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EPRA RESEARCH

EPRA Net Asset Value

Monthly Bulletin

Net Reinstatement Value
Net Tangible Assets
Net Disposal Value

April 2026

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Methodology

April 2026
Monthly Published NAV

Premiums / Discounts have been calculated as: (Share price / Average NAV per share) – 1

Average NAV per share is calculated as the simple average of the 3 EPRA NAV Metrics as specified in the EPRA BPR 2019 Guidelines*:

1) EPRA Net Reinstatement Value (NRV)
2) EPRA Net Tangible Assets (NTA)
3) EPRA Net Disposal Value (NDV)

* The methodology for computing each of the EPRA NAV Metrics is available on EPRA Website: https://www.epra.com/finance/financial-reporting/guidelines

The 3 EPRA NAV metrics per share are taken from company reports. NO adjustments have been made.
When not available, the NAV per share has been calculated as: Total Assets – Total Liabilities / number of shares outstanding.

Discounts have been calculated for EPRA Index constituent for their respective inclusion times. Minus constituents of which no data was available.
Reasons for non-availability are: Property values stated at historical costs and not market or fair value, or historic data could not be found.

New NAV data will replace old NAV data for the months following the previous latest published NAV data.

Share prices are month-end closing prices.

Aggregates have been calculated on a NAV-based weighting.

Methodology for computing Premiums / Discounts based using the simple average of the new 3 EPRA NAV metrics (NRV, NTA, NRV) has been implemented in Mar/21. Before to Mar/21, all the computations were performed using the EPRA NAV per share instead of the simple average of the 3 metrics.

As-of January 2012, the historical NAVs and Discount to NAVs are also being calculated using interpolated company NAV data. Previously, the imbalance between reporting dates (annually, biannually or quarterly) and share prices (monthly for this report) led to more volatile NAV performance graphs.

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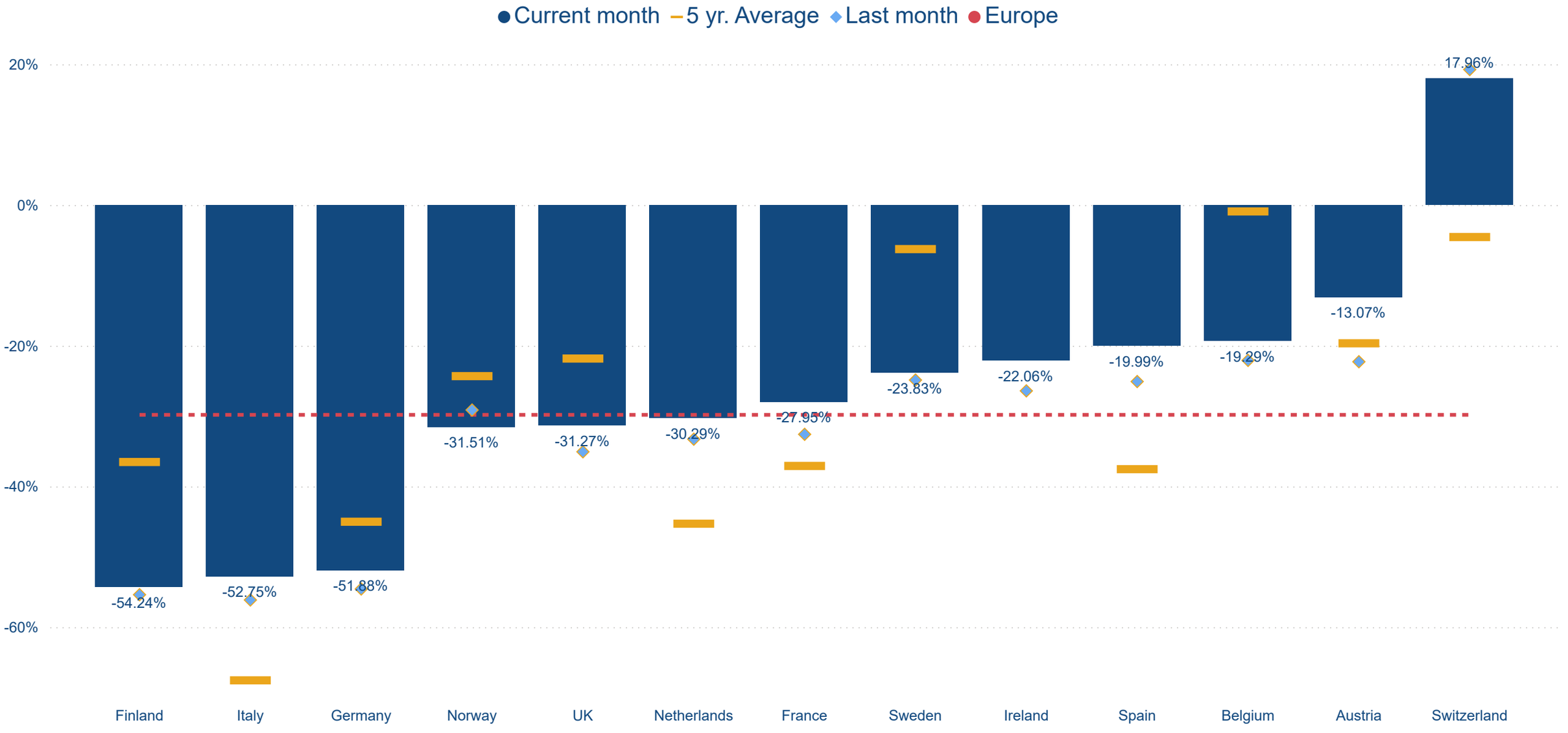
Irish Resi Properties REIT 85

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Discounts in Europe

April 2026
Monthly Published NAV

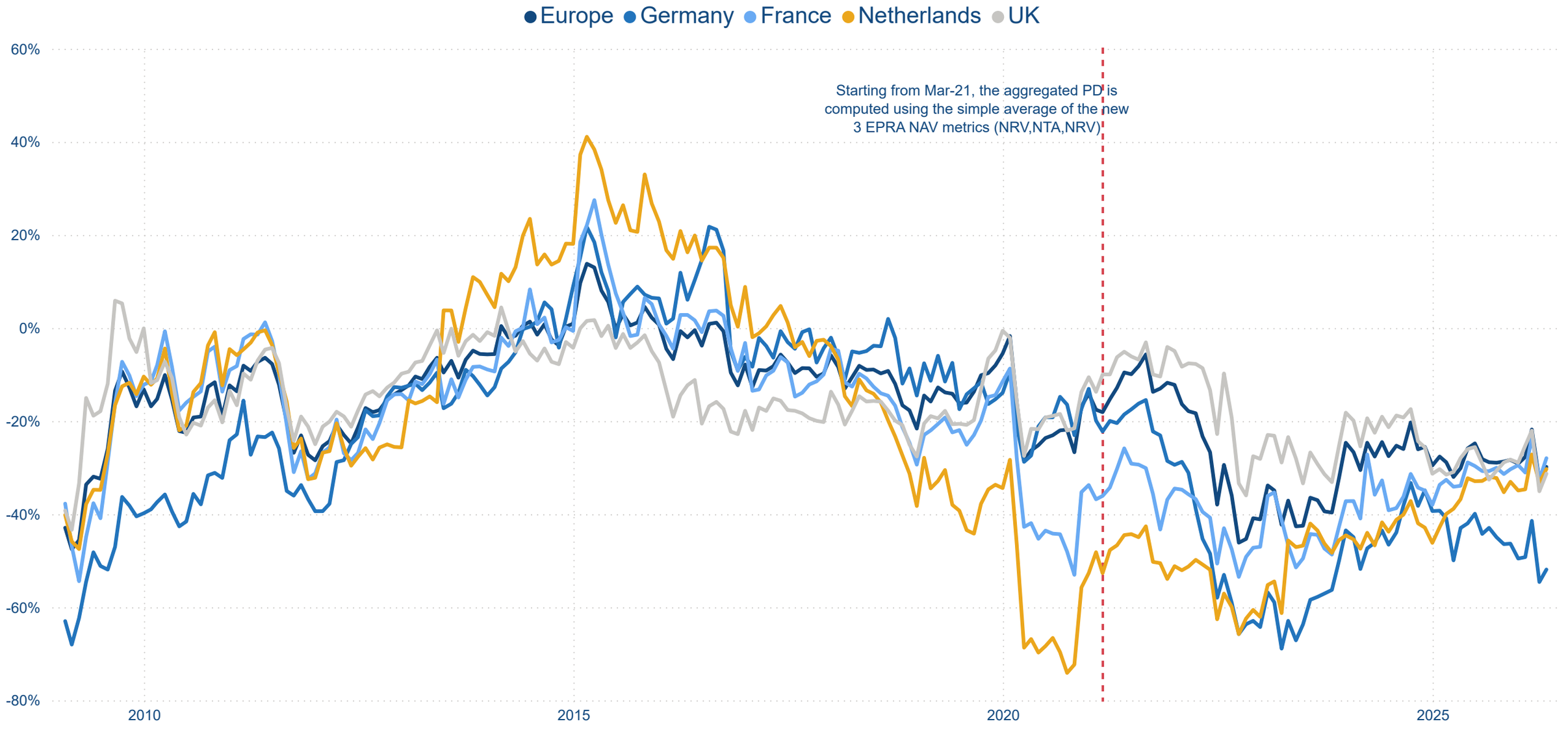


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Latest Discounts in Europe

April 2026
Monthly Published NAV

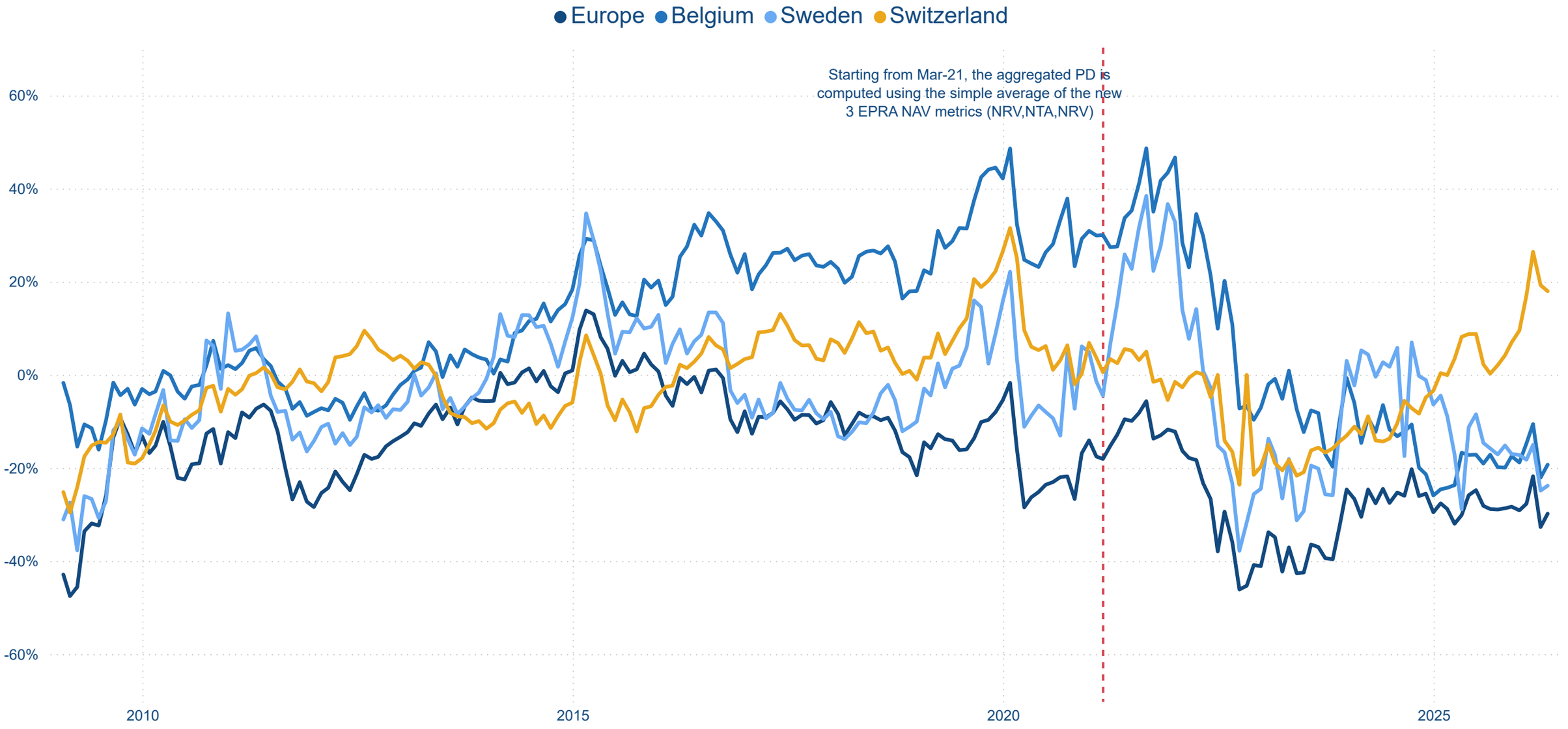


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April 2026
Monthly Published NAV

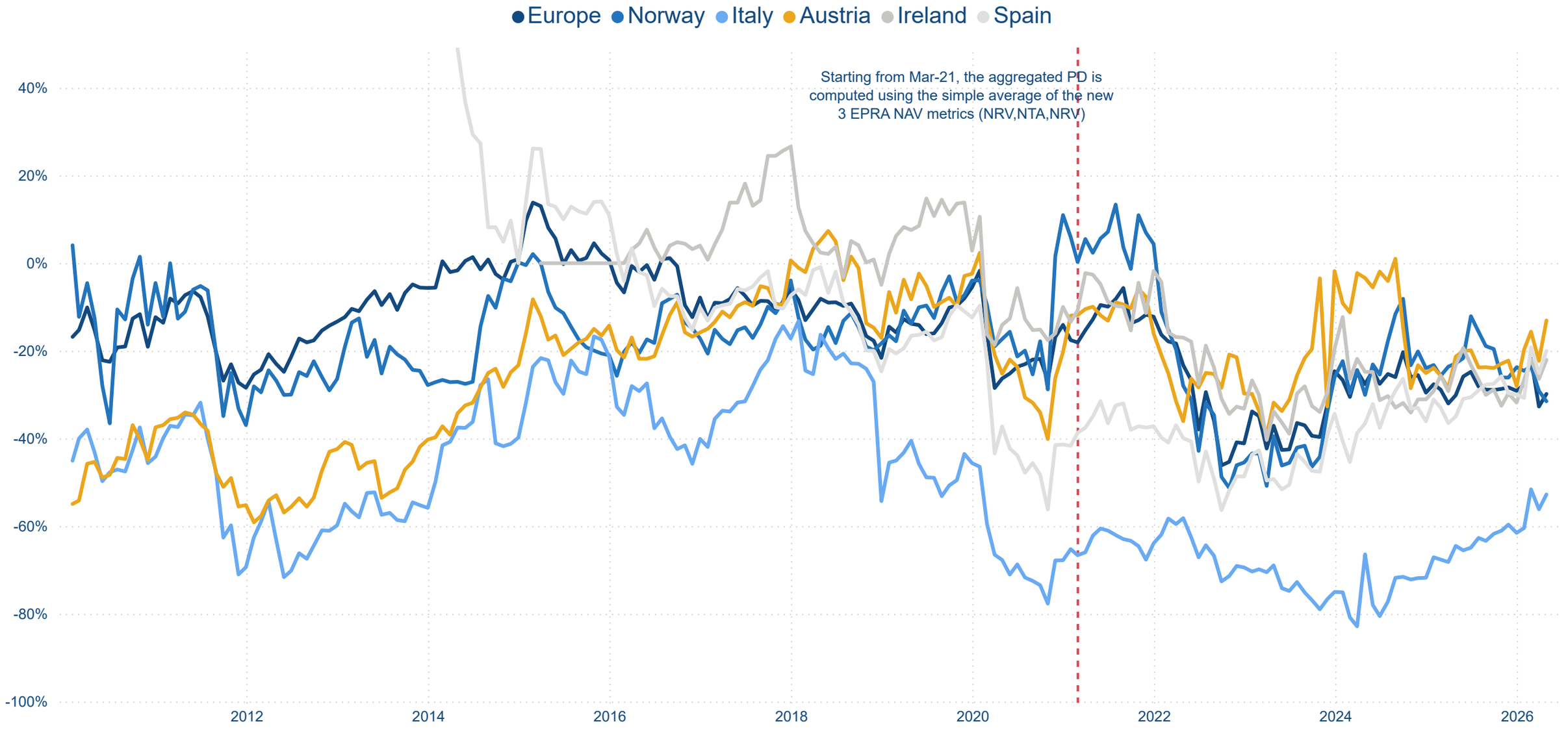


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April 2026
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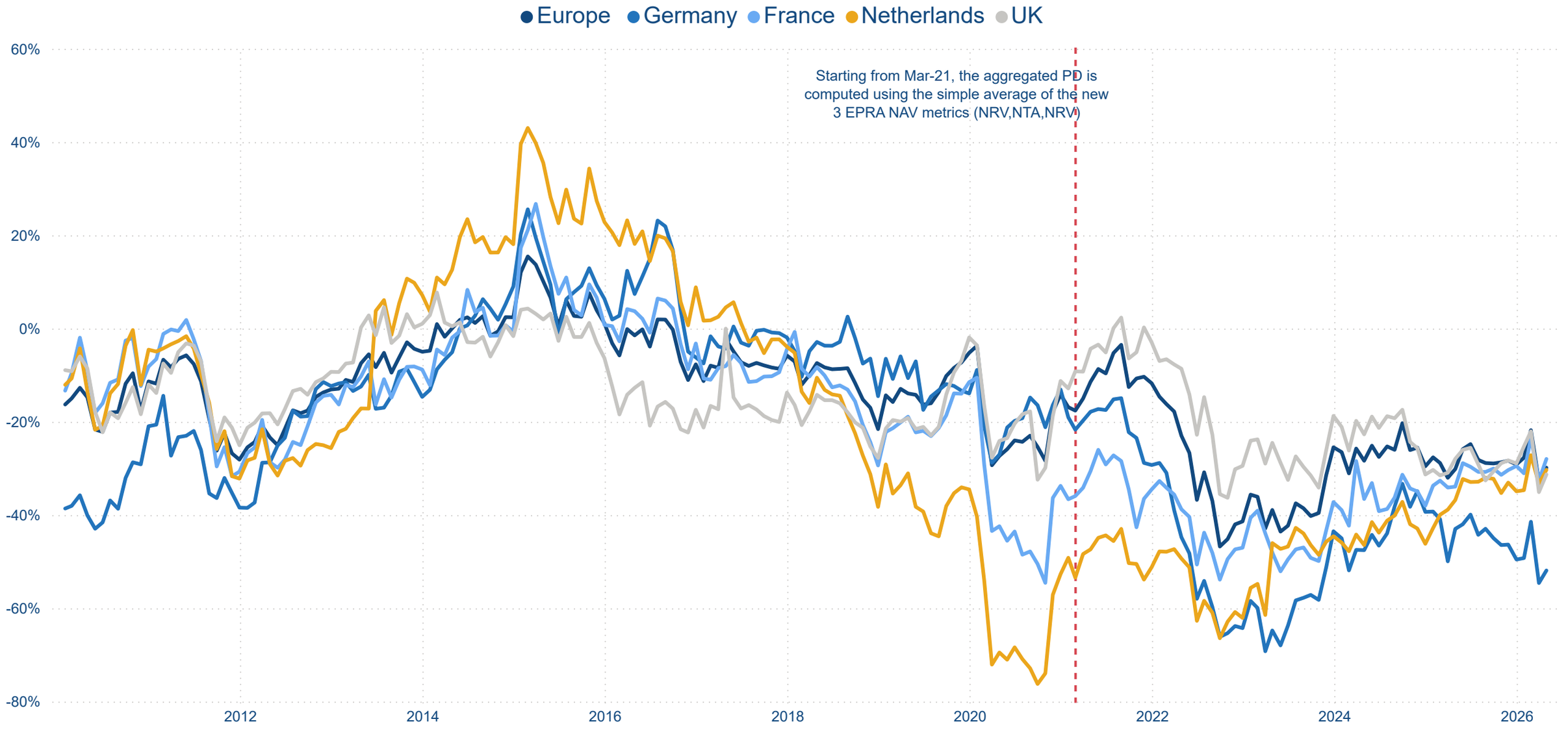


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Latest Discounts in Europe

April 2026
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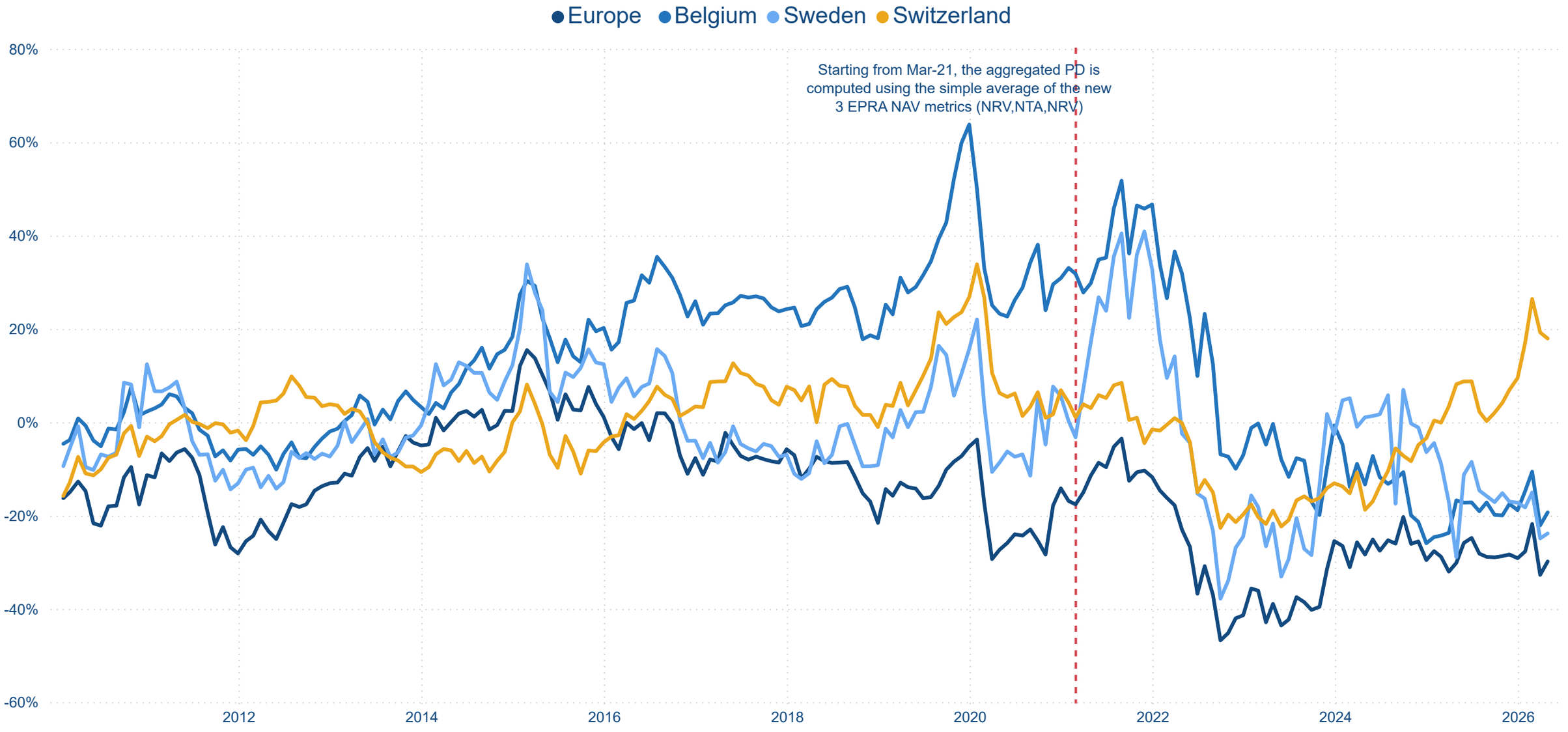


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Latest Discounts in Europe (Interpolated)

April 2026
Monthly Published NAV

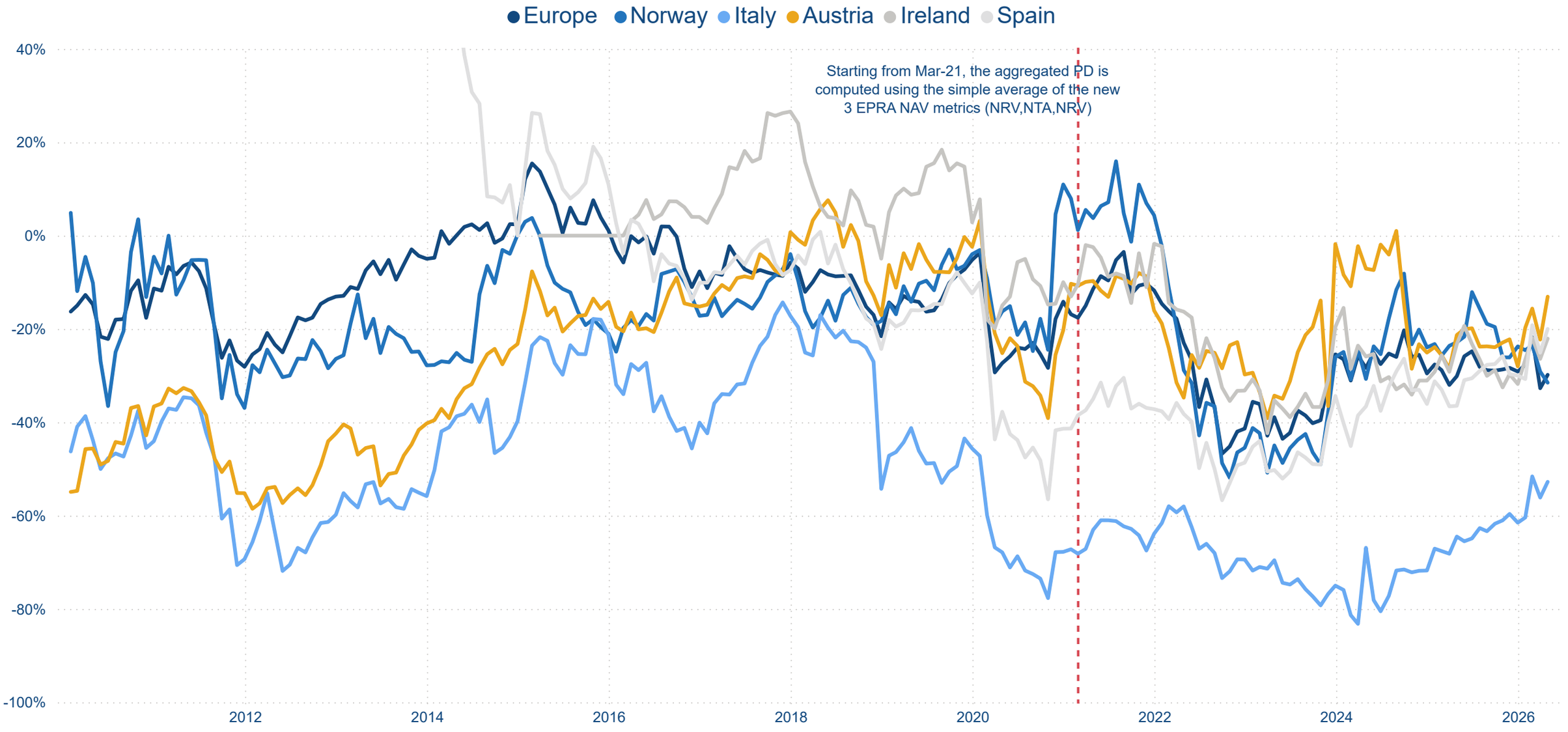


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Latest Discounts in Europe (Interpolated)

April 2026
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Latest Discounts in Europe

April 2026
Monthly Published NAV

Report Date	Name	Country	Report	Currency	NRV	NTA	NDV	Average	Change	Months since last report	Date as of the latest report	Latest Report	Latest Figure
24 April 2026	Social Housing REIT	UK	FY 2025	GBP	1.04	0.94		1.01	-3.18%	6	30.06.2025	h1 2025	1.048
10 April 2026	Atrium Ljungberg AB	SWE	Q1 2026	SEK				53.90	-1.82%	3	31.12.2025	Q4 2025	54.9
15 April 2026	NSI	NET	Q1 2026	EUR		33.52		33.52	-4.09%	3	31.12.2025	Q4 2025	34.95
17 April 2026	PlatzerFastigheterHolding	SWE	Q1 2026	SEK	131.00	126.00		123.00	0.82%	3	31.12.2025	Q4 2025	122
17 April 2026	Wereldhave	NET	Q1 2026	EUR	23.87	23.94		24.93	1.58%	3	31.12.2025	Q4 2025	24.54
21 April 2026	Entra ASA	NOR	Q1 2026	NOK	169.88	167.99		157.89	0.14%	3	31.12.2025	Q4 2025	157.67
21 April 2026	Wallenstam	SWE	Q1 2026	SEK				62.90	1.29%	3	31.12.2025	Q4 2025	62.1
21 April 2026	Wihlborgs Fastigheter	SWE	Q1 2026	SEK	101.14			91.04	2.06%	3	31.12.2025	Q4 2025	89.2
22 April 2026	Cofinimmo	BE	Q1 2026	EUR	102.40	93.98		97.73	1.25%	3	31.12.2025	Q4 2025	96.52
22 April 2026	Corem Property Group (B)	SWE	Q1 2026	SEK				10.96	2.43%	3	31.12.2025	Q4 2025	10.7
23 April 2026	Catena	SWE	Q1 2026	SEK	454.28	440.50		432.09	2.51%	3	31.12.2025	Q4 2025	421.52
23 April 2026	Cibus Nordic Real Estate AB	SWE	Q1 2026	SEK	13.00	13.00		12.77	-0.26%	3	31.12.2025	Q4 2025	12.8
24 April 2026	Castellum	SWE	Q1 2026	SEK	164.00	159.00		152.33	2.46%	3	31.12.2025	Q4 2025	148.67
24 April 2026	NP3	SWE	Q1 2026	SEK				177.28	3.18%	3	31.12.2025	Q4 2025	171.81
24 April 2026	Warehouses De Pauw	BE	Q1 2026	EUR	24.30	22.20		22.93	1.79%	3	31.12.2025	Q4 2025	22.53
24 April 2026	Xior Student Housing	BE	Q1 2026	EUR		39.47		39.47	-1.67%	3	31.12.2025	Q4 2025	40.14
29 April 2026	Dios Fastigheter	SWE	Q1 2026	SEK	104.40	100.20		96.73	0.00%	3	31.12.2025	Q4 2025	96.73
29 April 2026	Pandox AB	SWE	Q1 2026	SEK	232.09	232.09		219.31	2.43%	3	31.12.2025	Q4 2025	214.11

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Average Discounts in Europe

(based on published values)

April 2026

Monthly Published NAV

Averages	Current	YTD	1 yr.	2 yr.	3 yr.	5 yr.	10 yr.	15 yr.	20 yr.
Austria	-13.07%	-19.74%	-0.21	-18.40%	-18.12%	-19.65%	-15.61%	-22.54%	-25.89%
Belgium	-19.29%	-17.10%	-0.18	-17.46%	-15.25%	-0.91%	13.41%	10.97%	9.27%
Europe	-29.82%	-28.23%	-0.28	-27.42%	-29.49%	-27.64%	-19.98%	-15.92%	-15.59%
Europe ex UK	-29.41%	-28.15%	-0.28	-27.73%	-30.47%	-29.48%	-19.74%	-15.60%	-14.87%
Finland	-54.24%	-48.78%	-0.46	-47.27%	-46.97%	-36.53%	-26.37%	-25.67%	-25.03%
France	-27.95%	-28.90%	-0.30	-32.47%	-35.63%	-37.08%	-28.00%	-21.29%	-19.61%
Germany	-51.88%	-49.32%	-0.46	-43.61%	-46.89%	-45.02%	-26.72%	-21.12%	-19.51%
Ireland	-22.06%	-25.75%	-0.26	-27.93%	-27.98%	-24.27%	-10.56%		
Italy	-52.75%	-56.48%	-0.60	-65.98%	-69.23%	-67.56%	-54.98%	-51.90%	-49.16%
Netherlands	-30.29%	-32.06%	-0.33	-37.23%	-39.77%	-45.30%	-34.85%	-22.96%	-19.36%
Norway	-31.51%	-26.49%	-0.23	-22.05%	-26.49%	-24.32%	-18.58%	-18.85%	
Spain	-19.99%	-25.00%	-0.28	-30.32%	-34.50%	-37.55%	-27.80%		
Sweden	-23.83%	-19.84%	-0.18	-10.66%	-11.65%	-6.27%	-4.13%	-2.41%	-3.18%
Switzerland	17.96%	18.05%	0.10	2.14%	-3.16%	-4.55%	1.45%	0.10%	-1.33%
UK	-31.27%	-28.51%	-0.29	-26.55%	-26.50%	-21.82%	-19.51%	-15.79%	-15.64%

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Average Discounts in Europe (Interpolated)

(based on published values)

April 2026
Monthly Published NAV

Averages	Current	YTD	1 yr.	2 yr.	3 yr.	5 yr.	10 yr.	15 yr.	20 yr.
Austria	-13.07%	-19.74%	-21.27%	-18.62%	-18.64%	-20.01%	-15.43%	-22.37%	
Belgium	-19.29%	-17.10%	-17.70%	-17.53%	-15.24%	-0.28%	14.40%	11.70%	9.89%
Europe	-29.82%	-28.23%	-28.06%	-27.48%	-29.68%	-27.60%	-19.98%	-15.92%	-15.59%
Europe ex UK	-29.41%	-28.15%	-27.91%	-27.79%	-30.66%	-29.45%	-19.40%	-15.25%	-14.35%
Finland	-54.24%	-48.78%	-45.63%	-47.25%	-47.07%	-36.48%	-25.94%	-25.46%	-24.58%
France	-27.95%	-28.90%	-30.01%	-32.51%	-36.05%	-37.38%	-27.85%	-21.06%	-19.12%
Germany	-51.88%	-49.32%	-45.87%	-43.69%	-47.06%	-45.18%	-26.30%	-20.57%	-18.58%
Ireland	-22.06%	-25.75%	-26.32%	-28.00%	-28.84%	-24.92%	-9.94%		
Italy	-52.75%	-56.48%	-60.44%	-66.01%	-69.38%	-67.75%	-55.20%	-52.33%	-49.46%
Netherlands	-30.29%	-32.06%	-32.89%	-37.21%	-39.83%	-45.25%	-34.94%	-22.96%	-19.25%
Norway	-31.51%	-26.49%	-22.72%	-22.10%	-27.02%	-24.50%	-18.22%	-18.58%	
Spain	-19.99%	-25.00%	-27.89%	-30.40%	-34.80%	-37.68%			
Sweden	-23.83%	-19.84%	-17.50%	-10.65%	-11.39%	-5.90%	-3.29%	-1.65%	-2.19%
Switzerland	17.96%	18.05%	10.13%	1.85%	-3.60%	-5.15%	1.31%	0.17%	-1.13%
UK	-31.27%	-28.51%	-28.58%	-26.55%	-26.65%	-21.66%	-19.61%	-15.23%	-15.41%

As-of January 2012, the historical NAVs and Discount to NAVs are also being calculated using interpolated company NAV data. Previously, the imbalance between reporting dates (annually,biannually or quarterly) and share prices (monthly for this report) led to more volatile NAV performance graphs.

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April 2026
Monthly Published NAV

FTSE EPRA Nareit Developed Europe Index

As of: 2026 April 30

Premium / Discount:	-29.82	%	
Last month:	-32.70	%	
Total NAV (million EUR):	371,722.40		
Total MC (million EUR):	268,396.93		
Number of constituents:	102.00		
Trading at Premium:	14.00	18%	of market cap.
Trading at Discount:	88.00	82%	of market cap.
Average since 1989:	-15.59	%	
10 year average:	-19.98	%	
5 year average:	-27.64	%	
3 year average:	-29.49	%	
2 year average:	-27.42	%	
1 year average:	-28.06	%	
Price Index Monthly change:	5.01	%	

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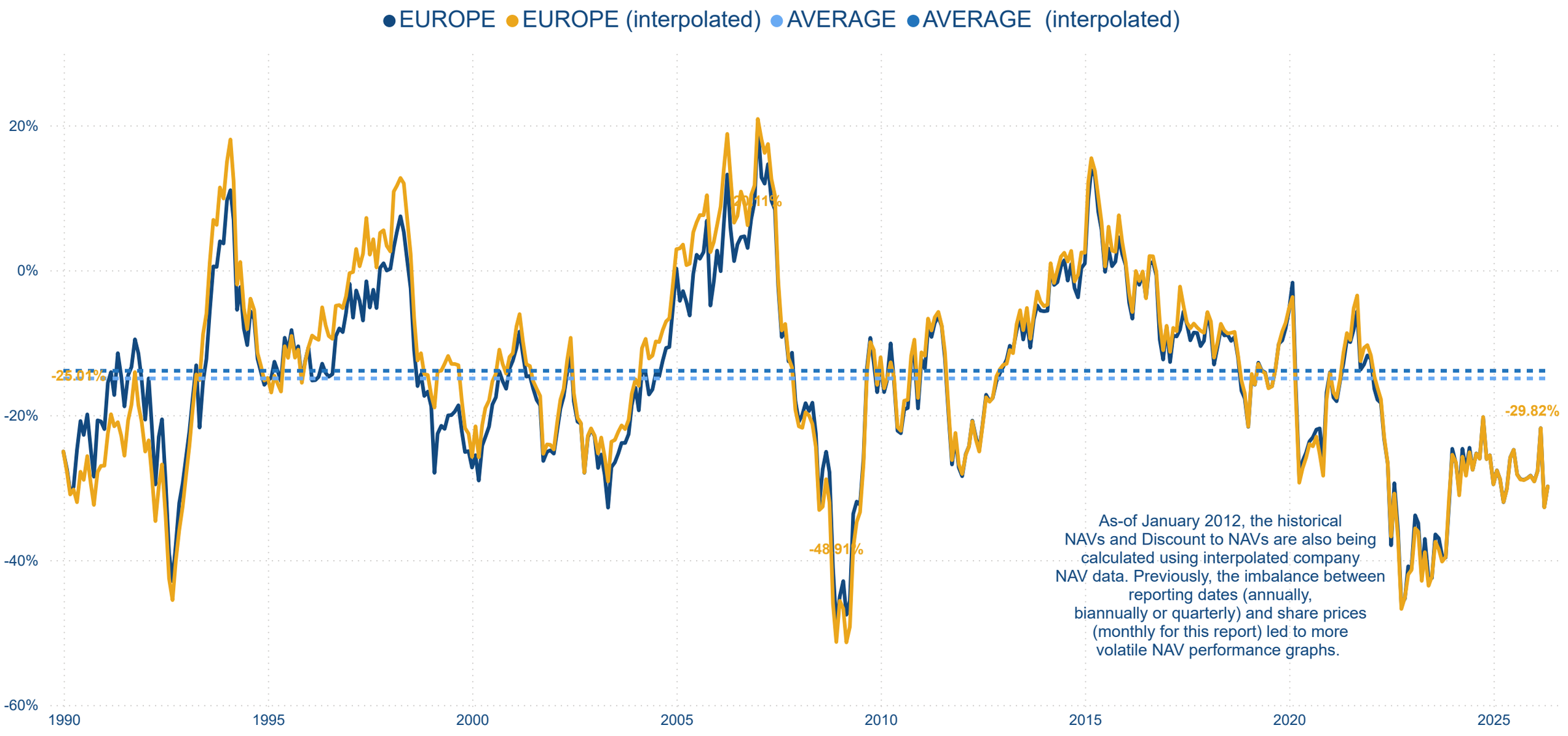
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FTSE EPRA Nareit Europe Index

Discount to NAV

April 2026

Monthly Published NAV



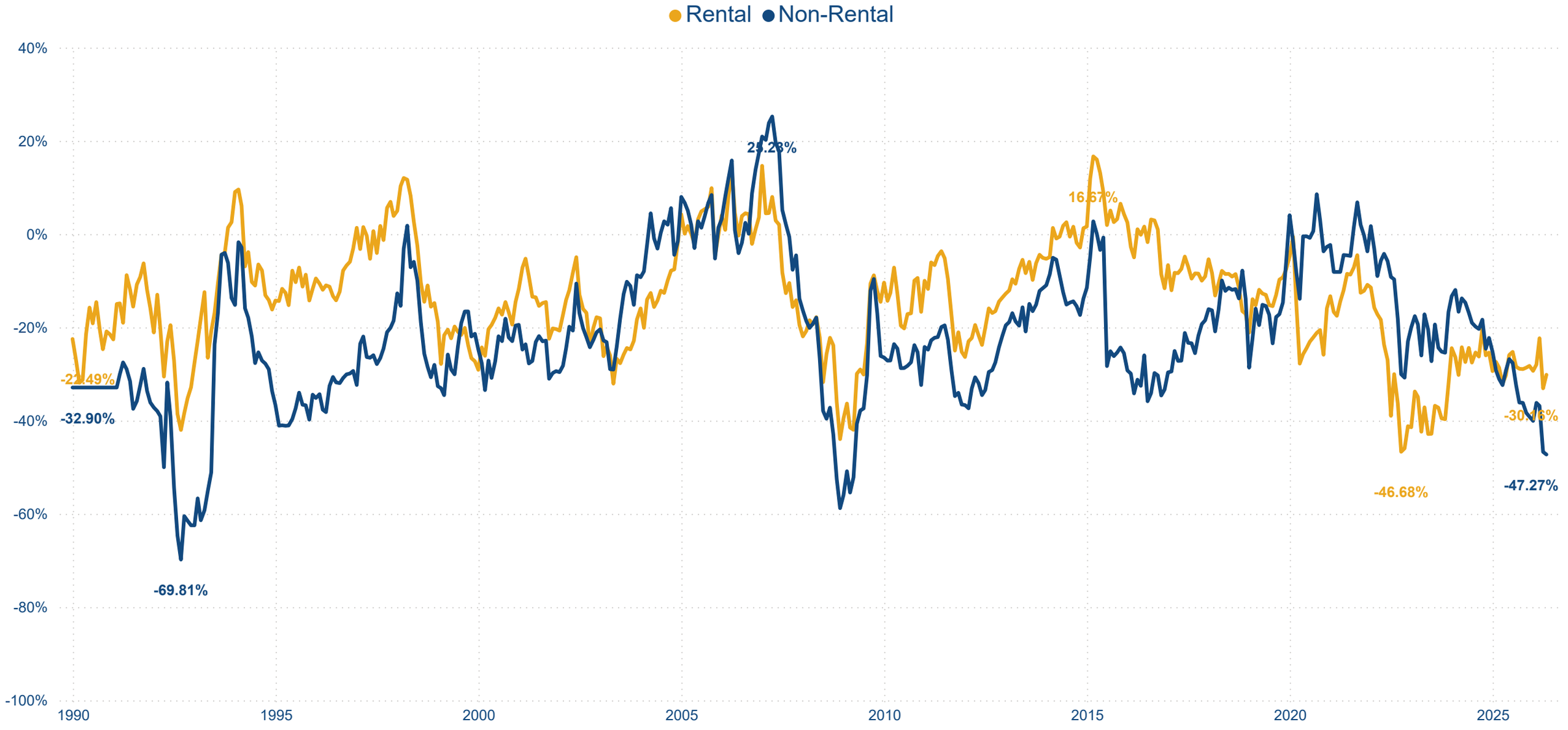
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FTSE EPRA Nareit Rental vs Non-Rental

Discount to Published NAV

April 2026
Monthly Published NAV



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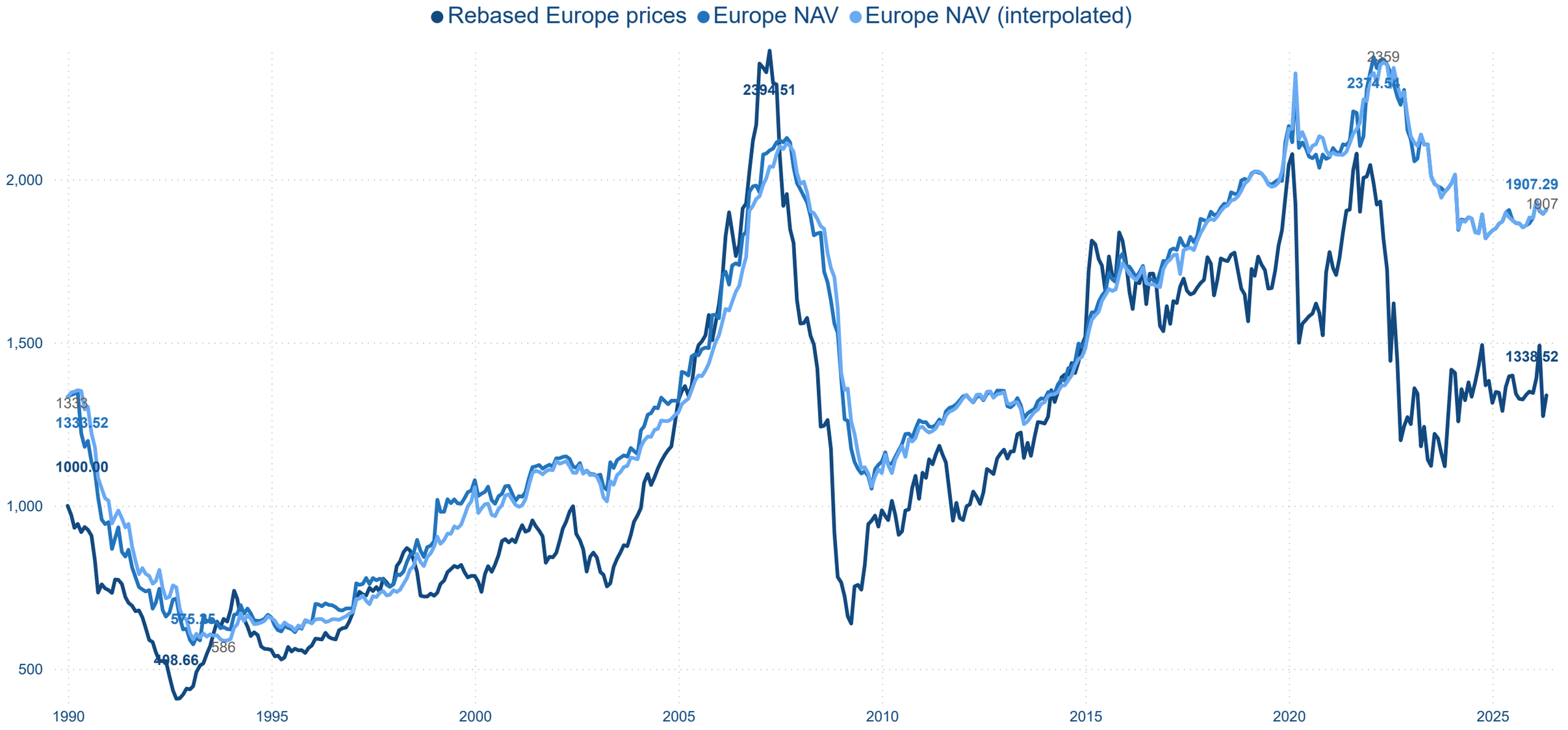
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FTSE EPRA Nareit Stock Prices vs NAVs

(Rebased EUR)

April 2026

Monthly Published NAV



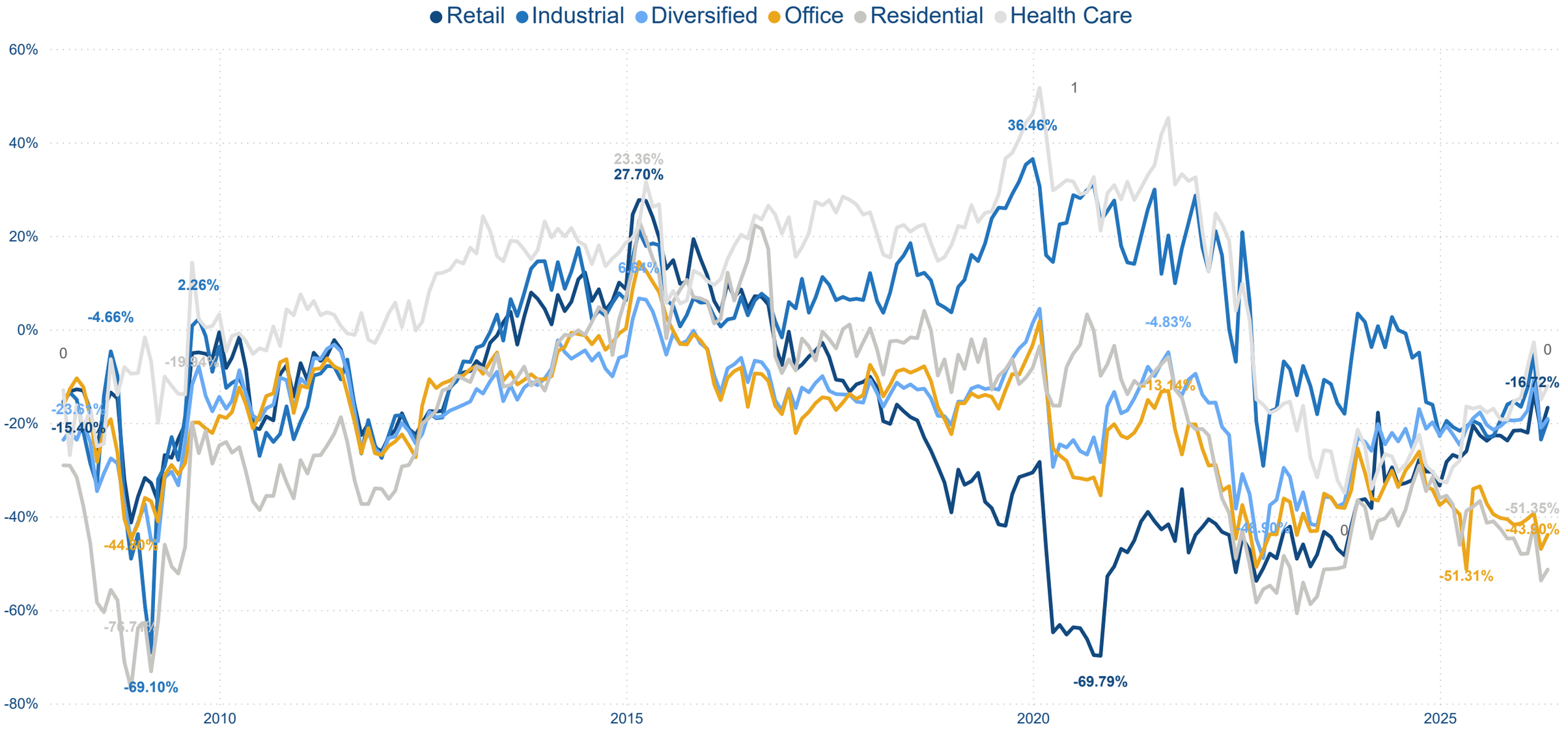
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FTSE EPRA Nareit Sector Indices

Discount to published NAV

April 2026
Monthly Published NAV



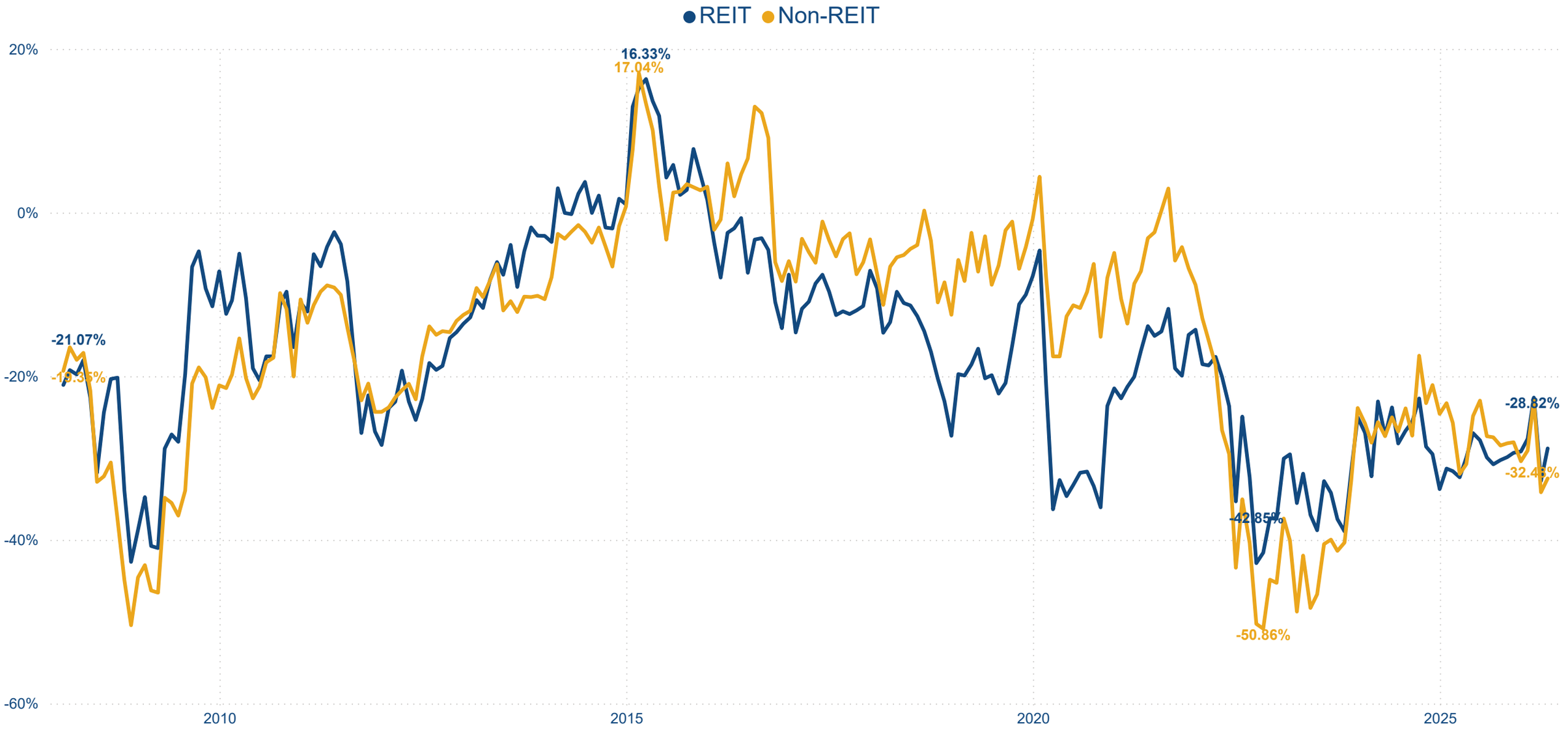
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FTSE EPRA Nareit Europe REIT vs Non-REIT

Discount to published NAV

April 2026
Monthly Published NAV



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April 2026
Monthly Published NAV

FTSE EPRA Nareit Developed Europe ex UK Index

As of: 2026 April 30

Premium / Discount:	-29.41 %		
Last month:	-32.04 %		
Total NAV (million EUR):	290,025.60		
Total MC (million EUR):	210,544.56		
Number of constituents:	74.00		
Trading at Premium:	14.00	22%	of market cap.
Trading at Discount:	60.00	78%	of market cap.
Average since 1989:	-14.87 %		
10 year average:	-19.74 %		
5 year average:	-29.48 %		
3 year average:	-30.47 %		
2 year average:	-27.73 %		
1 year average:	-27.91 %		
Price Index Monthly change:	4.13 %		

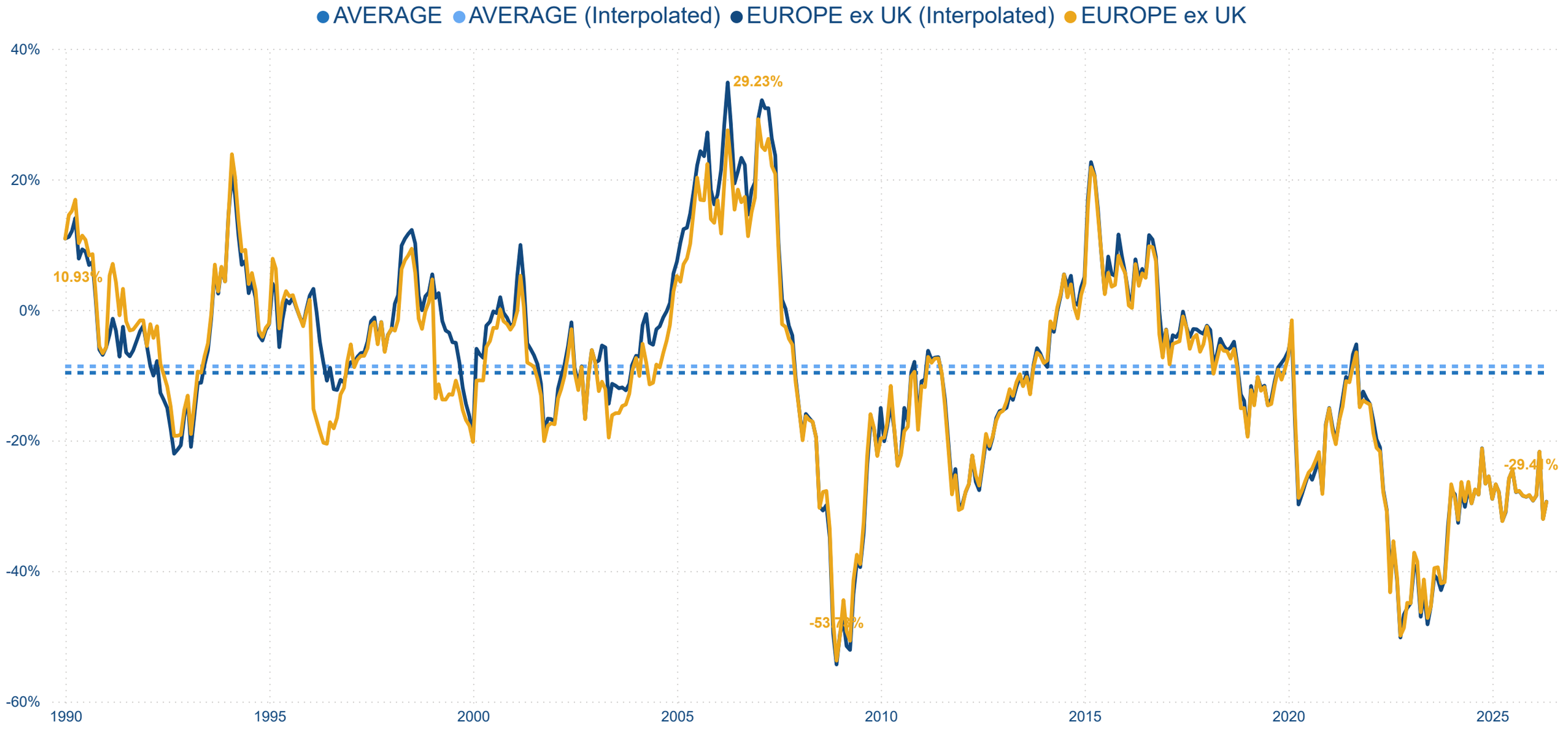
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Discount to NAV

April 2026
Monthly Published NAV

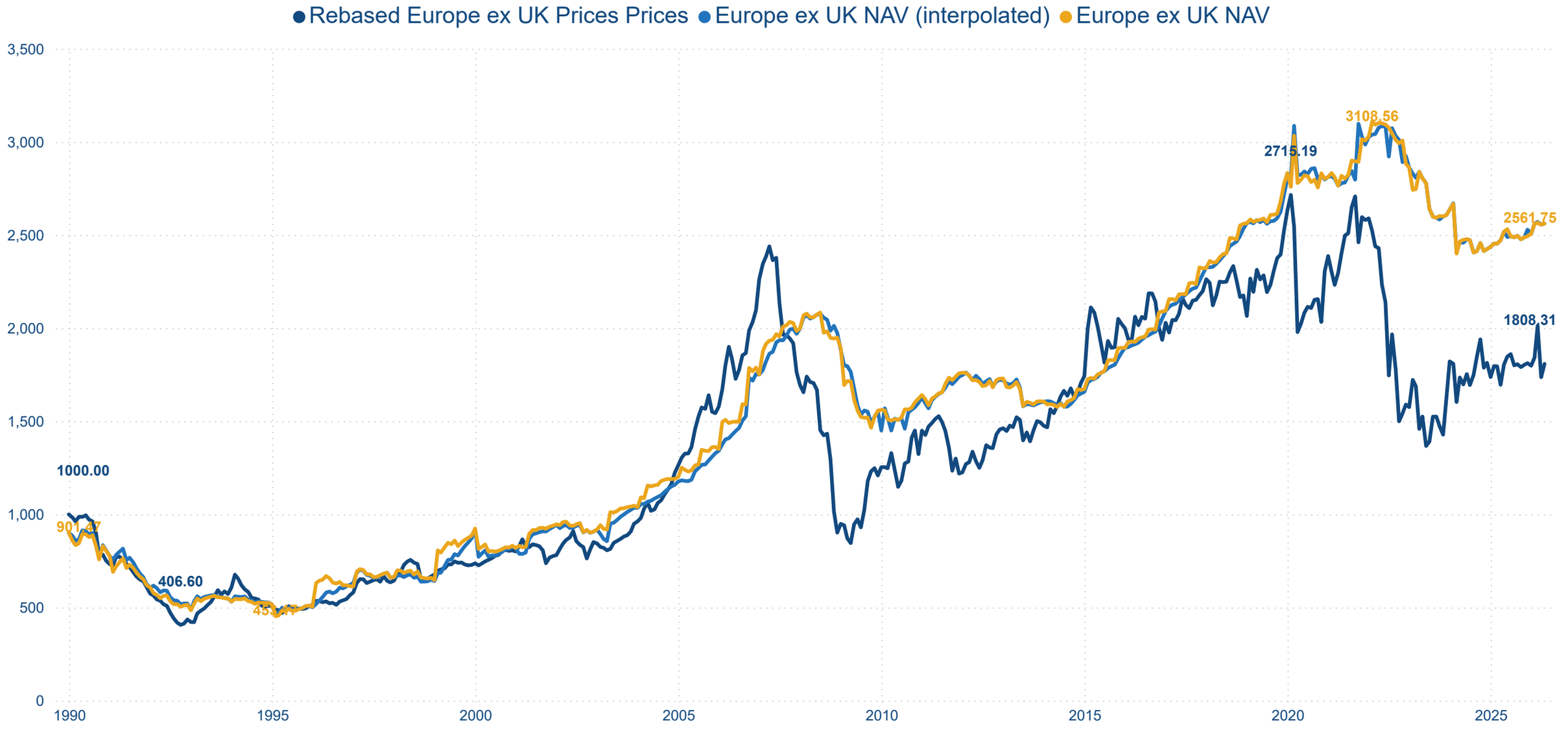


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FTSE EPRA Nareit Europe ex UK Stock Prices vs NAVs
(Rebased EUR)

April 2026
Monthly Published NAV

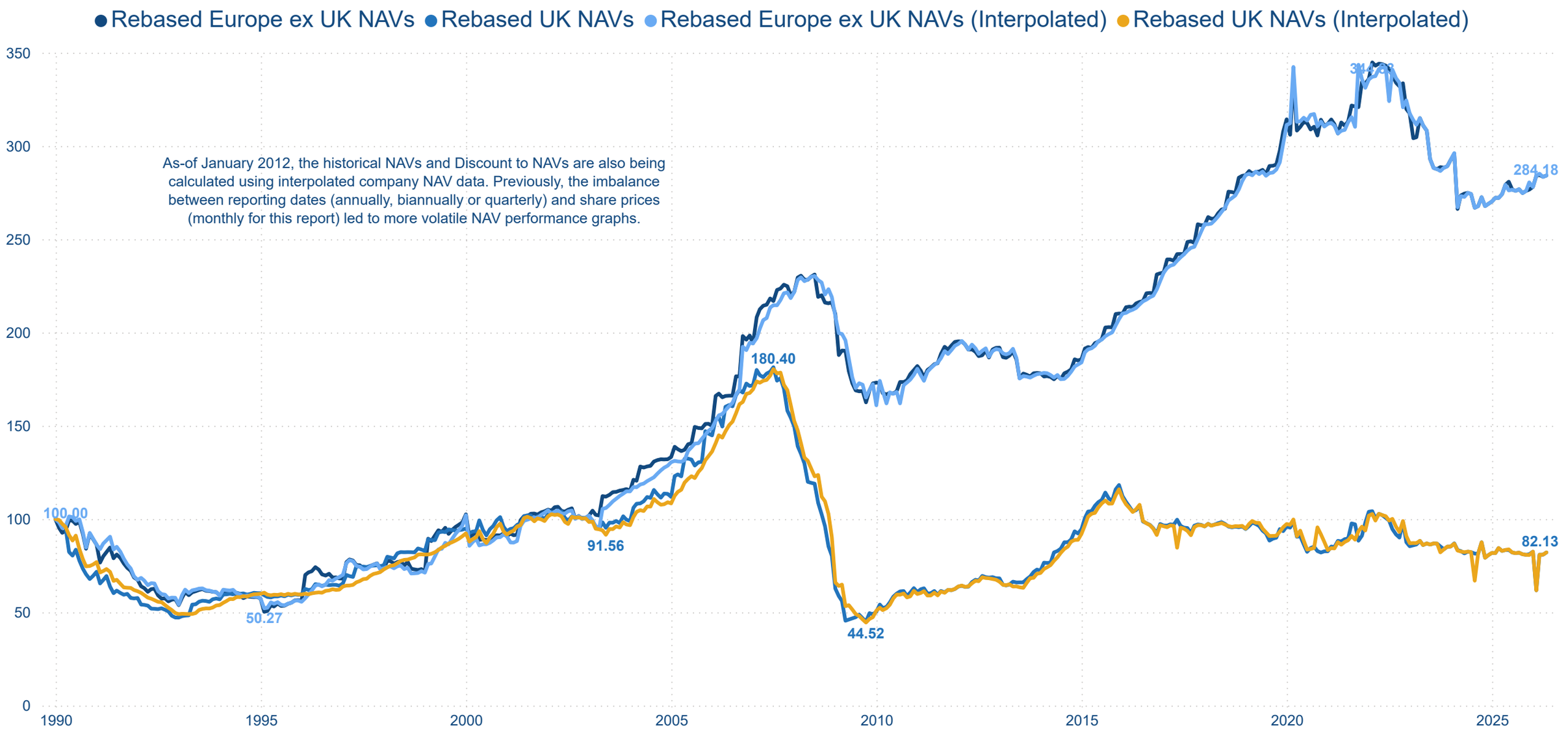


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April 2026
Monthly Published NAV

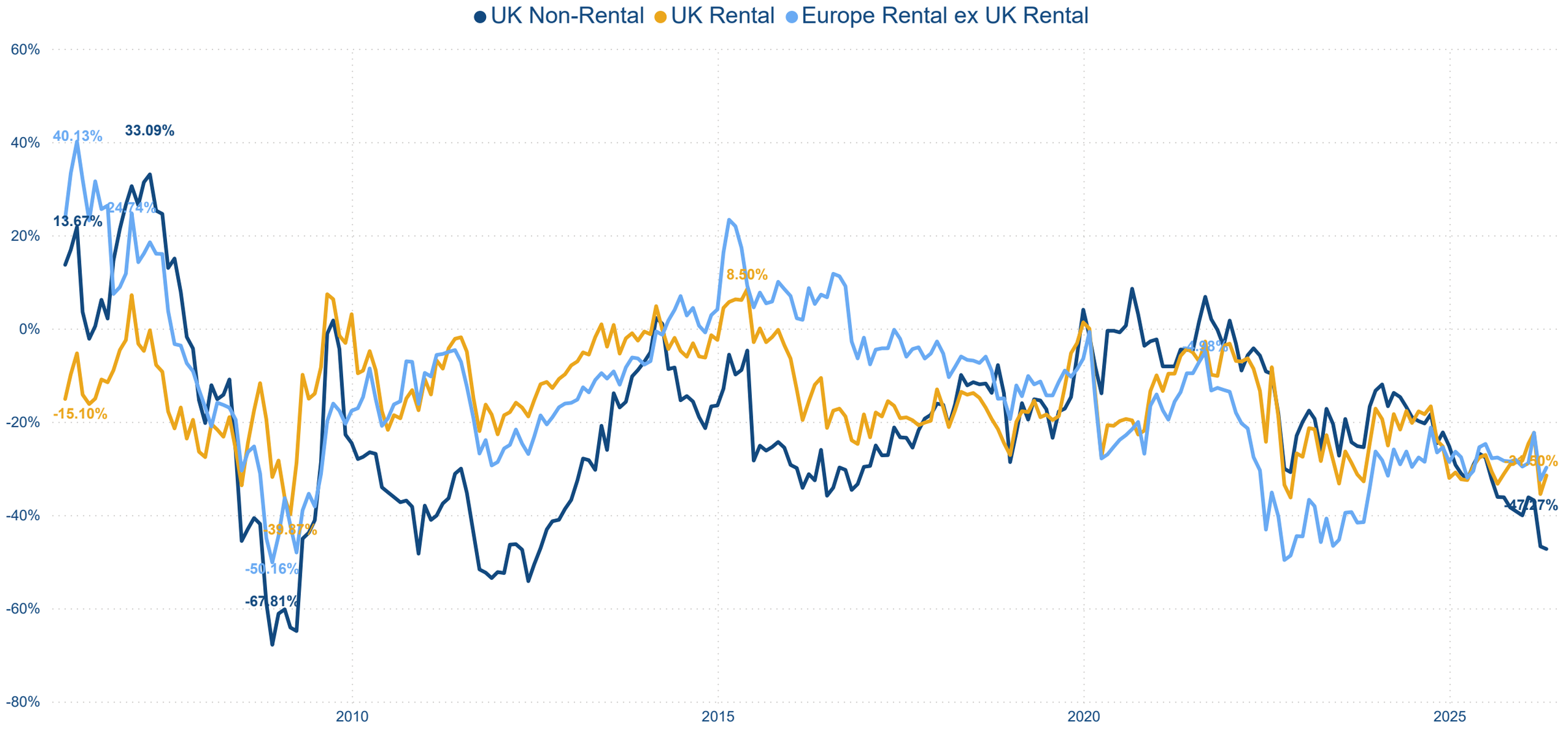


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FTSE EPRA Nareit Europe ex UK/UK Investment Focus
(Discount to published NAV)

April 2026
Monthly Published NAV

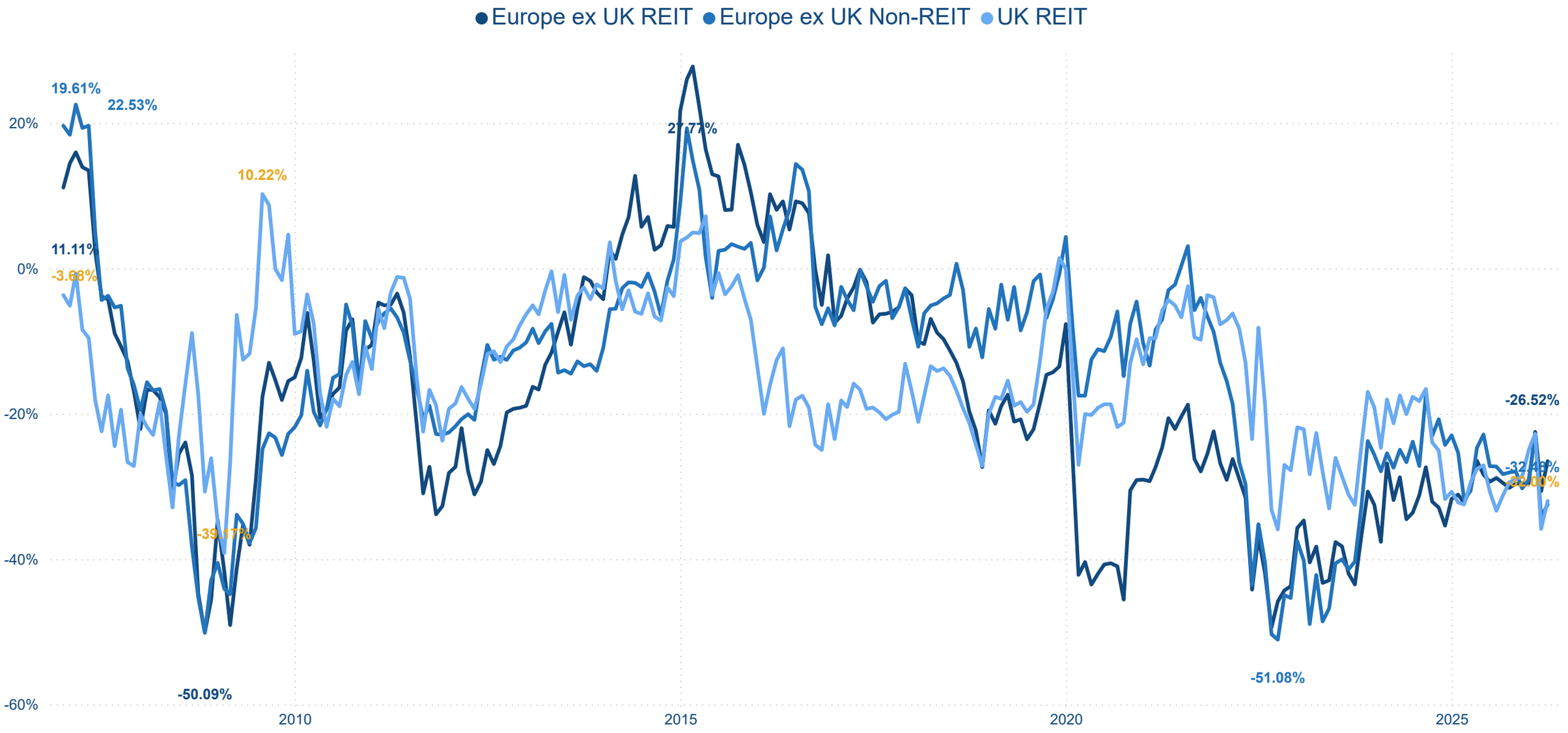


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FTSE EPRA Nareit Europe ex UK/UK REIT vs Non-REIT
(Discount to published NAV)

April 2026
Monthly Published NAV



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April 2026
Monthly Published NAV

FTSE EPRA Nareit Developed UK Index

As of: 2026 April 30

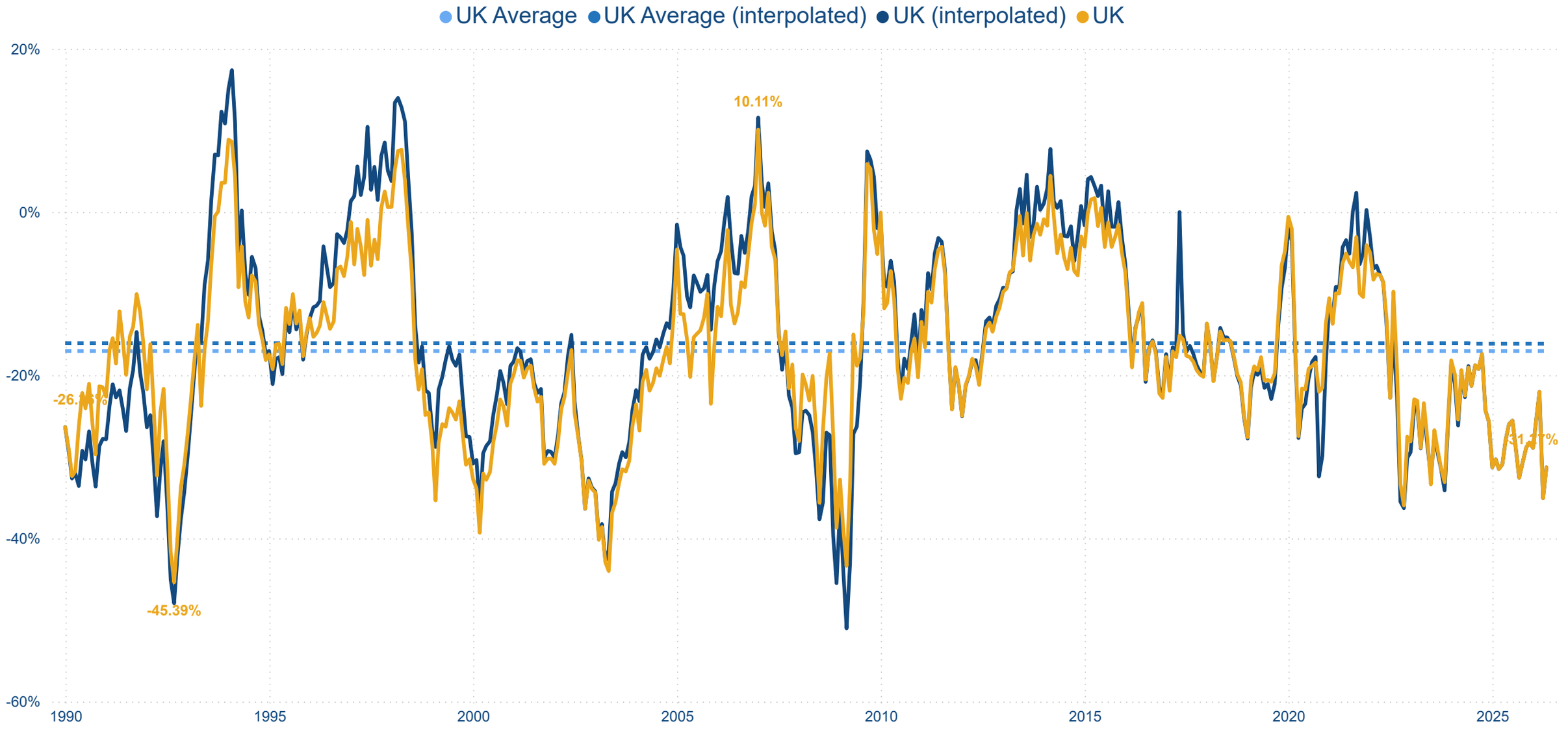
Premium / Discount:	-31.27 %		
Last month:	-35.07 %		
Total NAV (million EUR):	81,696.80		
Total MC (million EUR):	57,852.37		
Number of constituents:	28.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	28.00	100%	of market cap.
Average since 1989:	-15.64 %		
10 year average:	-19.51 %		
5 year average:	-21.82 %		
3 year average:	-26.50 %		
2 year average:	-26.55 %		
1 year average:	-28.58 %		
Price Index Monthly change:	7.46 %		

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United Kingdom

April 2026
Monthly Published NAV

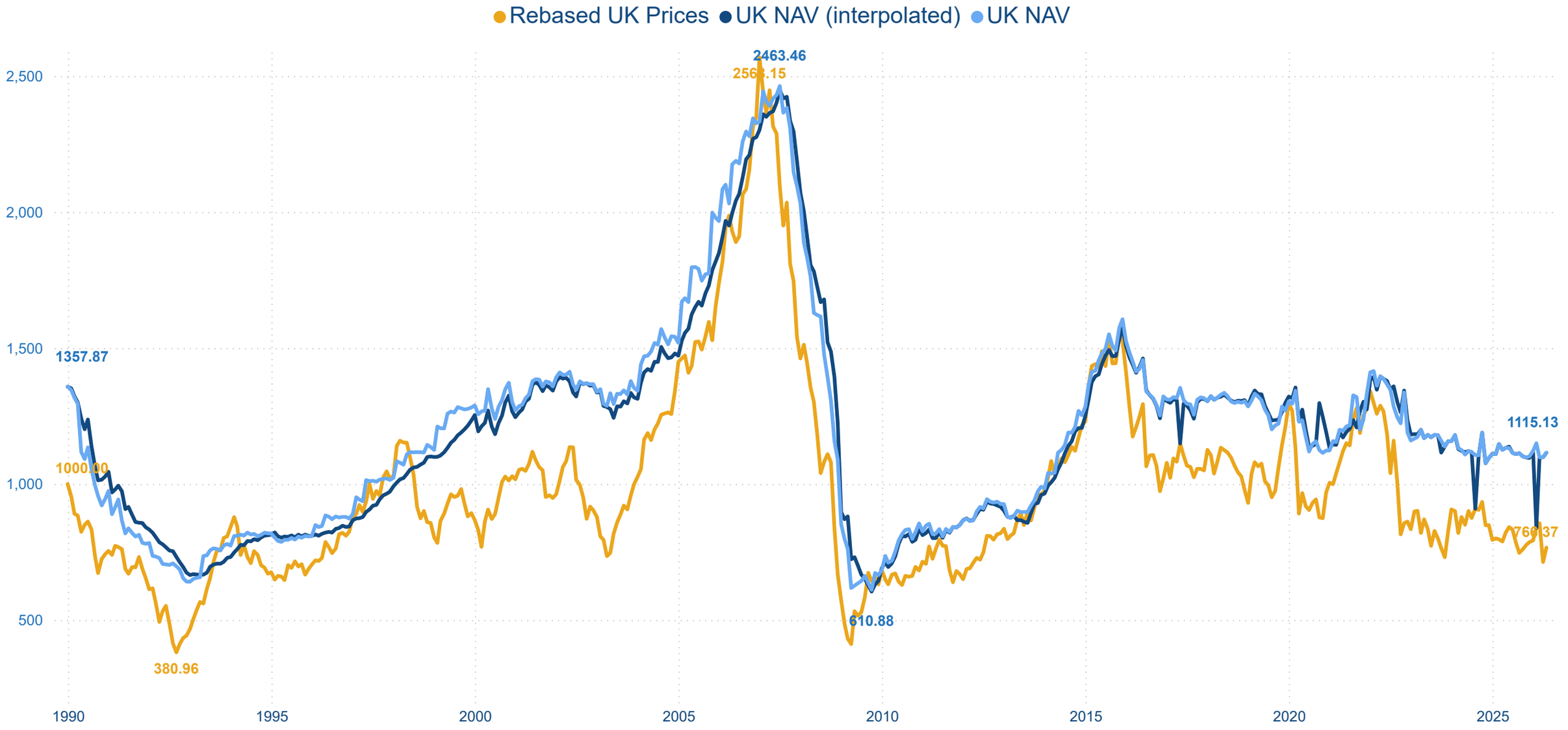


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United Kingdom

April 2026
Monthly Published NAV

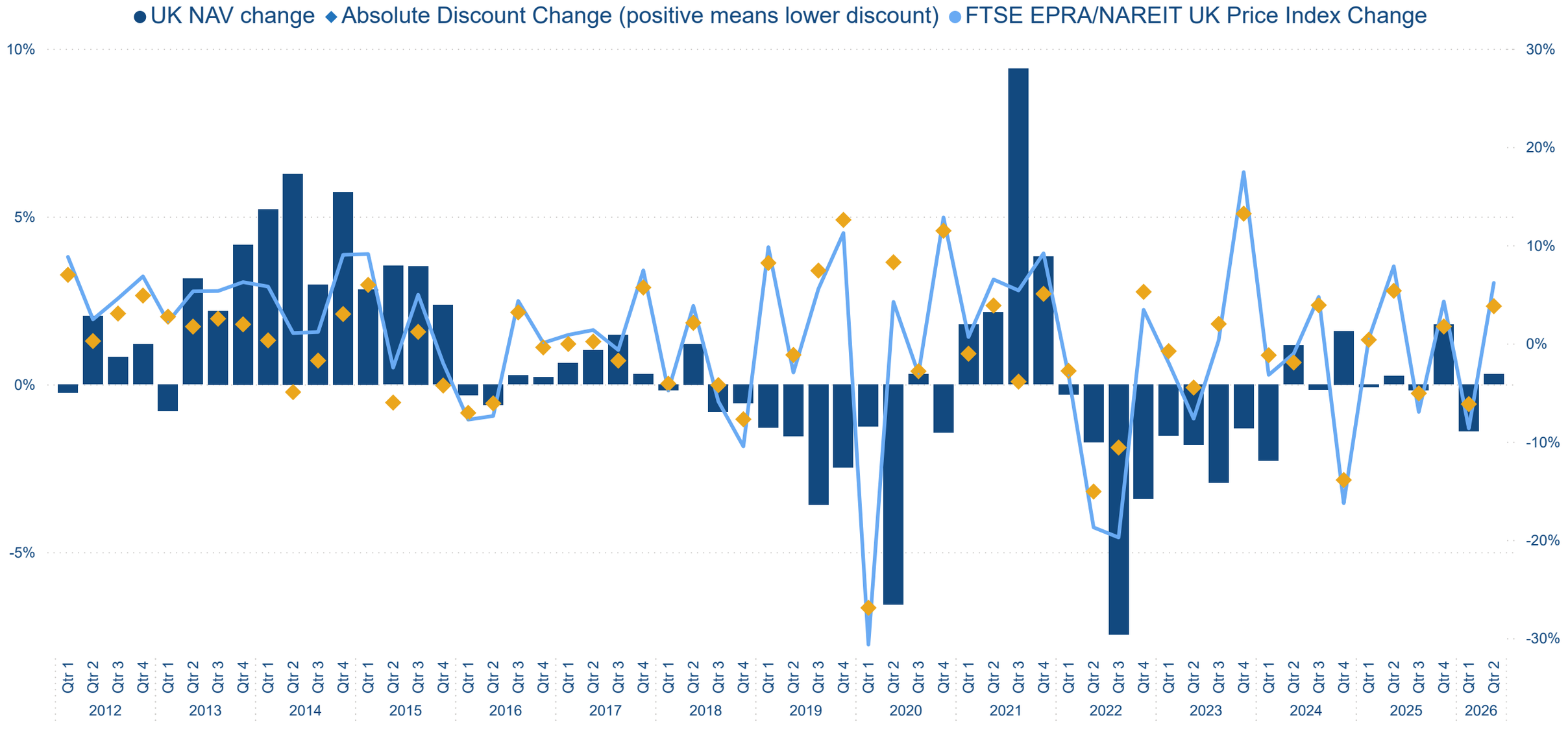


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United Kingdom

April 2026
Monthly Published NAV



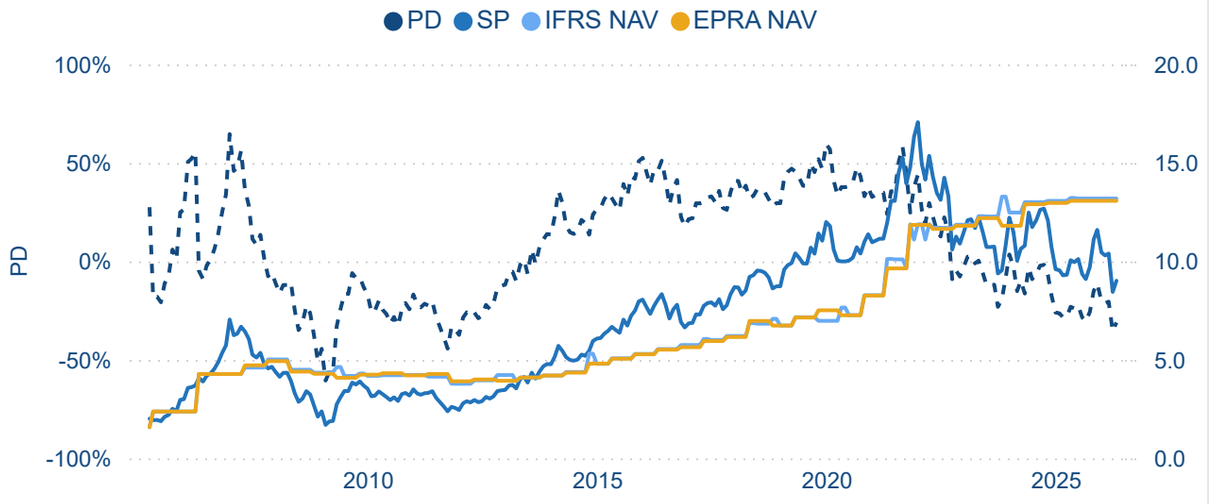
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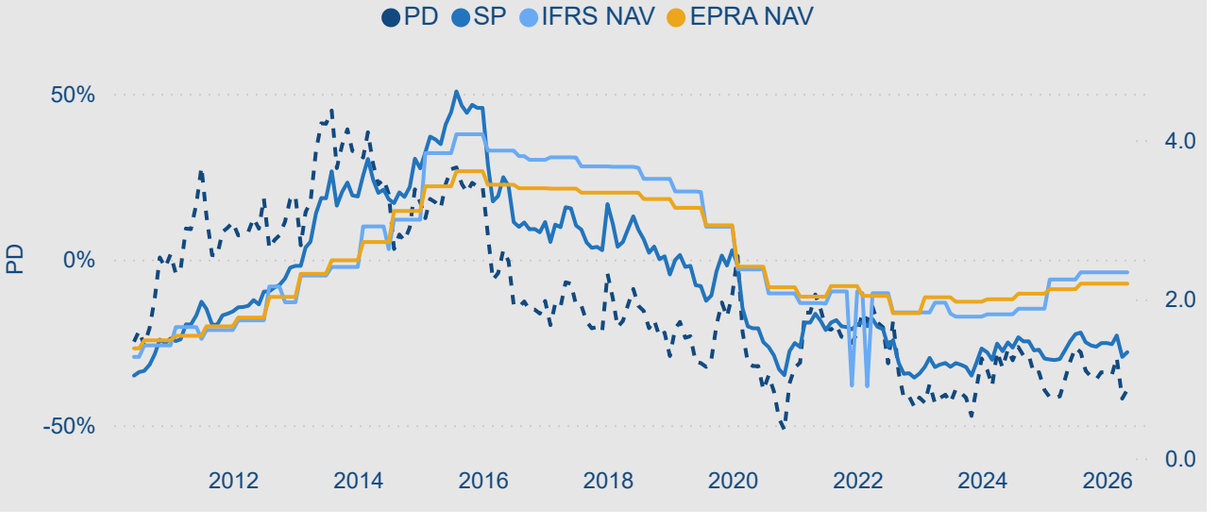
United Kingdom

April 2026
Monthly Published NAV

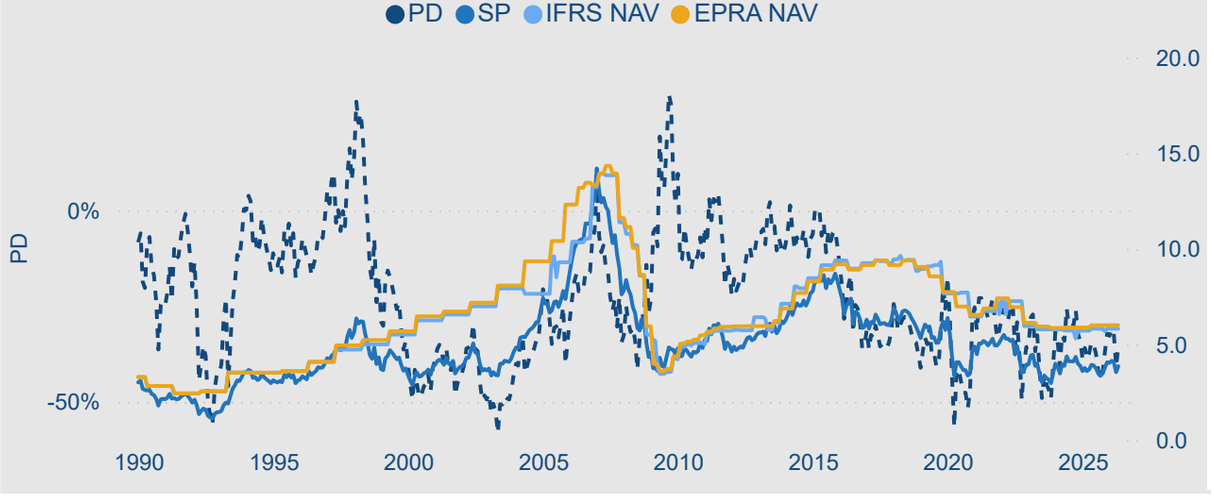
Big Yellow Group



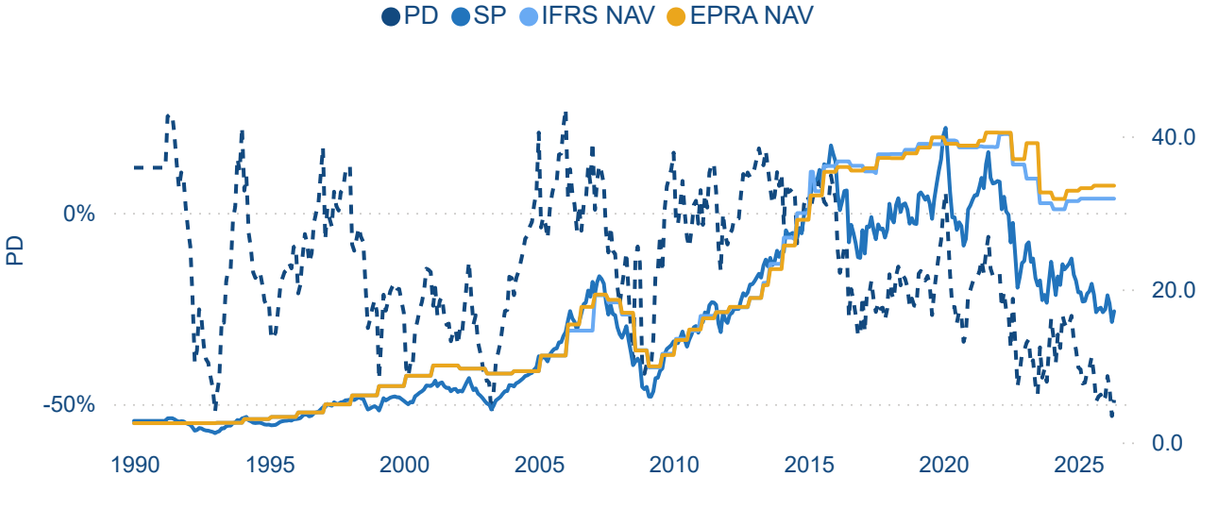
Shaftesbury Capital



British Land Corp.



Derwent London



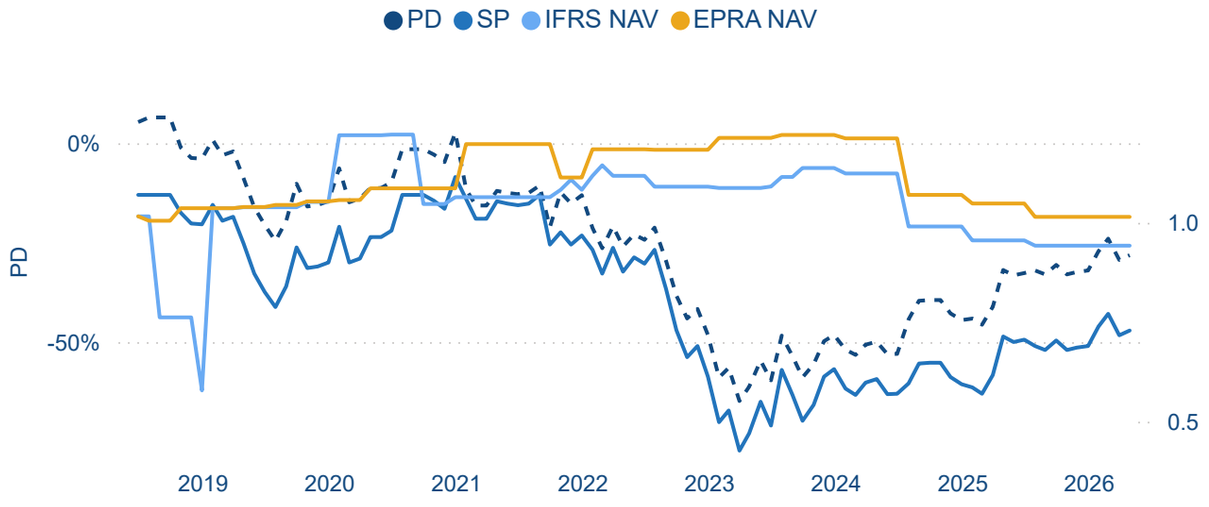
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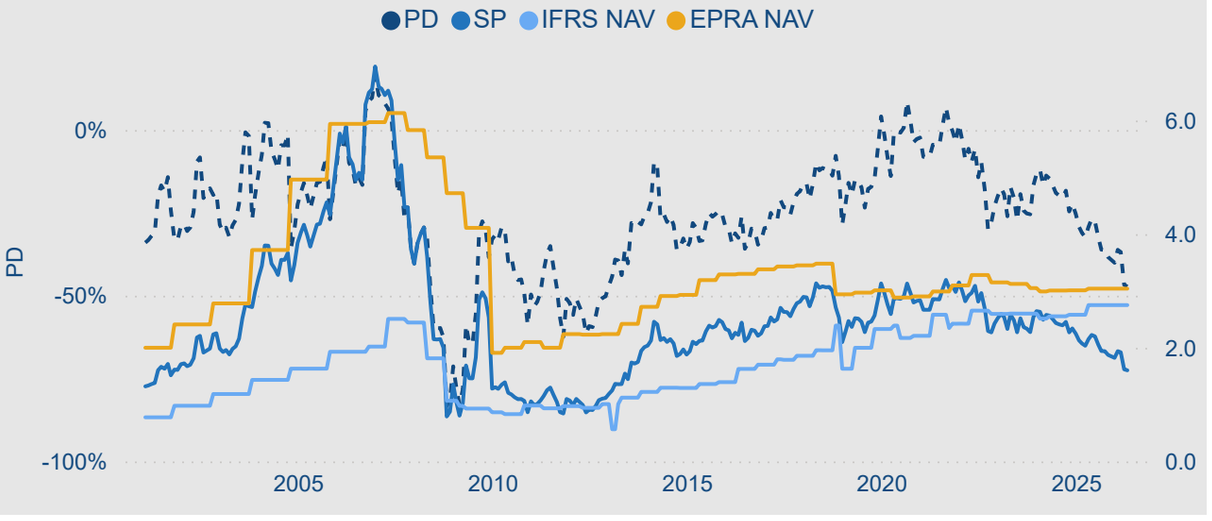
United Kingdom

April 2026
Monthly Published NAV

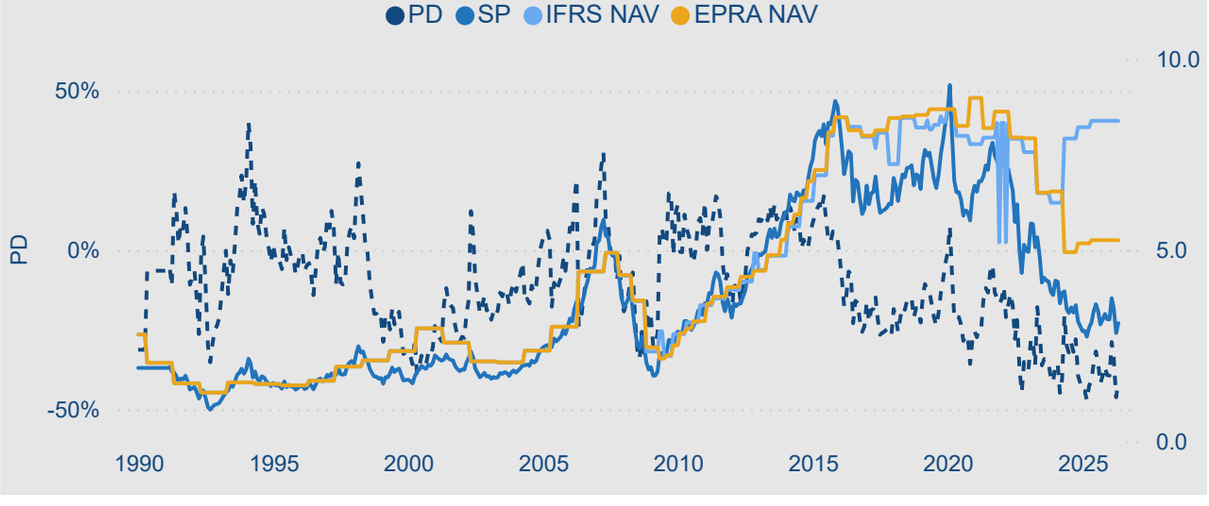
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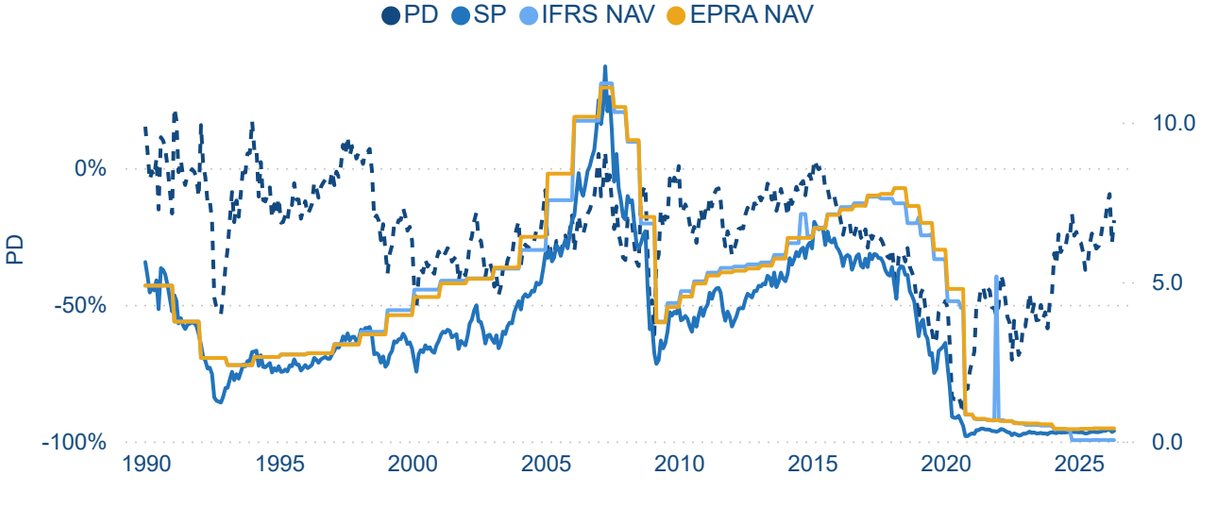
Grainger Trust



Great Portland Estates



Hammerson



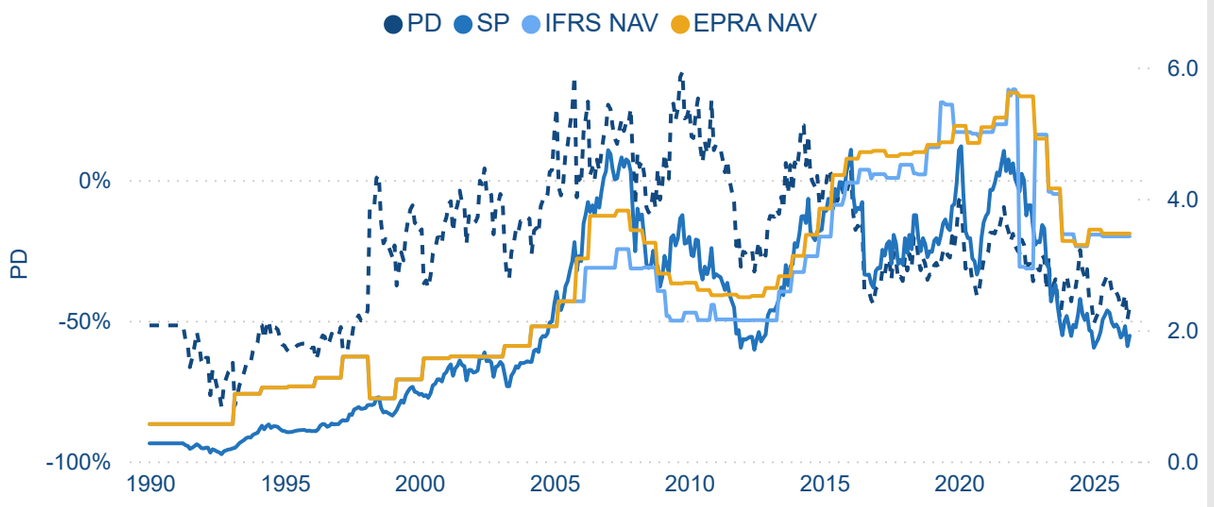
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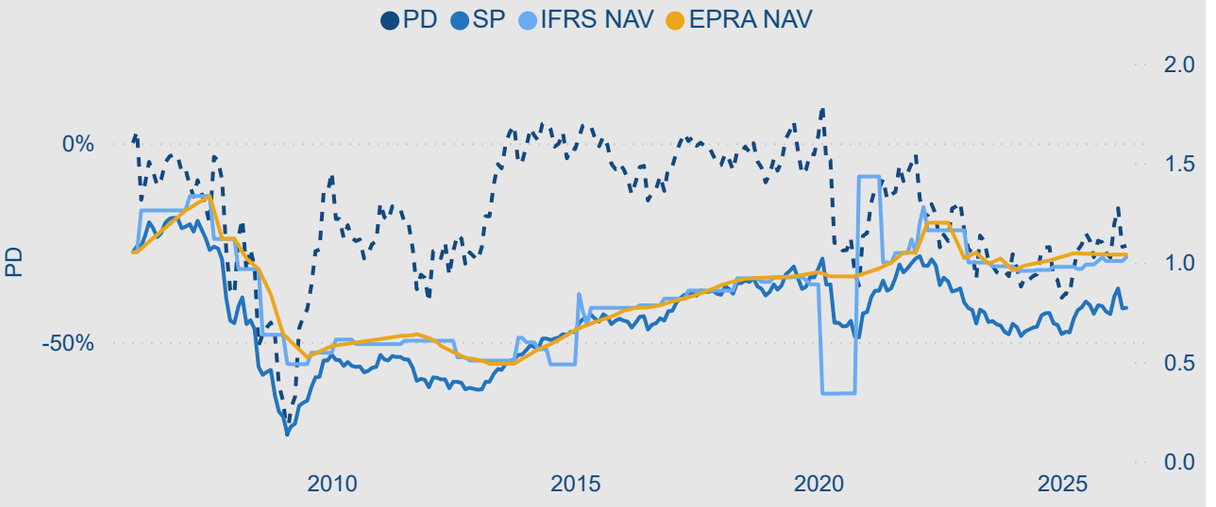
United Kingdom

April 2026
Monthly Published NAV

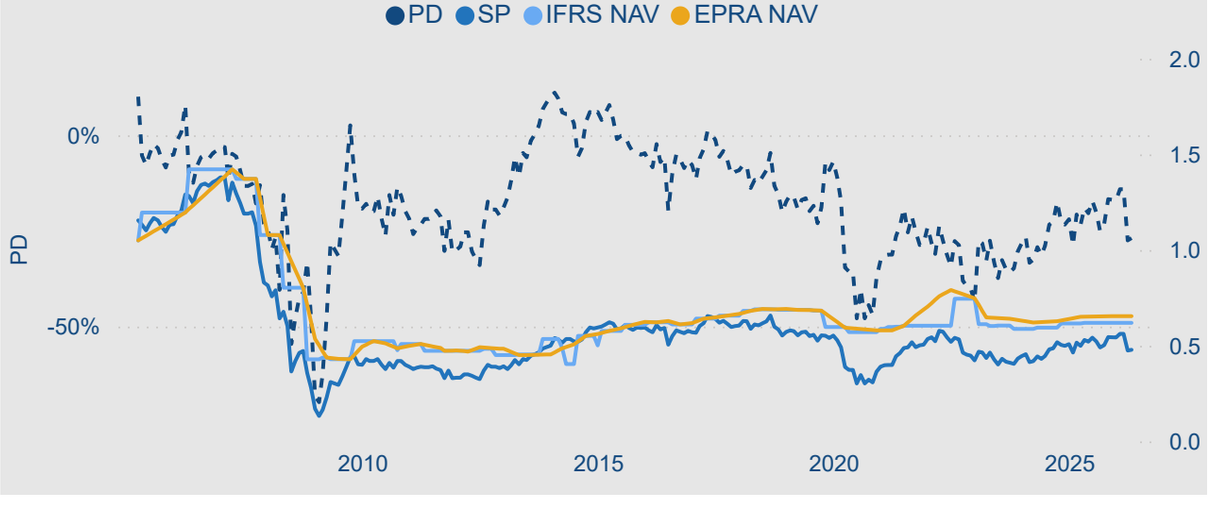
Helical



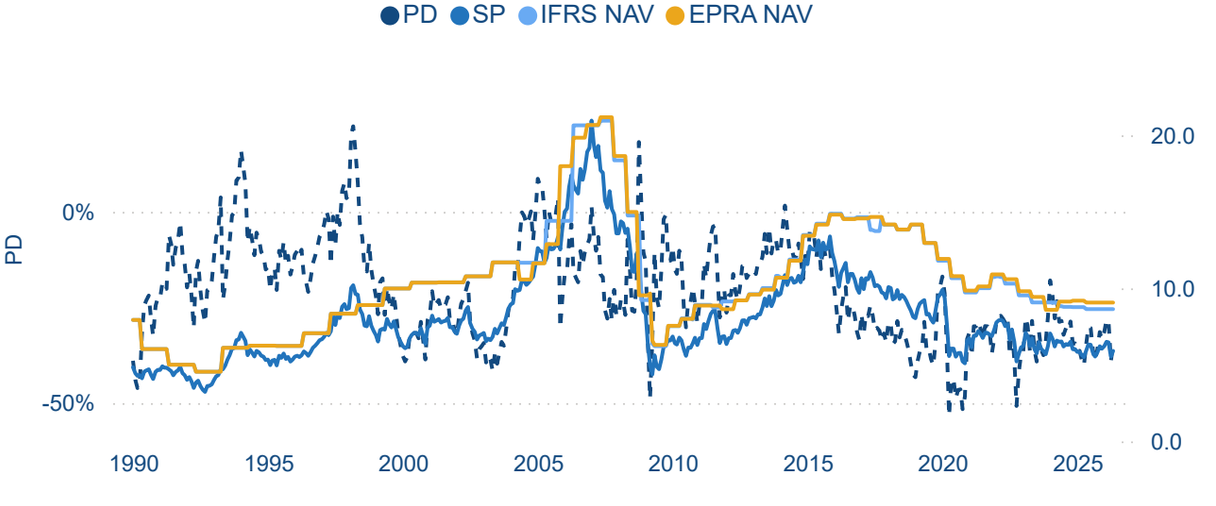
Picton Property



Schroder Real Estate Investment Trust



Land Securities Group



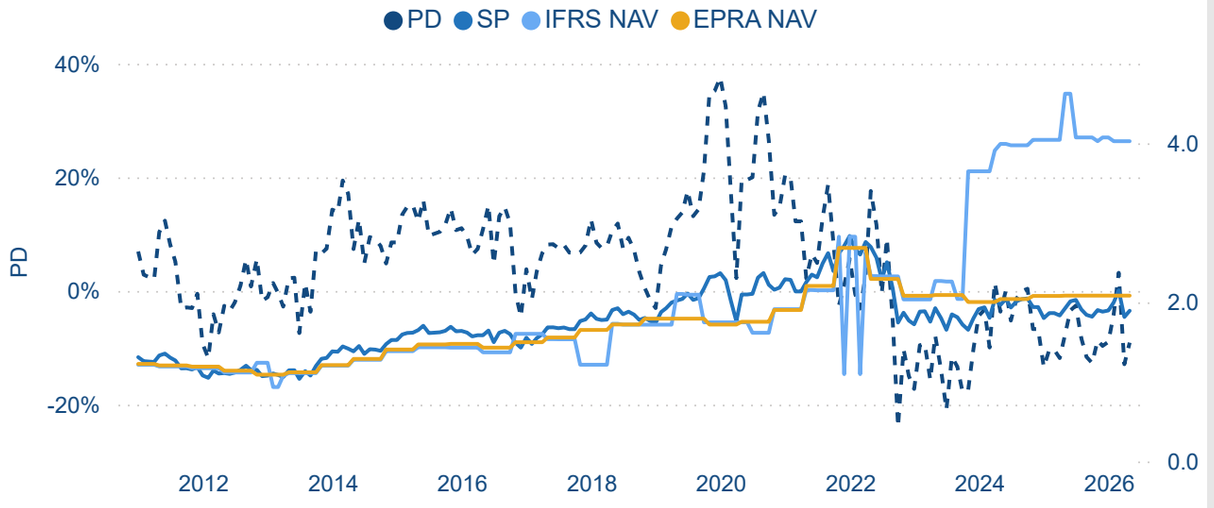
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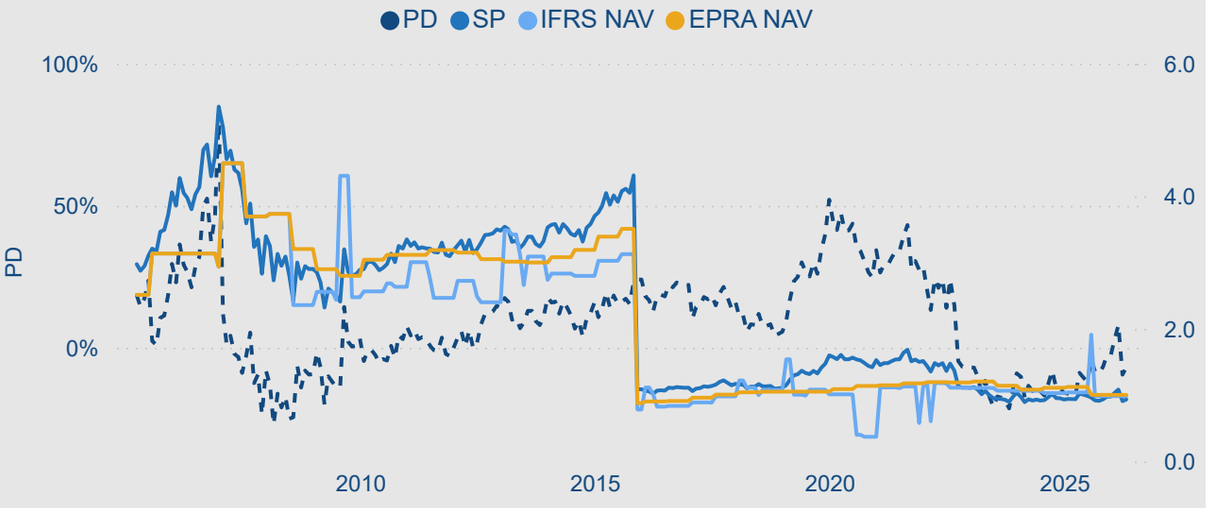
United Kingdom

April 2026
Monthly Published NAV

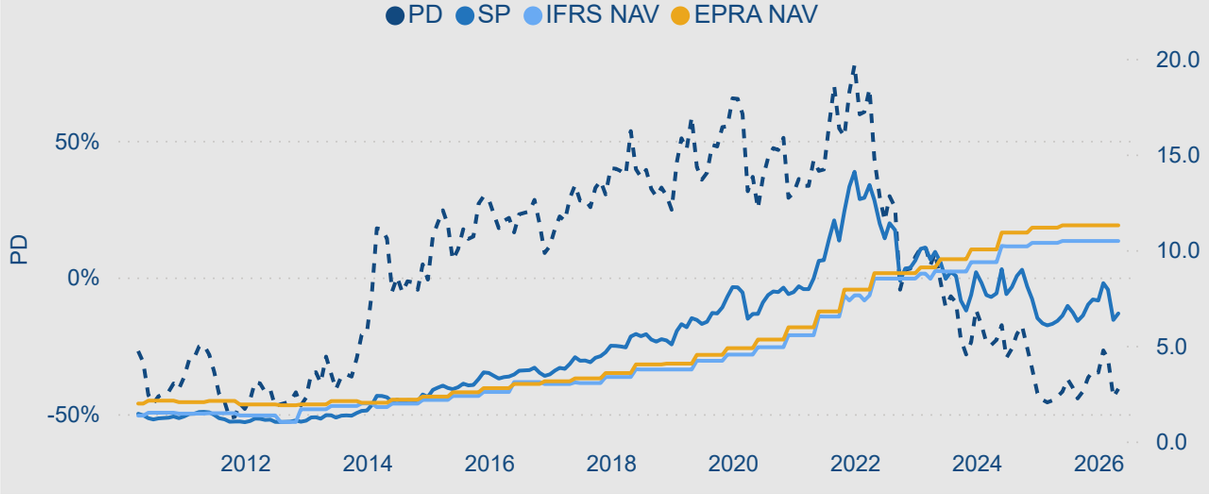
LondonMetric Property



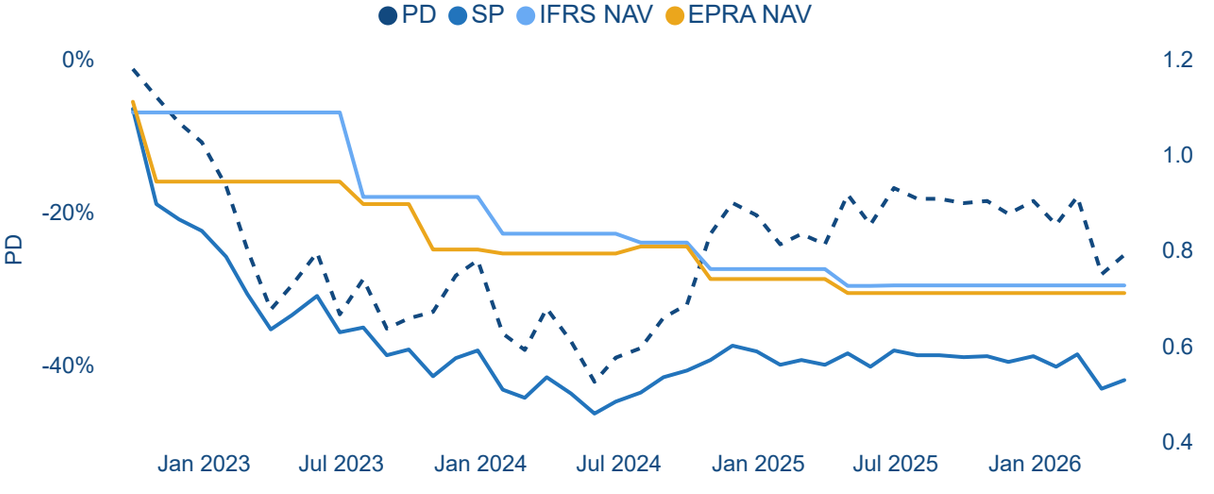
Primary Health Properties



Safestore



Residential Secure Income PLC



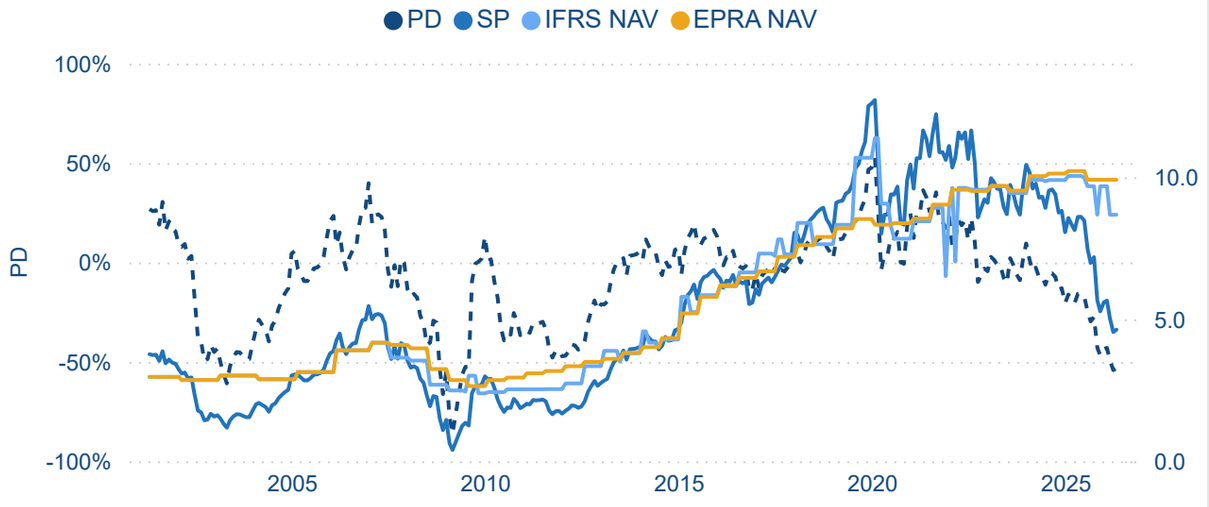
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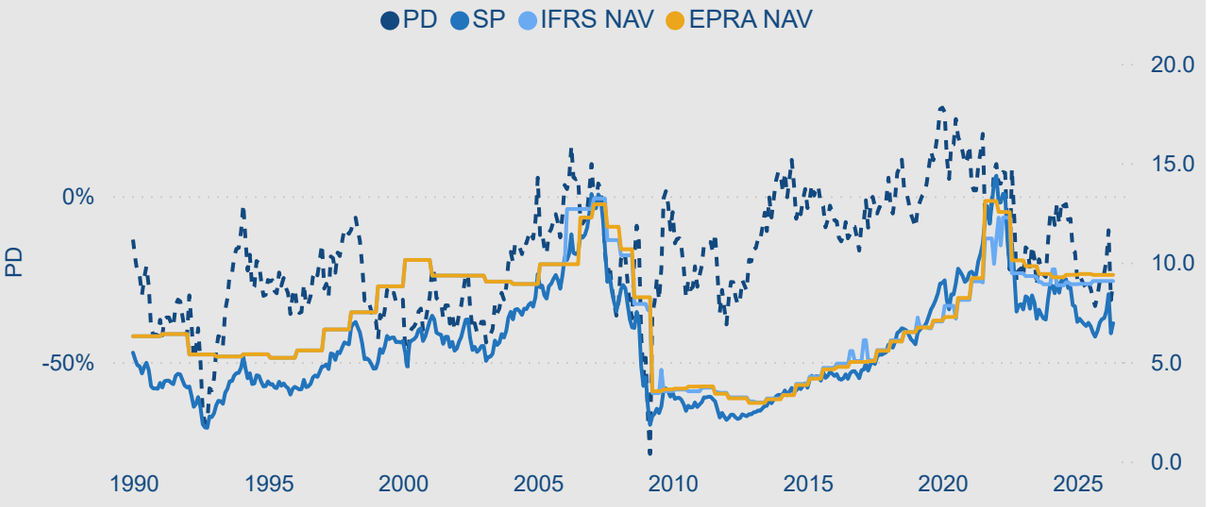
United Kingdom

April 2026
Monthly Published NAV

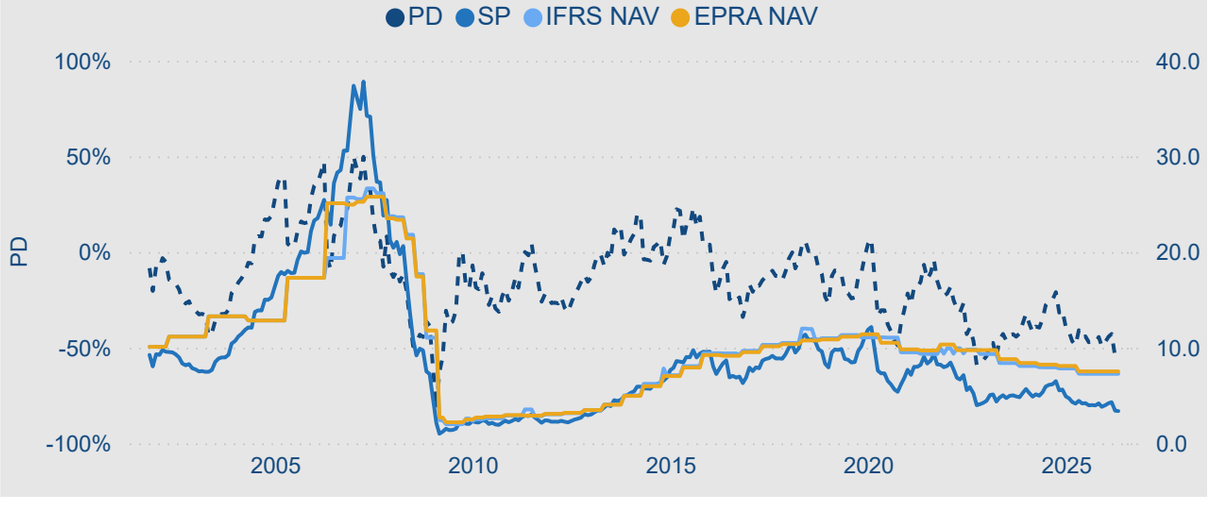
Unite Group



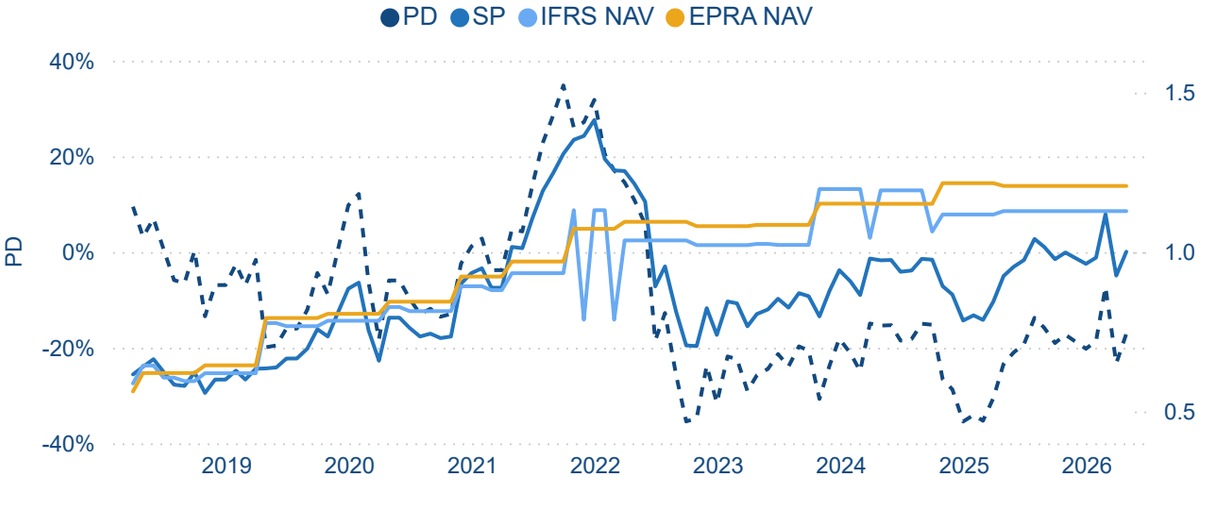
SEGRO



Workspace Group



Sirius Real Estate



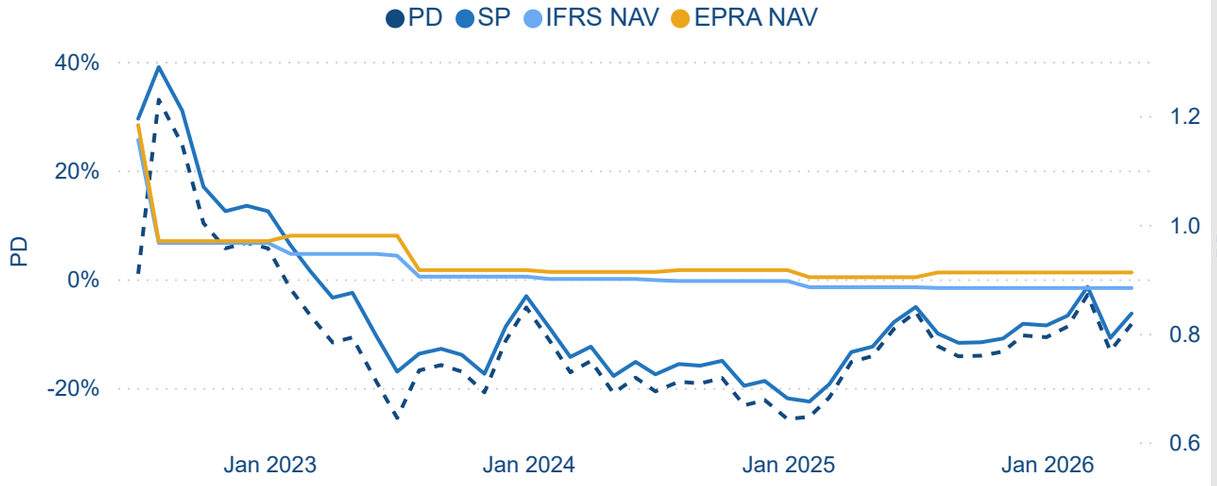
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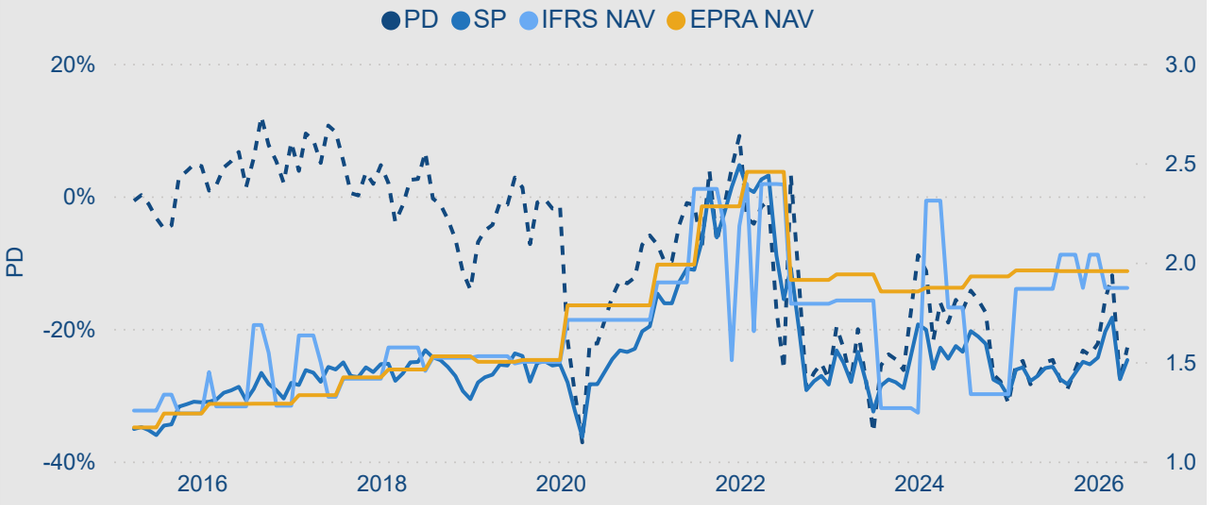
United Kingdom

April 2026
Monthly Published NAV

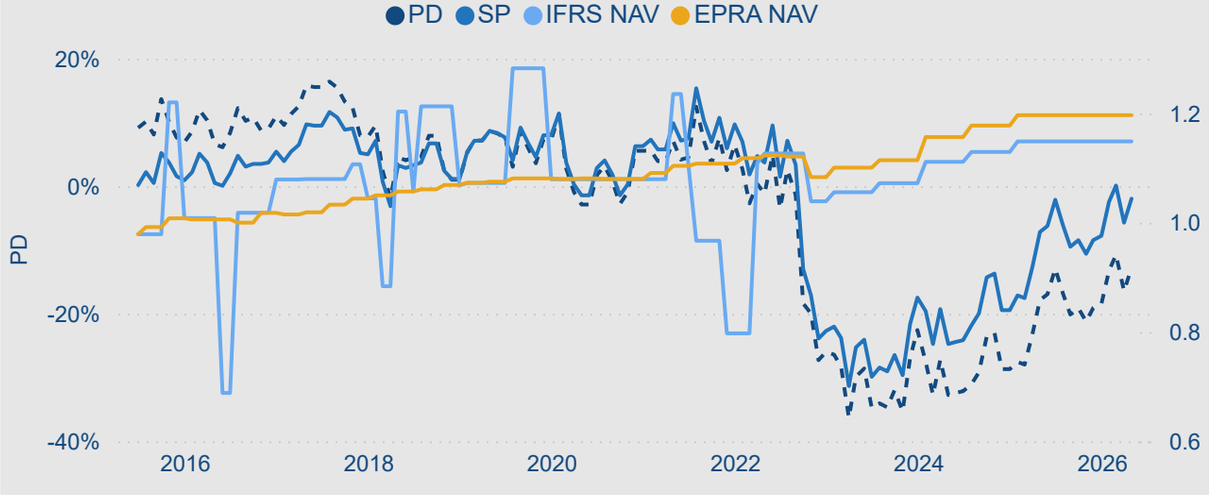
Supermarket Income REIT plc



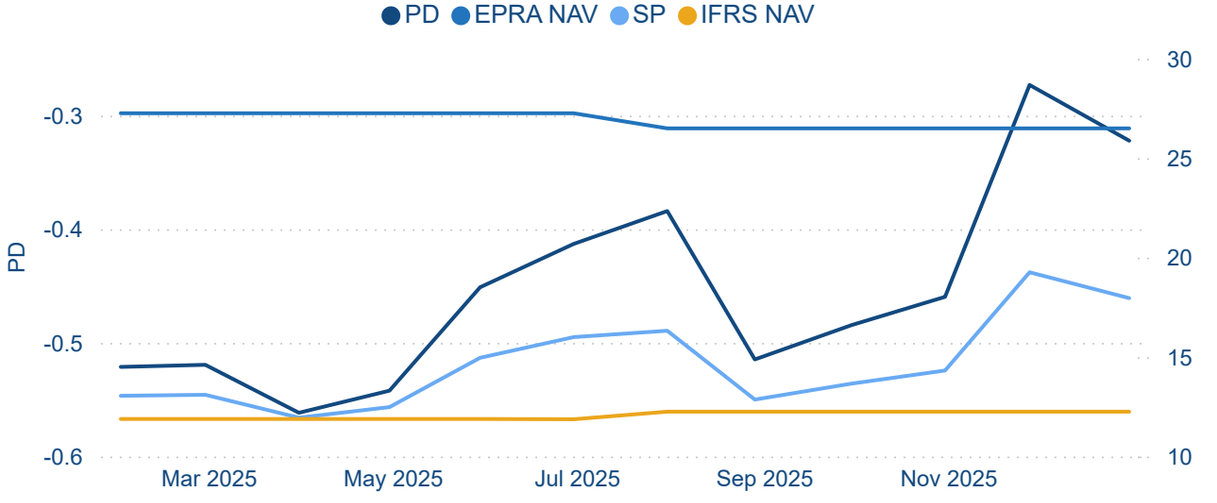
Tritax Big Box REIT



Target Healthcare REIT



PPHE



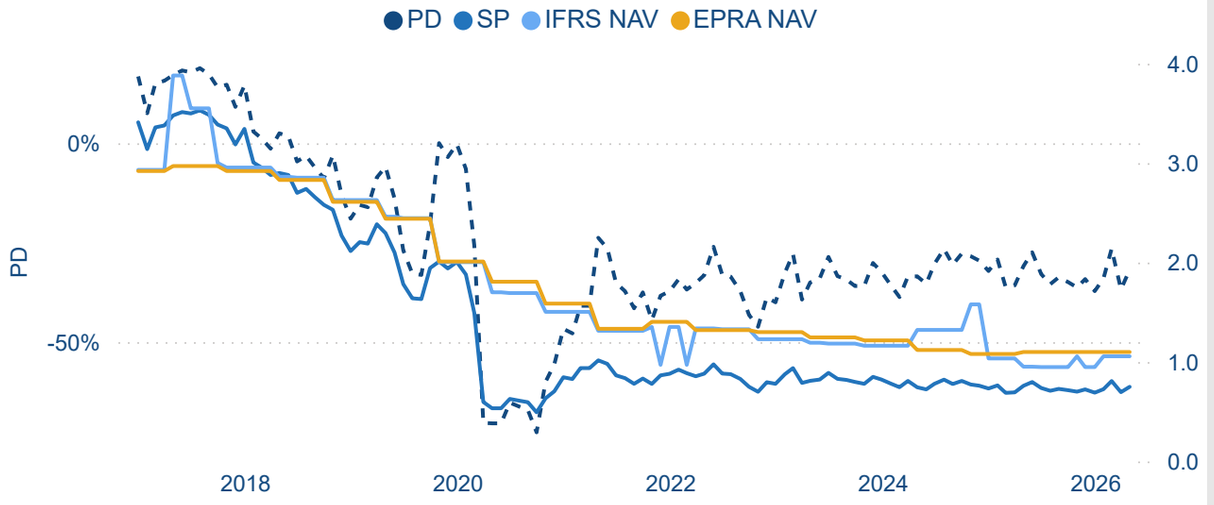
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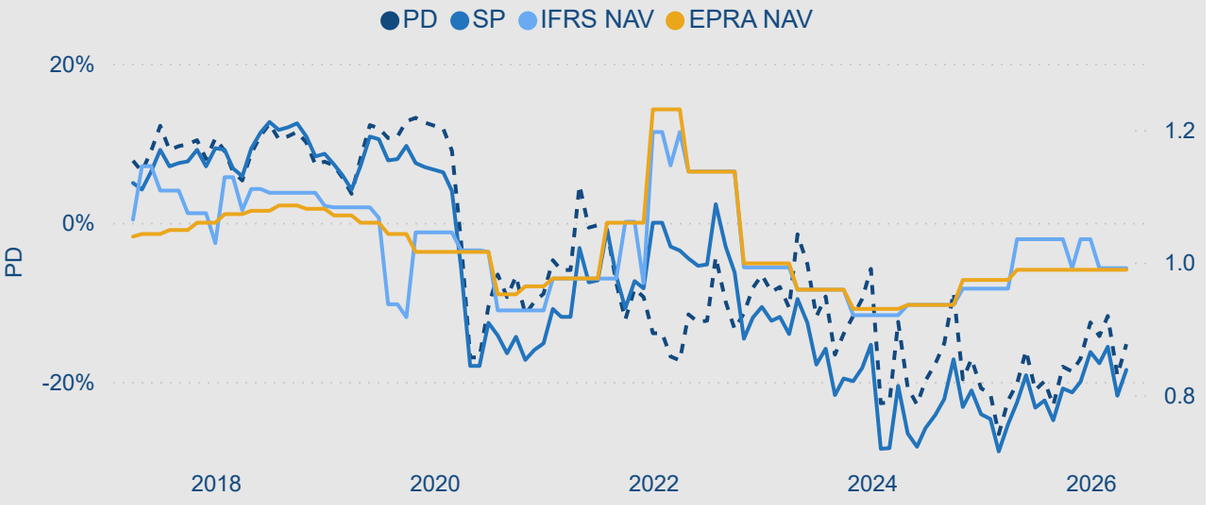
United Kingdom

April 2026
Monthly Published NAV

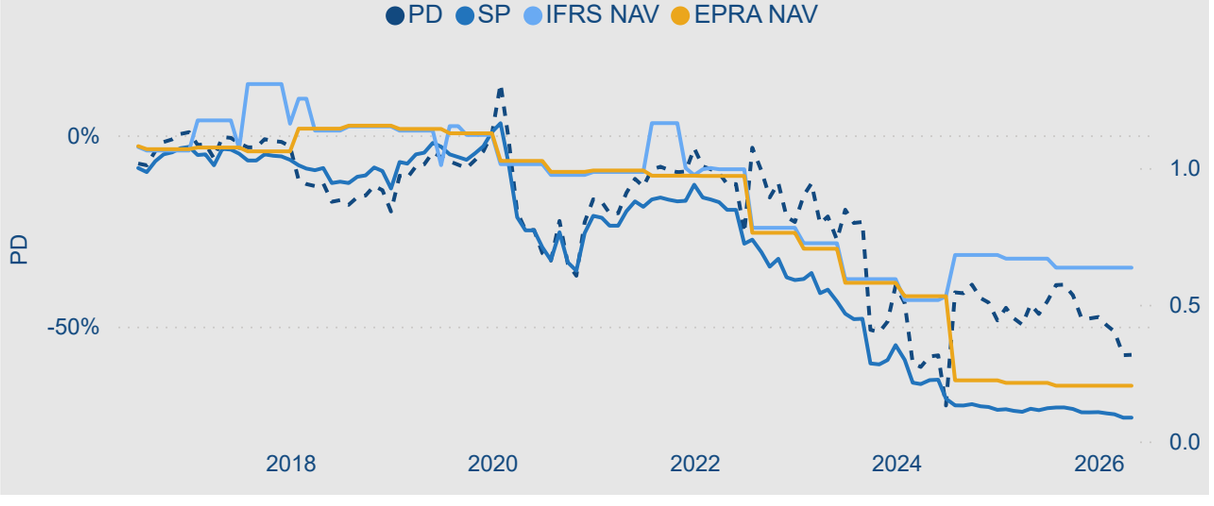
NewRiver REIT



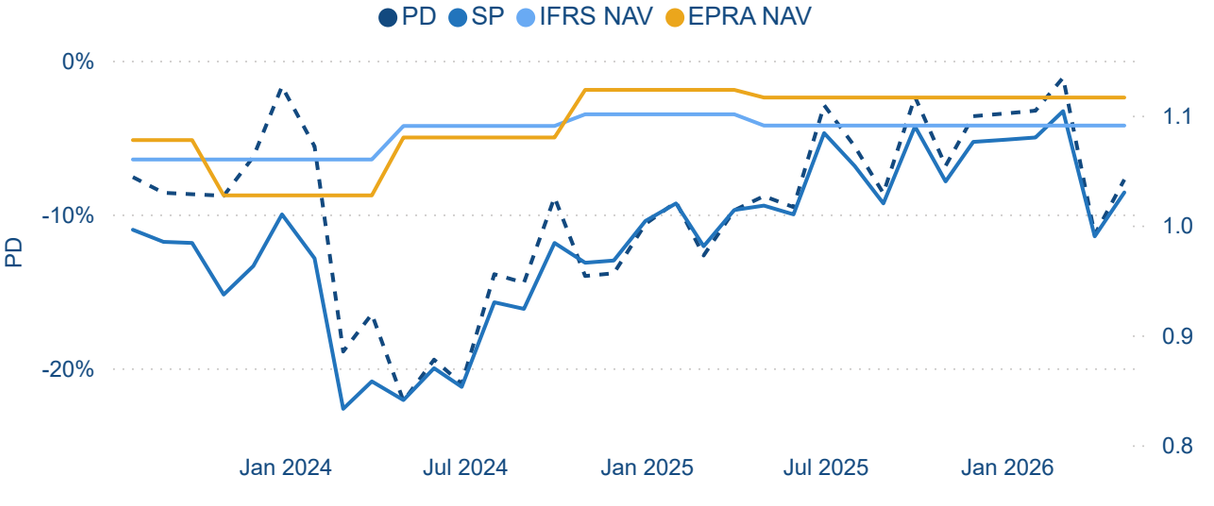
Custodian REIT



Regional REIT



AEW UK REIT



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FTSE EPRA Nareit Developed France Index

As of: 2026 April 30

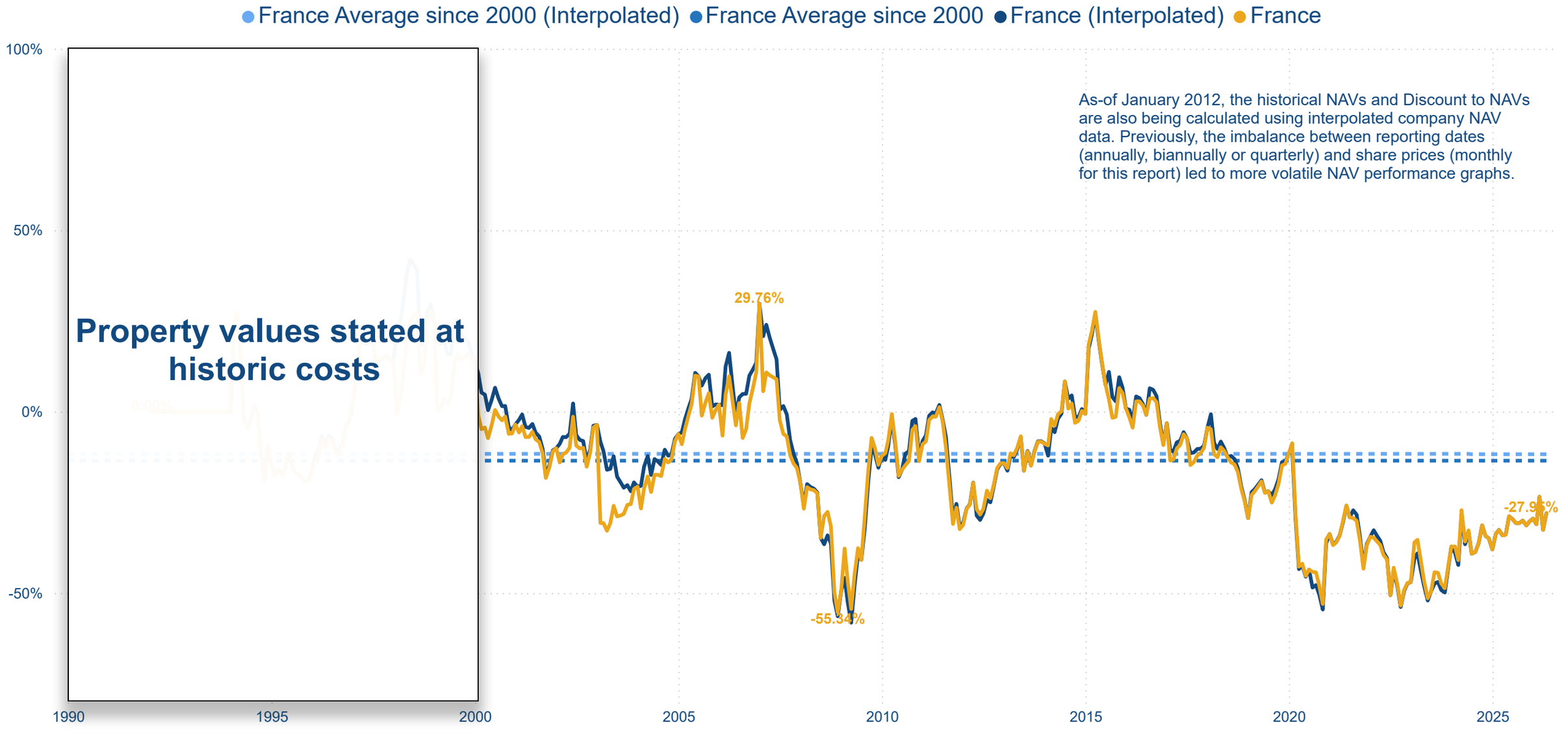
Premium / Discount:	-27.95 %		
Last month:	-32.59 %		
Total NAV (million EUR):	63,050.85		
Total MC (million EUR):	45,427.24		
Number of constituents:	9.00		
Trading at Premium:	1.00	6%	of market cap.
Trading at Discount:	8.00	94%	of market cap.
Average since 1989:	-19.61 %		
10 year average:	-28.00 %		
5 year average:	-37.08 %		
3 year average:	-35.63 %		
2 year average:	-32.47 %		
1 year average:	-30.01 %		
Price Index Monthly change:	7.23 %		

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France

April 2026

Monthly Published NAV



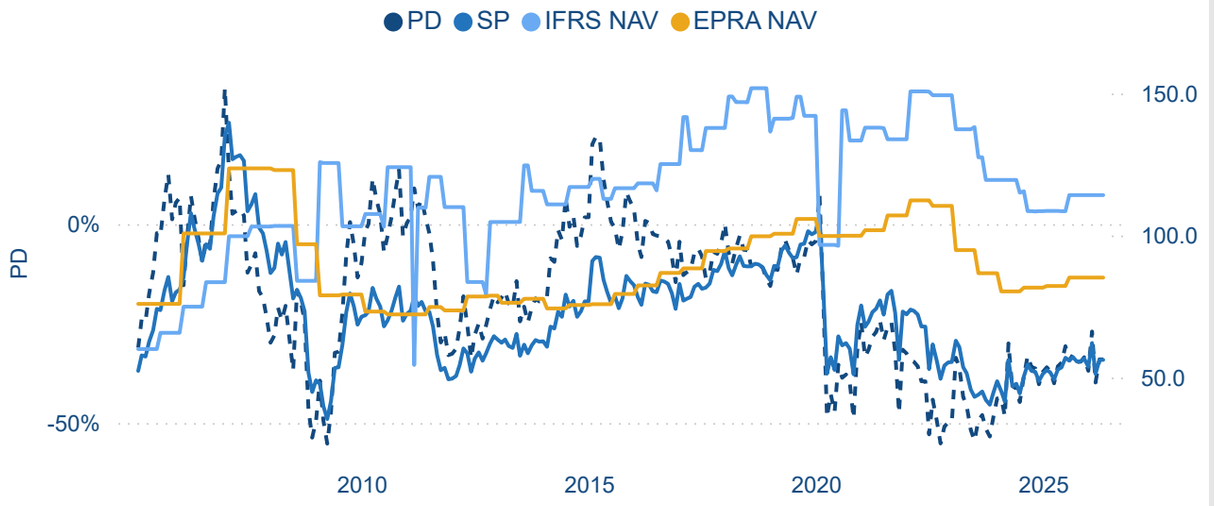
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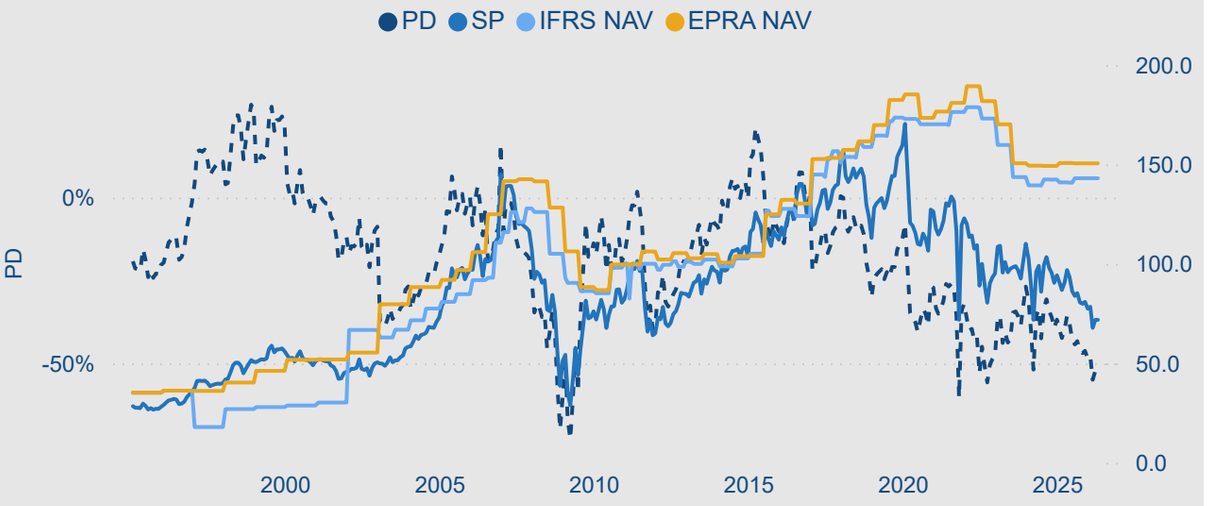
France

April 2026
Monthly Published NAV

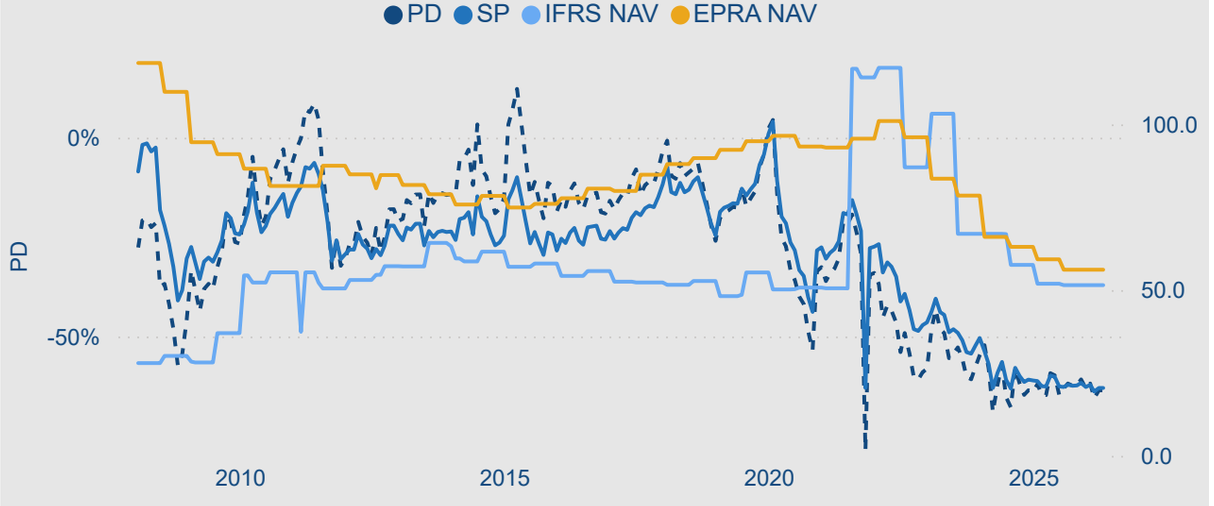
Covivio



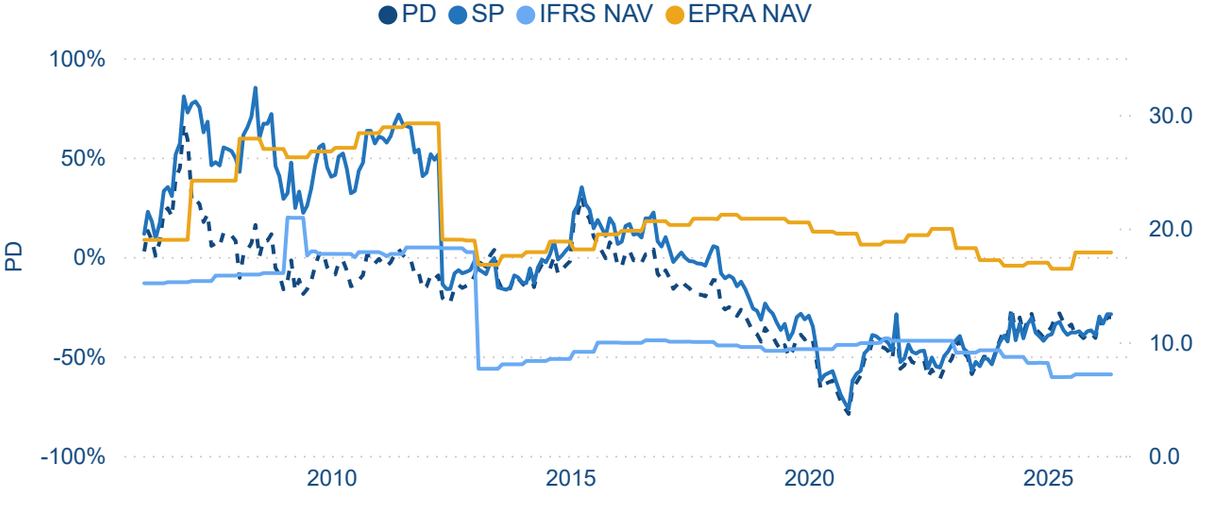
Gecina



Icade



Mercialys



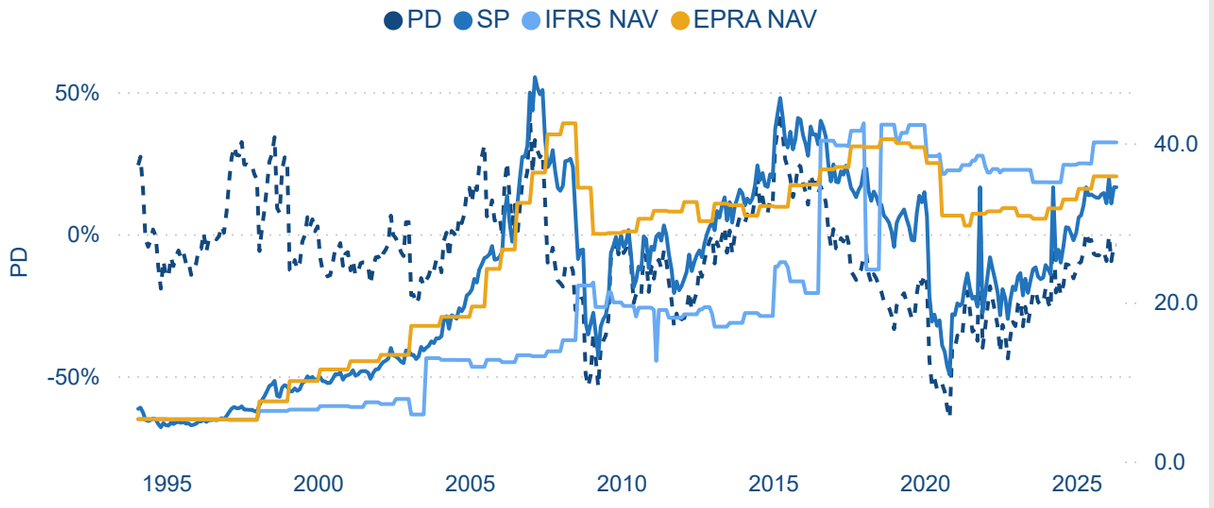
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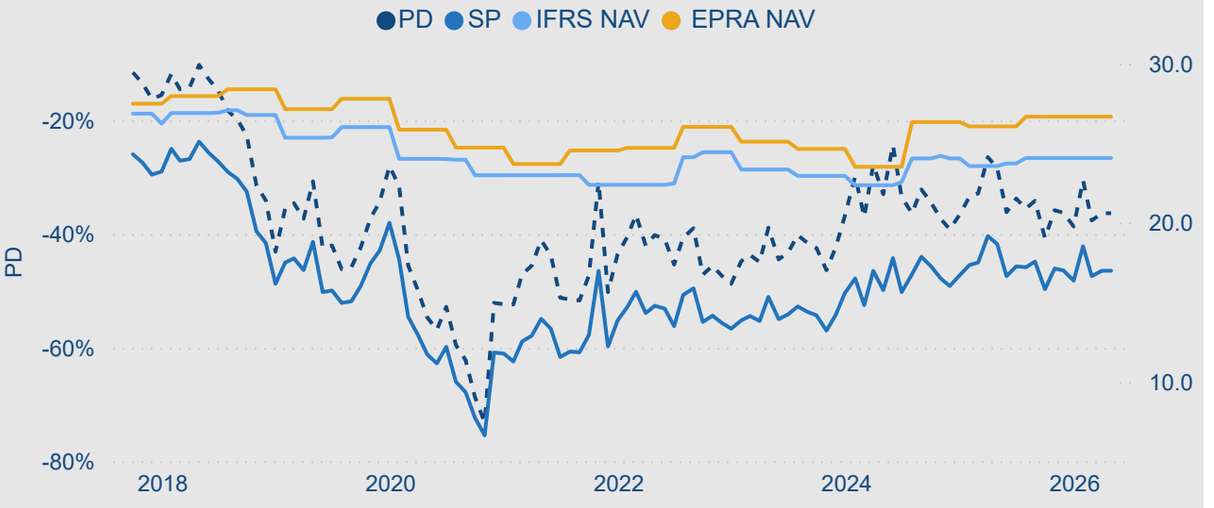
France

April 2026
Monthly Published NAV

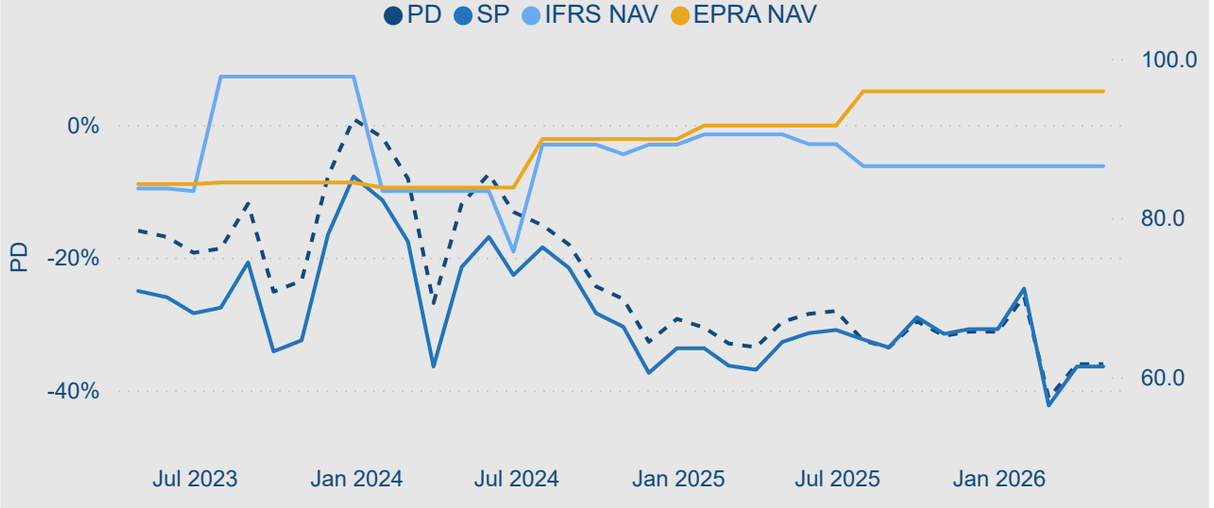
Klepierre



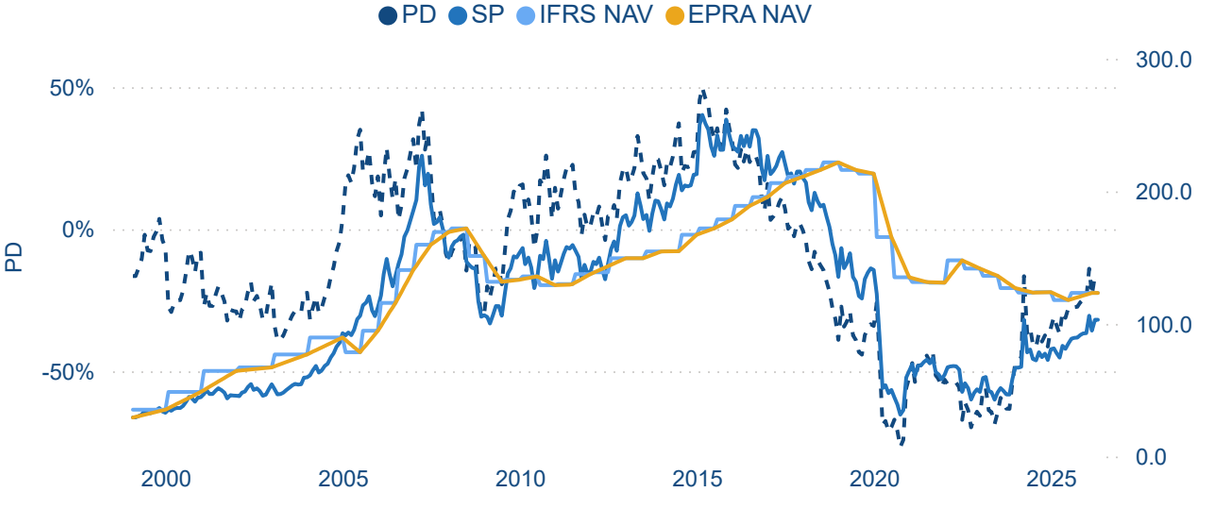
Carmila



Argan



Unibail-Rodamco-Westfield



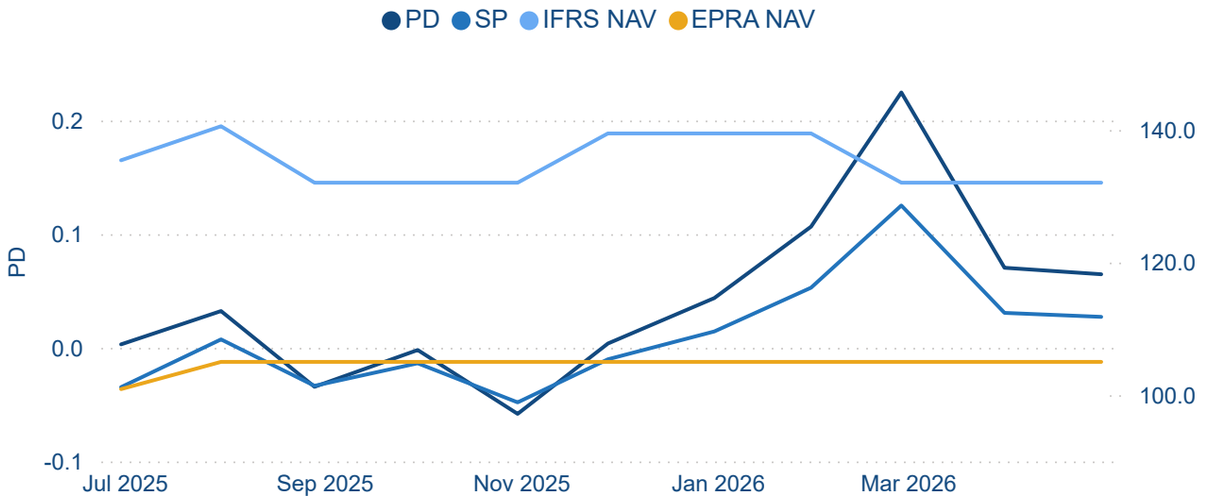
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France

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Altarea



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FTSE EPRA Nareit Developed Netherlands Index

As of: 2026 April 30

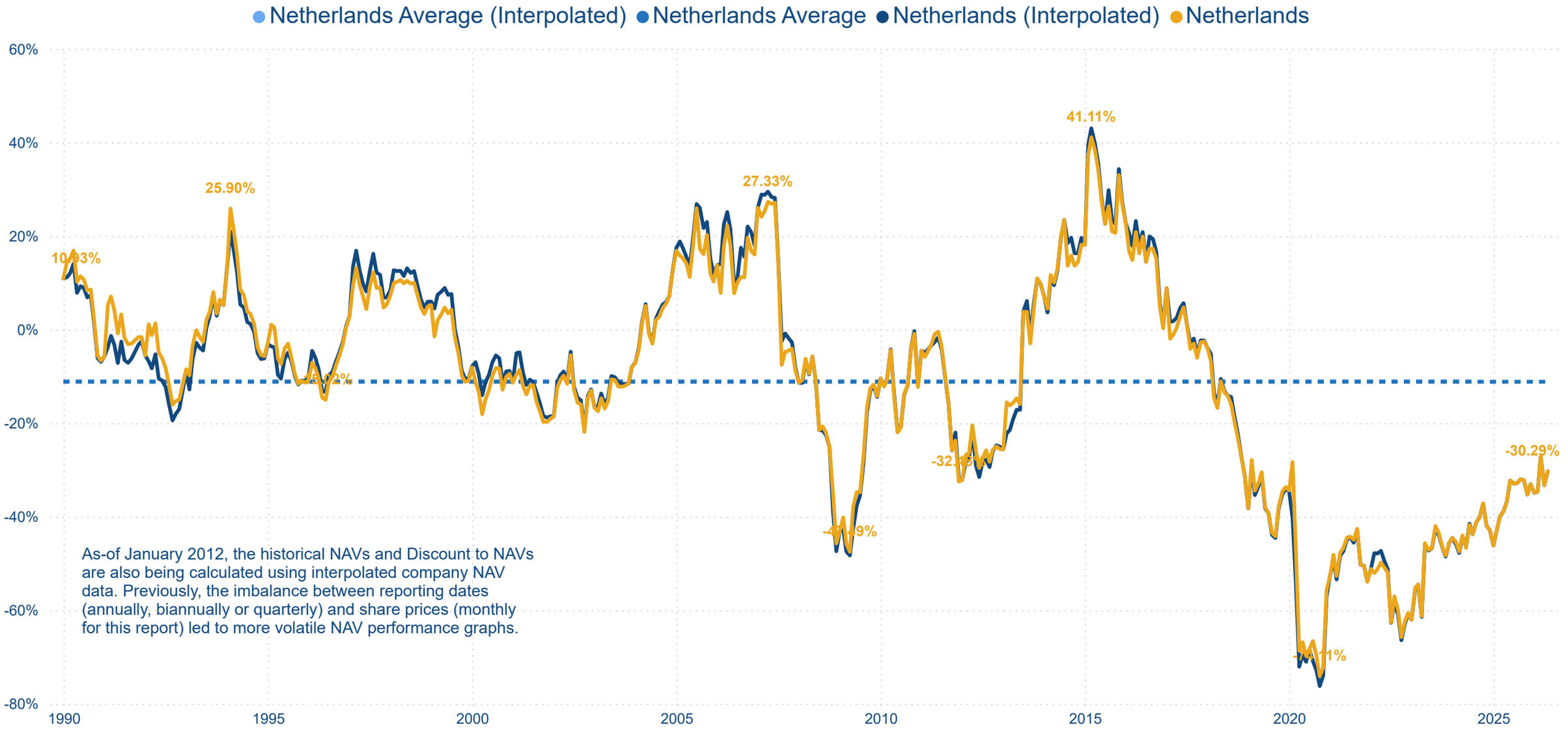
Premium / Discount:	-30.29 %		
Last month:	-33.29 %		
Total NAV (million EUR):	4,073.19		
Total MC (million EUR):	2,839.55		
Number of constituents:	3.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	3.00	100%	of market cap.
Average since 1989:	-19.36 %		
10 year average:	-34.85 %		
5 year average:	-45.30 %		
3 year average:	-39.77 %		
2 year average:	-37.23 %		
1 year average:	-32.89 %		
Price Index Monthly change:	4.51 %		

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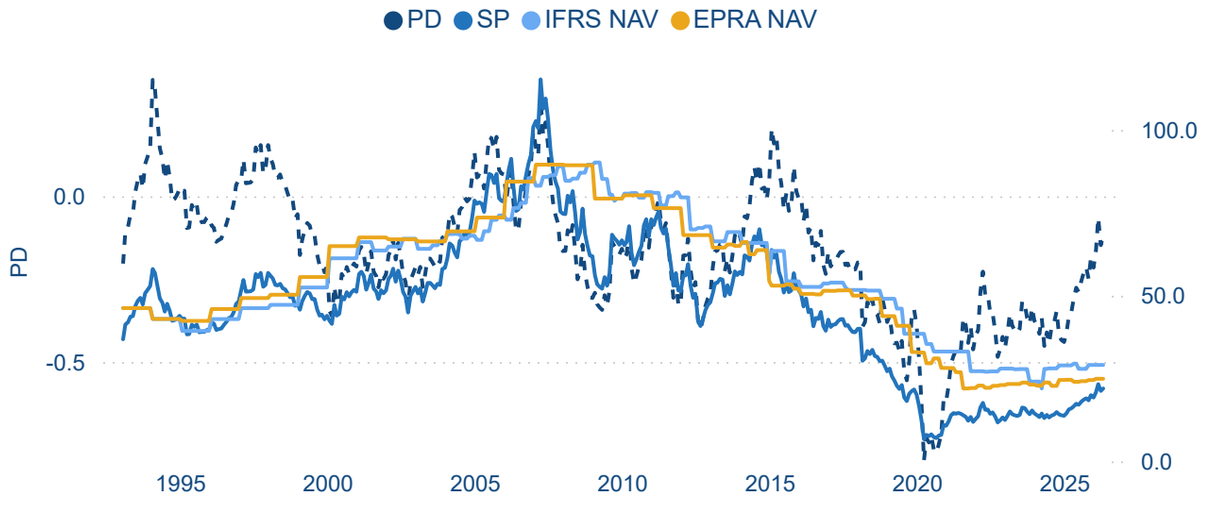
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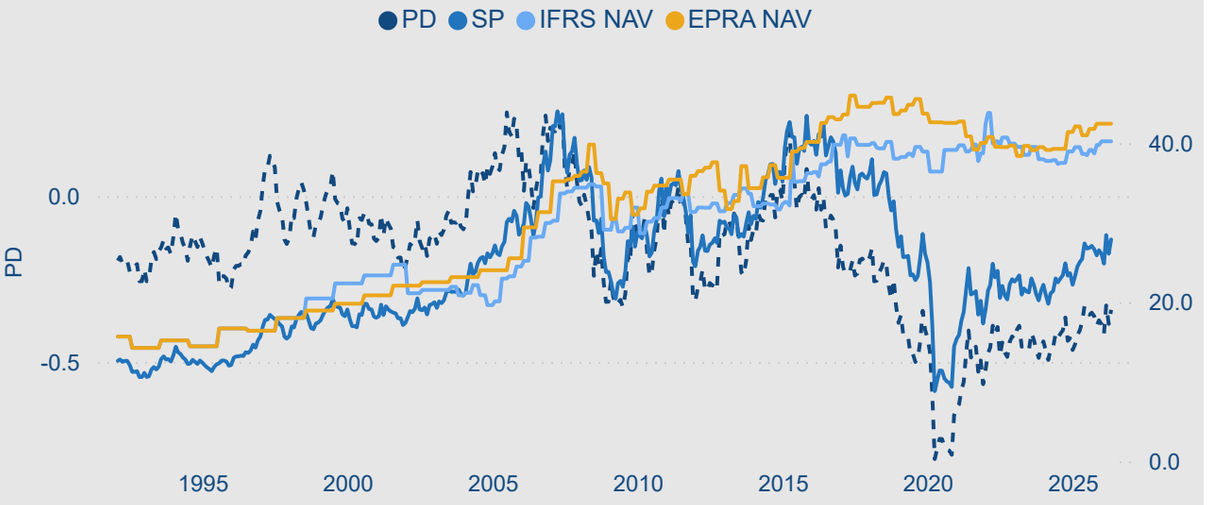
Netherlands

April 2026
Monthly Published NAV

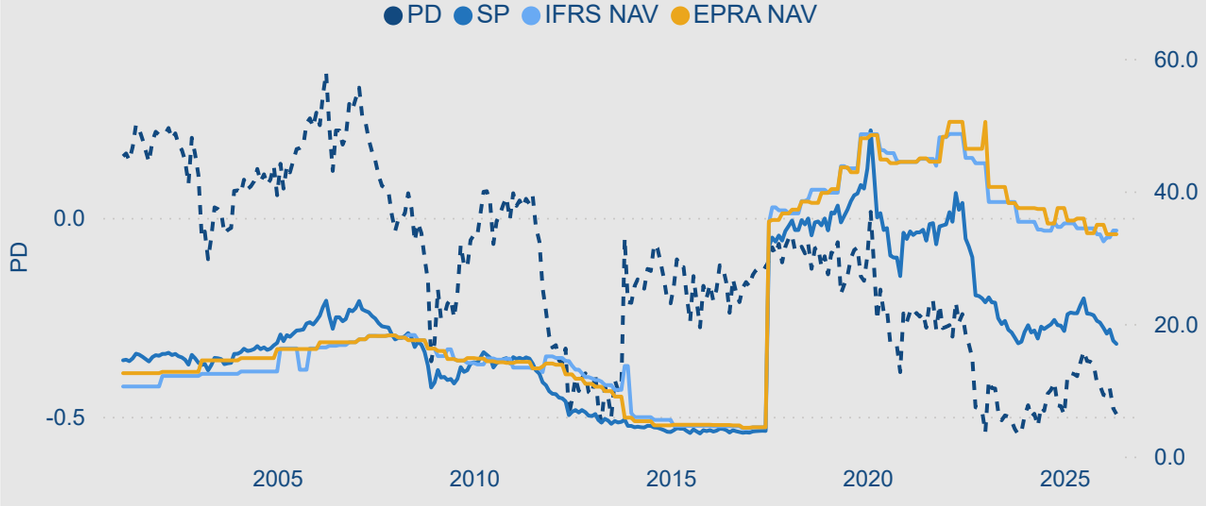
Wereldhave



Eurocommercial Properties



NSI



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FTSE EPRA Nareit Developed Germany Index

As of: 2026 April 30

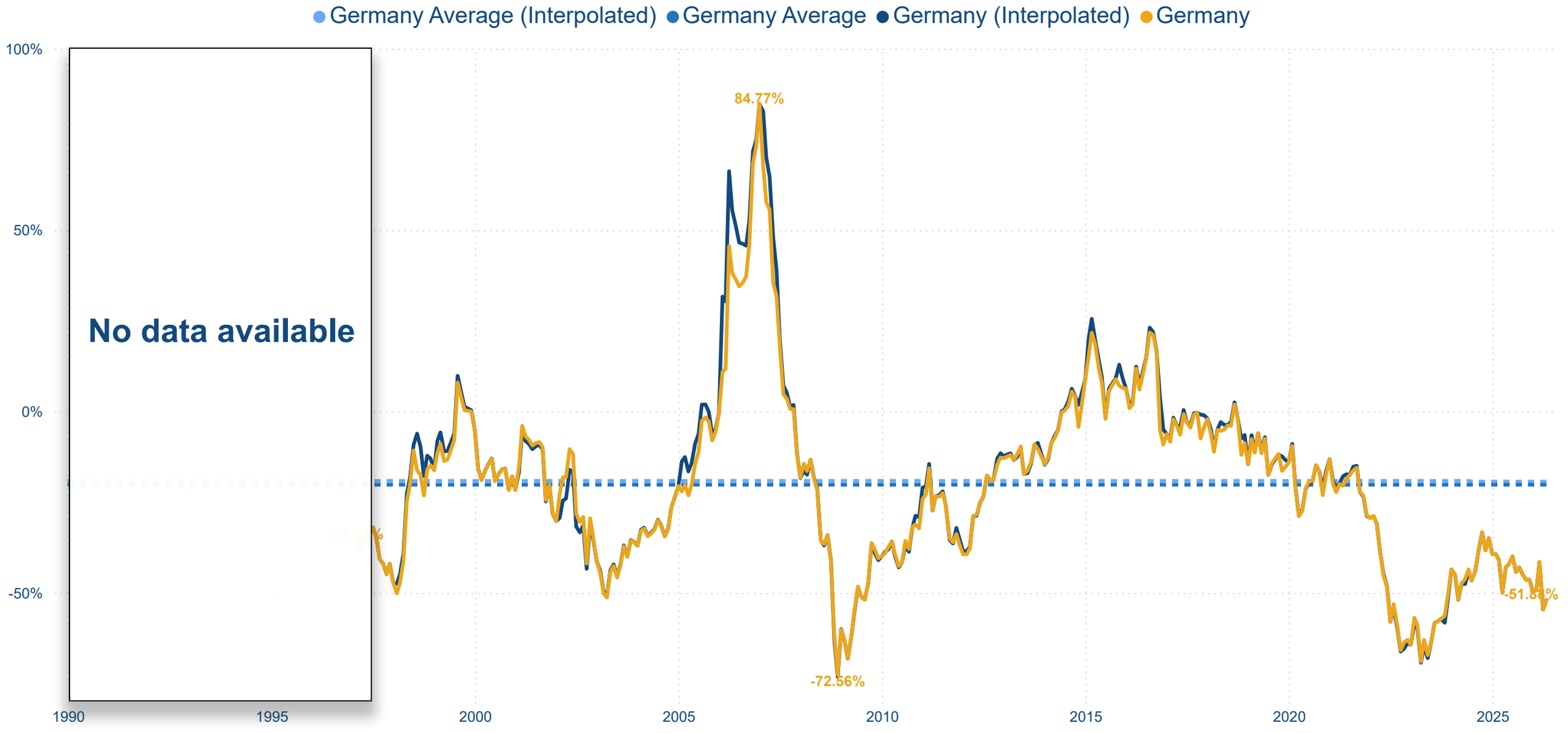
Premium / Discount:	-51.88 %		
Last month:	-54.57 %		
Total NAV (million EUR):	85,026.75		
Total MC (million EUR):	40,917.68		
Number of constituents:	8.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	8.00	100%	of market cap.
Average since 1989:	-19.51 %		
10 year average:	-26.72 %		
5 year average:	-45.02 %		
3 year average:	-46.89 %		
2 year average:	-43.61 %		
1 year average:	-45.87 %		
Price Index Monthly change:	6.60 %		

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Germany

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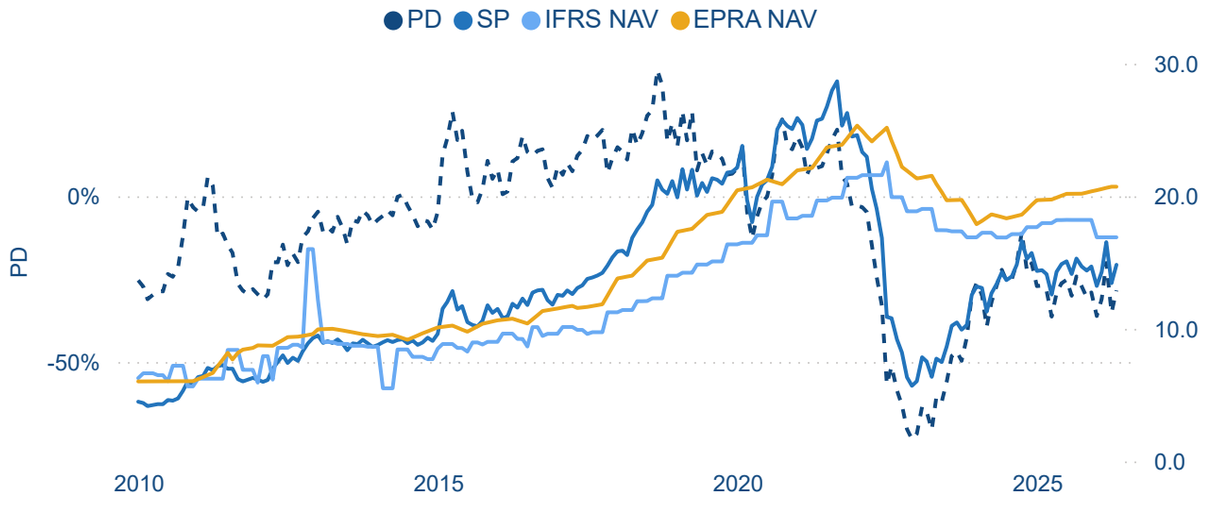
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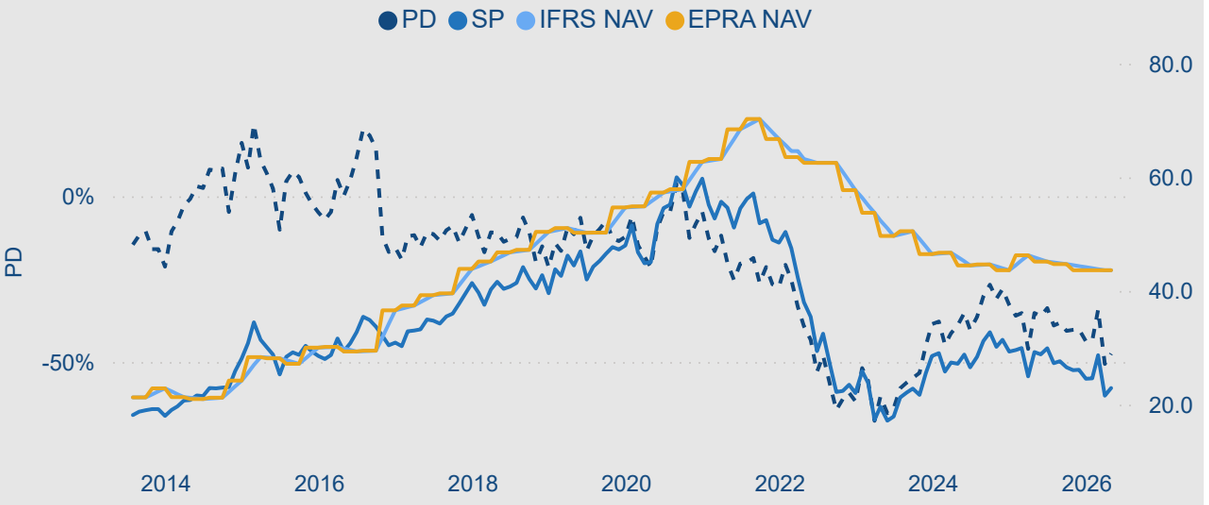
Germany

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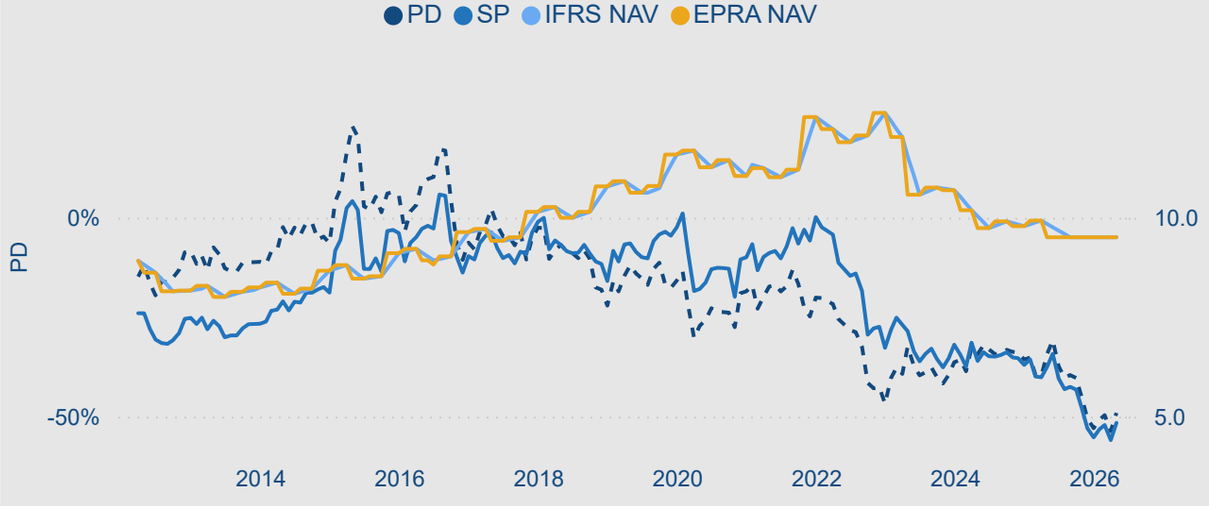
TAG Immobilien



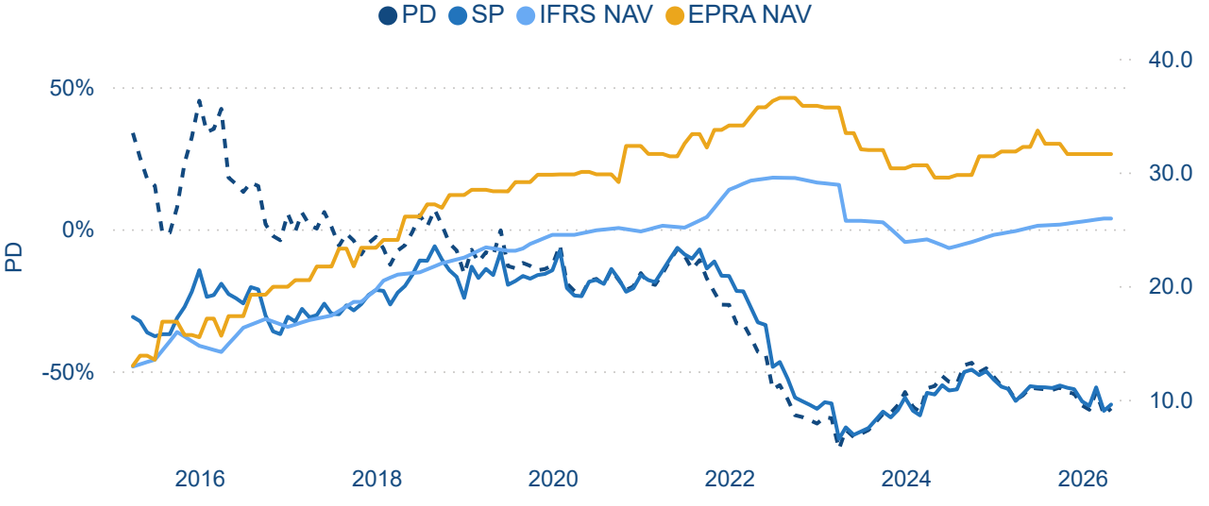
Vonovia



Hamborner



Grand City Properties



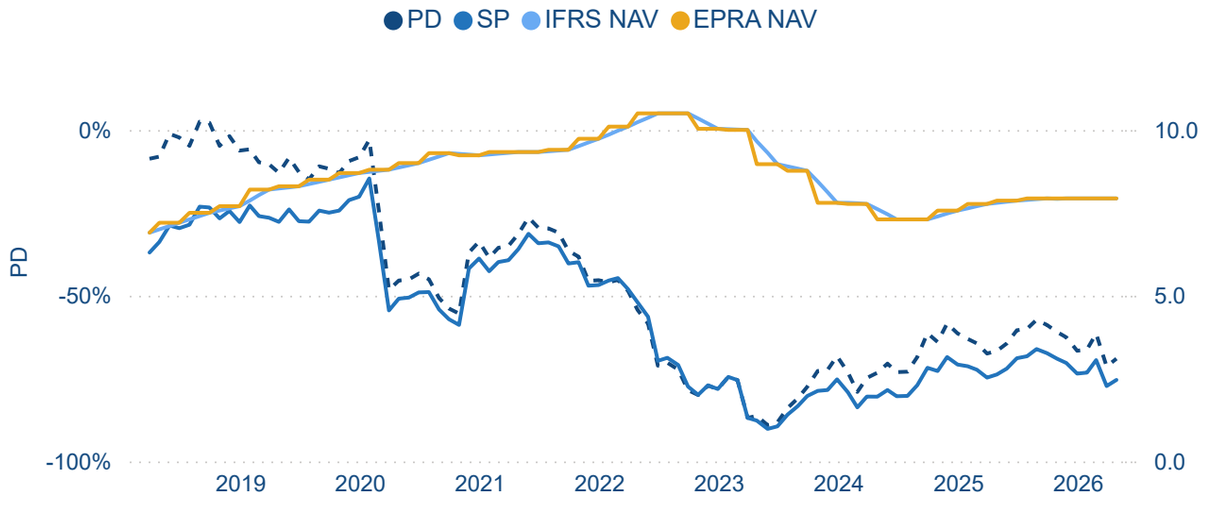
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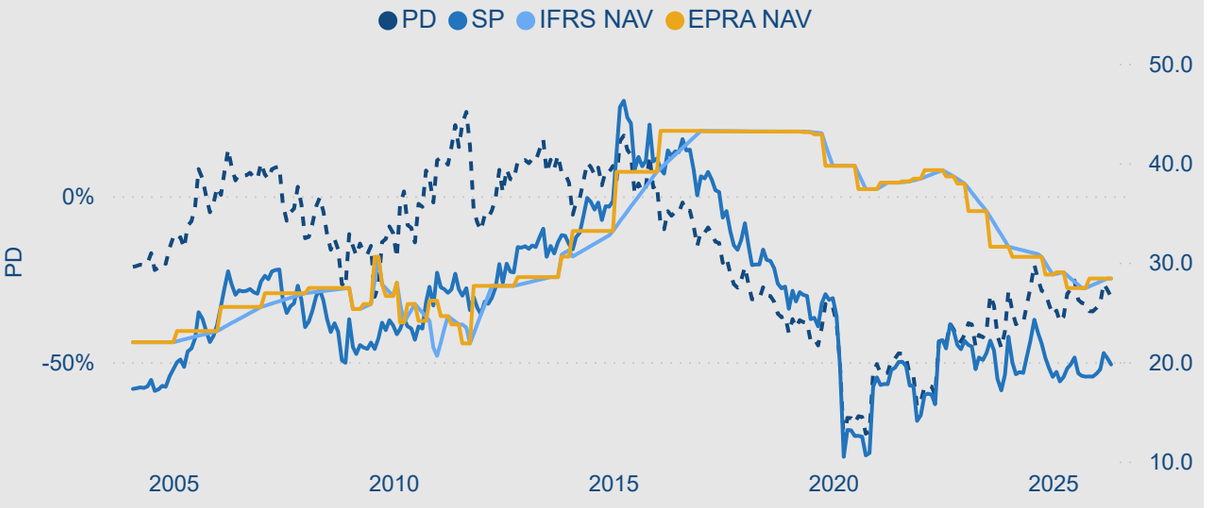
Germany

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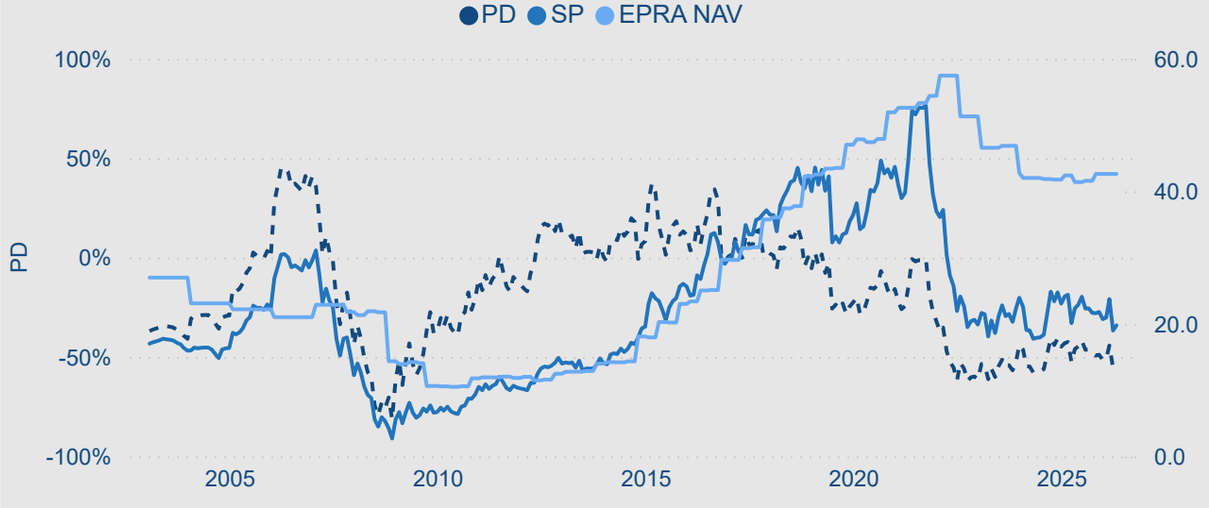
Aroundtown SA



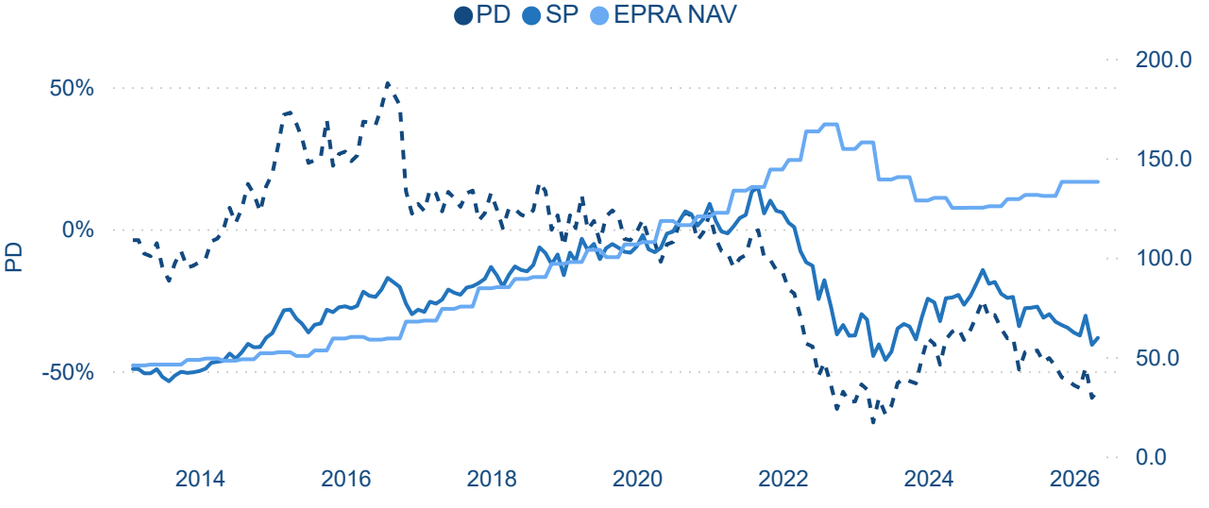
Deutsche Euroshop



Deutsche Wohnen



LEG Immobilien



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As of: 2026 April 30

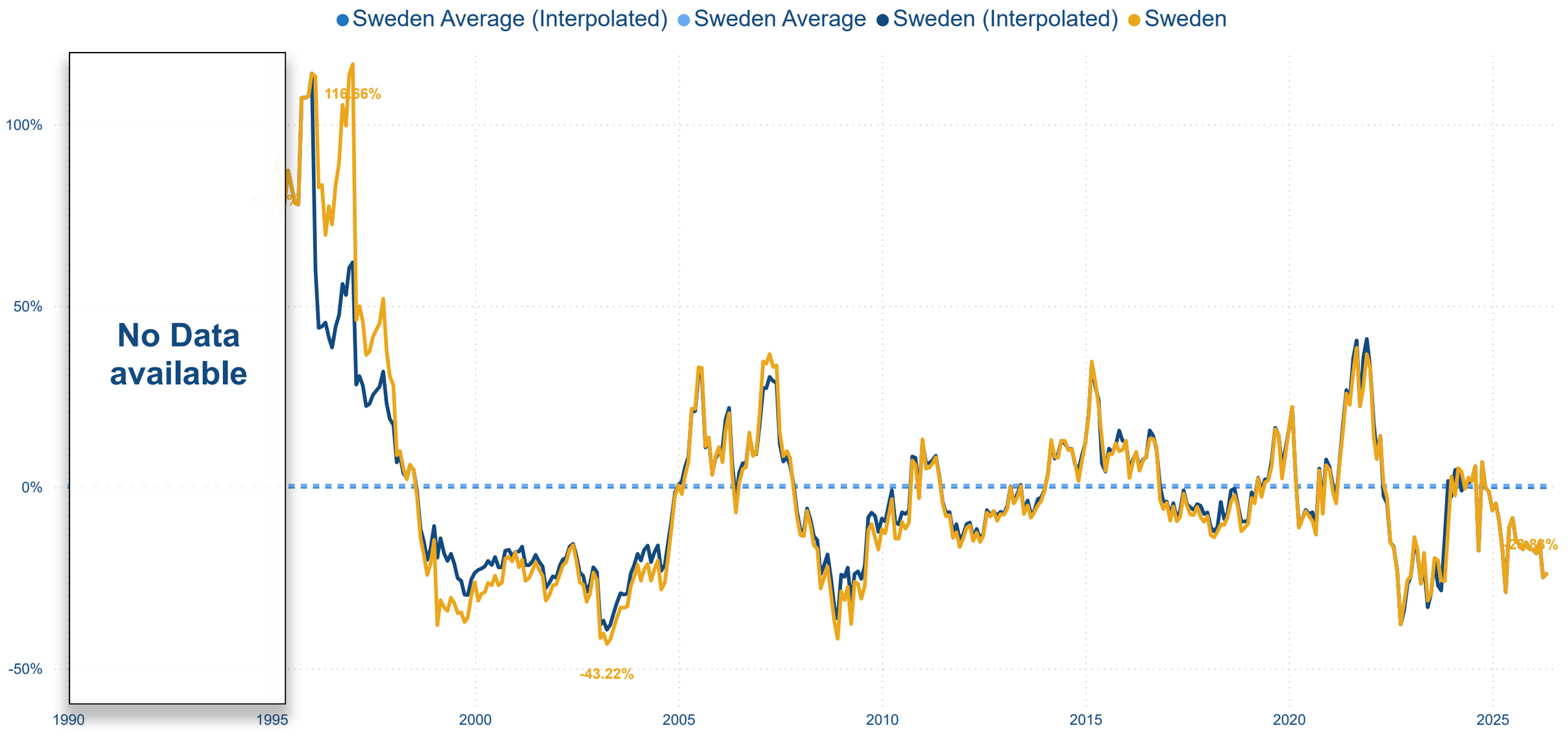
Premium / Discount:	-23.83 %		
Last month:	-24.88 %		
Total NAV (million EUR):	53,726.82		
Total MC (million EUR):	42,391.45		
Number of constituents:	25.00		
Trading at Premium:	6.00	30%	of market cap.
Trading at Discount:	19.00	70%	of market cap.
Average since 1989:	-3.18 %		
10 year average:	-4.13 %		
5 year average:	-6.27 %		
3 year average:	-11.65 %		
2 year average:	-10.66 %		
1 year average:	-17.50 %		
Price Index Monthly change:	2.55 %		

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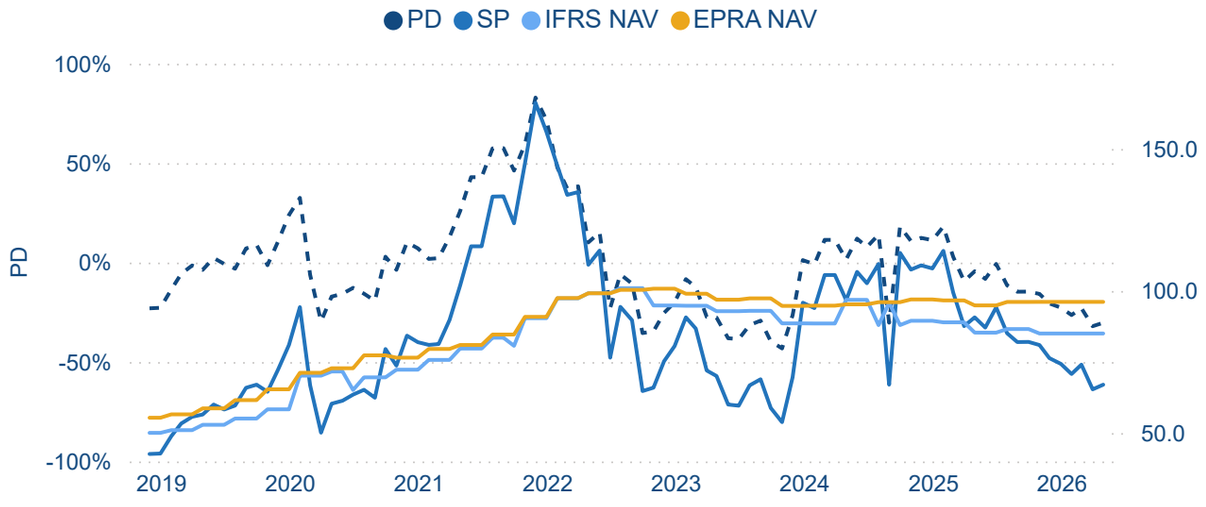
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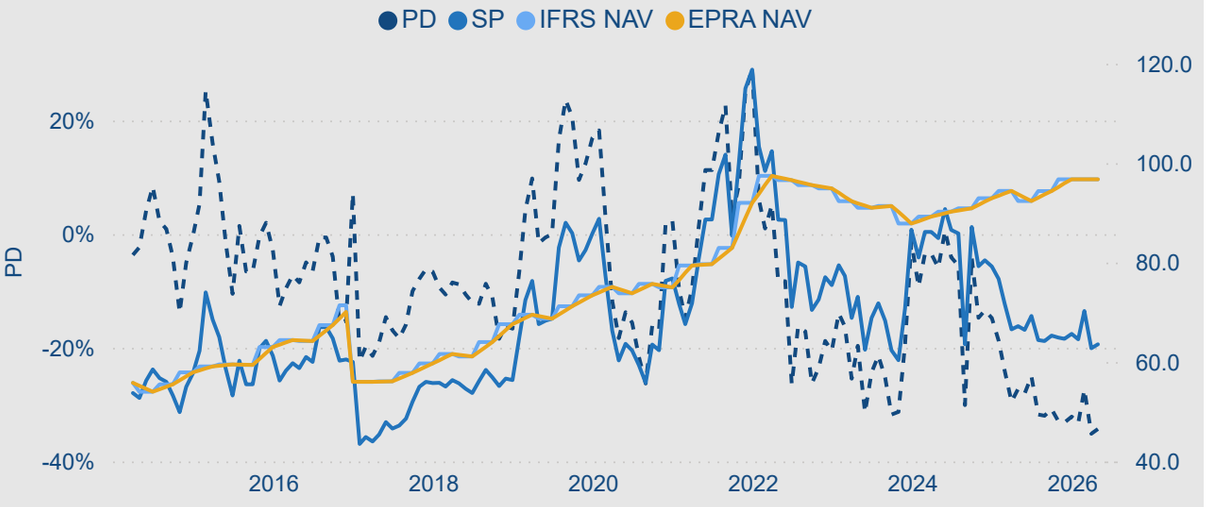
Sweden

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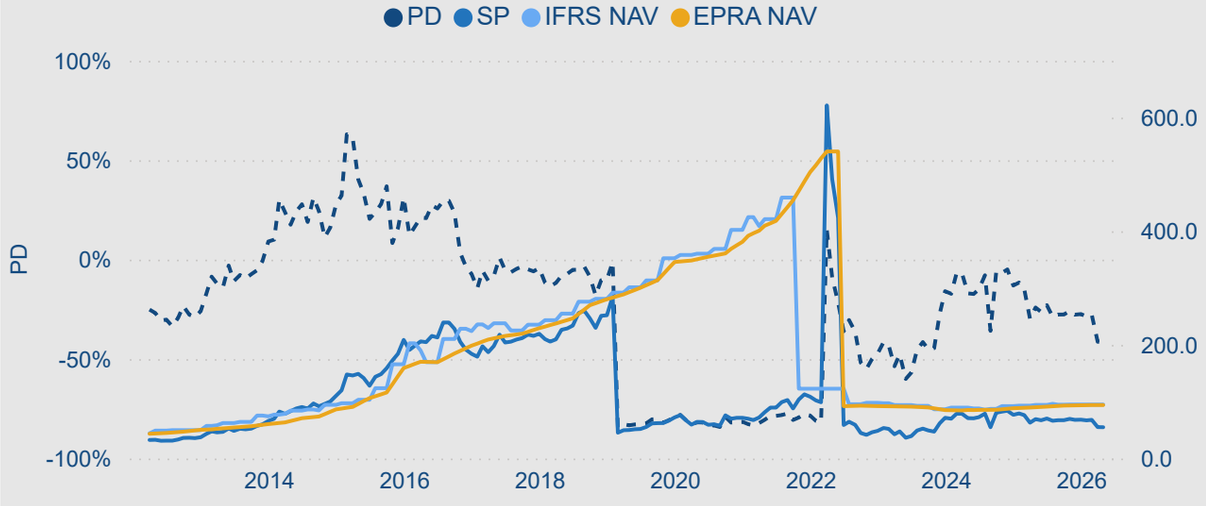
Nyfosa AB



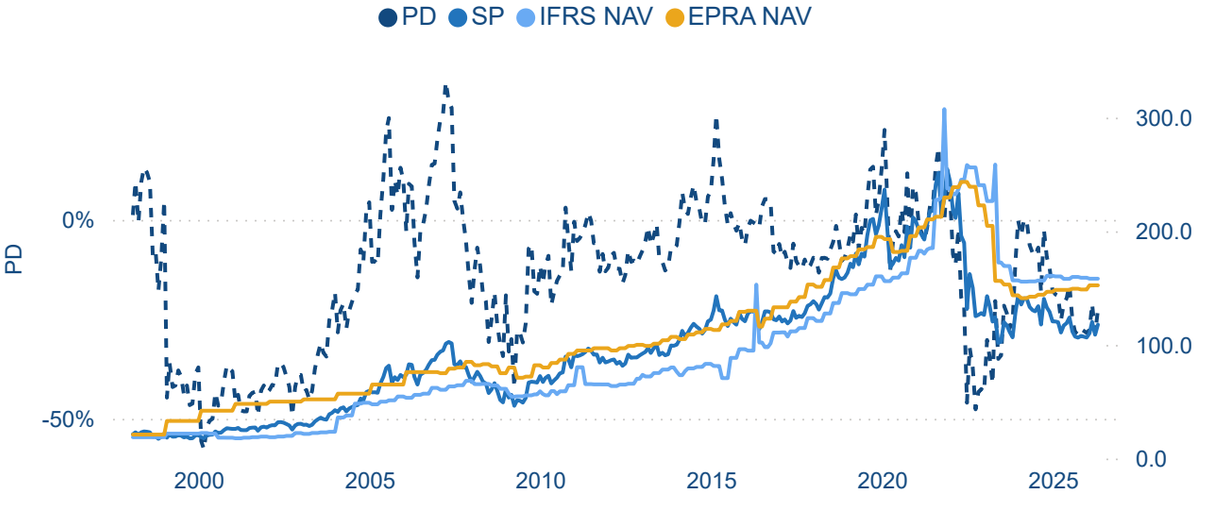
Dios Fastigheter



Fast Balder



Castellum



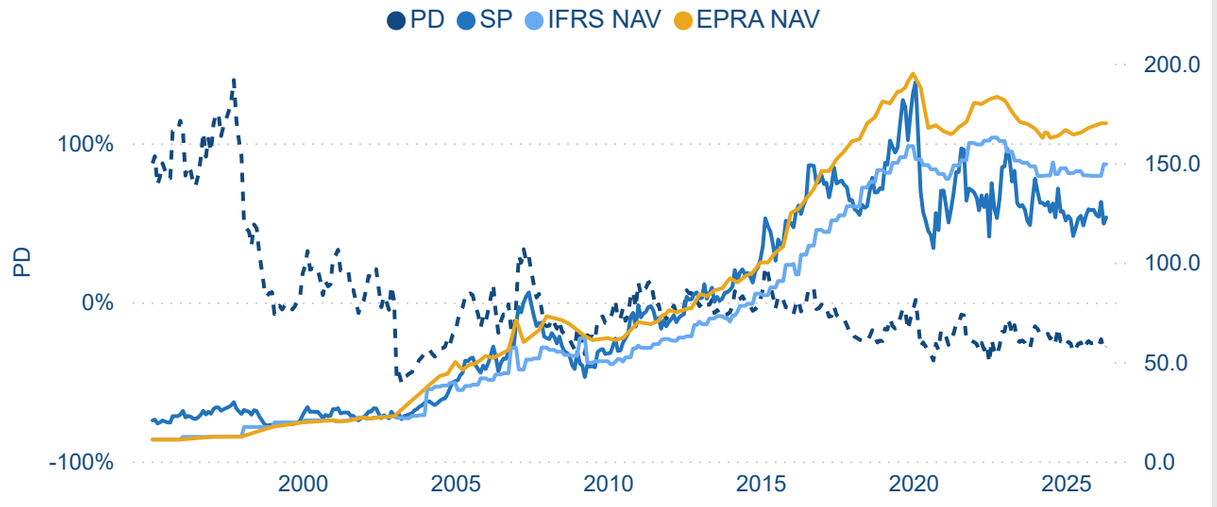
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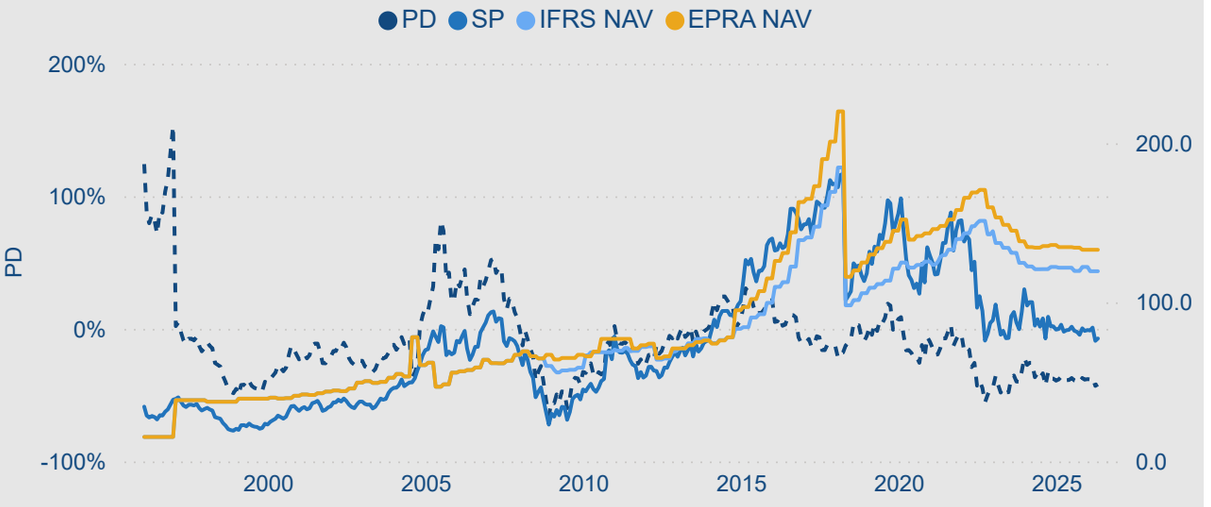
Sweden

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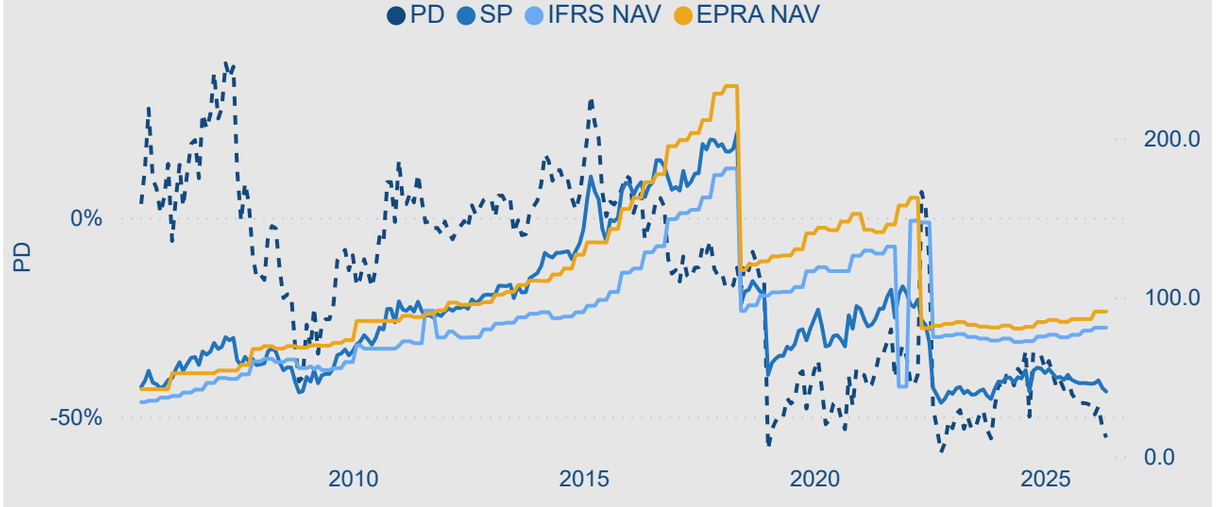
Hufvudstaden A



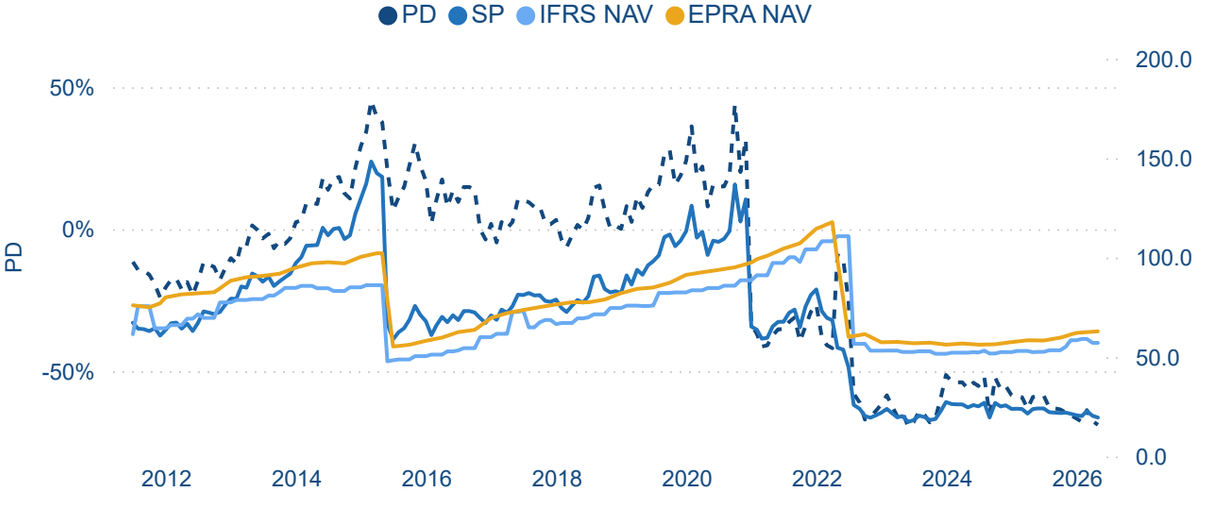
Fabege



Wihlborgs Fastigheter



Wallenstam



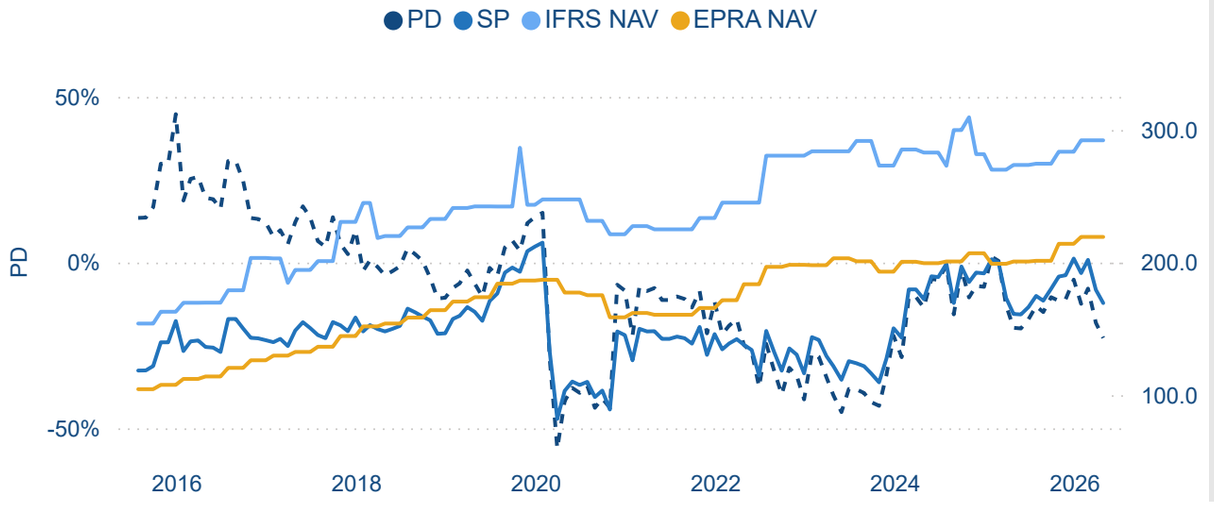
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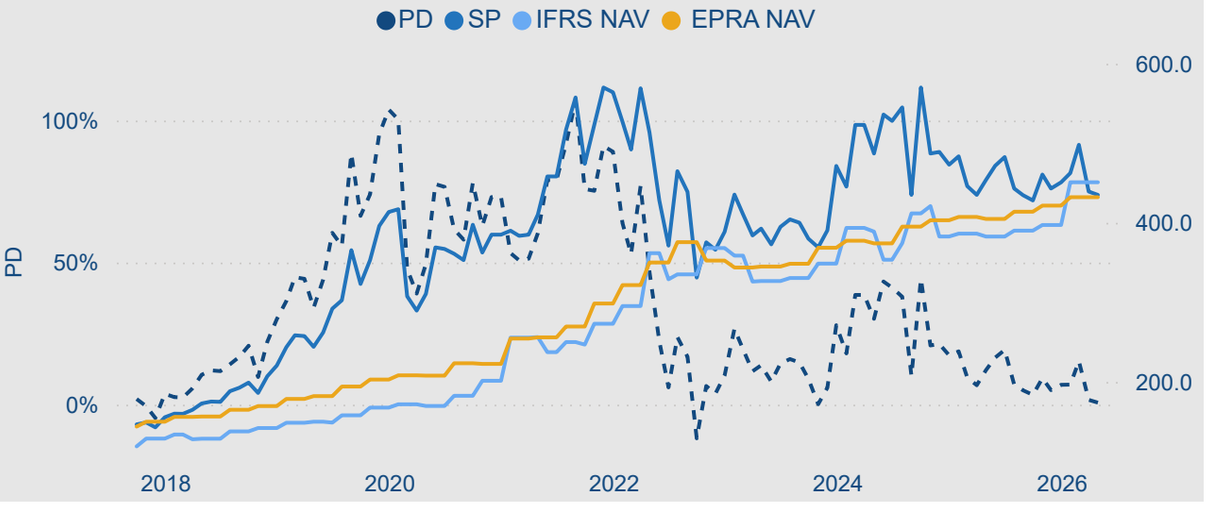
Sweden

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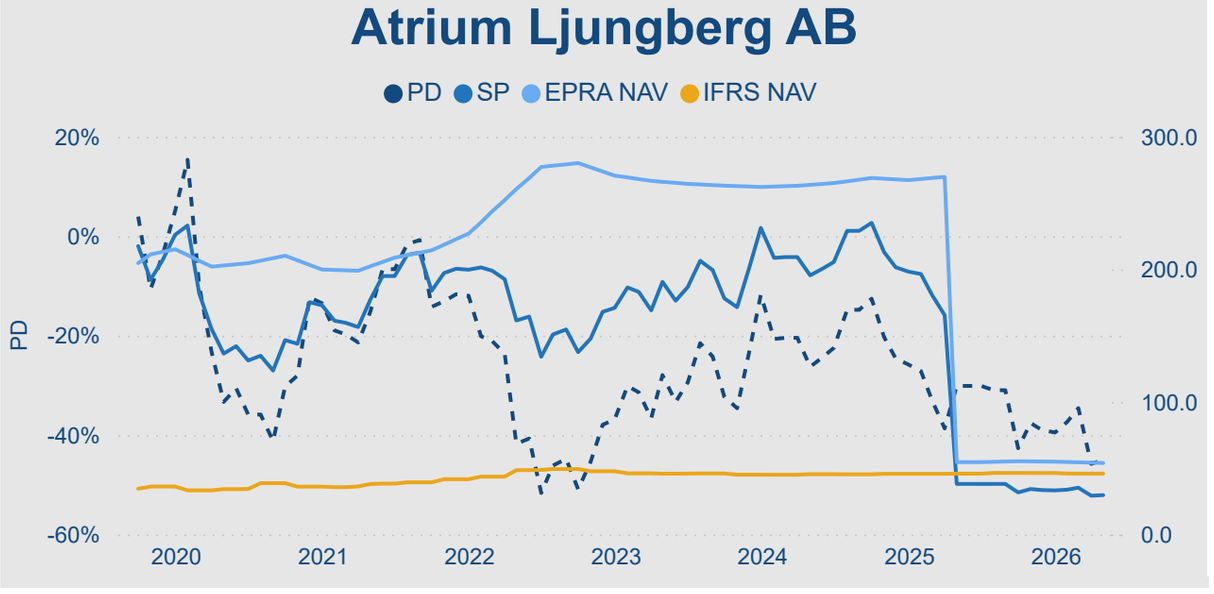
Pandox AB



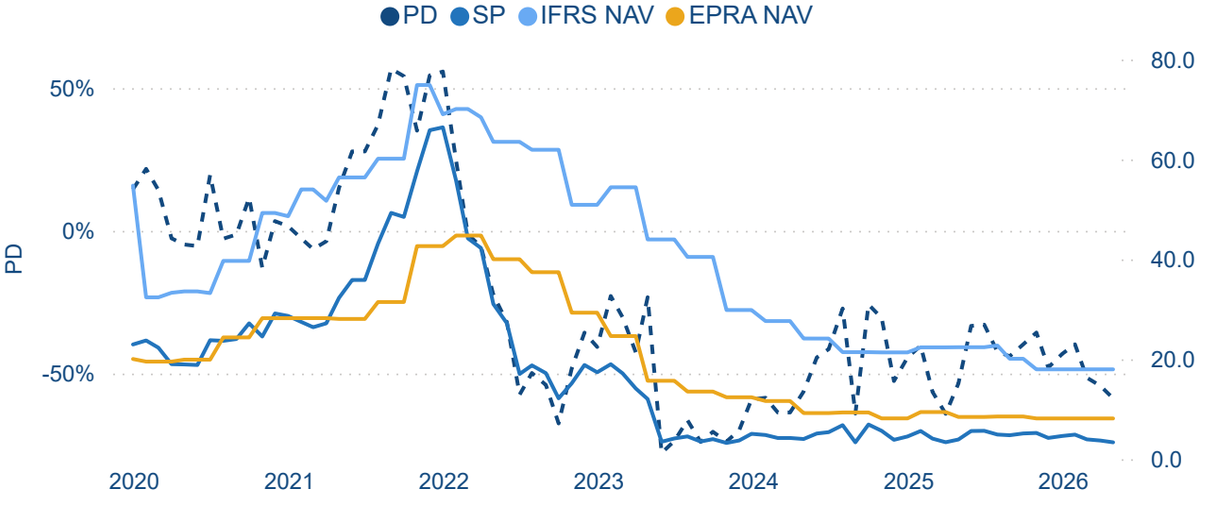
Catena AB



Atrium Ljungberg AB



SBB



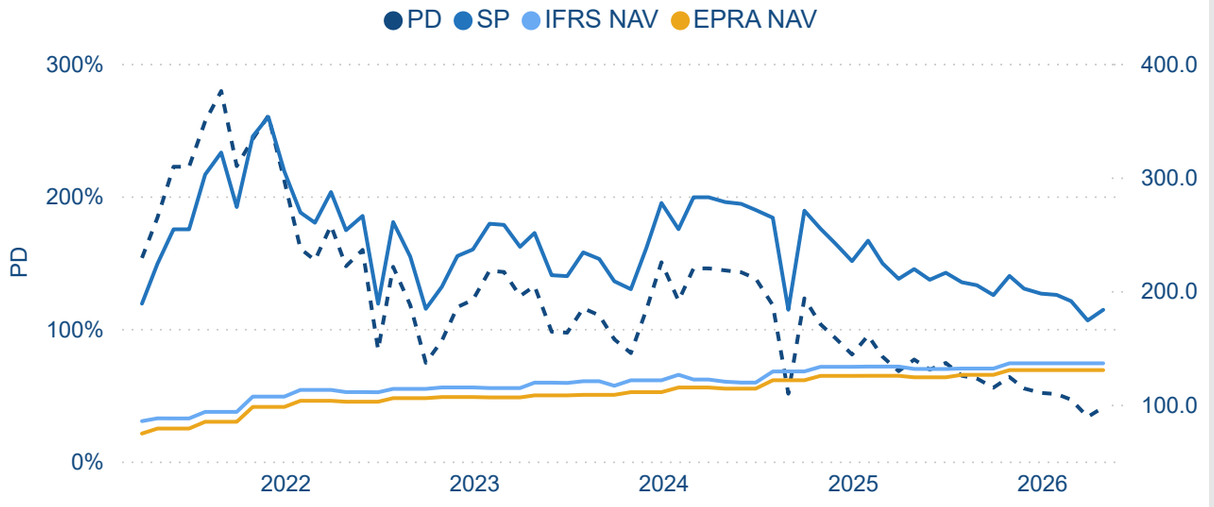
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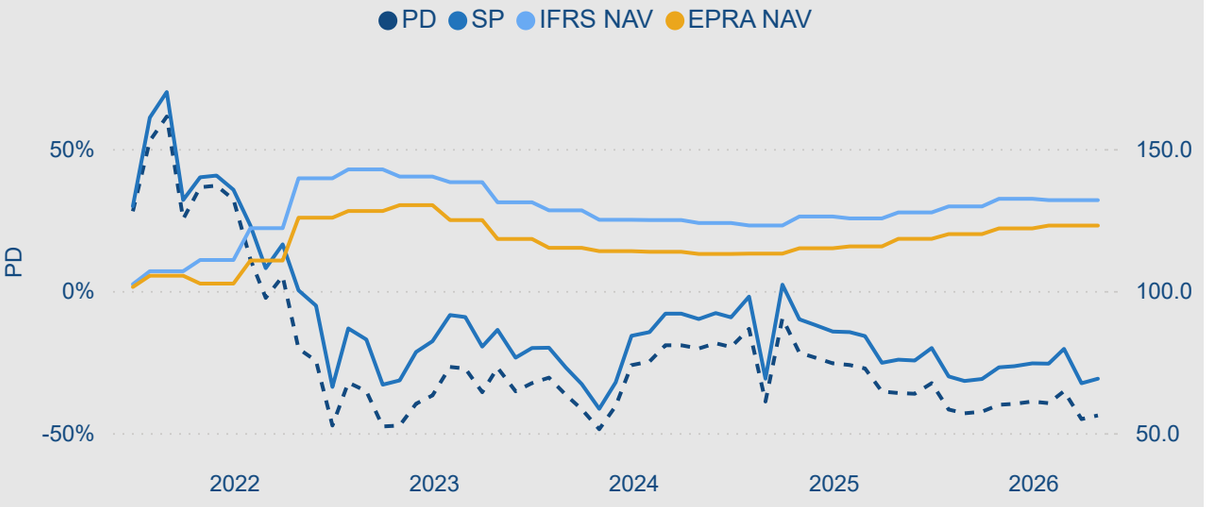
Sweden

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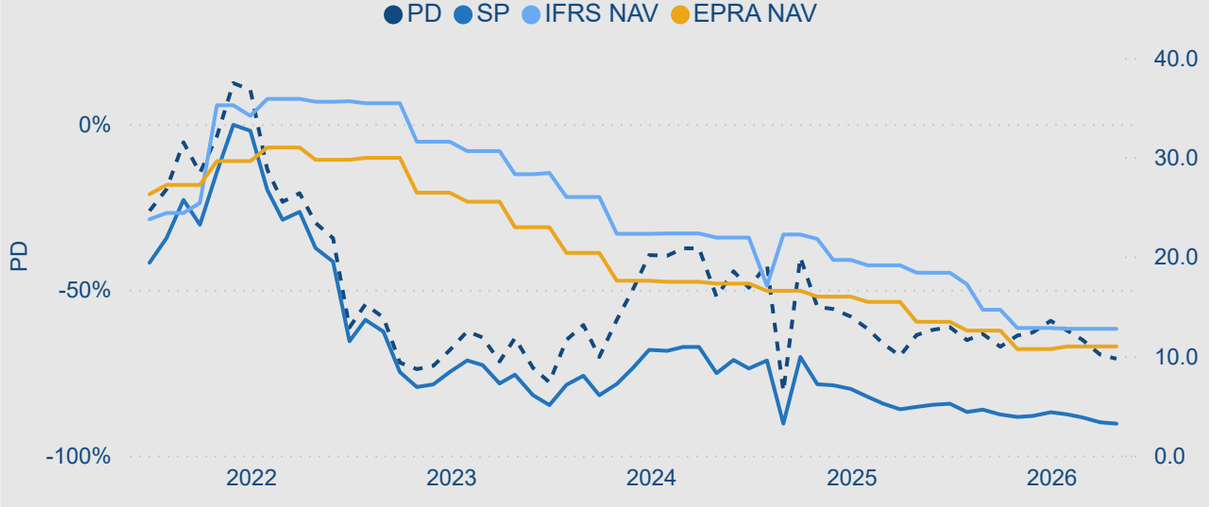
Sagax AB



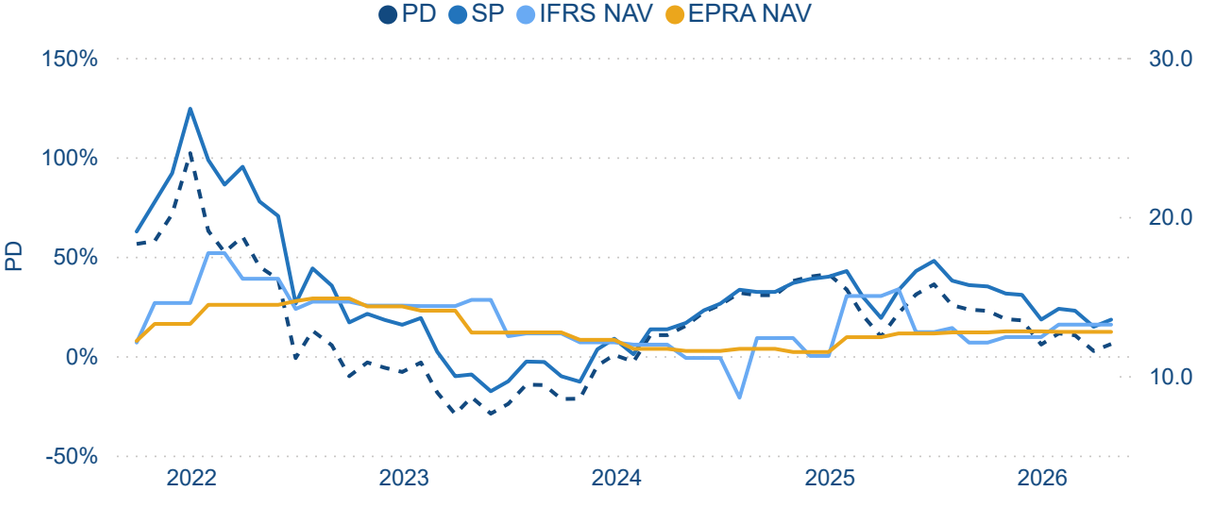
PlatzerFastigheterHolding



Corem Property Group (B)



Cibus Nordic Real Estate AB



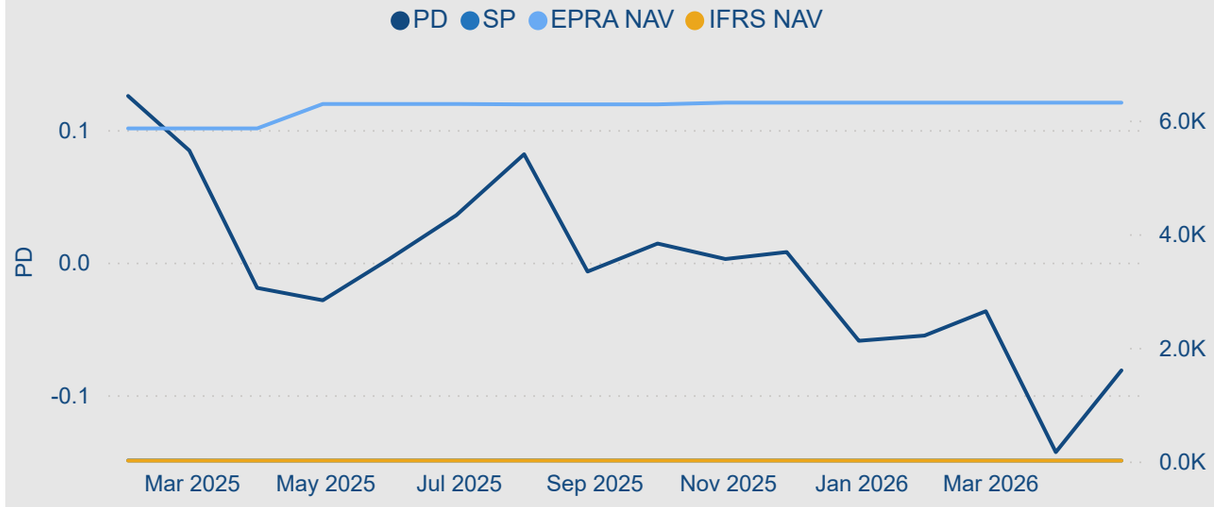
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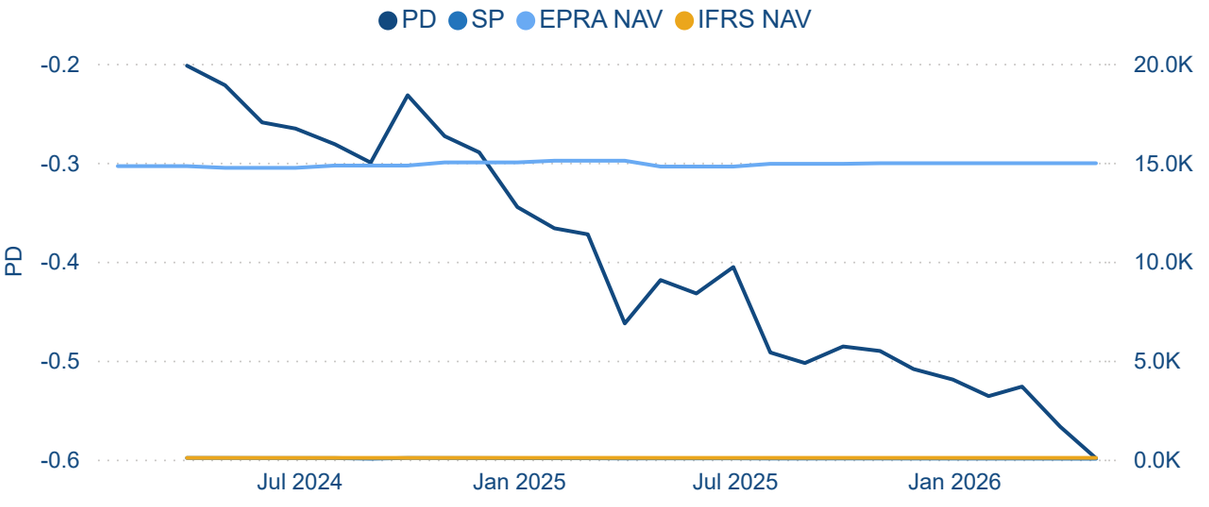
Sweden

April 2026
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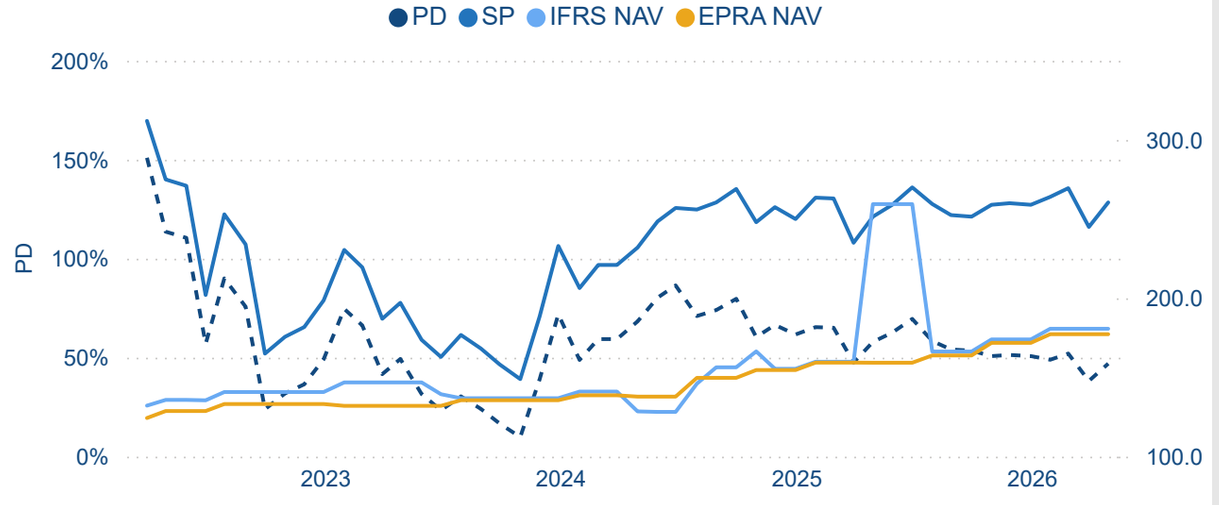
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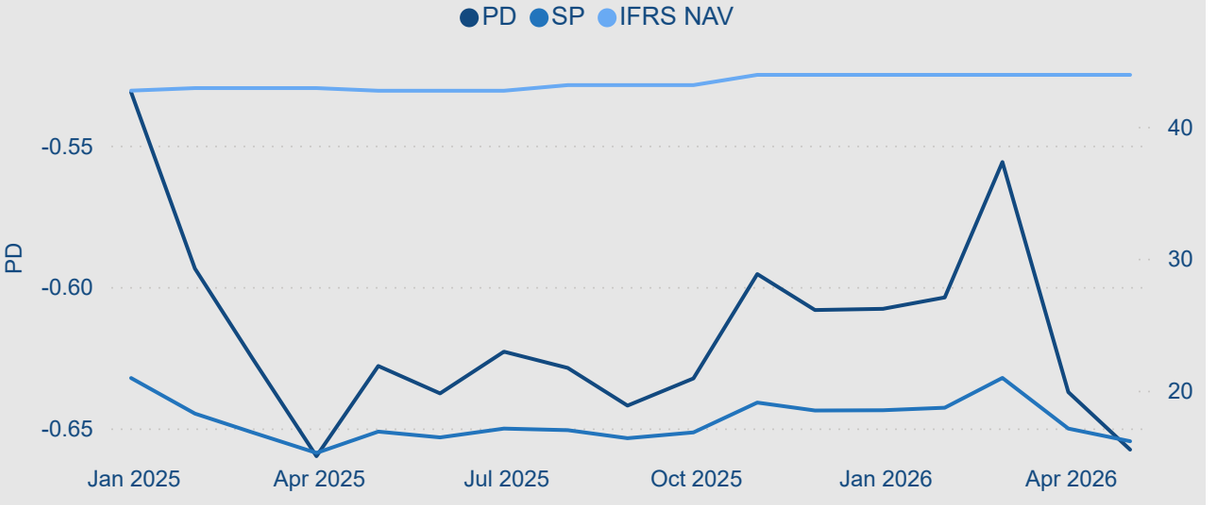
Fastpartner



NP3



Neobo



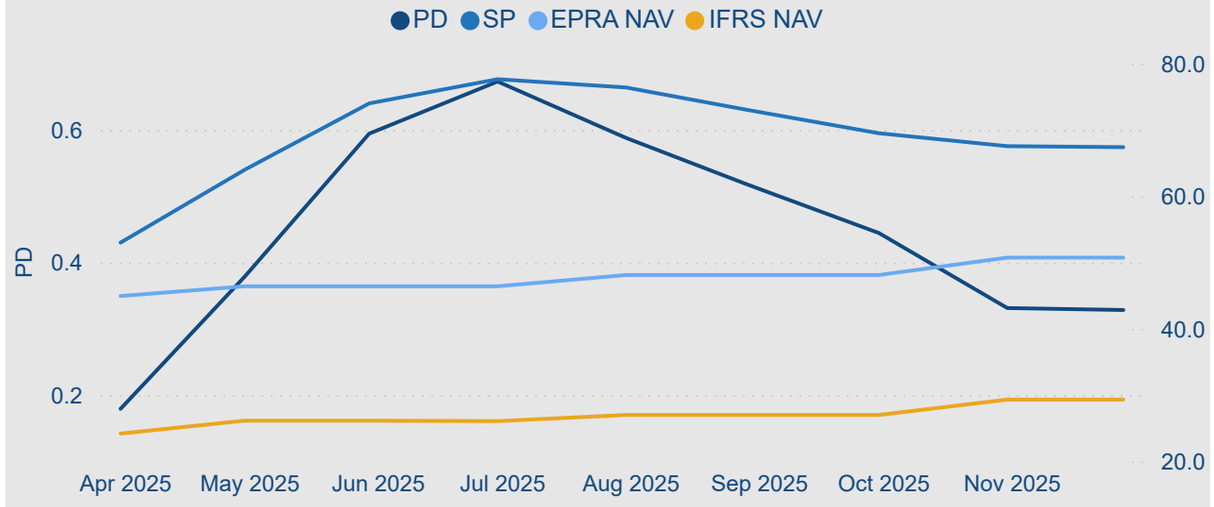
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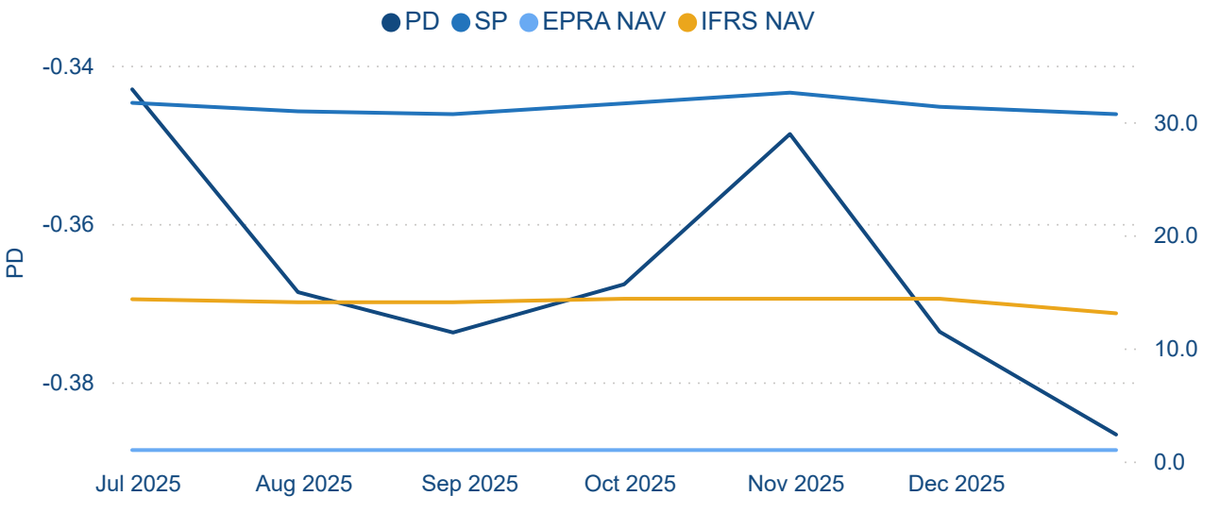
Sweden

April 2026
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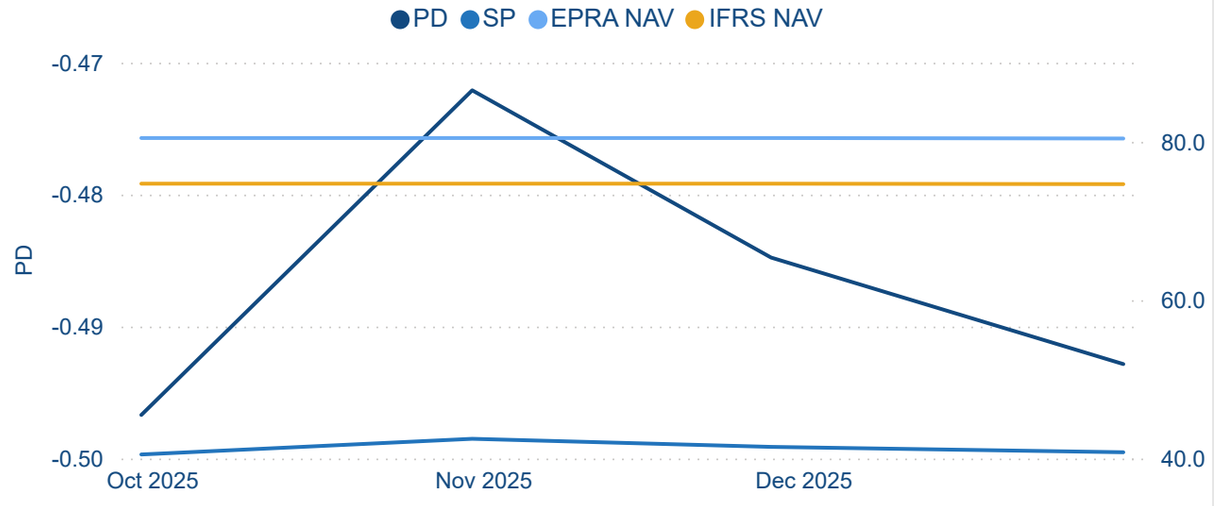
Intea



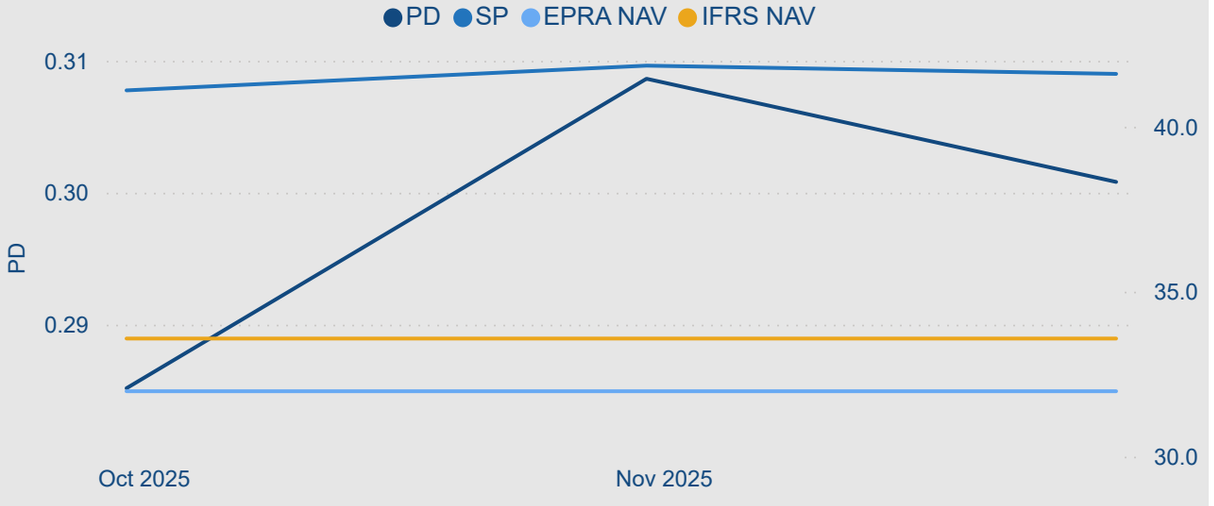
Heba Fastighets



SveaFastigheters



Swedish Logistic Property



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As of: 2026 April 30

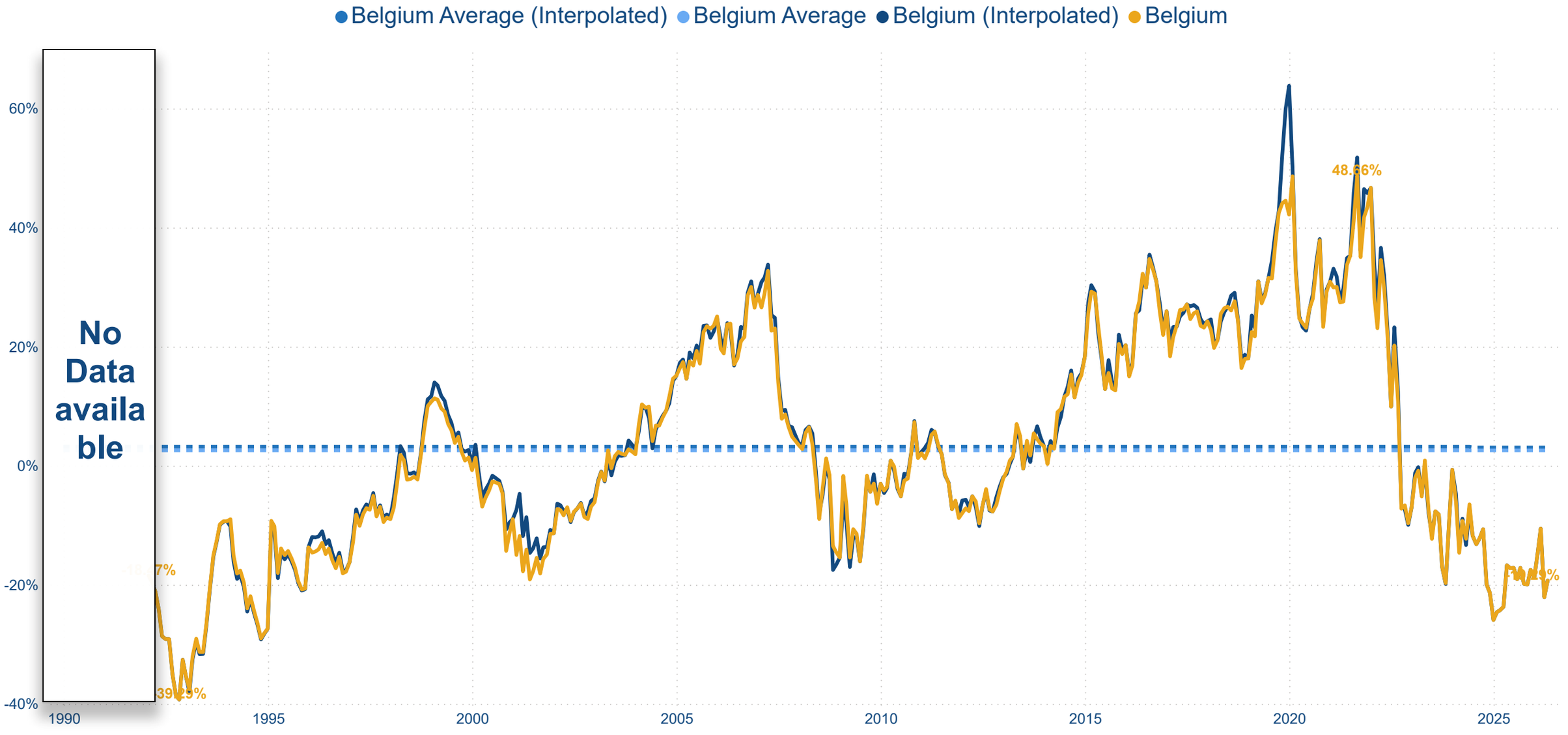
Premium / Discount:	-19.29 %		
Last month:	-22.09 %		
Total NAV (million EUR):	29,782.21		
Total MC (million EUR):	25,136.13		
Number of constituents:	12.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	12.00	100%	of market cap.
Average since 1989:	9.27 %		
10 year average:	13.41 %		
5 year average:	-0.91 %		
3 year average:	-15.25 %		
2 year average:	-17.46 %		
1 year average:	-17.70 %		
Price Index Monthly change:	3.35 %		

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Belgium

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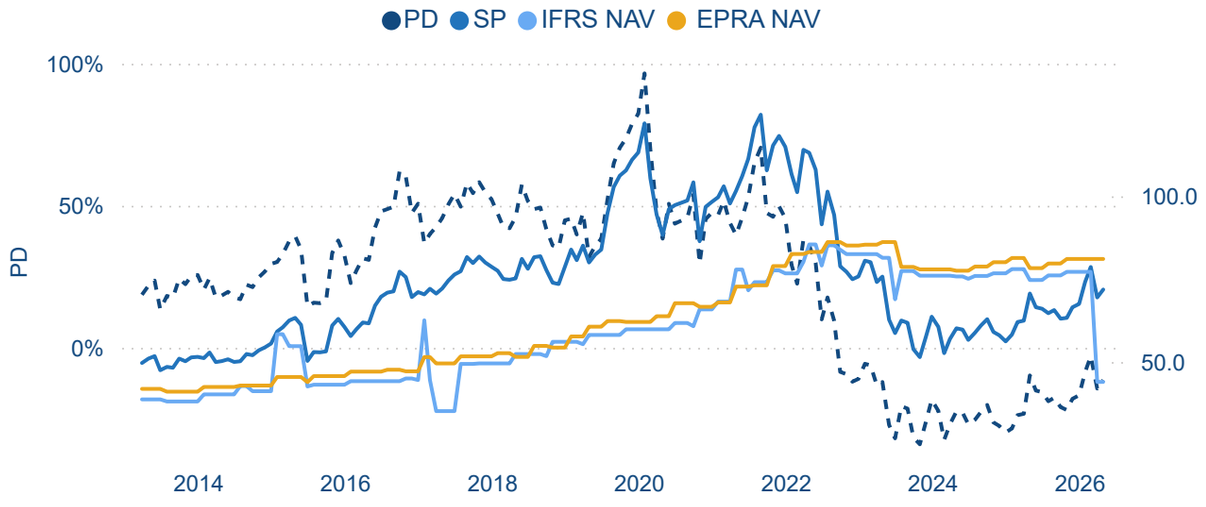
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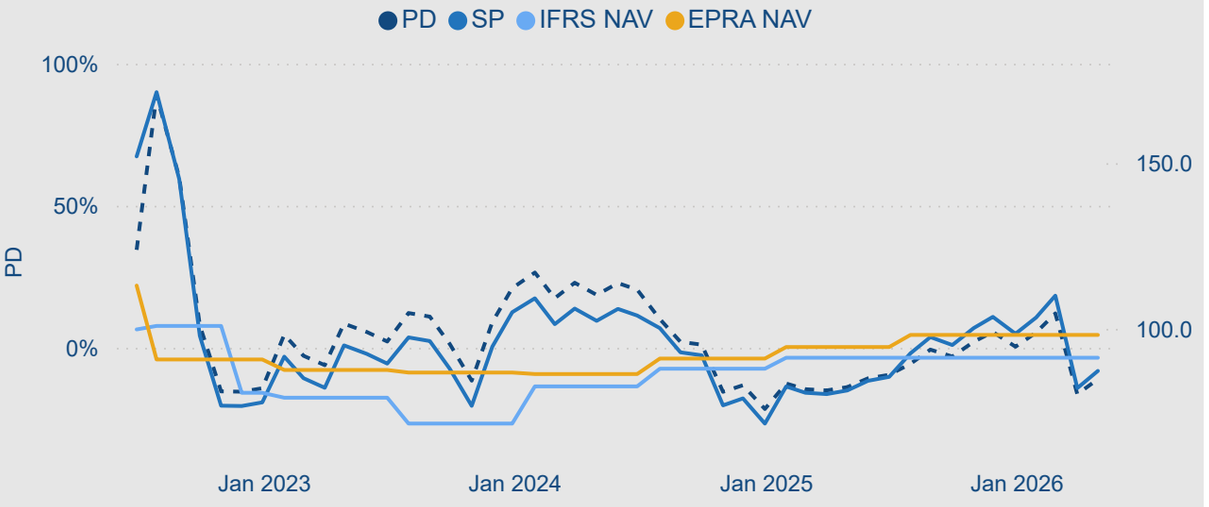
Belgium

April 2026
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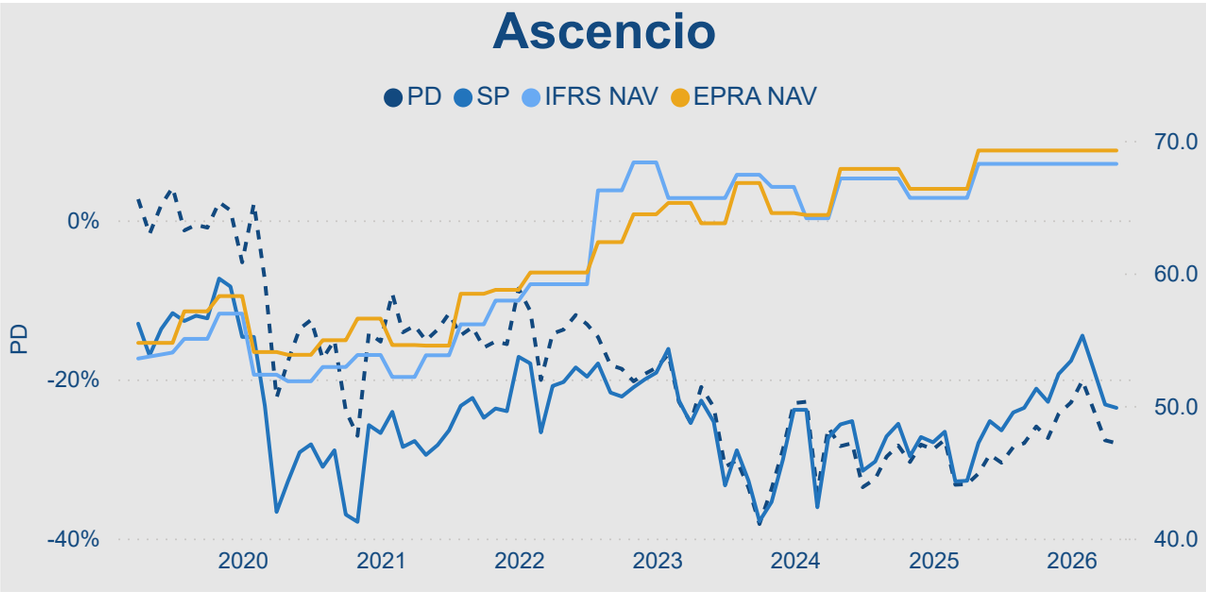
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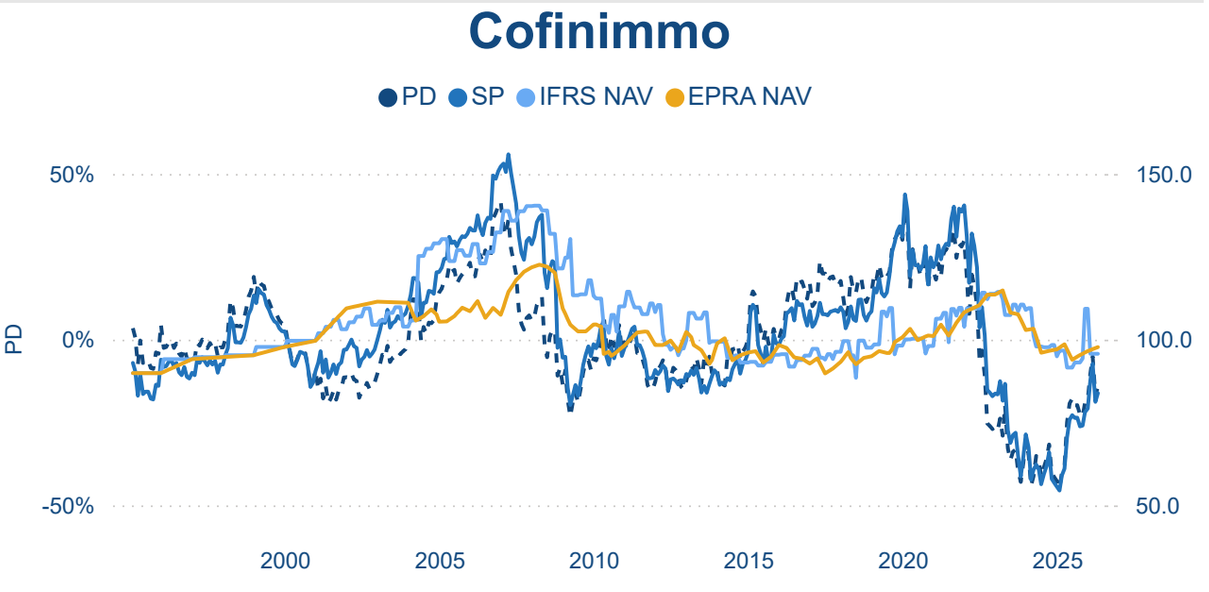
VGP



Ascencio



Cofinimmo



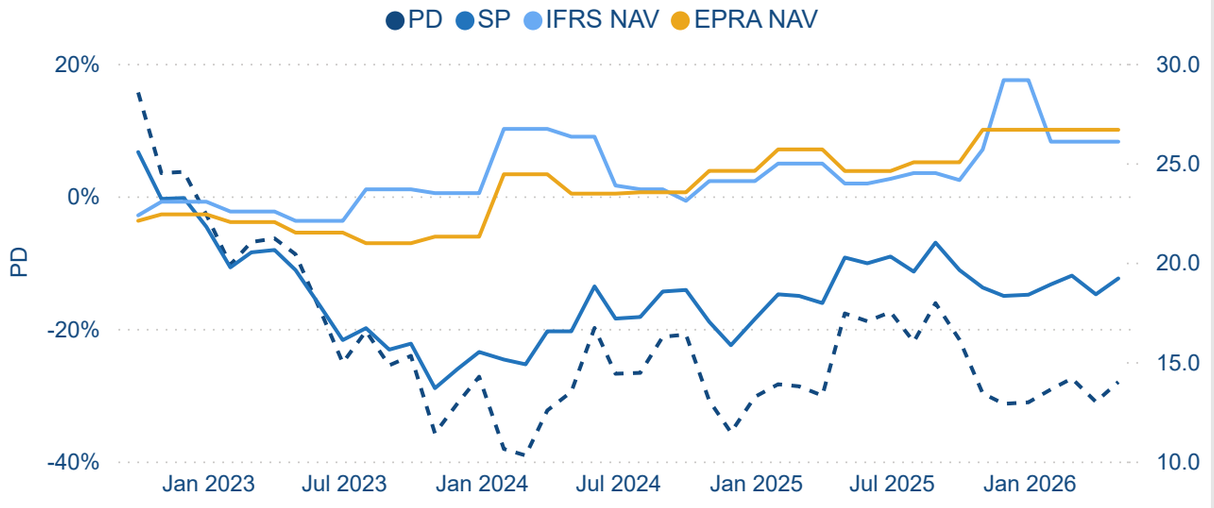
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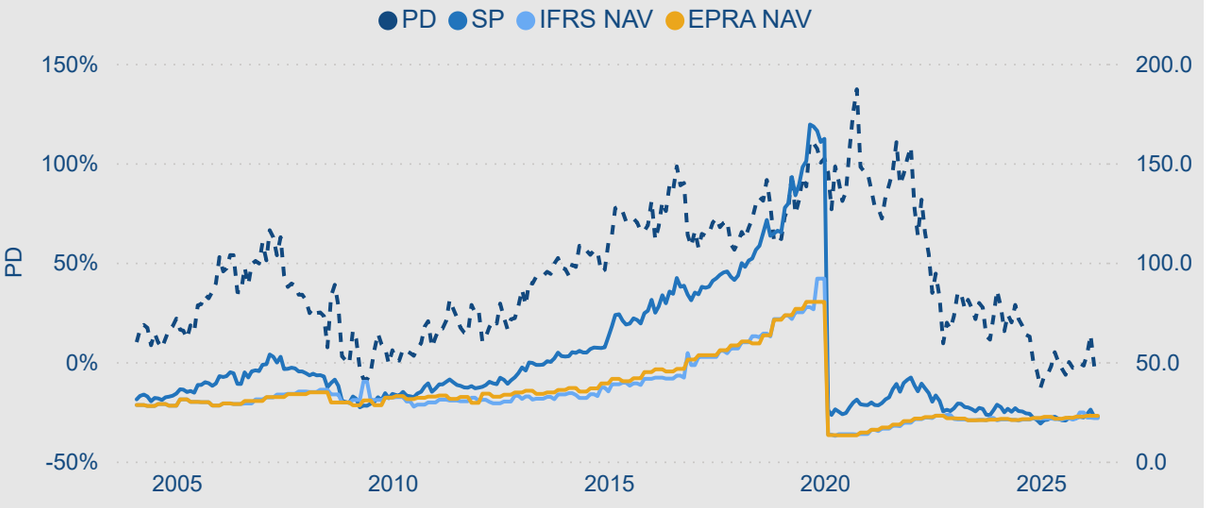
Belgium

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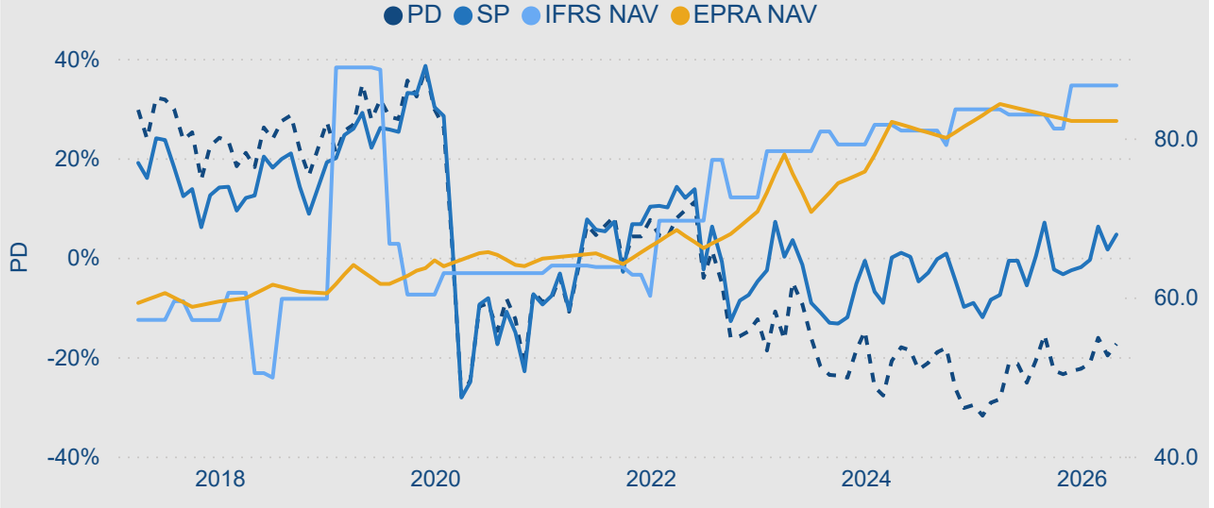
Home Invest Belgium



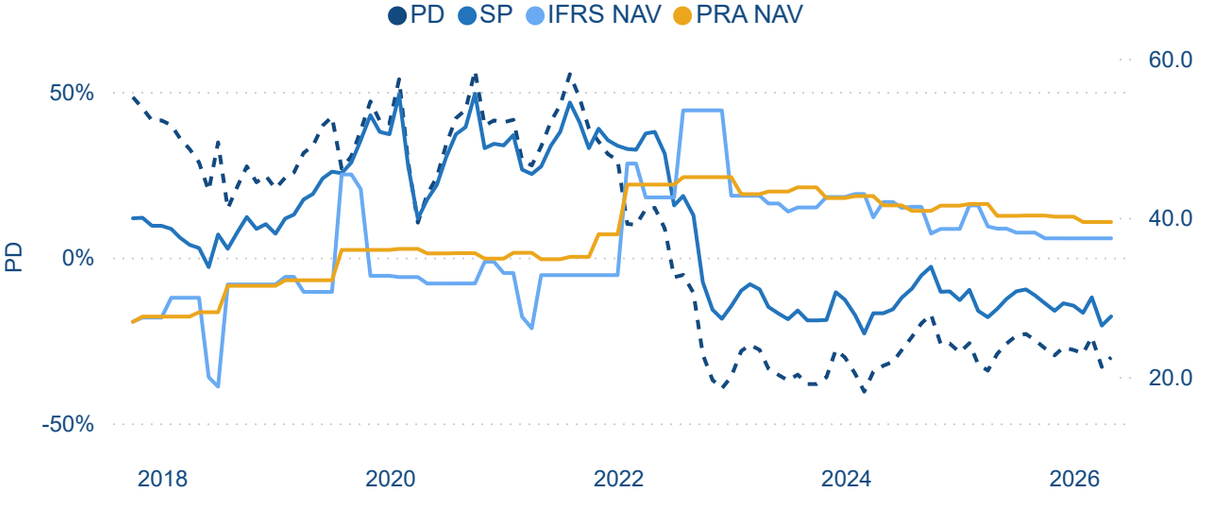
Warehouses De Pauw



Retail Estates



Xior Student Housing



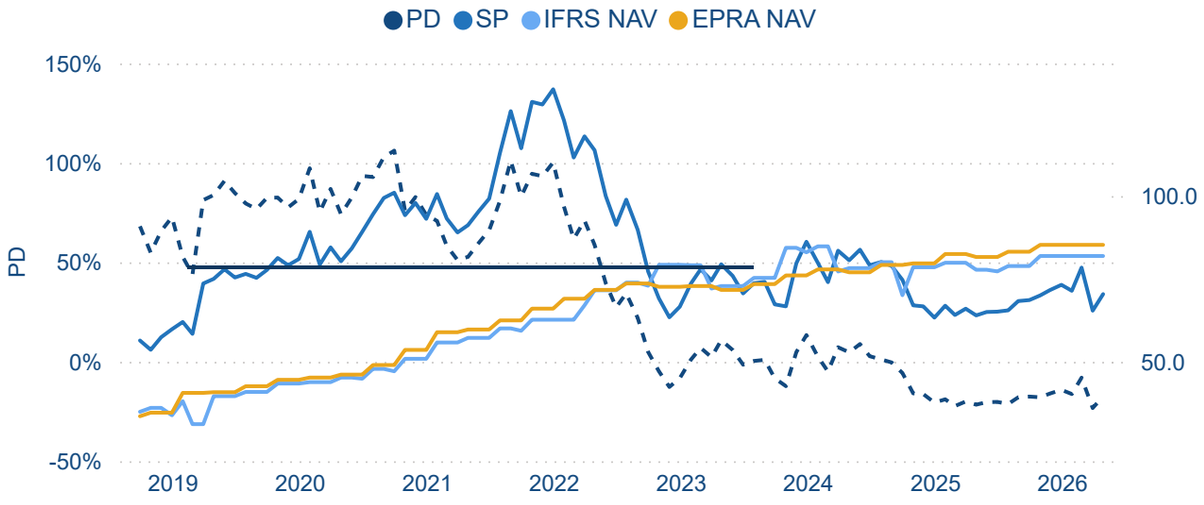
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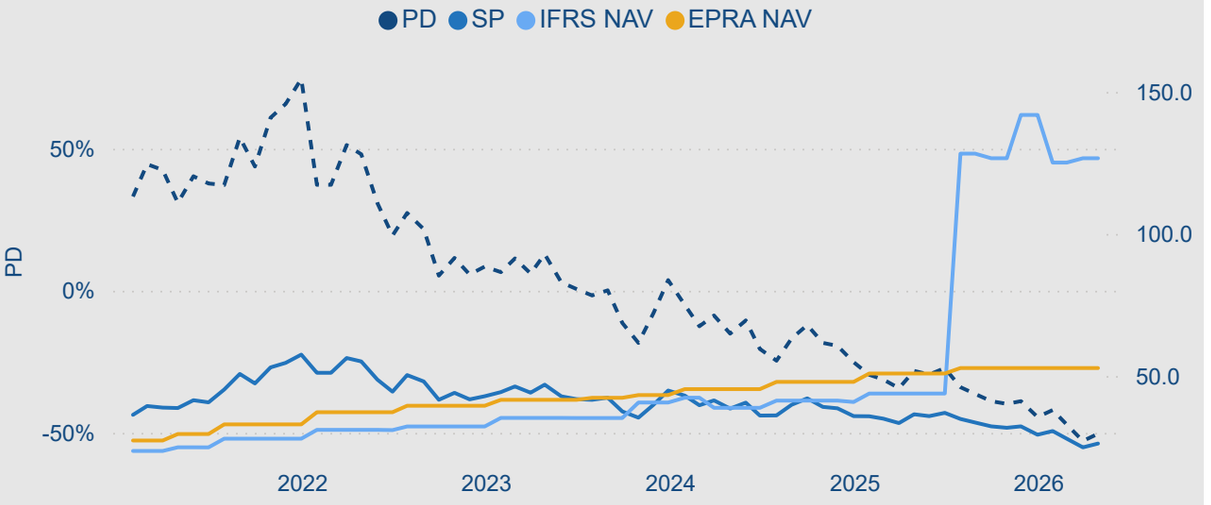
Belgium

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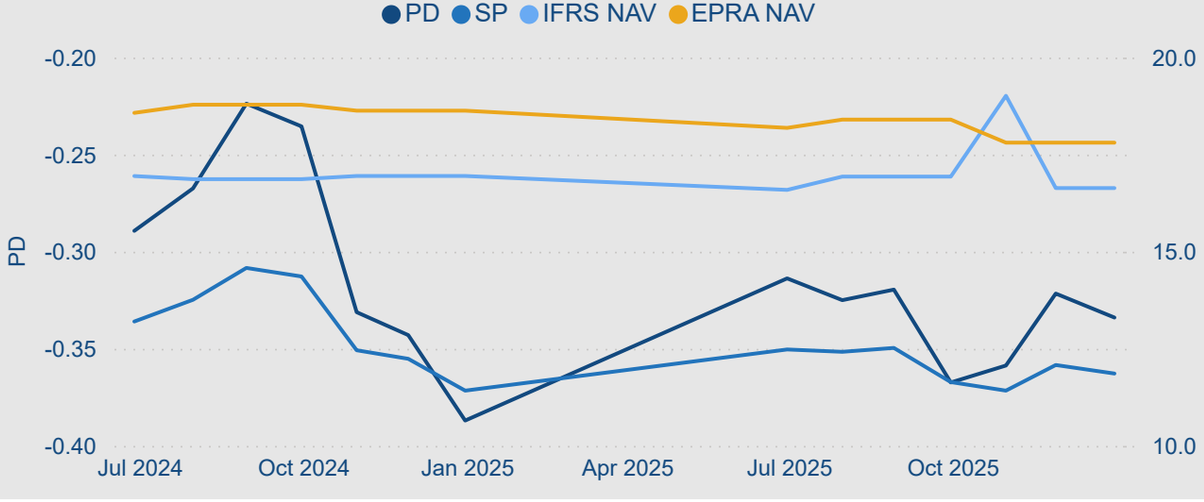
Montea



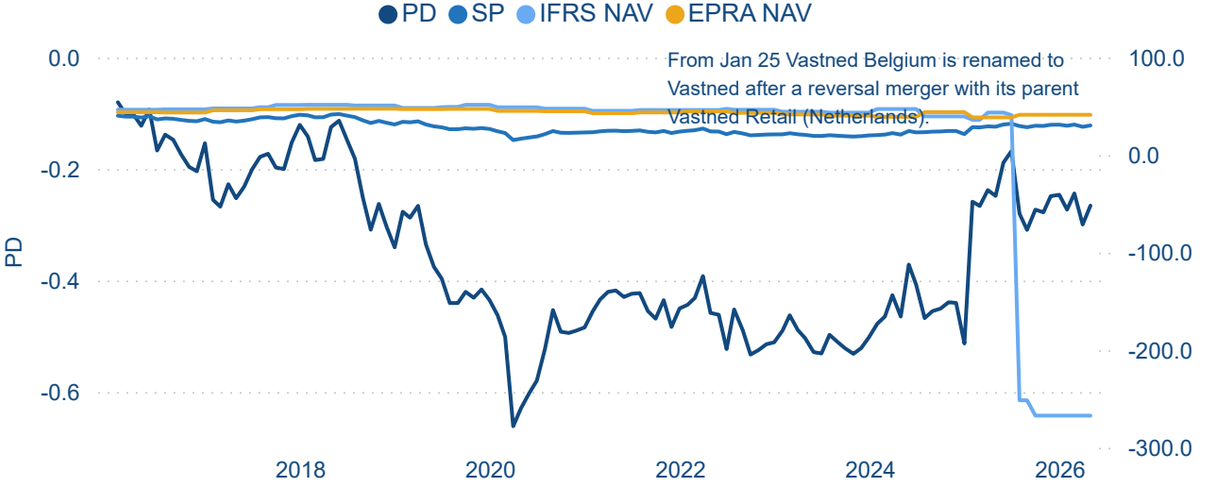
Shurgard Self Storage



Care Property Invest



Vastned



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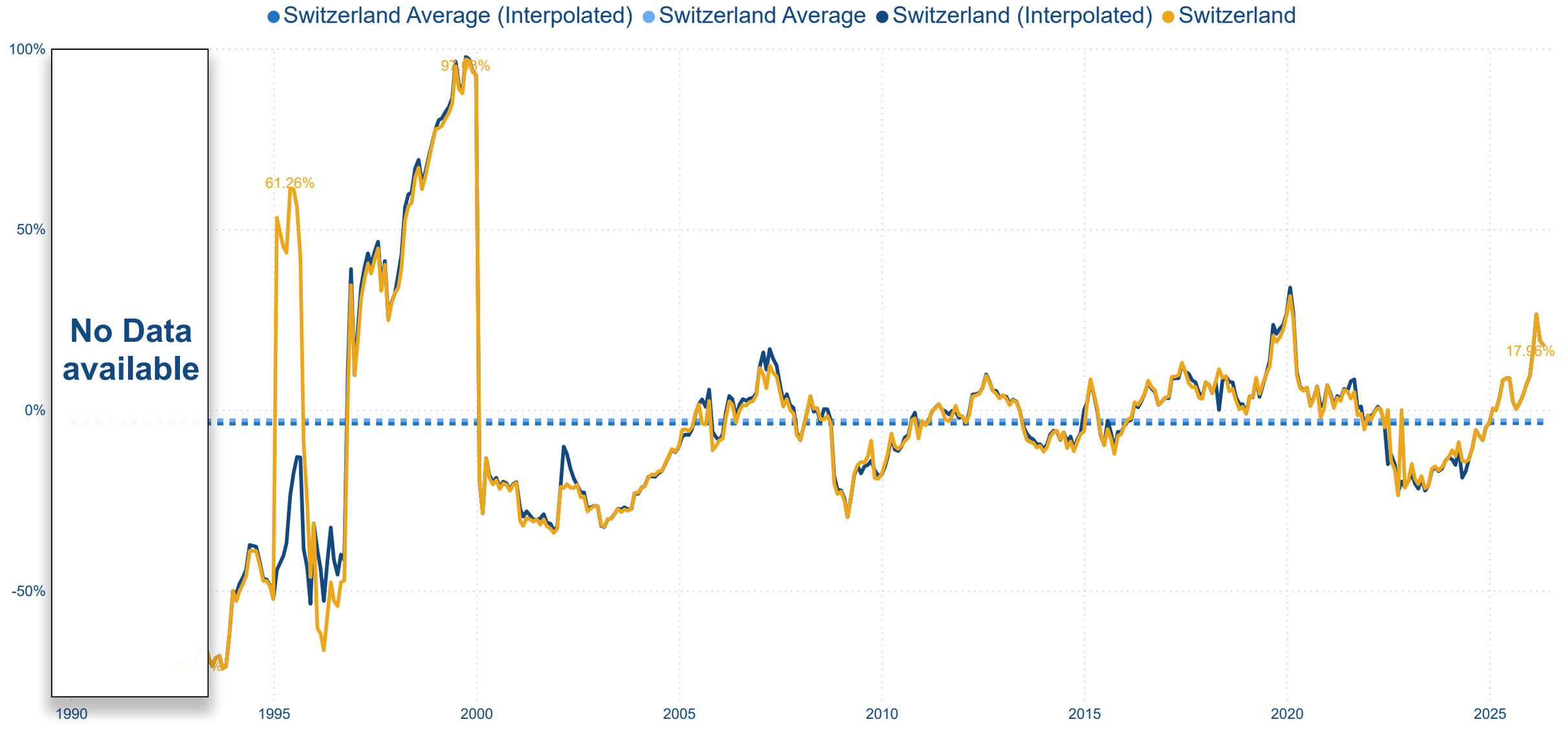
Premium / Discount:	17.96 %		
Last month:	19.25 %		
Total NAV (million EUR):	25,381.88		
Total MC (million EUR):	32,158.47		
Number of constituents:	8.00		
Trading at Premium:	7.00	99%	of market cap.
Trading at Discount:	1.00	1%	of market cap.
Average since 1989:	-1.33 %		
10 year average:	1.45 %		
5 year average:	-4.55 %		
3 year average:	-3.16 %		
2 year average:	2.14 %		
1 year average:	10.13 %		
Price Index Monthly change:	-0.15 %		

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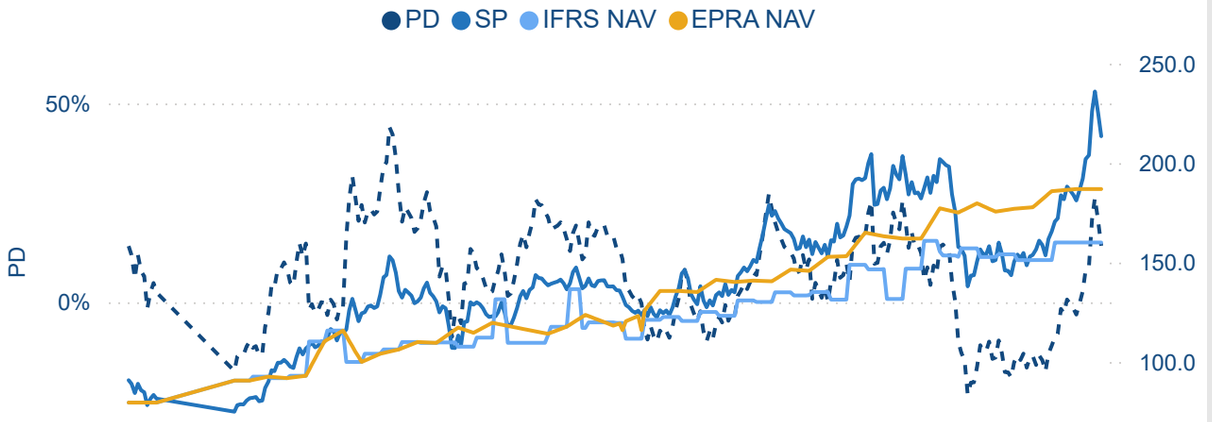
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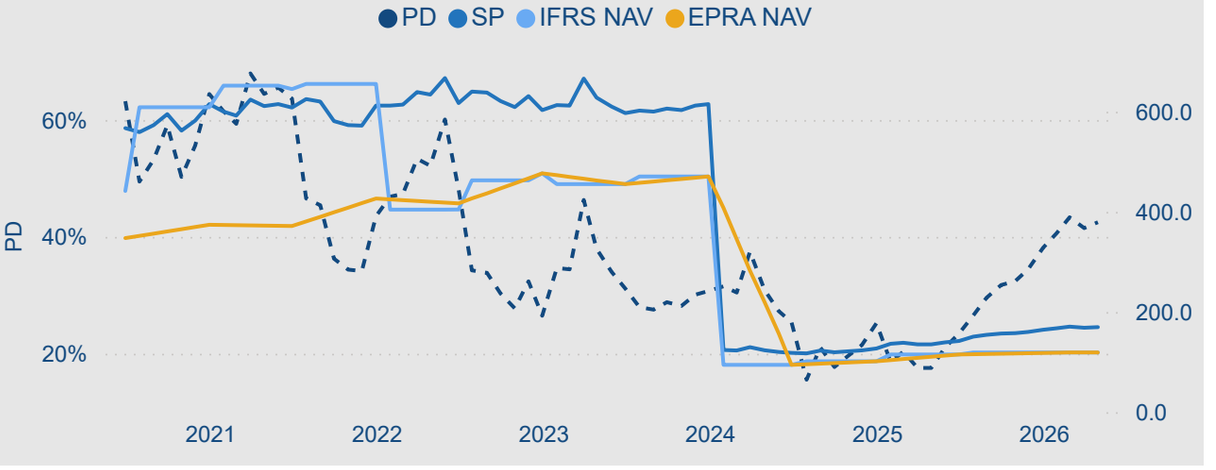
Switzerland

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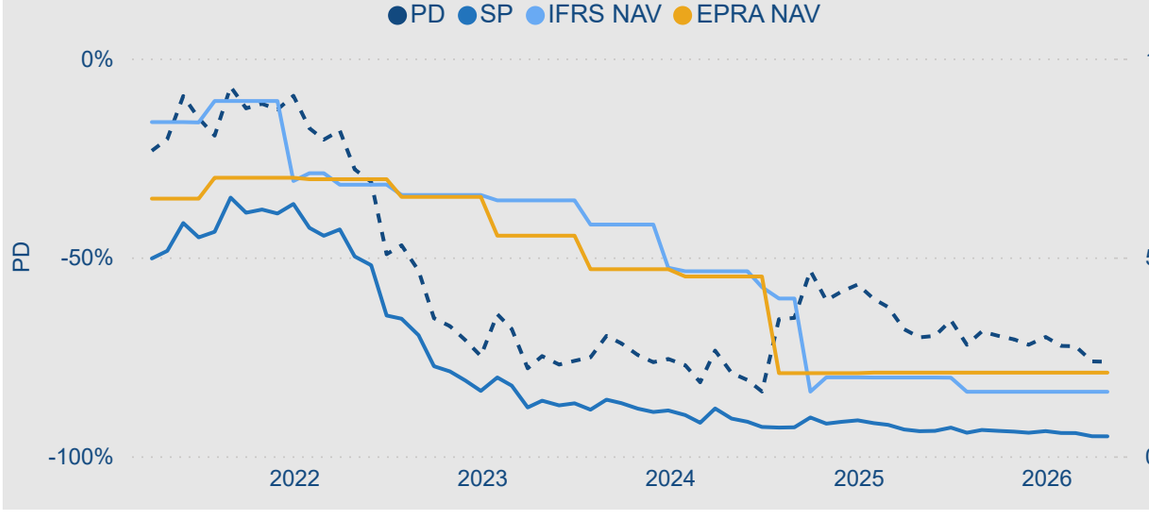
Allreal Holding



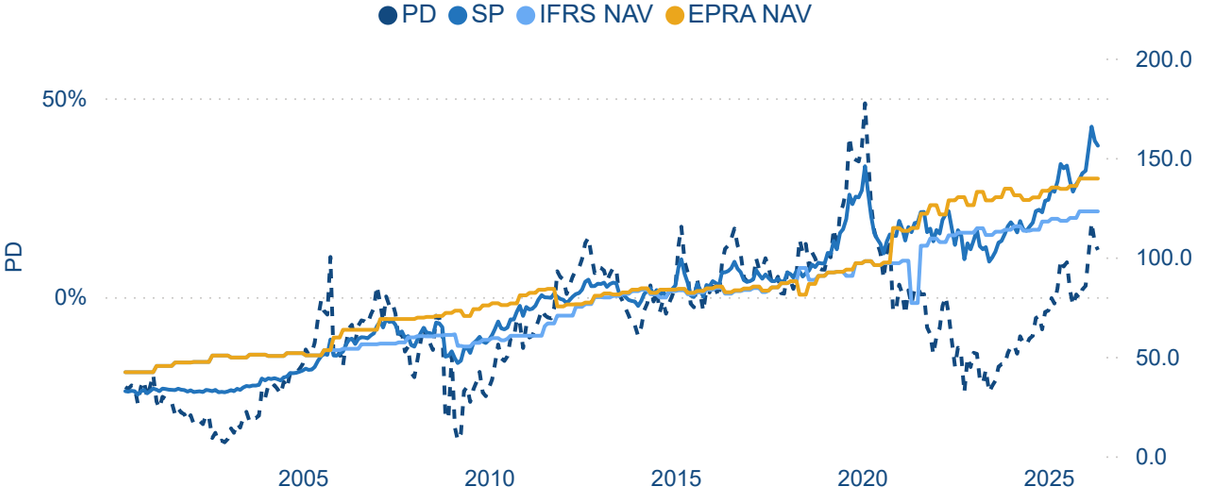
Intershop Holdings



Peach Property Group



PSP Swiss Property



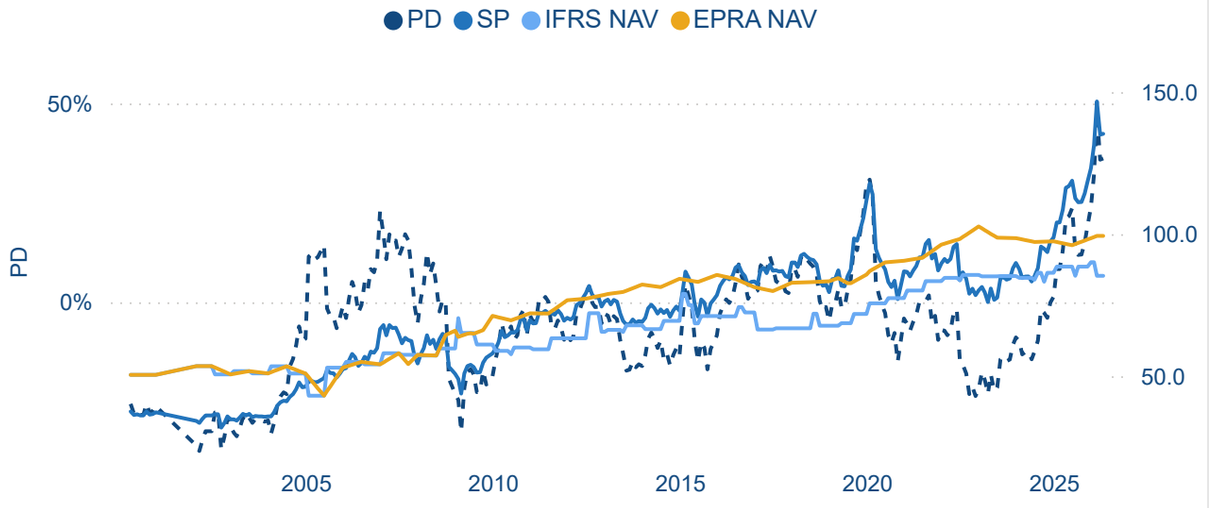
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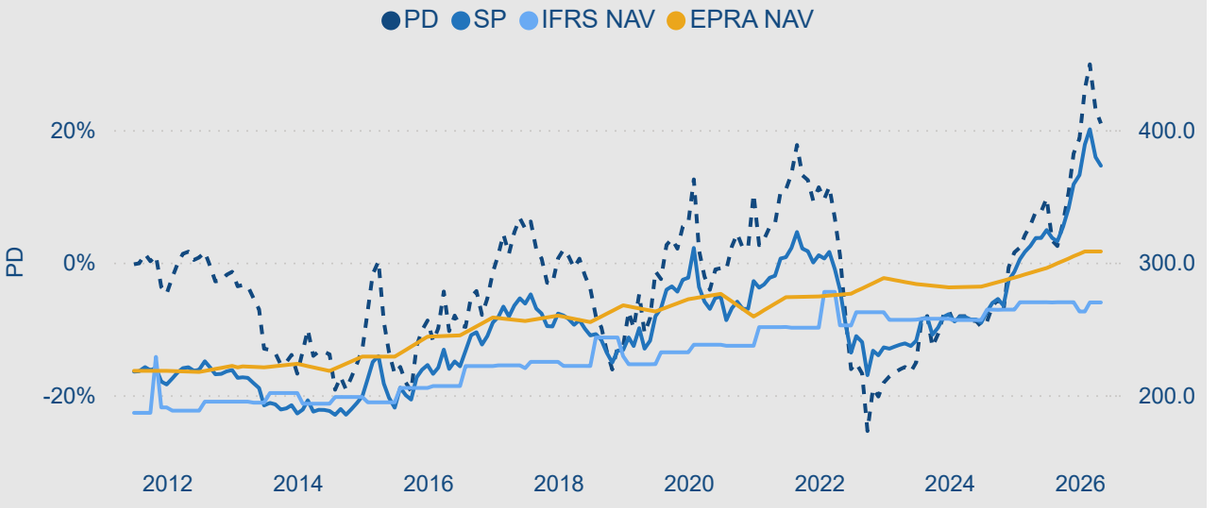
Switzerland

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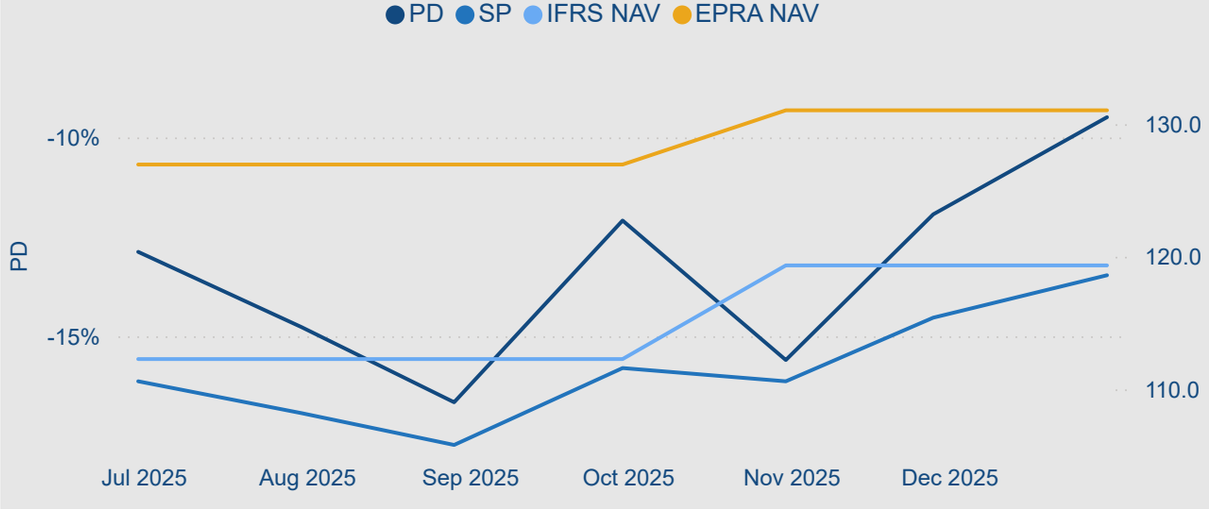
Swiss Prime Site



Mobimo Holding



HIAG



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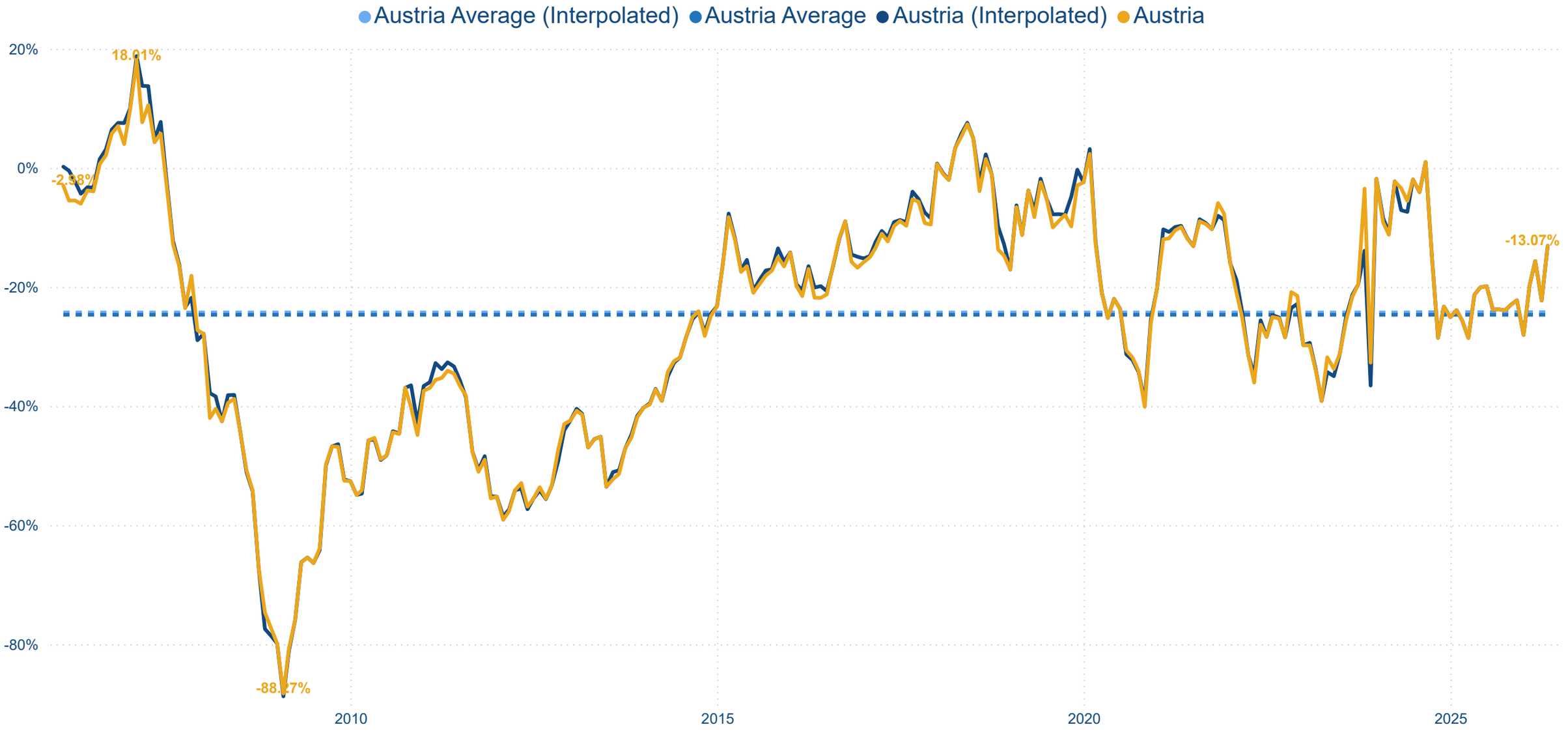
Premium / Discount:	-13.07 %		
Last month:	-22.28 %		
Total NAV (million EUR):	3,079.02		
Total MC (million EUR):	2,676.55		
Number of constituents:	1.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	1.00	100%	of market cap.
Average since 1989:	%		
10 year average:	-15.61 %		
5 year average:	-19.65 %		
3 year average:	-18.12 %		
2 year average:	-18.40 %		
1 year average:	-21.27 %		
Price Index Monthly change:	11.84 %		

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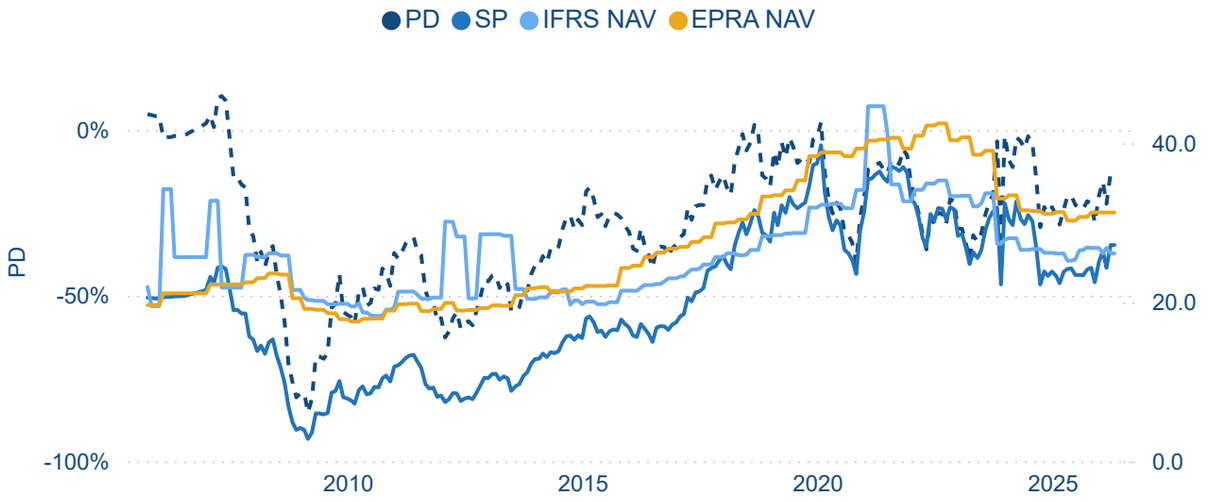
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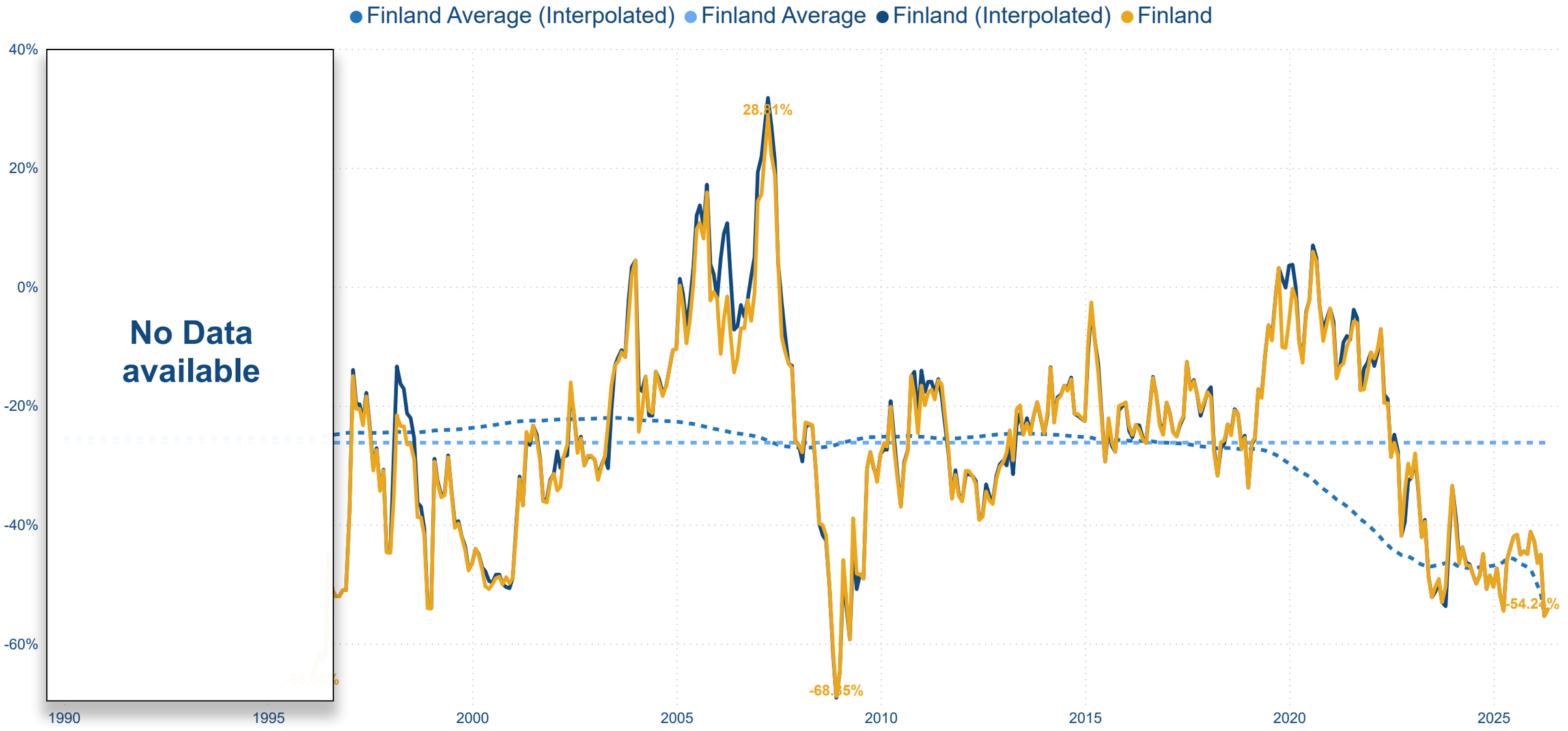
Premium / Discount:	-54.24 %		
Last month:	-55.39 %		
Total NAV (million EUR):	5,703.35		
Total MC (million EUR):	2,609.96		
Number of constituents:	2.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	2.00	100%	of market cap.
Average since 1989:	%		
10 year average:	-26.37 %		
5 year average:	-36.53 %		
3 year average:	-46.97 %		
2 year average:	-47.27 %		
1 year average:	-45.63 %		
Price Index Monthly change:	2.54 %		

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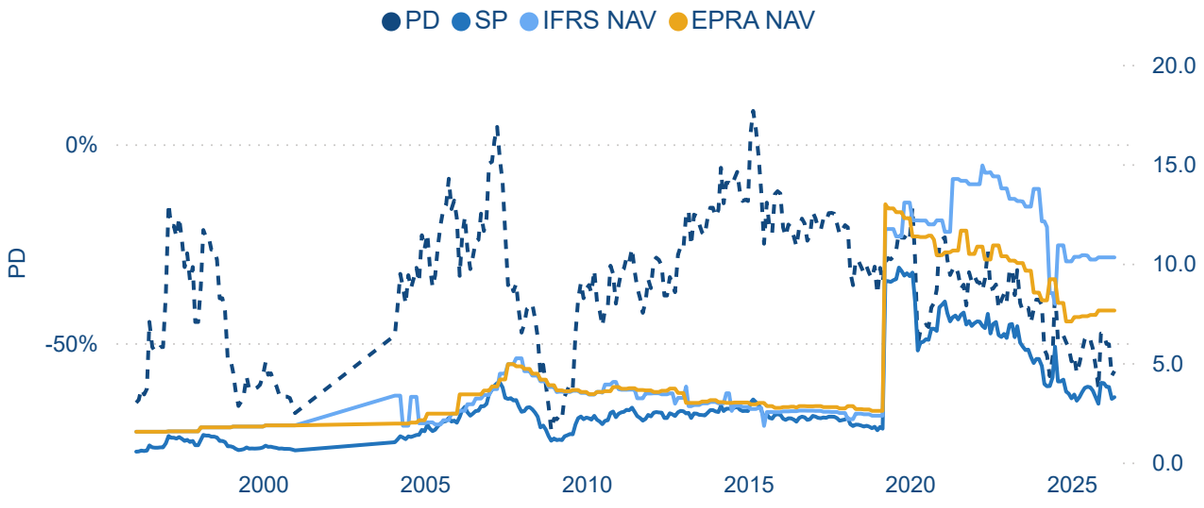
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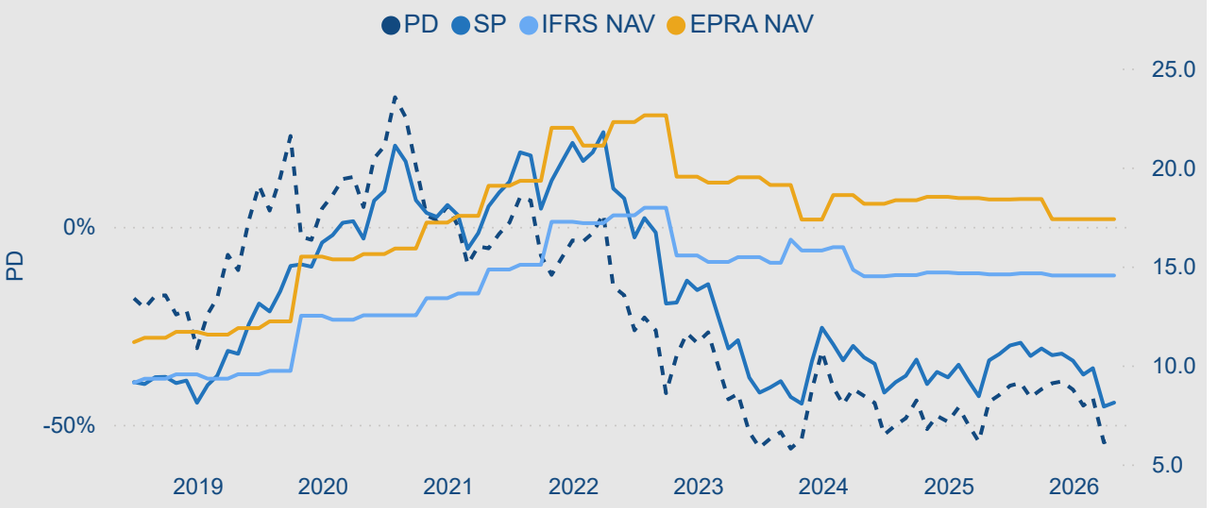
Finland

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Citycon



Kojamo



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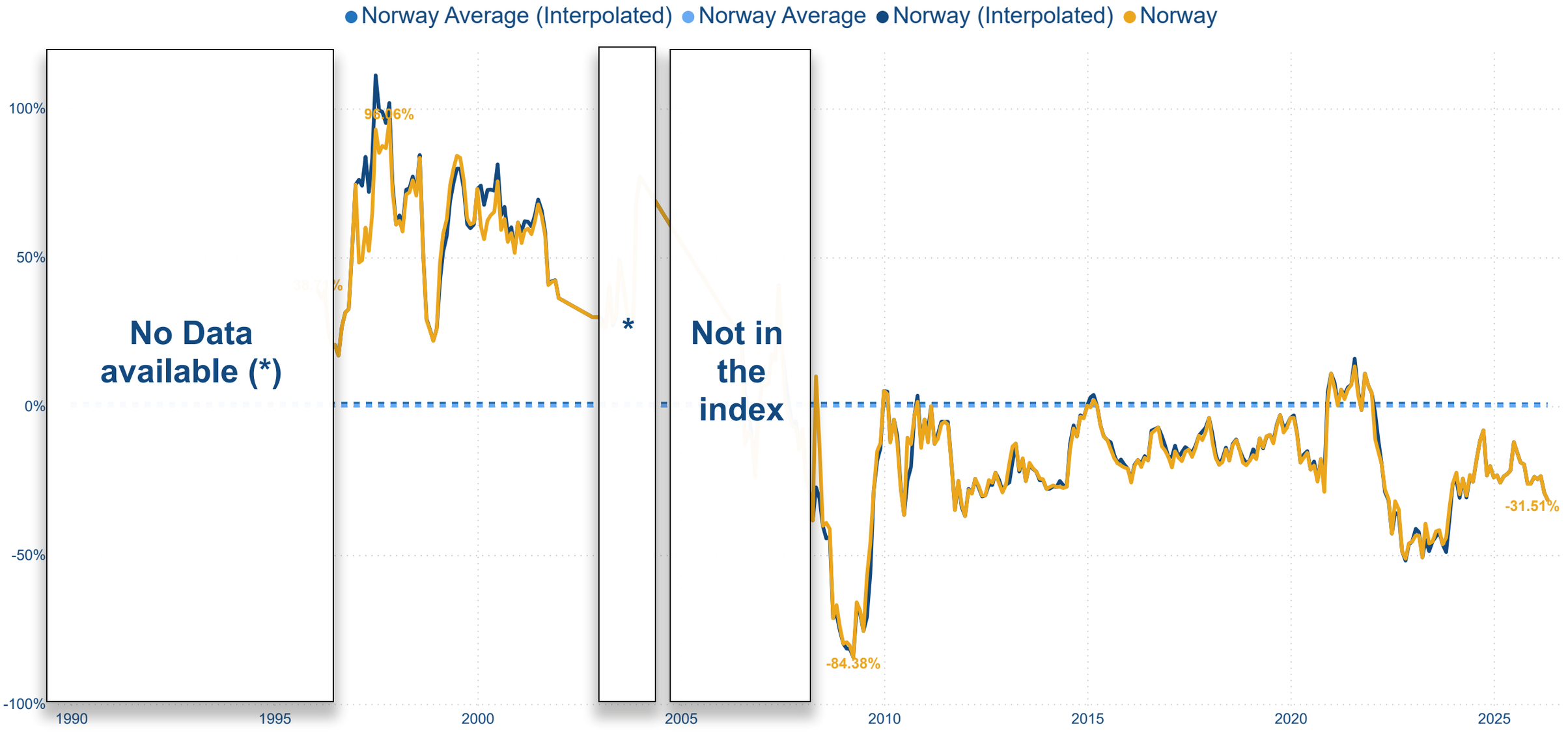
Premium / Discount:	-31.51 %		
Last month:	-29.14 %		
Total NAV (million EUR):	4,075.67		
Total MC (million EUR):	2,791.37		
Number of constituents:	2.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	2.00	100%	of market cap.
Average since 1989:	%		
10 year average:	-18.58 %		
5 year average:	-24.32 %		
3 year average:	-26.49 %		
2 year average:	-22.05 %		
1 year average:	-22.72 %		
Price Index Monthly change:	-2.05 %		

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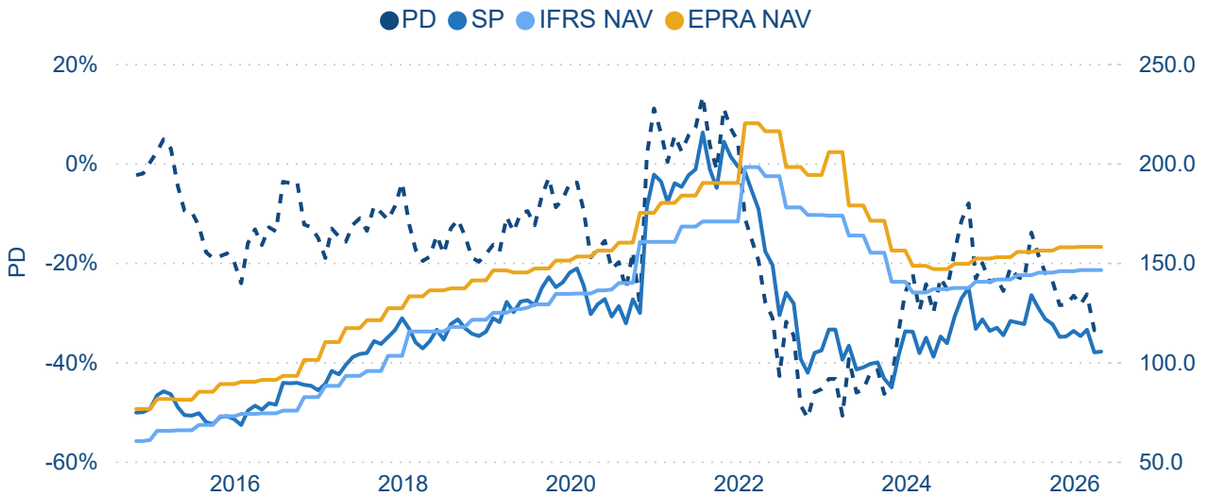
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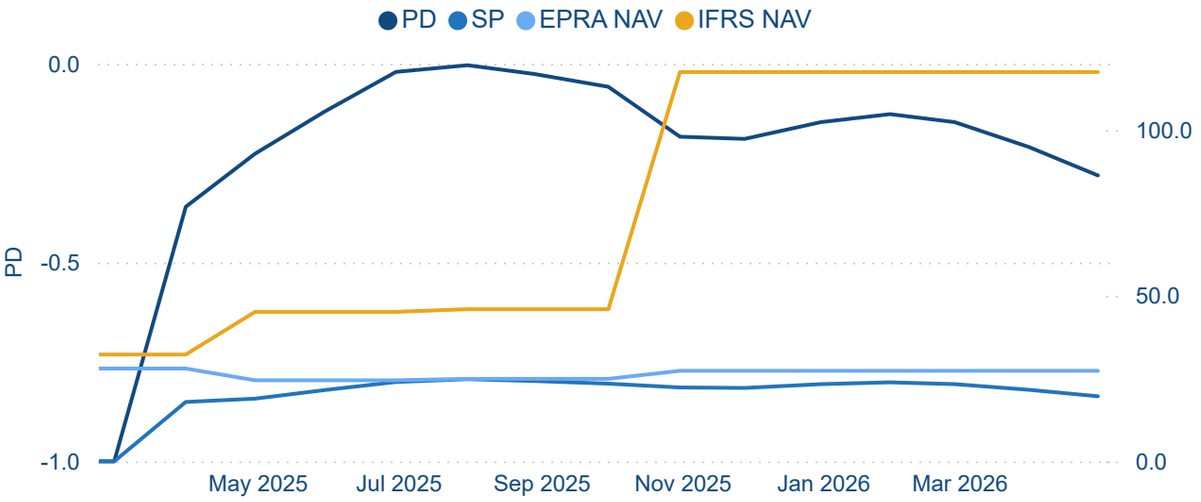
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Public Property Invest



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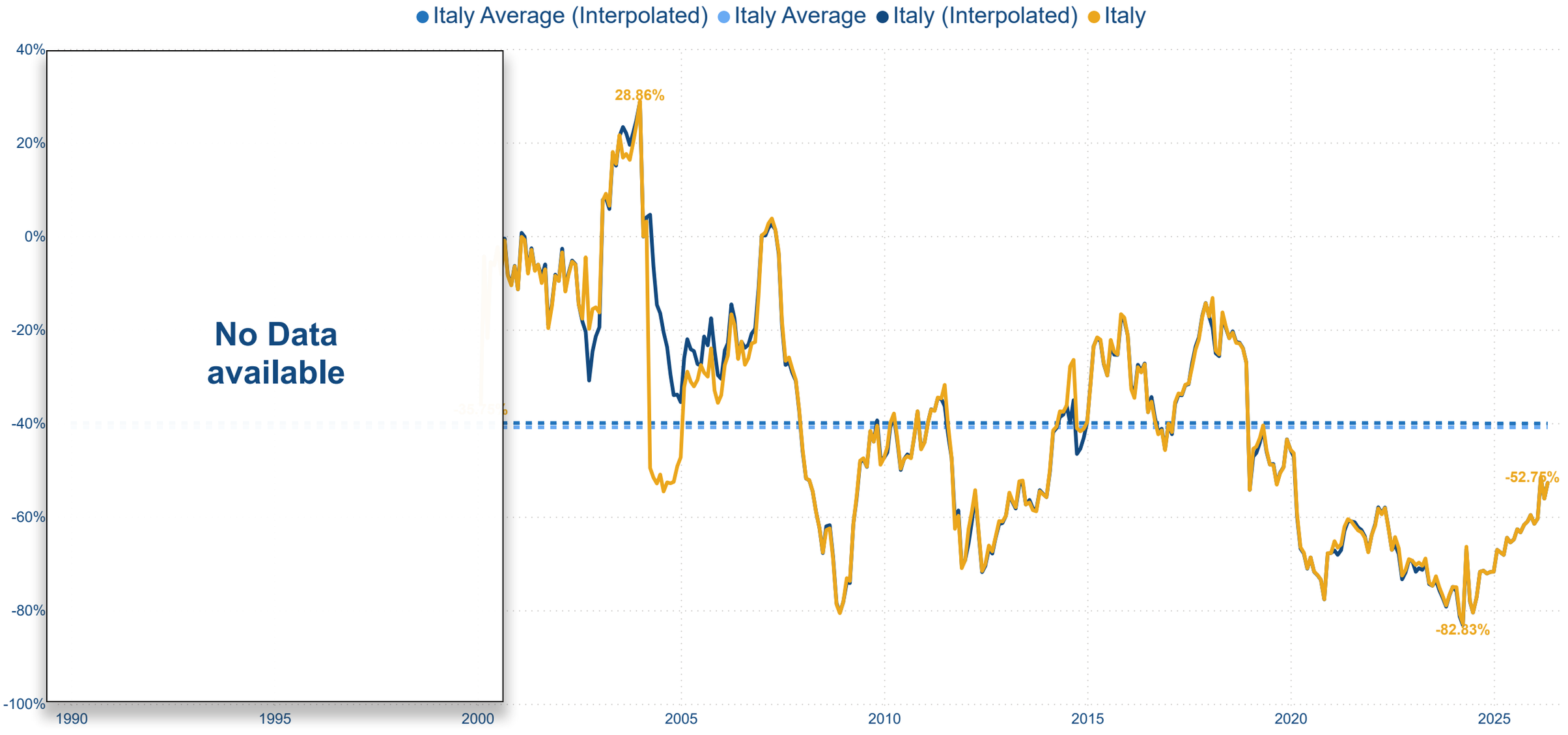
Premium / Discount:	-52.75	%	
Last month:	-56.14	%	
Total NAV (million EUR):	994.92		
Total MC (million EUR):	470.06		
Number of constituents:	1.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	1.00	100%	of market cap.
Average since 1989:		%	
10 year average:	-54.98	%	
5 year average:	-67.56	%	
3 year average:	-69.23	%	
2 year average:	-65.98	%	
1 year average:	-60.44	%	
Price Index Monthly change:	7.71	%	

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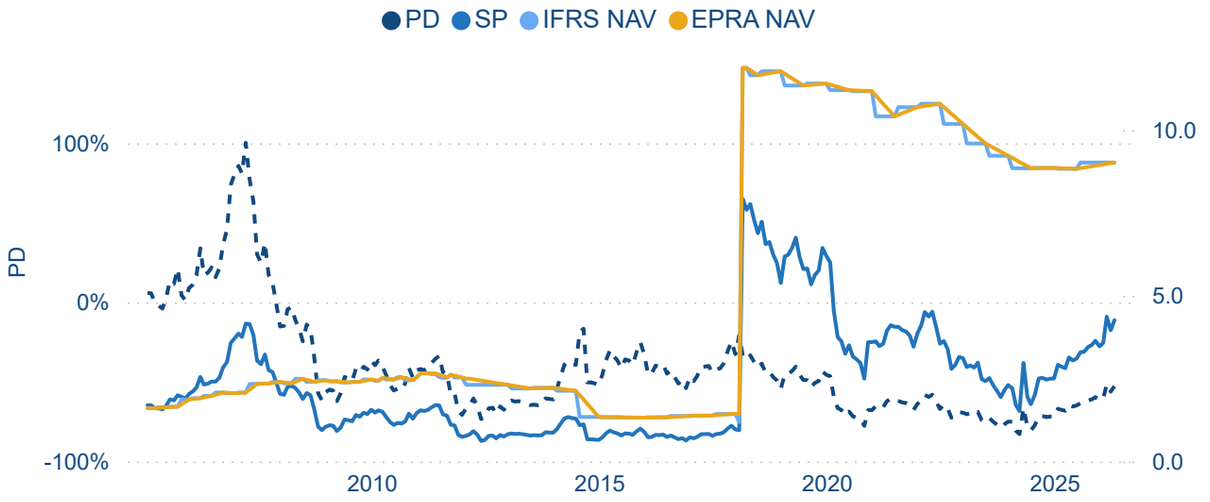
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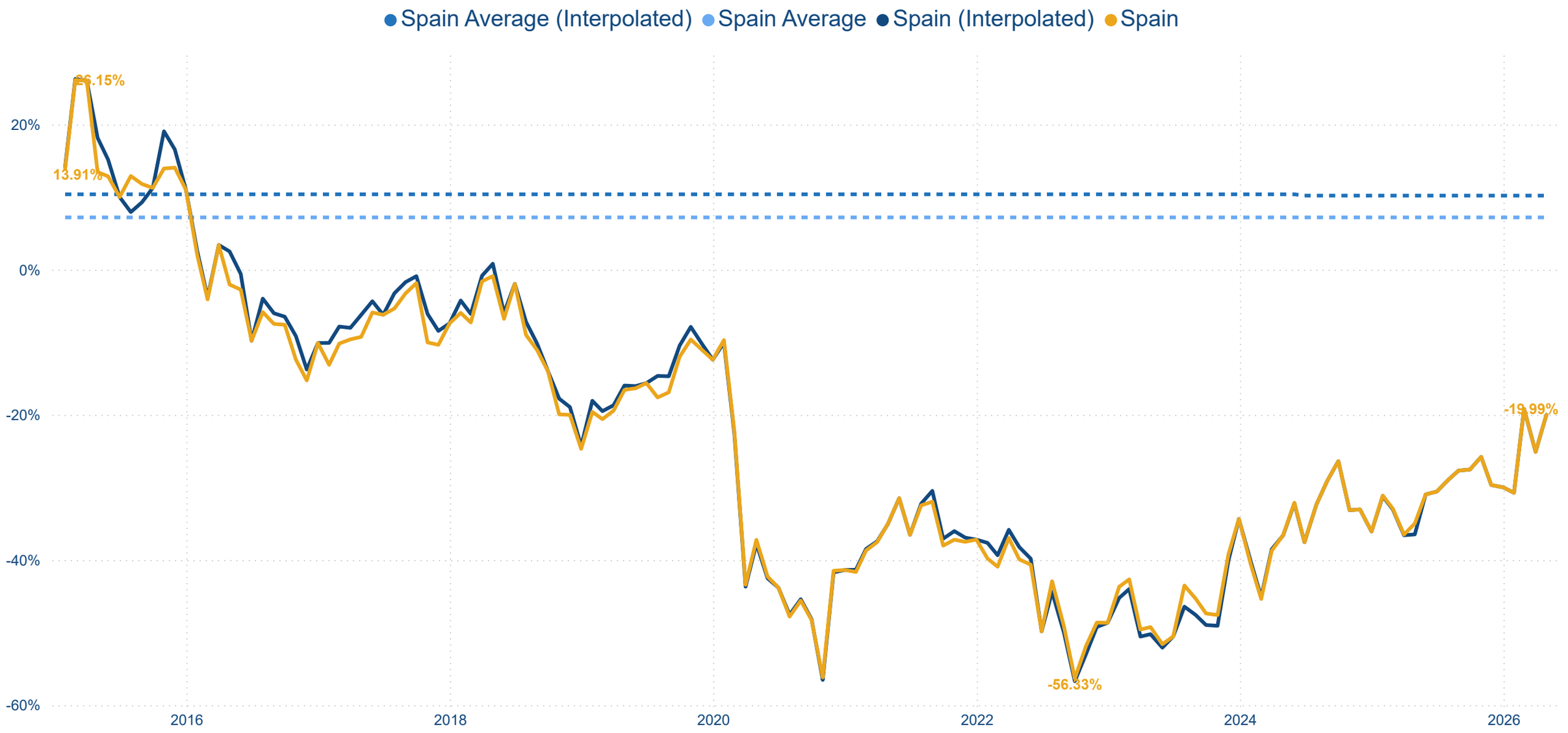
Premium / Discount:	-19.99 %		
Last month:	-25.09 %		
Total NAV (million EUR):	14,409.67		
Total MC (million EUR):	12,563.90		
Number of constituents:	2.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	2.00	100%	of market cap.
Average since 1989:	%		
10 year average:	-27.80 %		
5 year average:	-37.55 %		
3 year average:	-34.50 %		
2 year average:	-30.32 %		
1 year average:	-27.78 %		
Price Index Monthly change:	6.81 %		

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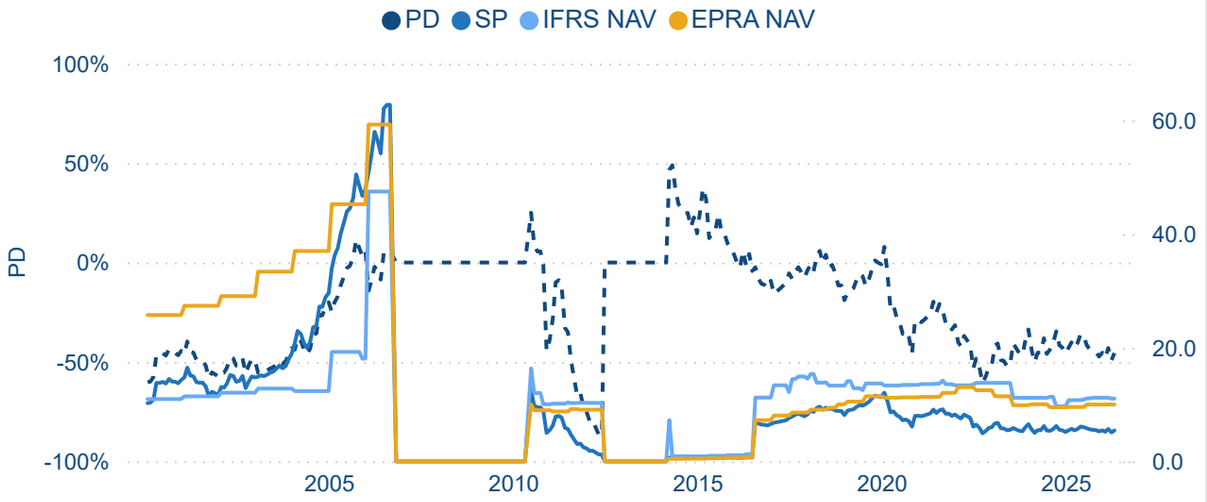
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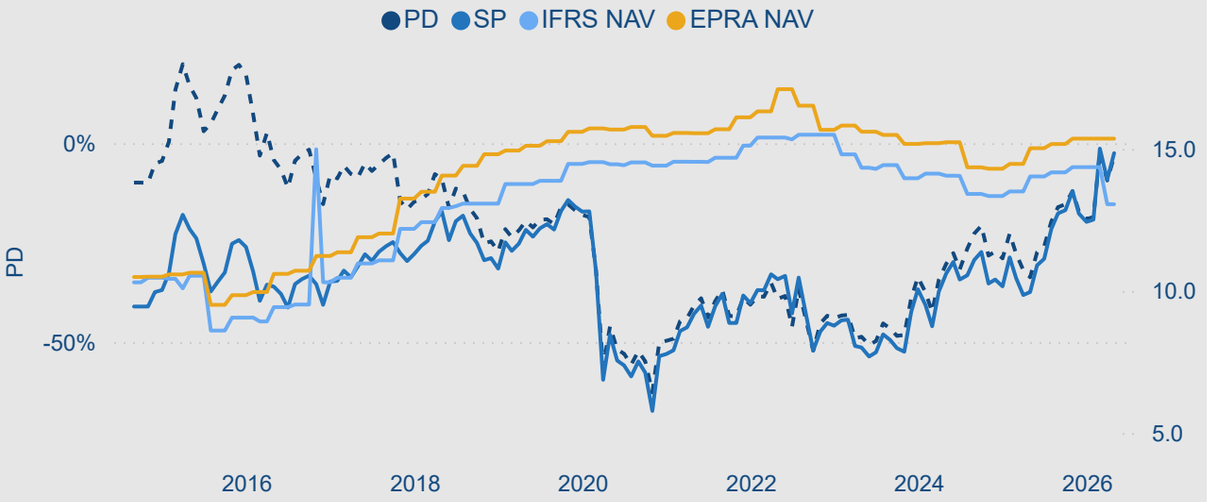
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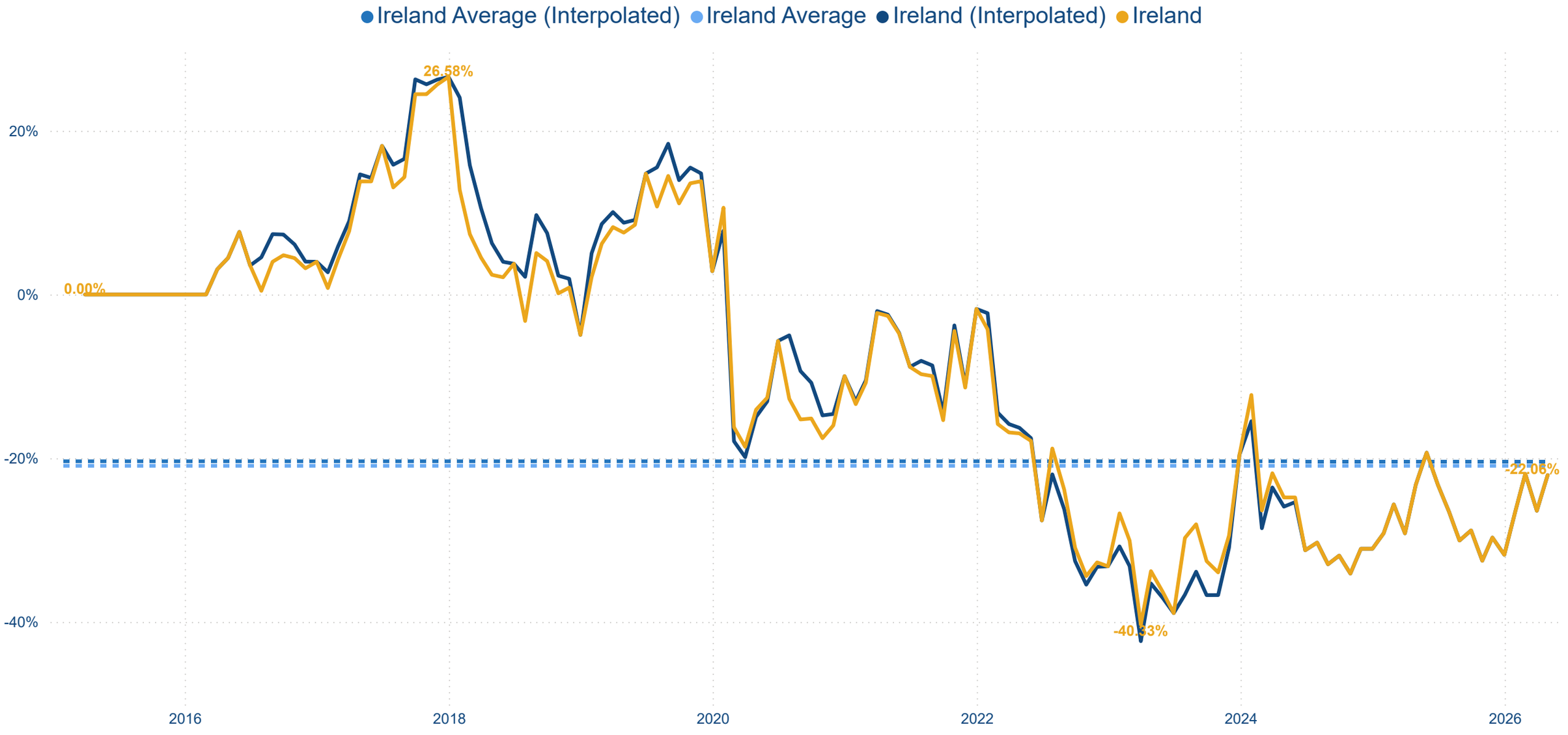
Premium / Discount:	-22.06	%	
Last month:	-26.42	%	
Total NAV (million EUR):	721.28		
Total MC (million EUR):	562.20		
Number of constituents:	1.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	1.00	100%	of market cap.
Average since 1989:		%	
10 year average:	-10.56	%	
5 year average:	-24.27	%	
3 year average:	-27.98	%	
2 year average:	-27.93	%	
1 year average:	-26.32	%	
Price Index Monthly change:	5.93	%	

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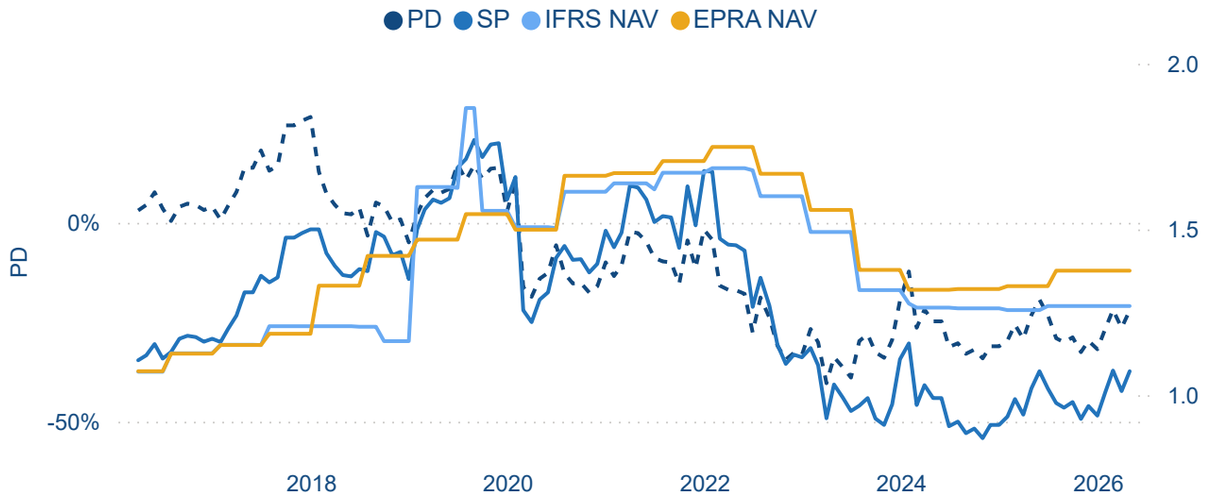
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