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EPRA RESEARCH

EPRA Net Asset Value

Monthly Bulletin

Net Reinstatement Value
Net Tangible Assets
Net Disposal Value

October 2026

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Methodology

October 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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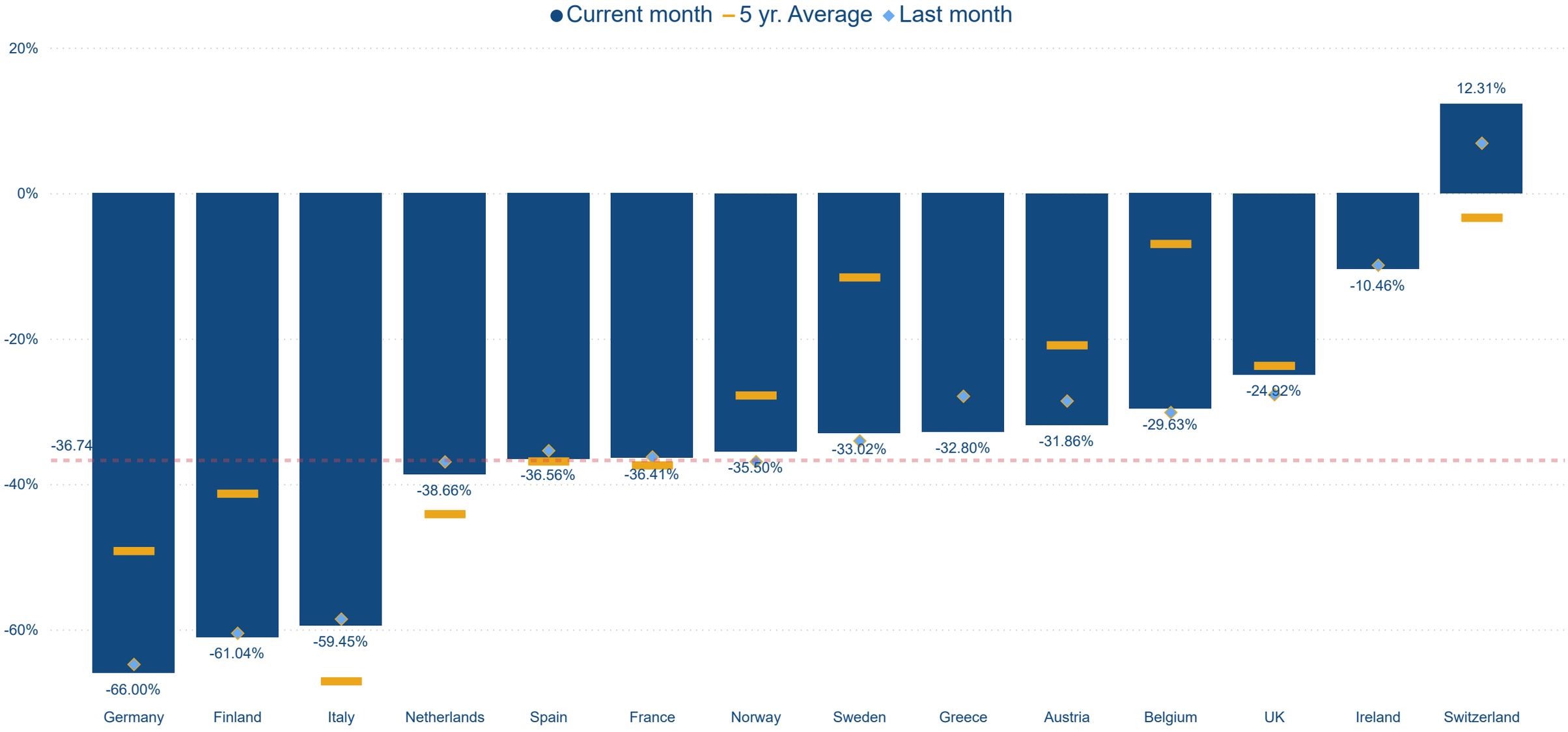
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Discounts in Europe

October 2026
Monthly Published NAV

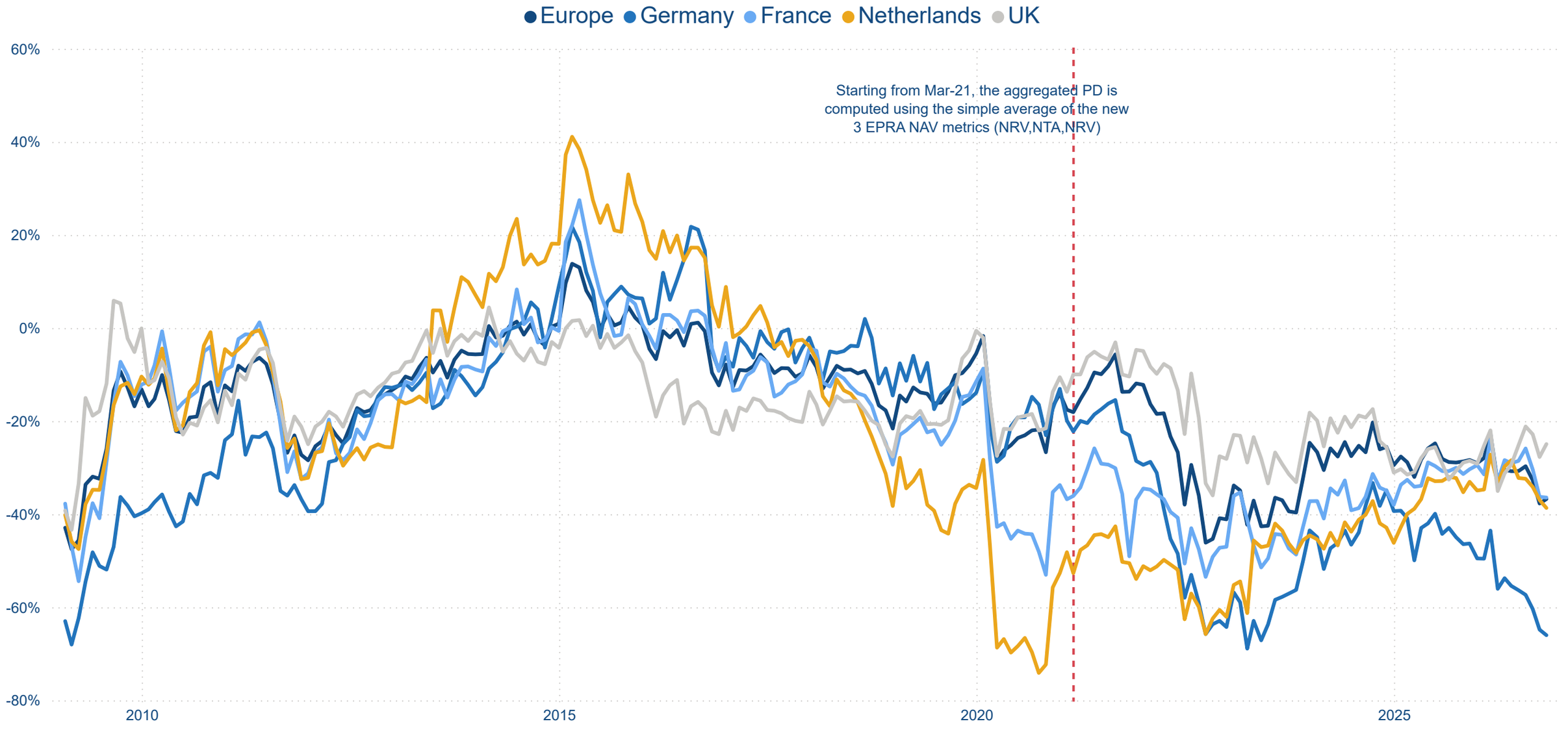


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Latest Discounts in Europe

October 2026
Monthly Published NAV

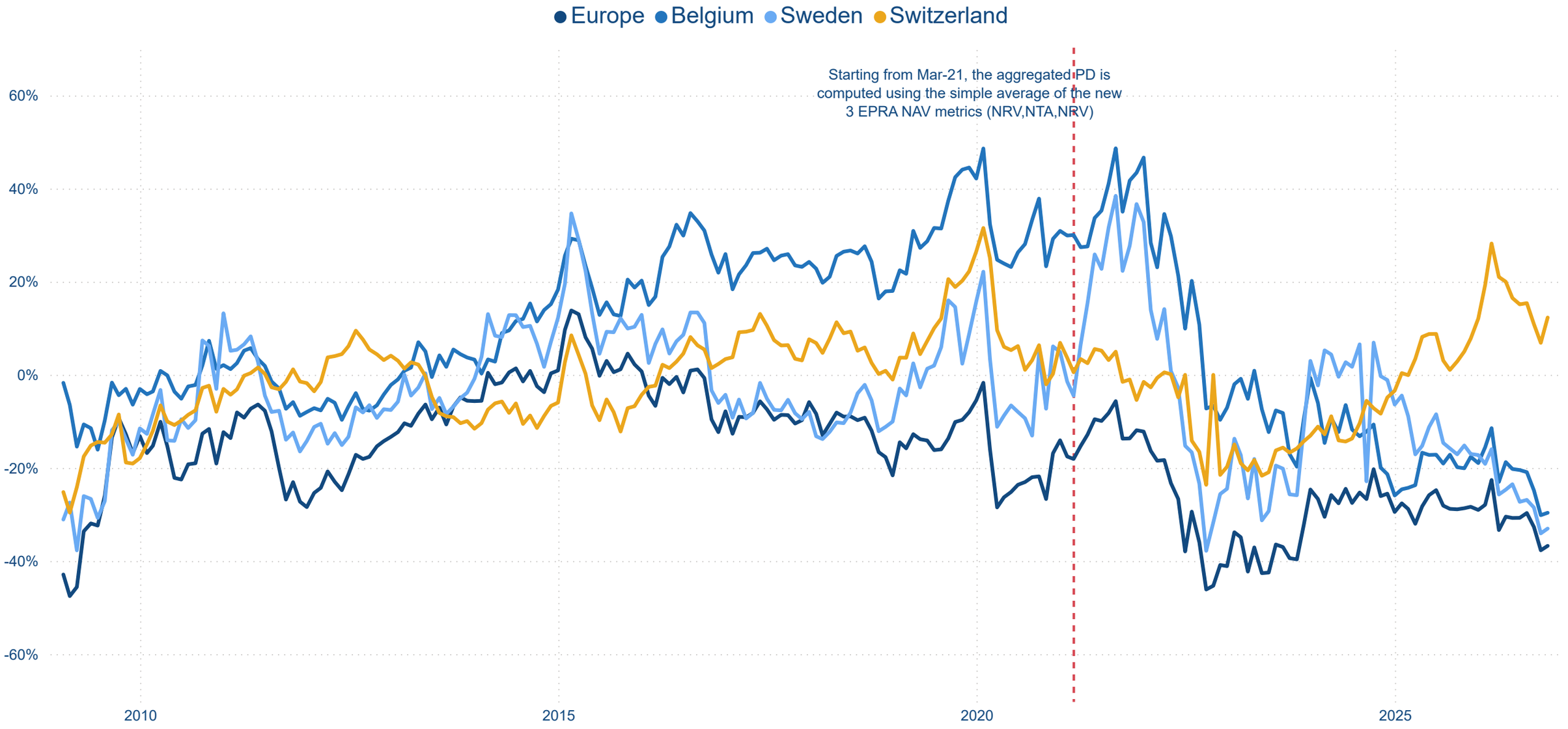


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October 2026
Monthly Published NAV

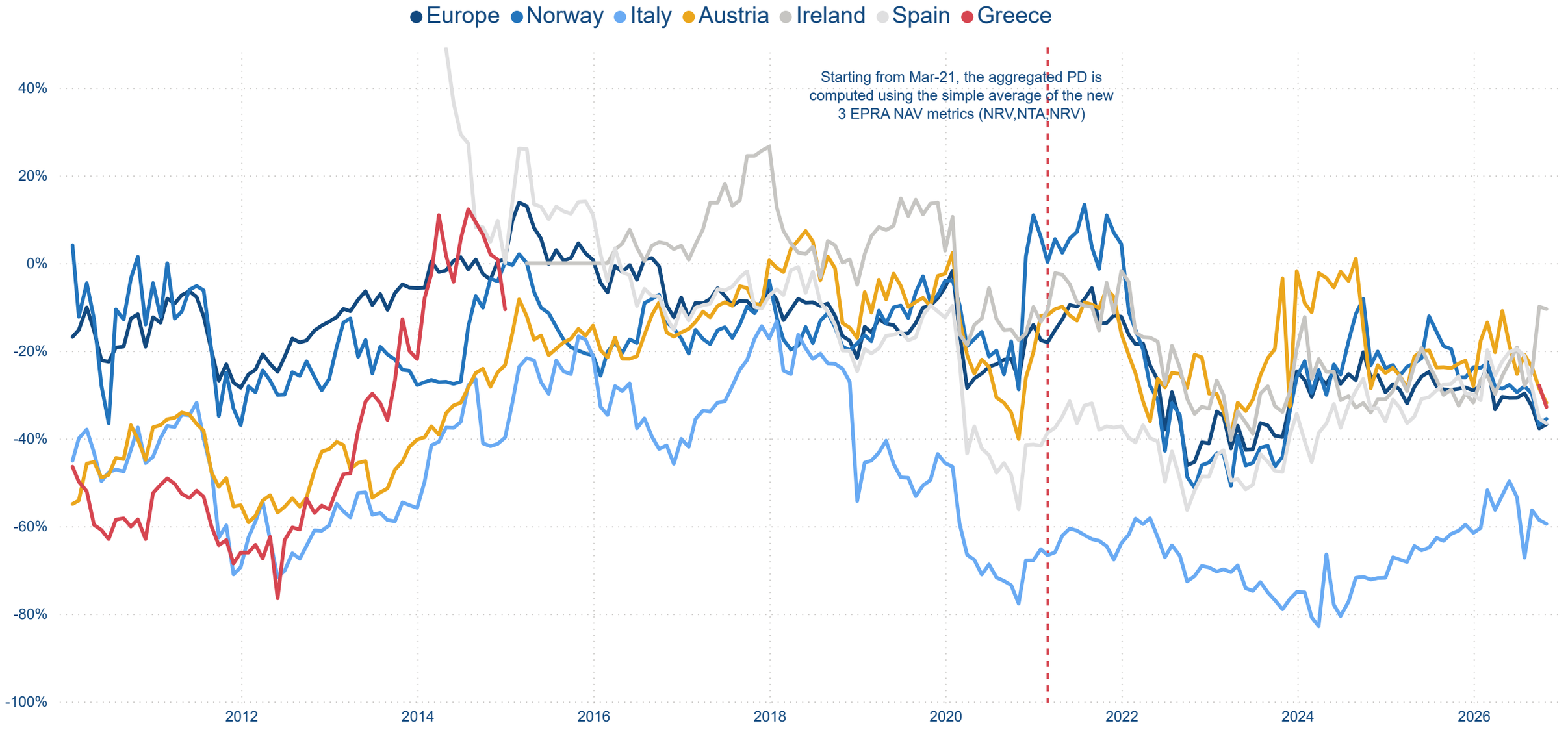


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Latest Discounts in Europe

October 2026
Monthly Published NAV

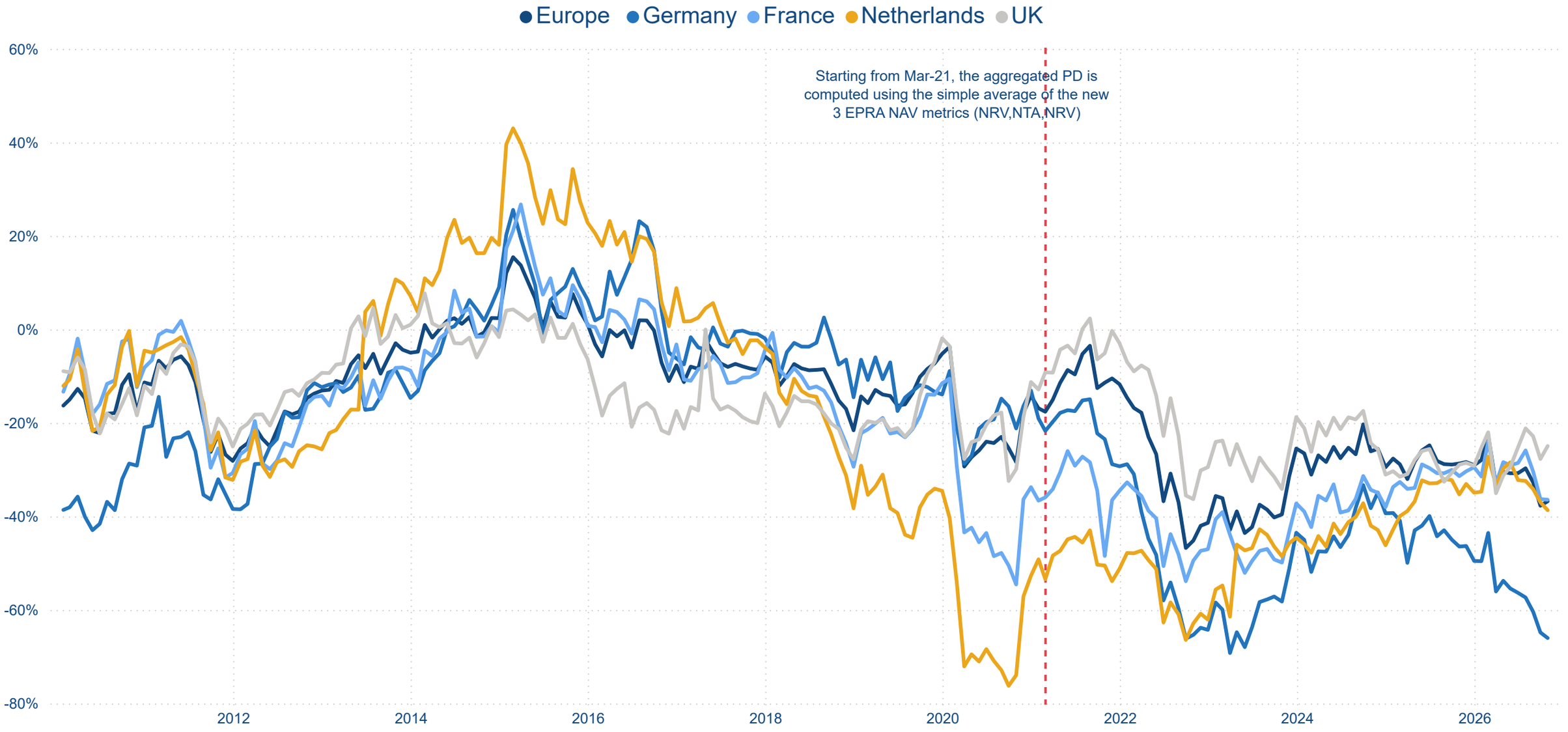


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Latest Discounts in Europe

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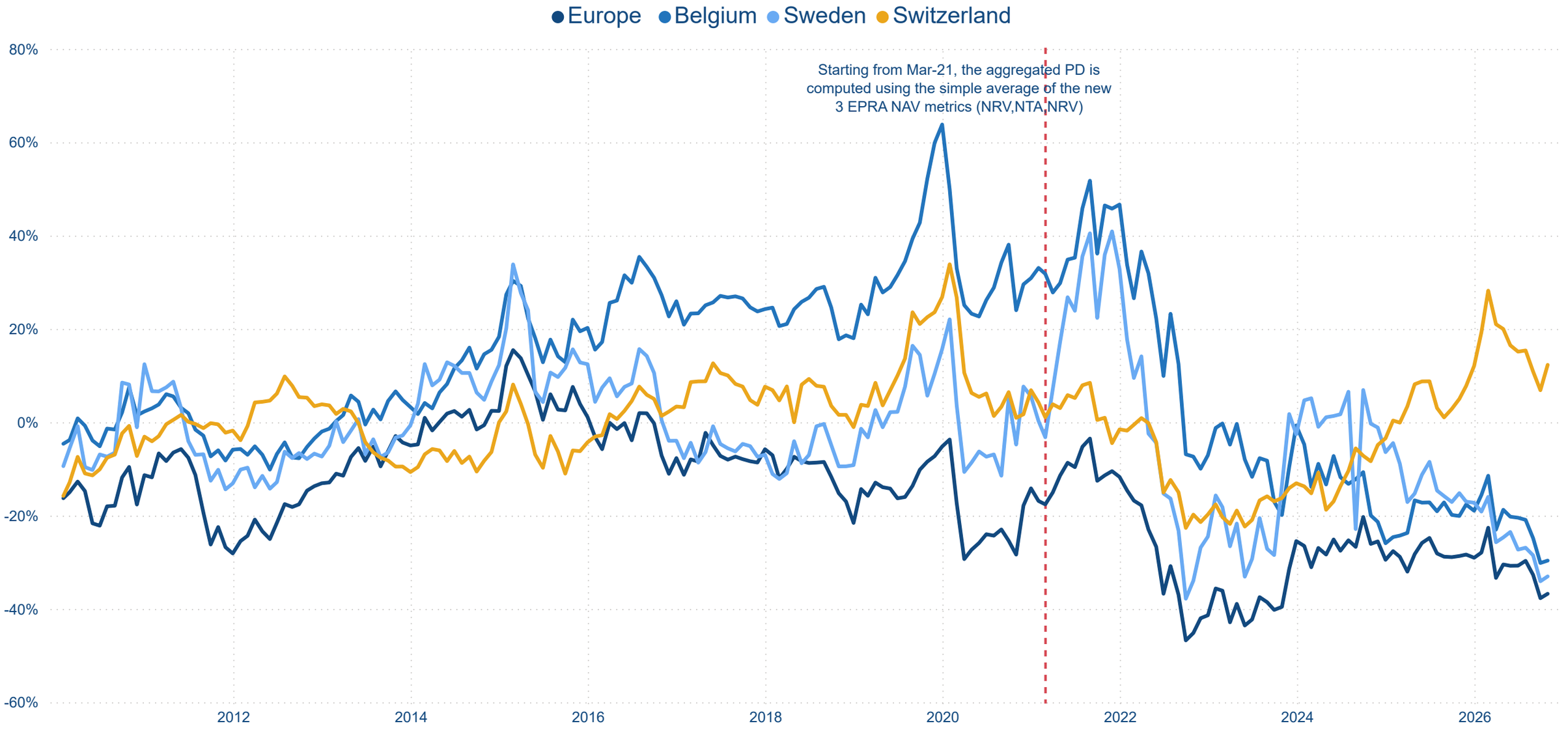


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Latest Discounts in Europe (Interpolated)

October 2026
Monthly Published NAV

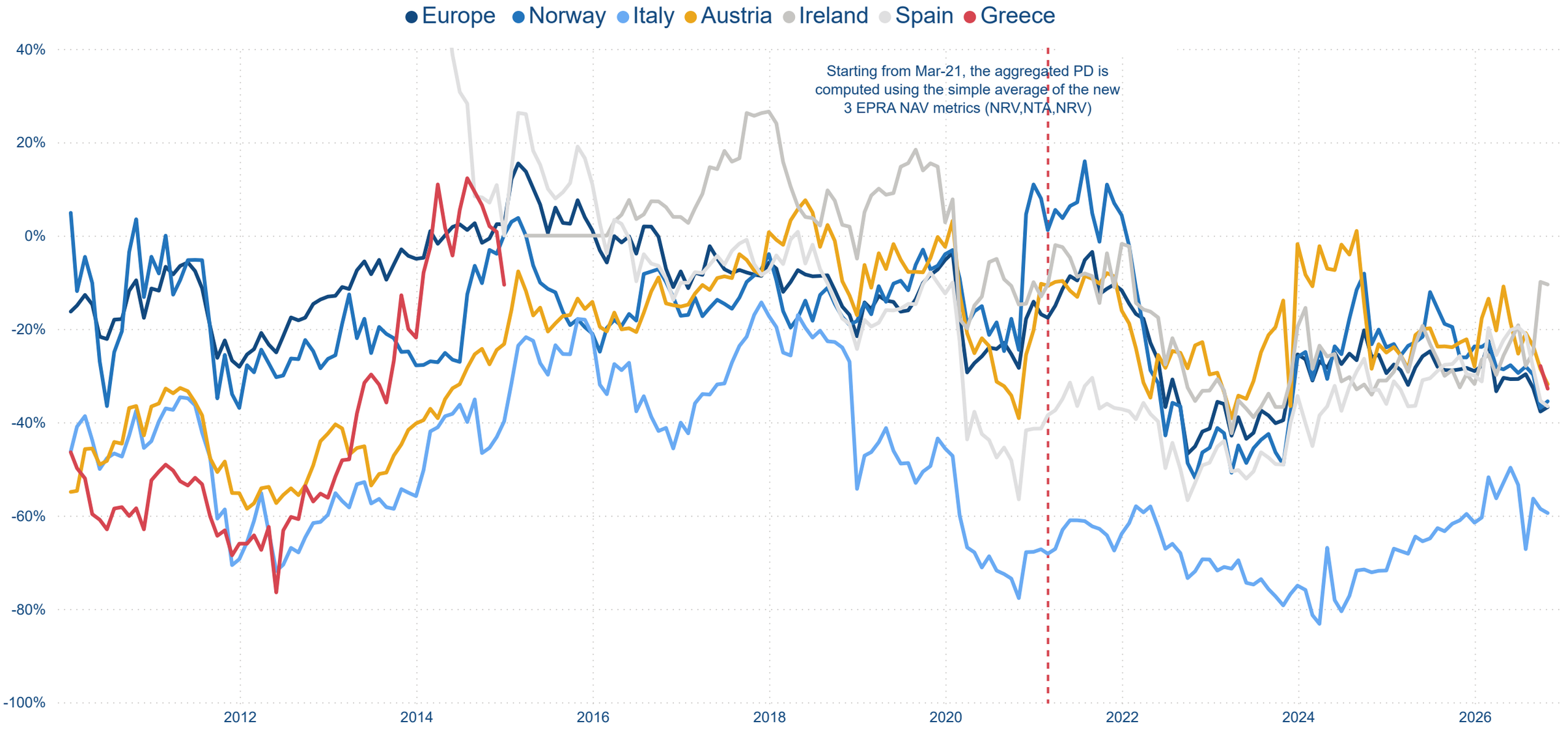


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Latest Discounts in Europe (Interpolated)

October 2026
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Latest Discounts in Europe

October 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
09 October 2026	Atrium Ljungberg AB	SWED	Q3 2026	as of	SEK				54.68	0.79%	3	30/06/2026	H1 2026	54.25
15 October 2026	Entra ASA	SWED	Q3 2026	as of	SEK				65.00	3.17%	3	30/06/2026	H1 2026	63
15 October 2026	NSI N.V.	NOR	Q3 2026	as of	NOK	159.64	157.84	129.92	149.13	-2.74%	3	30/06/2026	H1 2026	153.33
16 October 2026	NP3	SWED	Q3 2026	as of	SEK				184.13	3.37%	3	30/06/2026	H1 2026	178.13
16 October 2026	Wallenstam	SWED	Q3 2026	as of	SEK	135.00	128.00	115.00	126.00	1.61%	3	30/06/2026	H1 2026	124
21 October 2026	Corem Property Group (B)	SWED	Q3 2026	as of	SEK				11.16	0.09%	3	30.06.2026	H1 2026	11.15
21 October 2026	Fabege	SWED	Q3 2026	as of	SEK	147.00	138.00	121.00	135.33	2.27%	3	30.06.2026	H1 2026	132.33
21 October 2026	Heba Fastighets AB	SWED	Q3 2026	as of	SEK	51.64			51.64	0.92%	3	30.06.2026	H1 2026	51.17
21 October 2026	Neobo Fastigheter	SWED	Q3 2026	as of	SEK	48.16			48.16	0.29%	3	30.06.2026	H1 2026	48.02
21 October 2026	Nyfosa AB	SWED	Q3 2026	as of	SEK				102.49	3.24%	3	30/06/2026	H1 2026	99.27
21 October 2026	Wihlborgs Fastigheter	SWED	Q3 2026	as of	SEK	101.59		81.10	91.35	2.45%	3	30.06.2026	H1 2026	89.16
22 October 2026	Castellum	SWED	Q3 2026	as of	SEK	169.41	163.41	140.21	157.68	1.73%	3	30.06.2026	H1 2026	155
22 October 2026	FastPartner	SWED	Q3 2026	as of	SEK	101.80			101.80	1.90%	3	30.06.2026	H1 2026	99.9
22 October 2026	Intea Fastigheter AB	SWED	Q3 2026	as of	SEK	58.07	54.84	51.60	54.84	2.88%	3	30.06.2026	H1 2026	53.3
22 October 2026	Pandox AB	SWED	Q3 2026	as of	SEK	242.22	242.22	202.87	229.10	4.00%	3	30.06.2026	H1 2026	220.29
22 October 2026	Sagax AB	SWED	Q3 2026	as of	SEK	144.49			144.49	6.24%	3	30.06.2026	H1 2026	136
22 October 2026	Swedish Logistic Property B	SWED	Q3 2026	as of	SEK				36.49	3.31%	3	30.06.2026	H1 2026	35.32
23 October 2026	Catena AB	SWED	Q3 2026	as of	SEK	468.87	458.80	401.59	443.09	2.05%	3	30.06.2026	H1 2026	434.19
23 October 2026	Dios Fastigheter	SWED	Q3 2026	as of	SEK	108.40	104.80	89.90	101.03	2.40%	3	30.06.2026	H1 2026	98.67
23 October 2026	Fast Balder	SWED	Q3 2026	as of	SEK				97.03	2.90%	3	30.06.2026	H1 2026	94.3
23 October 2026	XioR Student Housing	BE	Q3 2026	as of	EUR	42.68	38.69	39.88	40.42	0.97%	3	30.06.2026	H1 2026	40.03
27 October 2026	Public Property Invest	NOR	Q3 2026	as of	NOK	26.19			26.19	2.03%	3	30.06.2026	H1 2026	25.67
29 October 2026	Eurocommercial Properties	NL	Q3 2026	as of	EUR		42.63		42.63	1.77%	3	30.06.2026	H1 2026	41.89
29 October 2026	Montea	BE	Q3 2026	as of	EUR	90.84	81.92	86.15	86.30	2.84%	3	30.06.2026	H1 2026	83.92

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Average Discounts in Europe

(based on published values)

October 2026
Monthly Published NAV

Averages	Current	YTD	1 yr.	2 yr.	3 yr.	5 yr.	10 yr.	15 yr.	20 yr.
Austria	-31.86%	-21.76%	-0.22	-22.88%	-17.87%	-20.92%	-15.93%	-22.05%	-26.37%
Belgium	-29.63%	-21.27%	-0.21	-20.74%	-17.44%	-6.98%	10.63%	10.12%	8.18%
Europe	-36.74%	-31.06%	-0.31	-29.31%	-28.76%	-29.96%	-21.60%	-16.54%	-16.43%
Europe ex UK	-40.20%	-32.31%	-0.32	-29.72%	-29.68%	-31.92%	-21.86%	-16.26%	-16.03%
Finland	-61.04%	-54.28%	-0.53	-49.99%	-48.39%	-41.32%	-28.21%	-26.84%	-26.21%
France	-36.41%	-30.24%	-0.30	-31.43%	-33.54%	-37.43%	-29.77%	-21.93%	-20.31%
Germany	-66.00%	-55.69%	-0.54	-48.19%	-47.30%	-49.21%	-30.49%	-22.24%	-21.74%
Greece	-65.61%	-86.05%	-0.85	-78.55%	-77.66%	-79.57%	-60.86%	-49.75%	-46.20%
Ireland	-10.46%	-23.14%	-0.24	-25.93%	-26.15%	-25.49%	-11.80%		
Italy	-59.45%	-57.06%	-0.58	-61.98%	-66.60%	-67.12%	-56.08%	-52.32%	-49.87%
Netherlands	-38.66%	-32.96%	-0.33	-35.30%	-38.06%	-44.14%	-37.35%	-23.65%	-20.36%
Norway	-35.50%	-28.61%	-0.28	-24.70%	-24.70%	-27.82%	-19.43%	-19.35%	
Spain	-36.56%	-26.40%	-0.27	-29.17%	-31.60%	-36.89%	-28.87%		
Sweden	-33.02%	-25.09%	-0.24	-17.16%	-12.47%	-11.58%	-5.99%	-3.15%	-3.95%
Switzerland	12.31%	16.15%	0.15	8.41%	1.87%	-3.38%	1.97%	0.64%	-0.95%
UK	-24.92%	-26.71%	-0.27	-27.87%	-25.85%	-23.74%	-20.01%	-16.23%	-16.01%

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Average Discounts in Europe (Interpolated)

(based on published values)

October 2026
Monthly Published NAV

Averages	Current	YTD	1 yr.	2 yr.	3 yr.	5 yr.	10 yr.	15 yr.	20 yr.
Austria	-31.86%	-21.76%	-21.88%	-22.88%	-18.37%	-21.28%	-15.78%	-21.88%	
Belgium	-29.63%	-21.27%	-20.89%	-20.74%	-17.42%	-6.55%	11.63%	10.85%	8.77%
Europe	-36.74%	-31.06%	-30.67%	-29.31%	-28.84%	-30.08%	-21.60%	-16.54%	-16.43%
Europe ex UK	-40.20%	-32.31%	-31.72%	-29.72%	-29.73%	-31.97%	-21.57%	-15.92%	-15.61%
Finland	-61.04%	-54.28%	-52.56%	-49.99%	-48.46%	-41.40%	-27.79%	-26.60%	-25.84%
France	-36.41%	-30.24%	-30.34%	-31.43%	-33.73%	-37.80%	-29.69%	-21.75%	-19.97%
Germany	-66.00%	-55.69%	-54.25%	-48.19%	-47.44%	-49.46%	-30.11%	-21.69%	-21.03%
Greece	-32.80%	-5.52%	-4.67%	-1.64%	-1.64%	-1.00%	-0.50%	-8.52%	-11.81%
Ireland	-10.46%	-23.14%	-24.37%	-25.93%	-26.50%	-26.21%	-11.27%		
Italy	-59.45%	-57.06%	-57.56%	-61.98%	-66.67%	-67.32%	-56.33%	-52.72%	-50.21%
Netherlands	-38.66%	-32.96%	-33.15%	-35.30%	-38.09%	-44.05%	-37.52%	-23.63%	-20.32%
Norway	-35.50%	-28.61%	-28.22%	-24.70%	-25.08%	-28.09%	-19.09%	-19.09%	
Spain	-36.56%	-26.40%	-26.60%	-29.24%	-31.69%	-37.07%			
Sweden	-33.02%	-25.09%	-23.70%	-17.16%	-11.88%	-11.38%	-5.19%	-2.41%	-3.00%
Switzerland	12.31%	16.15%	14.65%	8.41%	1.48%	-4.16%	1.85%	0.68%	-0.78%
UK	-24.92%	-26.71%	-27.02%	-27.87%	-25.97%	-23.91%	-20.10%	-15.70%	-15.89%

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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FTSE EPRA Nareit Developed Europe Index

As of: 2026 October 30

Premium / Discount:	-36.74	%	
Last month:	-37.70	%	
Total NAV (million EUR):	375,881.17		
Total MC (million EUR):	246,916.93		
Number of constituents:	100.00		
Trading at Premium:	8.00	13%	of market cap.
Trading at Discount:	92.00	87%	of market cap.
Average since 1989:	-16.43	%	
10 year average:	-21.60	%	
5 year average:	-29.96	%	
3 year average:	-28.76	%	
2 year average:	-29.31	%	
1 year average:	-30.67	%	
Price Index Monthly change:	3.16	%	

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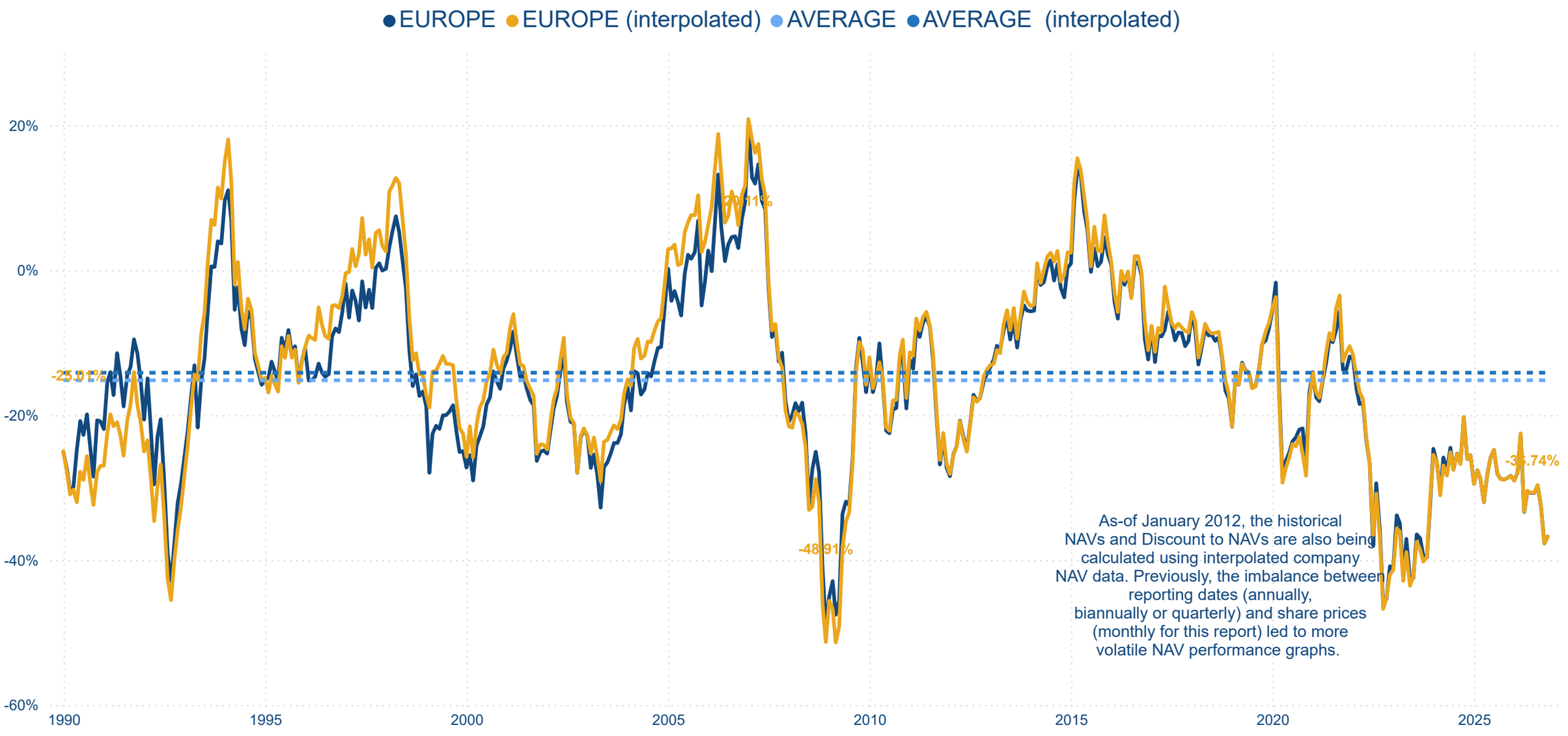
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FTSE EPRA Nareit Europe Index

Discount to NAV

October 2026

Monthly Published NAV



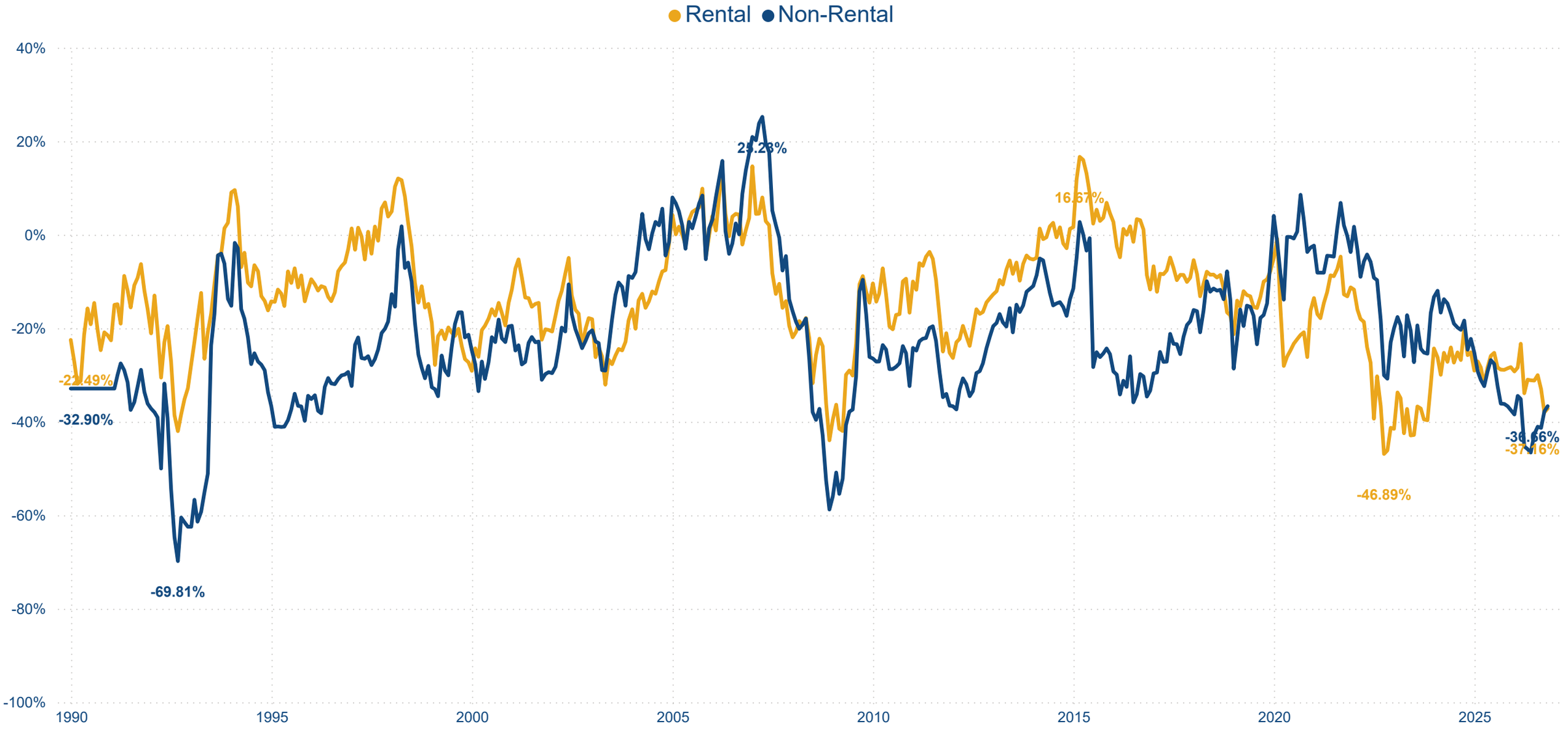
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FTSE EPRA Nareit Rental vs Non-Rental

Discount to Published NAV

October 2026
Monthly Published NAV



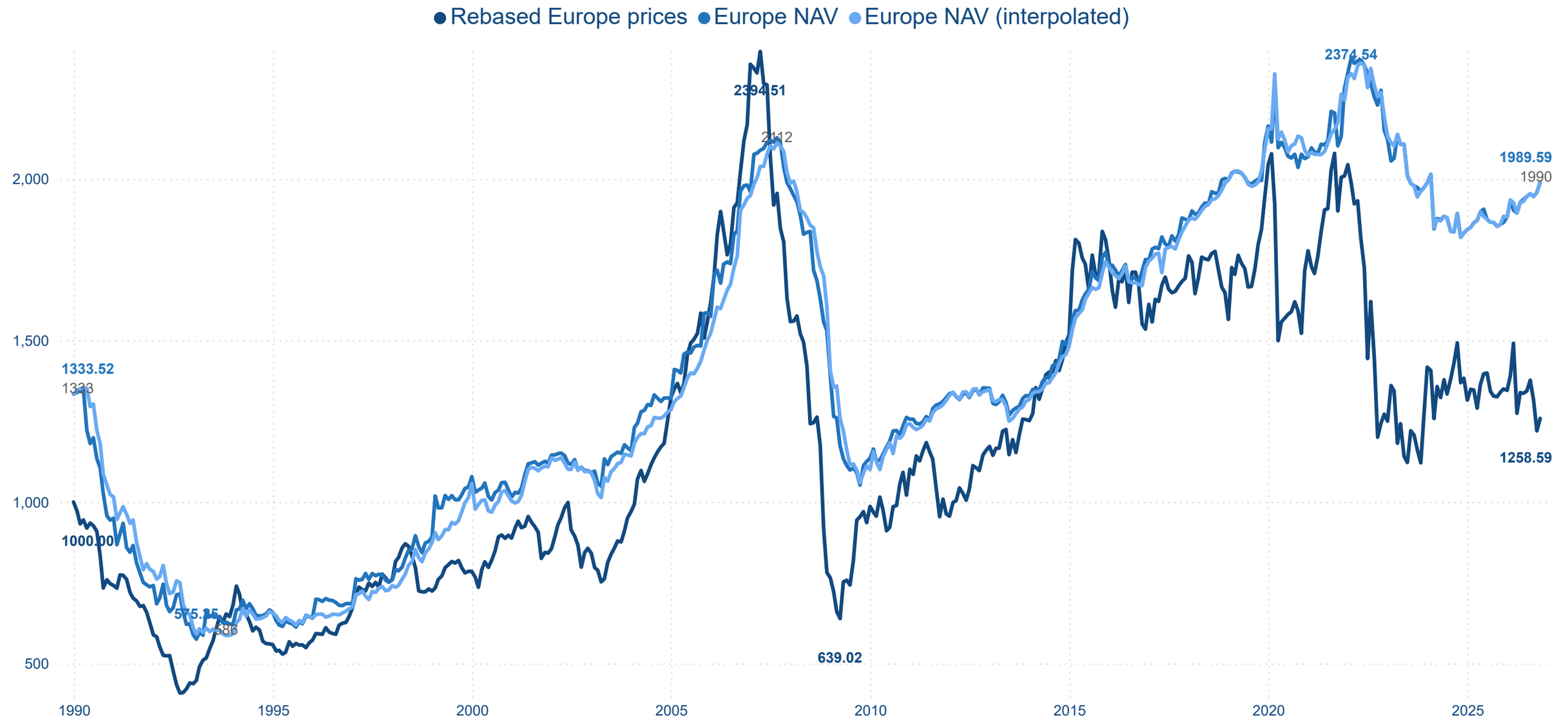
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FTSE EPRA Nareit Stock Prices vs NAVs

(Rebased EUR)

October 2026
Monthly Published NAV



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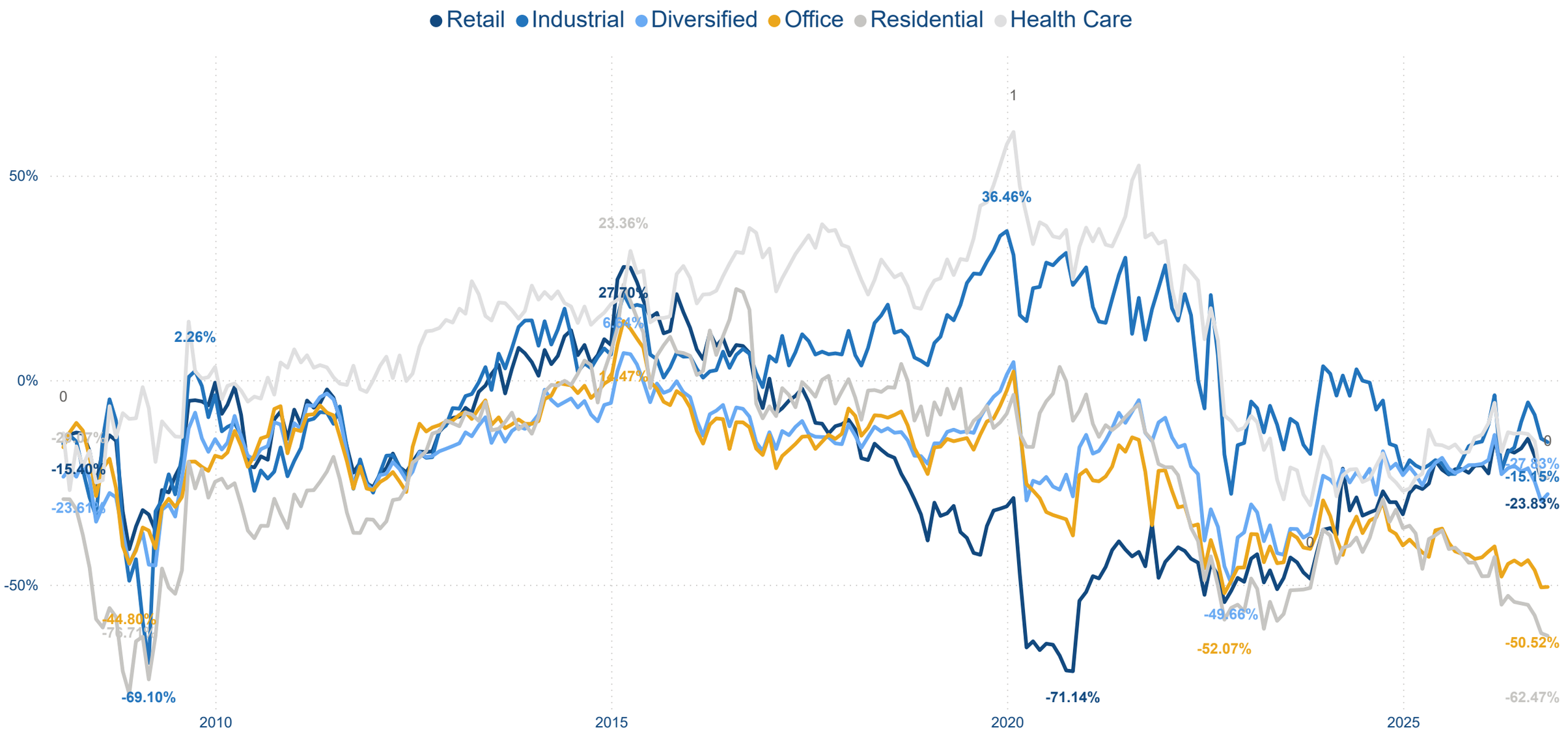
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FTSE EPRA Nareit Sector Indices

Discount to published NAV

October 2026

Monthly Published NAV



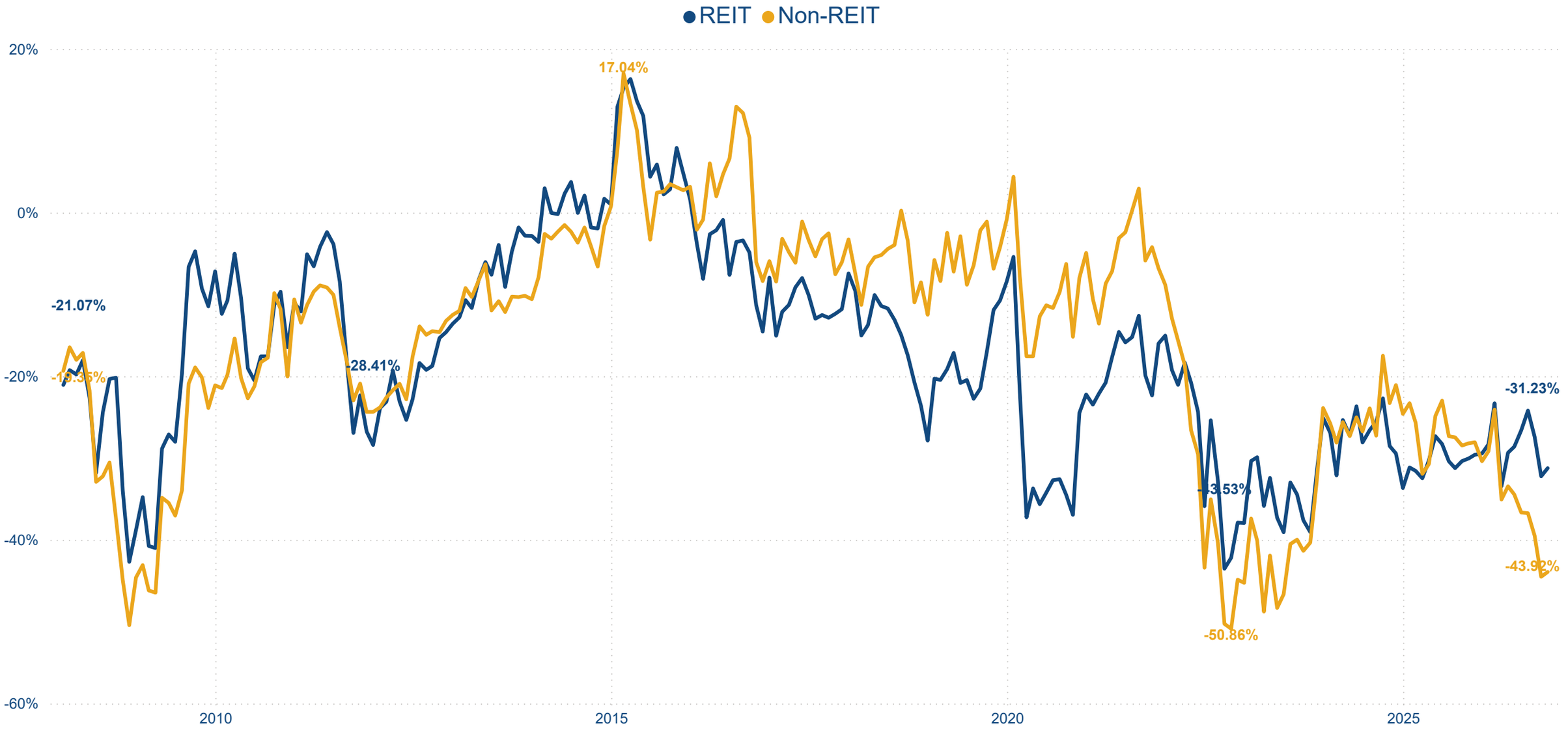
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FTSE EPRA Nareit Europe REIT vs Non-REIT

Discount to published NAV

October 2026
Monthly Published NAV



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FTSE EPRA Nareit Developed Europe ex UK Index

As of: 2026 October 30

Premium / Discount:	-40.20	%	
Last month:	-40.58	%	
Total NAV (million EUR):	290,865.91		
Total MC (million EUR):	180,629.98		
Number of constituents:	74.00		
Trading at Premium:	8.00	18%	of market cap.
Trading at Discount:	66.00	82%	of market cap.
Average since 1989:	-16.03	%	
10 year average:	-21.86	%	
5 year average:	-31.92	%	
3 year average:	-29.68	%	
2 year average:	-29.72	%	
1 year average:	-31.72	%	
Price Index Monthly change:	2.05	%	

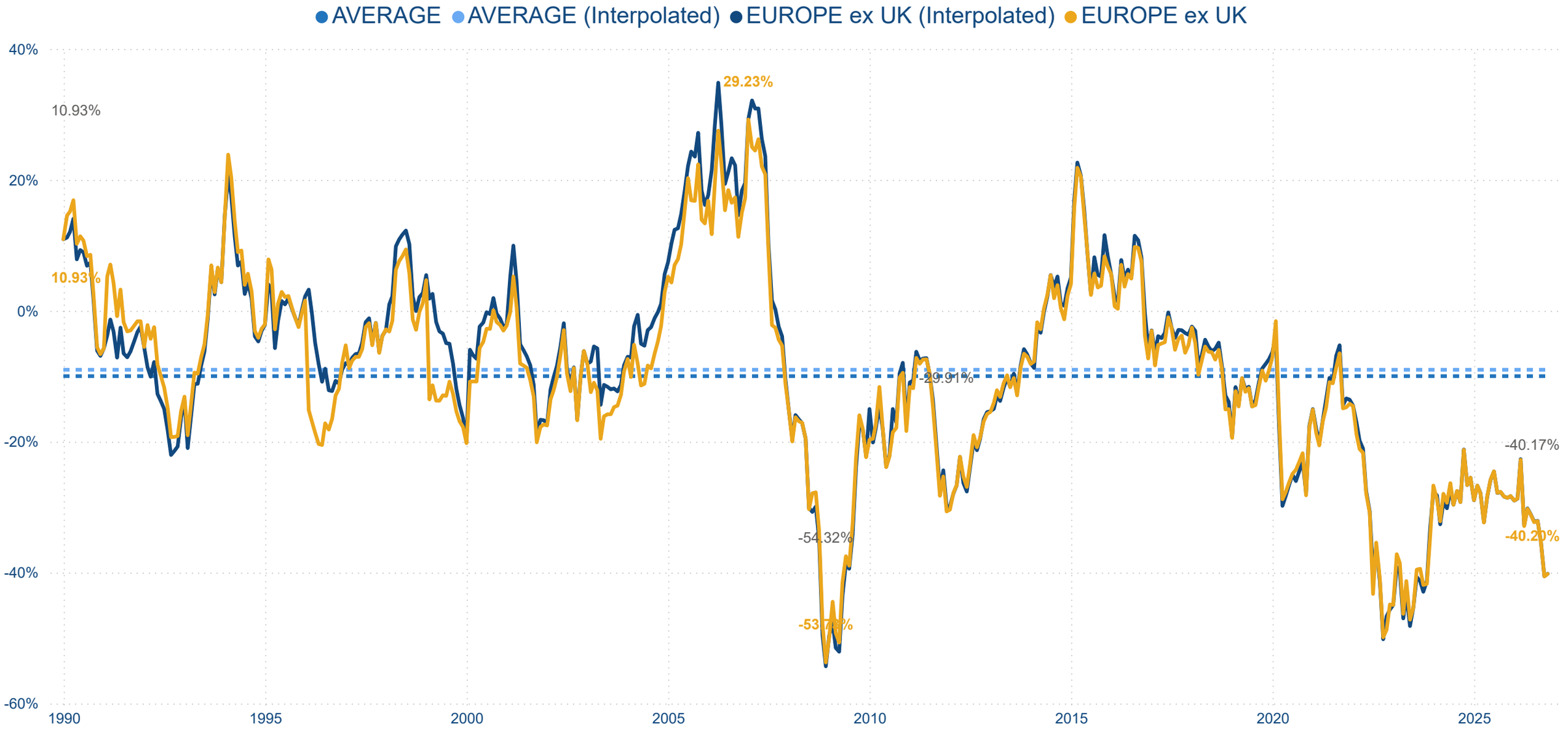
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FTSE EPRA Nareit Europe ex UK Index

Discount to NAV

October 2026
Monthly Published NAV

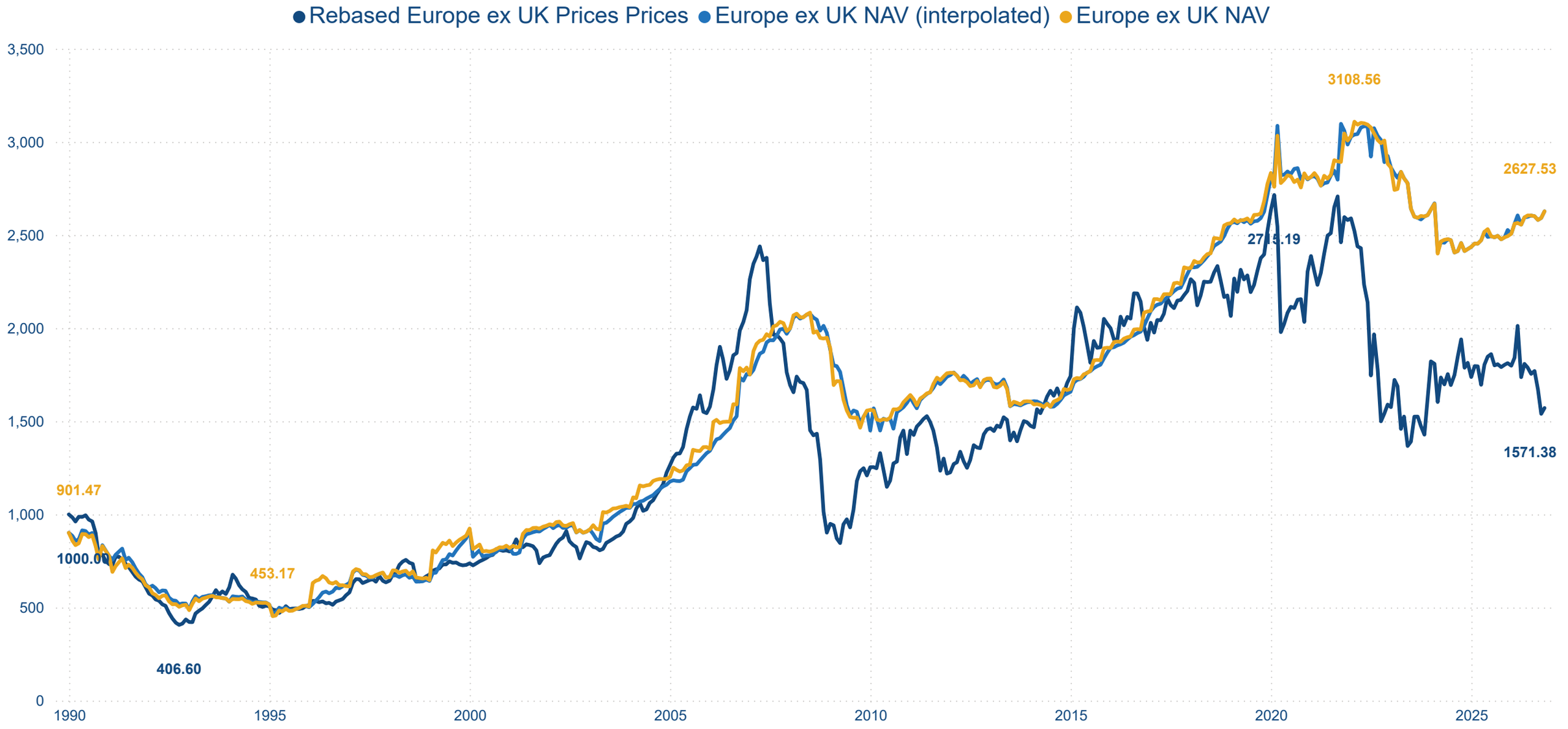


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FTSE EPRA Nareit Europe ex UK Stock Prices vs NAVs
(Rebased EUR)

October 2026
Monthly Published NAV

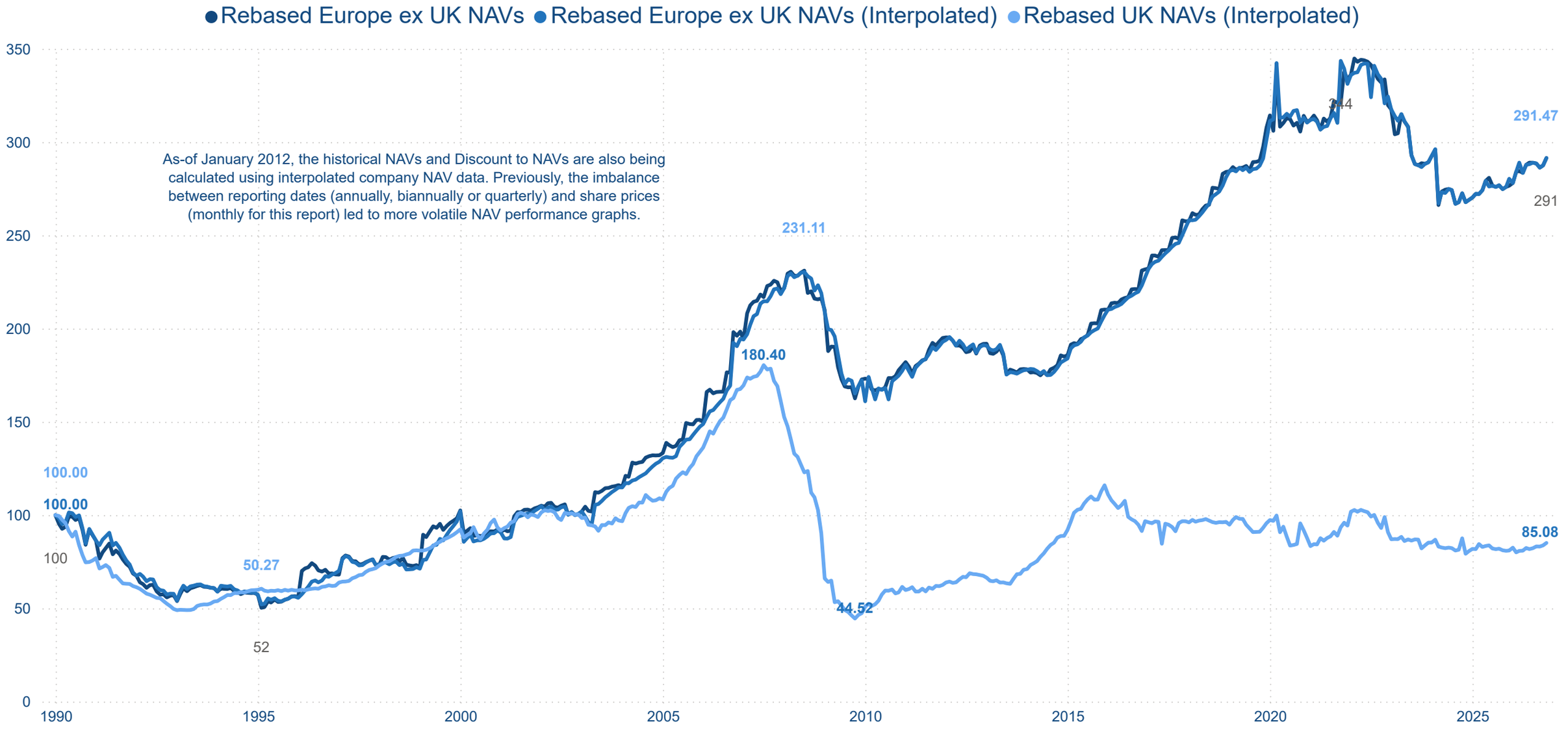


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FTSE EPRA Nareit Europe ex UK Stock Prices vs NAVs
(Rebased EUR)

October 2026
Monthly Published NAV

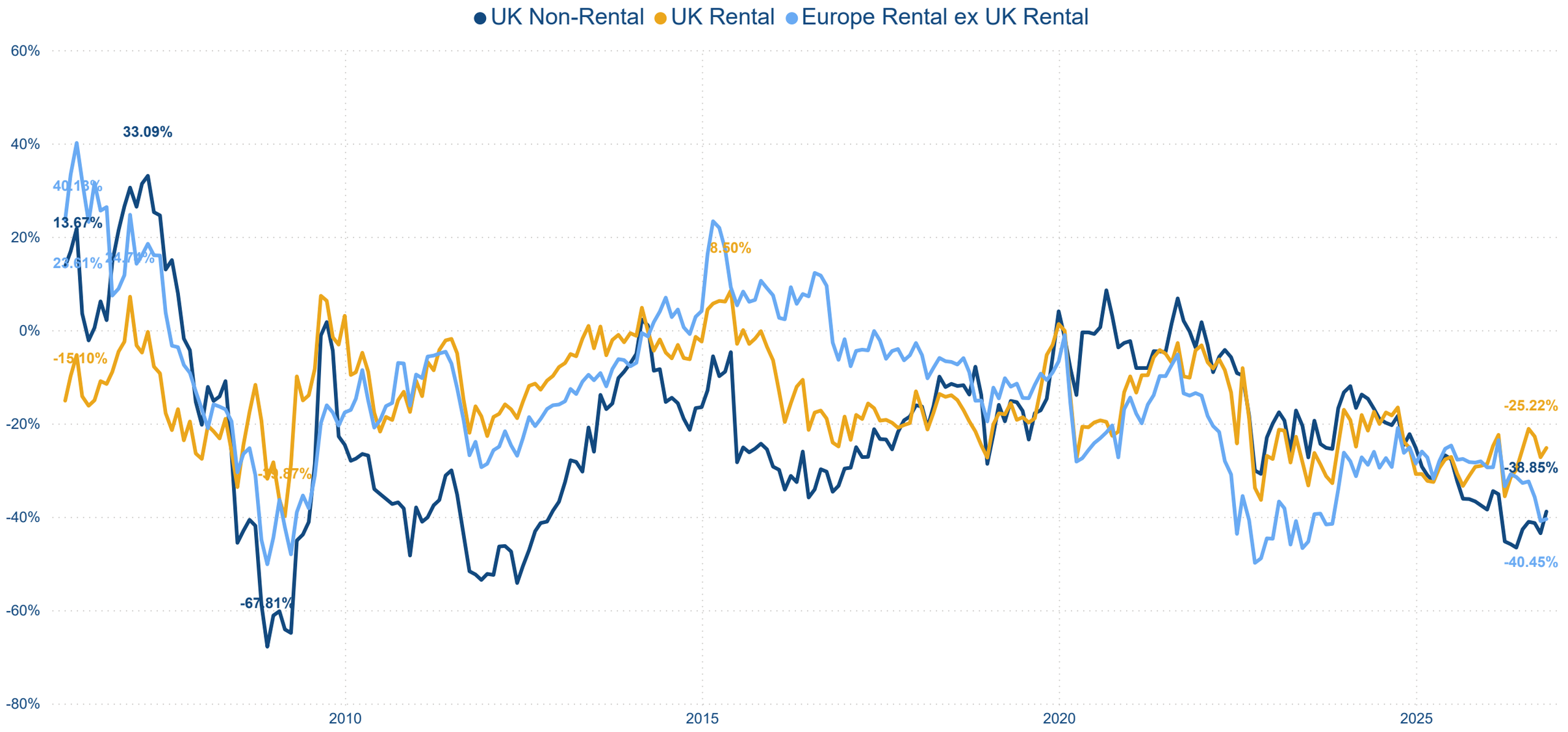


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FTSE EPRA Nareit Europe ex UK/UK Investment Focus
(Discount to published NAV)

October 2026
Monthly Published NAV

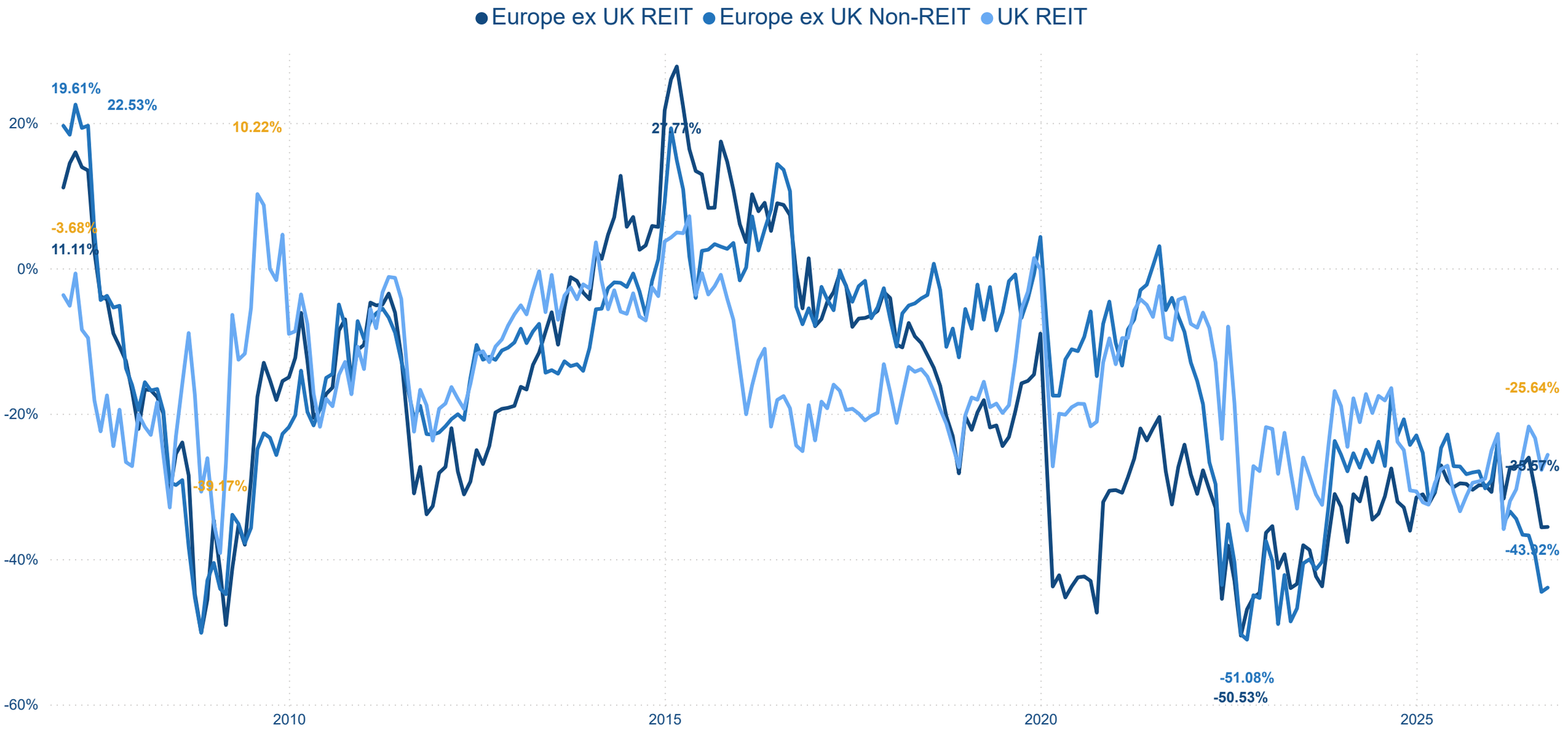


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FTSE EPRA Nareit Europe ex UK/UK REIT vs Non-REIT
(Discount to published NAV)

October 2026
Monthly Published NAV



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FTSE EPRA Nareit Developed UK Index

As of: 2026 October 30

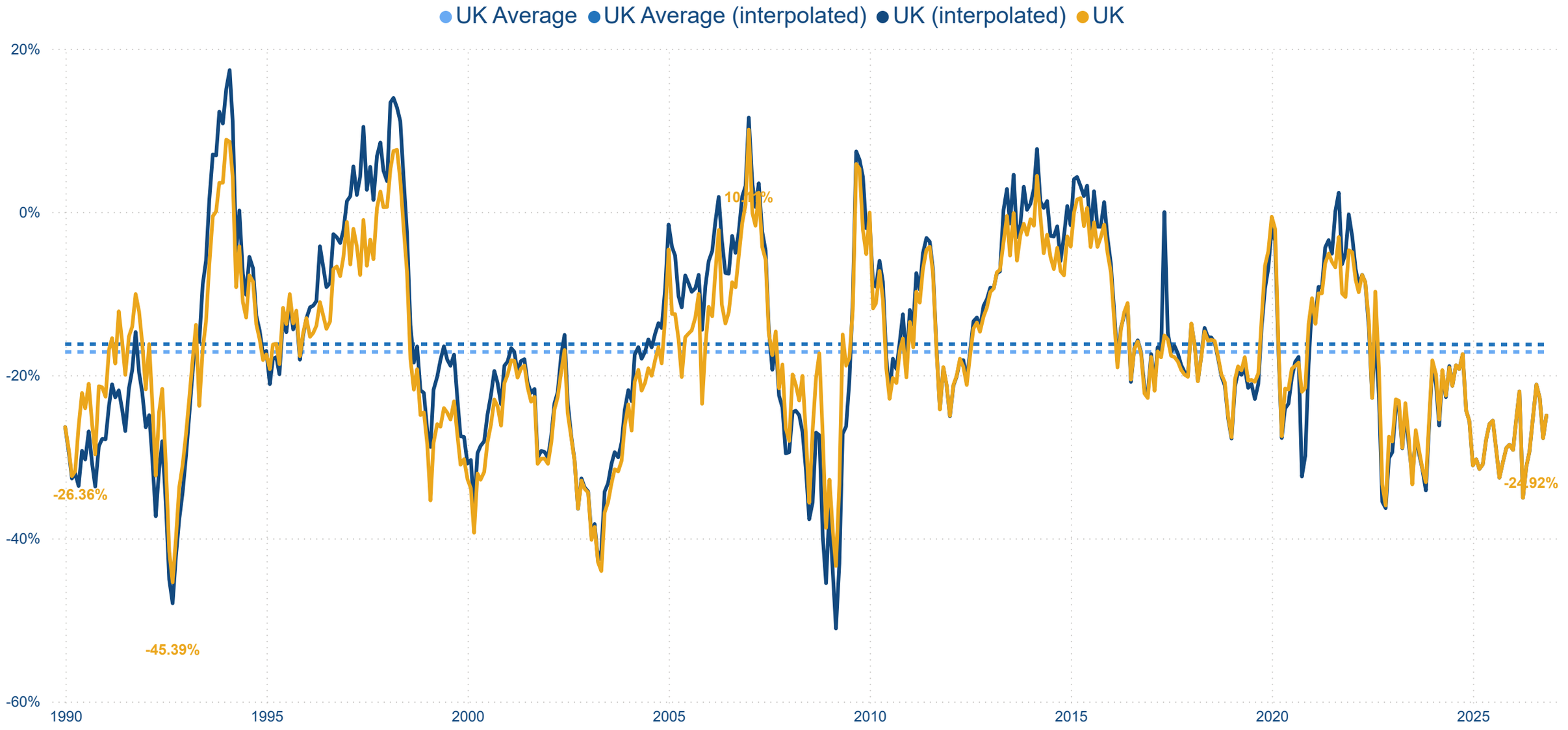
Premium / Discount:	-24.92 %		
Last month:	-27.71 %		
Total NAV (million EUR):	85,015.25		
Total MC (million EUR):	66,286.95		
Number of constituents:	26.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	26.00	100%	of market cap.
Average since 1989:	-16.01 %		
10 year average:	-20.01 %		
5 year average:	-23.74 %		
3 year average:	-25.85 %		
2 year average:	-27.87 %		
1 year average:	-27.02 %		
Price Index Monthly change:	5.49 %		

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October 2026
Monthly Published NAV

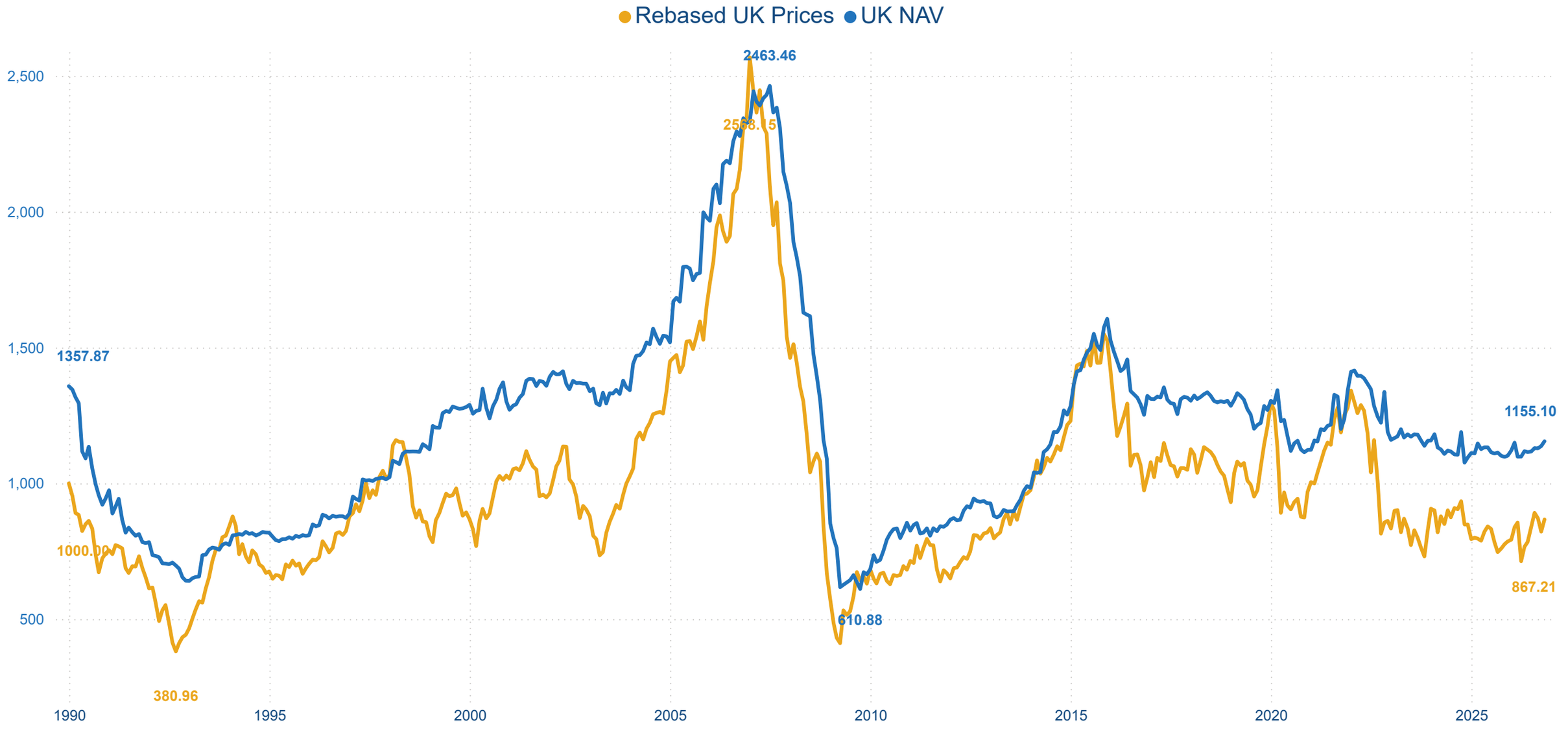


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Monthly Published NAV

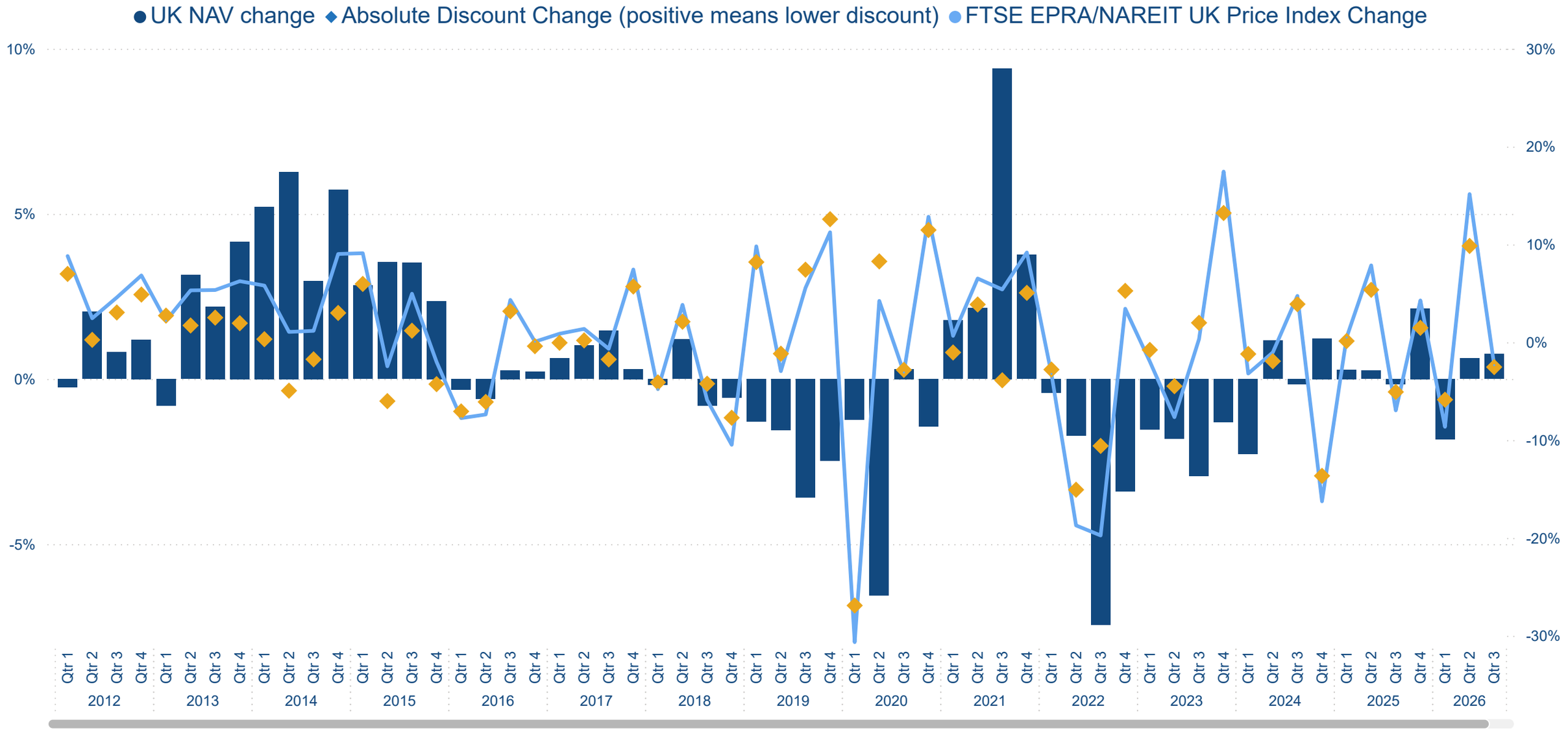


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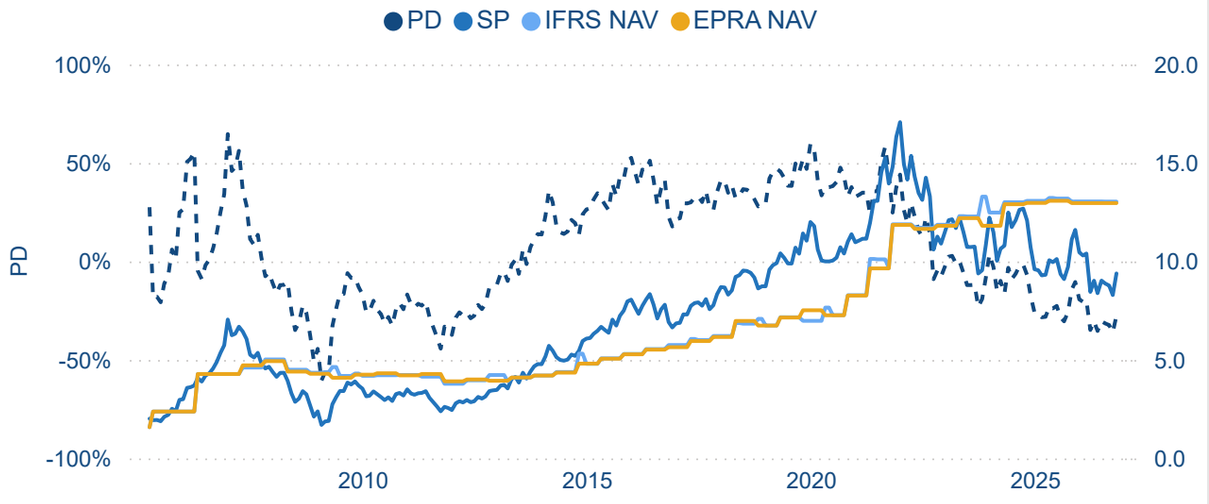
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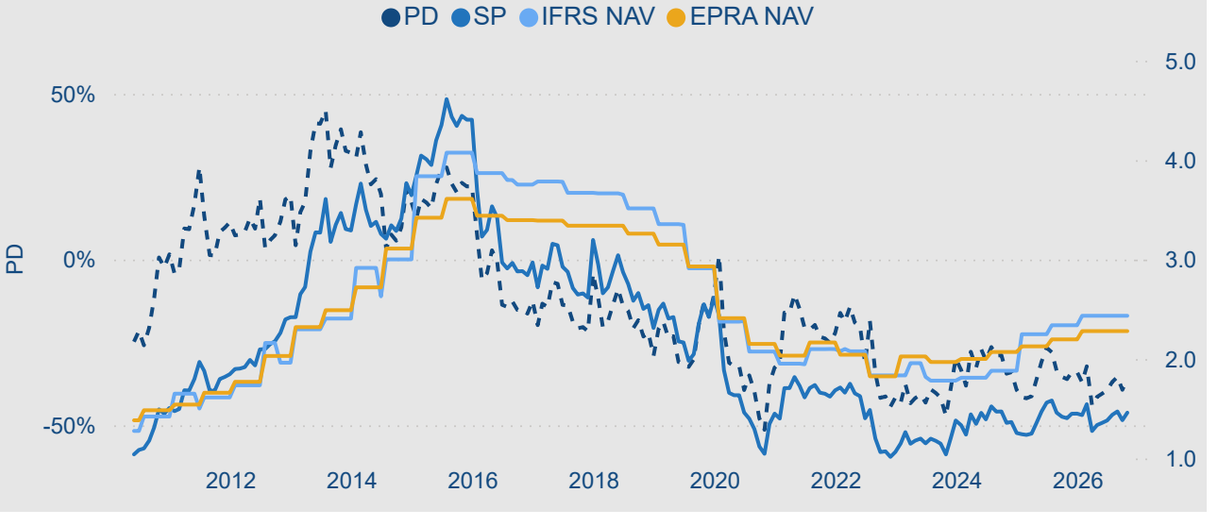
United Kingdom

October 2026
Monthly Published NAV

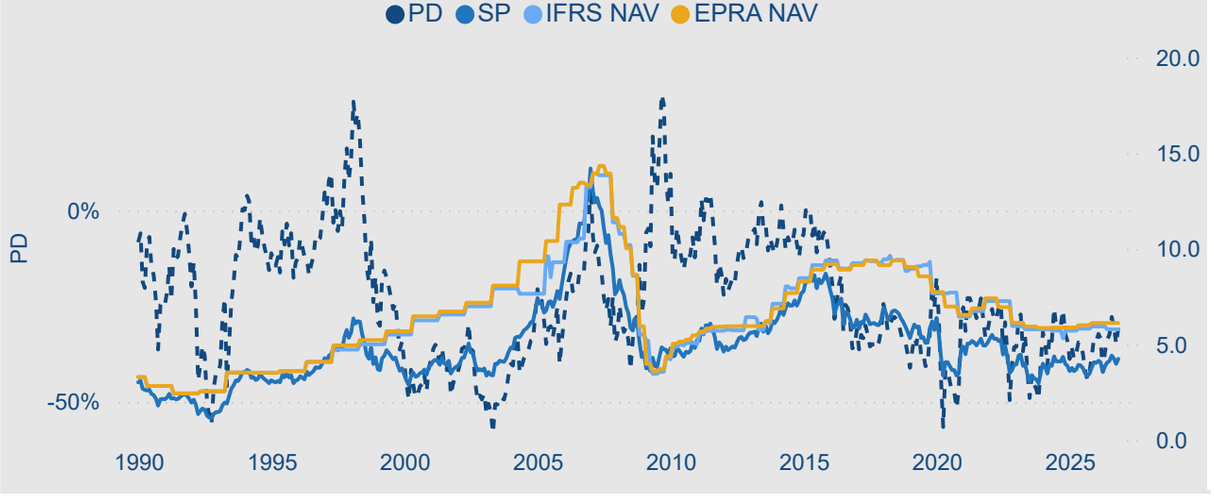
Big Yellow Group



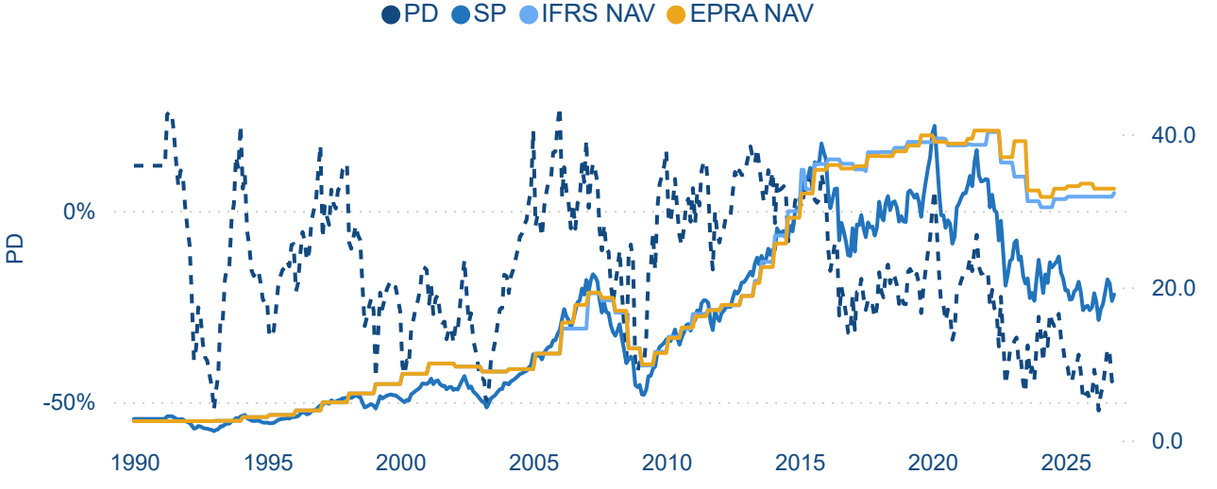
Shaftesbury Capital



British Land Corp.



Derwent London



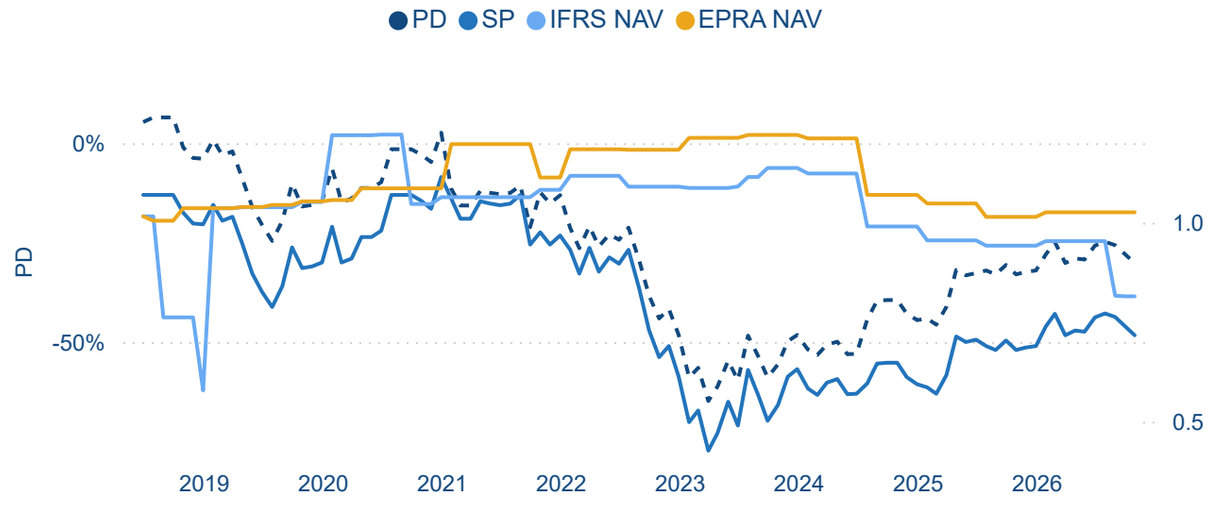
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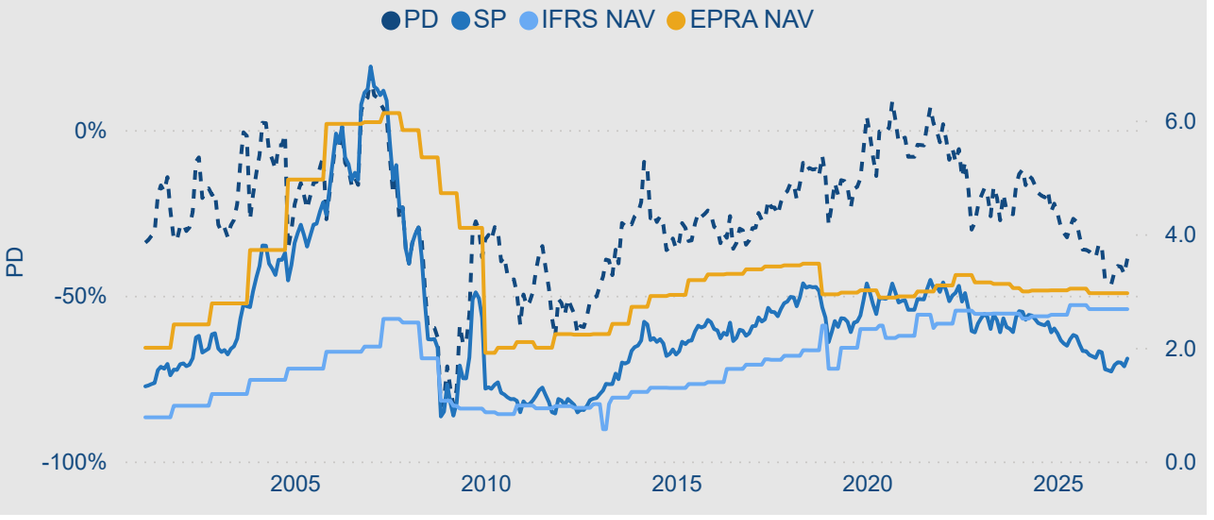
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October 2026
Monthly Published NAV

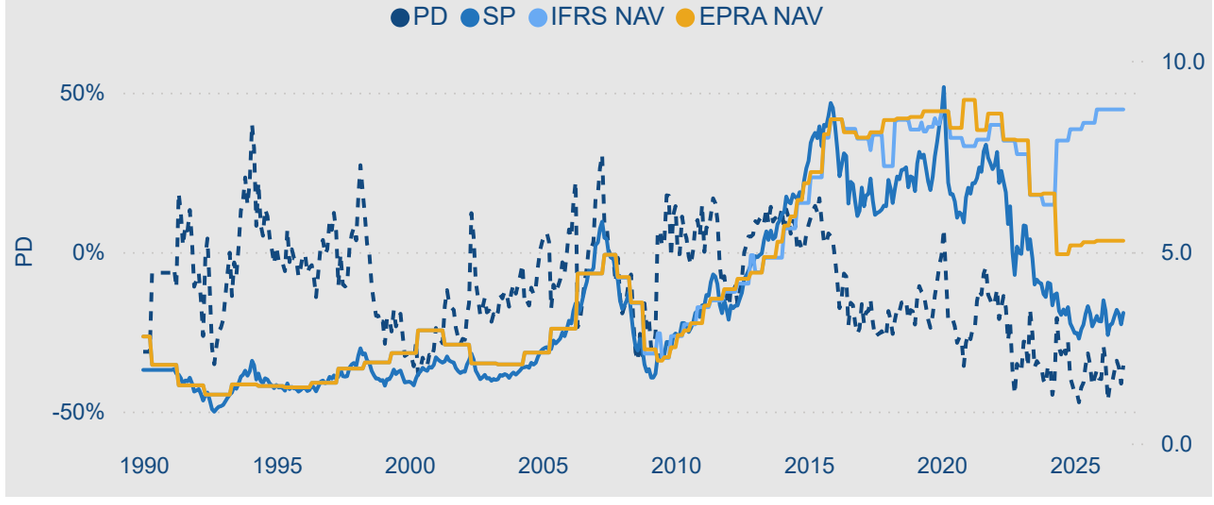
Social Housing REIT



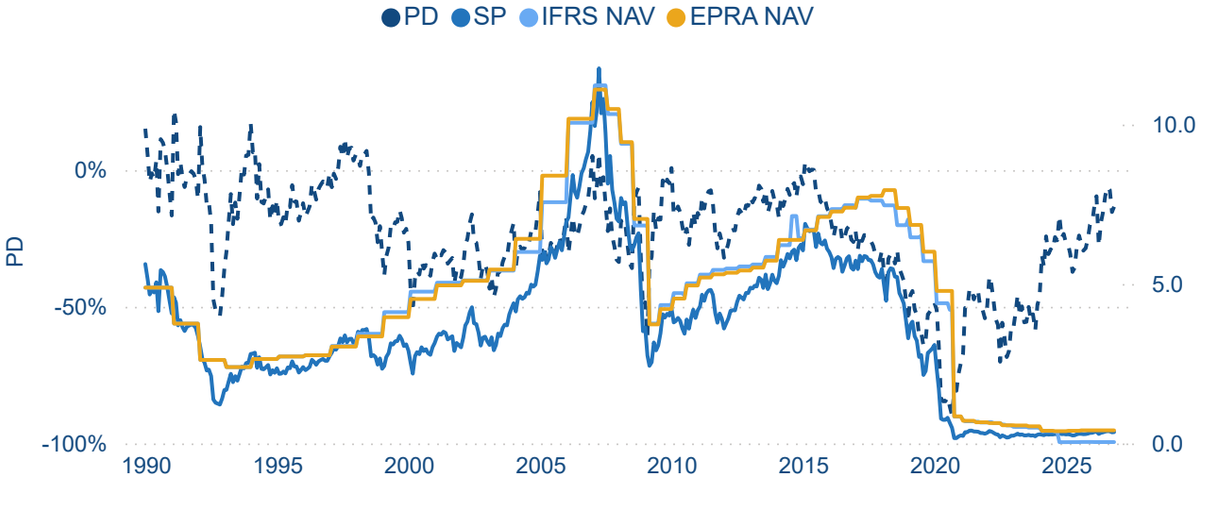
Grainger Trust



Great Portland Estates



Hammerson



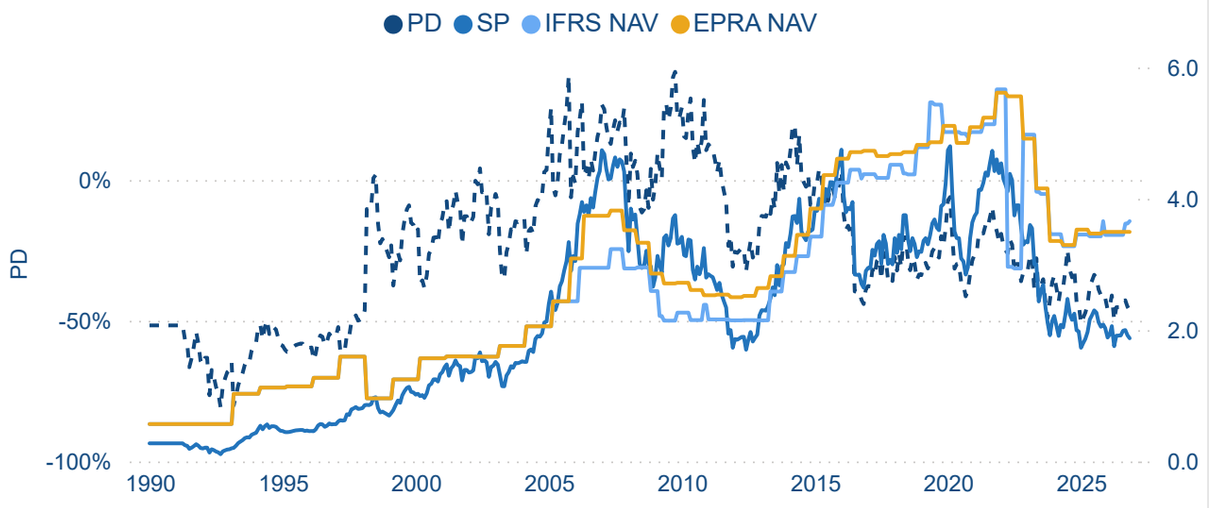
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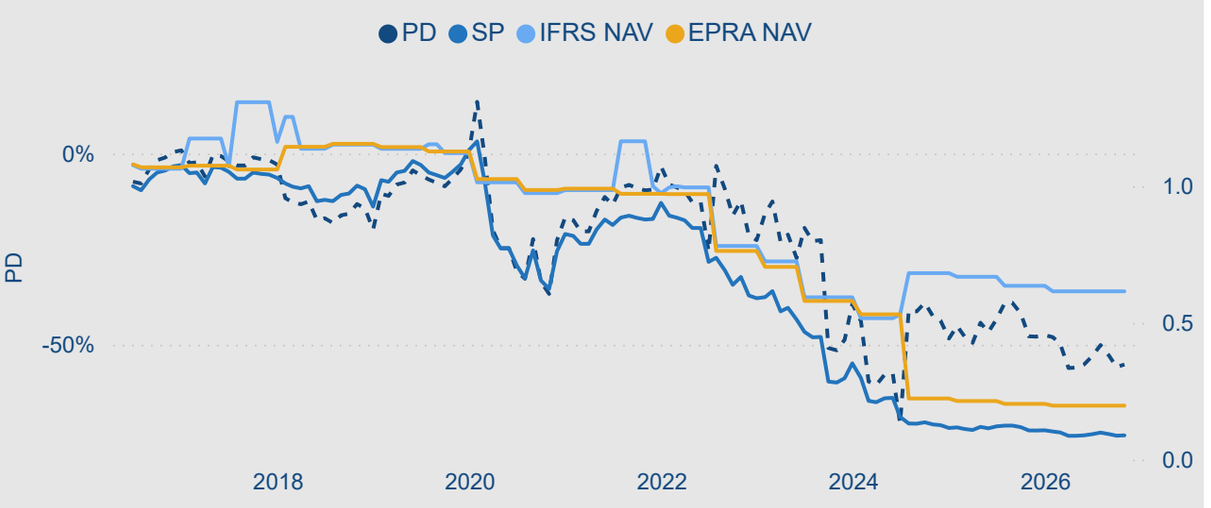
United Kingdom

October 2026
Monthly Published NAV

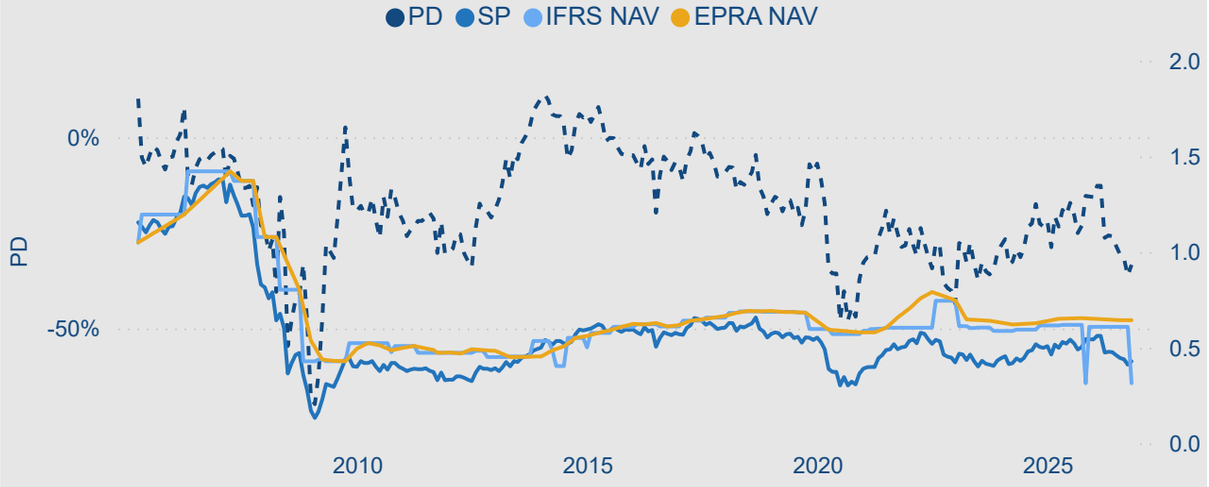
Helical



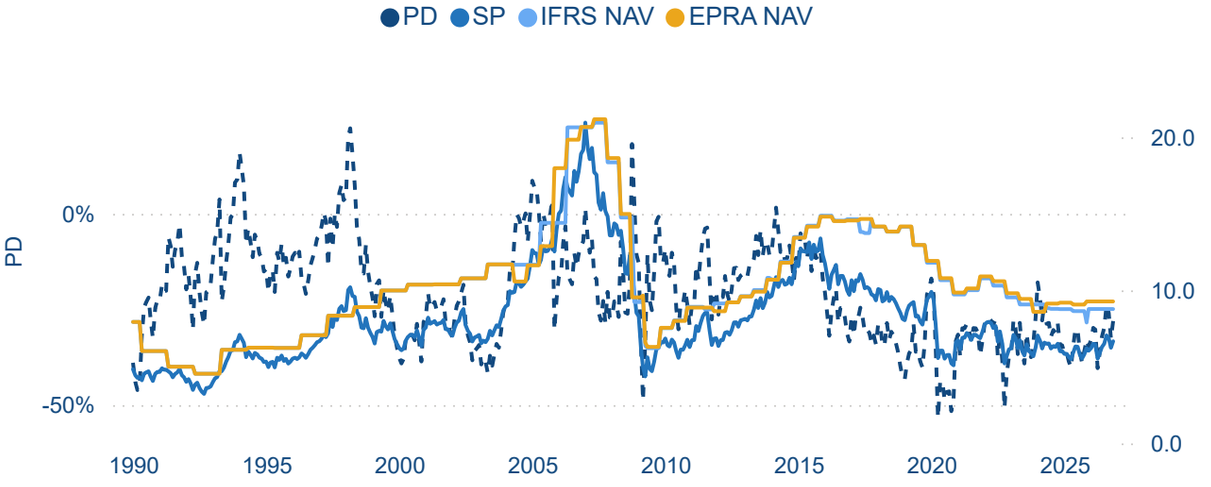
Regional REIT



Schroder Real Estate Investment Trust



Land Securities Group



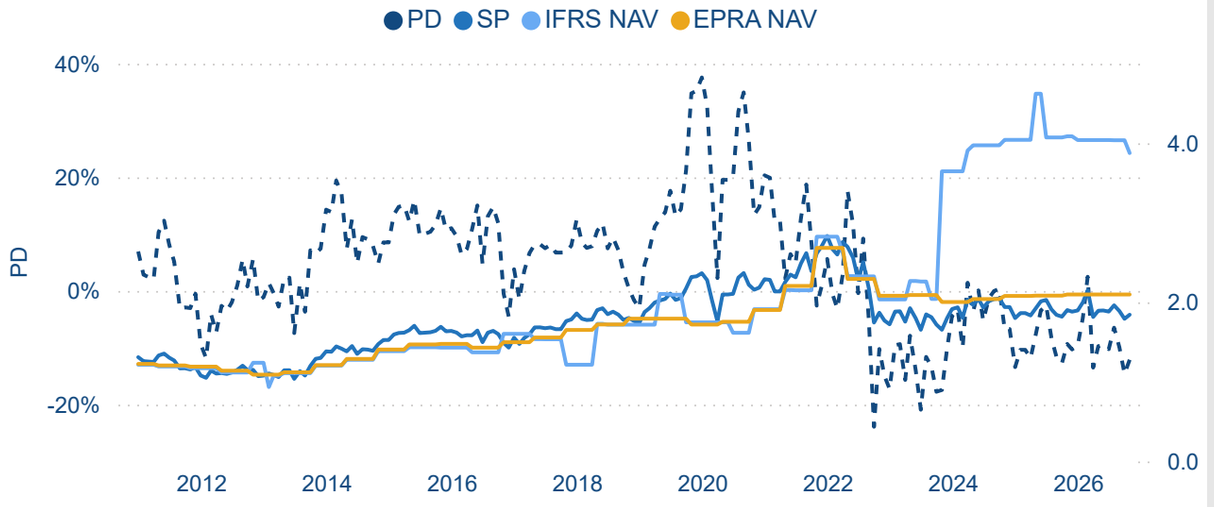
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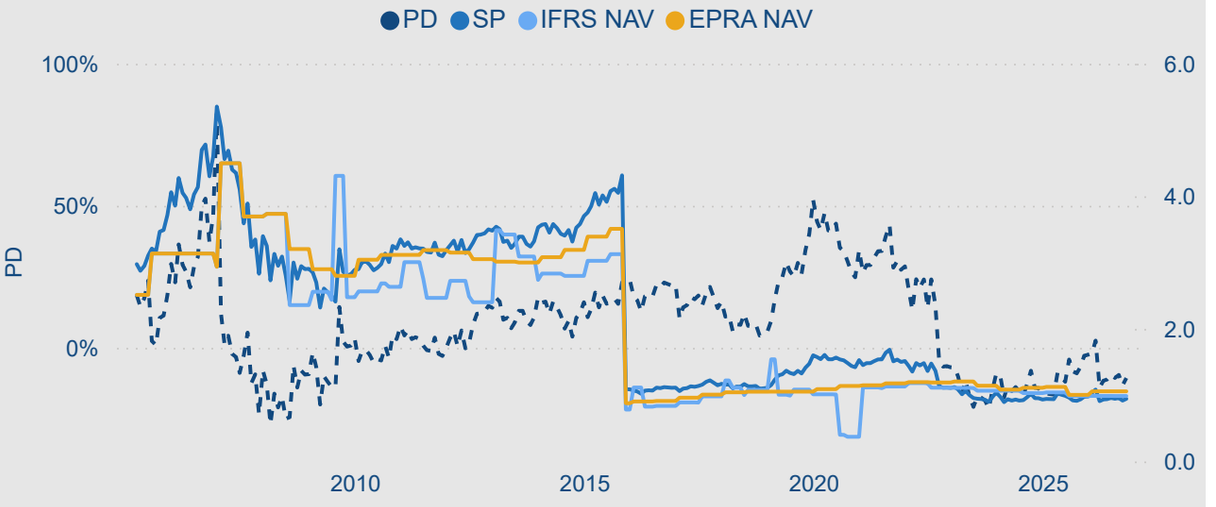
United Kingdom

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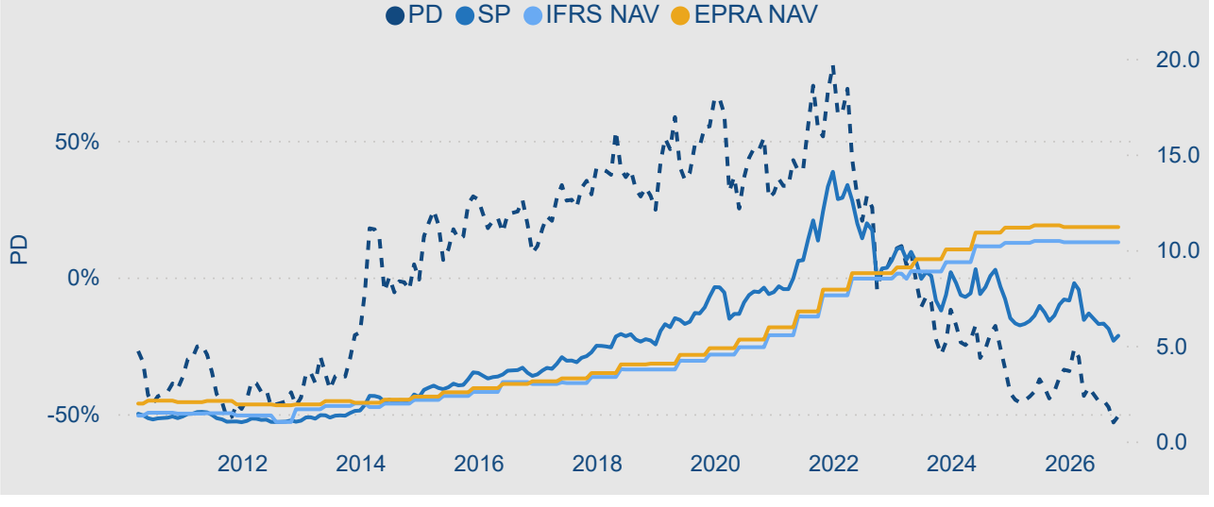
LondonMetric Property



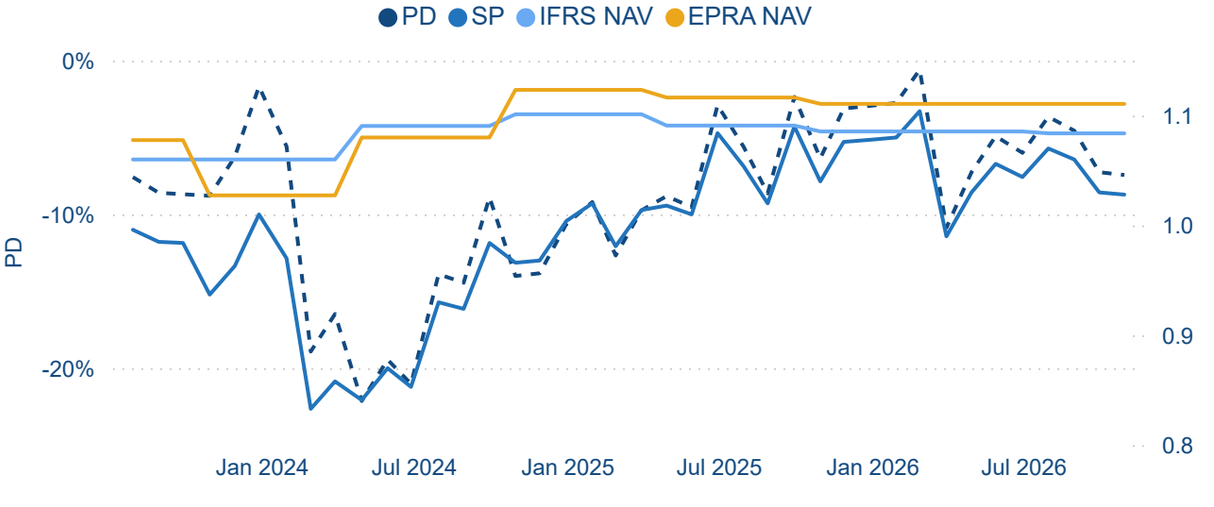
Primary Health Properties



Safestore



AEW UK REIT



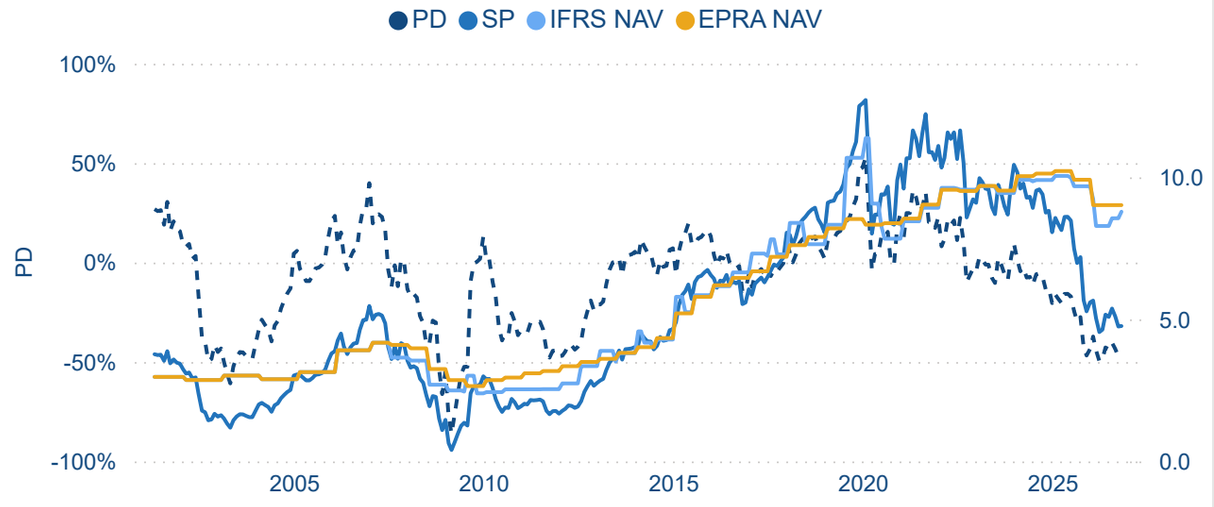
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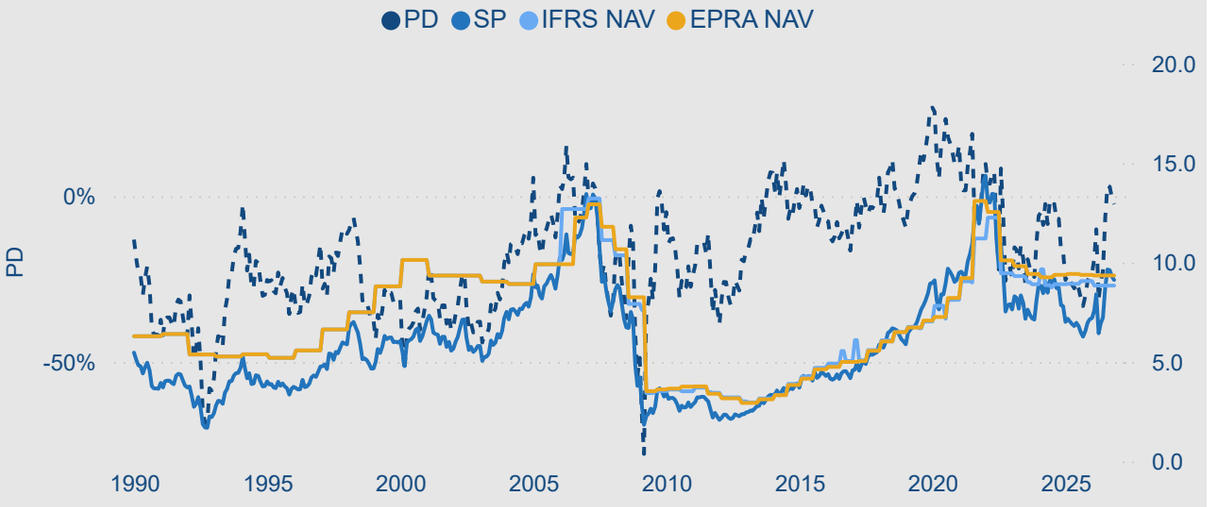
United Kingdom

October 2026
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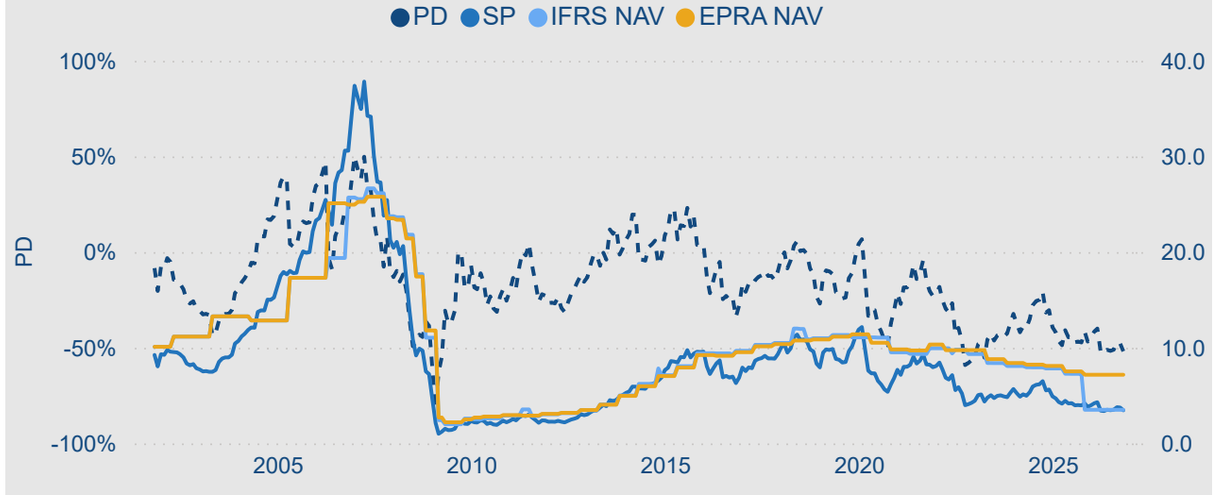
Unite Group



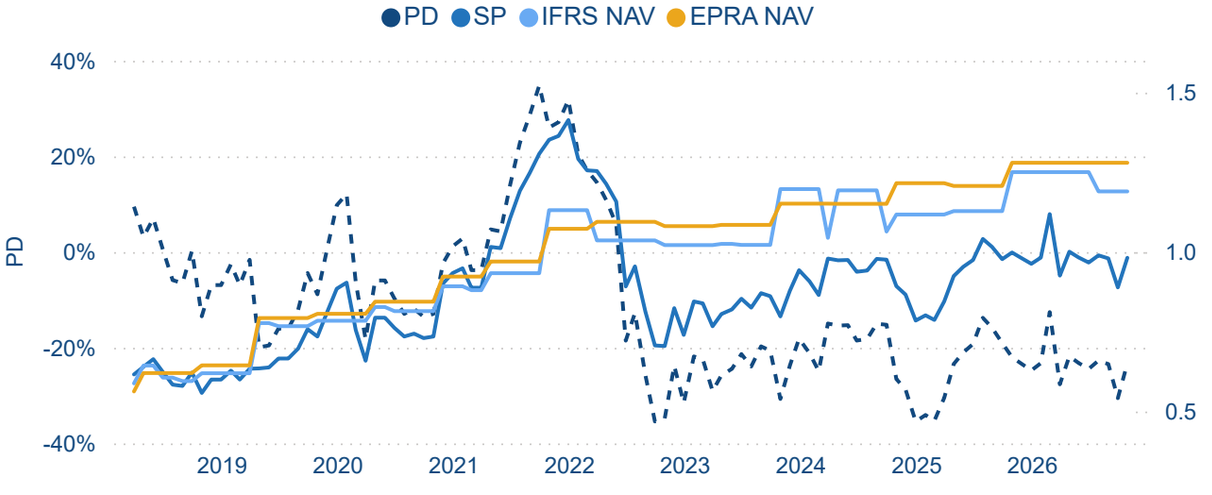
SEGRO



Workspace Group



Sirius Real Estate



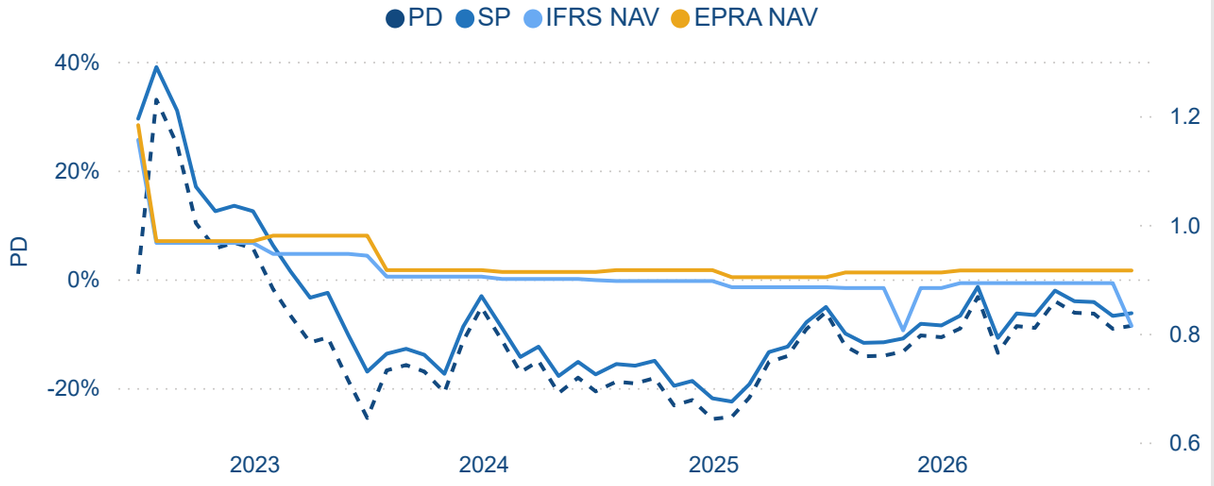
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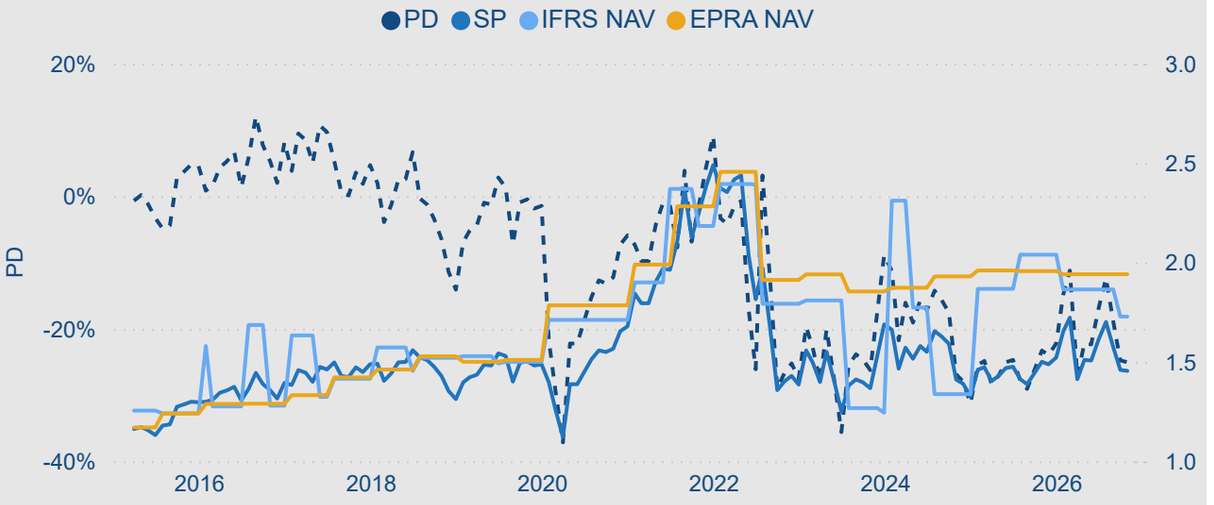
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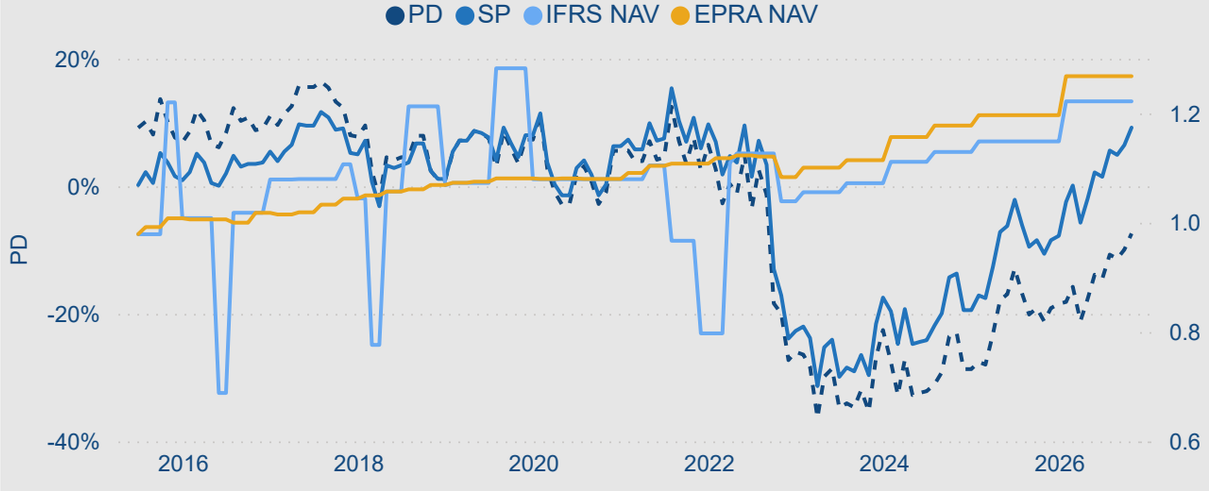
Supermarket Income REIT plc



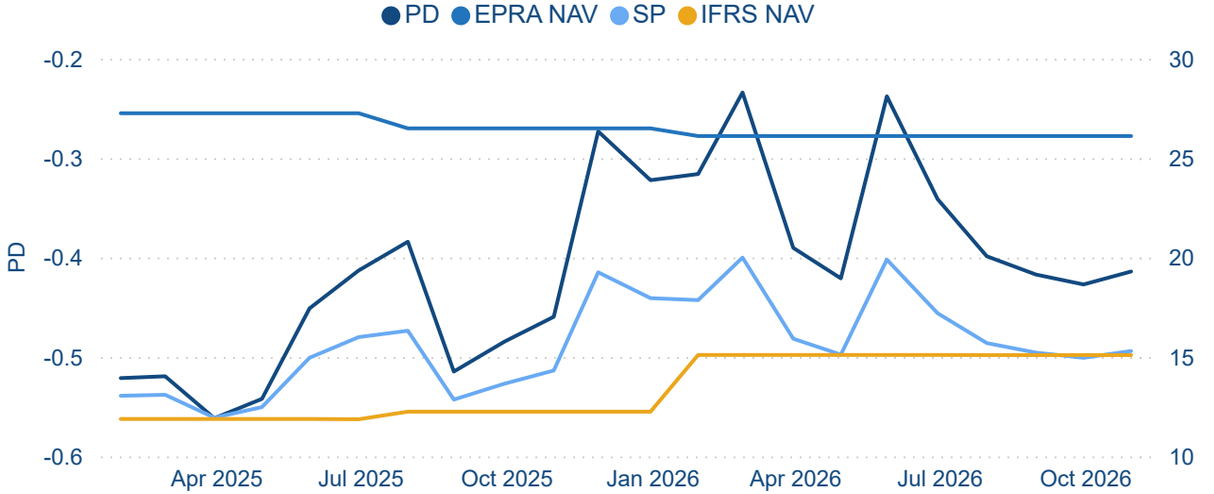
Tritax Big Box REIT



Target Healthcare REIT



PPHE



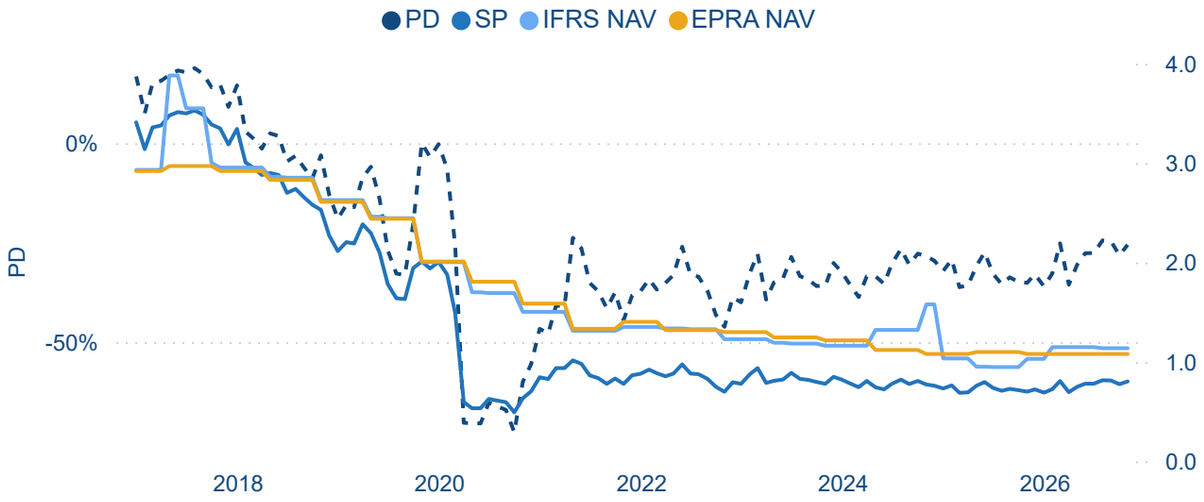
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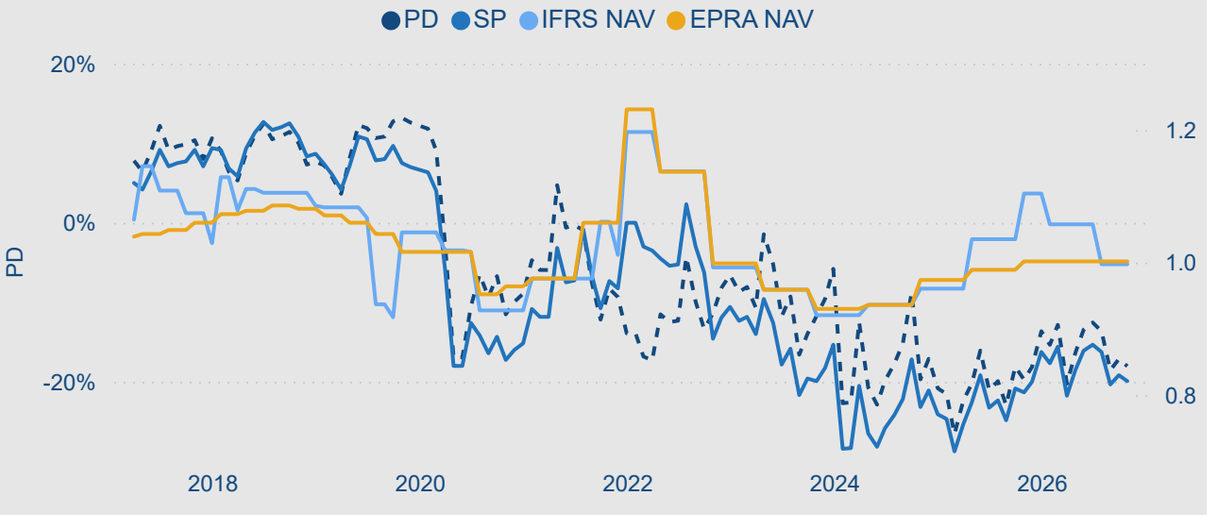
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NewRiver REIT



Custodian REIT



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As of: 2026 October 30

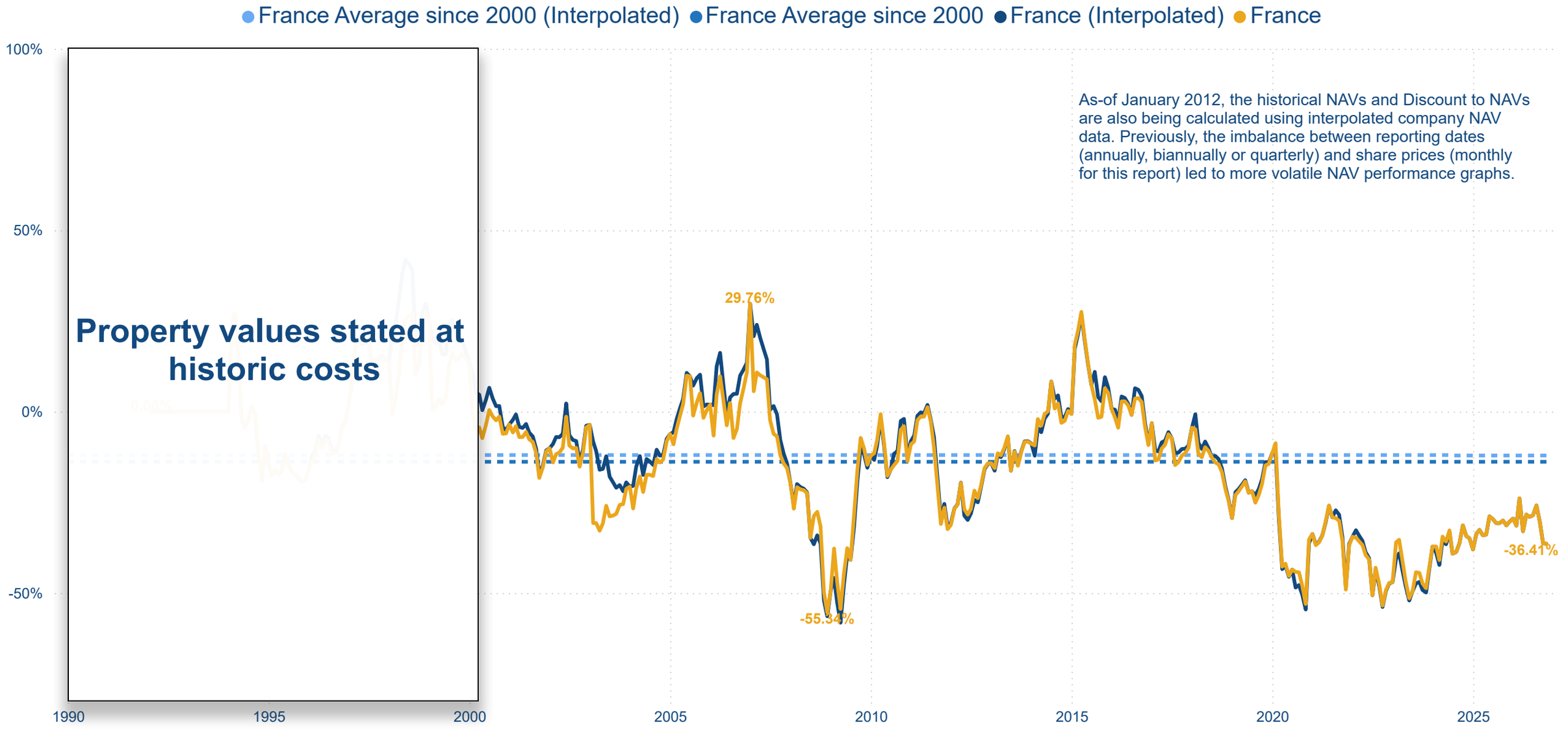
Premium / Discount:	-36.41 %		
Last month:	-36.27 %		
Total NAV (million EUR):	61,208.81		
Total MC (million EUR):	40,311.05		
Number of constituents:	9.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	9.00	100%	of market cap.
Average since 1989:	-20.31 %		
10 year average:	-29.77 %		
5 year average:	-37.43 %		
3 year average:	-33.54 %		
2 year average:	-31.43 %		
1 year average:	-30.34 %		
Price Index Monthly change:	0.17 %		

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France

October 2026
Monthly Published NAV



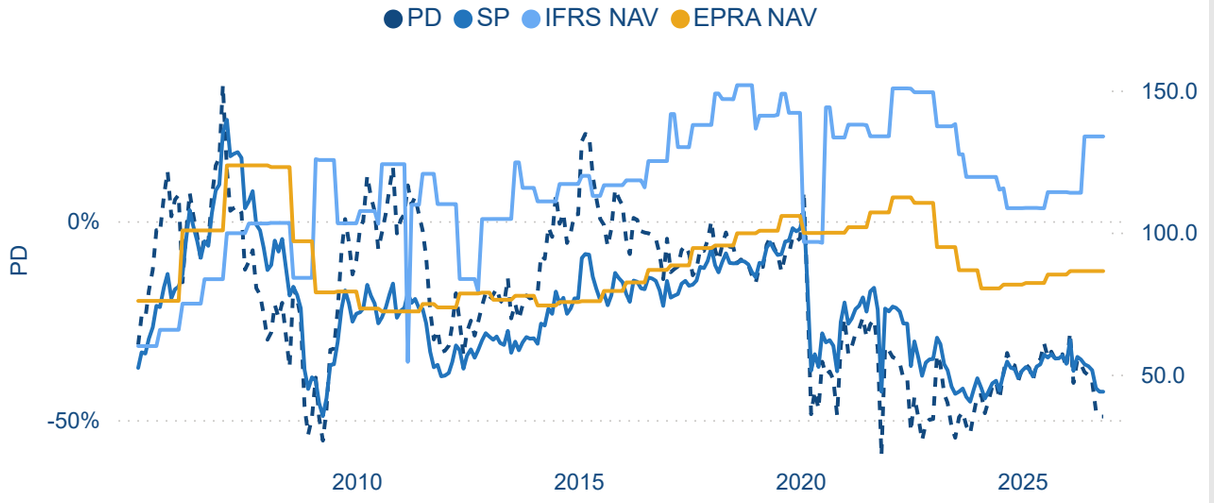
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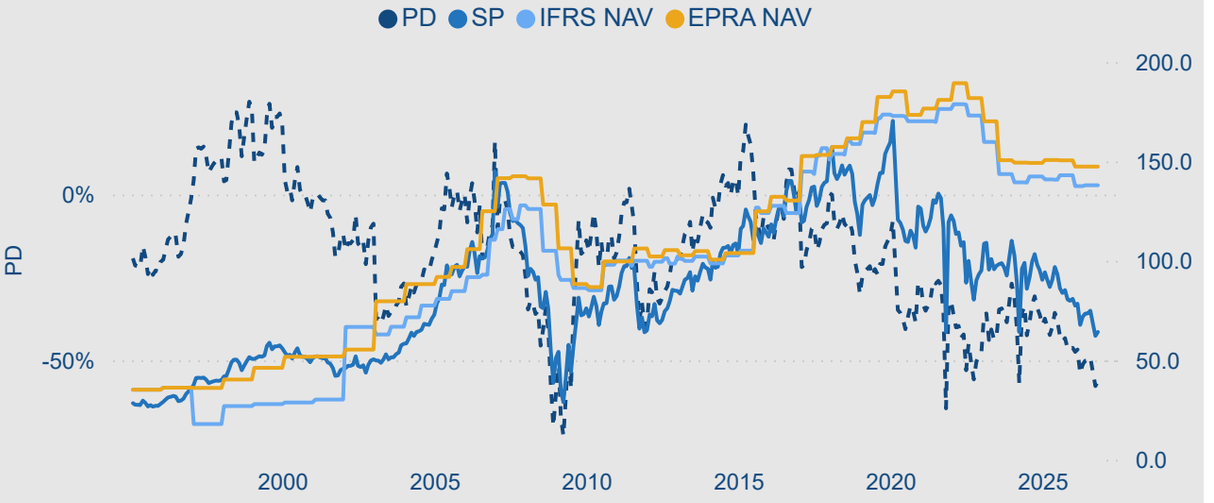
France

October 2026
Monthly Published NAV

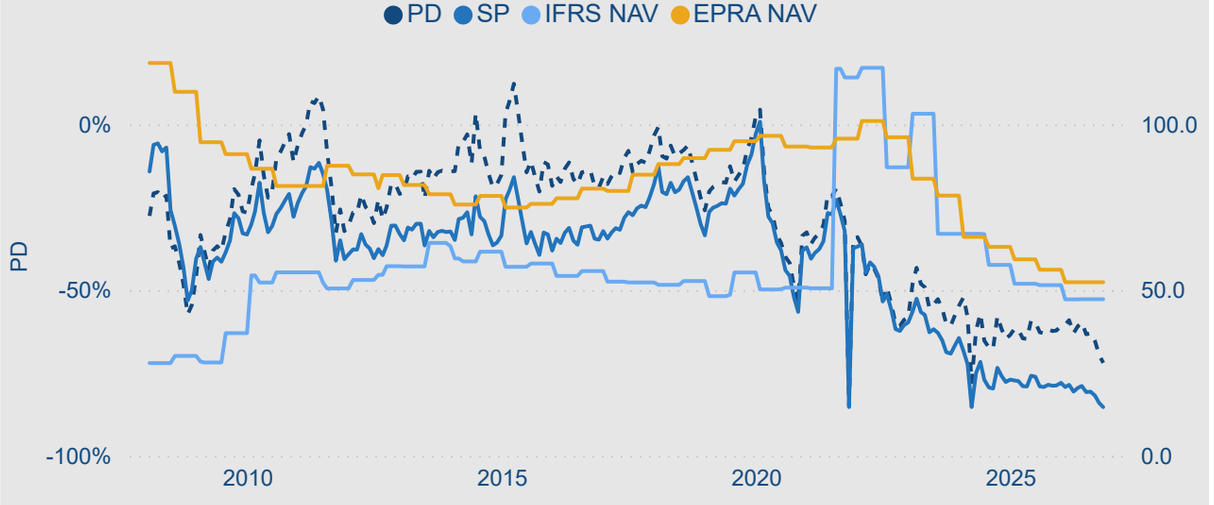
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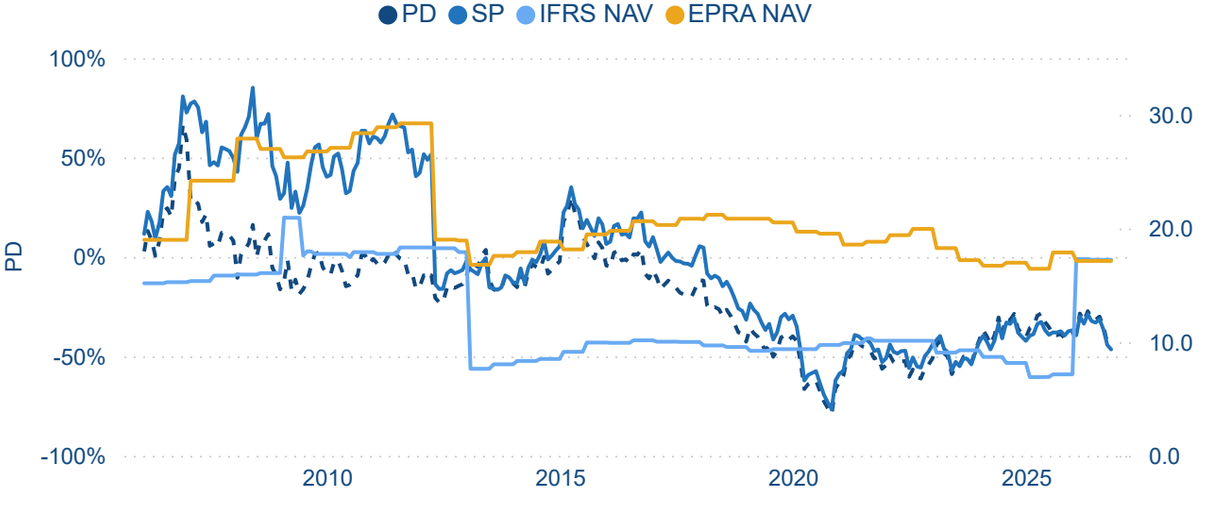
Gecina



Icade



Mercialys



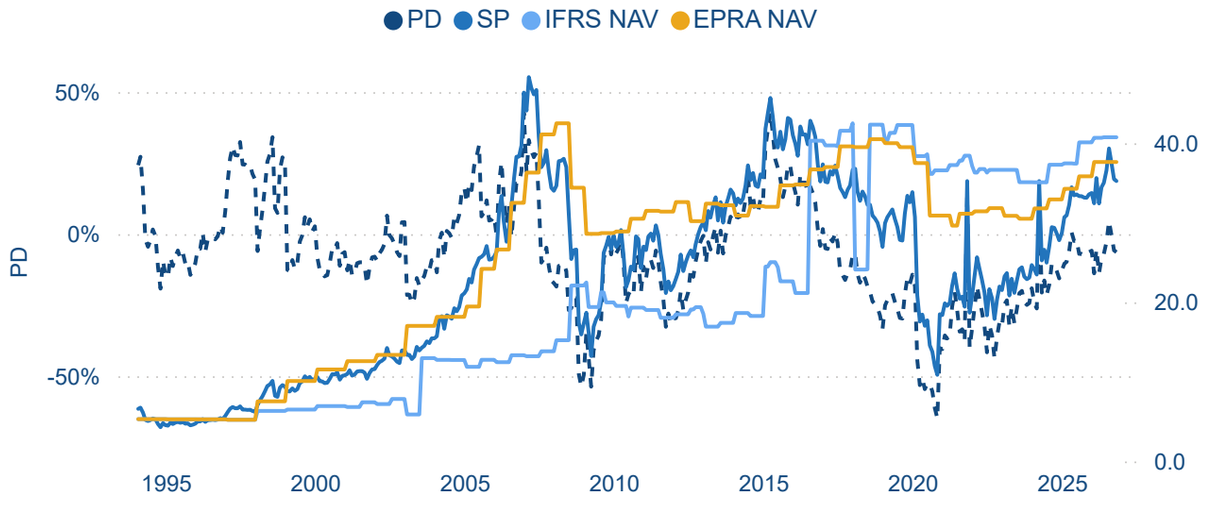
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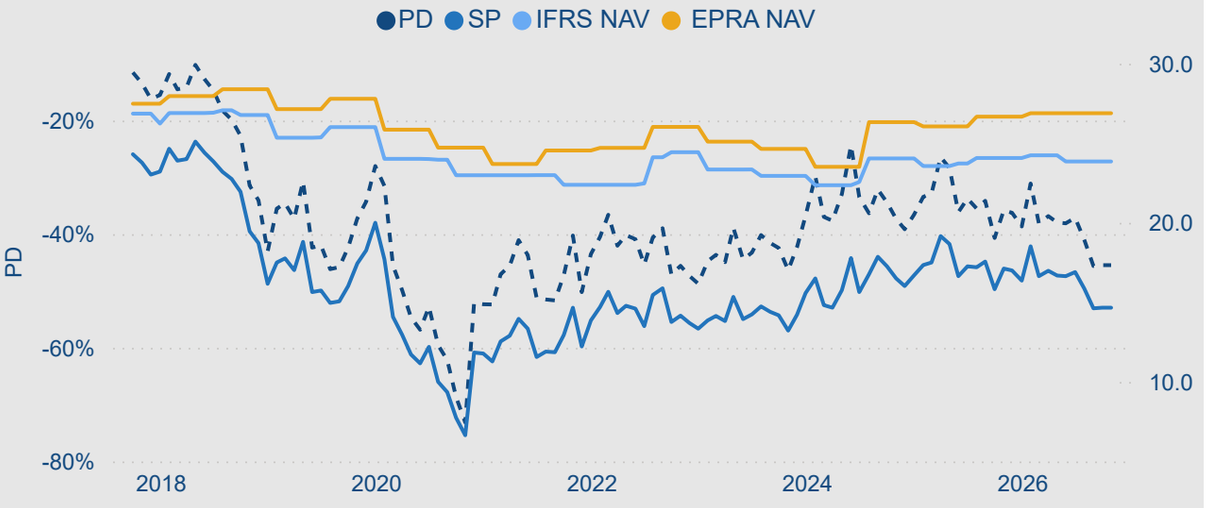
France

October 2026
Monthly Published NAV

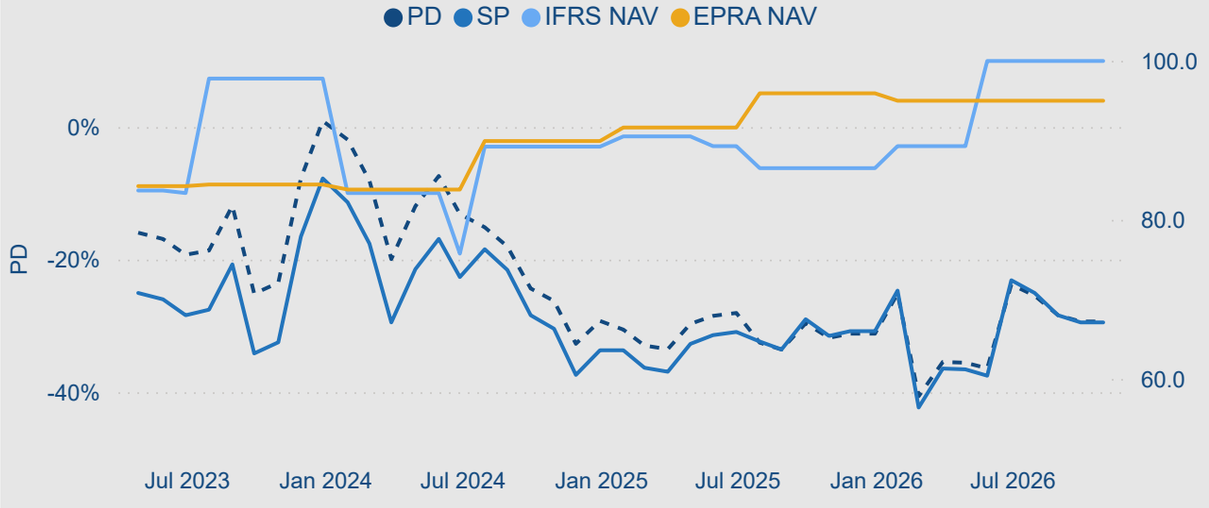
Klepierre



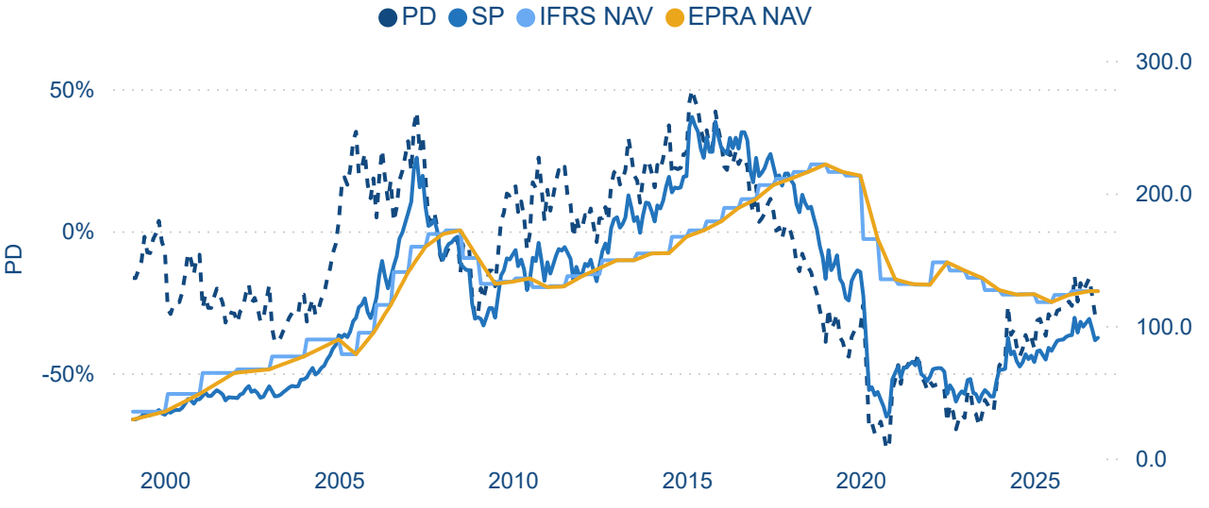
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Argan



Unibail-Rodamco-Westfield



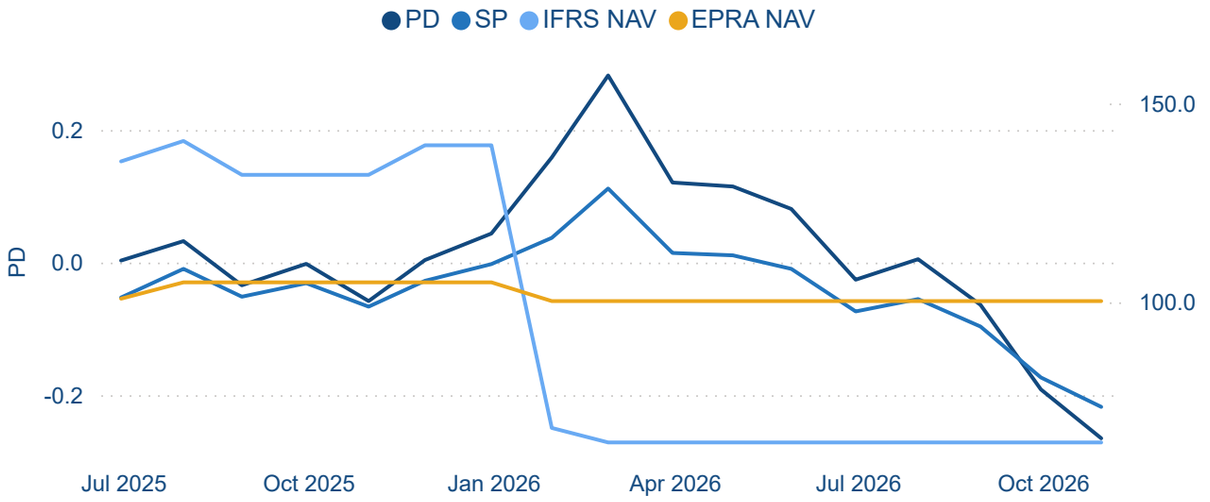
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France

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Altarea



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FTSE EPRA Nareit Developed Netherlands Index

As of: 2026 October 30

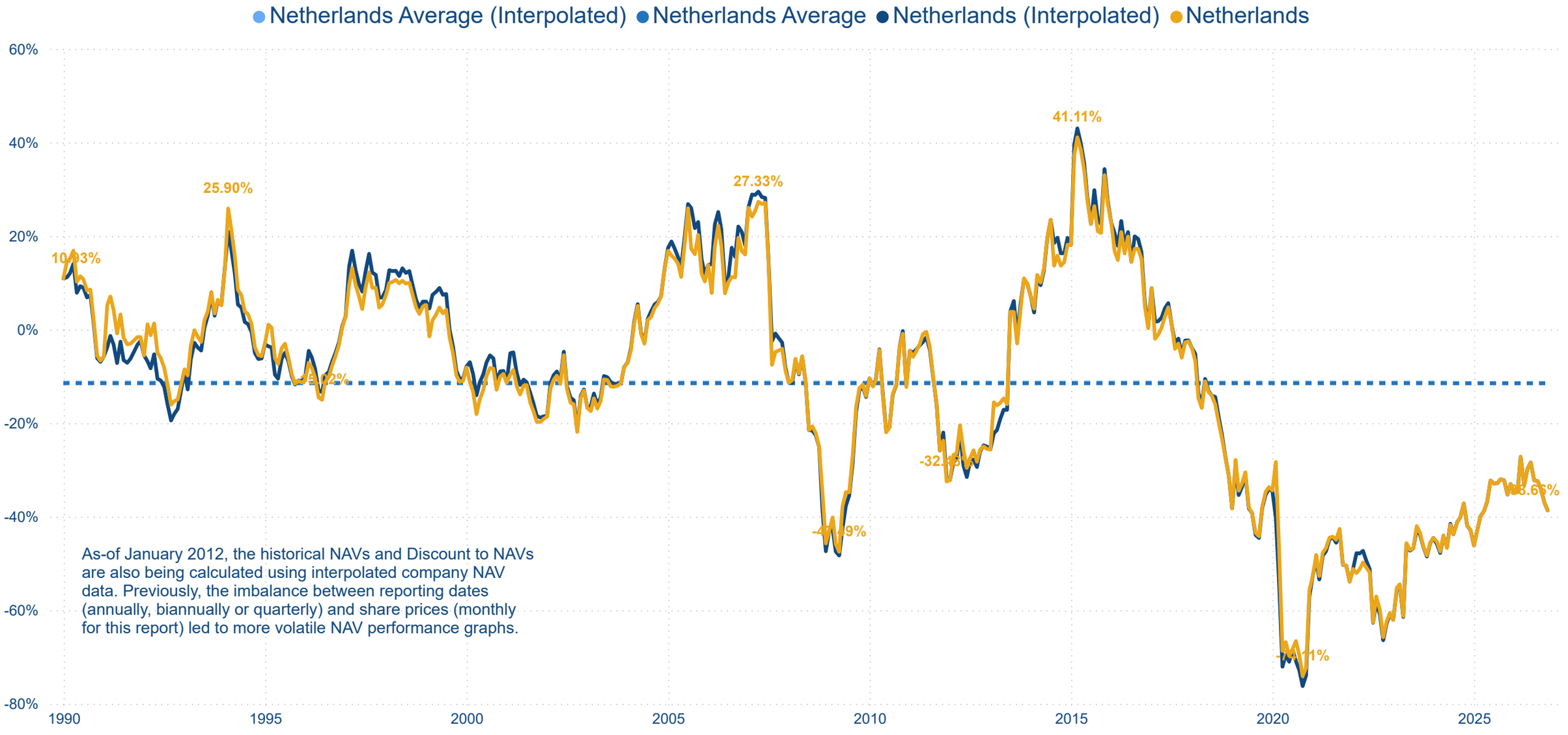
Premium / Discount:	-38.66 %		
Last month:	-36.94 %		
Total NAV (million EUR):	4,062.79		
Total MC (million EUR):	2,492.07		
Number of constituents:	3.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	3.00	100%	of market cap.
Average since 1989:	-20.36 %		
10 year average:	-37.35 %		
5 year average:	-44.14 %		
3 year average:	-38.06 %		
2 year average:	-35.30 %		
1 year average:	-33.15 %		
Price Index Monthly change:	-2.73 %		

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Netherlands

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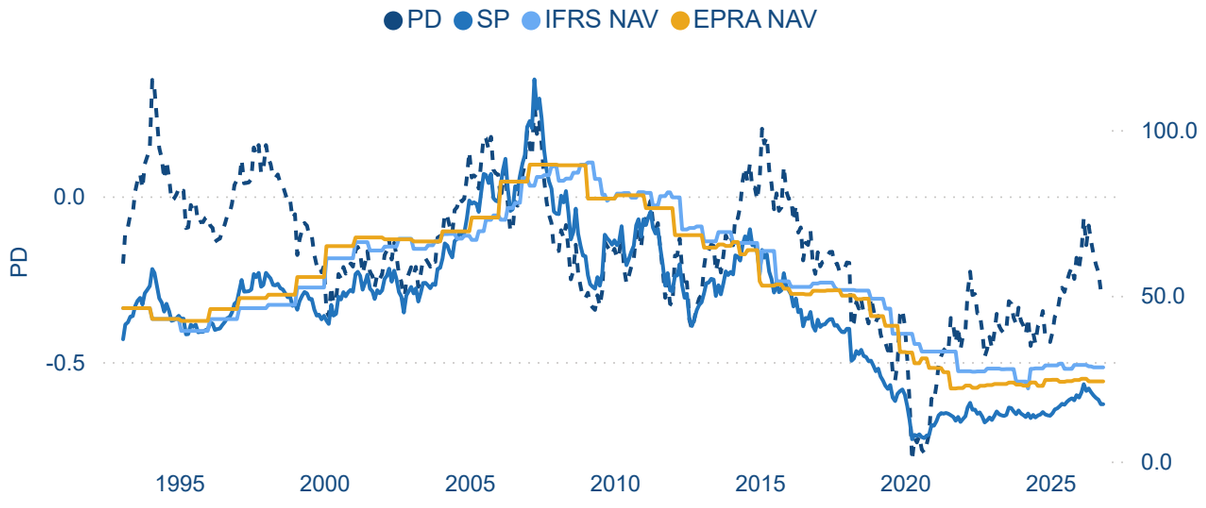
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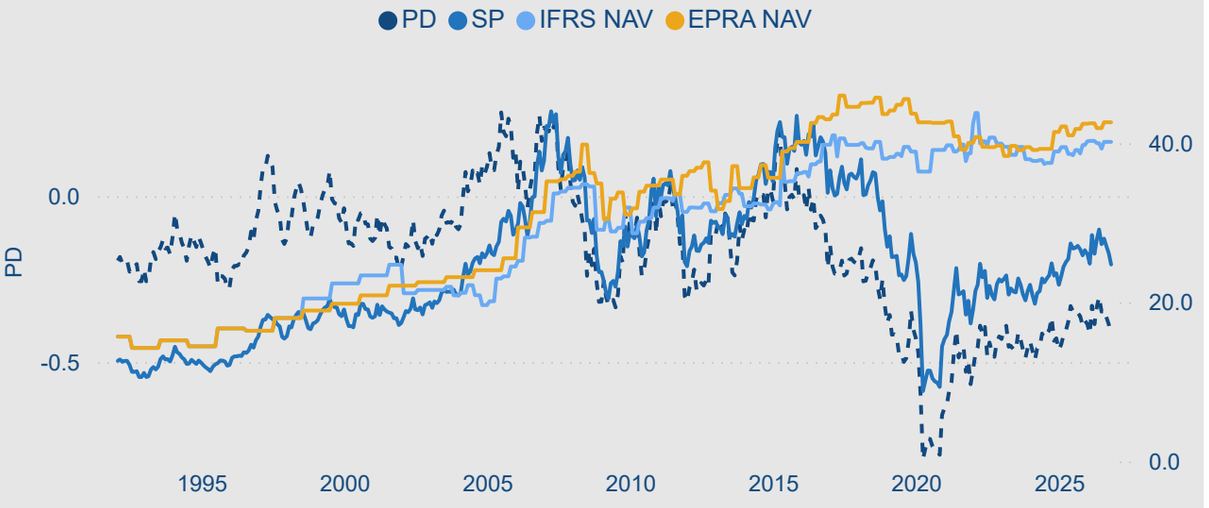
Netherlands

October 2026
Monthly Published NAV

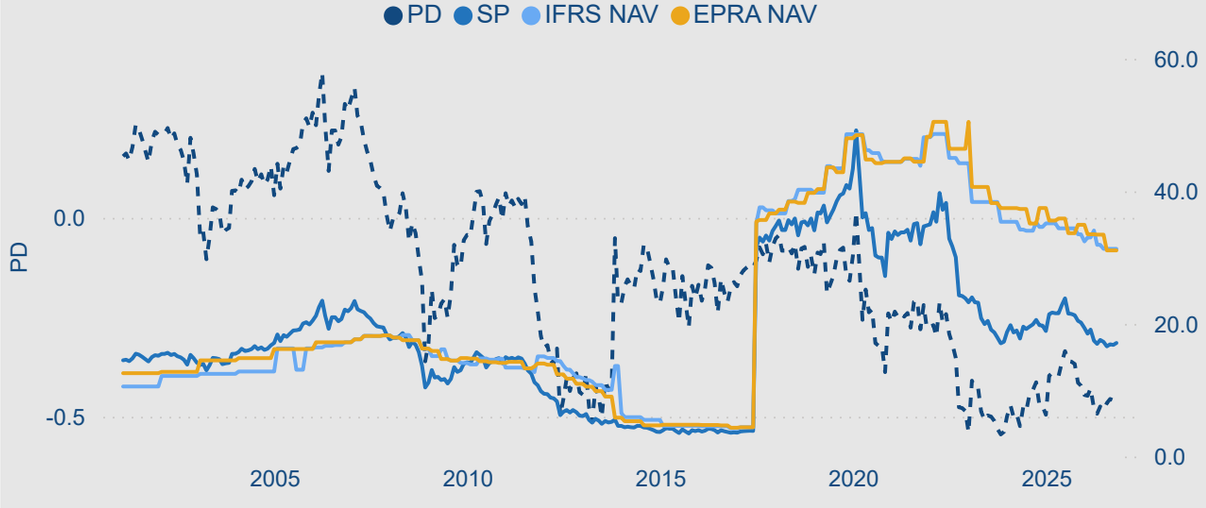
Wereldhave



Eurocommercial Properties



NSI



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As of: 2026 October 30

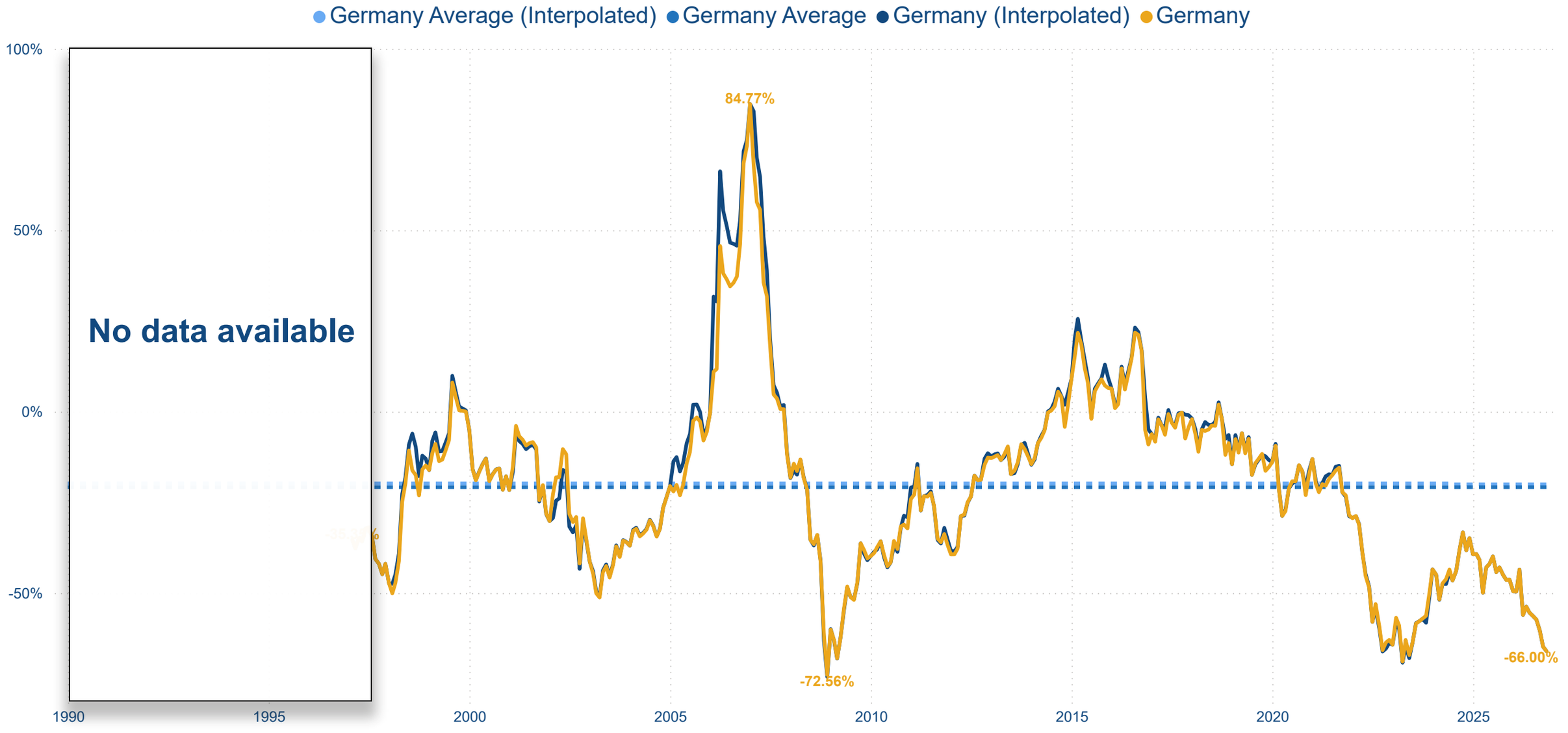
Premium / Discount:	-66.00 %		
Last month:	-64.80 %		
Total NAV (million EUR):	88,077.09		
Total MC (million EUR):	29,948.81		
Number of constituents:	8.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	8.00	100%	of market cap.
Average since 1989:	-21.74 %		
10 year average:	-30.49 %		
5 year average:	-49.21 %		
3 year average:	-47.30 %		
2 year average:	-48.19 %		
1 year average:	-54.25 %		
Price Index Monthly change:	-3.00 %		

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Germany

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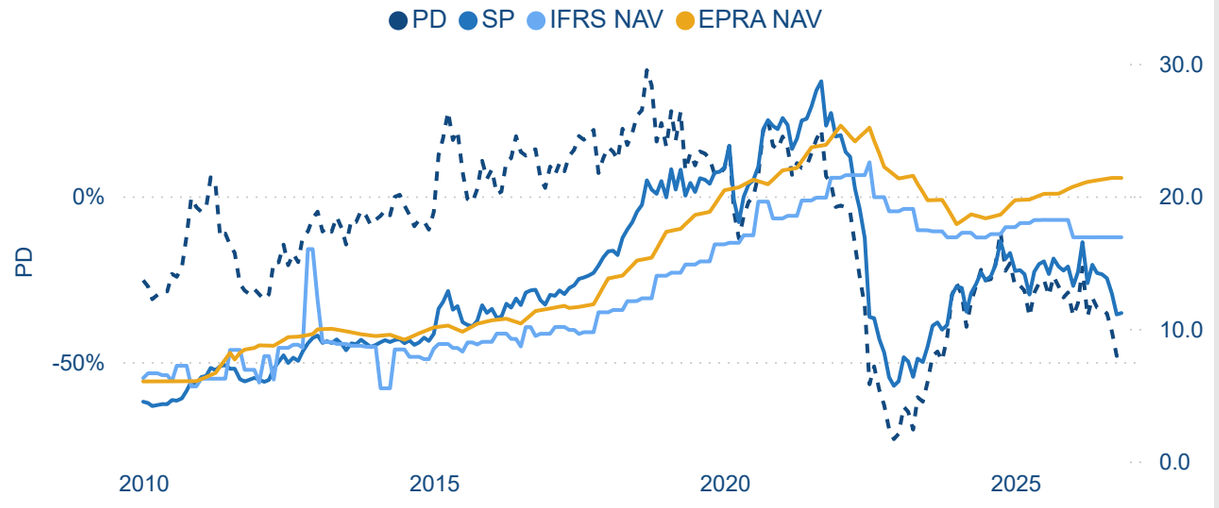
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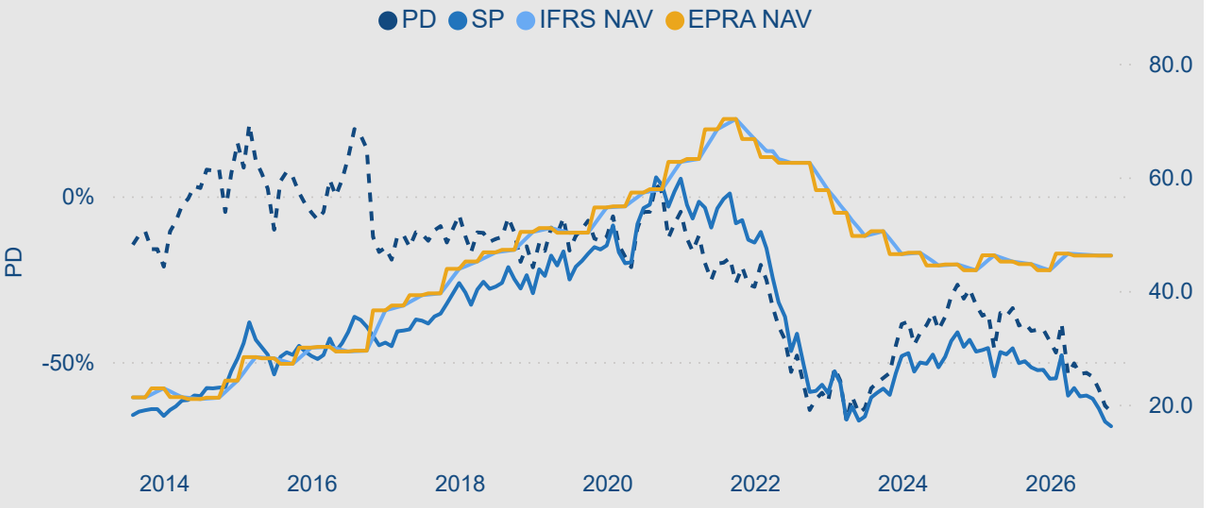
Germany

October 2026
Monthly Published NAV

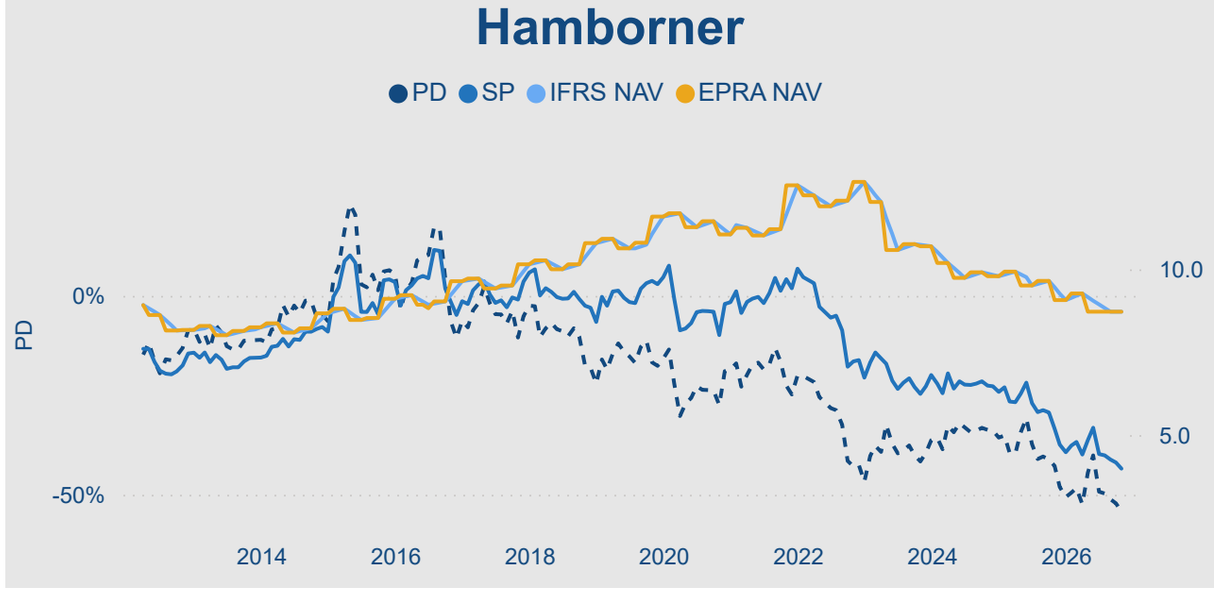
TAG Immobilien



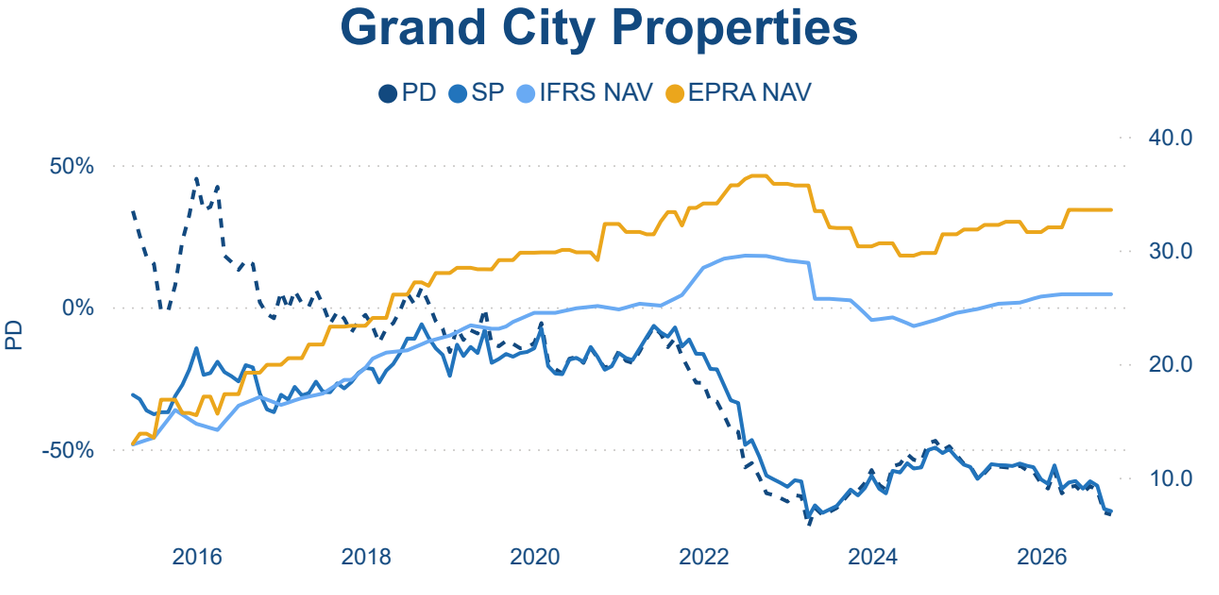
Vonovia



Hamborner



Grand City Properties



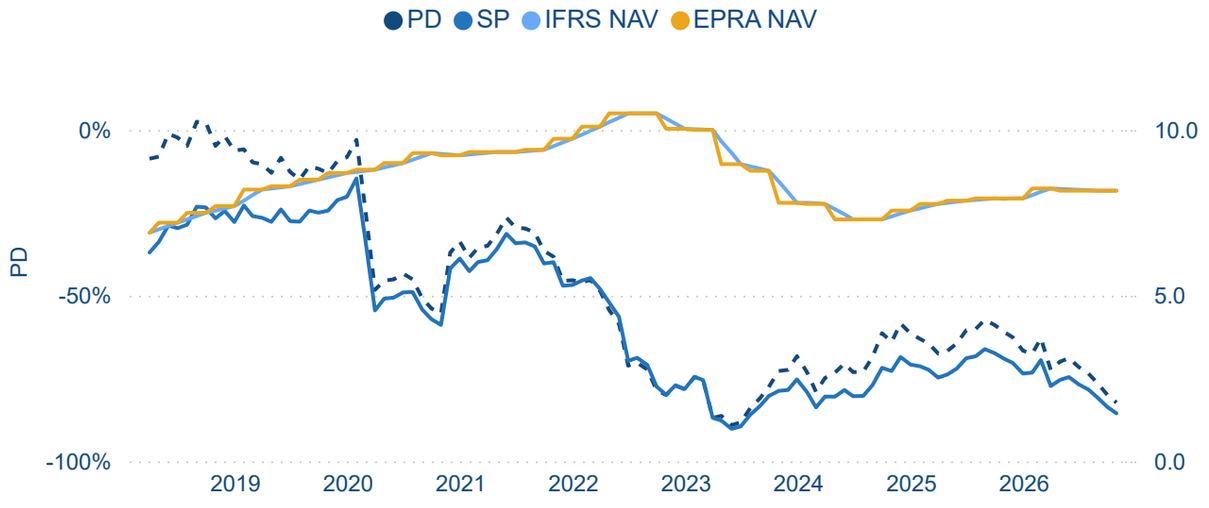
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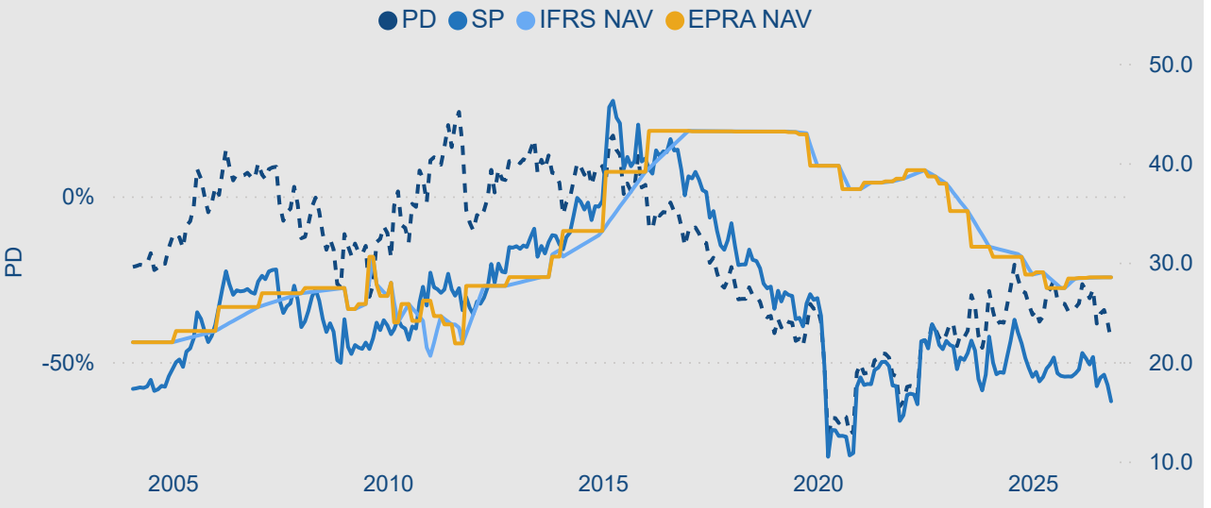
Germany

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Monthly Published NAV

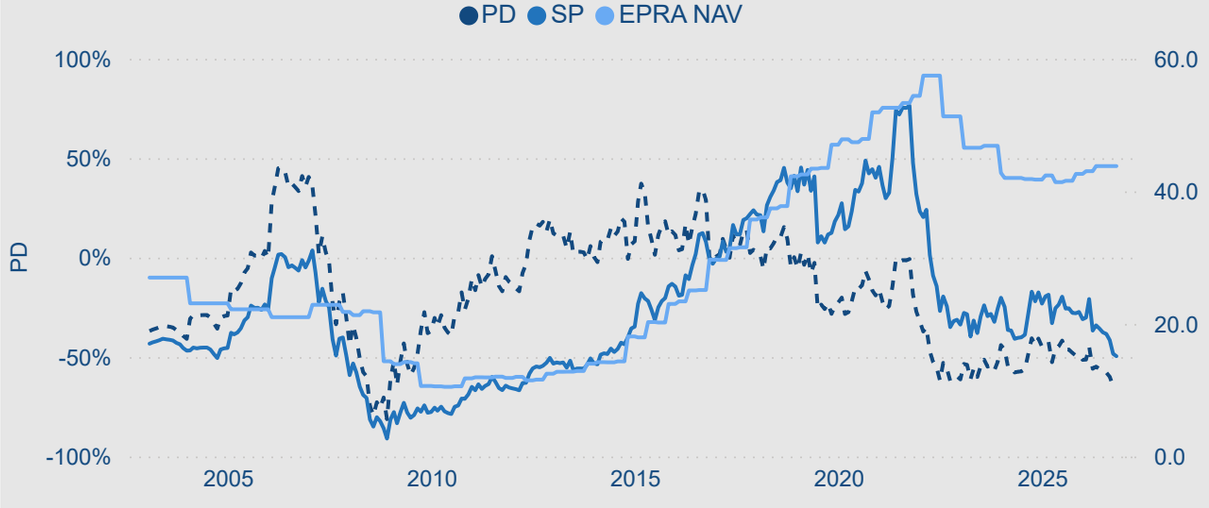
Aroundtown SA



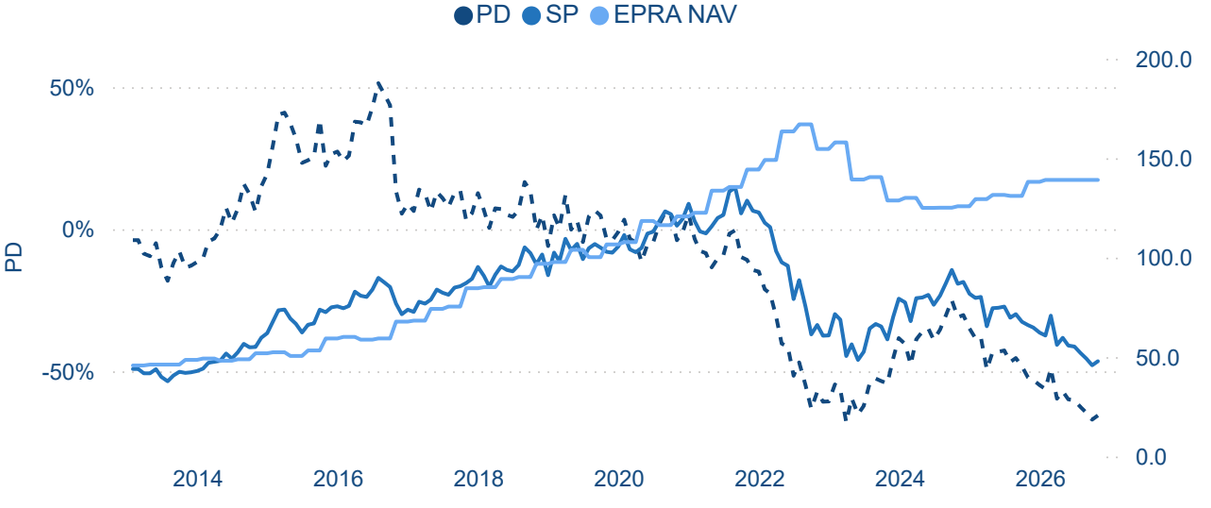
Deutsche Euroshop



Deutsche Wohnen



LEG Immobilien



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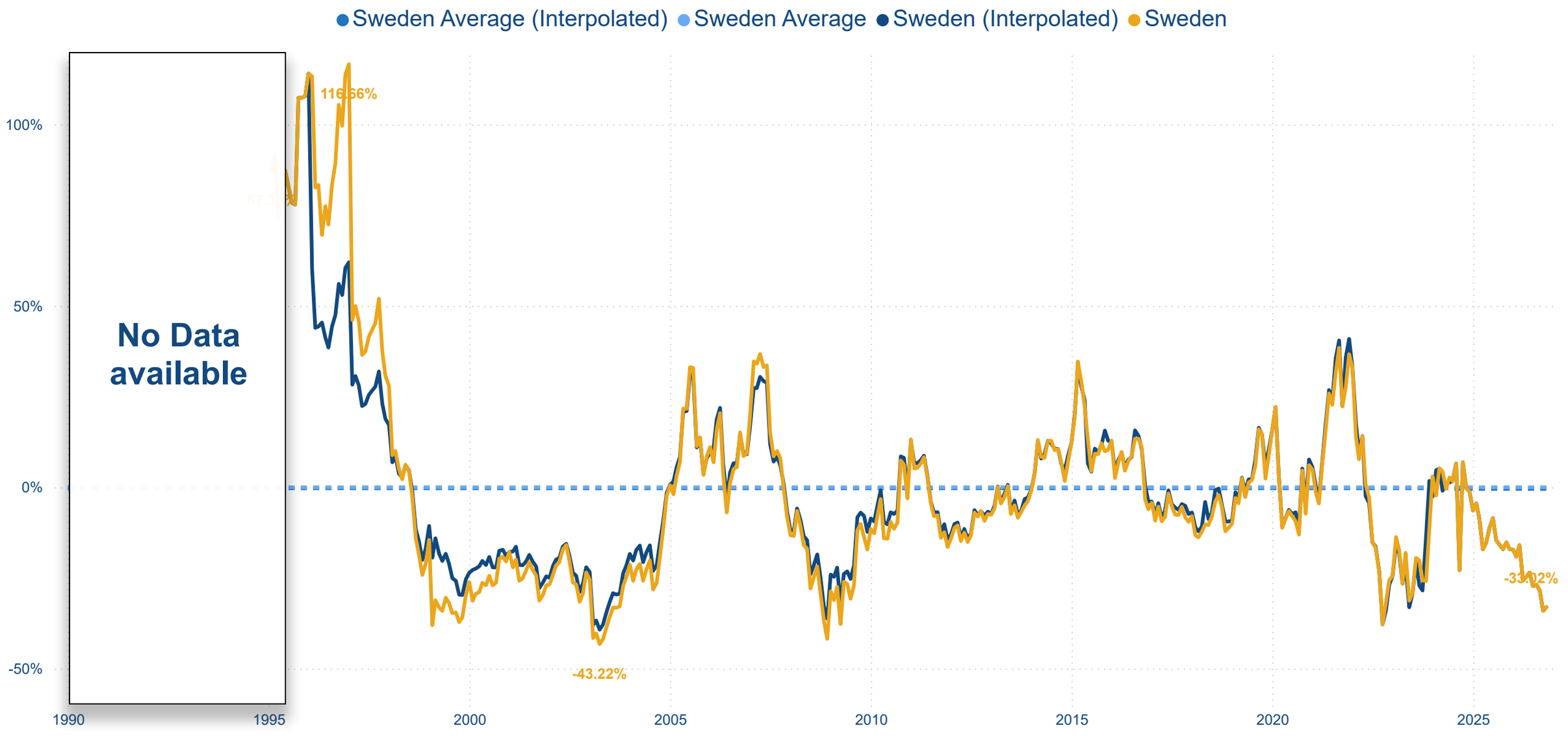
As of: 2026 October 30

Premium / Discount:	-33.02 %		
Last month:	-34.07 %		
Total NAV (million EUR):	55,062.41		
Total MC (million EUR):	37,536.28		
Number of constituents:	25.00		
Trading at Premium:	3.00	19%	of market cap.
Trading at Discount:	22.00	81%	of market cap.
Average since 1989:	-3.95 %		
10 year average:	-5.99 %		
5 year average:	-11.58 %		
3 year average:	-12.47 %		
2 year average:	-17.16 %		
1 year average:	-23.70 %		
Price Index Monthly change:	5.39 %		

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Sweden

October 2026
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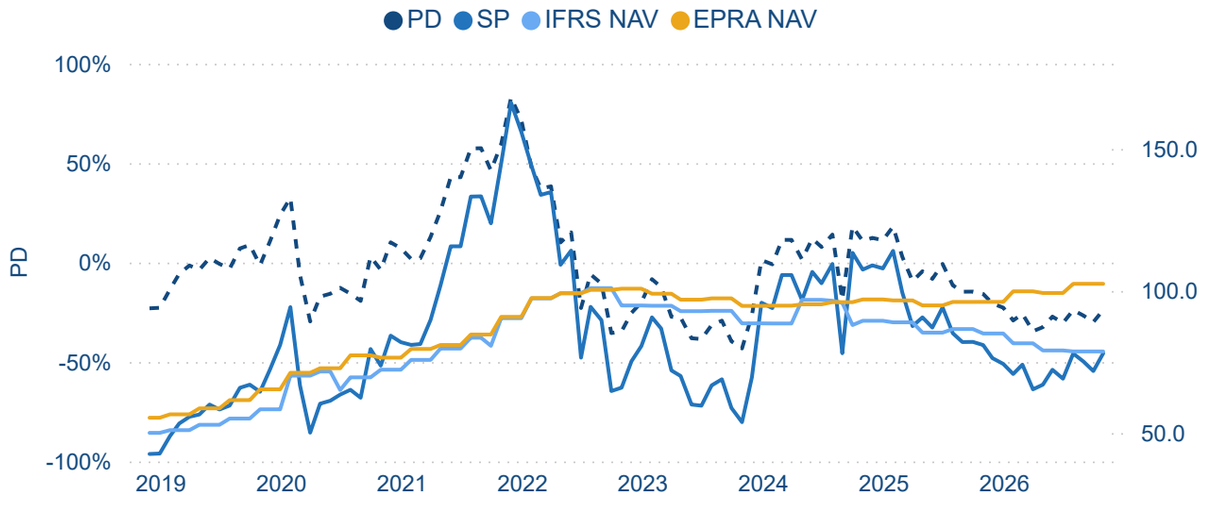
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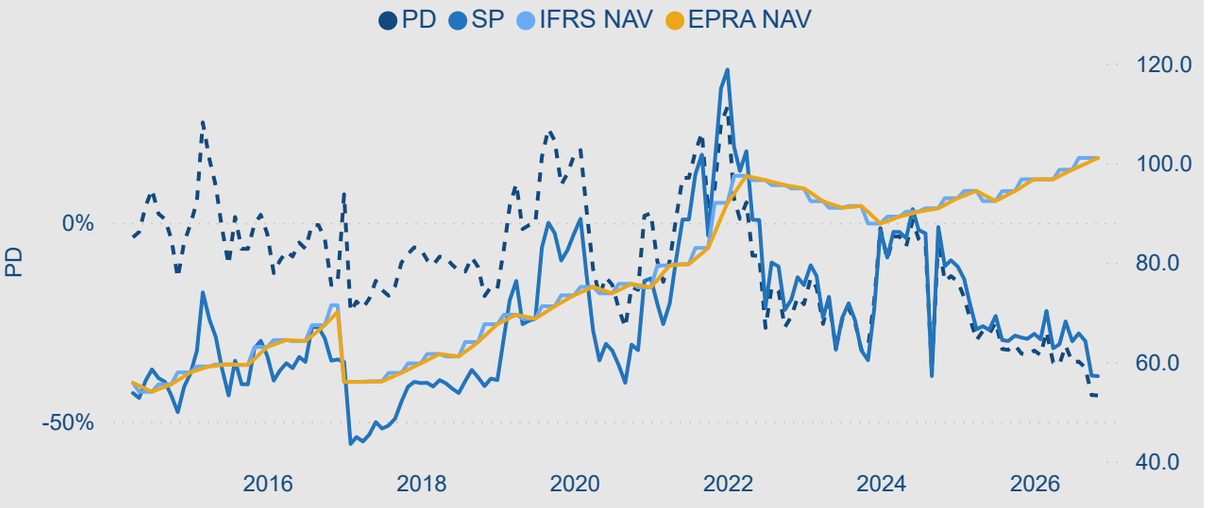
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October 2026
Monthly Published NAV

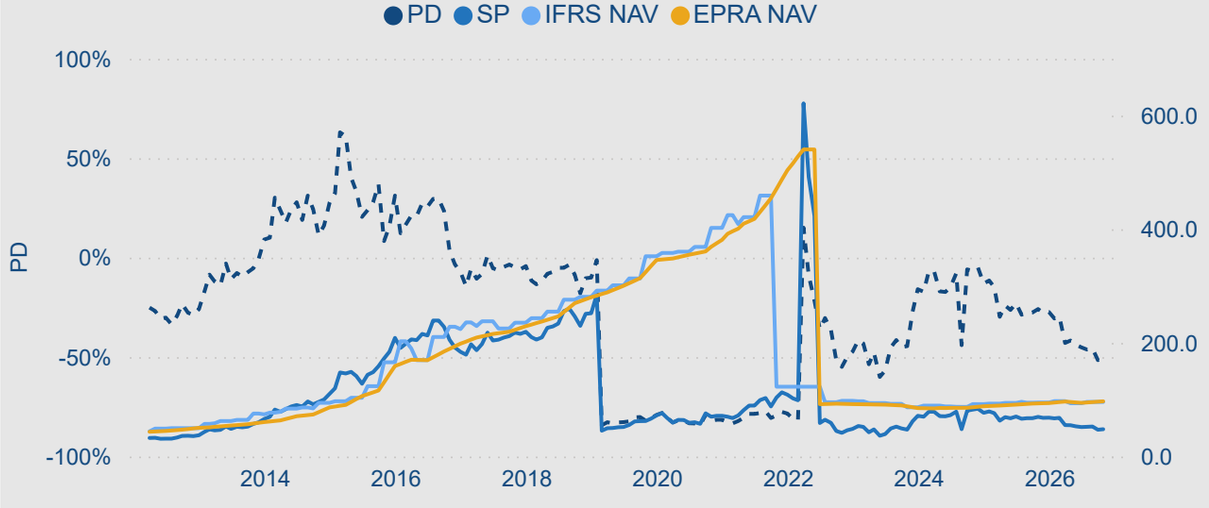
Nyfosa AB



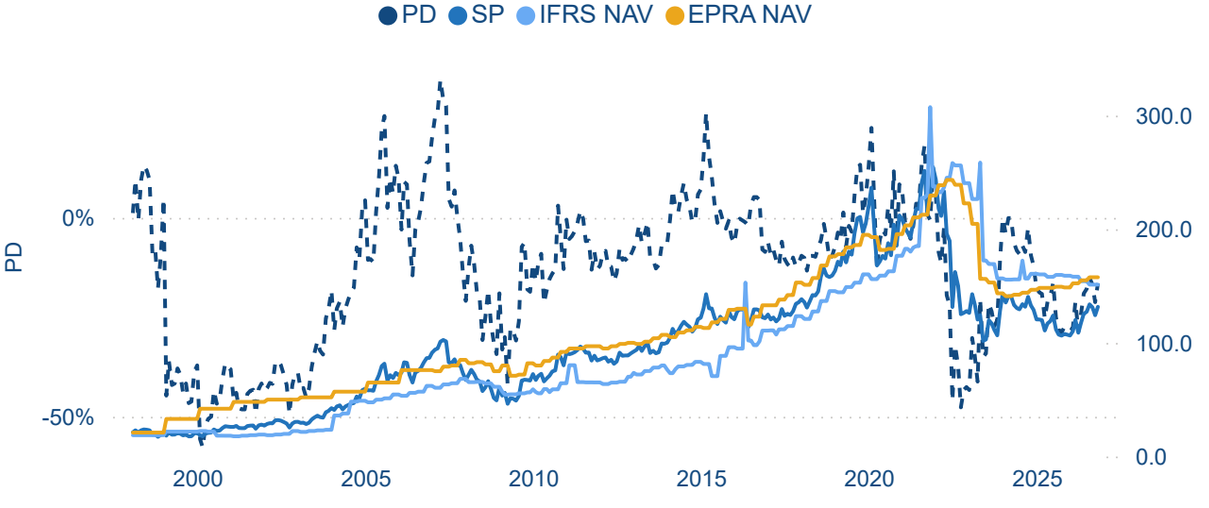
Dios Fastigheter



Fast Balder



Castellum



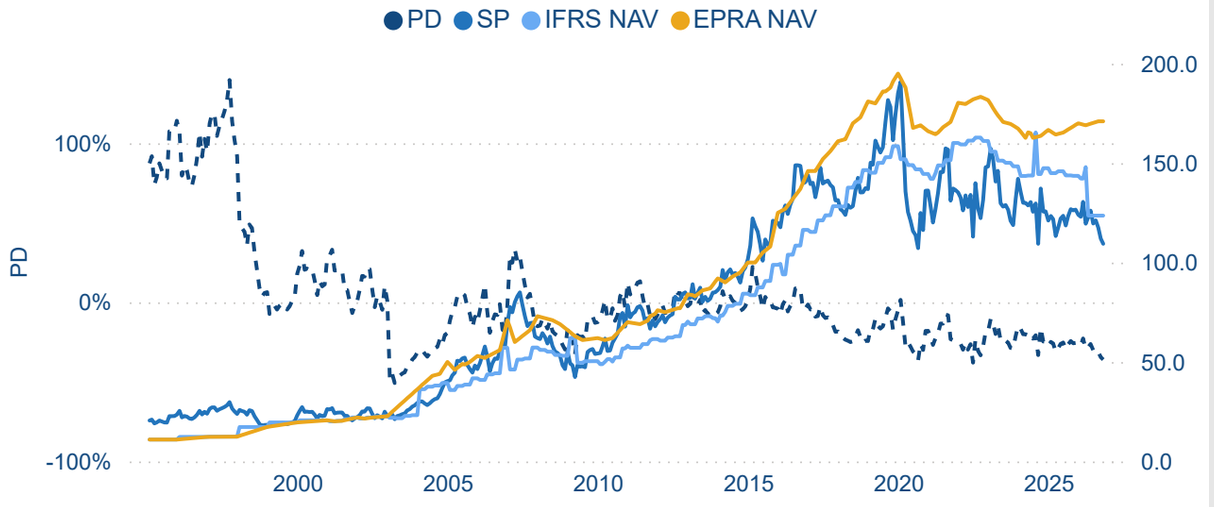
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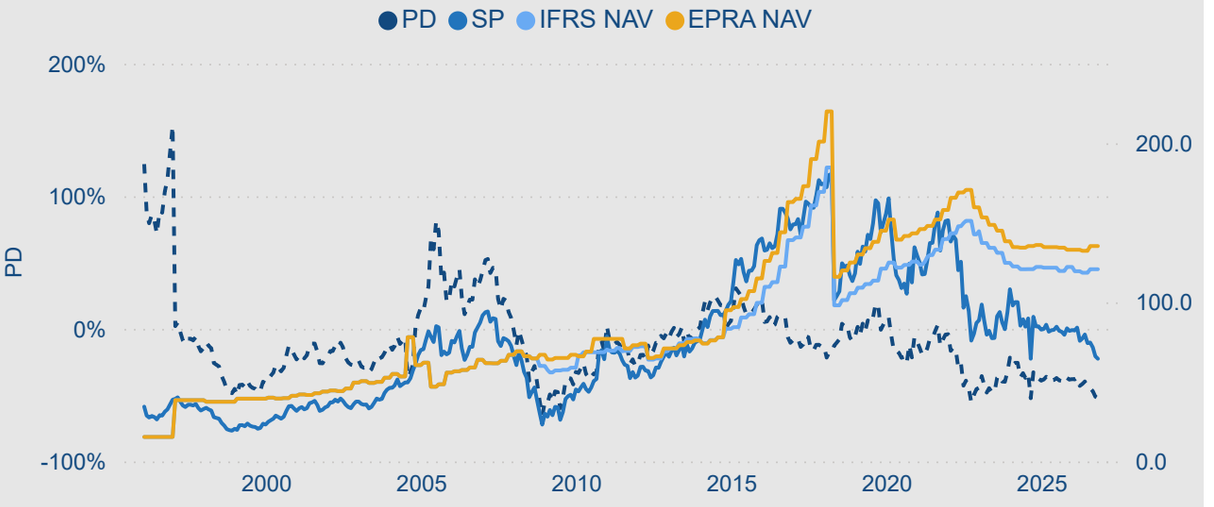
Sweden

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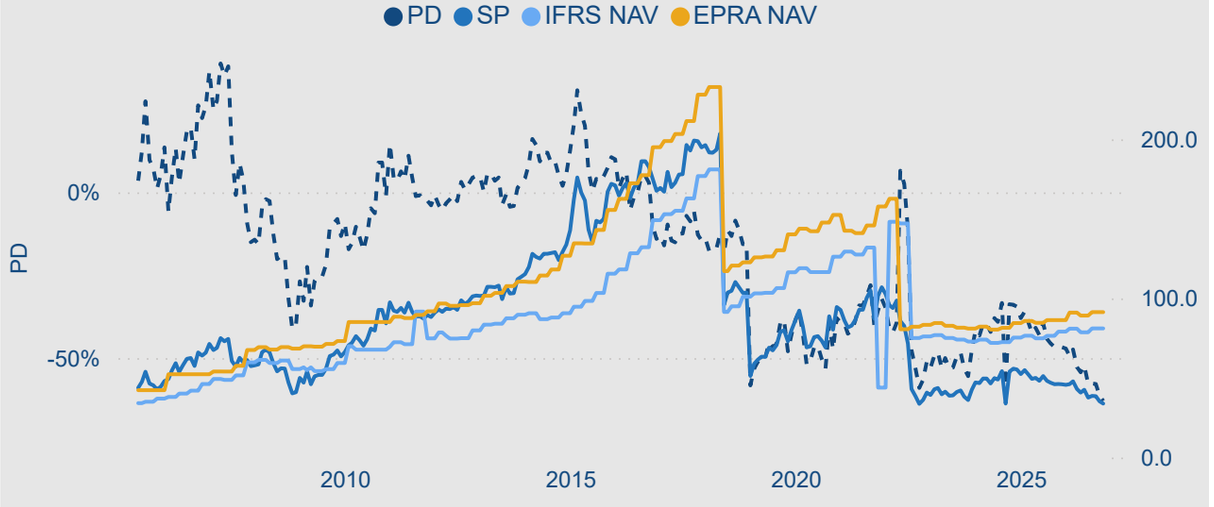
Hufvudstaden A



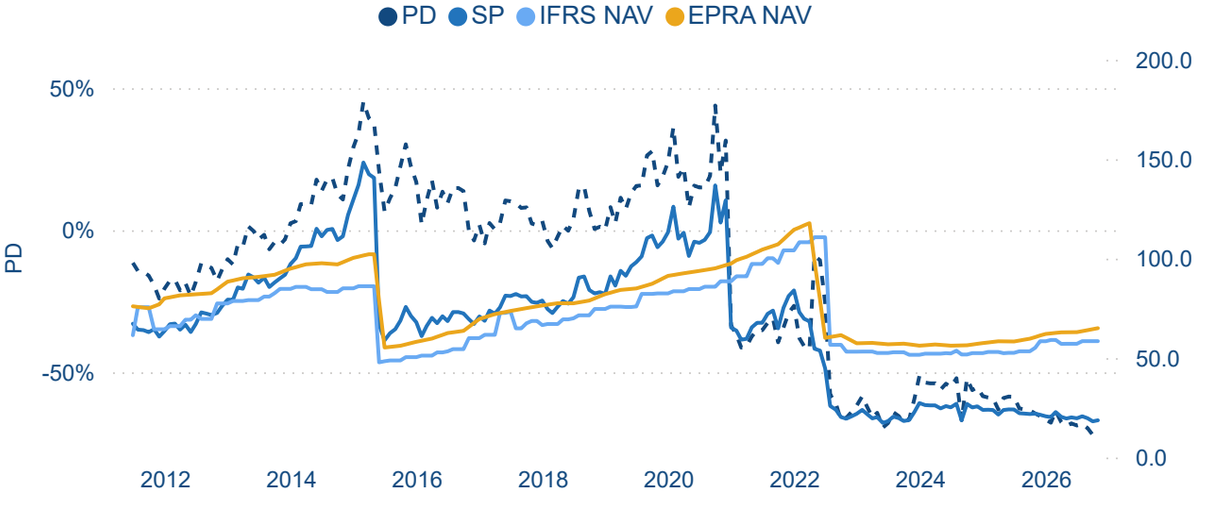
Fabege



Wihlborgs Fastigheter



Wallenstam



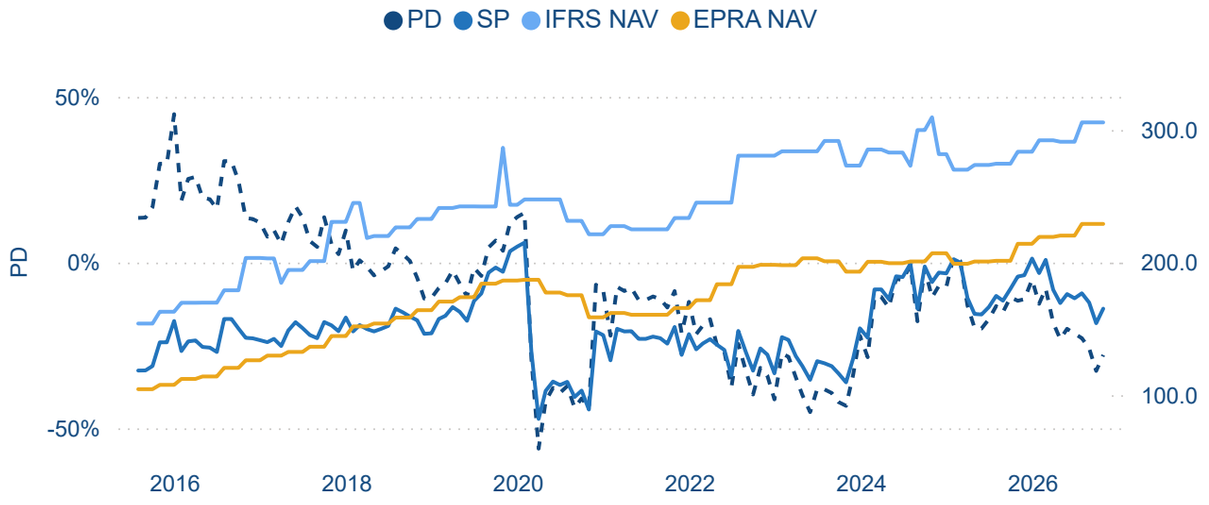
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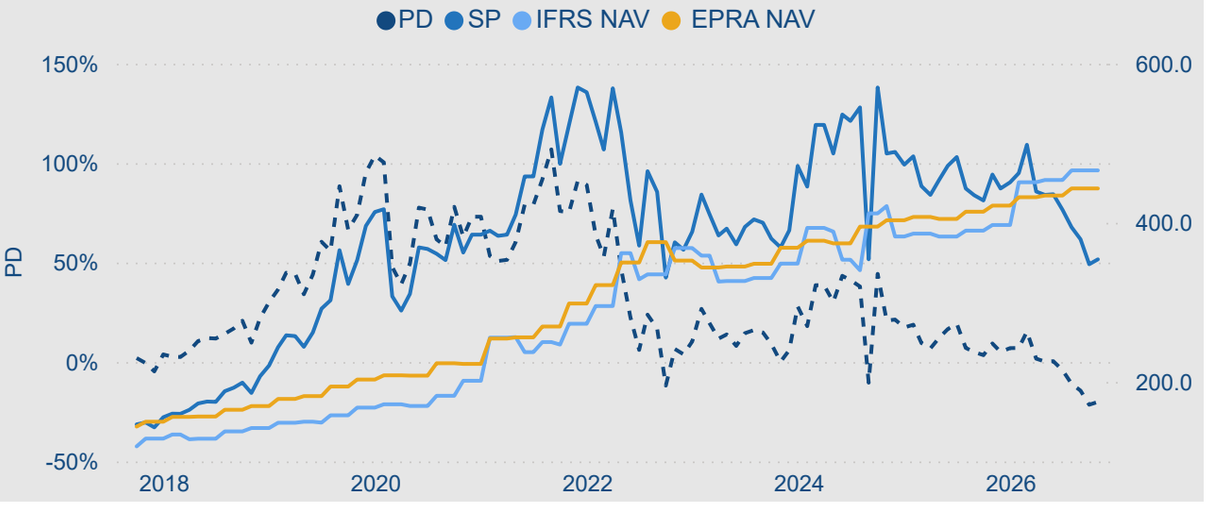
Sweden

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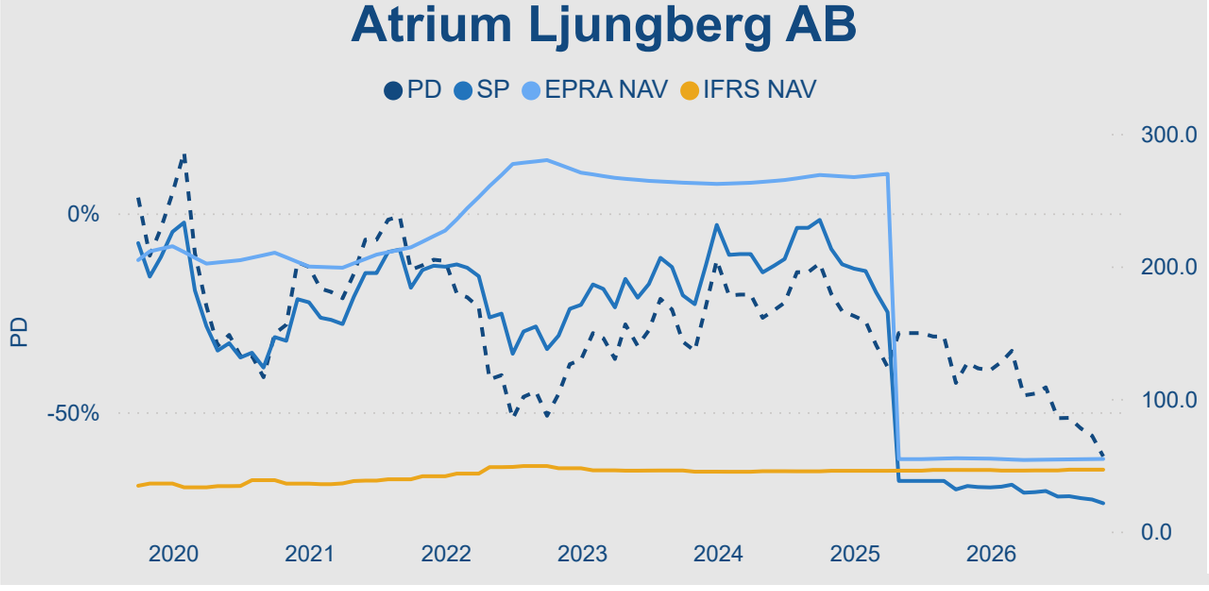
Pandox AB



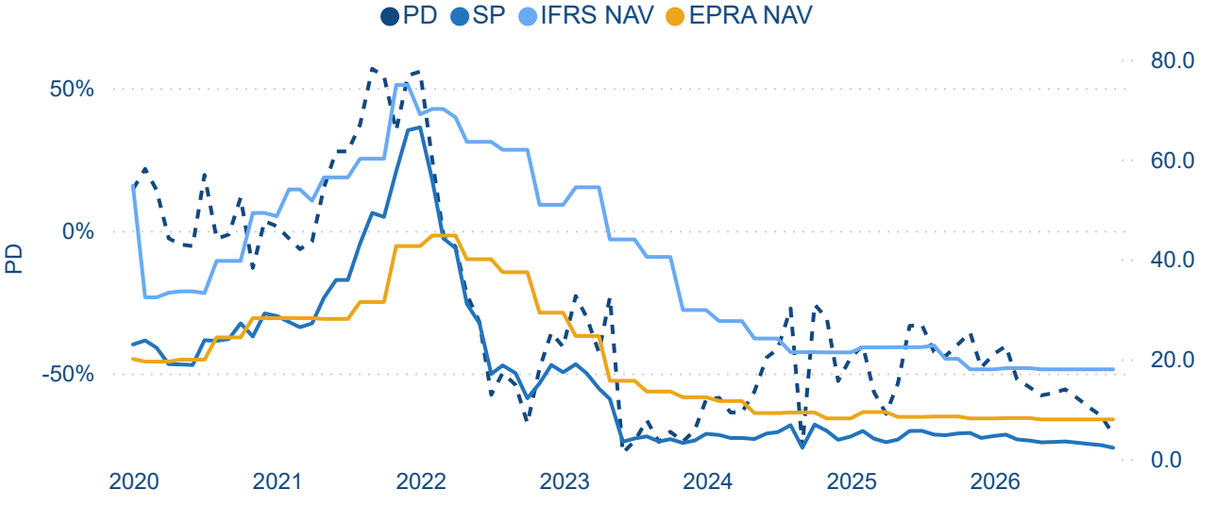
Catena AB



Atrium Ljungberg AB



SBB



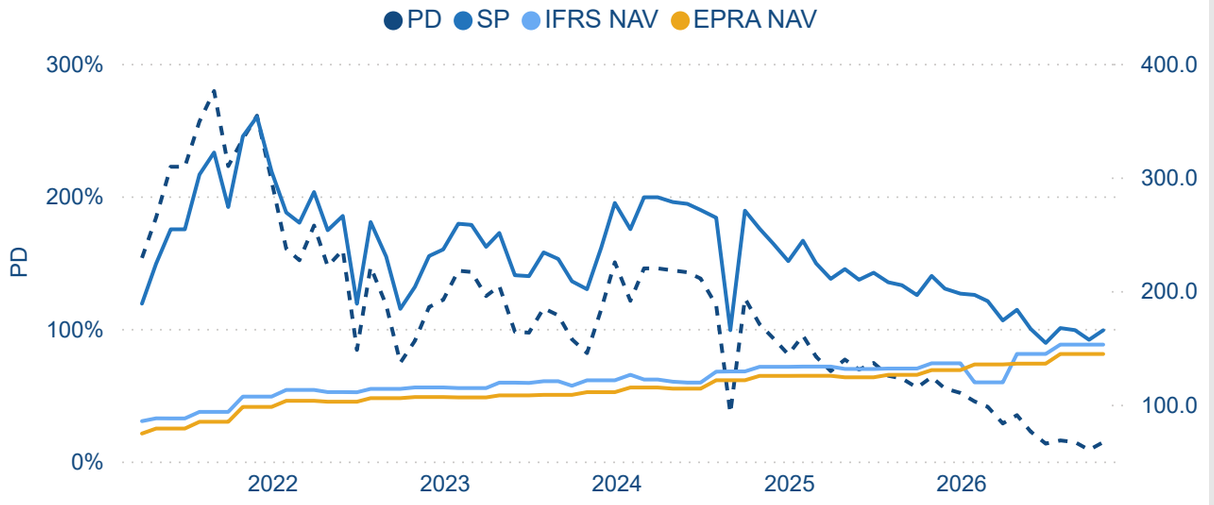
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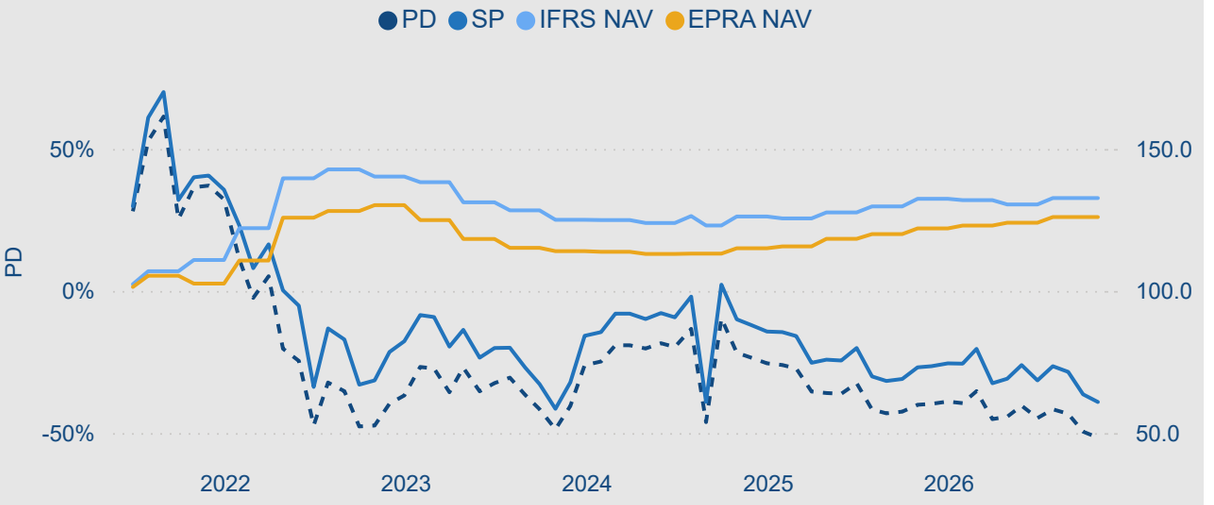
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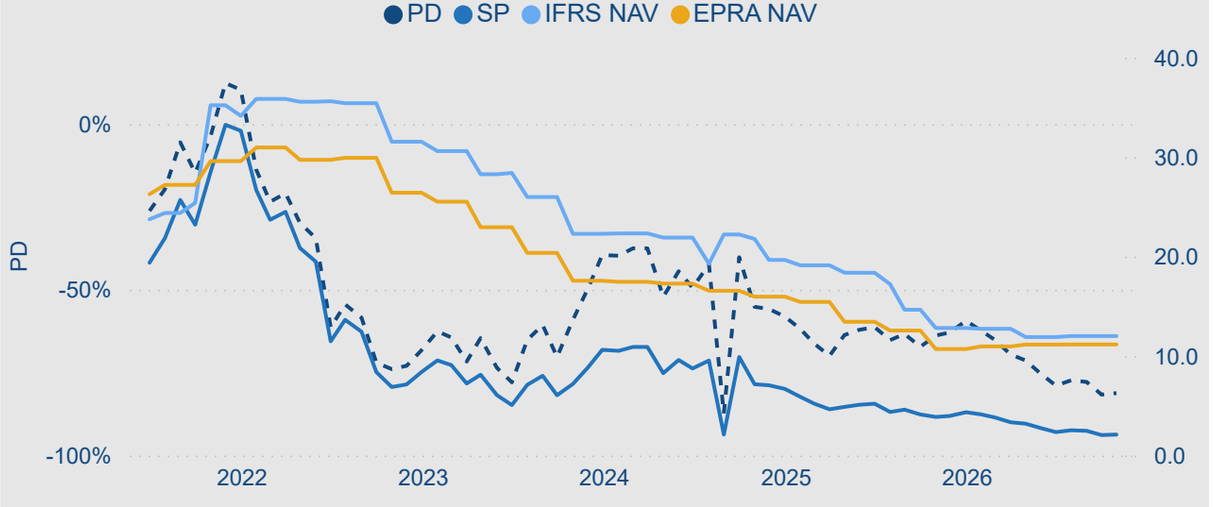
Sagax AB



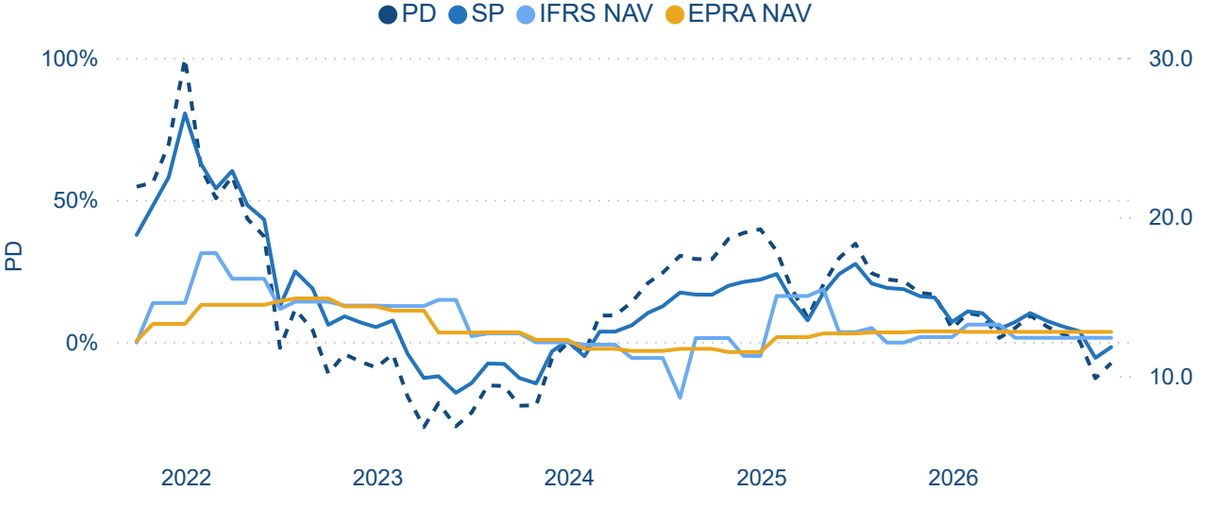
PlatzerFastigheterHolding



Corem Property Group (B)



Cibus Nordic Real Estate AB



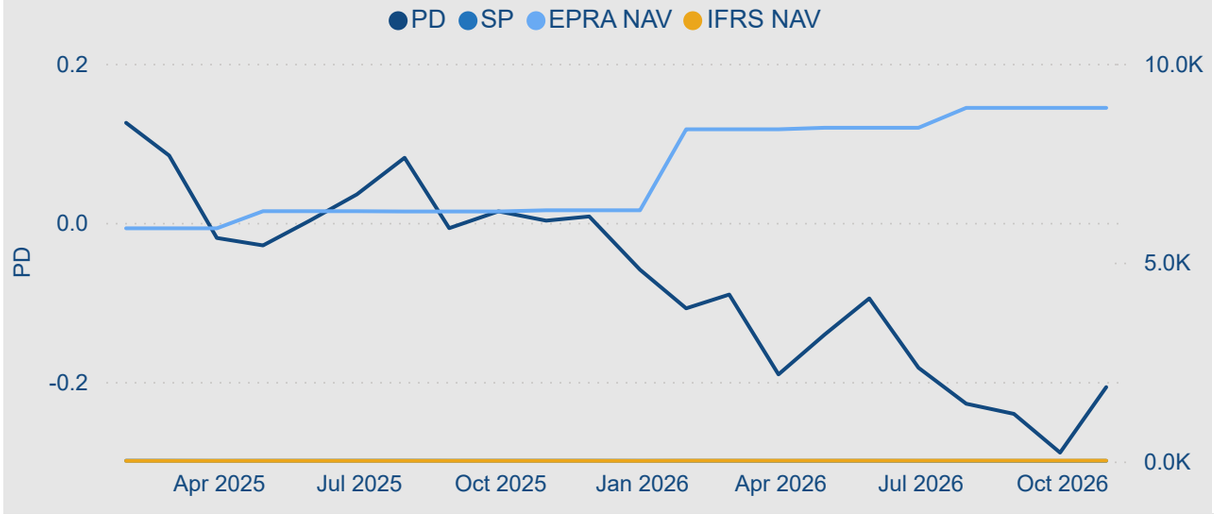
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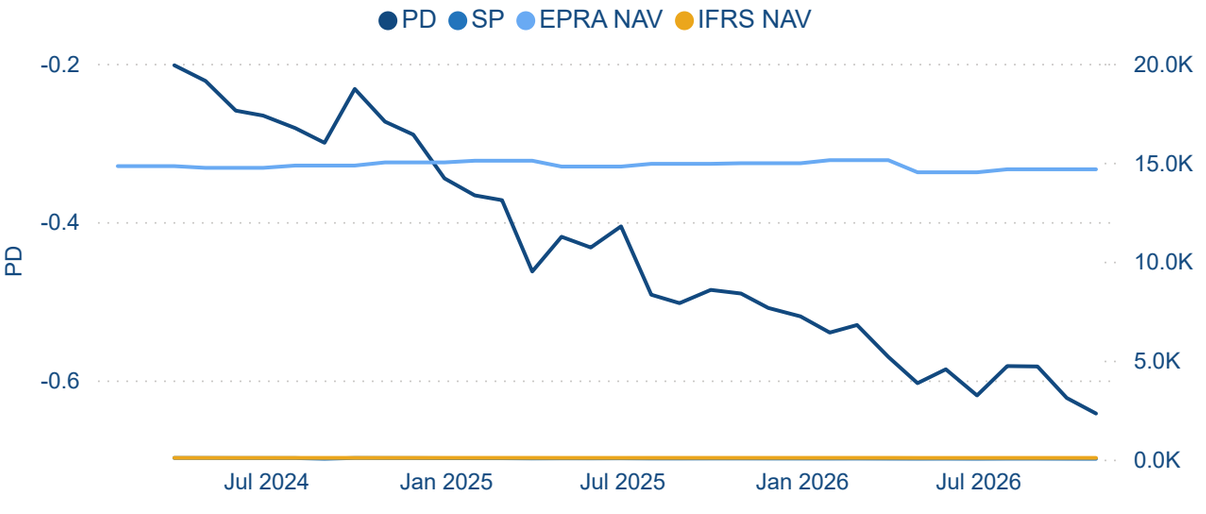
Sweden

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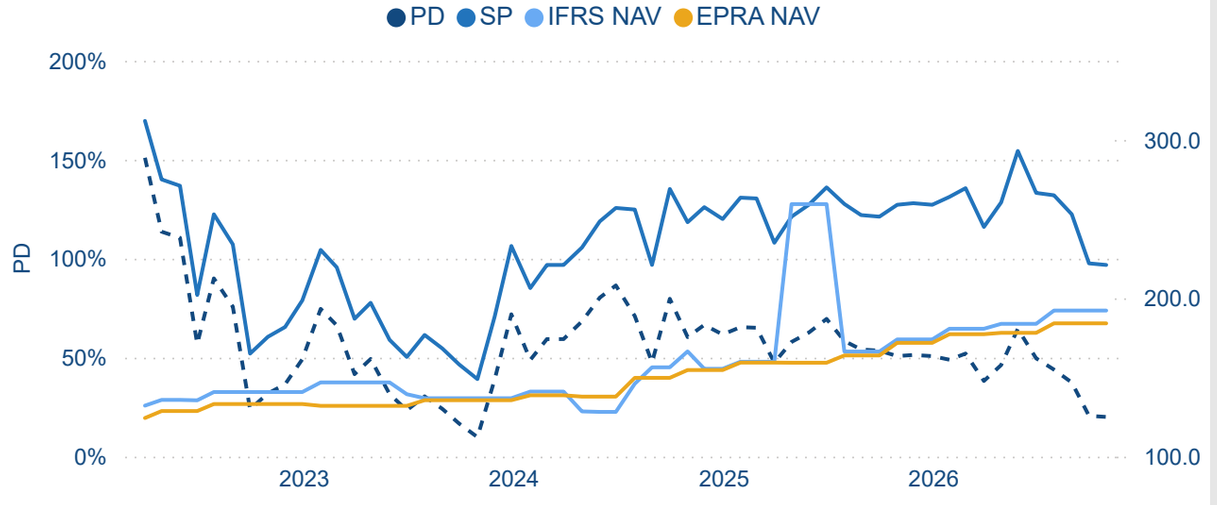
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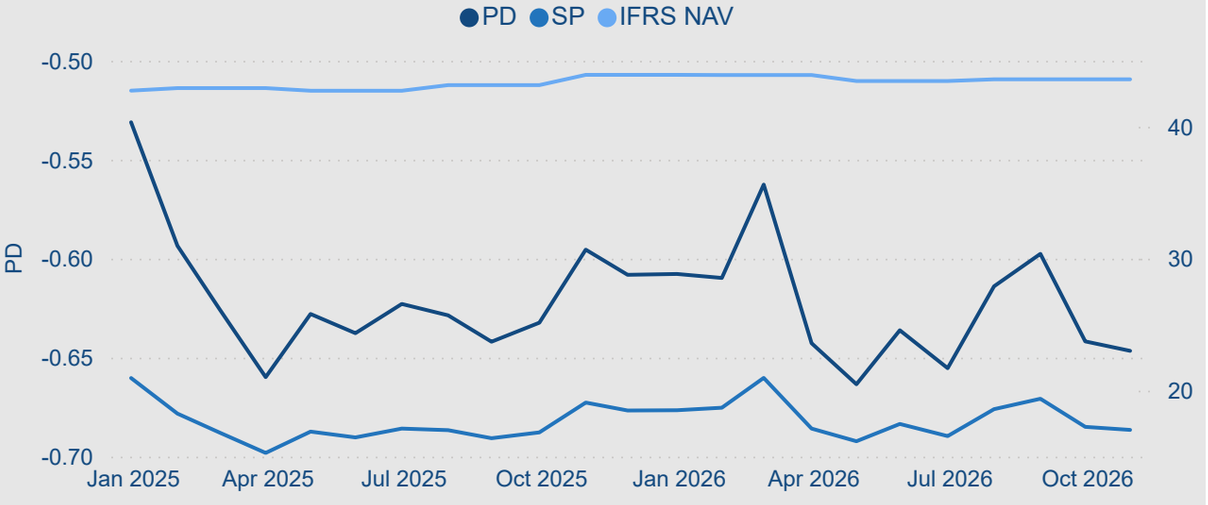
Fastpartner



NP3



Neobo



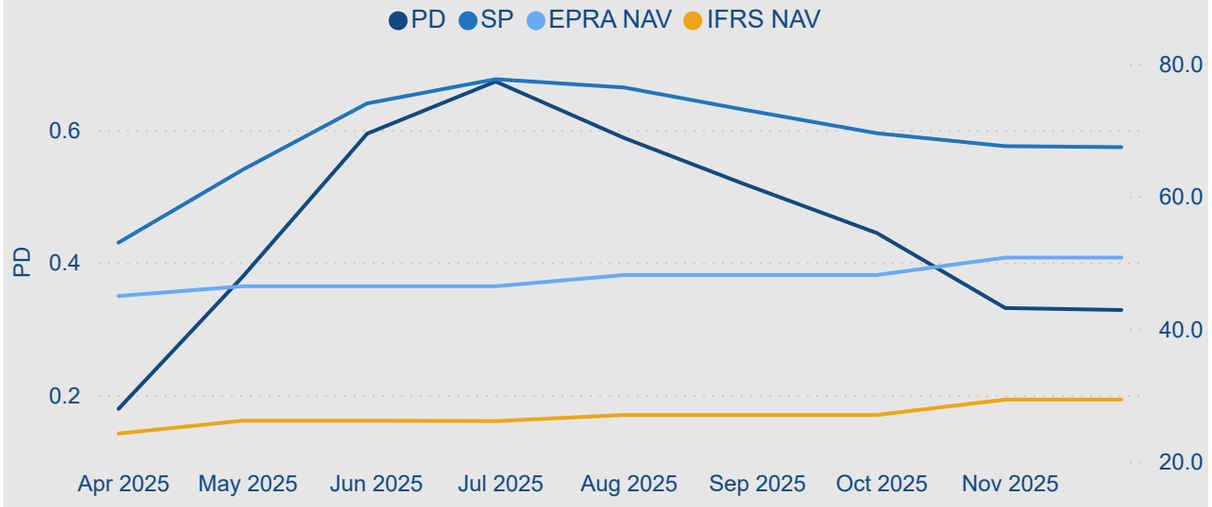
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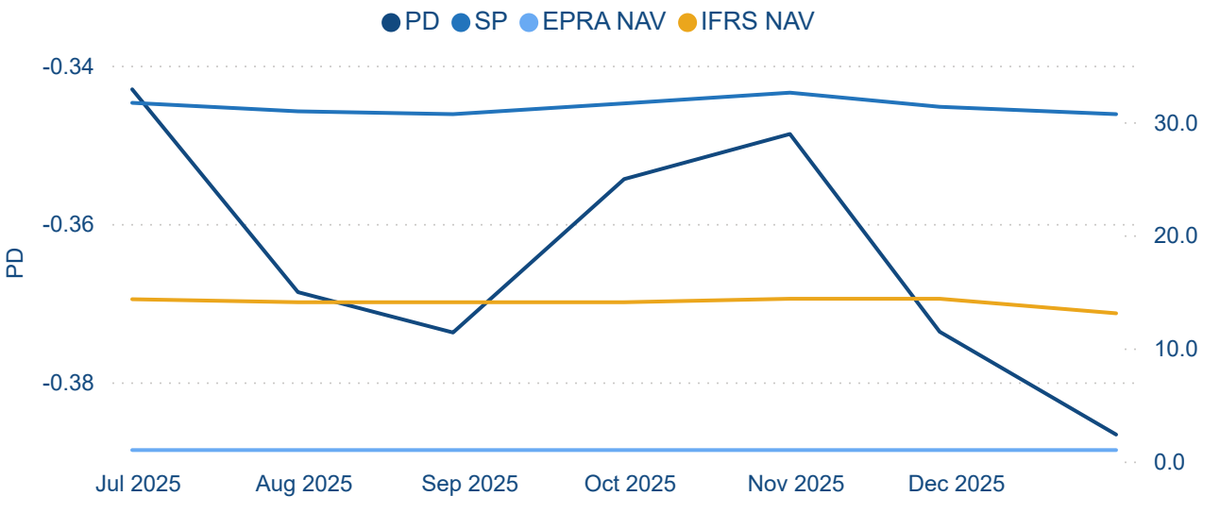
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Monthly Published NAV

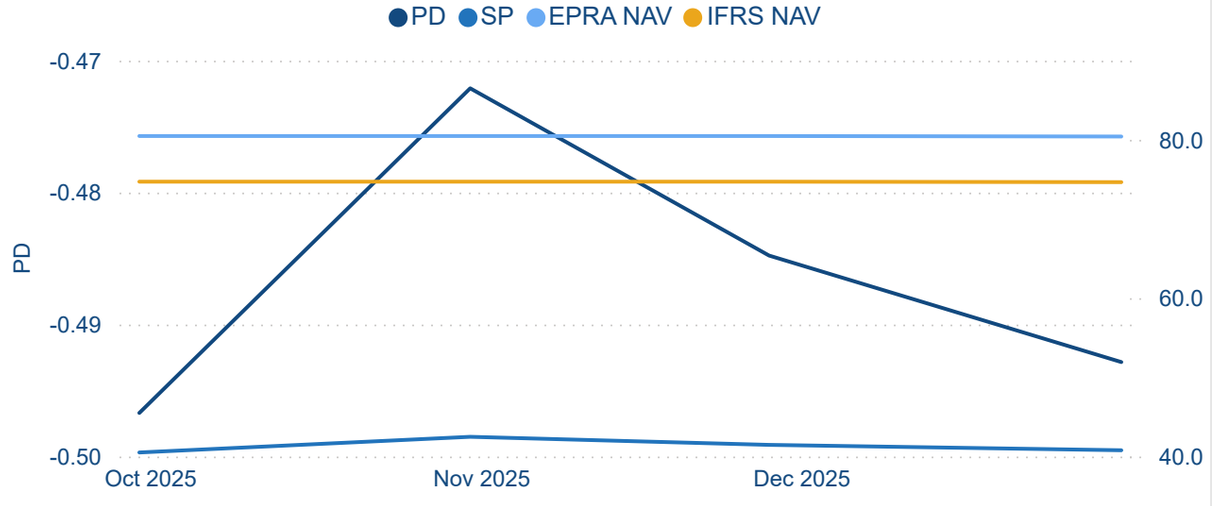
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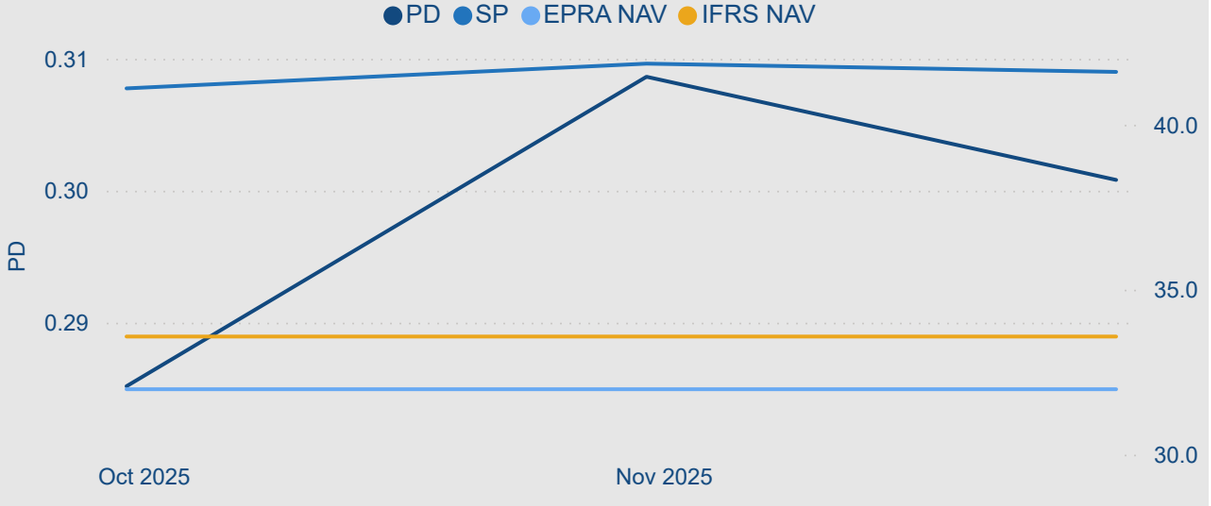
Heba Fastighets



SveaFastigheters



Swedish Logistic Property



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As of: 2026 October 30

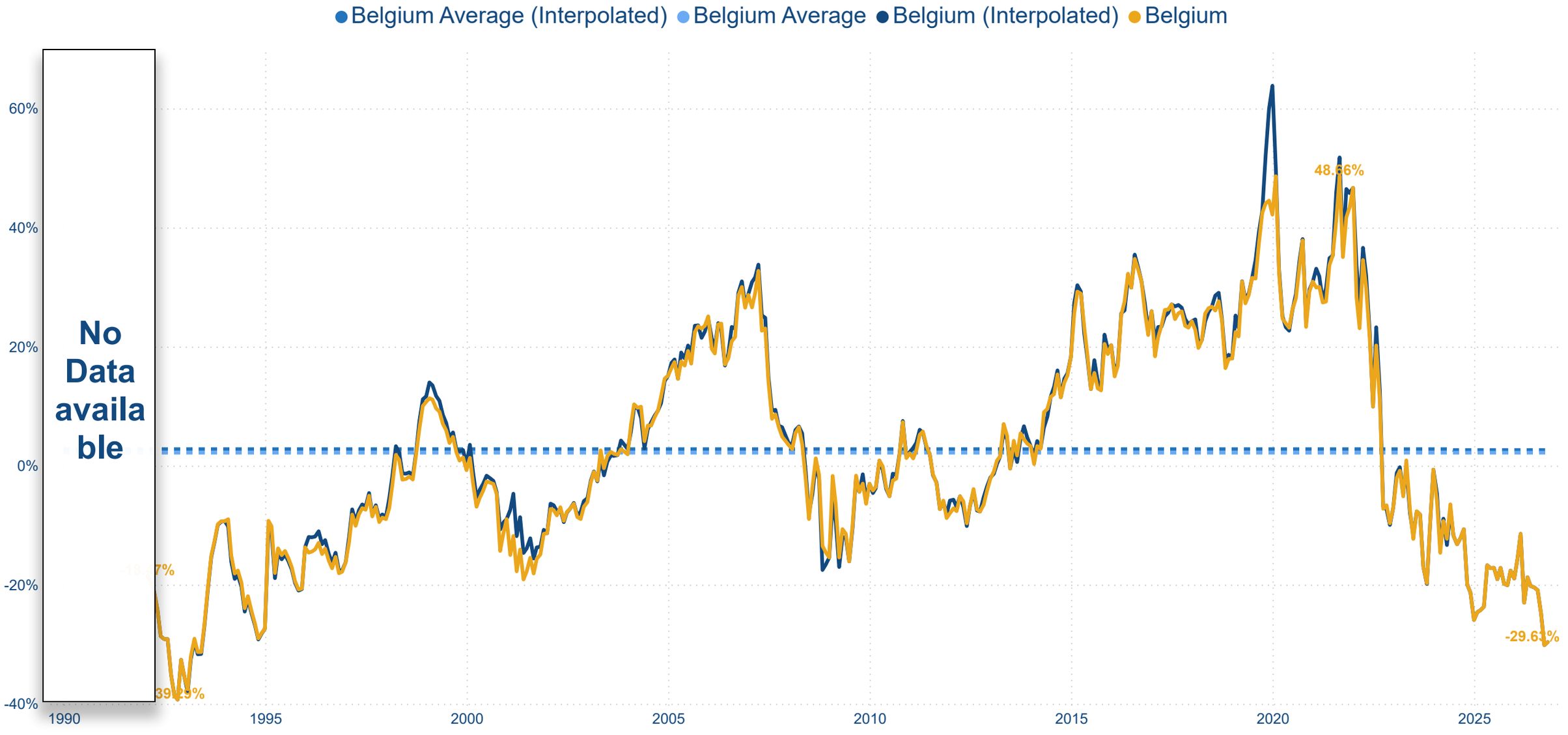
Premium / Discount:	-29.63 %		
Last month:	-30.15 %		
Total NAV (million EUR):	27,674.19		
Total MC (million EUR):	20,506.63		
Number of constituents:	11.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	11.00	100%	of market cap.
Average since 1989:	8.18 %		
10 year average:	10.63 %		
5 year average:	-6.98 %		
3 year average:	-17.44 %		
2 year average:	-20.74 %		
1 year average:	-20.89 %		
Price Index Monthly change:	0.04 %		

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Belgium

October 2026
Monthly Published NAV



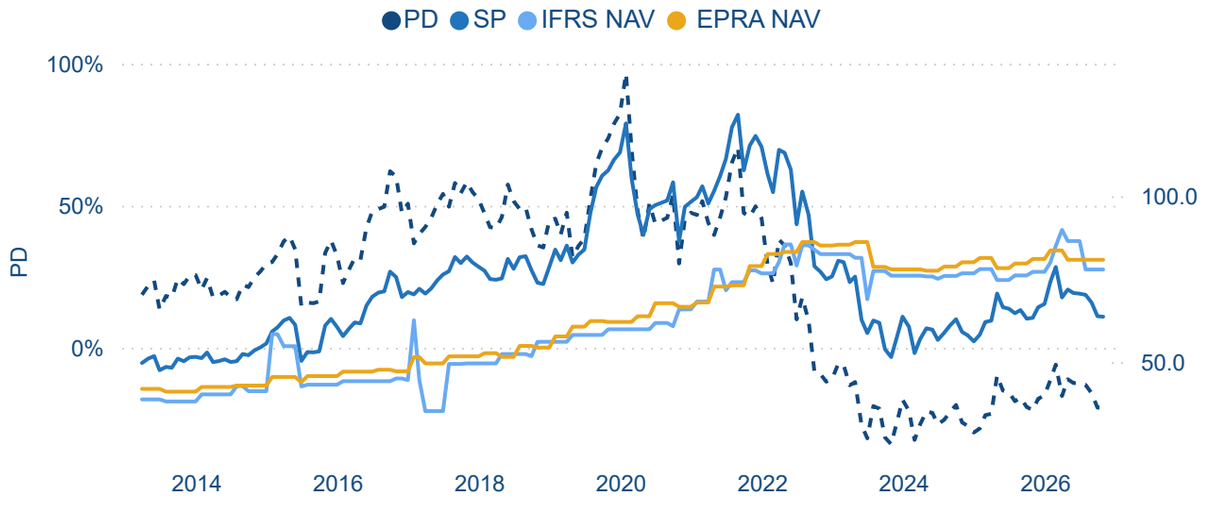
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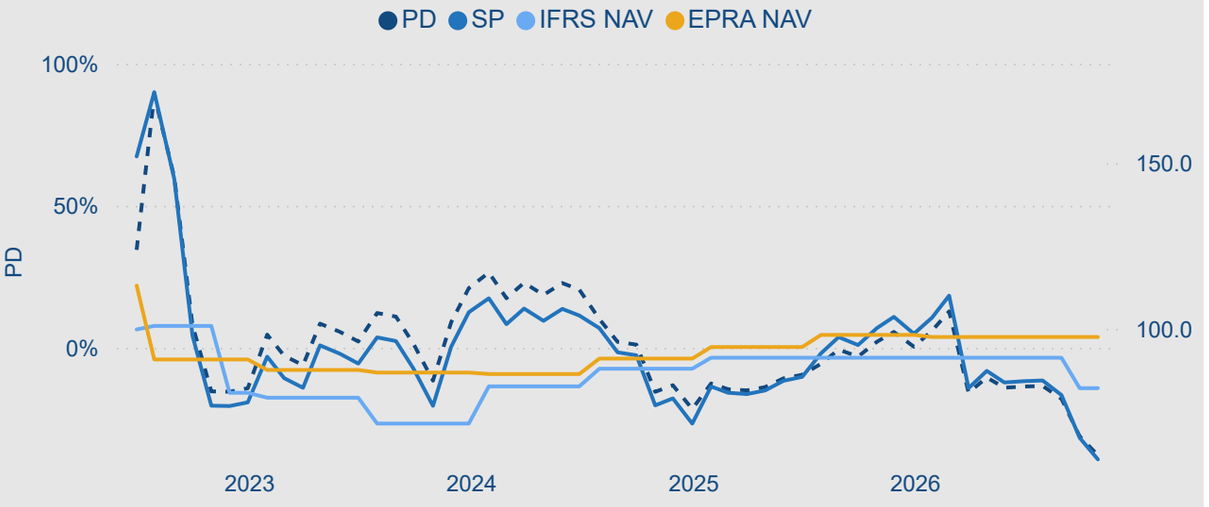
Belgium

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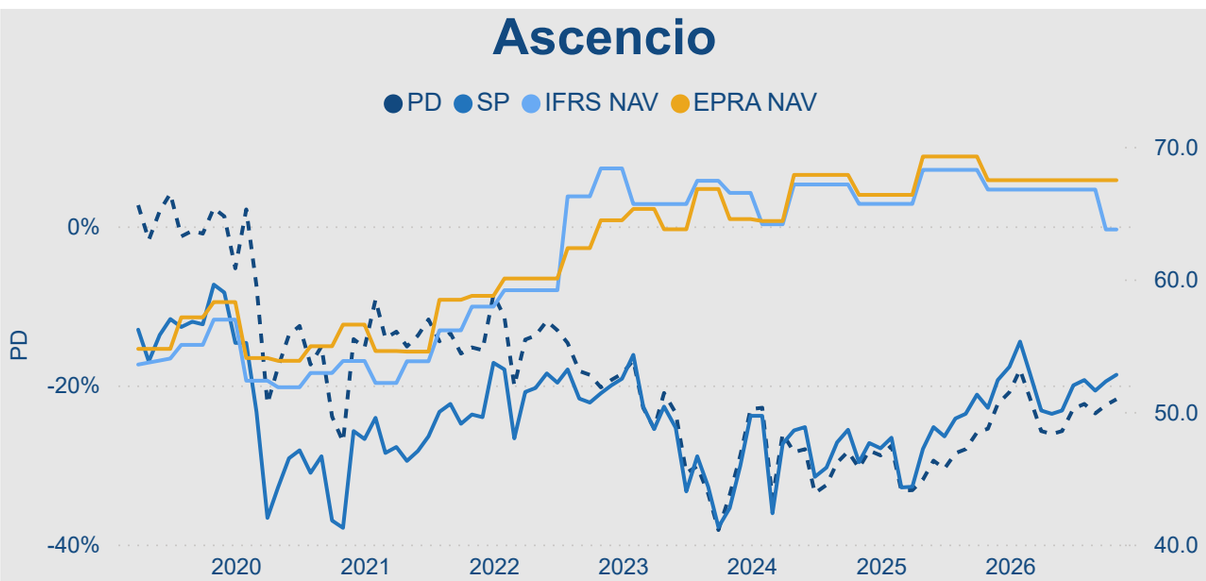
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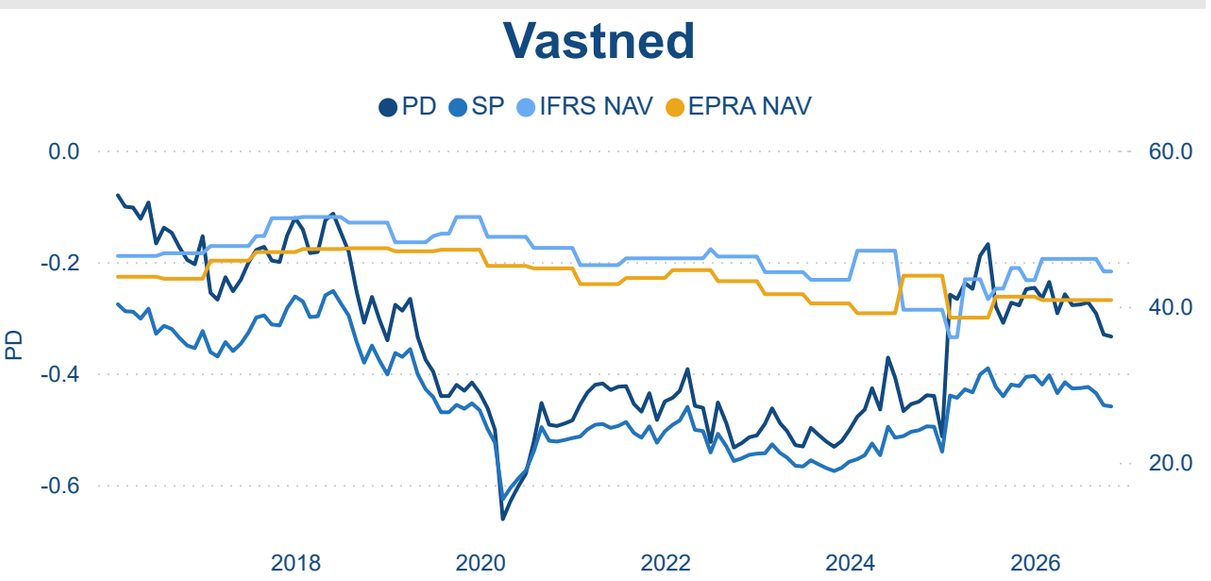
VGP



Ascencio



Vastned



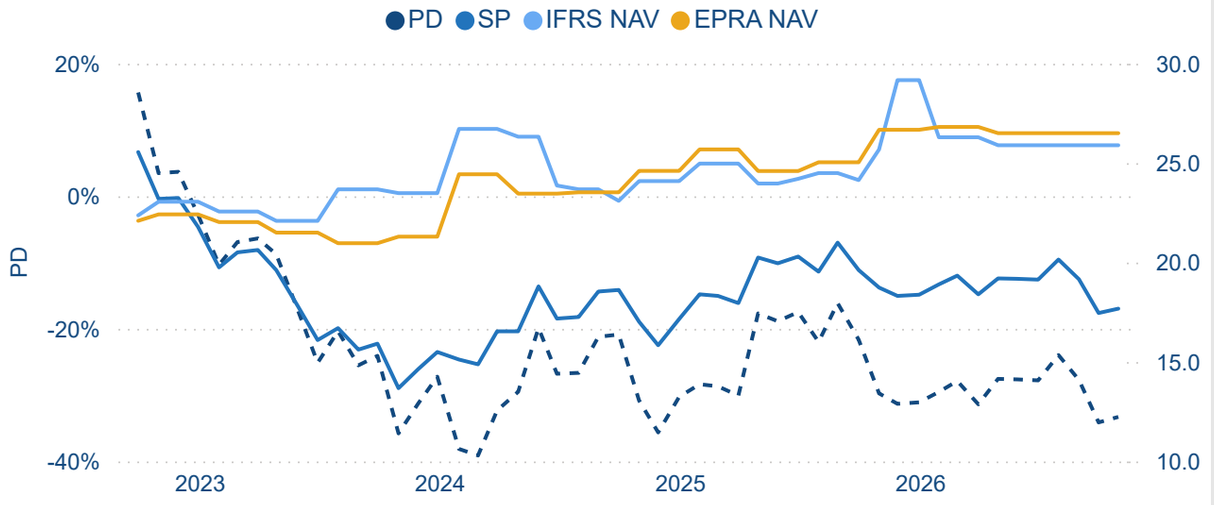
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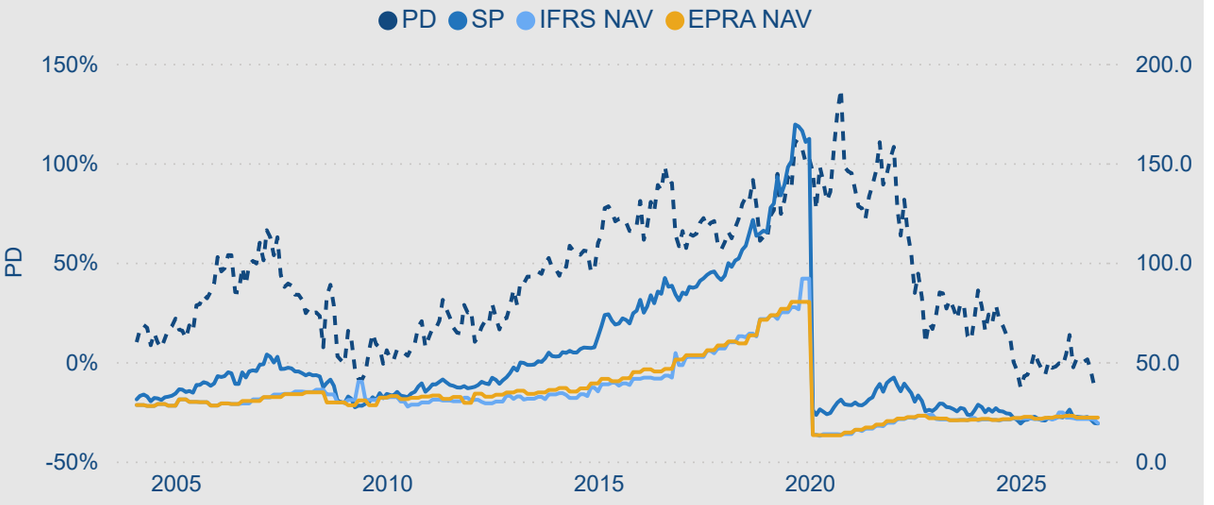
Belgium

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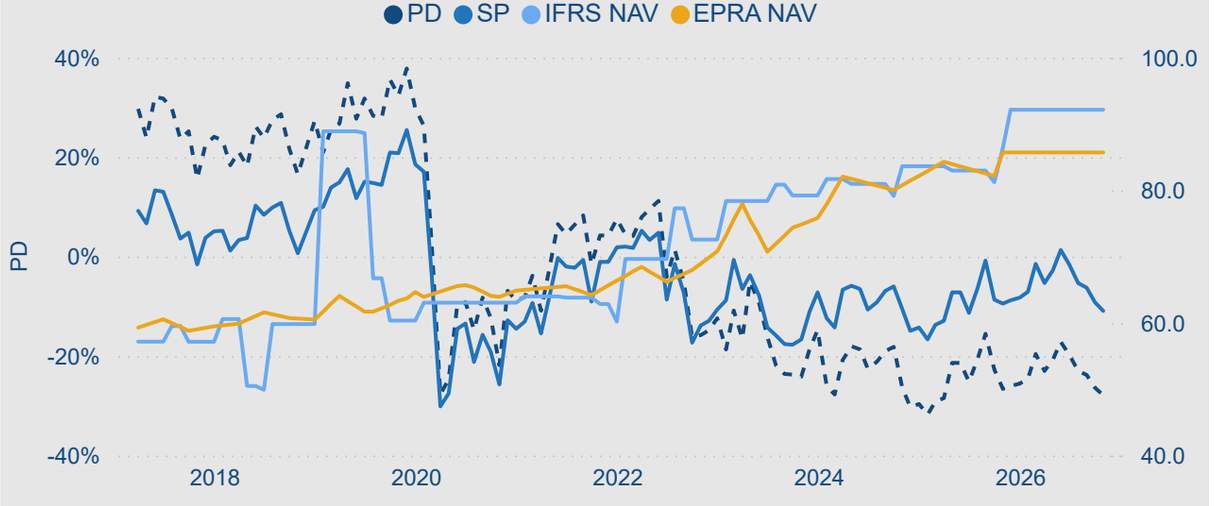
Home Invest Belgium



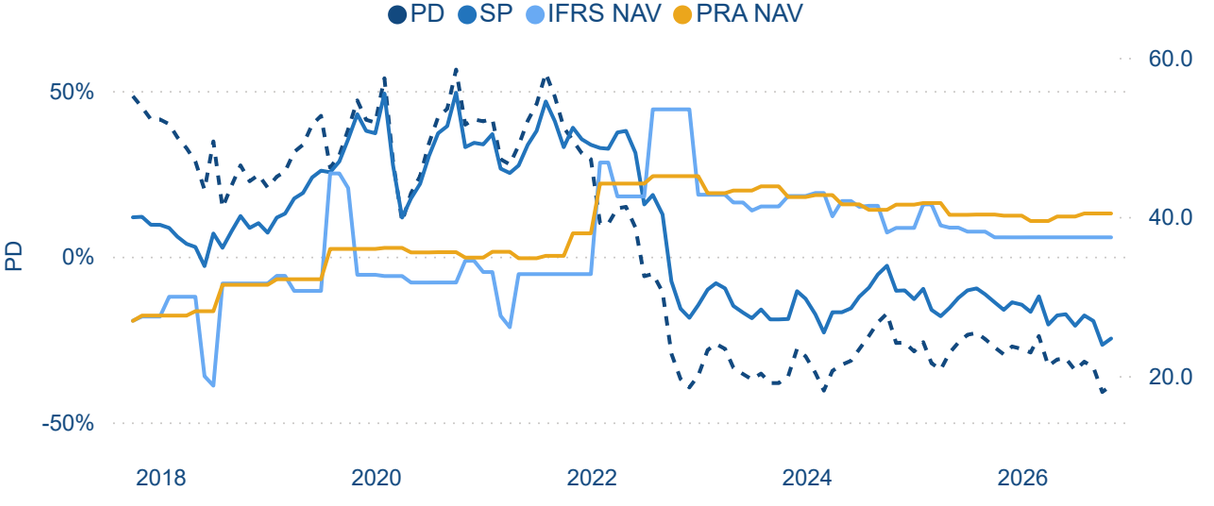
Warehouses De Pauw



Retail Estates



Xior Student Housing



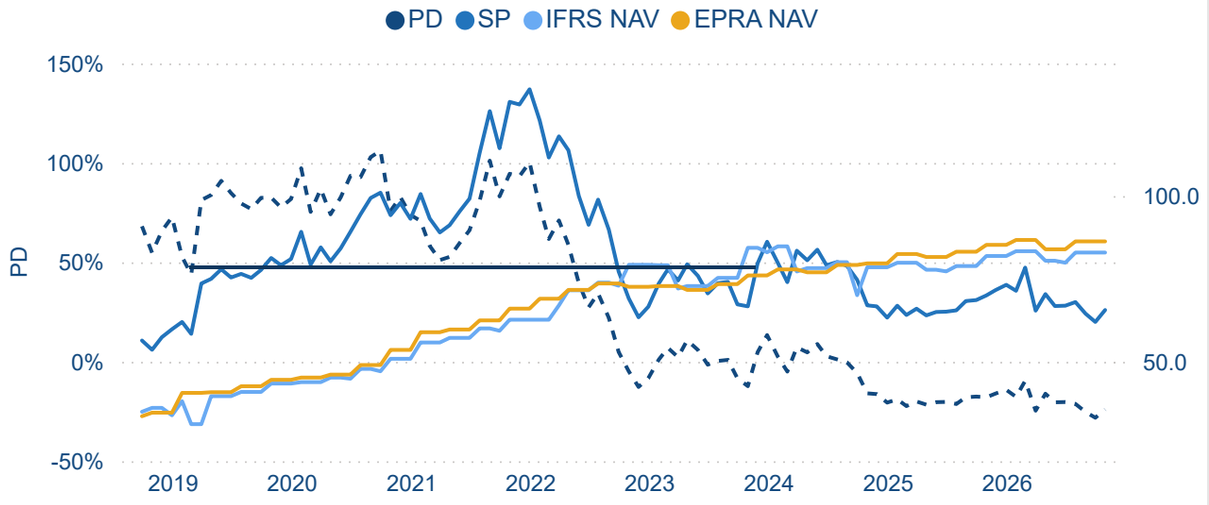
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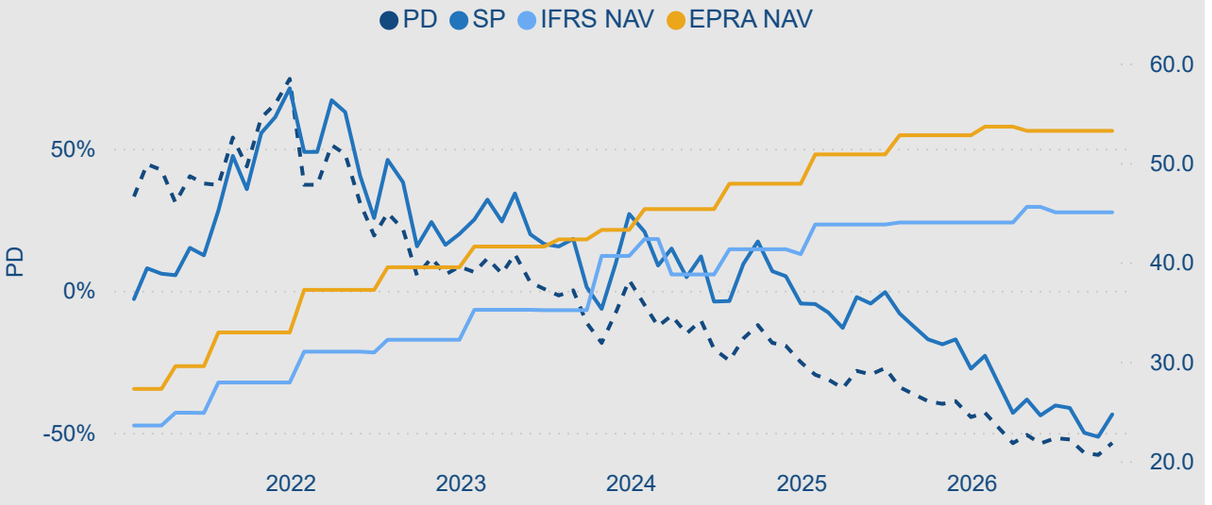
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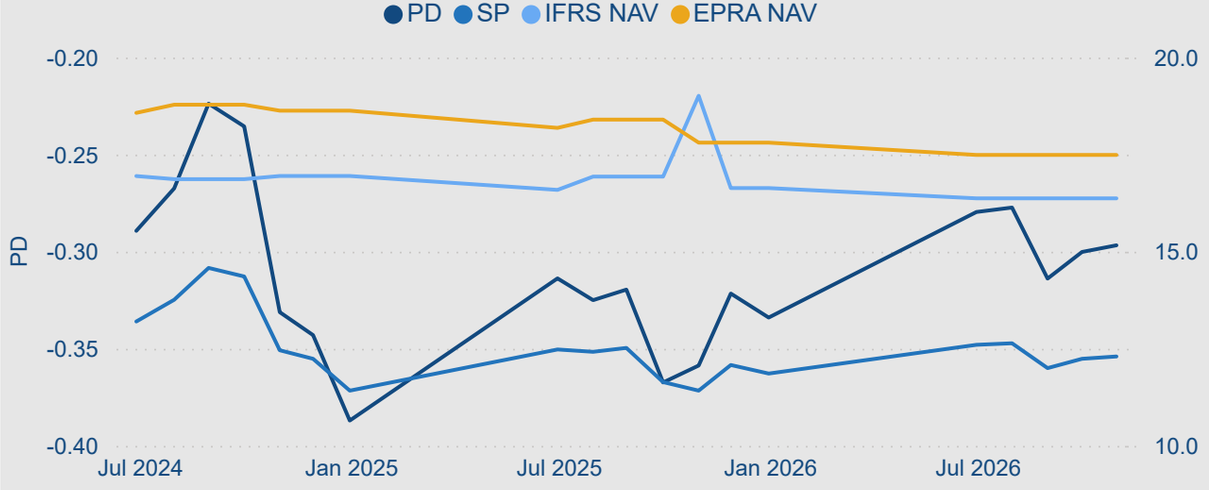
Montea



Shurgard Self Storage



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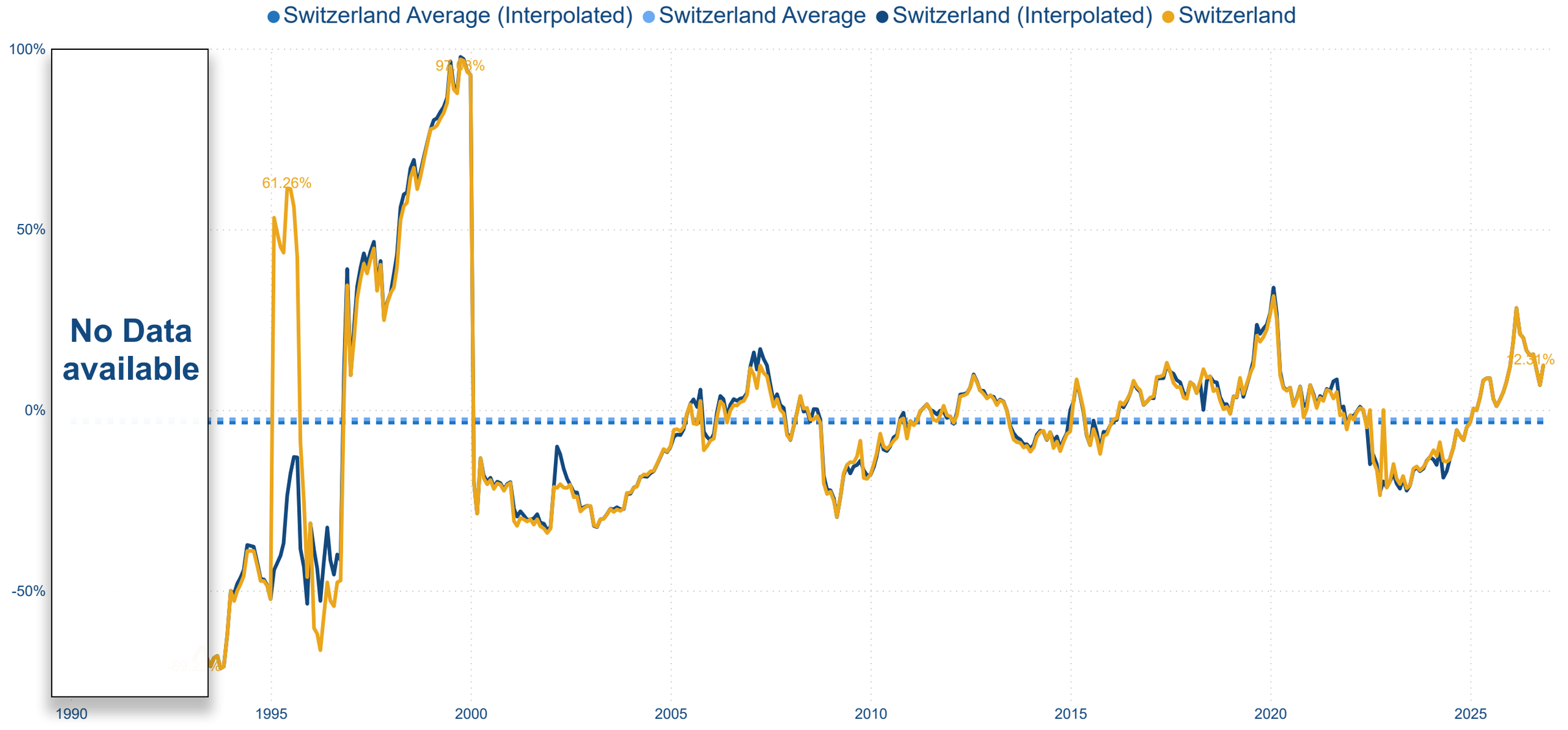
Premium / Discount:	12.31 %		
Last month:	6.87 %		
Total NAV (million EUR):	25,475.93		
Total MC (million EUR):	31,170.94		
Number of constituents:	9.00		
Trading at Premium:	5.00	81%	of market cap.
Trading at Discount:	4.00	19%	of market cap.
Average since 1989:	-0.95 %		
10 year average:	1.97 %		
5 year average:	-3.38 %		
3 year average:	1.87 %		
2 year average:	8.41 %		
1 year average:	14.65 %		
Price Index Monthly change:	8.51 %		

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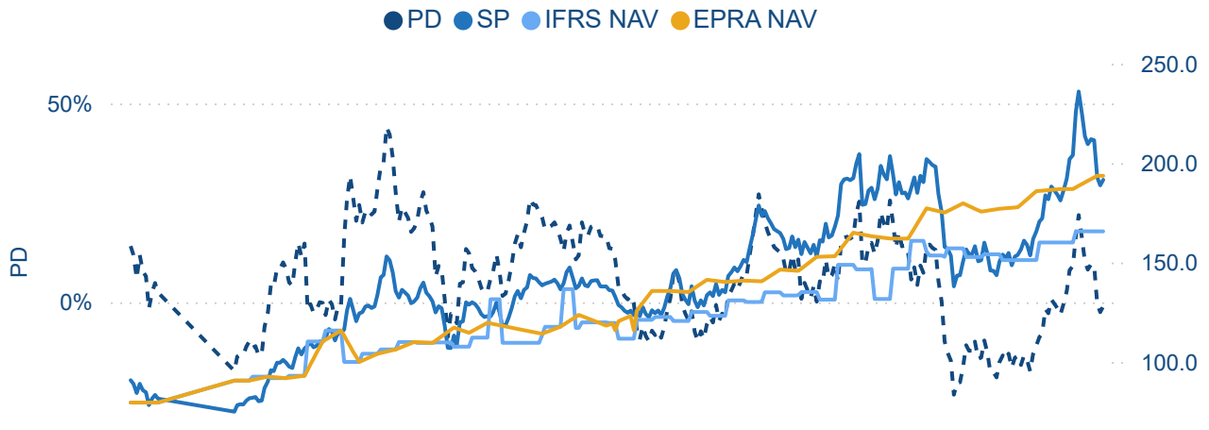
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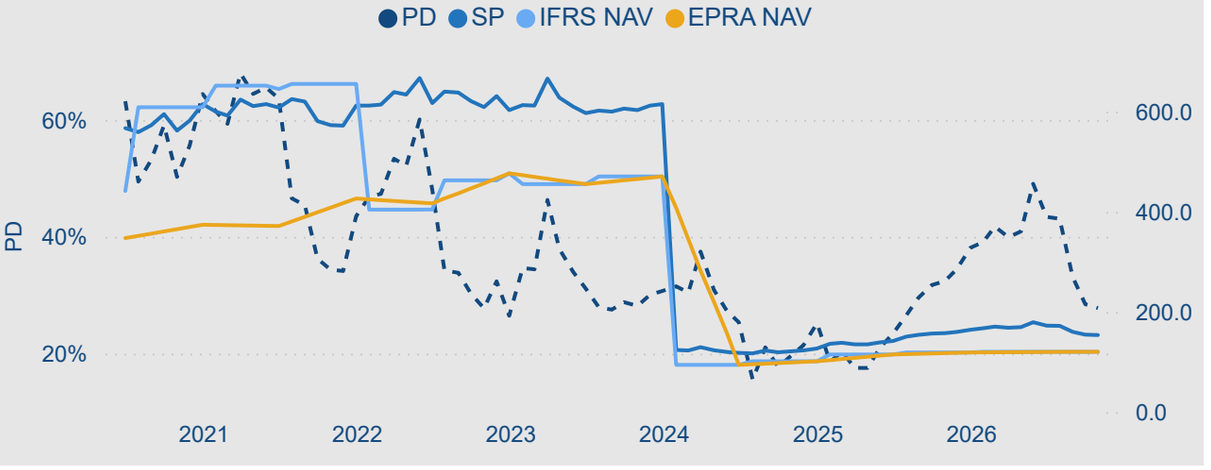
Switzerland

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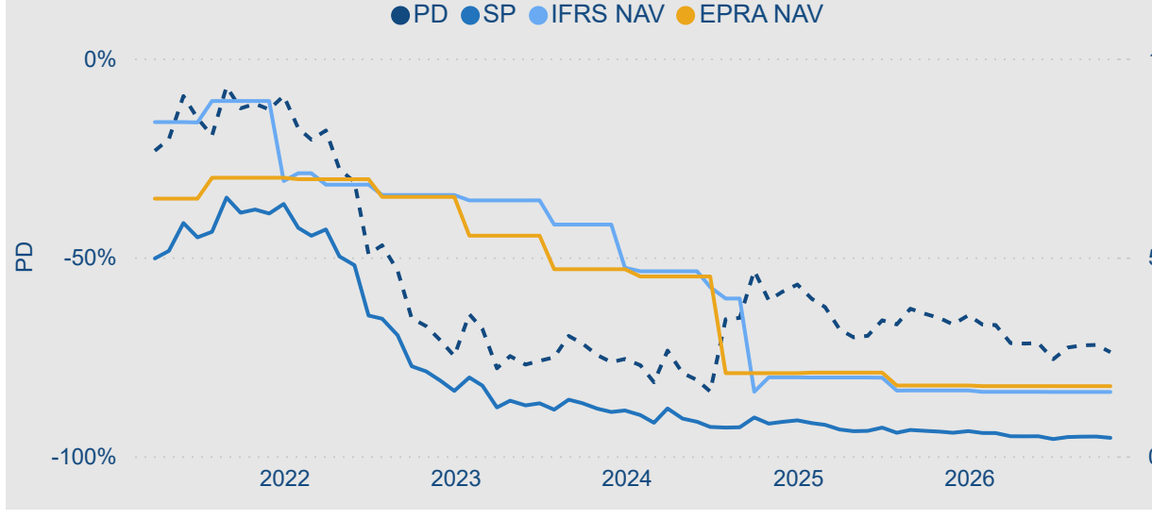
Allreal Holding



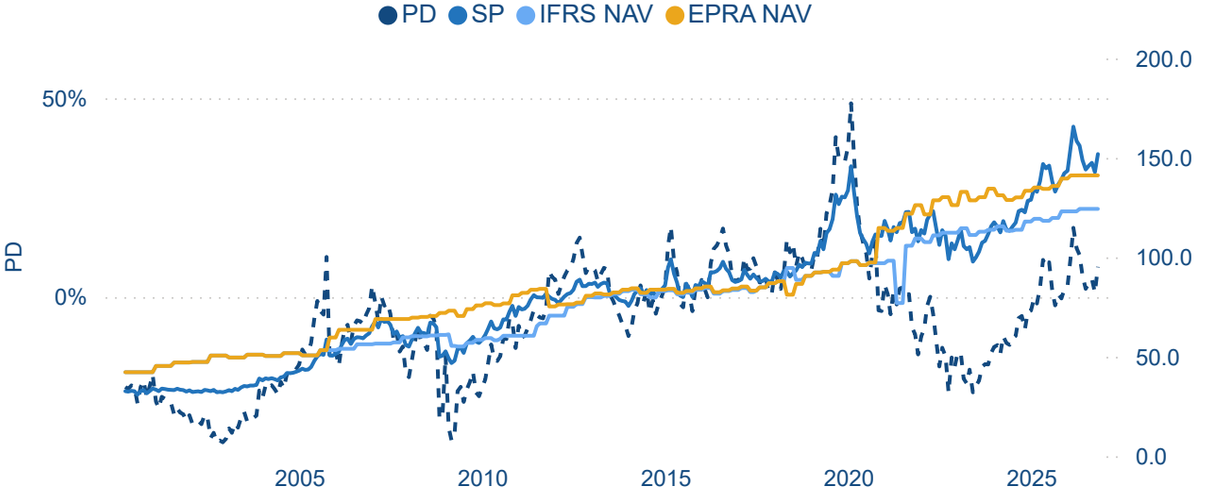
Intershop Holdings



Peach Property Group



PSP Swiss Property



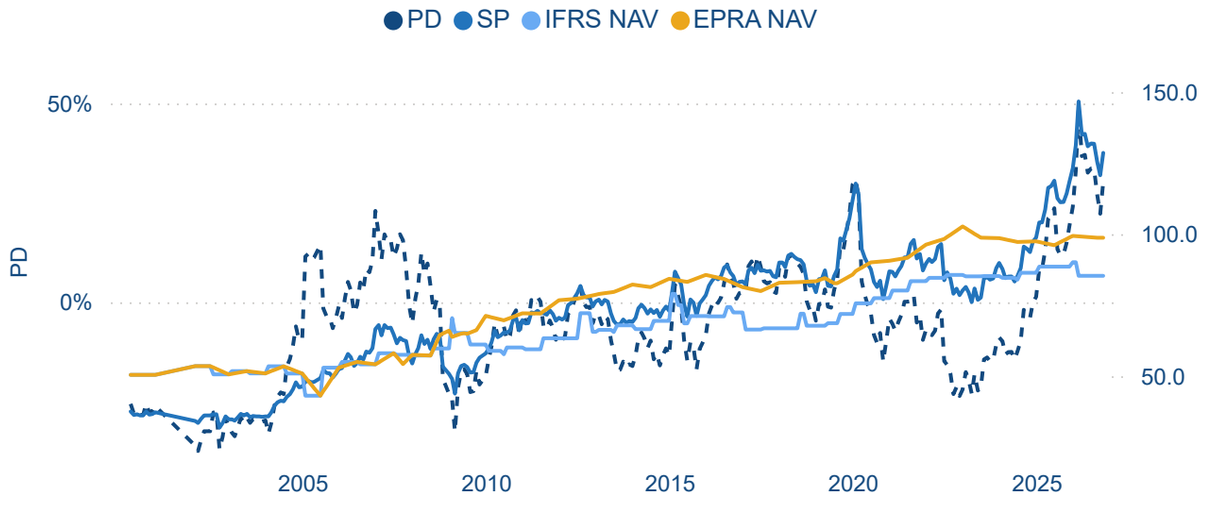
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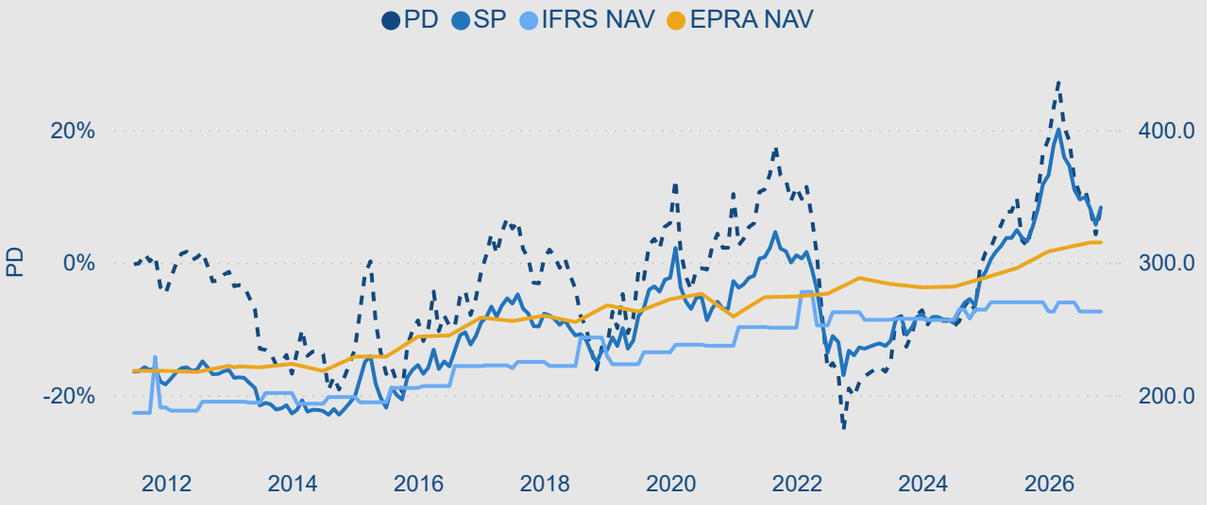
Switzerland

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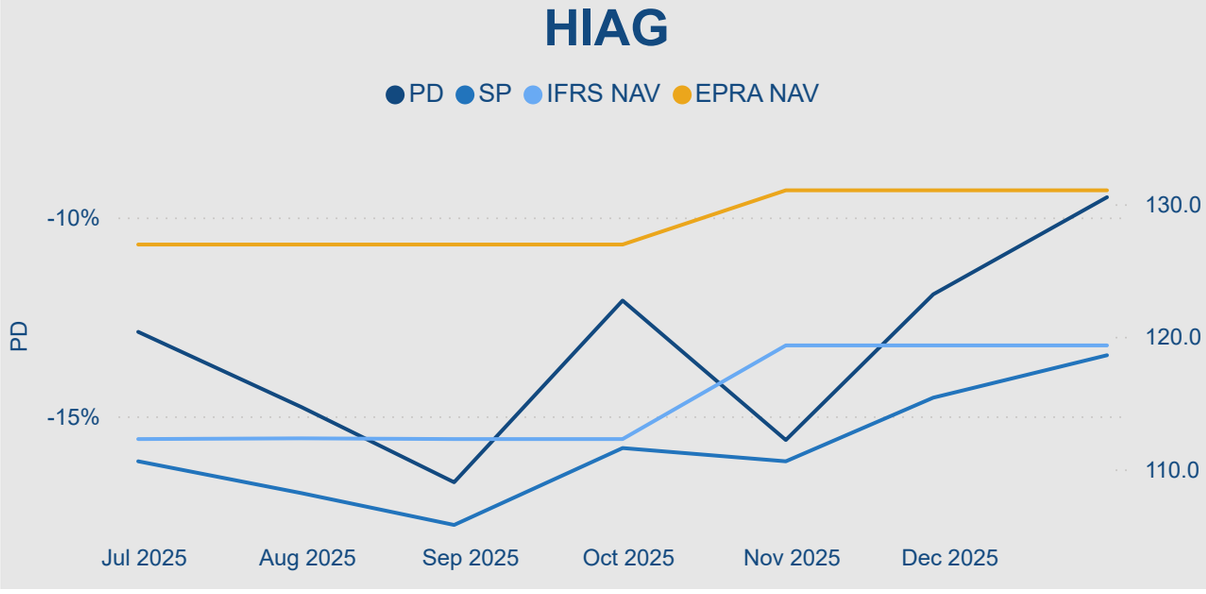
Swiss Prime Site



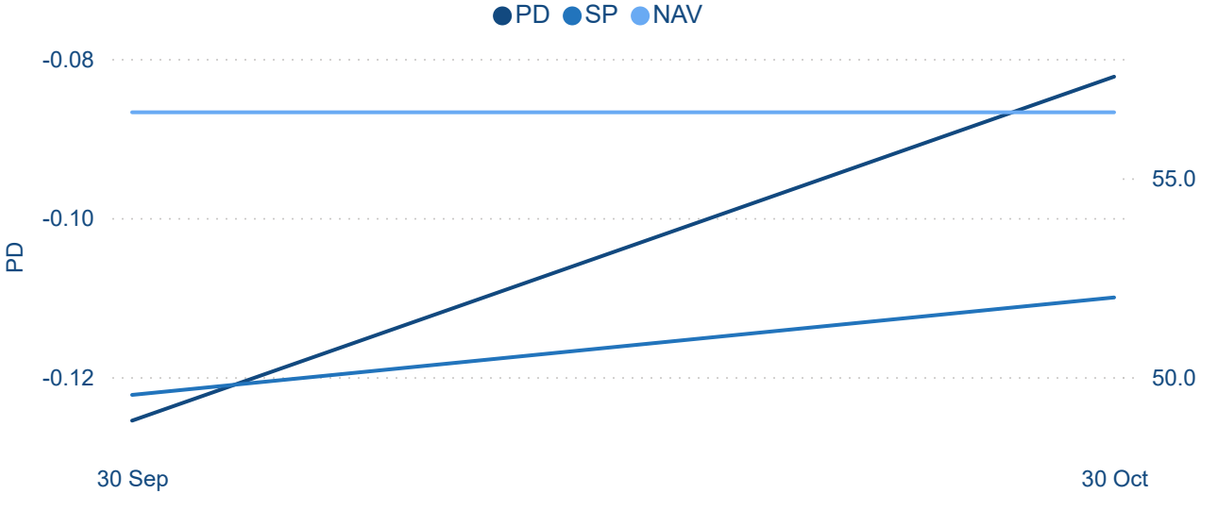
Mobimo Holding



HIAG



Infracore



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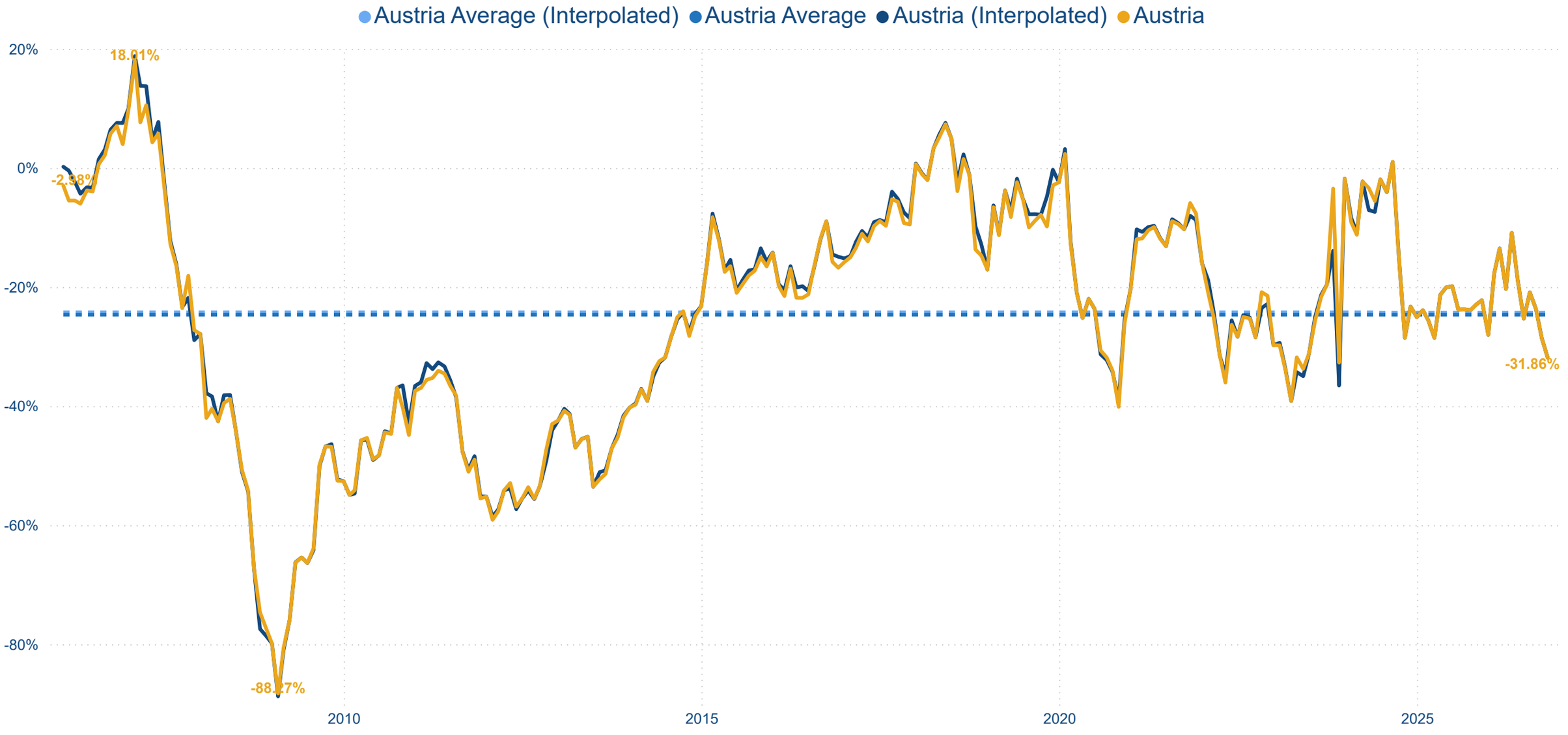
Premium / Discount:	-31.86	%	
Last month:	-28.58	%	
Total NAV (million EUR):	2,778.20		
Total MC (million EUR):	1,893.19		
Number of constituents:	1.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	1.00	100%	of market cap.
Average since 1989:		%	
10 year average:	-15.93	%	
5 year average:	-20.92	%	
3 year average:	-17.87	%	
2 year average:	-22.88	%	
1 year average:	-21.88	%	
Price Index Monthly change:	-4.59	%	

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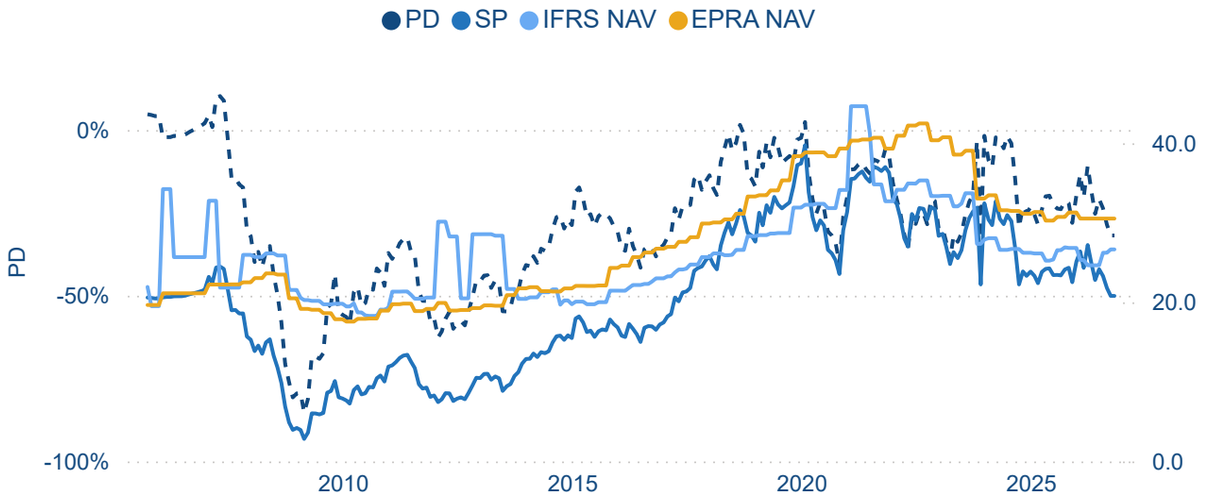
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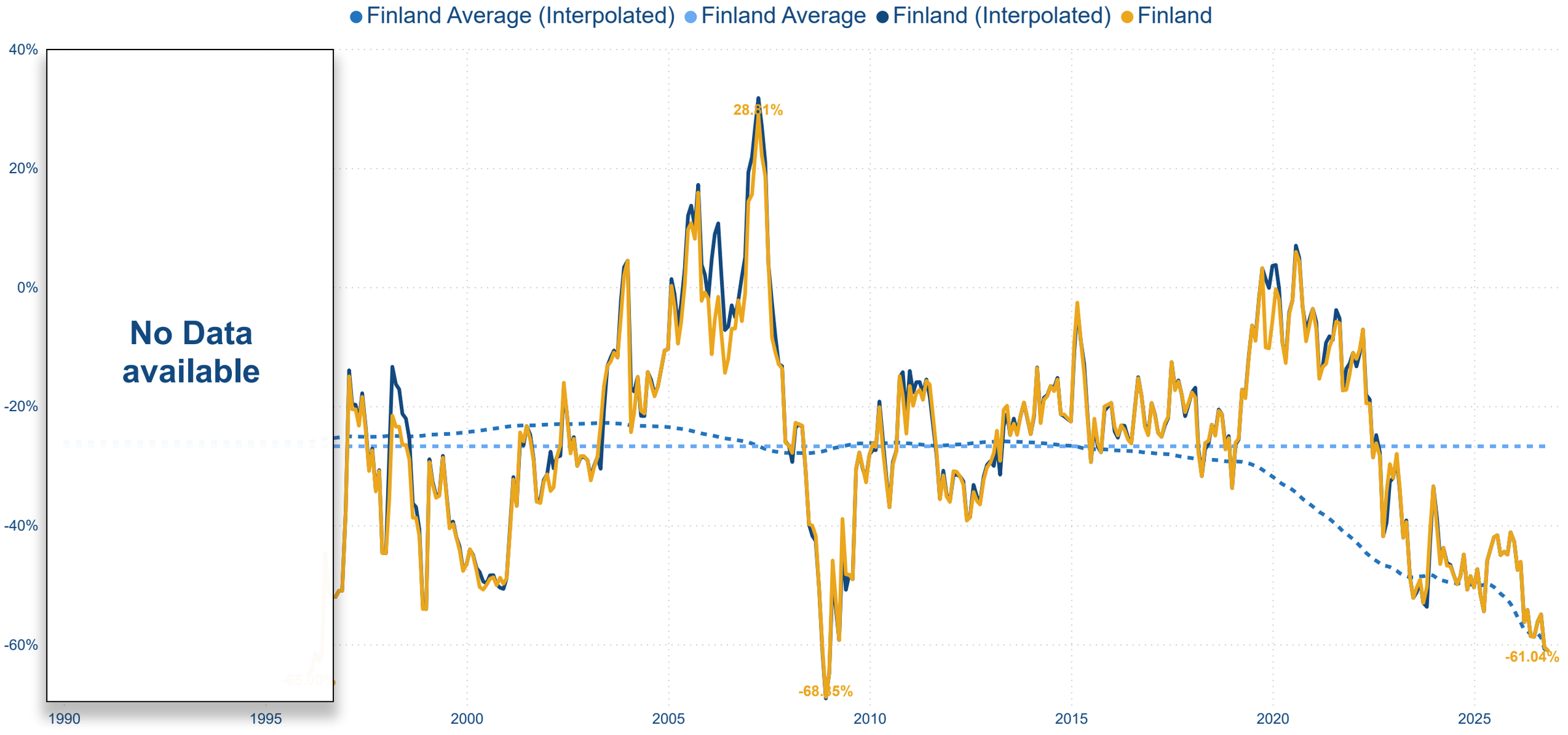
Premium / Discount:	-61.04	%	
Last month:	-60.51	%	
Total NAV (million EUR):	4,761.30		
Total MC (million EUR):	1,855.00		
Number of constituents:	1.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	1.00	100%	of market cap.
Average since 1989:		%	
10 year average:	-28.21	%	
5 year average:	-41.32	%	
3 year average:	-48.39	%	
2 year average:	-49.99	%	
1 year average:	-52.56	%	
Price Index Monthly change:	-1.34	%	

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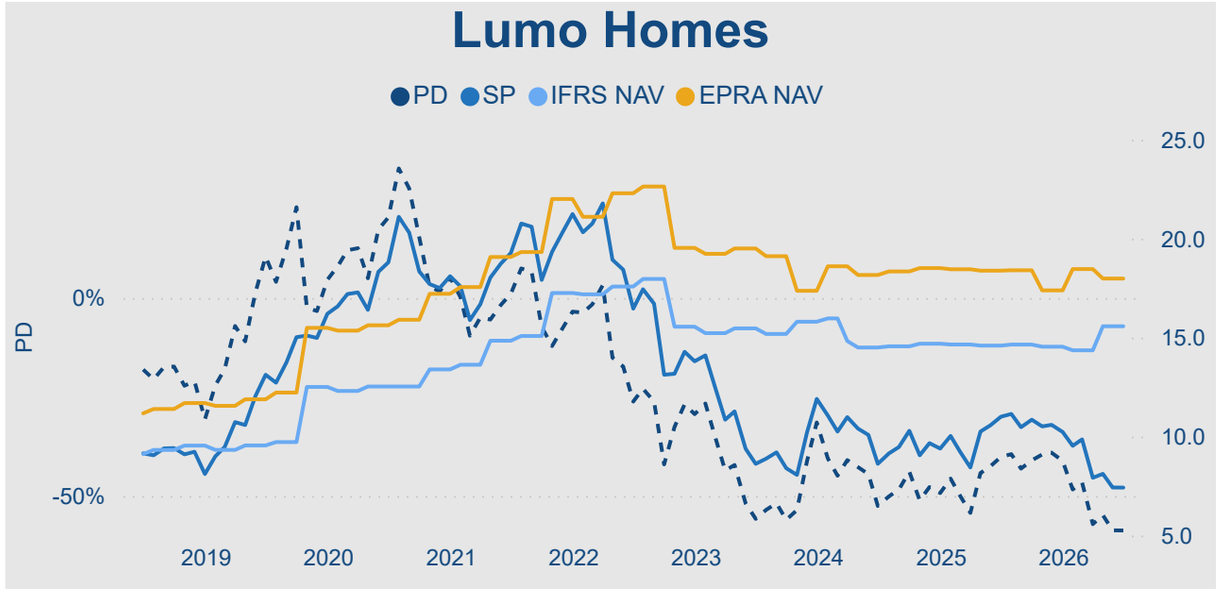


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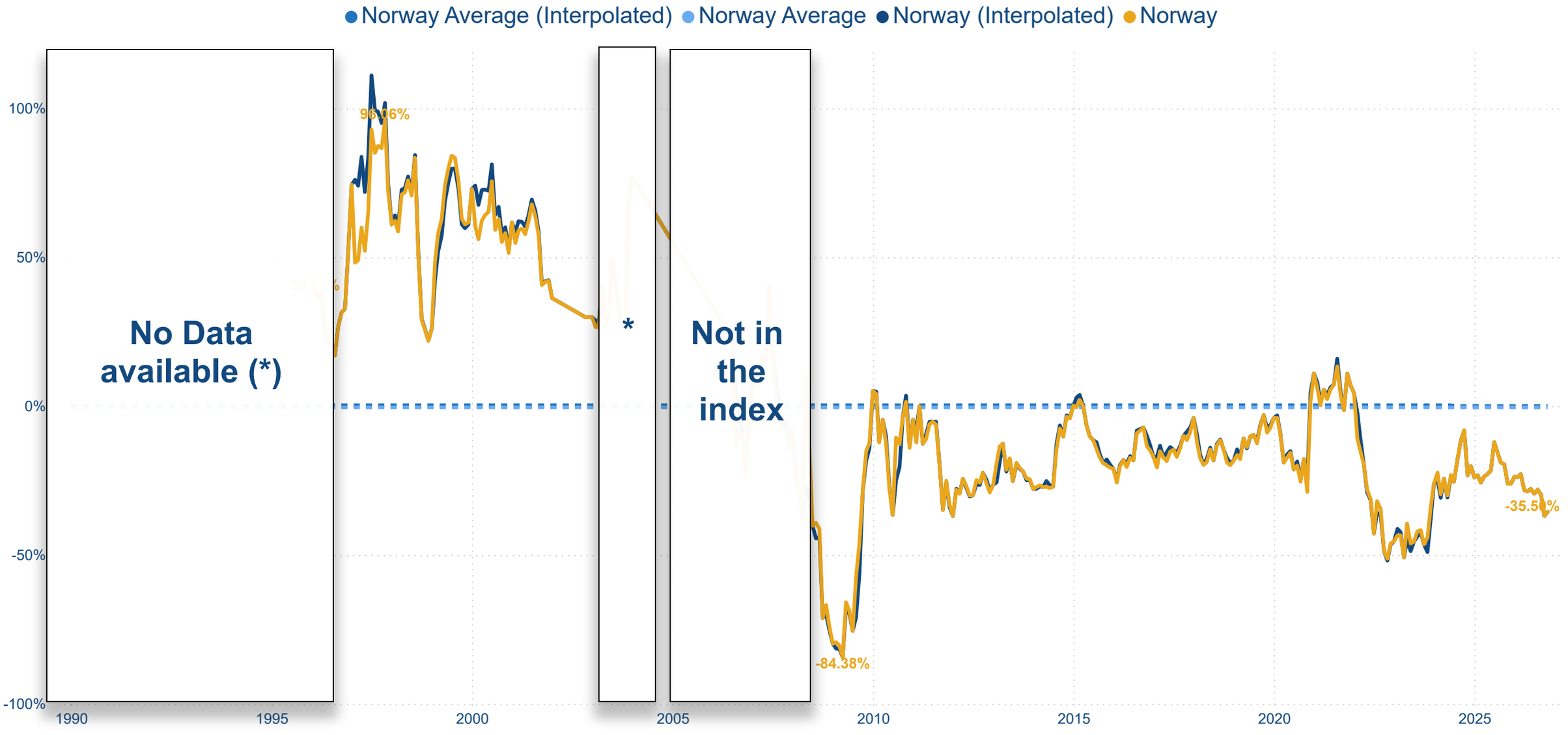
Premium / Discount:	-35.50	%	
Last month:	-36.92	%	
Total NAV (million EUR):	4,099.72		
Total MC (million EUR):	2,644.34		
Number of constituents:	2.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	2.00	100%	of market cap.
Average since 1989:		%	
10 year average:	-19.43	%	
5 year average:	-27.82	%	
3 year average:	-24.70	%	
2 year average:	-24.70	%	
1 year average:	-28.22	%	
Price Index Monthly change:	7.44	%	

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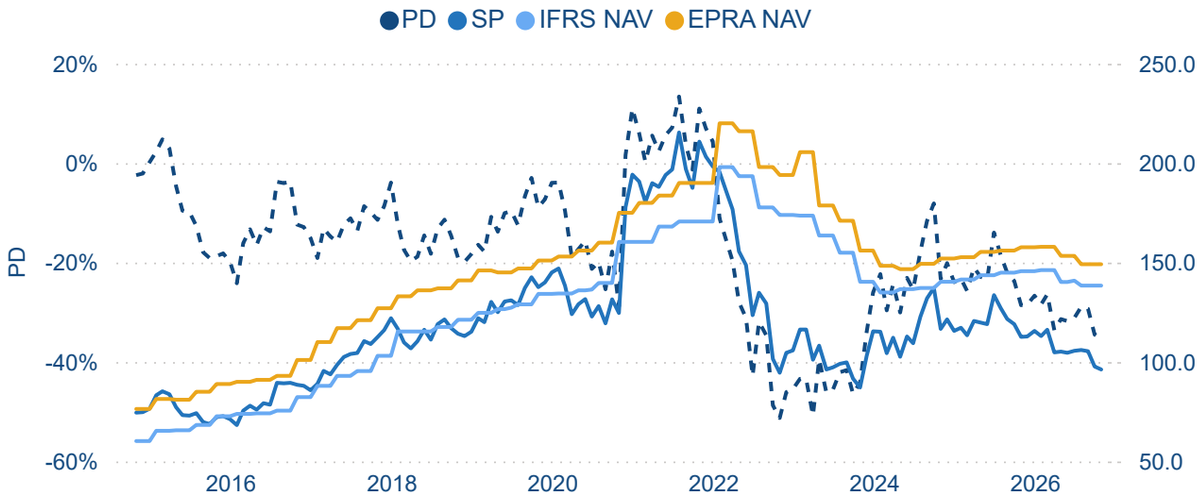
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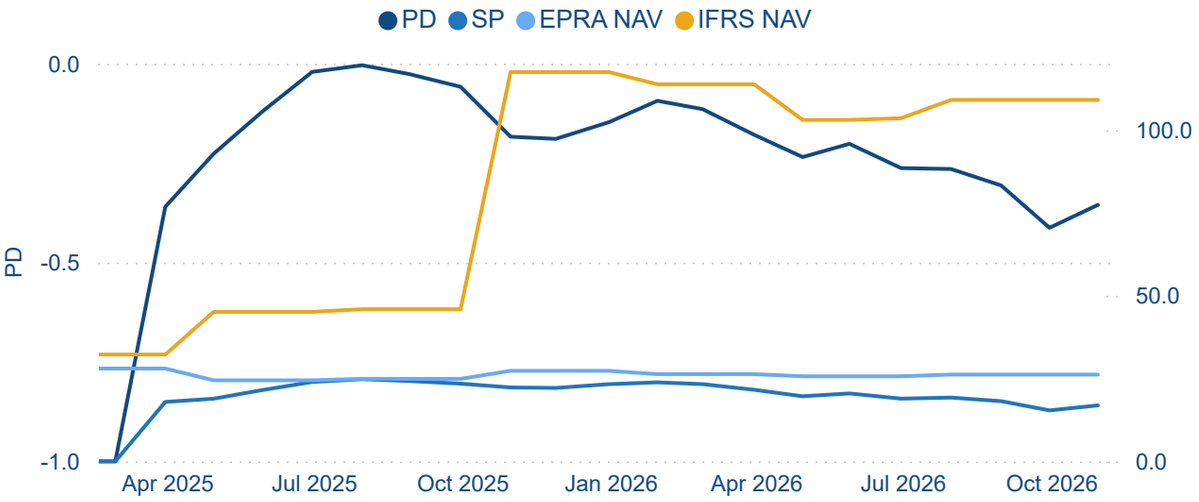
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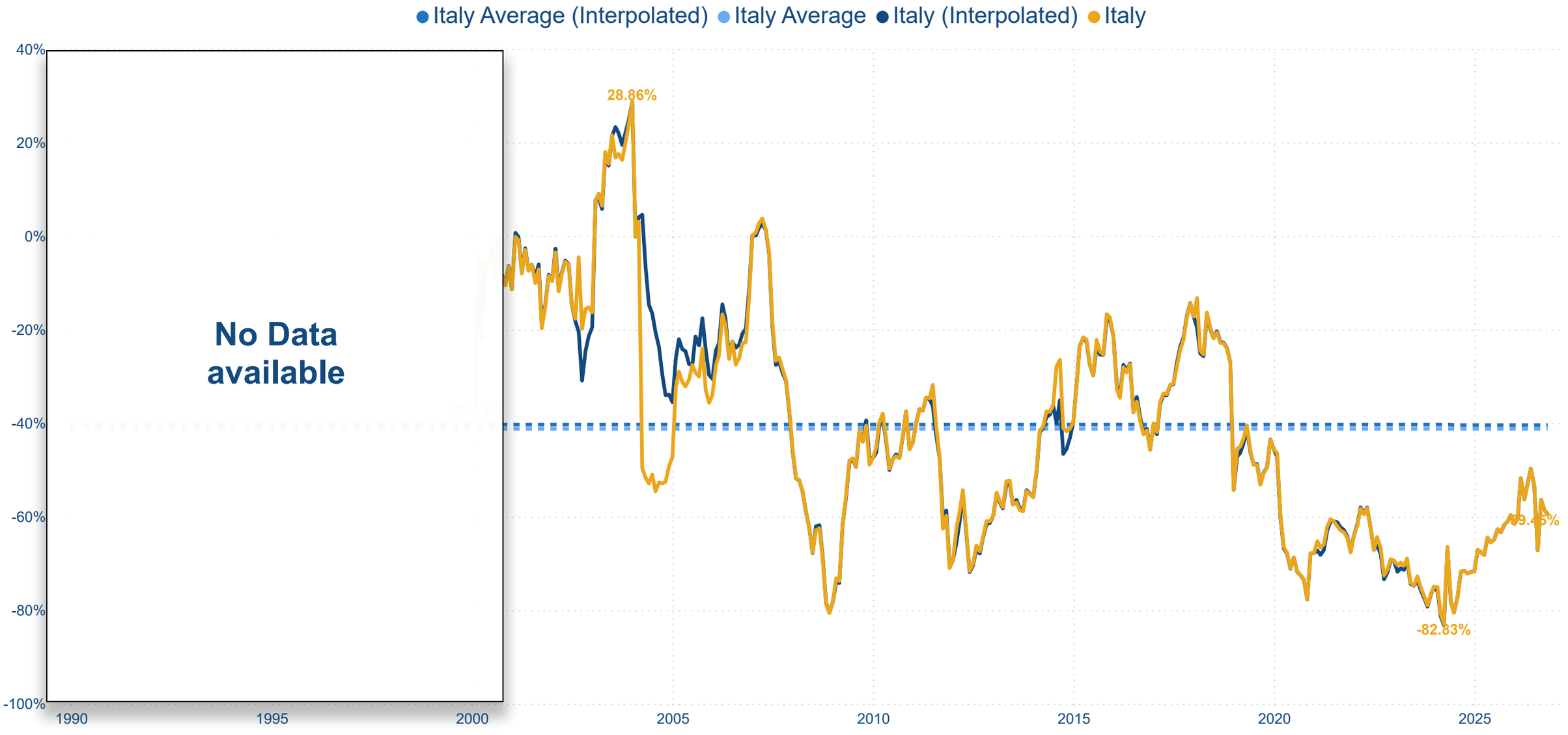
Premium / Discount:	-59.45	%	
Last month:	-58.56	%	
Total NAV (million EUR):	998.59		
Total MC (million EUR):	404.95		
Number of constituents:	1.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	1.00	100%	of market cap.
Average since 1989:		%	
10 year average:	-56.08	%	
5 year average:	-67.12	%	
3 year average:	-66.60	%	
2 year average:	-61.98	%	
1 year average:	-57.56	%	
Price Index Monthly change:	-2.13	%	

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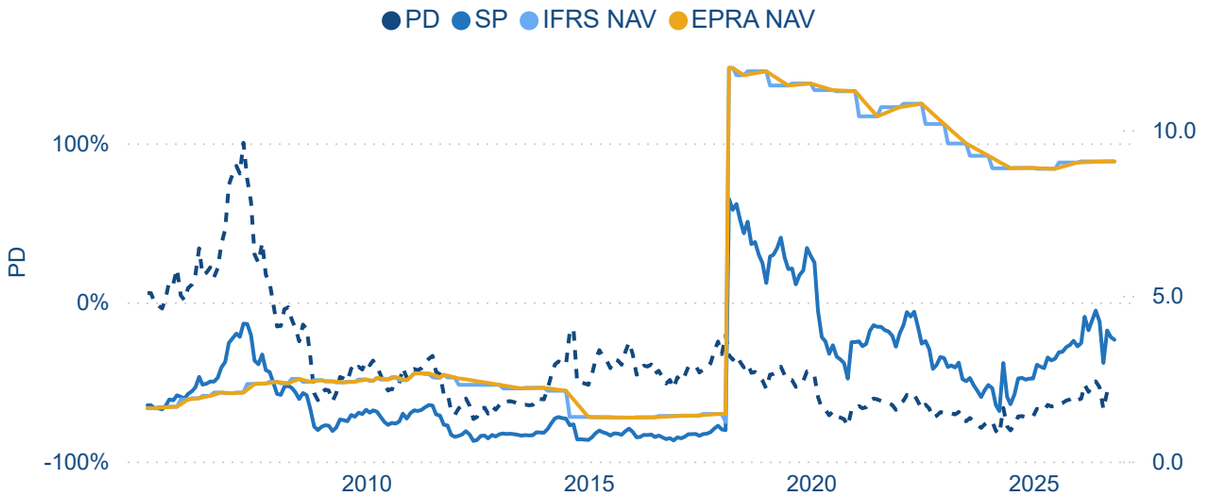
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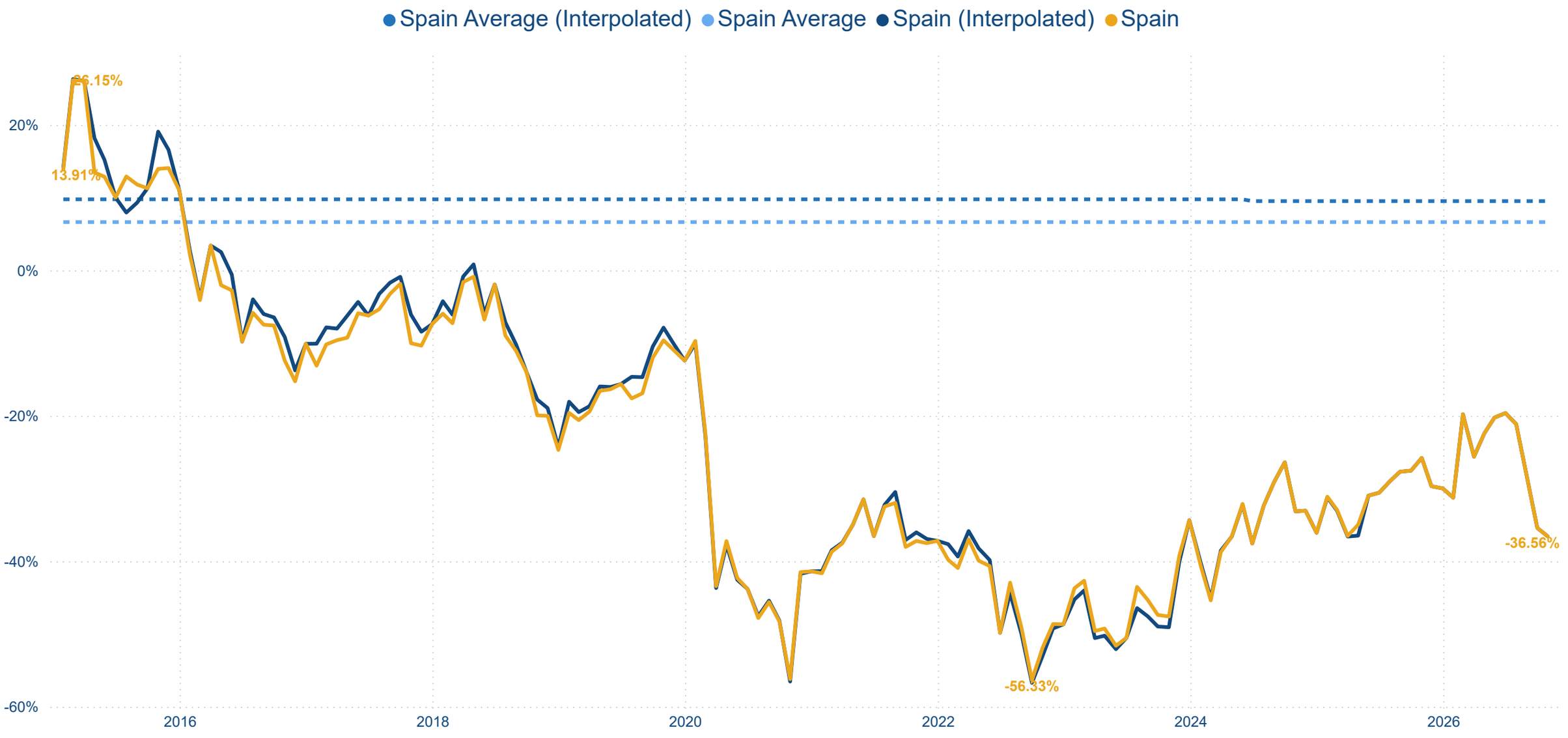
Premium / Discount:	-36.56 %		
Last month:	-35.41 %		
Total NAV (million EUR):	14,409.67		
Total MC (million EUR):	10,180.90		
Number of constituents:	2.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	2.00	100%	of market cap.
Average since 1989:	%		
10 year average:	-28.87 %		
5 year average:	-36.89 %		
3 year average:	-31.60 %		
2 year average:	-29.17 %		
1 year average:	-26.60 %		
Price Index Monthly change:	-1.97 %		

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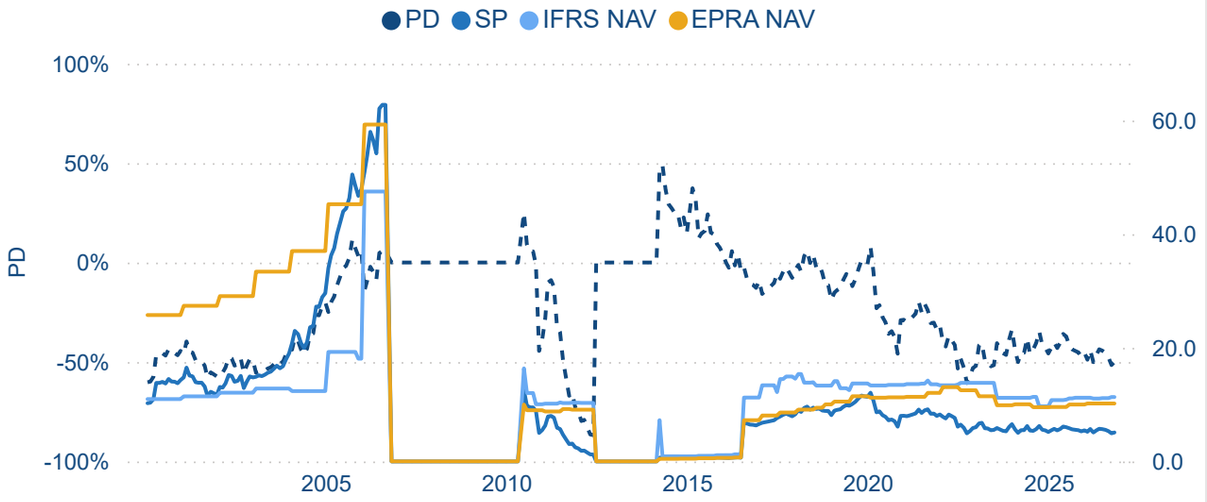
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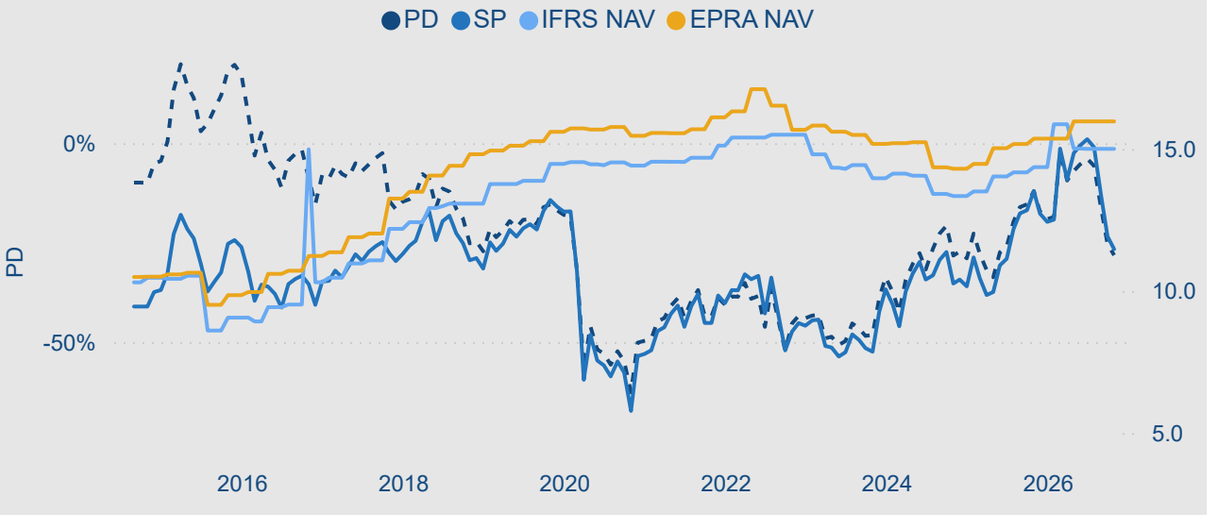
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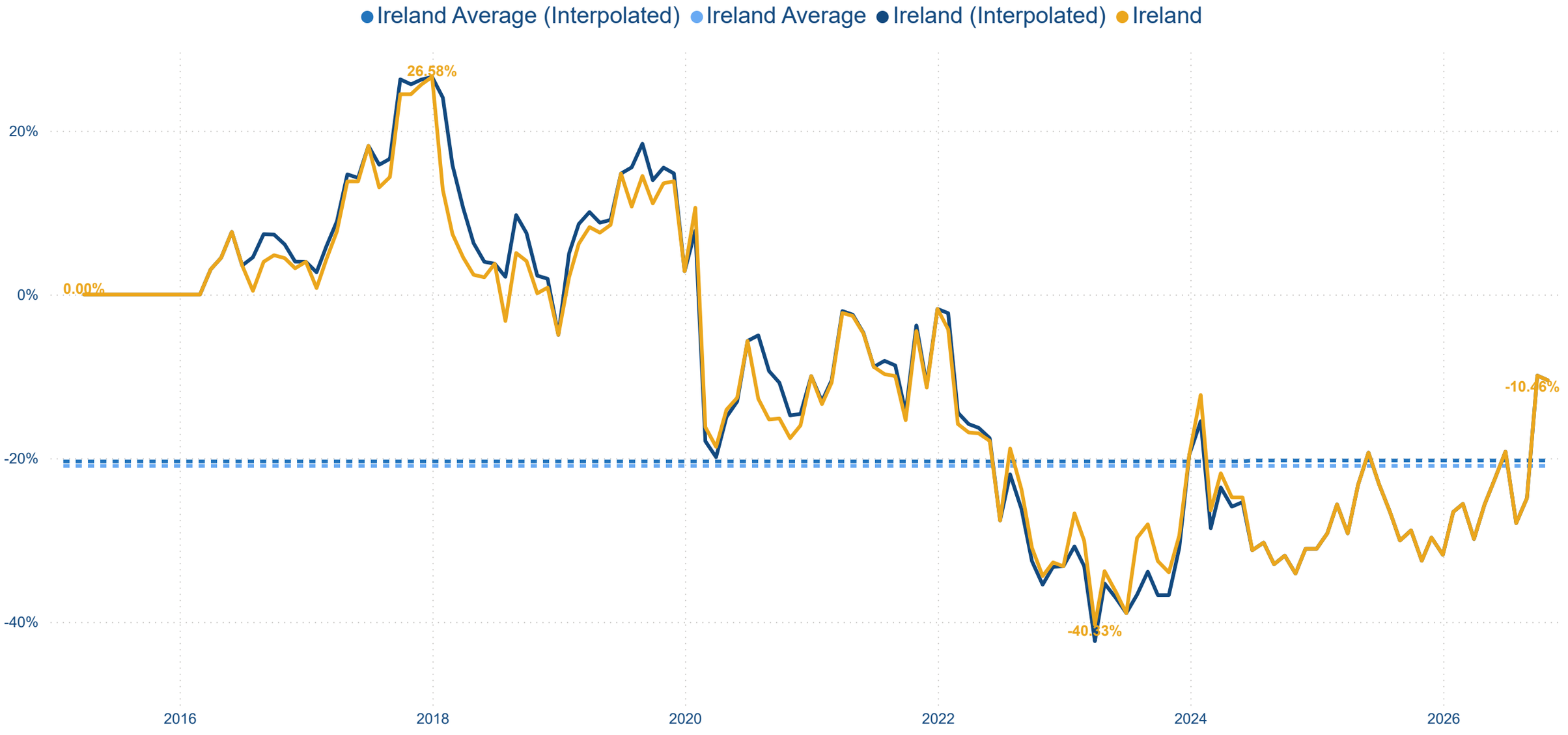
Premium / Discount:	-10.46	%	
Last month:	-9.91	%	
Total NAV (million EUR):	756.77		
Total MC (million EUR):	677.58		
Number of constituents:	1.00		
Trading at Premium:	0.00	0%	of market cap.
Trading at Discount:	1.00	100%	of market cap.
Average since 1989:		%	
10 year average:	-11.80	%	
5 year average:	-25.49	%	
3 year average:	-26.15	%	
2 year average:	-25.93	%	
1 year average:	-24.37	%	
Price Index Monthly change:	-0.62	%	

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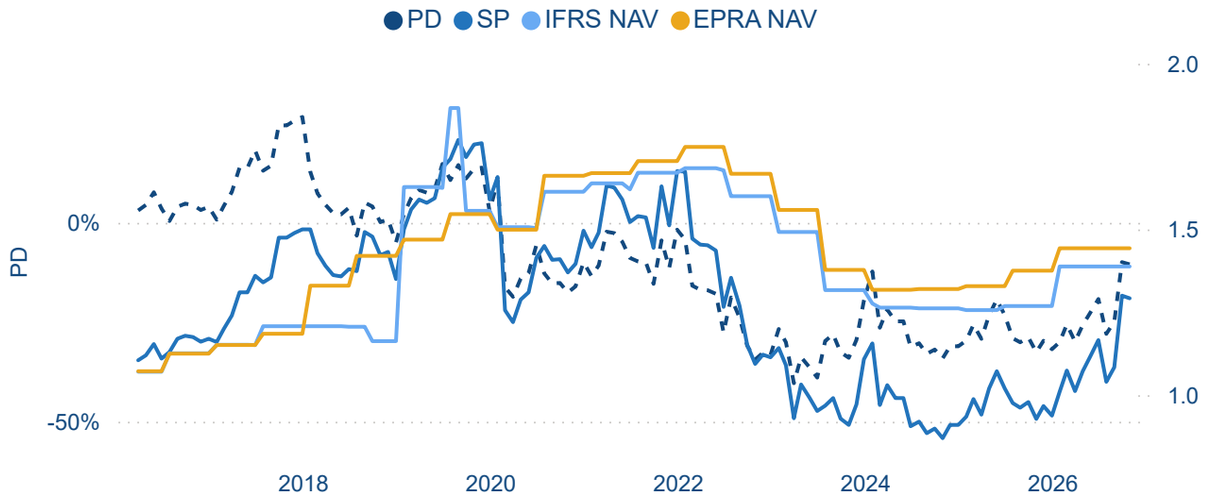
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Ireland

October 2026
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Irish Residential Properties REIT



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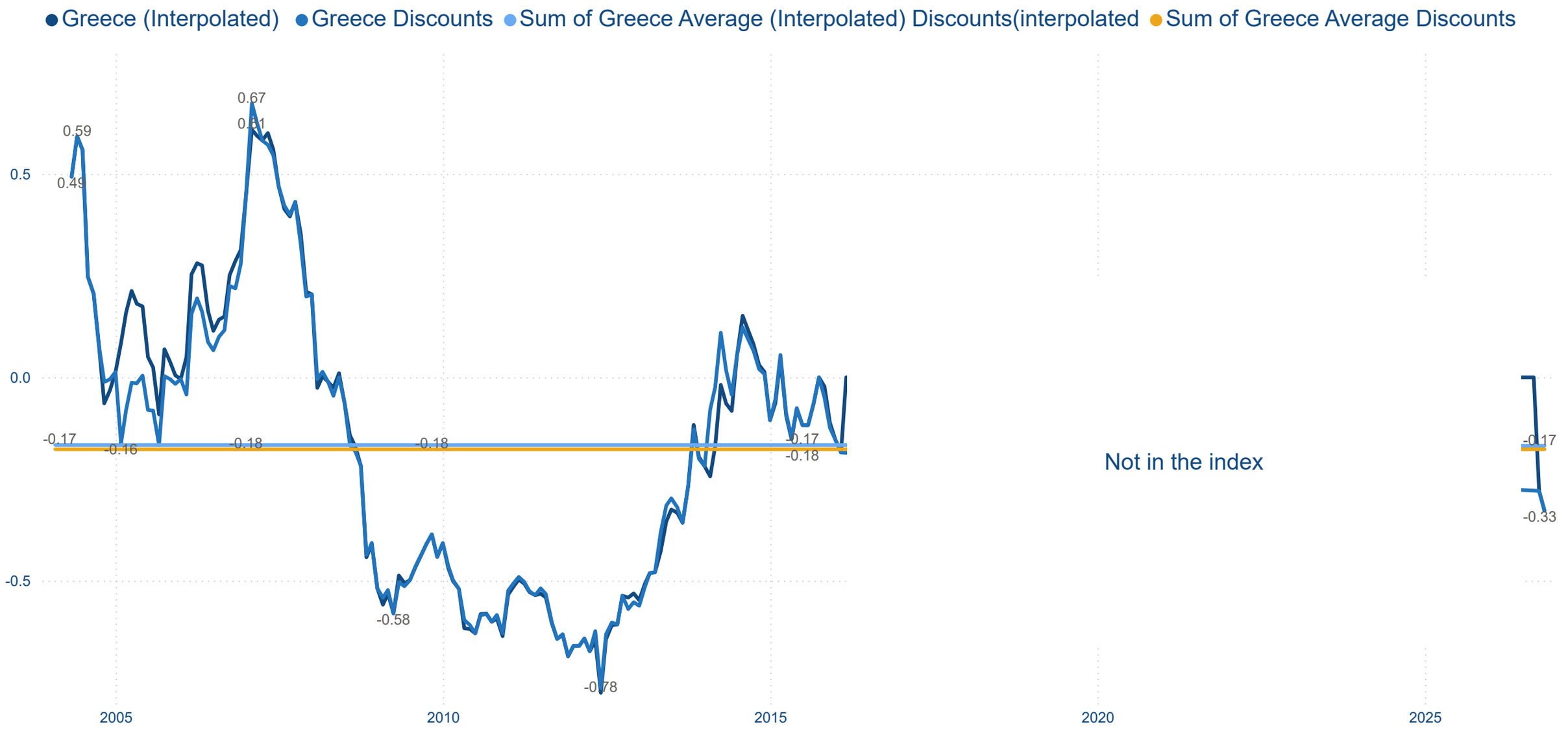
As of: 2026 October 30

Premium / Discount:	-32.80	%	
Last month:	-27.92	%	
Total NAV (million EUR):	1,500.43		
Total MC (million EUR):	1,008.23		
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:	-30.49	%	
5 year average:	-49.21	%	
3 year average:	-47.30	%	
2 year average:	-48.19	%	
1 year average:	-54.25	%	
Price Index Monthly change:	-6.77	%	

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Greece

October 2026
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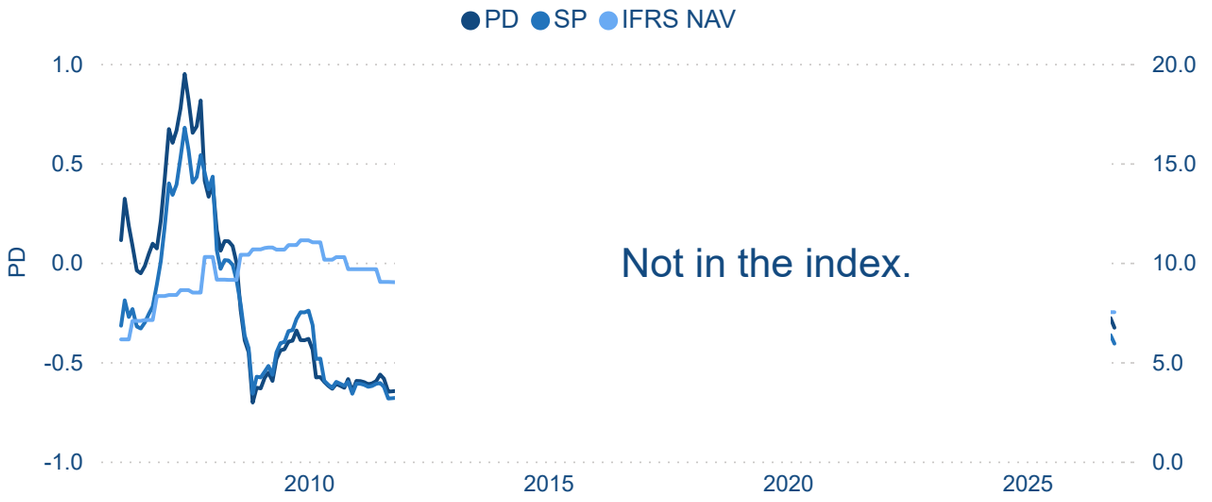
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Lamda Development



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