE	Ordinary shares, no par value	5-Mar-14	5-Mar-14		EUR	513,000
Shaftesbury Plc	Ordinary shares, £0.25 par value	6-Mar-14	6-Mar-14		GBP	189,080
Klövern AB	Preferred stock	24-Mar-14	24-Mar-14		SEK	5,315
Hemfosa Fastigheter AB	Common stock, no par value	24-Feb-14	21-Mar-14		SEK	407,220
Unite Group Plc	Ordinary shares, £0.25 par value	6-Mar-14	27-Mar-14	27-Mar-14	GBP	78,076
Unite Group Plc	Ordinary shares, £0.25 par value	6-Mar-14	27-Mar-14		GBP	43,345
Hansteen Holdings Plc	Ordinary shares, £0.10 par value	28-Mar-14	28-Mar-14		GBP	5,696
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	20-Mar-14	10-Apr-14		GBP	
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	20-Mar-14	11-Apr-14		GBP	
Klövern AB	Preferred stock	11-Apr-14	11-Apr-14		SEK	16,821
Intu Properties Plc	Ordinary shares, £0.50 par value	13-Mar-14	22-Apr-14	17-Apr-14	GBP	610,690
Inmobiliaria Colonial, S.A.	Ordinary shares, €1.00 par value	9-Apr-14	26-Apr-14	26-Apr-14	EUR	1,263,338
BUWOG AG	Common stock	28-Apr-14	28-Apr-14		EUR	1,294,975
Capital & Counties Properties Plc	Ordinary shares, £0.25 par value	14-May-14	14-May-14		GBP	315,820
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	14-May-14	14-May-14		GBP	6,076
Deutsche Annington Immoblien SE	Ordinary shares, no par value	19-May-14	22-May-14		EUR	585,000
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	22-May-14	22-May-14		GBP	3,065
Picton Property Income Limited	Ordinary shares, no par value	1-May-14	23-May-14		GBP	43,252
		* Converted to Euros			**EUR**	**5,797,948**

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EPRA European Constituents Rights Offerings 2014

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Quintain Estates and Development Plc	Ordinary shares, £0.25 par value	28-May-14	28-May-14		GBP	3,113
Klövern AB	Preferred stock	28-May-14	28-May-14		SEK	9,926
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	29-May-14	29-May-14		GBP	3,049
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	4-Jun-14	4-Jun-14		GBP	3,054
Citycon Oyj	Ordinary shares, no par value	13-May-14	9-Jun-14		EUR	206,367
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	18-Jun-14	18-Jun-14		GBP	2,897
MERLIN Properties SOCIMI, S.A.	Ordinary shares, €1.00 par value	13-Jun-14	26-Jun-14		EUR	1,291,520
Citycon Oyj	Ordinary shares, no par value	13-May-14	2-Jul-14	2-Jul-14	EUR	191,350
Citycon Oyj	Ordinary shares, no par value	3-Jul-14	8-Jul-14		EUR	5,186
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	1-Jul-14	28-Jul-14		GBP	46,103
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	5-Sep-14	5-Sep-14		GBP	62,965
Hammerson Plc	Ordinary shares, £0.25 par value	25-Sep-14	5-Sep-14		GBP	502,796
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	22-Sep-14	22-Sep-14		GBP	6,776
Kungsleden AB	Ordinary shares, SEK1.25 par value	15-Aug-14	8-Oct-14		SEK	174,146
LEG Immobilien AG	Ordinary shares, no par value	9-Oct-14	9-Oct-14		EUR	205,000
Entra ASA	Ordinary shares, NOK1.00 par value	17-Sep-14	17-Oct-14		NOK	624,200
Immobiliare Grande Distribuzione SIIQ SpA	Ordinary shares, no par value	7-Aug-14	21-Oct-14		EUR	199,678
Beni Stabili SpA SIIQ	Ordinary shares, €0.10 par value	2-Sep-14	22-Oct-14		EUR	149,724
TLG Immobilien AG	Ordinary shares, no par value	26-Sep-14	23-Oct-14		EUR	360,125
Deutsche Annington Immoblien SE	Ordinary shares, no par value	5-Nov-14	6-Nov-14		EUR	450,800
Workspace Group Plc	Ordinary shares, £1.00 par value	12-Nov-14	12-Nov-14		GBP	122,487
Standard Life Investments Property Income Trust Ltd	Ordinary shares, £0.01 par value	6-Jun-14	13-Nov-14		GBP	25,243
Klövern AB	Preferred stock	22-Oct-14	18-Nov-14		SEK	202,827
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	20-Mar-14	20-Nov-14		GBP	33,835
Warehouses De Pauw	Ordinary shares	19-Nov-14	20-Nov-14		EUR	37,500
		* Converted to Euros			**EUR**	**10,718,616**

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EPRA European Constituents Rights Offerings 2014

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Intervest Offices & Warehouses	Ordinary shares	7-Nov-14	22-Dec-14		EUR	26,183
Hemfosa Fastigheter AB	6.200% Perpetual preferred stock, no par value	20-Nov-14	4-Dec-14		SEK	175,576
Wereldhave N.V.	Ordinary shares, €10.00 par value	1-Dec-14	11-Dec-14		EUR	558,428
Picton Property Income Limited	Ordinary shares, no par value	1-Dec-14	17-Dec-14		GBP	31,554
					EUR	**11,510,356**

* Converted to Euros

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2015

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	23-Jan-15	23-Jan-15		GBP	1,893
Picton Property Income Limited	Ordinary shares, no par value	1-May-14	22-Jan-15		GBP	9,240
Wereldhave Belgium	Ordinary shares	26-Jan-15	16-Feb-15	10-Feb-15	EUR	47,378
MedicX Fund Limited	Ordinary shares, no par value	17-Feb-15	18-Feb-15		GBP	37,259
Hamborner REIT AG	Ordinary shares, no par value	18-Feb-15			EUR	40,912
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	12-Feb-15	20-Feb-15		GBP	33,034
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	26-Feb-15	26-Feb-15		GBP	1,411
Redefine International Plc	Ordinary shares, £0.08 par value	27-Feb-15	27-Feb-15		ZAR	48,976
Redefine International Plc	Ordinary shares, £0.08 par value	27-Feb-15	27-Feb-15		GBP	48,682
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	5-Mar-15	4-Mar-15		GBP	36,477
Foncière des Régions	Ordinary shares, €3.00 par value	26-Feb-15	12-Mar-15	12-Mar-15	EUR	254,652
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	6-Mar-15	18-Mar-15		GBP	215,041
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	6-Mar-15	18-Mar-15		GBP	26,484
Picton Property Income Limited	Ordinary shares, no par value	1-May-14	19-Mar-15		GBP	48,734
alstria office REIT-AG	Ordinary shares, no par value	24-Mar-15	24-Mar-15		EUR	102,724
Warehouses De Pauw	Ordinary shares		31-Mar-15		EUR	40,962
Cofinimmo	Ordinary shares, no par value	9-Apr-15		6-May-15	EUR	285,410
Merlin Properties	Ordinary shares, €1.00 par value	15-Apr-15		2-May-15	EUR	613,757
Unite Group Plc	Ordinary shares, £0.25 par value	16-Apr-15	16-Apr-15		GBP	159,817
Swiss Prime Site	Ordinary shares		13-May-15		CHF	410,563
Eurocommercial Properties	Bearer depositary receipt representing 10 ordinary shares, €0.50 par value	18-May-15	18-May-15		EUR	164,540
Deutsche Wohnen	Ordinary bearer shares, no par value	20-May-15	3-Jun-15		EUR	906,580
Deutsche Annington	Ordinary shares	16-Jun-15		1-Jul-15	EUR	2,250,000
Intervest Offices & Warehouses	Ordinary shares	17-Jun-15	17-Jun-15		EUR	110,760
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	8-Jun-15	17-Jun-15		GBP	75,524
		* Converted to Euros			**EUR**	**5,970,809**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2015

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	12-Jun-15	18-Jun-15		GBP	12,972
Pandox AB	Ordinary Shares		18-Jun-15		SEK	599,360
LEG Immobilien AG	Ordinary shares, no par value	23-Jun-15	23-Jun-15		EUR	73,623
Hamborner REIT	Ordinary shares	24-Jun-15		6-Jul-15	EUR	141,800
Aedifica	Ordinary shares	25-Jun-15	29-Jun-15		EUR	153,000
Wereldhave	Ordinary shares	25-Jun-15	29-Jun-15		EUR	257,000
Grainger Plc	Ordinary shares, £0.05 par value	1-Jul-15	1-Jul-15		GBP	42
Citycon Oyj	Ordinary shares, no par value	25-May-15	7-Jul-15		EUR	608,162
ADO Properties S.A.	Ordinary share, no par value	2-Jun-15	22-Jul-15		EUR	456,500
Lar España Real Estate SOCIMI, S.A.	Ordinary share, no par value	16-Jul-15		7-Aug-15	EUR	134,892
MERLIN Properties SOCIMI, S.A.	Ordinary share, no par value	15-Jul-15		7-Aug-15	EUR	1,033,696
Hansteen Holdings Plc	Ordinary shares, £0.10 par value	27-Aug-15	27-Aug-15		GBP	35,714
Target Healthcare REIT Limited	Ordinary shares, no par value	5-Sep-14	27-Aug-15		GBP	14,229
Grand City Properties S.A.	Ordinary shares, €0.10 par value	9-Sep-15	10-Sep-15		EUR	151,050
BUWOG AG	Ordinary shares, no par value	15-Sep-15	15-Sep-15		EUR	149,813
Hemfosa Fastigheter AB	6.200% Perpetual preferred stock, no par value	30-Sep-15	1-Oct-15		SEK	2,129
Assura	Ordinary shares	24-Sep-15	9-Oct-15		GBP	416,748
LEG Immobilien AG	Ordinary shares, no par value	12-Nov-15	12-Nov-15		EUR	306,680
Target Healthcare REIT Limited	Ordinary shares, no par value	16-Nov-15	19-Nov-15		GBP	23,190
Fastighets Balder AB	Class B ordinary shares, no par value	15-Dec-15	16-Dec-15		SEK	184,743
Immobiliare Grande Distribuzione SIIQ SpA	Ordinary shares, no par value	3-Dec-15	3-Dec-15		EUR	54,295
TLG IMMOBILIEN AG	Ordinary shares, no par value	17-Nov-15	18-Nov-15		EUR	108,334
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	13-Nov-15	18-Dec-15		GBP	114,662
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	13-Nov-15	18-Dec-15		GBP	44,963
		* Converted to Euros			**EUR**	**11,048,406**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2016

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	27-Jan-16	11-Feb-16		GBP	255,411
Redefine International Plc	Ordinary shares, £0.08 par value	29-Jan-16	16-Feb-16		GBP	147,667
Intervest Offices & Warehouses	Ordinary shares	22-Feb-16	22-Feb-16		EUR	NA
Sponda Plc	Ordinary shares, no par value	19-Feb-16	23-Mar-16	23-Mar-16	EUR	220,799
D. Carnegie & Co	Ordinary shares	4-Apr-16	5-Apr-16		SEK	51,100
Primary Health Properties Plc	Ordinary shares, £0.125 par value	22-Mar-16	6-Apr-16		GBP	37,548
Primary Health Properties Plc	Ordinary shares, £0.125 par value	22-Mar-16	12-Apr-16		GBP	74,974
Primary Health Properties Plc	Ordinary shares, £0.125 par value	22-Mar-16	12-Apr-16		GBP	55,359
Primary Health Properties Plc	Ordinary shares, £0.125 par value	22-Mar-16	12-Apr-16		GBP	19,231
Target Healthcare REIT Limited	Ordinary shares, no par value	12-Apr-16	10-May-16		GBP	151,880
ADO Properties S.A.	Ordinary share, no par value	20-Apr-16	20-Apr-16		EUR	99,750
Hemfosa Fastigheter AB	Common stock, no par value	15-Mar-16	10-May-16		SEK	195,252
Castellum AB	Ordinary shares, SEK0.50 par value	13-Apr-16		9-Jun-16	SEK	682,175
Hispania Activos Inmobiliarios SOCIMI, S.A.	Ordinary share, €1.00 par value	11-May-16		28-May-16	EUR	263,778
Lar España Real Estate SOCIMI, S.A.	Ordinary shares, €2 par value	7-Jul-16		23-Jul-16	EUR	147,174
Technopolis Plc	Ordinary shares, no par value	31-Aug-16		21-Sep-16	EUR	125,447
SEGRO Plc	Ordinary shares, £0.10 par value	2-Sep-16	2-Sep-16		EUR	387,863
ADO Properties S.A.	Ordinary share, no par value	13-Sep-16	13-Sep-16		EUR	198,800
Fastighets Balder AB	Class B ordinary shares, no par value	19-Sep-16	20-Sep-16		SEK	72,020
Befimmo SA	Ordinary shares, no par value	23-Sep-16	23-Sep-16		EUR	127,257
Hamborner REIT AG	Ordinary shares, no par value	12-Sep-16		27-Sep-16	EUR	153,186
Hamborner REIT AG	Ordinary shares, no par value	26-Sep-16	27-Sep-16		EUR	13,335
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	28-Sep-16	13-Oct-16		GBP	395,000
Warehouses De Pauw	Ordinary shares, no par value	16-Nov-16	24-Nov-16		EUR	147,894
Warehouses De Pauw	Ordinary shares, no par value	16-Nov-16	17-Nov-16		EUR	29,823
		* Converted to Euros			**EUR**	**4,052,722**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2016

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Pandox AB	Series B common shares, no par value	8-Dec-16	9-Dec-16		SEK	104,472
			* Converted to Euros		**EUR**	**4,157,194**

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2017

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Foncière des Régions	Ordinary shares, €3.00 par value	10-Jan-17	12-Jan-17		EUR	400,000
Diös Fastigheter AB	Ordinary shares, SEK2 par value	22-Nov-16	23-Jan-17		SEK	195,100
TLG Immobilien	Ordinary shares, €1.00 par value	30-Jan-17	31-Jan-17		EUR	116,000
Deutsche Wohnen AG	Ordinary bearer shares, no par value	21-Feb-17	21-Feb-17		EUR	545,278
Axiare Patrimonio Socimi, S.A.	Ordinary shares, €10 par value	7-Mar-17	7-Mar-17		EUR	93,437
Deutsche EuroShop AG	Ordinary shares, no par value	7-Mar-17	8-Mar-17		EUR	165,000
LondonMetric Property Plc	Ordinary shares, £0.10 par value	23-Mar-17	23-Mar-17		GBP	110,853
Aedifica SA	Ordinary shares, no par value	14-Mar-17	24-Mar-17		EUR	219,305
Kungsleden AB	Ordinary shares, SEK1.25 par value	6-Mar-17	24-Mar-17		SEK	172,049
SEGRO Plc	Ordinary shares, £0.10 par value	10-Mar-17	28-Mar-17		GBP	665,253
Custodian REIT Plc	Ordinary shares, £0.01 par value	4-Apr-17	4-Apr-17		GBP	1,599
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	24-Apr-17	10-May-17		GBP	160,788
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	24-Apr-17	11-May-17		GBP	19,316
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	24-Apr-17	11-May-17		GBP	231,560
Inmobiliaria Colonial, S.A.	Ordinary shares, €2.50 par value	4-May-17	5-May-17		EUR	253,091
Intervest Offices & Warehouses	Ordinary shares, no par value	5-May-17	5-May-17		EUR	10,401
BUWOG AG	Ordinary shares, no par value	15-May-17			EUR	325,760
NewRiver REIT	Common stock, £0.01 par value	15-Jun-17	4-Jul-17		GBP	173,469
NewRiver REIT	Common stock, £0.01 par value	15-Jun-17	3-Jul-17	27-Jun-17	GBP	82,681
Assura Plc	Ordinary shares, £0.1 par value	20-Jun-17	20-Jun-17		GBP	111,585
Gecina	Ordinary shares, EUR 7.50 par value	18-Jul-17			EUR	1,001,361
GCP Student Living Plc	Ordinary shares, £0.01 par value	2-Feb-17	7-Jul-17		GBP	79,163
Empiric Student Property Plc	Ordinary share, £0.01 par value	4-Jul-17	14-Jul-17		GBP	53,733
Empiric Student Property Plc	Ordinary share, £0.01 par value	4-Jul-17	20-Jul-17		GBP	56,169
Empiric Student Property Plc	Ordinary share, £0.01 par value	4-Jul-17	20-Jul-17		GBP	14,130
		* Converted to Euros			**EUR**	**5,257,081**

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EPRA European Constituents Rights Offerings 2017

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Gecina	Ordinary shares, €7.50 par value	18-Jul-17	2-Aug-17	2-Aug-17	EUR	1,187,009
Custodian REIT Plc	Ordinary shares, £0.01 par value	18-Aug-17	18-Aug-17		GBP	3,220
Custodian REIT Plc	Ordinary shares, £0.01 par value	26-Oct-17	26-Oct-17		GBP	2,581
TLG IMMOBILIEN AG	Ordinary shares, no par value	9-Nov-17	9-Nov-17		EUR	146,126
Assura Plc	Ordinary shares, £0.1 par value	16-Nov-17	17-Nov-17		GBP	123,550
Inmobiliaria Colonial, S.A.	Ordinary shares, €2.50 par value	28-Nov-17	30-Nov-17		EUR	338,065
Assura Plc	Ordinary shares, £0.1 par value	16-Nov-17	1-Dec-17		GBP	155,339
Assura Plc	Ordinary shares, £0.1 par value	1-Dec-17	1-Dec-17		GBP	60,182
Regional REIT Limited	Ordinary shares, no par value	4-Dec-17		19-Dec-17	GBP	26,209
Regional REIT Limited	Ordinary shares, no par value	4-Dec-17			GBP	56,976
Custodian REIT Plc	Ordinary shares, £0.01 par value	5-Dec-17	5-Dec-17		GBP	3,265
Shaftesbury PLC	Ordinary shares, £0.25 par value	6-Dec-17			GBP	301,141
Pandox AB	Series B common shares, SEK2.50 par value	14-Dec-17	14-Dec-17		SEK	148,874
					EUR	**7,809,618**

* Converted to Euros

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2018

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Alstria Office REIT-AG	Ordinary shares, no par value	29-Jan-18	29-Jan-18		EUR	193,071
Target Healthcare REIT Limited	Ordinary shares, no par value	1-Feb-18		20-Feb-18	GBP	56,522
Target Healthcare REIT Limited	Ordinary shares, no par value	1-Feb-18			GBP	57,620
Unite Group Plc	Ordinary shares, £0.25 par value	21-Feb-18	21-Feb-18		GBP	192,778
D. Carnegie & Co AB	Class B ordinary shares, no par value	28-Feb-18		23-Mar-18	SEK	93,438
D. Carnegie & Co AB	Class A ordinary shares	28-Feb-18		23-Mar-18	SEK	6,835
Aroundtown S.A.	Ordinary shares, €0.01 par value	8-Mar-18	8-Mar-18		EUR	606,100
Sirius Real Estate Limited	Ordinary shares, no par value	20-Mar-18	20-Mar-18		GBP	39,951
Immobiliare Grande Distribuzione SIIQ SpA	Ordinary shares, no par value	21-Mar-18			EUR	149,978
Primary Health Properties Plc	Ordinary shares, £0.125 par value	23-Mar-18			GBP	132,155
Retail Estates	Ordinary shares, no par value	10-Apr-18		23-Apr-18	EUR	123,366
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	18-Apr-18	19-Apr-18		GBP	178,779
Vonovia SE	Ordinary shares, no par value	3-May-18	3-May-18		EUR	995,800
Workspace Group Plc	Ordinary shares, £1.00 par value	6-Jun-18	6-Jun-18		GBP	204,697
Standard Life Investments Property Income Trust	Ordinary shares, £0.01 par value	8-Jun-18	8-Jun-18		GBP	136,755
Deutsche Wohnen SE	Ordinary bearer shares, no par value	18-Jun-18		9-Jul-18	EUR	NA
Kojamo Oyj	Series A common stock, no par value	1-Jun-18	14-Jun-18		EUR	150,152
Hemfosa Fastigheter AB	Common stock, no par value	19-Jun-18	19-Jun-18		SEK	104,990
Cofinimmo SA	Ordinary shares, no par value	19-Jun-18		27-Jun-18	EUR	155,204
Big Yellow Group Plc	Ordinary Shares	12-Sep-18	12-Sep-18		GBP	75,044
GCP Student Living Plc	Ordinary Shares	10-Sep-18	21-Sep-18		GBP	42,802
Swiss Prime Site AG	Ordinary shares	12-Sep-18		26-Sep-18	CHF	292,595
Retail Estates N.V.	Ordinary shares, no par value	26-Sep-18	26-Sep-18		EUR	2,310
LXI REIT plc	Ordinary shares, £0.01 par value	24-Sep-18	11-Oct-18		GBP	34,406
LXI REIT plc	Ordinary shares, £0.01 par value	24-Sep-18	12-Oct-18		GBP	165,158
		* Converted to Euros			**EUR**	**4,190,507**

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EPRA European Constituents Rights Offerings 2018

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Leasinvest Real Estate SCA	Ordinary shares, no par value	19-Sep-18	2-Oct-18		EUR	83,961
Shurgard Self Storage S.A.	IPO, Ordinary Shares	18-Sep-18	12-Oct-18		EUR	575,000
Warehouses De Pauw	Ordinary Shares	17-Oct-18	17-Oct-18		EUR	11,803
Triple Point Social Housing REIT Plc	Ordinary shares, £0.01 par value	19-Sep-18	18-Oct-18		GBP	66,177
Triple Point Social Housing REIT Plc	Ordinary shares, £0.01 par value	19-Sep-18	18-Oct-18		GBP	56,758
Target Healthcare REIT Limited	Ordinary Shares	1-Feb-18	12-Nov-18		GBP	57,144
Warehouses De Pauw	Ordinary Shares	29-Nov-18	28-Nov-18		EUR	33,675
Intervest Offices & Warehouses	Ordinary shares, no par value	14-Nov-18	30-Nov-18		EUR	99,855
Grainger Plc	Ordinary shares, £0.05 par value	14-Nov-18		17-Dec-18	GBP	399,013
			* Converted to Euros		**EUR**	**5,573,893.21**

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