



EPRA RESEARCH

European Public Real Estate Association

EPRA / RCA Monthly Transactions Overview

February 2016



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Unibail-Rodamco entered into an agreement to sell So Ouest office building for a net disposal price of over EUR 330 million. So Ouest is a fully refurbished 33,300 sq m office building located in Levallois-Perret, Paris Region and is fully let to SAP France and Pharmaceutical Research Associates with long-term leases. The transaction is expected to close early in Q3 2016.

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.

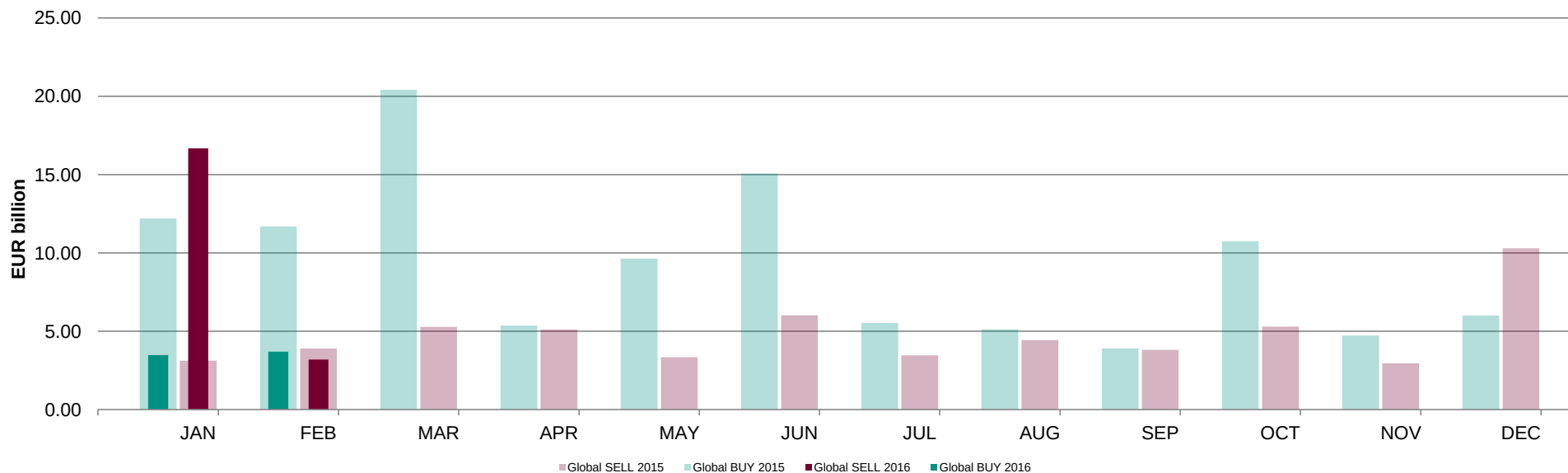
Transactions in which the constituent had a partial interest (indicated by the 'share' column) display the grossed-up values, i.e. 100%.

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)

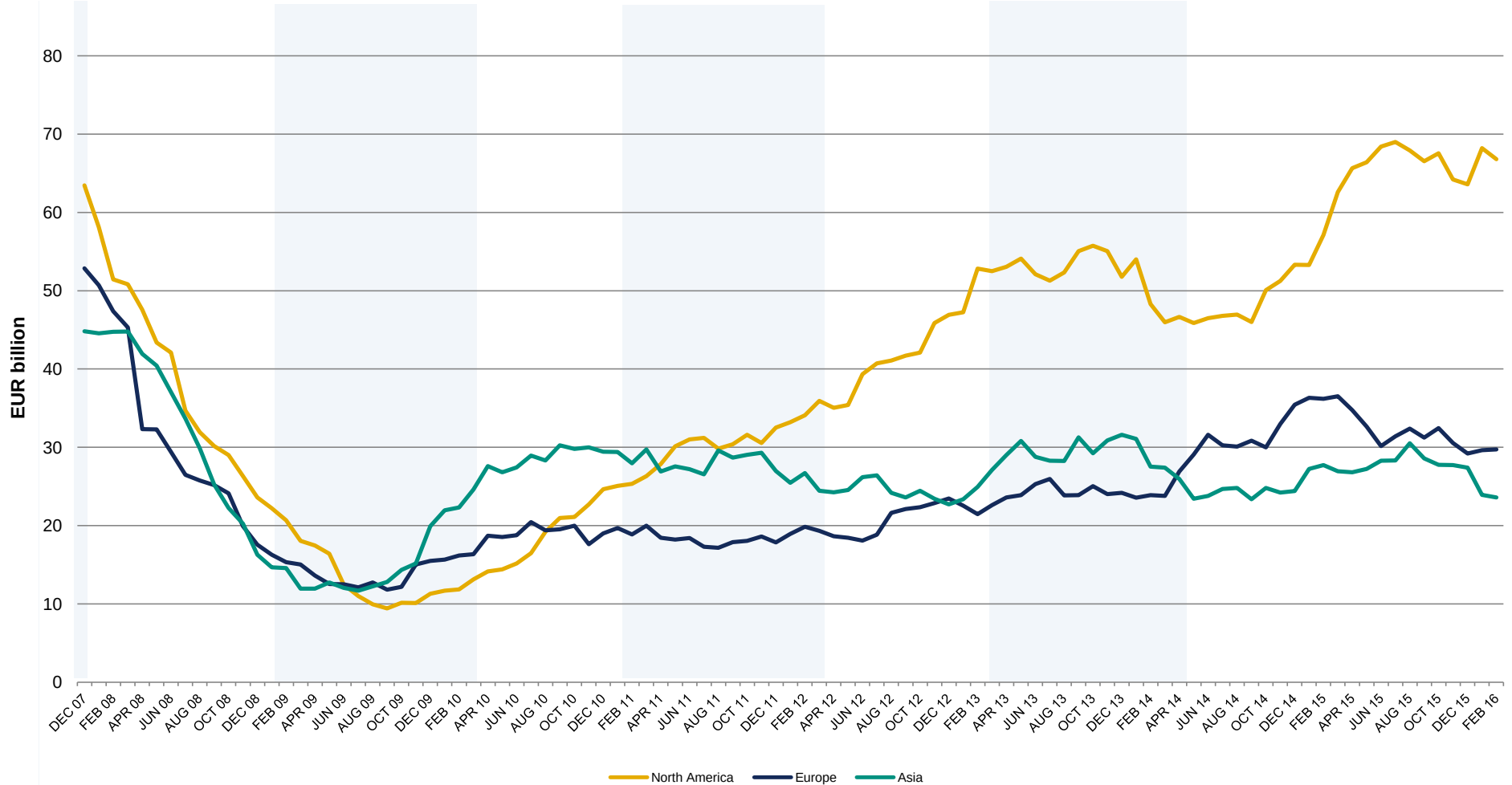
Global Overview

FTSE EPRA/NAREIT Developed (Global) Index (billion EUR)													
	2010 FY	2011 FY	2012 FY	2013 FY	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1	2015 Q2	2015 Q3	2015 Q4	2016 Q1 TD
Total transaction volume	76.46	85.78	93.08	107.55	19.92	29.25	24.27	39.74	32.83	30.01	23.81	33.54	18.15
SELL	21.11	30.27	36.93	45.96	10.15	11.86	10.38	23.04	12.31	14.47	11.73	18.55	19.87 73.4% of Global EPRA transaction volume
BUY	61.28	59.85	66.74	82.29	18.42	22.25	19.26	21.09	44.29	30.07	14.58	21.48	7.19 26.6% of Global EPRA transaction volume
Net	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>sellers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>sellers</i>
	40.17	29.58	29.81	36.33	8.27	10.40	8.88	1.94	31.98	15.60	2.85	2.93	12.68

Global Developed Index transactions



EPRA Annual transaction volumes



Regional Overview

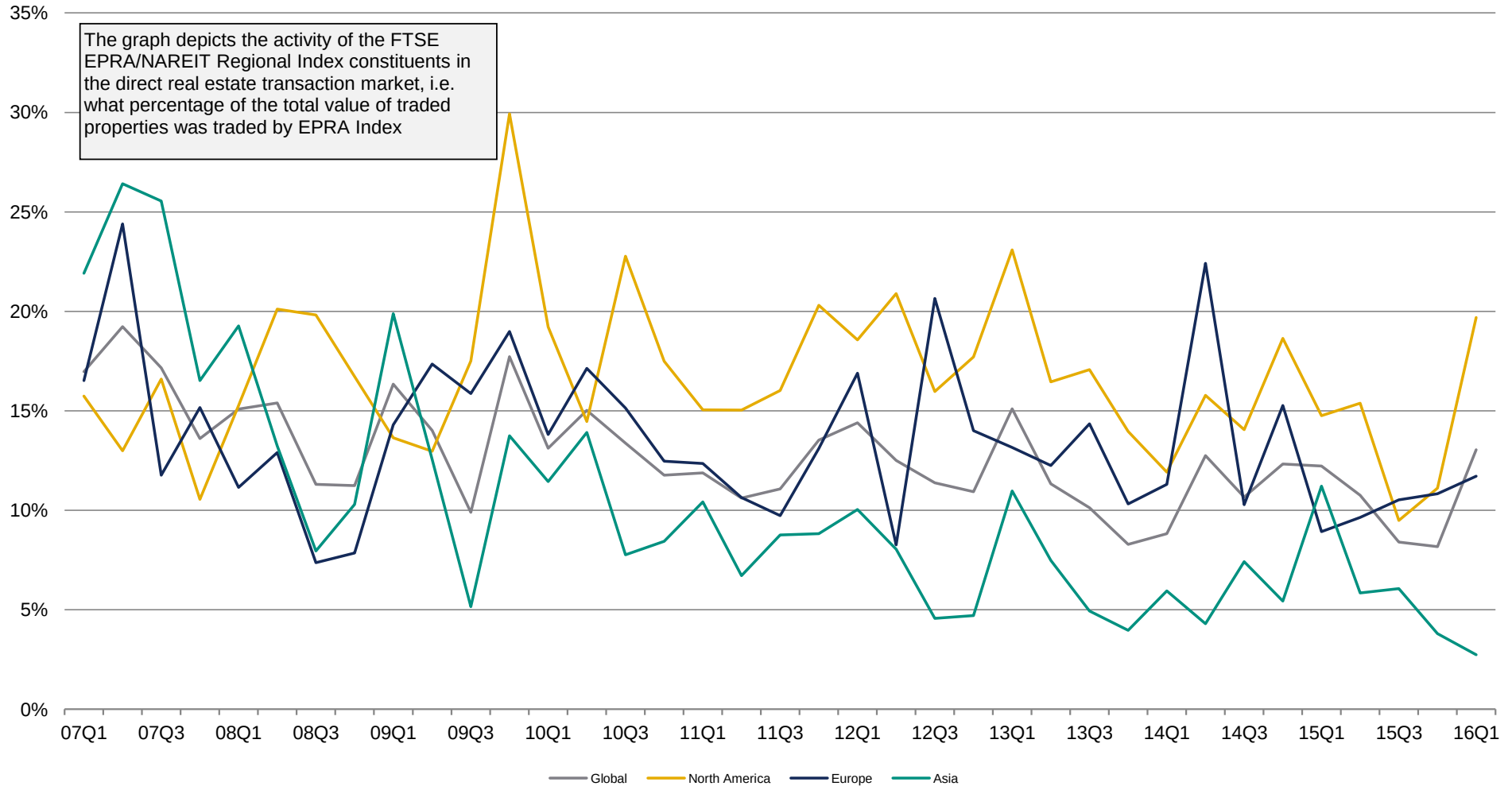
FTSE EPRA/NAREIT Developed Europe Index (billion EUR)													
	2011 FY	2012 FY	2013 FY	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1	2015 Q2	2015 Q3	2015 Q4	2016 Q1 TD	
Total transaction volume	18.33	23.47	24.18	4.89	13.25	5.58	11.73	5.98	6.86	6.68	9.69	3.59	19.8% of Global EPRA transaction volume*
SELL	8.22	11.27	13.59	2.68	6.18	2.48	7.08	2.98	2.94	4.31	4.93	1.90	37.5% of Regional EPRA transaction volume
BUY	9.67	14.04	13.03	2.70	8.14	5.47	6.04	14.25	5.41	3.49	6.24	3.17	62.5% of Regional EPRA transaction volume
Net	buyers	buyers	sellers	buyers	buyers	buyers	sellers	buyers	buyers	sellers	buyers	buyers	
	5.52	2.77	0.56	0.02	1.96	2.98	1.04	11.27	2.47	0.82	1.31	1.27	

FTSE EPRA/NAREIT Developed Asia Index (billion EUR)													
	2011 FY	2012 FY	2013 FY	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1	2015 Q2	2015 Q3	2015 Q4	2016 Q1 TD	
Total transaction volume	26.95	22.70	31.60	6.70	4.07	6.32	7.33	9.22	5.42	6.62	6.13	1.10	6.1% of Global EPRA transaction volume*
SELL	6.01	8.15	9.49	3.36	1.84	2.70	4.20	2.30	1.90	1.72	2.14	0.44	34.5% of Regional EPRA transaction volume
BUY	20.85	17.10	26.78	4.89	2.28	4.64	3.98	7.44	10.65	5.12	8.71	0.83	65.5% of Regional EPRA transaction volume
Net	buyers	buyers	buyers	buyers	buyers	buyers	sellers	buyers	buyers	buyers	buyers	buyers	
	15.17	8.95	17.29	1.53	0.45	1.94	0.22	5.14	8.76	3.41	6.57	0.39	

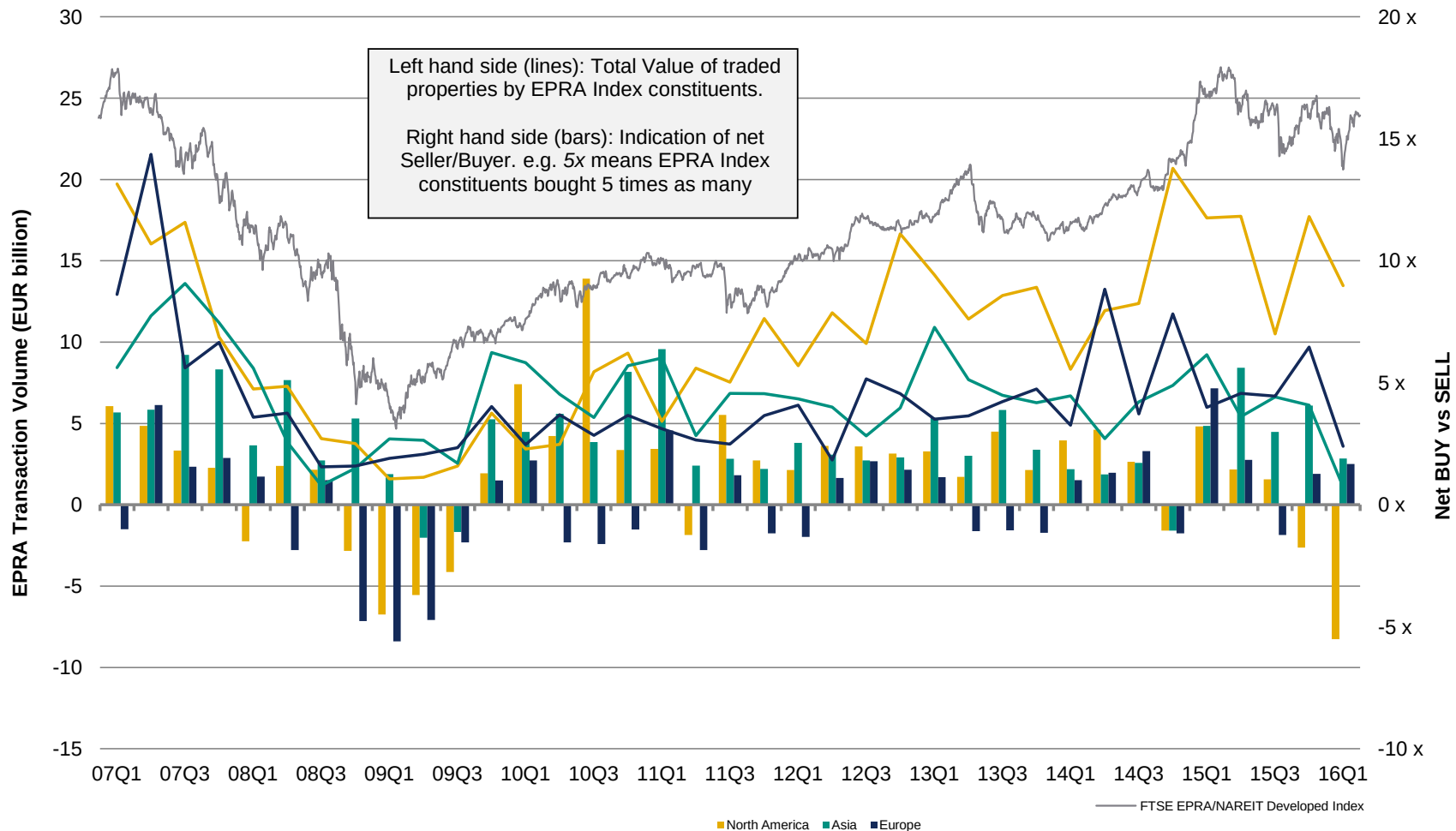
FTSE EPRA/NAREIT North America Index (billion EUR)													
	2011 FY	2012 FY	2013 FY	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1	2015 Q2	2015 Q3	2015 Q4	2016 Q1 TD	
Total transaction volume	40.51	46.91	51.76	8.33	11.93	12.37	20.68	17.63	17.73	10.51	17.72	13.46	74.2% of Global EPRA transaction volume*
SELL	16.04	17.52	22.88	4.11	3.84	5.19	11.76	7.03	9.64	5.70	11.48	17.54	84.6% of Regional EPRA transaction volume
BUY	29.32	35.60	42.48	10.83	11.83	9.15	11.08	22.61	14.01	5.97	6.53	3.19	15.4% of Regional EPRA transaction volume
Net	buyers	buyers	buyers	buyers	buyers	buyers	sellers	buyers	buyers	buyers	sellers	sellers	
	13.29	18.08	19.60	6.72	7.99	3.96	0.68	15.58	4.37	0.26	4.95	14.35	

* As covered by RCA

EPRA Transaction Volume vs Total RCA Transaction Volume



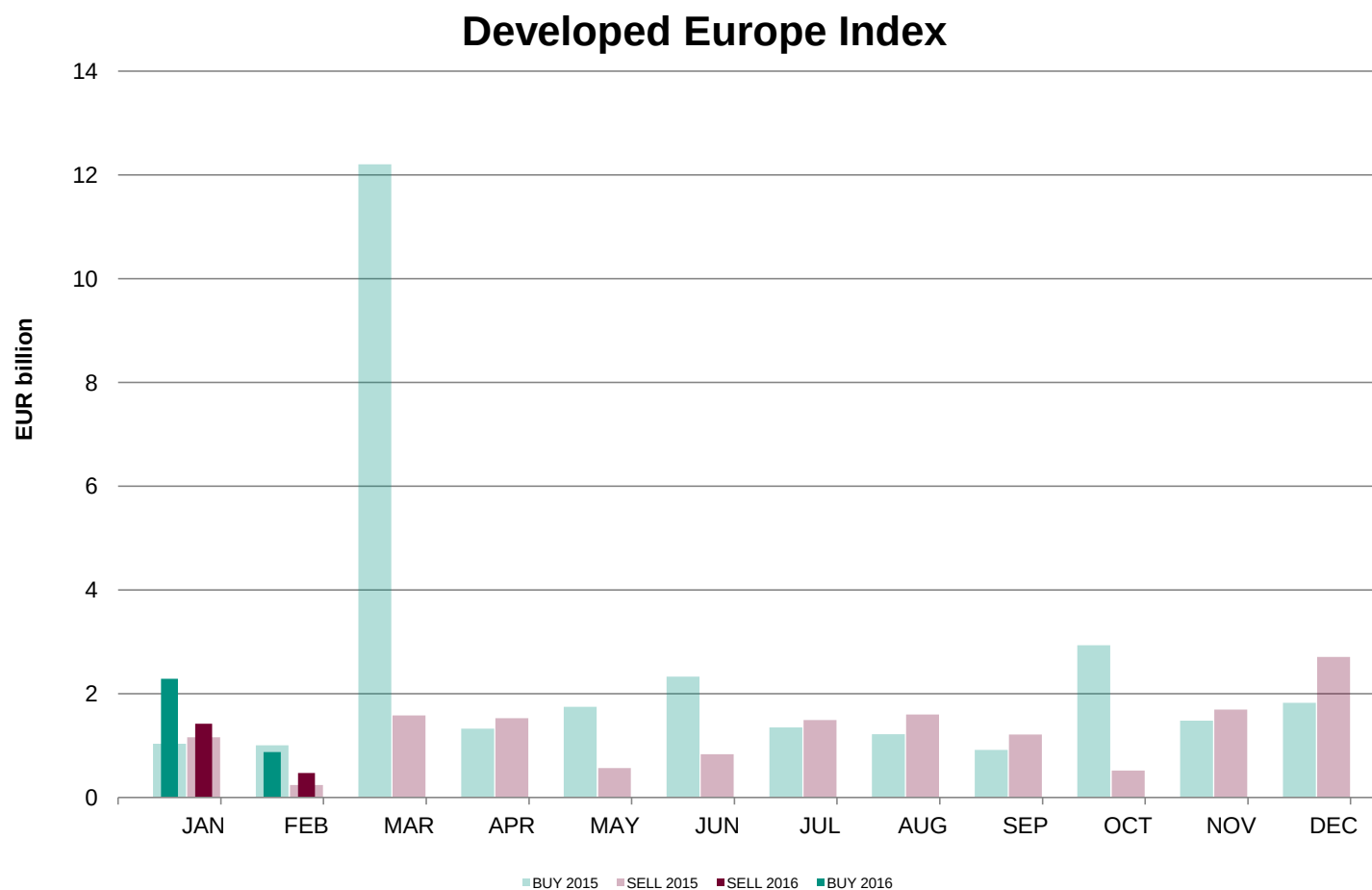
EPRA Transaction Volume + Net BUY vs SELL



FTSE EPRA/NAREIT Developed Europe Index

Value (million EUR)		
	BUY	SELL
FEB-16	878.9	474.6
JAN-16	2,290.3	1,424.9
DEC-15	1,824.5	2,708.5

2016		
Q1 TD	3,169.2	1,899.5
Q2		
Q3		
Q4		
FY	3,169	1,900
2015		
Q1	14,249.8	2,983.5
Q2	5,409.1	2,936.2
Q3	3,493.7	4,311.6
Q4	5,939.0	4,365.1
FY	29,092	14,596



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

* March 2015 transactions include the transfer of properties related to Corio/Klepierre and Gagfah/Deutsche Annington mergers

FTSE EPRA/NAREIT Developed Europe Index Transactions*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Citycon	Finland	Retail	12,000	Magistrali Shopping Center	Tallinn	Estonia		24.0		
Sponda Oyj	Finland	Office	16,790	Helsinki Office	Helsinki	Finland	▶		4.9%	
Sponda Oyj	Finland	Office	11,955	Helsinki Office	Helsinki	Finland	▶		4.9%	
Sponda Oyj	Finland	Office	7,699	Helsinki Office	Helsinki	Finland	▶		4.9%	
Sponda Oyj	Finland	Office	7,393	Helsinki Office	Helsinki	Finland	▶		4.9%	
Sponda Oyj	Finland	Office	11,016	Helsinki Office	Helsinki	Finland	▶		4.9%	
Sponda Oyj	Finland	Retail	30,700	City Forum	Helsinki	Finland	▶		4.9%	
Affine	France	Office	3,844	Euronantes Gare 1E	Nantes	France	▶	9.8		
Fonciere Des Regions	France	Hotel	255	Hôtel Motel One	Paris	France	▶			
Deutsche Wohnen AG	Germany	Apartment	860	Berlin-Lichtenrade Apartments	Berlin	Germany				
Hamborner REIT AG	Germany	Office	3,300	Deilmann Park BA 4	Munster	Germany	▶	6.5	6.8%	
NSI NV	Netherlands	Office	2,439	Koraalrood 50	Zoetermeer	Netherlands		1.9		
Unibail - Rodamco	Netherlands	Office	33,300	So Ouest Office Tower	Levallois-Perret	France		330.0		
Unibail - Rodamco	Netherlands	Dev Site	33,500	Wurzburg Post-Areal	Wurzburg	Germany				
Norwegian Property ASA	Norway	Industrial	2,059	Stavanger Industrial	Stavanger	Norway		3.3		
Merlin Properties Socimi SA	Spain	Apartment	117	San Amaro	A Coruna	Spain				
Merlin Properties Socimi SA	Spain	Apartment	94	Valdebernardo	Madrid	Spain				
Merlin Properties Socimi SA	Spain	Apartment	159	Alcorcon	Alcorcon	Spain				
Merlin Properties Socimi SA	Spain	Apartment	148	Usera	Madrid	Spain				
Merlin Properties Socimi SA	Spain	Apartment	80	Campo de Tiro	Leganes	Spain				
Merlin Properties Socimi SA	Spain	Apartment	103	Benquerencia	Toledo	Spain				
Merlin Properties Socimi SA	Spain	Apartment	255	Benta Berri	Spain Other	Spain				
Merlin Properties Socimi SA	Spain	Apartment	302	Castellana 193	Madrid	Spain				
Merlin Properties Socimi SA	Spain	Apartment	95	Alameda de Osuna	Madrid	Spain				
Merlin Properties Socimi SA	Spain	Apartment	104	Pavones	Madrid	Spain				
Merlin Properties Socimi SA	Spain	Apartment	62	Residential Property	Spain Other	Spain				
Klovern (A)	Sweden	Dev Site		Triangeln 3	Helsingborg	Sweden				

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

FTSE EPRA/NAREIT Developed Europe Index Transactions*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		
							BUY	SELL	Yield
Kloven (A)	Sweden	Office	4,550	Orgelpipan 4	Stockholm	Sweden	▶ 36.6		
Kungsleden	Sweden	Office	12,011	Valfisker 1	Kalmar	Sweden		◀	
Kungsleden	Sweden	Retail	5,319	Pipdanen 5	Visby	Sweden		◀	
Kungsleden	Sweden	Retail	5,319	Pipdanen 6	Visby	Sweden		◀	
Grainger	UK	Apartment	1,595	FRM Portfolio	Germany Other	Germany		◀	
Grainger	UK	Apartment	98	Kew Bridge Court	London	United Kingdom	▶ 75.3		4.4%
Hammerson	UK	Retail	34,099	Festival Park Mallorca	Mallorca	Spain	▶ 100.0		
Picton Property Income	UK	Office	6,596	Metro	Manchester	United Kingdom	▶ 23.1		6.2%
Standard Life Inv Prop Inc Trust	UK	Office	1,344	Kandabashi PR-EX	Tokyo	Japan		◀	
Standard Life Inv Prop Inc Trust	UK	Industrial	46,450	Union Portfolio	United Kingdom Other	United Kingdom		◀	
Workspace Group	UK	Industrial	36,788	Light Industrial Buildings	United Kingdom Other	United Kingdom		◀	

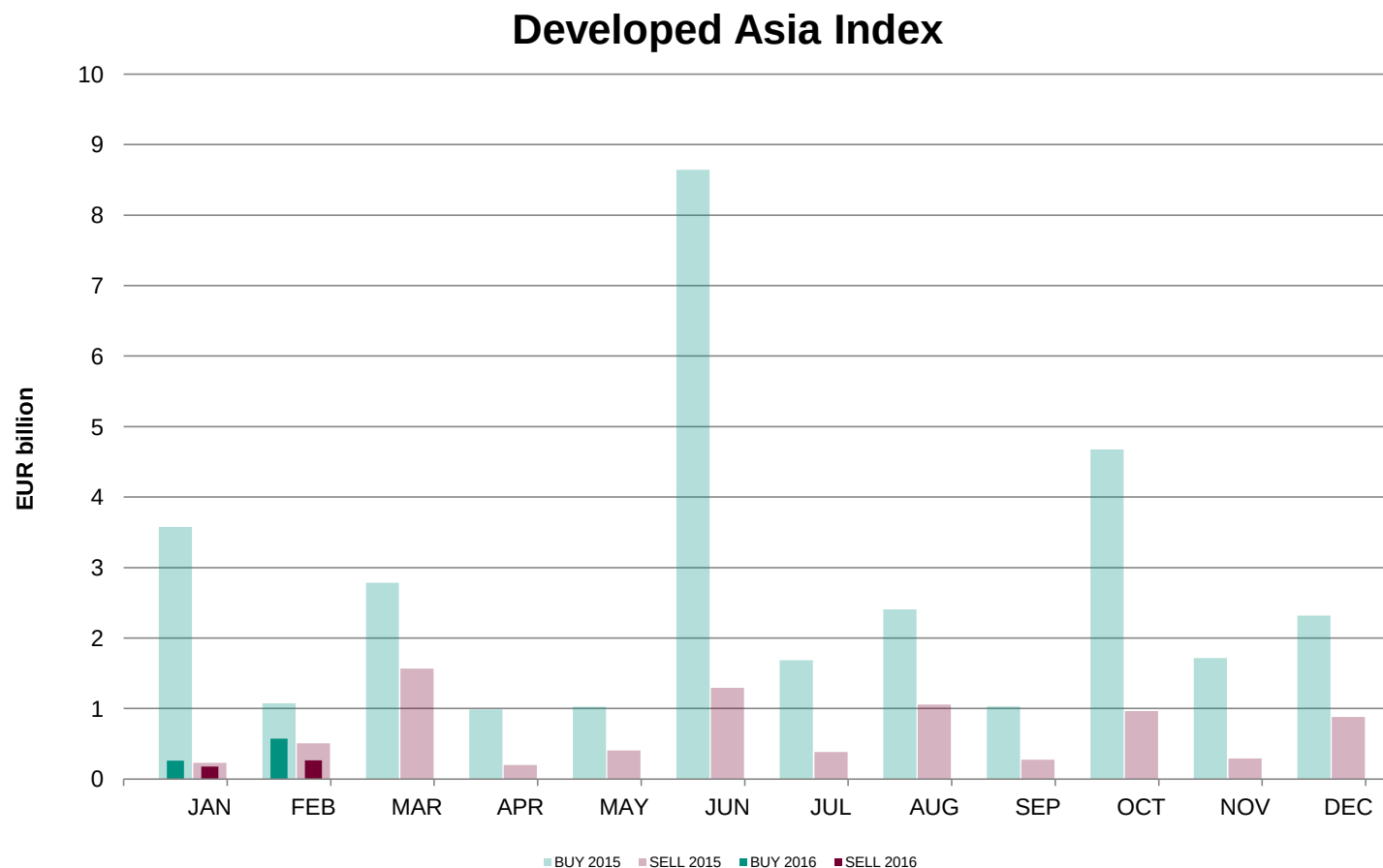
*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT Developed Asia Index

Value (million EUR)		
	BUY	SELL
FEB-16	573.4	263.4
JAN-16	260.8	175.9
DEC-15	2,319.3	881.8

2016		
Q1 TD	834.2	439.3
Q2		
Q3		
Q4		
FY	834	439

2015		
Q1	7,439.8	2,299.0
Q2	10,653.2	1,896.6
Q3	5,122.6	1,715.3
Q4	8,614.7	3,138.0
FY	31,830	9,049



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

FTSE EPRA/NAREIT Developed Asia Index Transactions*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Dexus Property Group	Australia	Dev Site	1,761	90-100 Mount St	North Sydney	Australia	▶ 26.7			
Goodman Group	Australia	Dev Site			Sydney Olympic Park	Australia			◀	
Stockland	Australia	Dev Site	1,160,000	Waterway Downs	Coomera	Australia	▶ 26.1			
Link Real Estate Investment	Hong Kong	Office	26,461	Trade and Industry Tower	Hong Kong	Hong Kong	▶ 700.0			
Swire Properties	Hong Kong	Office	31,122	Courvoisier Centre	Miami	United States	▶ 161.3			80.0%
Industrial & Infrastructure Fund Ir	Japan	Industrial		IIF Kakegawa Mfg Ctr	Kakegawa	Japan	▶ 11.7		5.6%	
Japan Hotel REIT Investment	Japan	Hotel	194	Hotel Centraza Hakata	Fukuoka	Japan	▶ 54.7		6.6%	
Japan Real Estate Investment Co	Japan	Office	3,849	Hirokoji Tokio Marine Nichido Bldg	Nagoya	Japan		14.1	◀ 5.6%	
Japan Retail Fund Investment	Japan	Retail	8,839	G-Bldg Kichioji 02	Musashino	Japan	▶ 116.3		4.1%	
Mitsubishi Estate	Japan	Dev Site	56	Tokyo Kaikan Adjacent Plot	Tokyo	Japan	▶ 9.6			
NTT Urban Development	Japan	Office	9,814	Urbanet Shizuoka Ote-machi Bldg	Shizuoka	Japan		30.9	◀ 7.4%	40.0%
NTT Urban Development	Japan	Office	7,192	Urbanet Shizuoka Bldg	Shizuoka	Japan		21.3	◀ 7.6%	40.0%
Orix Jreit Inc	Japan	Retail	216	Kita Aoyama Bldg	Tokyo	Japan	▶ 6.8		3.9%	
Premier Investment Co	Japan	Office	9,814	Urbanet Shizuoka Ote-machi Bldg	Shizuoka	Japan	▶ 30.9		7.4%	40.0%
Premier Investment Co	Japan	Office	7,192	Urbanet Shizuoka Bldg	Shizuoka	Japan	▶ 21.3		7.6%	40.0%
United Urban Investment	Japan	Hotel	196	Urawa Royal Pines Hotel	Saitama	Japan	▶ 133.1		6.5%	
United Urban Investment	Japan	Industrial	42,114	Logistics Higashi-Ogishima	Kawasaki	Japan		69.2	◀ 5.0%	49.0%
United Urban Investment	Japan	Office	5,971	Pacific Marks Tsukiji	Tokyo	Japan		48.9	◀ 4.6%	
United Urban Investment	Japan	Hotel	609	Loisir Hotel & Spa Tower Naha	Naha	Japan	▶ 152.1		6.9%	
Global Logistic Properties	Singapore	Dev Site	144,000	GLP Nagareyama I-III	Nagareyama	Japan		28.9	◀	
Keppel Land	Singapore	Dev Site	5,059	The Belvedere	Colombo	Sri Lanka		5.9	◀	60.0%

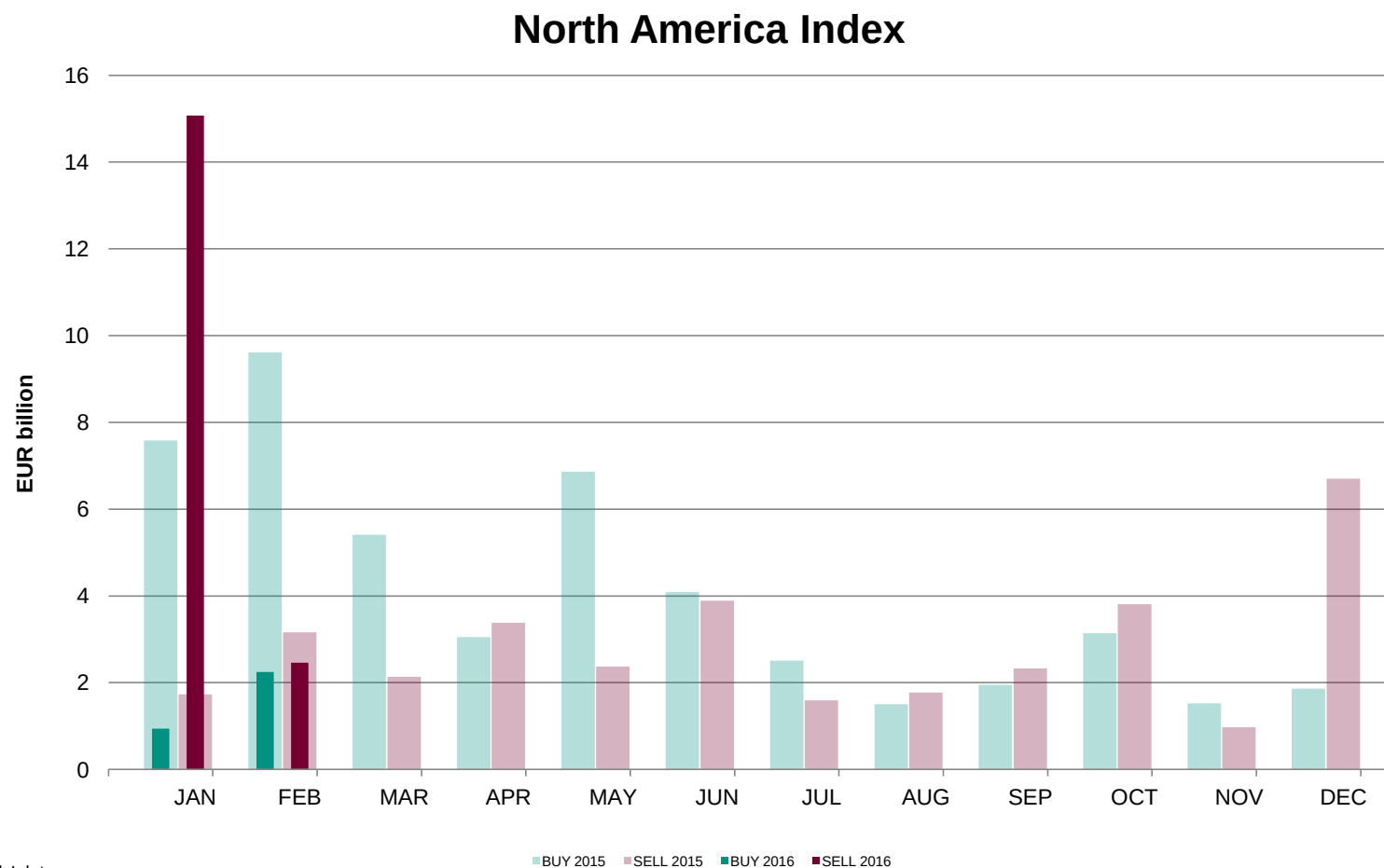
*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT North America Index

Value (million EUR)		
	BUY	SELL
FEB-16	2,247.3	2,462.6
JAN-16	938.8	15,072.8
DEC-15	1,864.9	6,699.6

2016		
Q1 TD	3,186.1	17,535.4
Q2		
Q3		
Q4		
FY	3,186	17,535

2015		
Q1	22,605.3	7,029.8
Q2	14,006.0	9,639.2
Q3	5,966.1	5,702.4
Q4	6,230.6	11,388.3
FY	48,808	33,760



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

FTSE EPRA/NAREIT North America Index Transactions*

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 Avenue	Toronto	Canada		21.7	◀	
Dream Global REIT	Canada	Office	13,600	Europa-Center	Essen	Germany	▶	27.3		7.2%
First Capital Realty	Canada	Retail	17,372	Carrefour Charlemagne	Charlemagne	Canada		32.9	◀	50.0%
First Capital Realty	Canada	Retail	24,990	Les Galeries de Lanaudiere	Terrebonne	Canada			◀	50.0%
First Capital Realty	Canada	Retail	15,886	Surrey Shopping Centre	Surrey	Canada	▶	51.3		
First Capital Realty	Canada	Retail	5,295	Galeries des Chesnaye	Terrebonne	Canada			◀	50.0%
InnVest REIT	Canada	Hotel	489	Ottawa Marriott Hotel	Ottawa	Canada	▶	74.8		6.5%
Riocan REIT	Canada	Retail	12,823	Walmart	Halifax	Canada			◀	
Acadia Realty	US	Industrial	8,361		Chicago	United States	▶			
Agree Realty	US	Retail	2,256	8999-9001 S Howell Ave	Oak Creek	United States	▶	3.6		7.0%
Avalonbay Communities	US	Apartment	676	Eaves Rancho San Diego	El Cajon	United States		145.6	◀	
Avalonbay Communities	US	Apartment	209	Avalon Kips Bay	New York	United States		159.5	◀	4.0%
Avalonbay Communities	US	Apartment	323	Avalon Potomac Yard	Alexandria	United States	▶	99.8		4.5%
Brandywine Rlty	US	Office	80,144	Cira Square	Philadelphia	United States		326.3	◀	
Brandywine Rlty	US	Office	2,860	Arboretum VII (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	6,799	Arboretum VI (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	6,201	500 Enterprise Rd (Land Only)	Horsham	United States			◀	
Brandywine Rlty	US	Office	4,602	Arboretum II (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	5,318	Westpark Corporate Ctr (Land Only)	Durham	United States			◀	
Brandywine Rlty	US	Office	13,238	Two Paragon Place (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	12,932	Boulders IV (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	7,358	One Progress Drive (Land Only)	Horsham	United States			◀	
Brandywine Rlty	US	Office	4,156	Centerpointe (Land Only)	Mount Laurel	United States			◀	
Brandywine Rlty	US	Office	5,528	308 Harper Dr (Land Only)	Moorestown	United States			◀	
Brandywine Rlty	US	Office	13,482	One Paragon Place (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	5,795	Union Meeting IV (Land Only)	Blue Bell	United States			◀	
Brandywine Rlty	US	Industrial	3,070	Dabney A-2 (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Industrial	12,314	Brittons Hill (Land Only)	Richmond	United States			◀	

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

FTSE EPRA/NAREIT North America Index Transactions*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Brandywine Rlty	US	Office	11,885	Interstate Center (Land Only)	Richmond	United States		7.0	◀	
Brandywine Rlty	US	Industrial	1,430	Dabney A-1 (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Industrial	4,682	Dabney VI (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	9,707	920 Harvest Dr (Land Only)	Blue Bell	United States			◀	
Brandywine Rlty	US	Office	5,209	Commerce Center (Land Only)	Henrico	United States			◀	
Brandywine Rlty	US	Industrial	4,213	2212-2224 Tomlynn St (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	2,840	120 W Germantown Pike (Land Only)	Plymouth Meeting	United States			◀	
Brandywine Rlty	US	Office	2,355	817 E Gate Dr (Land Only)	Mount Laurel	United States			◀	
Brandywine Rlty	US	Office	7,566	Boulders VI Office Building (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Industrial	2,759	Dabney VIII (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Industrial	4,979	Dabney X (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	2,811	Dabney IX (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	2,356	140 W Germantown Pike (Land Only)	Plymouth Meeting	United States			◀	
Brandywine Rlty	US	Dev Site	19,830	7301 Beaufont Springs Dr (Land Only)	Richmond	United States		6.1	◀	
Brandywine Rlty	US	Industrial	3,860	2161-2179 Tomlynn St (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	2,963	2260 Butler Pike (Land Only)	Plymouth Meeting	United States			◀	
Brandywine Rlty	US	Office	5,062	307 Fellowship Rd (Land Only)	Mount Laurel	United States			◀	
Brandywine Rlty	US	Office	5,726	Lakebrooke Pointe (Land Only)	Glen Allen	United States			◀	
Brandywine Rlty	US	Office	19,716	Arboretum III (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	11,840	Oakwood (Land Only)	Fairfax	United States			◀	
Brandywine Rlty	US	Office	13,939	Greenwood (Land Only)	Fairfax	United States			◀	
Brandywine Rlty	US	Office	5,640	Fairwood (Land Only)	Fairfax	United States			◀	
Brandywine Rlty	US	Office	11,953	Overlook I&II (Land Only)	Glen Allen	United States			◀	
Brandywine Rlty	US	Office	9,003	Croton Road Corporate Ctr (Land Only)	King of Prussia	United States			◀	
Brandywine Rlty	US	Office	5,386	Arboretum I (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	4,995	303 Fellowship Rd (Land Only)	Mount Laurel	United States			◀	
Brandywine Rlty	US	Industrial	2,216	Dabney III (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	5,279	305 Fellowship Rd (Land Only)	Mount Laurel	United States			◀	

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

FTSE EPRA/NAREIT North America Index Transactions*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Brandywine Rlty	US	Office	9,144	Boulders V (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	7,011	Boulders VII Office Building (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Industrial	3,091	Dabney VI (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	11,210	Boulders VIII Office Building (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Industrial	7,976	2201-2245 Tomlynn St (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Industrial	3,902	Dabney II (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	2,369	815 E Gate Dr (Land Only)	Mount Laurel	United States			◀	
Brandywine Rlty	US	Office	5,849	925 Harvest Dr (Land Only)	Blue Bell	United States			◀	
Brandywine Rlty	US	Office	7,124	Three Paragon Place (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	5,741	701 E Gate Dr (Land Only)	Mount Laurel	United States			◀	
Brandywine Rlty	US	Office	5,194	309 Fellowship Rd (Land Only)	Mount Laurel	United States			◀	
Brandywine Rlty	US	Industrial	3,104	Dabney I (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	4,852	2240 Butler Pike (Land Only)	Plymouth Meeting	United States			◀	
Brandywine Rlty	US	Office	11,080	700 E Gate Dr (Land Only)	Mount Laurel	United States			◀	
Brandywine Rlty	US	Office	4,460	Arboretum V (Land Only)	Richmond	United States			◀	
Brandywine Rlty	US	Office	7,124	Three Paragon Place (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	5,741	701 E Gate Dr (Leasehold)	Mount Laurel	United States			◀	50.0%
Brandywine Rlty	US	Office	5,194	309 Fellowship Rd (Leasehold)	Mount Laurel	United States			◀	50.0%
Brandywine Rlty	US	Industrial	4,213	2212-2224 Tomlynn St (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	2,840	120 W Germantown Pike (Leasehold)	Plymouth Meeting	United States			◀	50.0%
Brandywine Rlty	US	Office	2,355	817 E Gate Dr (Leasehold)	Mount Laurel	United States			◀	50.0%
Brandywine Rlty	US	Office	2,860	Arboretum VII (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	6,799	Arboretum VI (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	6,201	500 Enterprise Rd (Leasehold)	Horsham	United States			◀	50.0%
Brandywine Rlty	US	Office	4,602	Arboretum II (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	13,482	One Paragon Place (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	5,795	Union Meeting IV (Leasehold)	Blue Bell	United States			◀	50.0%
Brandywine Rlty	US	Industrial	3,070	Dabney A-2 (Leasehold)	Richmond	United States			◀	50.0%

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

FTSE EPRA/NAREIT North America Index Transactions*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Brandywine Rlty	US	Industrial	12,314	Brittons Hill (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	5,318	Westpark Corporate Ctr (Leasehold)	Durham	United States			◀	50.0%
Brandywine Rlty	US	Office	13,238	Two Paragon Place (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	12,932	Boulders IV (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	7,358	One Progress Dr (Leasehold)	Horsham	United States			◀	50.0%
Brandywine Rlty	US	Office	4,156	Centerpointe (Leasehold)	Mount Laurel	United States			◀	50.0%
Brandywine Rlty	US	Office	5,528	308 Harper Dr (Leasehold)	Moorestown	United States			◀	50.0%
Brandywine Rlty	US	Office	7,566	Boulders VI Office Building (Leasehold)	Richmond	United States		3.1	◀	50.0%
Brandywine Rlty	US	Industrial	2,759	Dabney VIII (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Industrial	4,979	Dabney X (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	2,811	Dabney IX (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	2,356	140 W Germantown Pike (Leasehold)	Plymouth Meeting	United States			◀	50.0%
Brandywine Rlty	US	Dev Site	19,830	7301 Beaufont Springs Dr (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	5,062	307 Fellowship Rd (Leasehold)	Mount Laurel	United States			◀	50.0%
Brandywine Rlty	US	Office	9,144	Boulders V (Leasehold)	Richmond	United States		2.8	◀	50.0%
Brandywine Rlty	US	Office	7,011	Boulders VII Office Building (Leasehold)	Richmond	United States		2.1	◀	50.0%
Brandywine Rlty	US	Industrial	3,091	Dabney VI (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	11,953	Overlook I&II (Leasehold)	Glen Allen	United States			◀	50.0%
Brandywine Rlty	US	Office	9,003	Croton Road Corporate Ctr (Leasehold)	King of Prussia	United States			◀	50.0%
Brandywine Rlty	US	Office	5,386	Arboretum I (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	4,995	303 Fellowship Rd (Leasehold)	Mount Laurel	United States			◀	50.0%
Brandywine Rlty	US	Office	11,840	Oakwood (Leasehold)	Fairfax	United States			◀	50.0%
Brandywine Rlty	US	Office	13,939	Greenwood (Leasehold)	Fairfax	United States			◀	50.0%
Brandywine Rlty	US	Office	5,640	Fairwood (Leasehold)	Fairfax	United States			◀	50.0%
Brandywine Rlty	US	Industrial	3,860	2161-2179 Tomlynn St (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	2,963	2260 Butler Pike (Leasehold)	Plymouth Meeting	United States			◀	50.0%
Brandywine Rlty	US	Office	5,726	Lakebrooke Pointe (Leasehold)	Glen Allen	United States			◀	50.0%
Brandywine Rlty	US	Office	19,716	Arboretum III (Leasehold)	Richmond	United States			◀	50.0%

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FTSE EPRA/NAREIT North America Index Transactions*

							Value (million EUR)			
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
Brandywine Rlty	US	Industrial	2,216	Dabney III (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	5,279	305 Fellowship Rd (Leasehold)	Mount Laurel	United States			◀	50.0%
Brandywine Rlty	US	Office	11,210	Boulders VIII Office Building (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Industrial	7,976	2201-2245 Tomlynn St (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Industrial	3,902	Dabney II (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	2,369	815 E Gate Dr (Leasehold)	Mount Laurel	United States			◀	50.0%
Brandywine Rlty	US	Office	5,849	925 Harvest Dr (Leasehold)	Blue Bell	United States			◀	50.0%
Brandywine Rlty	US	Office	11,885	Interstate Center (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Industrial	1,430	Dabney A-1 (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Industrial	4,682	Dabney VI (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	9,707	920 Harvest Dr (Leasehold)	Blue Bell	United States			◀	50.0%
Brandywine Rlty	US	Office	5,209	Commerce Center (Leasehold)	Henrico	United States			◀	50.0%
Brandywine Rlty	US	Industrial	3,104	Dabney I (Leasehold)	Richmond	United States			◀	50.0%
Brandywine Rlty	US	Office	4,852	2240 Butler Pike (Leasehold)	Plymouth Meeting	United States			◀	50.0%
Brandywine Rlty	US	Office	11,080	700 E Gate Dr (Leasehold)	Mount Laurel	United States			◀	50.0%
Brandywine Rlty	US	Office	4,460	Arboretum V (Leasehold)	Richmond	United States			◀	50.0%
CBL & Associates Properties	US	Retail	9,704	fmr Macy's	Cary	United States	►	2.0		
Cedar Realty Trust	US	Retail	3,314	Arts District Hyattsville	Hyattsville	United States	►	18.9		
Cedar Realty Trust	US	Retail	6,336	Liberty Market Place	Du Bois	United States		13.3	◀	
Corporate Office Properties	US	Dev Site	311,608	future Gateway at Interquest	Colorado Springs	United States		4.0	◀	
CubeSmart	US	Other	8,656	Affordable Self Storage	Norwalk	United States	►	12.9		
CubeSmart	US	Other	12,913	851 Neptune Ave	Brooklyn	United States	►	44.7		
DDR Corp	US	Retail	28,464	Cook's Corner	Brunswick	United States		12.2	◀	
DDR Corp	US	Retail	31,716	Denbigh Village	Newport News	United States		9.9	◀	
DDR Corp	US	Retail	21,250	Palm Valley Pavilions West	Goodyear	United States	►	55.8		
Douglas Emmett	US	Office	49,613	Oppenheimer Tower	Los Angeles	United States	►	399.6		
Douglas Emmett	US	Office	53,512	10960 Wilshire Blvd	Los Angeles	United States	►	439.2		
Douglas Emmett	US	Office	19,230	The Tower	Los Angeles	United States	►	154.9		

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FTSE EPRA/NAREIT North America Index Transactions*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)			
							BUY	SELL	Yield	Share
Douglas Emmett	US	Office	31,029	Westwood Center	Los Angeles	United States	▶ 249.8			
Eastgroup Properties	US	Industrial	21,553	Northwest Point Business Park	Houston	United States		14.4	◀	
Education Realty Trust	US	Apartment	326	Roosevelt Pointe	Phoenix	United States	▶ 90.3			
EPR Properties	US	Retail	28,238	Town Country Shopping Center	Marietta	United States	▶ 13.7			
Equity Commonwealth	US	Office	39,668	Executive Park	Atlanta	United States		46.9	◀	
Equity One Inc	US	Retail	9,793	Plaza Acadienne	Eunice	United States			◀	
Equity One Inc	US	Retail	7,163	Sherwood South	Baton Rouge	United States		2.8	◀	
Equity One Inc	US	Retail	6,386	9714 Old Saint Augustine Road	Jacksonville	United States		5.1	◀	
Equity Residential	US	Apartment	36	355 E Okeefe St	Palo Alto	United States			◀	
Equity Residential	US	Apartment	79		Palo Alto	United States			◀	
Equity Residential	US	Apartment	12		Palo Alto	United States			◀	
Equity Residential	US	Apartment	54	1779 Woodland Ave	Palo Alto	United States			◀	
Equity Residential	US	Apartment	20	380 E Okeefe St	Palo Alto	United States			◀	
Equity Residential	US	Apartment	33	1830 W Bayshore Rd	Palo Alto	United States			◀	
Equity Residential	US	Apartment	16	1919 Manhattan Ave	Palo Alto	United States			◀	
Equity Residential	US	Apartment	36		Palo Alto	United States			◀	
Equity Residential	US	Apartment	30	1836 W Bayshore Rd	Palo Alto	United States			◀	
Equity Residential	US	Apartment	34		Palo Alto	United States			◀	
Equity Residential	US	Apartment	64	Royal Oaks	Palo Alto	United States			◀	
Equity Residential	US	Apartment	22	OKeefe Garden	Palo Alto	United States			◀	
Equity Residential	US	Apartment	223	West Park Apartments	Palo Alto	United States			◀	
Equity Residential	US	Apartment	51		Palo Alto	United States			◀	
Equity Residential	US	Apartment	15		Palo Alto	United States			◀	
Equity Residential	US	Apartment	17		Palo Alto	United States			◀	
Equity Residential	US	Apartment	37	450 E Okeefe St	Palo Alto	United States			◀	
Equity Residential	US	Apartment	33	1851 Clarke Ave	Palo Alto	United States			◀	
Equity Residential	US	Apartment	40	Newell Square	Palo Alto	United States			◀	
Equity Residential	US	Apartment	20	1991 Manhattan Ave	Palo Alto	United States			◀	

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FTSE EPRA/NAREIT North America Index Transactions*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Equity Residential	US	Apartment	37	1957 Cooley Ave	Palo Alto	United States			◀	
Equity Residential	US	Apartment	10		Palo Alto	United States			◀	
Equity Residential	US	Apartment	60	University Ctr	Palo Alto	United States			◀	
Equity Residential	US	Apartment	88	402 E Okeefe St	Palo Alto	United States			◀	
Equity Residential	US	Apartment	55		Palo Alto	United States			◀	
Equity Residential	US	Apartment	33	1820 W Bayshore Rd	Palo Alto	United States			◀	
Equity Residential	US	Apartment	10		Palo Alto	United States			◀	
Equity Residential	US	Apartment	38		Palo Alto	United States			◀	
Equity Residential	US	Apartment	20		Palo Alto	United States			◀	
Equity Residential	US	Apartment	10		Palo Alto	United States			◀	
Equity Residential	US	Apartment	108	45 Newell Rd	Palo Alto	United States			◀	
Equity Residential	US	Apartment	28	1854 W Bayshore Rd	Palo Alto	United States			◀	
Equity Residential	US	Apartment	32	2033 Manhattan Ave	Palo Alto	United States			◀	
Equity Residential	US	Apartment	33		Palo Alto	United States			◀	
Equity Residential	US	Apartment	42		Palo Alto	United States			◀	
Equity Residential	US	Apartment	16	1901 Manhattan Ave	Palo Alto	United States			◀	
Equity Residential	US	Apartment	20		Palo Alto	United States			◀	
Equity Residential	US	Apartment	31	685 Scofield Ave	Palo Alto	United States			◀	
Equity Residential	US	Apartment	36	466 E Okeefe St	Palo Alto	United States			◀	
Equity Residential	US	Apartment	39		Palo Alto	United States			◀	
Equity Residential	US	Apartment	10		Palo Alto	United States			◀	
Equity Residential	US	Apartment	10	1949 Cooley Ave	Palo Alto	United States			◀	
Equity Residential	US	Apartment	20		Palo Alto	United States			◀	
Equity Residential	US	Apartment	22		Palo Alto	United States			◀	
Equity Residential	US	Apartment	20	360 E Okeefe St	Palo Alto	United States			◀	
Equity Residential	US	Apartment	30	1609 Woodland Ave	Palo Alto	United States			◀	
Equity Residential	US	Apartment	14	1955 Manhattan Ave	Palo Alto	United States			◀	
Equity Residential	US	Apartment	21		Palo Alto	United States			◀	

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FTSE EPRA/NAREIT North America Index Transactions*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Equity Residential	US	Apartment	43		Palo Alto	United States				
Essex Prop Trust	US	Apartment	104	Harvest Park	Santa Rosa	United States		28.1		
Extra Space Storage	US	Other	6,300	Extra Space Storage	Las Vegas	United States				
Extra Space Storage	US	Other	15,189	Extra Space Storage	Long Island City	United States				
Extra Space Storage	US	Other	4,726	Keyport-Gateway	Memphis	United States		3.4		
Extra Space Storage	US	Other	2,584	Extra Space Storage	Memphis	United States		2.1		
First Potomac Realty Trust	US	Dev Site	6,596	Storey Park	Washington	United States				
General Growth Properties	US	Retail	19,454	Nordstrom	Honolulu	United States		15.0		
General Growth Properties	US	Retail	80,509	Spokane Valley Mall	Spokane	United States				25.0%
Healthcare Trust Of America	US	Office	2,067		Charleston	United States		5.7		
Healthcare Trust Of America	US	Office	22,606	Park Plaza Medical Building	Houston	United States				
Healthcare Trust Of America	US	Office	4,764	Sierra Medical Plaza	El Paso	United States				
Healthcare Trust Of America	US	Office	6,230	Providence Medical Plaza	El Paso	United States				
Healthcare Trust Of America	US	Office	5,086	Cliff Medical Building	El Paso	United States				
Healthcare Trust Of America	US	Office	26,741	One Long Wharf Drive	New Haven	United States		66.8		
Hersha Hospitality Trust	US	Hotel	144	Hampton Inn Chelsea	New York	United States				70.0%
Hersha Hospitality Trust	US	Hotel	184	Hampton Inn Times Square South	New York	United States				70.0%
Hersha Hospitality Trust	US	Hotel	188	Candlewood Suites Times Square	New York	United States				70.0%
Hersha Hospitality Trust	US	Hotel	210	Holiday Inn Express Times Square	New York	United States				70.0%
Hersha Hospitality Trust	US	Hotel	113	Holiday Inn Wall Street	New York	United States				70.0%
Hersha Hospitality Trust	US	Hotel	112	Holiday Inn Express	New York	United States				70.0%
Hersha Hospitality Trust	US	Hotel	136	Hampton Inn - Herald Square	New York	United States				70.0%
Hospitality Properties Trust	US	Hotel	104	Residence Inn Cleveland Westlake	Westlake	United States		4.2		
Hospitality Properties Trust	US	Hotel	158	Sonesta ES Suites	Cleveland	United States		6.3		
Host Hotels & Resorts	US	Hotel	139	Novotel Wellington	Wellington	New Zealand		20.3		
Host Hotels & Resorts	US	Hotel	350	San Diego Marriott Mission Valley	San Diego	United States		68.7	6.5%	
Inland Real Estate	US	Retail	9,938	Southshore	Boise	United States		7.1		
Kimco Realty Cp	US	Retail	12,823	Walmart	Halifax	Canada				

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FTSE EPRA/NAREIT North America Index Transactions*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)			
							BUY	SELL	Yield	Share
Liberty Property Trust	US	Office	49,202	Renaissance Park	Tampa	United States		99.6	▲	
Liberty Property Trust	US	Industrial	43,663	Powerline Park	Pompano Beach	United States		3.5	▲	
Liberty Property Trust	US	Industrial	17,023	Pencader Corporate Center	Newark	United States		10.1	▲	
Mack Cali Realty	US	Office	16,136	Longfellow Building	Washington	United States		85.7	▲	5.2%
NEW YORK REIT INC	US	Retail	567	Foot Locker	Brooklyn	United States			▲	
NEW YORK REIT INC	US	Retail	2,040	1623 Kings Highway	Brooklyn	United States		15.7	▲	
NEW YORK REIT INC	US	Retail	907	Duane Reade	Howard Beach	United States		11.6	▲	
Omega Healthcare Investors	US	Seniors Housing & Care	82	Laurels of Carson City	Carson City	United States	▶			
Omega Healthcare Investors	US	Seniors Housing & Care	985	Nursing Care Facilities	United States Other	United States	▶			
Parkway Properties	US	Office	31,122	Courvoisier Centre	Miami	United States		161.3	▲	80.0%
Parkway Properties	US	Office	87,212	Two Liberty Place (Office Condo)	Philadelphia	United States			▲	5.8%
Physicians Realty Trust	US	Office	6,968	River View Medical Center	Lancaster	United States	▶	11.8		7.8%
Physicians Realty Trust	US	Office	3,878	Cornwall Medical Complex	Cornwall	United States	▶	13.5		7.0%
Physicians Realty Trust	US	Office	3,547	Texas Oncology	Bedford	United States	▶	12.9		5.9%
Physicians Realty Trust	US	Office	5,258	Park Nicollet Clinic	Chanhassen	United States	▶	17.1		6.8%
Physicians Realty Trust	US	Office	883	Treasure Coast Surgery Center	Stuart	United States	▶	6.4		6.5%
Physicians Realty Trust	US	Office	3,803	Physicians Medical Plaza	Indianapolis	United States	▶	7.8		7.0%
ProLogis	US	Industrial	13,829	Rapid Display	Hayward	United States		13.2	▲	
ProLogis	US	Industrial	48,000	ARC International	Villanueva de Gallego	Spain			▲	7.7%
ProLogis	US	Industrial	80,000	BSH	Zaragoza	Spain			▲	7.7%
ProLogis	US	Industrial	16,300	Euro Pool System	Masalaves	Spain			▲	7.7%
ProLogis	US	Industrial	30,753	1944 E Sky Harbor Cir	Phoenix	United States	▶	13.4		
ProLogis	US	Industrial	20,957	AmeriPlex Bakery	Indianapolis	United States		34.1	▲	7.5%
ProLogis	US	Industrial	15,508	Silicon Valley Business Park	San Jose	United States		33.2	▲	
ProLogis	US	Industrial	12,173	Allegro Media Group	Portland	United States	▶	10.4		
ProLogis	US	Dev Site	11,574	6345 Coliseum Way	Oakland	United States	▶	3.9		
ProLogis	US	Dev Site	149,531	future Telemundo International HQ	Miami	United States		20.4	▲	
PS Business Parks	US	Dev Site	23,836		Woodbridge	United States	▶	5.5		

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FTSE EPRA/NAREIT North America Index Transactions*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)			
							BUY	SELL	Yield	Share
Ramco-Gershenson Props	US	Retail	13,378	Troy Towne Center	Troy	United States		11.4	▲	
Realty Income	US	Retail	941	CVS - Aurora	Aurora	United States	▶			
Retail Properties of America	US	Retail	13,163	StateLine Station Phase I	Kansas City	United States		16.1	▲	
RLJ Lodging Trust	US	Hotel	62	Holiday Inn Express Merrillville	Merrillville	United States		2.7	▲	
Senior Housing Properties	US	Office	11,908	Valley Creek Office Park	Minneapolis	United States	▶	20.9		8.3%
Sovran Self Storage	US	Other	9,197	Uncle Bob's Self Storage	Miami	United States	▶	10.2		7.4%
Sovran Self Storage	US	Other	8,843	Uncle Bob's Self Storage	Phoenix	United States	▶	8.5		
Spirit Realty Capital	US	Retail	3,964	Haggen Food & Pharmacy	Bakersfield	United States		5.5	▲	
Spirit Realty Capital	US	Retail	1,370	Walgreens	Hibbing	United States		4.4	▲	
Summit Hotel Properties	US	Hotel	161	Fairfield Inn Denver Airport	Denver	United States		17.6	▲	
Summit Hotel Properties	US	Hotel	87	Fairfield Inn Spokane Downtown	Spokane	United States		11.7	▲	
Summit Hotel Properties	US	Hotel	124	SpringHill Suites by Marriott Denver	Denver	United States		12.0	▲	
Summit Hotel Properties	US	Hotel	144	Fairfield Inn Seattle Bellevue	Bellevue	United States		30.0	▲	
Summit Hotel Properties	US	Hotel	76	Hampton Inn Fort Collins	Fort Collins	United States		6.4	▲	
Summit Hotel Properties	US	Hotel	120	Hilton Garden Inn	Fort Collins	United States		19.7	▲	
Ventas Inc	US	Office	9,290	Midtown Doctors Building	Minneapolis	United States		7.6	▲	
Ventas Inc	US	Seniors Housing & Care	183	Cedarwood at Sandy	Sandy	United States			▲	
W. P. Carey Inc.	US	Industrial	6,062	Gilroy	Gilroy	United States	▶	7.6		
W. P. Carey Inc.	US	Industrial	5,756	Houston	Houston	United States	▶			
Weingarten Realty Investors	US	Retail	6,856	2200 Westlake Ave (Retail)	Seattle	United States	▶	61.0		
Weingarten Realty Investors	US	Retail	8,980	Promenade 23	Seattle	United States		28.5	▲	
Winthrop Realty Trust	US	Apartment	92	Highgrove	Stamford	United States		83.0	▲	
WP GLIMCHER	US	Retail	23,229	Forest Mall	Fond du Lac	United States		5.5	▲	
WP GLIMCHER	US	Retail	89,475	Northlake Mall	Atlanta	United States			▲	

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

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