

EPRA / RCA Monthly Transactions Overview

October 2012



*Property
exposure -
monthly
changes*

Content

Introduction	2
Global overview	3
Regional overview	5
EPRA vs RCA	6
EPRA BUY/SELL Volumes	7
Europe	8
Europe transactions	9
Asia	10
Asia transactions	11
North America	12
North America transactions	13
RCA contacts	25

EPRA in cooperation with Real Capital Analytics (RCA) is providing a monthly service to EPRA members - an overview of all property transactions of the FTSE EPRA/NAREIT Developed Global Real Estate Index Series constituent companies covered by RCA.

This collaboration allows monitoring and analyses of underlying transaction activity within these indices, providing more in-depth knowledge about the index and its fundamentals.

The data has been collected and provided by RCA. Please refer to www.rcanalytics.com for more information regarding their methodology and sources. The Data is believed to be accurate but not guaranteed and is subject to future revision.

Feedback is welcome, as we hope to continually improve and extend this publication. This is an EPRA member-only report.

EPRA Research



NOTE:

Boxed values are multiple asset transactions.

Transactions in which the constituent had a partial interest (indicated by the 'share' column) display the grossed-up values, i.e. 100%.

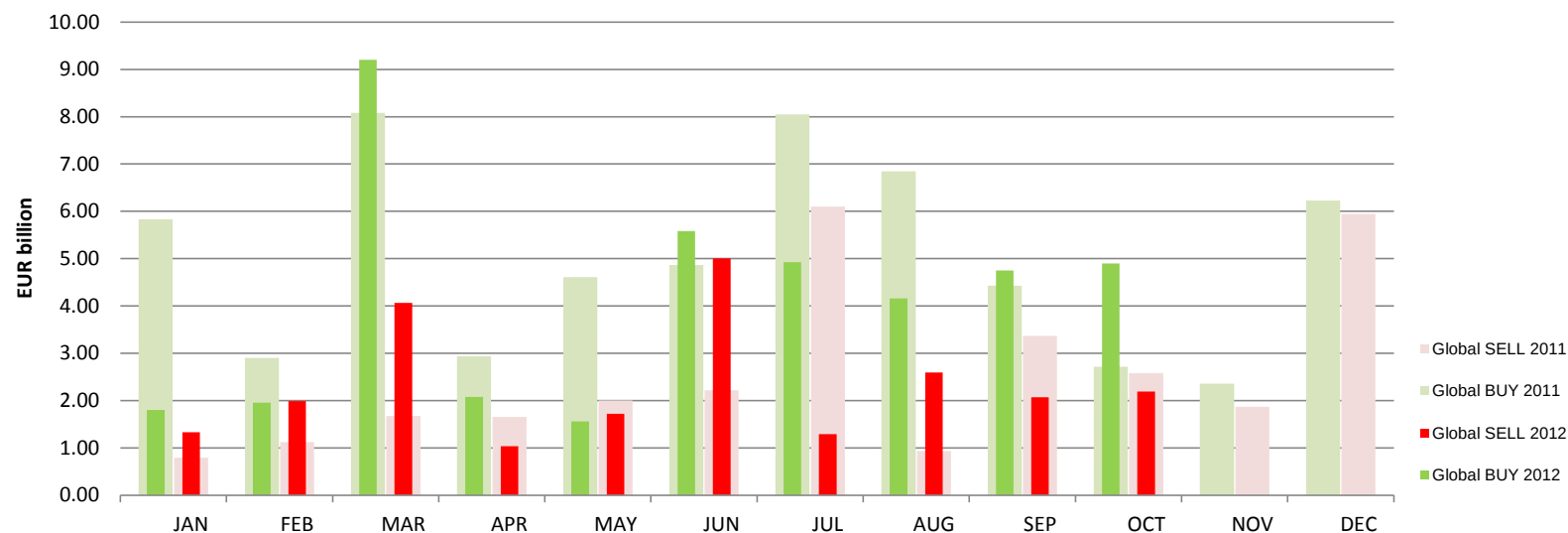
The 'sqm / units' column displays, when available, the number of units transacted per deal for apartments and hotels, and the square meters for all other main asset classes. (exceptions will be marked)

Great Portland Estates has agreed to sell a 37.5% interest in 100 Bishopsgate, London, UK which it owned via a 50:50 joint venture with Brookfield Properties Corporation to Brookfield for GBP 47.2 million in cash.

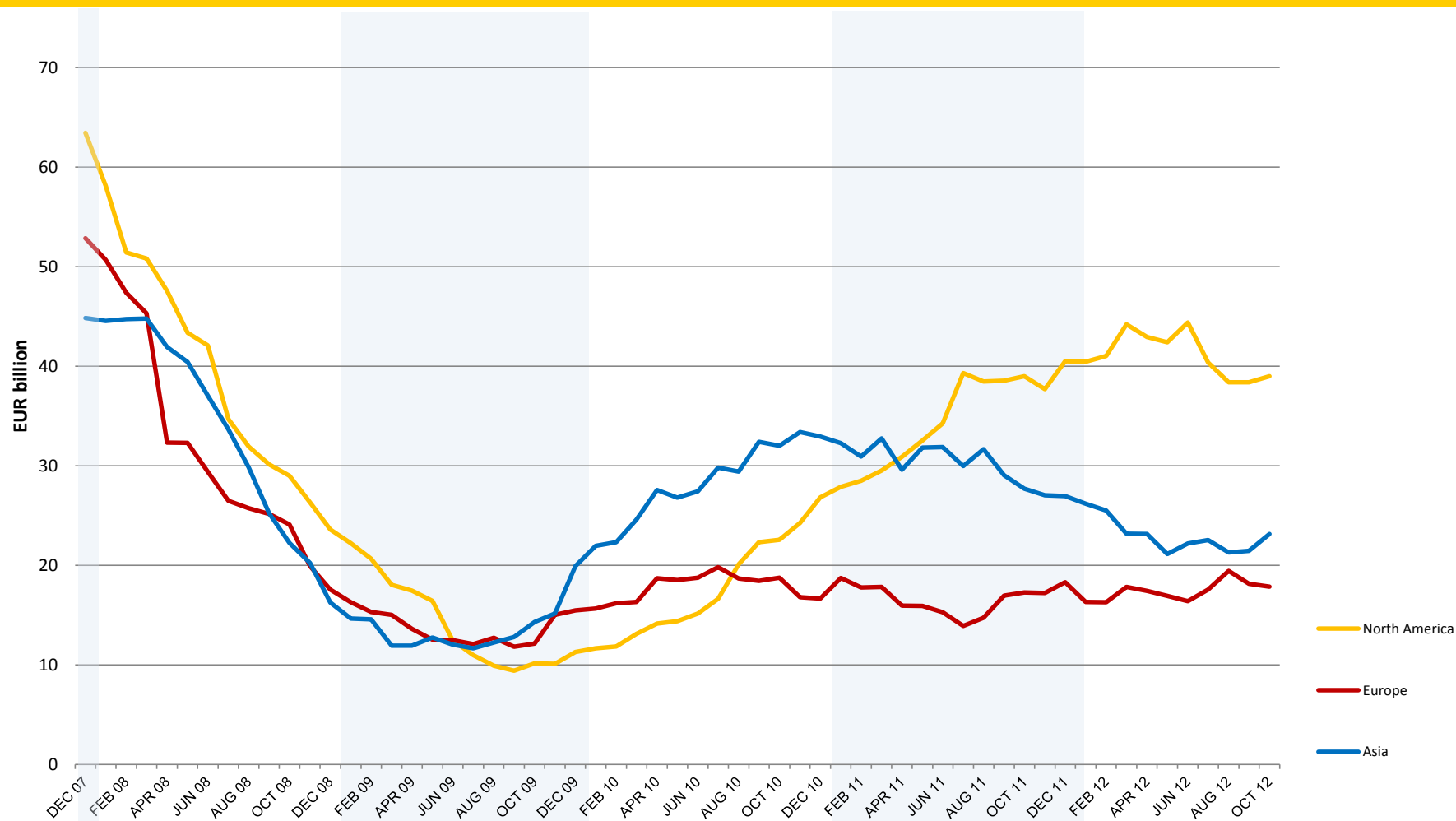
Global Overview

FTSE EPRA/NAREIT Developed (Global) Index (billion EUR)											
	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3	2011 Q4	2012 Q1	2012 Q2	2012 Q3
Total transaction volume	15.86	16.03	20.28	24.29	19.52	17.38	23.37	25.52	18.96	15.16	18.40
SELL	4.40	4.58	5.77	6.37	3.59	5.87	10.41	10.40	7.39	7.77	5.96
BUY	12.17	11.54	17.01	20.57	16.82	12.41	19.33	11.30	12.96	9.22	13.84
Net buyers	7.77	6.96	11.37	14.20	13.22	6.53	8.92	0.90	5.57	1.45	7.88
30.1% of Global EPRA transaction volume											
69.9% of Global EPRA transaction volume											

Global



EPRA Annual transaction volumes



Regional Overview

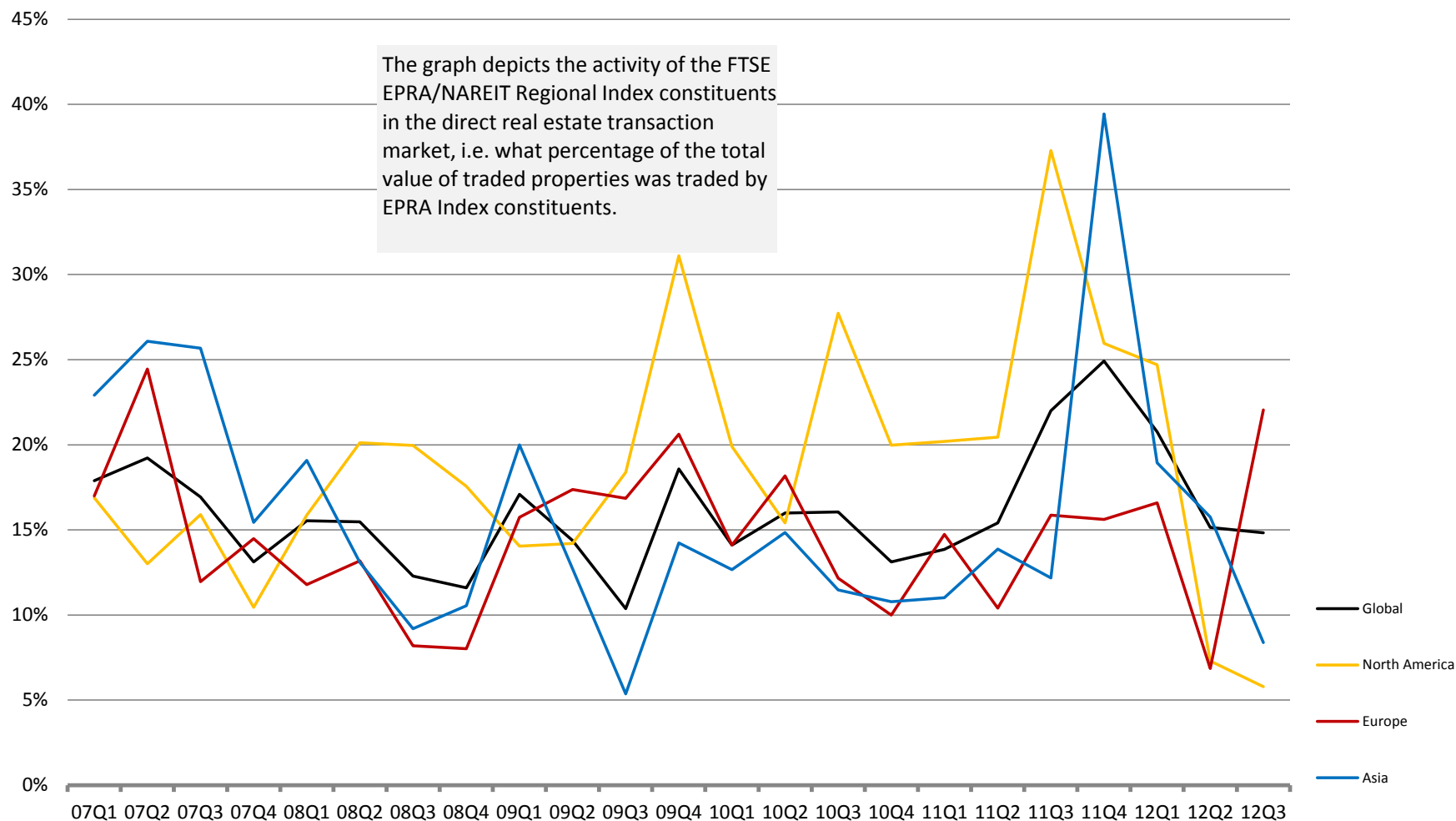
FTSE EPRA/NAREIT Developed Europe Index (billion EUR)												
	2010	2010	2010	2010	2011	2011	2011	2011	2012	2012	2012	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
Total transaction volume	3.69	5.53	3.19	4.25	4.87	2.99	4.84	5.62	4.37	1.57	6.61	35.9% of Global EPRA transaction volume*
SELL	1.57	3.11	2.27	1.80	0.74	1.56	3.08	2.84	1.40	0.76	2.35	32.7% of Regional EPRA transaction volume
BUY	2.30	2.39	2.07	2.41	4.23	1.48	1.86	2.11	2.45	0.73	4.85	67.3% of Regional EPRA transaction volume
Net	buyers	sellers	sellers	buyers	buyers	sellers	sellers	sellers	buyers	sellers	buyers	
	0.74	0.72	0.20	0.61	3.49	0.08	1.22	0.73	1.06	0.03	2.49	

FTSE EPRA/NAREIT Developed Asia Index (billion EUR)												
	2010	2010	2010	2010	2011	2011	2011	2011	2012	2012	2012	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
Total transaction volume	8.74	6.80	7.53	9.89	8.54	5.92	4.70	7.79	4.77	4.95	3.95	21.5% of Global EPRA transaction volume*
SELL	2.04	0.87	2.14	1.34	1.02	1.25	0.68	3.07	1.56	3.29	1.42	32.0% of Regional EPRA transaction volume
BUY	7.48	6.27	6.67	10.94	8.32	4.92	4.71	2.90	2.92	2.16	3.01	68.0% of Regional EPRA transaction volume
Net	buyers	buyers	buyers	buyers	buyers	buyers	buyers	sellers	buyers	sellers	buyers	
	5.44	5.41	4.53	9.60	7.30	3.67	4.03	0.17	1.35	1.13	1.60	

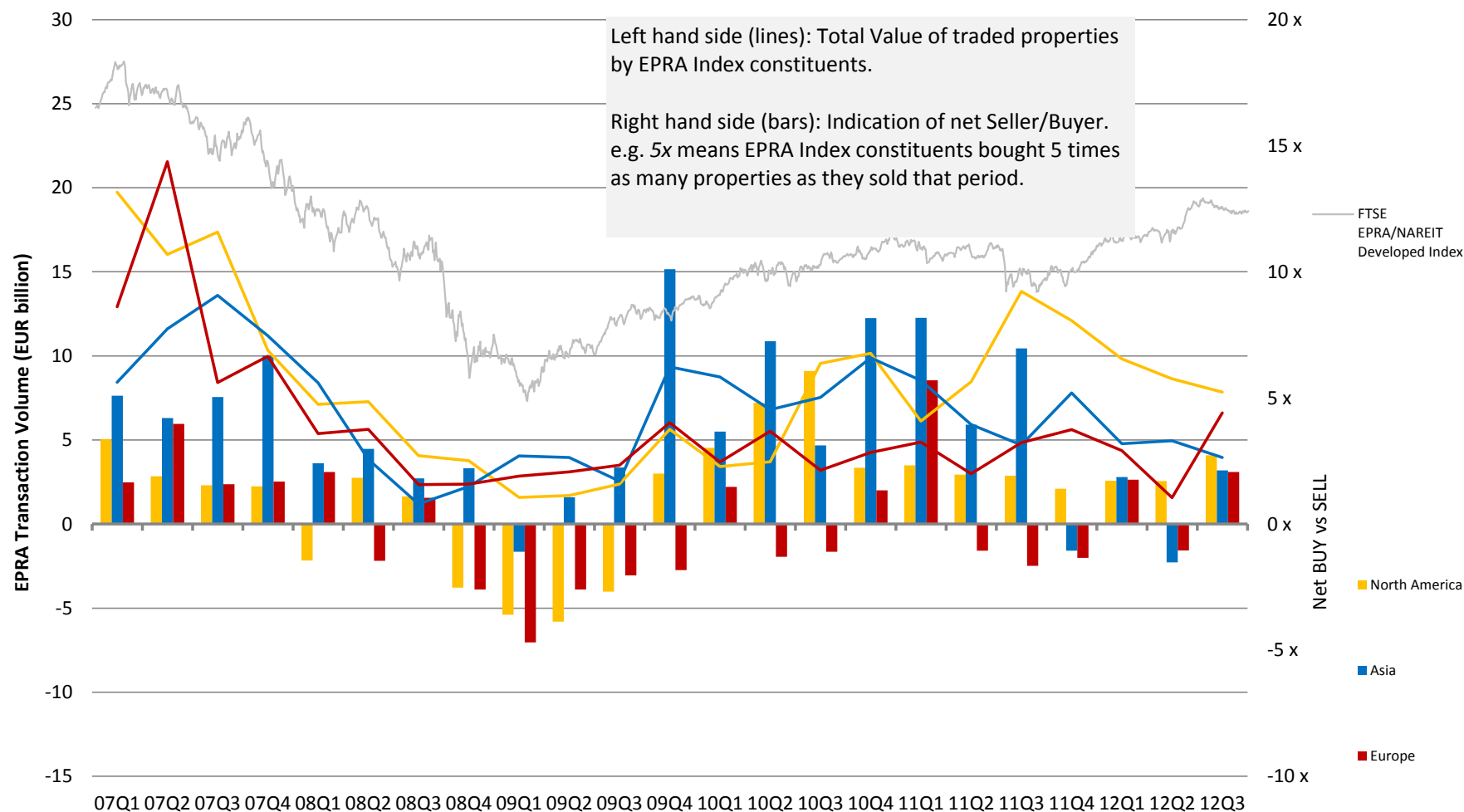
FTSE EPRA/NAREIT North America Index (billion EUR)												
	2010	2010	2010	2010	2011	2011	2011	2011	2012	2012	2012	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
Total transaction volume	3.42	3.71	9.56	10.15	6.11	8.46	13.83	12.10	9.82	8.64	7.84	42.6% of Global EPRA transaction volume*
SELL	0.79	0.60	1.36	3.23	1.83	3.06	6.65	4.49	4.43	3.72	2.19	26.8% of Regional EPRA transaction volume
BUY	2.39	2.88	8.27	7.22	4.26	6.01	12.76	6.29	7.59	6.34	5.98	73.2% of Regional EPRA transaction volume
Net	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	
	1.60	2.28	6.91	3.99	2.43	2.94	6.11	1.80	3.16	2.61	3.79	

* As covered by RCA

EPRA Transaction Volume vs Total RCA Transaction Volume



EPRA Transaction Volume + Net BUY vs SELL



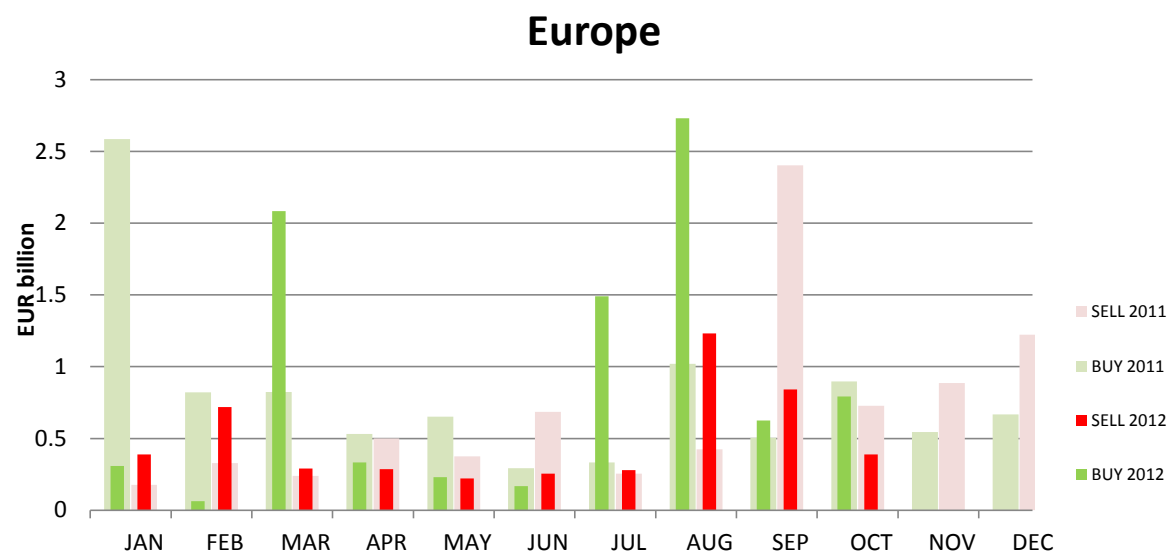
FTSE EPRA/NAREIT Developed Europe Index

Value (million EUR)		
	BUY	SELL
OCT-12	791.98	389.22
SEP-12	624.74	842.57
AUG-12	2,731.98	1,232.19

2012		
Q1	2,454.70	1,397.38
Q2	730.40	761.00
Q3	4,846.77	2,353.01
Q4		
FY	8,031.87	4,511.39

2011		
Q1	4,231.29	741.77
Q2	1,475.90	1,559.01
Q3	1,856.95	3,079.94
Q4	2,108.53	2,837.59
FY	9,672.67	8,218.31

NOTE: Data on this page only includes 'closed deals' data



FTSE EPRA/NAREIT Developed Europe Index*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Conwert Immobilien	Austria	Apartment	1,783	1783 Apts	Berlin	Germany	▶			
Warehouses De Pauw	Belgium	Industrial	20,000	Kuehne + Nagel	Veghel	Netherlands	▶	9.0	8.0%	
Technopolis	Finland	Office	30,000	Yleisradio Tohloppi Complex	Tampere	Finland	▶	23.3		
Kleppiere	France	Office	1,583	Equilis	Issy-Les-Moulineaux	France			◀	
Mercialys	France	Retail	8,293	Cap Sud	Avignon	France		13.6	◀	
DIC Asset	Germany	Office	11,100	Bienenkorbhaus	Frankfurt	Germany		75.0	◀	5.5%
Gagfah	Germany	Apartment	1,244	Bocholt Apts	Bocholt	Germany			◀	
Hamborner REIT	Germany	Office	15,000		Karlsruhe	Germany	▶	37.0		6.6%
Patrizia Immobilien	Germany	Dev Site	65,000	fmr Siemens Areal	Munich	Germany	▶			
Azrieli Group	Israel	Dev Site	10,000		Tel Aviv	Israel	▶	47.7		
Azrieli Group	Israel	Industrial	18,500	Science and Technology Park	Petach Tikva	Israel	▶	19.4		11.5% 50.0%
Wereldhave	Netherlands	Office	3,155	31-36 Foley St	London	United Kingdom			◀	
Wereldhave	Netherlands	Office	28,362	Diamond View Tower	San Diego	United States		93.4	◀	5.9%
Klovern AB	Sweden	Industrial	47,998	Hastagaren 3	Molndal	Sweden	▶	58.1		6.8%
Klovern AB	Sweden	Retail	2,857	Domaren 13	Linkoping	Sweden			◀	
Klovern AB	Sweden	Retail	2,798	Dackeln 3	Linkoping	Sweden			◀	
Klovern AB	Sweden	Retail	3,081	Dahlian 20	Linkoping	Sweden			◀	
Kungsleden	Sweden	Office	7,138	Ritmallen 2	Sollentuna	Sweden		4.7	◀	
Kungsleden	Sweden	Dev Site	12,000	Dev site	Vasteras	Sweden		3.3	◀	
F&C Commercial Property	UK	Office	6,210	84 Eccleston Square	London	United Kingdom		61.6	◀	6.1%
Great Portland Estates	UK	Office	23,411	100 Bishopsgate	London	United Kingdom		157.6	◀	37.5%
Hammerson	UK	Retail	13,935	Thurrock Shop. Park Lakeside	Grays	United Kingdom	▶			7.0%
Hammerson	UK	Retail	29,264	Telford Forge Retail Park	Telford	United Kingdom	▶			7.0%
Hammerson	UK	Retail	31,358	Imperial Park	Bristol	United Kingdom	▶			7.0%
Hammerson	UK	Retail	17,372	Abbotsinch Retail Park	Linwood	United Kingdom	▶			7.0%
Hammerson	UK	Dev Site	60,000	Oldbury Shopping Park	Oldbury	United Kingdom	▶			7.0%
Unite Group	UK	Apartment	56	Livocity at Devonshire Street	London	United Kingdom		19.2	◀	
Unite Group	UK	Apartment	563	Camden Student Housing	London	United Kingdom	▶	29.9		

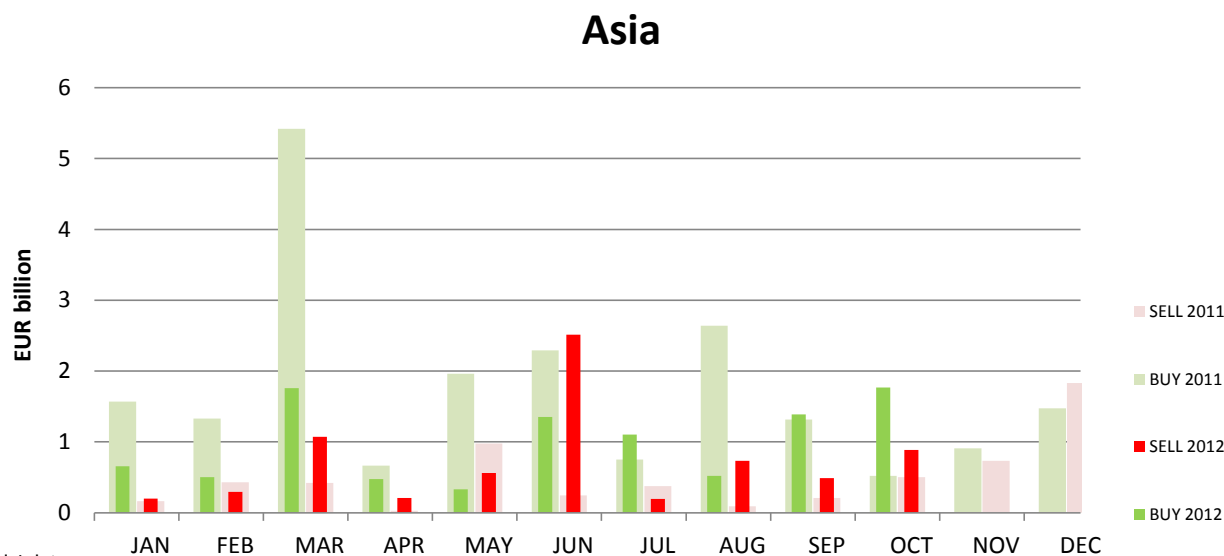
*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT Developed Asia Index

Value (million EUR)		
	BUY	SELL
OCT-12	1,766.67	884.52
SEP-12	1,389.66	489.47
AUG-12	520.25	732.85

2012		
Q1	2,915.46	1,564.92
Q2	2,157.42	3,286.52
Q3	3,014.03	1,415.78
Q4		
FY	8,086.92	6,267.22

2011		
Q1	8,319.86	1,018.26
Q2	4,922.24	1,249.74
Q3	4,705.07	675.49
Q4	2,901.45	3,068.03
FY	20,848.63	6,011.51



NOTE: Data on this page only includes 'closed deals' data

FTSE EPRA/NAREIT Developed Asia Index*

							Value (million EUR)			
Constituent Company	Country	Main asset	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
Dexus Property Group	Australia	Office	32,227	Blue Tower	Brisbane	Australia	▶	194.8		7.6%
Goodman Group	Australia	Industrial	21,560	Linfox Canning Vale	Canning Vale	Australia	▶	16.5		8.5%
Goodman Group	Australia	Office	6,641		North Ryde	Australia	▶	13.2		8.8%
Goodman Group	Australia	Industrial	33,213		Kingsgrove	Australia	▶	39.1		8.5%
Westfield Group	Australia	Retail	50,166	Westfield Broadway	Bradford	United Kingdom		327.0	◀	
Westfield Group	Australia	Retail	72,279	Garden City Booragoon	Melville	Australia		734.6	◀	6.0%
Westfield Group	Australia	Retail	102,997	Westfield Garden City Mt Gravatt	Upper Mt Gravatt	Australia	▶	702.1		6.0%
Westfield Group	Australia	Retail	142,377	Knox City	Vermont South	Australia	▶	811.2		6.4%
Westfield Group	Australia	Retail	125,996	Warringah Mall	North Manly	Australia	▶	864		6.0%
Westfield Group	Australia	Retail	101,369	Pacific Fair	Broadbeach	Australia		748.3	◀	6.3%
Westfield Group	Australia	Retail	97,018	Macquarie Centre	North Ryde	Australia		687.0	◀	6.0%
Westfield Group	Australia	Retail	6,250	Casey Central Shopping Centre	Narre Warren South	Australia	▶	38.3		
Westfield Group	Australia	Retail	12,417	Westfield Downtown	Auckland	New Zealand		58.1	◀	7.6%
Great Eagle Holdings	Hong Kong	Hotel	214	Setai Fifth Avenue	New York	United States	▶	178.6		
Sino Land	Hong Kong	Dev Site	9,900	Long Ping Mtr W Rail Station	Hong Kong	Hong Kong	▶	172		
Japan Real Estate Investment	Japan	Office	33,369	Harumi Front	Tokyo	Japan	▶	313.4		5.2%
Japan Real Estate Investment	Japan	Office	20,526	Higashi Nibancho Square	Sendai	Japan	▶	99.6		6.9%
Mitsubishi Estate	Japan	Office	33,369	Harumi Front	Tokyo	Japan		313.4	◀	5.2%
Mitsubishi Estate	Japan	Office	20,526	Higashi Nibancho Square	Sendai	Japan		99.6	◀	6.9%
Mitsubishi Estate	Japan	Dev Site	68,000		Sagamihara	Japan	▶			
Mori Trust Sogo REIT	Japan	Retail	40,284	Konan Sagami-hara-Nishi-hashimoto	Sagamihara	Japan	▶	75		6.1%
NTT Urban Development	Japan	Office	8,029	20 Finsbury Circus	London	United Kingdom	▶	54.0		8.0%
Orix Jreit Inc	Japan	Apartment	117	Belle Face Meguro	Tokyo	Japan		33.3	◀	5.2%
Sumitomo Realty & Development	Japan	Office	5,585	fmr Nikkiso HQ	Tokyo	Japan	▶			
Ascendas Real Estate Investment	Singapore	Industrial	79,880	200 Jinsu Rd	Shanghai	China	▶	73		
Keppel Land	Singapore	Dev Site	32,000	New Upper Changi Road / Bedok Road	Singapore	Singapore	▶	275.4		

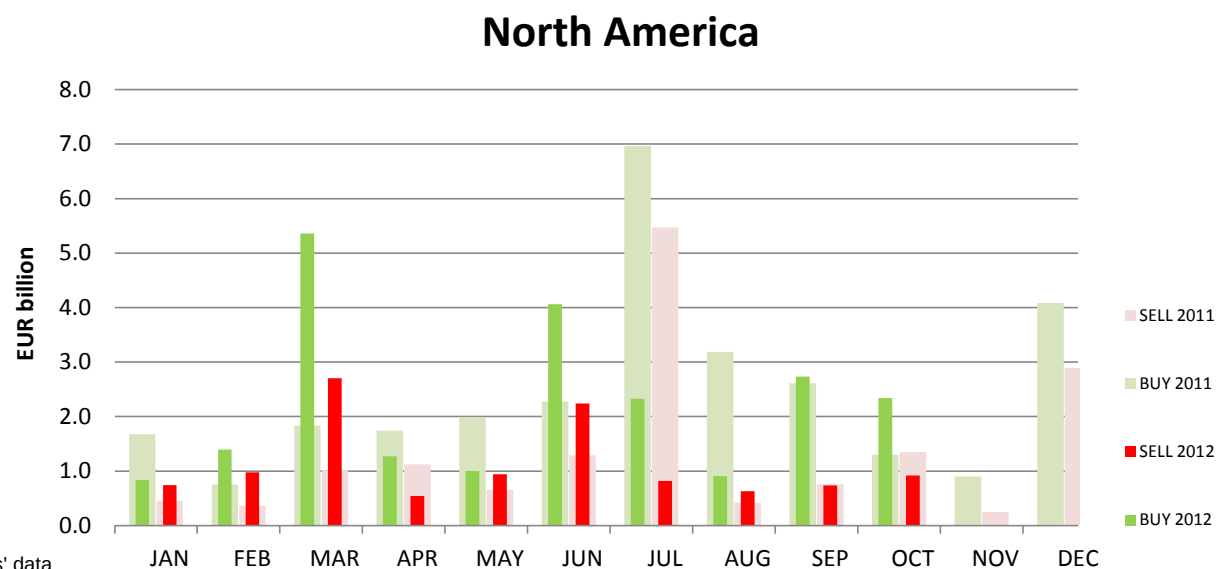
*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT North America Index

Value (million EUR)		
	BUY	SELL
OCT-12	2,341.33	918.97
SEP-12	2,737.00	738.34
AUG-12	909.59	631.97

2012		
Q1	7,590.50	4,426.12
Q2	6,335.23	3,720.77
Q3	5,977.31	2,190.02
Q4		
FY	19,903.05	10,336.91

2011		
Q1	4,264.35	1,832.10
Q2	6,008.17	3,064.09
Q3	12,764.82	6,652.72
Q4	6,287.53	4,490.86
FY	29,324.86	16,039.76



NOTE: Data on this page only includes 'closed deals' data

FTSE EPRA/NAREIT North America Index*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Allied Properties REIT	Canada	Retail	3,094	57 Spadina Ave	Toronto	Canada		9.9		50.0%
Allied Properties REIT	Canada	Office	3,147	Calgary Chamber of Commerce Bldg	Calgary	Canada			7.0%	
Artis Real Estate Investment Trust	Canada	Industrial	10,498	MIP II	Minneapolis	United States			6.8%	
Artis Real Estate Investment Trust	Canada	Industrial	7,098	Edgewood Distribution	Minneapolis	United States			6.8%	
Artis Real Estate Investment Trust	Canada	Industrial	75,465	Twin Cities	Saint Paul	United States			6.8%	
Artis Real Estate Investment Trust	Canada	Industrial	9,619	1170 Eagan Industrial Boulevard	Saint Paul	United States			6.8%	
Artis Real Estate Investment Trust	Canada	Industrial	10,865	Lunar Pointe	Saint Paul	United States			6.8%	
Artis Real Estate Investment Trust	Canada	Industrial	63,908	451 & 1301 Industrial Boulevard	Minneapolis	United States			6.8%	
Artis Real Estate Investment Trust	Canada	Industrial	23,225	Energy Park Distr Center	Saint Paul	United States			6.8%	
Artis Real Estate Investment Trust	Canada	Industrial	11,970	2601 49th Avenue	Minneapolis	United States			6.8%	
Artis Real Estate Investment Trust	Canada	Industrial	4,106	Reinhard Industrial Park	Minneapolis	United States			6.8%	
Artis Real Estate Investment Trust	Canada	Retail	10,035	Namoo South	Edmonton	Canada		40.4	6.1%	
Brookfield Asset Mgmt	Canada	Office	23,411	100 Bishopsgate	London	United Kingdom		157.6		37.5%
Calloway REIT	Canada	Retail	1,623	Renfrew SmartCentre	Renfrew	Canada				
Calloway REIT	Canada	Retail	8,853	Scarborough East SmartCentre I	Scarborough	Canada				
Calloway REIT	Canada	Retail	12,470	SmartCentres Burlington	Burlington	Canada				
Canadian Apartment Props REIT	Canada	Apartment	78		Oakville	Canada				
Canadian Apartment Props REIT	Canada	Apartment	116	Darcel Towers	Mississauga	Canada				
Canadian Apartment Props REIT	Canada	Apartment	154	Valhalla Court	Etobicoke	Canada				
Canadian Apartment Props REIT	Canada	Apartment	90		Mississauga	Canada				
Canadian REIT	Canada	Retail	2,487	Grange Shopping Centre	Edmonton	Canada		11.2		
Cominar REIT	Canada	Office	59,149	Penn West Plaza	Calgary	Canada				10.0%
First Capital Realty	Canada	Retail	10,219	2255 Dundas Street West	Mississauga	Canada		4.6		
First Capital Realty	Canada	Retail	2,880	895 Lawrence Avenue East	North York	Canada		8.9		
Primaris Retail REIT	Canada	Retail	45,843	Regent Mall	Fredericton	Canada				
Primaris Retail REIT	Canada	Retail	43,262	McAllister Place	Saint John	Canada				
Riocan REIT	Canada	Retail	45,614	Deptford Landing	Woodbury	United States		50.6	6.3%	
Acadia Realty	US	Retail	11,984	Home Depot	Bloomfield	United States		9.7		

*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT North America Index*

							Value (million EUR)			
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
Alexanders Inc	US	Retail	102,190	Kings Plaza Shopping Center	Brooklyn	United States		585.7	◀	
Alexanders Inc	US	Retail	167,220	Green Acres Mall	Valley Stream	United States		389.9	◀	
American Campus Communities	US	Apartment	289	Campus Walk	Wilmington	United States			◀	
American Campus Communities	US	Apartment	124	Brookstone Village	Wilmington	United States			◀	
American Campus Communities	US	Apartment	214	The Lofts of Kennesaw	Marietta	United States	▶			
American Campus Communities	US	Apartment	336	The Province	Rochester	United States	▶			
American Campus Communities	US	Apartment	249	25Twenty	Lubbock	United States	▶			
American Campus Communities	US	Apartment	266	The Province	Louisville	United States	▶			
American Campus Communities	US	Apartment	219	The Province- Greensboro	Greensboro	United States	▶			
American Campus Communities	US	Apartment	161	West 27th Place	Los Angeles	United States	▶			
American Campus Communities	US	Apartment	287	The Province- Tampa	Tampa	United States	▶			
American Campus Communities	US	Apartment	348	Forest Village-Woodlake	Columbia	United States	▶			
American Campus Communities	US	Apartment	141	The Cottages of Durham	Durham	United States	▶			
American Campus Communities	US	Apartment	200	Province Dayton	Fairborn	United States	▶			
American Campus Communities	US	Apartment	392	The Cottages Of Baton Rouge	Baton Rouge	United States	▶			
American Campus Communities	US	Apartment	200	Grindstone Canyon	Columbia	United States	▶			
American Campus Communities	US	Apartment	228	5 Twenty Four Angliana	Lexington	United States	▶			
American Campus Communities	US	Apartment	105	Aspen Heights	Baton Rouge	United States	▶			
American Campus Communities	US	Apartment	145	Cottages of Columbia	Columbia	United States	▶			
American Campus Communities	US	Apartment	84	Ramz Hall	Richmond	United States	▶			
American Campus Communities	US	Apartment	220	The Lodges Of East Lansing	East Lansing	United States	▶			
American Campus Communities	US	Apartment	36	Capital Garage	Richmond	United States	▶			
American Campus Communities	US	Apartment	320	5 Twenty Five Angliana	Lexington	United States	▶			
American Campus Communities	US	Dev Site	1,295		Champaign	United States	▶	3.3		
Apartment Inv Management	US	Apartment	200	Tamarind Bay	Saint Petersburg	United States		9.6	◀	
Apartment Inv Management	US	Apartment	352	Country Commons	Feasterville Trevose	United States		20.7	◀	
Apartment Inv Management	US	Apartment	416	Chesapeake Landing I (IL)	Aurora	United States			◀	
Apartment Inv Management	US	Apartment	184	Chesapeake Landing II	Aurora	United States			◀	

*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT North America Index*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)			
							BUY	SELL	Yield	Share
Boston Property	US	Office	75,342	Reston Town Center	Reston	United States	▶ 300.3			
Boston Property	US	Industrial	5,946	Harte-Hanks Data Tech	Billerica	United States		2.5	◀	
Brandywine Rlty	US	Office	42,362	1900 Market St	Philadelphia	United States	▶			
Camden Property	US	Apartment	232	Camden Park Commons	Charlotte	United States			◀	
Camden Property	US	Apartment	208	Camden Forest	Charlotte	United States			◀	
Camden Property	US	Apartment	183	Camden Laurel Ridge	Austin	United States			◀	
Camden Property	US	Apartment	290	Camden Steeplechase	Houston	United States			◀	
Camden Property	US	Apartment	596	Camden Passage	Kansas City	United States		31.7	◀	6.5%
Cedar Shopping Centers	US	Retail	17,553	Fieldstone Marketplace	New Bedford	United States	▶			80.0%
Cedar Shopping Centers	US	Retail	8,504	Meadows Marketplace	Hummelstown	United States	▶			80.0%
Colonial Prop	US	Apartment	370	Colonial Grand@Research Park	Durham	United States	▶ 37.0		6.1%	80.0%
Colonial Prop	US	Retail	37,988	Colonial Promenade Alabaster	Alabaster	United States		29.2	◀	8.2%
CommonWealth REIT	US	Office	98,274	Chase Tower	Indianapolis	United States	▶ 152.5		8.1%	
Cousins Property	US	Office	11,327	Cosmopolitan North Office Park	Atlanta	United States		5.5	◀	
Cousins Property	US	Dev Site	9,672		Atlanta	United States		8.2	◀	
DCT Industrial Trust	US	Industrial	18,041		Pomona	United States	▶			
DCT Industrial Trust	US	Dev Site	242,811		Sumner	United States	▶ 9.2			
Diamondrock Hospitality	US	Hotel	372	Westin Atlanta Perimeter North	Atlanta	United States		44.2	◀	
Duke Realty Corp	US	Industrial	51,323		Manteca	United States	▶			
Duke Realty Corp	US	Office	8,640	Celebration Health Medical Plaza	Kissimmee	United States	▶			
Duke Realty Corp	US	Office	3,716	Sebring Medical Pavilion	Sebring	United States	▶			
Duke Realty Corp	US	Office	7,897	Kissimmee Medical Plaza	Kissimmee	United States	▶ 14.2			
Duke Realty Corp	US	Office	7,308	Longview Medical Center MOB	Longview	United States	▶			
Duke Realty Corp	US	Office	15,329	Hillcrest MOB I & II	Waco	United States	▶			
Duke Realty Corp	US	Office	10,405	Green Clinic	Ruston	United States	▶			
Duke Realty Corp	US	Office	6,606	Medical Mall of Abilene	Abilene	United States	▶			
Duke Realty Corp	US	Office	15,050	Water Tower Medical Commons	Milwaukee	United States	▶ 31.9			
Duke Realty Corp	US	Office	9,847	Fair Oaks Medical Office Building III	Fairfax	United States	▶			

*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT North America Index*

							Value (million EUR)			
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
Duke Realty Corp	US	Office	12,219	Mountain View Medical Plaza	Las Cruces	United States	►			
Duke Realty Corp	US	Office	5,574	East Orlando Medical Surgical Plaza	Orlando	United States	►			
Duke Realty Corp	US	Office	6,782	Seton Professional Bldg	Mequon	United States	►			
Duke Realty Corp	US	Office	10,170	Broward County VA Outpatient	Fort Lauderdale	United States	►			
Equity One Inc	US	Retail	1,716	CVS/7-Eleven	New York	United States	►	21.4		
Equity One Inc	US	Retail	1,864	Post Road Plaza	Darien	United States	►	9.9		
Equity One Inc	US	Retail	14,288	Dariner Plaza	Norwalk	United States	►	28.1		
Equity One Inc	US	Retail	3,978	Compo Acres	Westport	United States	►	23.6		
Equity One Inc	US	Retail	7,339	Clocktower Plaza	Ozone Park	United States	►	43.7		
Essex Prop Trust	US	Apartment	508	Willow Lake	San Jose	United States	►	115.4		
Essex Prop Trust	US	Apartment	149	Archstone Studio 4121	Studio City	United States		43.9	◄ 4.1%	
Essex Prop Trust	US	Apartment	178	Regency Tower	Oakland	United States		24.2	◄ 5.2%	
Essex Prop Trust	US	Apartment	173	Tower at 801	Seattle	United States		39.0	◄ 4.6%	
Essex Prop Trust	US	Apartment	119	Cielo	Chatsworth	United States		25.8	◄	
Essex Prop Trust	US	Apartment	312	Parcwood	Corona	United States		32.9	◄	
Forest City A	US	Retail	25,220	fmr Macys at Parmatown Mall	Cleveland	United States		1.8	◄	
Government Properties Income Tr	US	Office	7,258	Centers for Medicare & Medicaid	Windsor Mill	United States	►	11.3		
H&R REIT	US	Retail	11,984	Lowe's Home	Alpharetta	United States		10.5	◄	
H&R REIT	US	Retail	11,984	Lowe's Home Improvement	Lilburn	United States		10.7	◄	
H&R REIT	US	Retail	12,356	Lowe's Home	Marietta	United States		9.3	◄	
H&R REIT	US	Retail	12,356	Lowe's Home Improvement	Woodstock	United States		9.6	◄	
Healthcare Realty Trust	US	Office	3,771	8040 Wolf River Blvd	Germantown	United States	►	8.6		
Healthcare REIT	US	Seniors Housing & Care	80	Walden Place	Cortland	United States	►	12.7		
Healthcare REIT	US	Seniors Housing & Care	78	Sage Harbor at Baywinde	Webster	United States	►			
Healthcare REIT	US	Seniors Housing & Care	212	Baywinde	Webster	United States	►	20.0		
Hersha Hospitality Trust Cl A	US	Hotel	205	Hilton Garden Inn	New York	United States	►	57.7	7.0%	
Highwoods Prop	US	Office	6,417	Church Street Medical I	Greensboro	United States	►	9.9		
Home Properties	US	Apartment	318	Curren Terrace	Norristown	United States		23.2	◄ 6.0%	

*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT North America Index*

							Value (million EUR)			
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
Hospitality Properties Trust	US	Hotel	437	Wyndham Grand	Chicago	United States	▶ 63.2			
Host Hotels & Resorts	US	Hotel	221	Courtyard by Marriott Seestern	Dusseldorf	Germany			◀	
Kilroy Realty	US	Office	14,031	Tribeca West	Los Angeles	United States	▶ 56.9			
Kilroy Realty	US	Dev Site	1,740		San Francisco	United States	▶ 40.6			
Kimco Realty Cp	US	Retail	9,447	Barberton Shopping Center	Barberton	United States			◀	
Kimco Realty Cp	US	Retail	16,018	Belden Village Commons	Canton	United States		3.1	◀	
Kimco Realty Cp	US	Retail	12,866	West Market Plaza	Akron	United States			◀	
Kimco Realty Cp	US	Retail	7,048	Harvest Plaza	Akron	United States			◀	
Kimco Realty Cp	US	Hotel	132	InTown Suites	Arlington	United States			◀	
Kimco Realty Cp	US	Hotel	121	InTown Suites	Orange Park	United States			◀	
Kimco Realty Cp	US	Hotel	130	InTown Suites	Dayton	United States			◀	
Kimco Realty Cp	US	Hotel	121	InTown Suites	Newport News	United States			◀	
Kimco Realty Cp	US	Hotel	114	InTown Suites	Norcross	United States			◀	
Kimco Realty Cp	US	Hotel	101	InTown Suites	Snellville	United States			◀	
Kimco Realty Cp	US	Hotel	121	InTown Suites	Louisville	United States			◀	
Kimco Realty Cp	US	Hotel	132	InTown Suites	Knoxville	United States			◀	
Kimco Realty Cp	US	Hotel	121	InTown Suites	Jacksonville	United States			◀	
Kimco Realty Cp	US	Hotel	99	InTown Suites	Dallas	United States			◀	
Kimco Realty Cp	US	Hotel	135	InTown Suites	Virginia Beach	United States			◀	
Kimco Realty Cp	US	Hotel	132	InTown Suites	Webster	United States			◀	
Kimco Realty Cp	US	Hotel	121	InTown Suites	Houston	United States			◀	
Kimco Realty Cp	US	Hotel	121	InTown Suites	Tucson	United States			◀	
Kimco Realty Cp	US	Hotel	125	InTown Suites	Pittsburgh	United States			◀	
Kimco Realty Cp	US	Hotel	121	Intown Suites	Phoenix	United States			◀	
Kimco Realty Cp	US	Hotel	137	InTown Suites	Houston	United States			◀	
Kimco Realty Cp	US	Hotel	121	InTown Suites	Woods Cross	United States			◀	
Kimco Realty Cp	US	Hotel	137	InTown Suites	San Antonio	United States			◀	
Kimco Realty Cp	US	Hotel	119	Intown Suites Hendersonville	Hendersonville	United States			◀	

*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT North America Index*

							Value (million EUR)				
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share	
Kimco Realty Cp	US	Hotel	149	InTown Suites	Atlanta	United States			◀		
Kimco Realty Cp	US	Hotel	127	InTown Suites	Greenville	United States			◀		
Kimco Realty Cp	US	Hotel	136	InTown Suites	Indianapolis	United States			◀		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Charleston	United States			◀		
Kimco Realty Cp	US	Hotel	134	InTown Suites	Huntsville	United States			◀		
Kimco Realty Cp	US	Hotel	136	InTown Suites	Indianapolis	United States			◀		
Kimco Realty Cp	US	Hotel	136	InTown Suites	Columbus	United States			◀		
Kimco Realty Cp	US	Hotel	133	InTown Suites	Downers Grove	United States			◀		
Kimco Realty Cp	US	Hotel	137	InTown Suites	Hazelwood	United States			◀		
Kimco Realty Cp	US	Hotel	132	InTown Suites	San Antonio	United States			◀		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Fort Lauderdale	United States			◀		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Clearwater	United States			◀		
Kimco Realty Cp	US	Hotel	131	InTown Suites	Greenville	United States			◀		
Kimco Realty Cp	US	Hotel	140	InTown Suites	Columbus	United States			◀		
Kimco Realty Cp	US	Hotel	108	InTown Suites	North Charleston	United States			◀		
Kimco Realty Cp	US	Hotel	144	InTown Suites	Montgomery	United States			◀		
Kimco Realty Cp	US	Hotel	150	InTown Suites	Tampa	United States			◀		
Kimco Realty Cp	US	Hotel	139	InTown Suites	Matthews	United States			◀		
Kimco Realty Cp	US	Hotel	121	InTown Suites	San Antonio	United States			◀		
Kimco Realty Cp	US	Hotel	140	InTown Suites	Midvale	United States			◀		
Kimco Realty Cp	US	Hotel	133	InTown Suites	Chesapeake	United States			◀		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Charleston	United States			◀		
Kimco Realty Cp	US	Hotel	126	InTown Suites	Forest Park	United States			◀		
Kimco Realty Cp	US	Hotel	78	InTown Suites	Woodstock	United States			◀		
Kimco Realty Cp	US	Hotel	151	InTown Suites	Louisville	United States			◀		
Kimco Realty Cp	US	Hotel	145	InTown Suites	Dallas	United States			◀		
Kimco Realty Cp	US	Hotel	125	InTown Suites	West Palm Beach	United States			◀		
Kimco Realty Cp	US	Hotel	123	InTown Suites	Houston	United States			◀		

*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT North America Index*

							Value (million EUR)				
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share	
Kimco Realty Cp	US	Hotel	80	InTown Suites	Villa Park	United States			▲		
Kimco Realty Cp	US	Hotel	132	InTown Suites	Lilburn	United States			▲		
Kimco Realty Cp	US	Hotel	135	InTown Suites	Albuquerque	United States			▲		
Kimco Realty Cp	US	Hotel	138	InTown Suites	El Paso	United States			▲		
Kimco Realty Cp	US	Hotel	156	InTown Suites	Orlando	United States			▲		
Kimco Realty Cp	US	Hotel	150	InTown Suites	Norcross	United States			▲		
Kimco Realty Cp	US	Hotel	137	InTown Suites	Aurora	United States			▲		
Kimco Realty Cp	US	Hotel	125	InTown Suites	Elk Grove Village	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Dothan	United States			▲		
Kimco Realty Cp	US	Hotel	138	InTown Suites	San Antonio	United States			▲		
Kimco Realty Cp	US	Hotel	150	Intown Suites Houston NW	Houston	United States			▲		
Kimco Realty Cp	US	Hotel	108	InTown Suites	Lithia Springs	United States			▲		
Kimco Realty Cp	US	Hotel	121	Intown Suites Memphis Airport	Memphis	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Houston	United States			▲		
Kimco Realty Cp	US	Hotel	135	Intown Suites	Englewood	United States			▲		
Kimco Realty Cp	US	Hotel	144	InTown Suites - Memphis SE	Memphis	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Conyers	United States			▲		
Kimco Realty Cp	US	Hotel	138	InTown Suites	Athens	United States			▲		
Kimco Realty Cp	US	Hotel	135	InTown Suites	Burnsville	United States			▲		
Kimco Realty Cp	US	Hotel	108	InTown Suites	Columbia	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Charlotte	United States			▲		
Kimco Realty Cp	US	Hotel	133	InTown Suites	Cincinnati	United States			▲		
Kimco Realty Cp	US	Hotel	134	InTown Suites	Dallas	United States			▲		
Kimco Realty Cp	US	Hotel	140	InTown Suites	Matthews	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Birmingham	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites - Hamilton Church	Antioch	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Chattanooga	United States			▲		
Kimco Realty Cp	US	Hotel	132	InTown Suites	Arlington	United States			▲		

*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT North America Index*

							Value (million EUR)				
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share	
Kimco Realty Cp	US	Hotel	132	InTown Suites	Columbia	United States			▲		
Kimco Realty Cp	US	Hotel	152	InTown Suites	Birmingham	United States			▲		
Kimco Realty Cp	US	Hotel	123	Intown Suites Bellevue	Nashville	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Carrollton	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Austin	United States			▲		
Kimco Realty Cp	US	Hotel	135	InTown Suites	Minneapolis	United States			▲		
Kimco Realty Cp	US	Hotel	139	InTown Suites	Charlotte	United States			▲		
Kimco Realty Cp	US	Hotel	138	InTown Suites	Albany	United States			▲		
Kimco Realty Cp	US	Hotel	258	InTown Suites	Norcross	United States			▲		
Kimco Realty Cp	US	Hotel	131	InTown Suites	Fairfield	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Columbia	United States			▲		
Kimco Realty Cp	US	Hotel	142	InTown Suites	Raleigh	United States			▲		
Kimco Realty Cp	US	Hotel	148	Intown Suites Houston Intercontinent	Houston	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Pasadena	United States			▲		
Kimco Realty Cp	US	Hotel	127	InTown Suites	Columbus	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Indianapolis	United States			▲		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Arlington	United States			▲		
Kimco Realty Cp	US	Hotel	123	Intown Suites Bell Road	Nashville	United States			▲		
Kimco Realty Cp	US	Hotel	135	InTown Suites	Newport News	United States			▲		
Kimco Realty Cp	US	Hotel	90	InTown Suites	Mobile	United States			▲		
Kimco Realty Cp	US	Hotel	150	Intown Suites	Orlando	United States			▲		
Kimco Realty Cp	US	Hotel	132	InTown Suites	Houston	United States			▲		
Kimco Realty Cp	US	Hotel	120	InTown Suites	Chester	United States			▲		
Kimco Realty Cp	US	Hotel	139	InTown Suites	Charleston	United States			▲		
Kimco Realty Cp	US	Hotel	104	InTown Suites	Orlando	United States			▲		
Kimco Realty Cp	US	Hotel	137	InTown Suites	Birmingham	United States			▲		
Kimco Realty Cp	US	Hotel	123	InTown Suites	Savannah	United States			▲		
Kimco Realty Cp	US	Hotel	143	InTown Suites St Johns Bluff	Jacksonville	United States			▲		

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FTSE EPRA/NAREIT North America Index*

							Value (million EUR)				
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share	
Kimco Realty Cp	US	Hotel	121	InTown Suites	North Richland Hills	United States			◀		
Kimco Realty Cp	US	Hotel	146	InTown Suites	Macon	United States			◀		
Kimco Realty Cp	US	Hotel	90	InTown Suites	Warner Robins	United States			◀		
Kimco Realty Cp	US	Hotel	137	InTown Suites	Orlando	United States			◀		
Kimco Realty Cp	US	Hotel	123	InTown Suites	Humble	United States			◀		
Kimco Realty Cp	US	Hotel	139	InTown Suites	Gilbert	United States			◀		
Kimco Realty Cp	US	Hotel	131	InTown Suites	Saint Charles	United States			◀		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Houston	United States			◀		
Kimco Realty Cp	US	Hotel	137	InTown Suites 3162 St Johns Bluff	Jacksonville	United States			◀		
Kimco Realty Cp	US	Hotel	132	InTown Suites	Chattanooga	United States			◀		
Kimco Realty Cp	US	Hotel	123	InTown Suites	Kennesaw	United States			◀		
Kimco Realty Cp	US	Hotel	138	InTown Suites	Carrollton	United States			◀		
Kimco Realty Cp	US	Hotel	134	InTown Suites	Charlotte	United States			◀		
Kimco Realty Cp	US	Hotel	128	Intown Louisville Northeast	Louisville	United States			◀		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Phoenix	United States			◀		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Arlington	United States			◀		
Kimco Realty Cp	US	Hotel	121	InTown Suites	San Antonio	United States			◀		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Lewisville	United States			◀		
Kimco Realty Cp	US	Hotel	133	InTown Suites	Jackson	United States			◀		
Kimco Realty Cp	US	Hotel	180	InTown Suites	Mobile	United States			◀		
Kimco Realty Cp	US	Hotel	121	InTown Suites	Louisville	United States			◀		
Kimco Realty Cp	US	Hotel	138	InTown Suites	Jonesboro	United States			◀		
Kimco Realty Cp	US	Hotel	137	InTown Suites	Roswell	United States			◀		
Kimco Realty Cp	US	Hotel	132	InTown Suites	San Antonio	United States			◀		
Kimco Realty Cp	US	Hotel	136	InTown Suites	Salt Lake City	United States			◀		
Kimco Realty Cp	US	Hotel	138	InTown Suites	Valdosta	United States			◀		
Kimco Realty Cp	US	Hotel	139	InTown Suites	Duluth	United States			◀		
Kimco Realty Cp	US	Hotel	137	InTown Suites	Richmond	United States			◀		

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FTSE EPRA/NAREIT North America Index*

							Value (million EUR)			
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
Kimco Realty Cp	US	Hotel	120	InTown Suites	Greenwood	United States			◀	
Kimco Realty Cp	US	Hotel	133	InTown Suites	Douglasville	United States			◀	
Kimco Realty Cp	US	Hotel	121	InTown Suites	Edmond	United States			◀	
Kimco Realty Cp	US	Hotel	78	InTown Suites	Mableton	United States			◀	
Kimco Realty Cp	US	Hotel	71	InTown Suites	Atlanta	United States			◀	
Kimco Realty Cp	US	Hotel	121	InTown Suites	Charlotte	United States			◀	
Kimco Realty Cp	US	Retail	20,726	Cambridge Crossing	Troy	United States		21.0	◀	8.0%
Macerich	US	Retail	67,153	Flatiron Crossing	Broomfield	United States	▶ 302.9			75.0%
Macerich	US	Retail	102,190	Kings Plaza Shopping Center	Brooklyn	United States	▶ 585.7			
Macerich	US	Retail	167,220	Green Acres Mall	Valley Stream	United States	▶ 389.9			
Macerich	US	Retail	111,108	Arrowhead Towne Center	Glendale	United States	▶ 341.3			33.0%
National Health Investors Inc (NHI)	US	Seniors Housing & Care	32	Bickford of Peoria	Peoria	United States			◀	9.0%
National Health Investors Inc (NHI)	US	Seniors Housing & Care	46	Bickford of Lansing	Okemos	United States			◀	9.0%
National Health Investors Inc (NHI)	US	Seniors Housing & Care	28	Bickford of Lafayette	Lafayette	United States			◀	9.0%
National Health Investors Inc (NHI)	US	Seniors Housing & Care	37	Bickford of Clinton	Clinton	United States			◀	9.0%
National Health Investors Inc (NHI)	US	Seniors Housing & Care	46	Bickford of Midland	Midland	United States			◀	9.0%
National Health Investors Inc (NHI)	US	Seniors Housing & Care	46	Bickford of Saginaw	Saginaw	United States			◀	9.0%
National Health Investors Inc (NHI)	US	Seniors Housing & Care	46	Bickford of Battle Creek	Battle Creek	United States			◀	9.0%
National Health Investors Inc (NHI)	US	Seniors Housing & Care	37	Bickford of Iowa City	Iowa City	United States			◀	9.0%
National Retail Properties	US	Industrial	4,320	Virginia College	Knoxville	United States	▶ 5.5			
Parkway Properties	US	Office	1,951		Tempe	United States	▶			
Parkway Properties	US	Office	15,812	Westshore Corporate Center	Tampa	United States	▶ 17.5		8.5%	
Parkway Properties	US	Office	11,520		Stafford	United States		8.9	◀	
Parkway Properties	US	Office	36,231	Nascar Plaza	Charlotte	United States	▶ 78.0		7.0%	
Pebblebrook Hotel Trust	US	Hotel	196	Palomar	San Francisco	United States	▶ 45.2			
Prologis	US	Industrial	14,827	400 Indeco Boulevard	Atlanta	United States		4.0	◀	
Prologis	US	Industrial	21,709	11750 Baltimore Ave	Beltsville	United States	▶ 21.1			
Prologis	US	Dev Site	73,005	Prologis Park 70	Aurora	United States		2.1	◀	

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FTSE EPRA/NAREIT North America Index*

							Value (million EUR)			
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
Prologis	US	Industrial	27,870	future Network Rail Delivery Service	Coventry	United Kingdom		31.4	▲	
Prologis	US	Industrial	27,870	Prologis Ryton	Coventry	United Kingdom		31.4	▲	
Prologis	US	Industrial	23,188	Gwinnett Progress Center	Lawrenceville	United States		5.7	▲	
Prologis	US	Industrial	39,865	Atlanta West Distribution Center	Atlanta	United States			▲	
Prologis	US	Industrial	47,000	Distribution Park Sosnowiec	Sosnowiec	Poland		20.1	▲	
Prologis	US	Dev Site	182,109	Prologis Park Pineham Village	Northampton	United Kingdom			▲	
Prologis	US	Industrial	47,030	Petco	Braselton	United States		15.9	▲	
Prologis	US	Industrial	115,939	Home Depot	Locust Grove	United States		37.7	▲	
Prologis	US	Industrial	97,011	Owens Corning	Fairburn	United States		29.8	▲	
Prologis	US	Industrial	10,498	MIP II	Minneapolis	United States			▲	6.8%
Prologis	US	Industrial	7,098	Edgewood Distribution	Minneapolis	United States			▲	6.8%
Prologis	US	Industrial	75,465	Twin Cities	Saint Paul	United States			▲	6.8%
Prologis	US	Industrial	9,619	1170 Eagan Industrial Boulevard	Saint Paul	United States			▲	6.8%
Prologis	US	Industrial	10,865	Lunar Pointe	Saint Paul	United States			▲	6.8%
Prologis	US	Industrial	63,908	451 & 1301 Industrial Boulevard	Minneapolis	United States			▲	6.8%
Prologis	US	Industrial	23,225	Energy Park Distr Center	Saint Paul	United States			▲	6.8%
Prologis	US	Industrial	11,970	2601 49th Avenue	Minneapolis	United States			▲	6.8%
Prologis	US	Industrial	4,106	Reinhard Industrial Park	Minneapolis	United States			▲	6.8%
Prologis	US	Industrial	24,507	3324 142nd Ave E	Sumner	United States	▶	13.3		
Prologis	US	Industrial	4,635	2920 142nd Avenue East	Sumner	United States	▶	3.6		
Prologis	US	Industrial	4,635	3104 142nd Avenue East	Sumner	United States	▶	3.3		
Prologis	US	Industrial	17,252	3520 142nd Ave East	Sumner	United States	▶	10.7		
Prologis	US	Industrial	161,200	3514 142nd Ave East	Sumner	United States	▶	8.3		
Prologis	US	Industrial	34,381	3817 142nd Ave East	Sumner	United States	▶	21.4		
Prologis	US	Industrial	20,801	3603 142nd Avenue East	Sumner	United States	▶	12.2		
Prologis	US	Industrial	25,891	Brooks Sports	Sumner	United States	▶	14.6		
Prologis	US	Industrial	20,810	Maersk	Sumner	United States	▶	12.8		
Prologis	US	Industrial	32,515	JC Penney	Sumner	United States	▶	20.8		

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FTSE EPRA/NAREIT North America Index*

							Value (million EUR)			
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
Realty Income	US	Industrial	94,201	Pepsi Distribution Facility	Cedar Rapids	United States	► 30.2			
Realty Income	US	Dev Site	12,141		Suffolk	United States		1.6	◄	
Simon Property Group	US	Office	21,814		Torrance	United States	►			
Universal Health Trust	US	Office	9,478	Centinela Medical Plaza	Inglewood	United States		15.7	◄	
Ventas Inc	US	Office	9,589	Arrowhead Health Center	Glendale	United States		15.5	◄	
Vornado Realty	US	Office	45,917	Reston Executive Center I II III	Reston	United States		98.3	◄	
Weingarten Realty Investors	US	Retail	7,386	Johnston Road Plaza	Charlotte	United States		8.7	◄	
Weingarten Realty Investors	US	Retail	28,201	Burbank Station	Burbank	United States		26.5	◄	
Winthrop Realty Trust	US	Retail	3,716	Times Square Gateway Center	New York	United States	► 335.4			
Winthrop Realty Trust	US	Apartment	284	Lake Brandt	Greensboro	United States	► 13.6			

*closed deals (black values) and deals under contract (grey values)

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