



EPRA RESEARCH

European Public Real Estate Association

EPRA / RCA Monthly Transactions Overview

June 2010

*Property
exposure -
monthly
changes*

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EPRA in cooperation with Real Capital Analytics (RCA) is providing a new 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.



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)

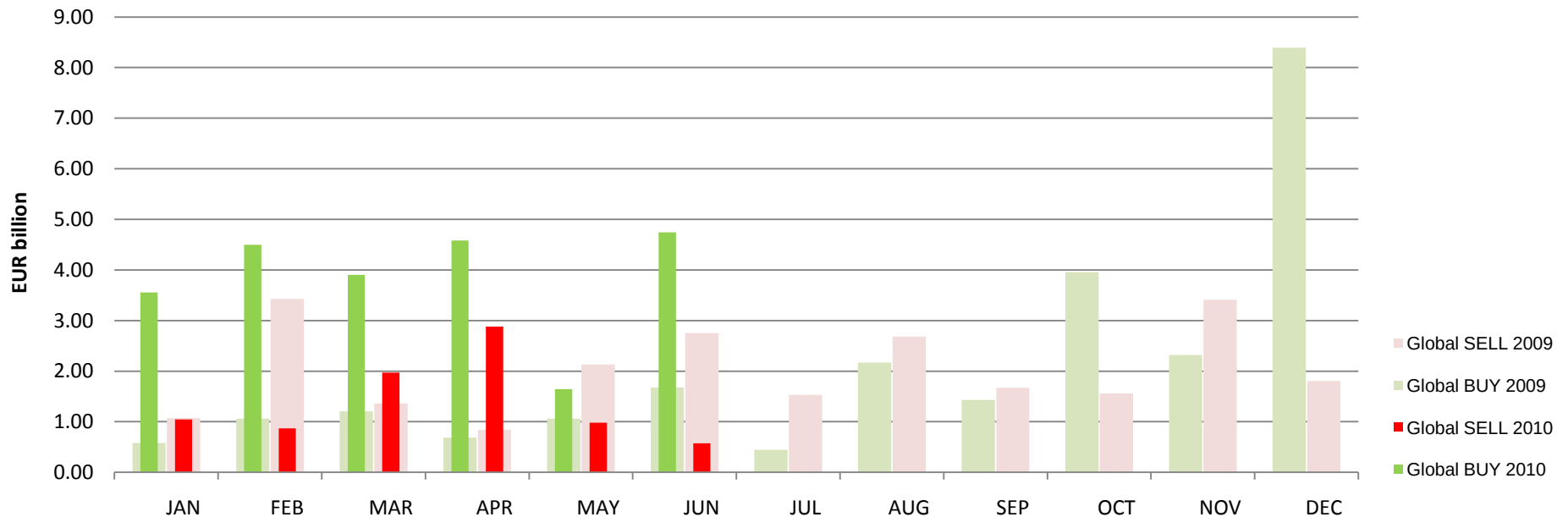
Hammerson reported the sale of the Exchange Tower, London's Docklands, for GBP 134 million.

Global Overview

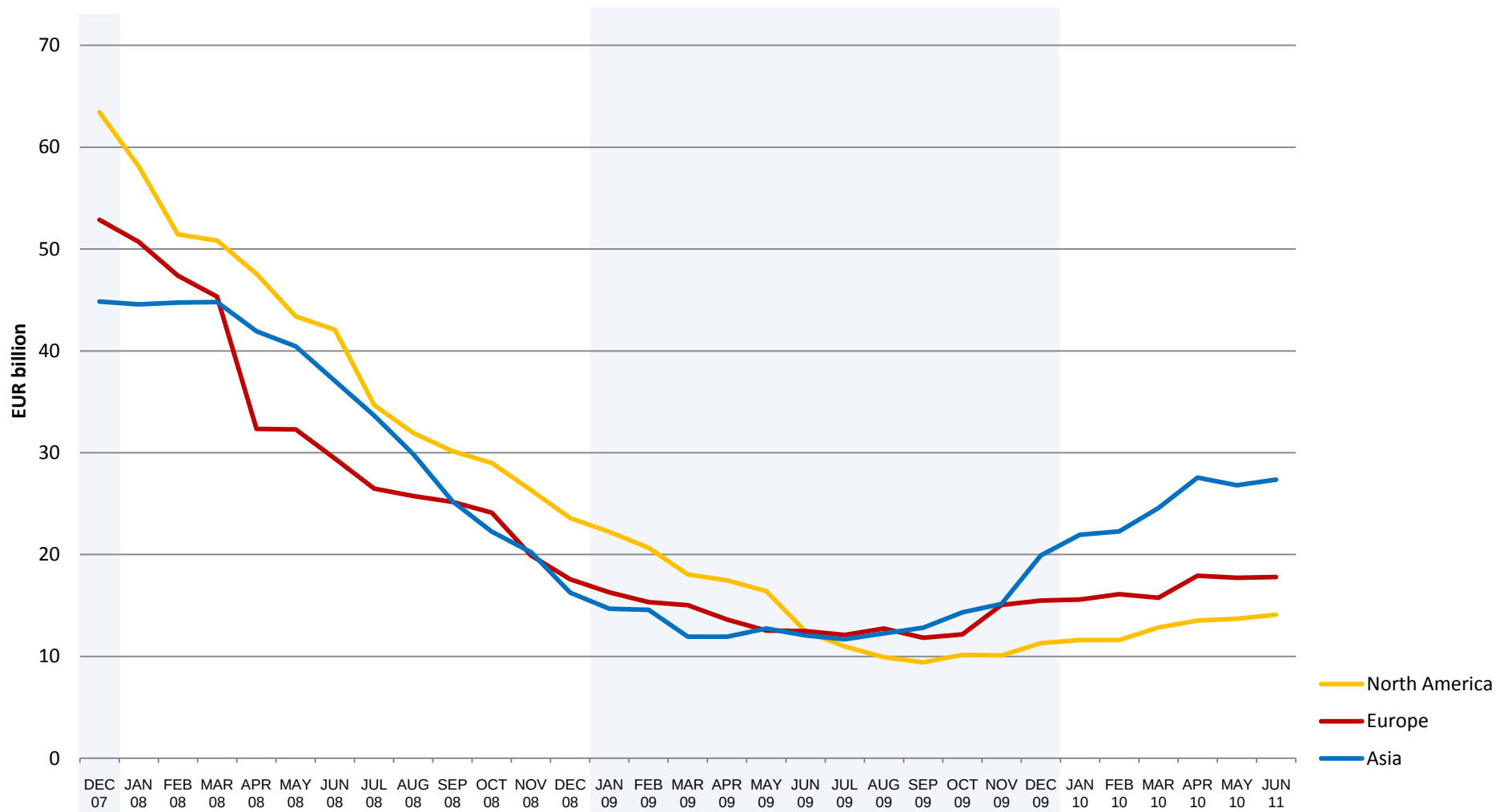
FTSE EPRA/NAREIT Developed (Global) Index (billion EUR)							
		2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2
Total transaction volume		8.49	8.76	8.44	21.03	14.92	14.87
SELL		5.86	5.73	5.89	6.78	3.88	4.44
BUY		2.85	3.43	4.04	14.67	11.96	10.97
Net							
	sellers	3.01	2.30	1.85	7.88	8.08	6.53
	buyers						
	buyers						

28.8% of Global EPRA transaction volume
71.2% of Global EPRA transaction volume

Global



EPRA Annual transaction volumes



Regional Overview

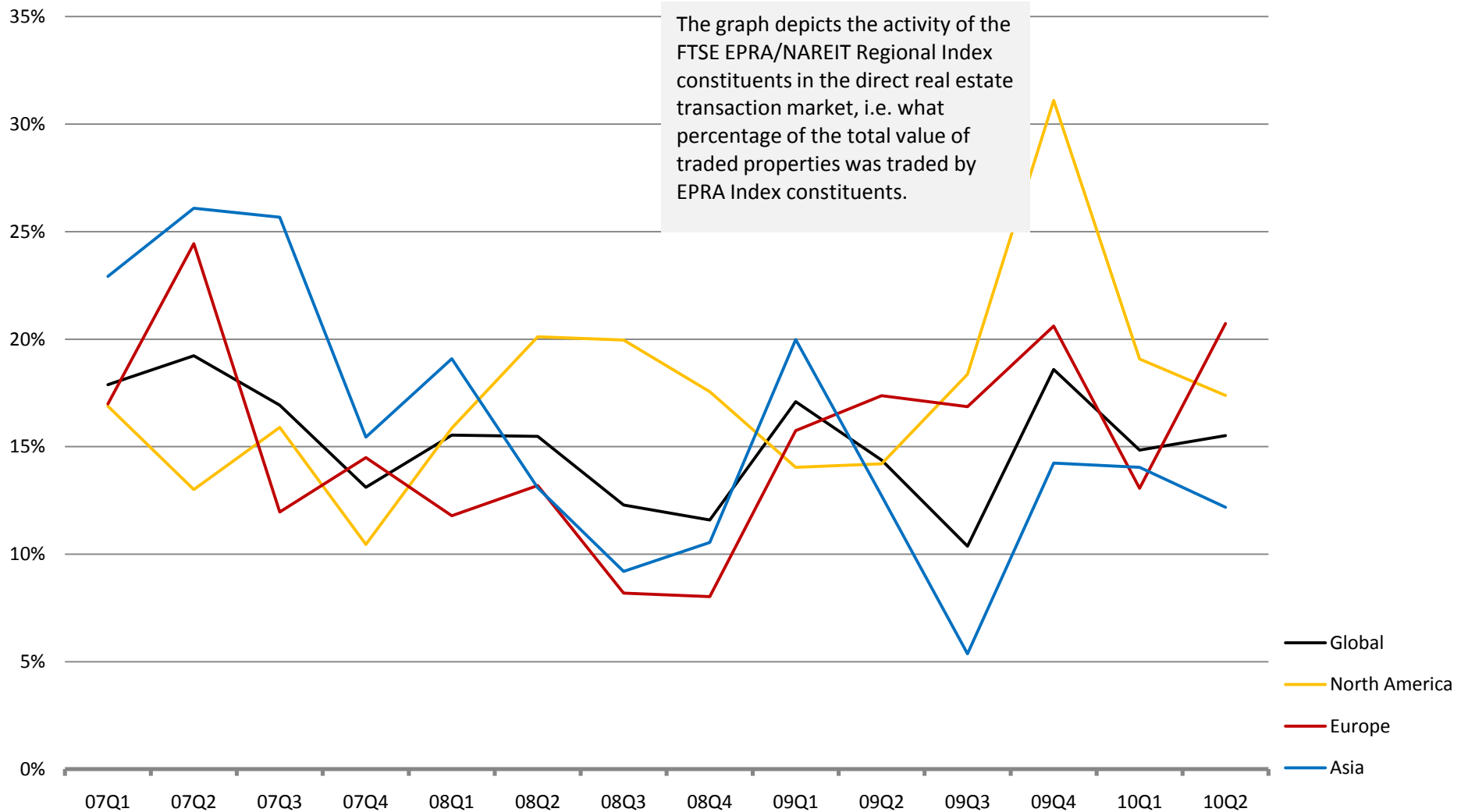
FTSE EPRA/NAREIT Developed Europe Index (billion EUR)								
		2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	
Total transaction volume		2.85	3.10	3.50	6.03	3.12	5.13	34.5% of Global EPRA transaction volume*
	SELL	2.37	2.28	3.17	4.01	1.11	3.07	58.8% of Regional EPRA transaction volume
	BUY	0.51	0.88	1.55	2.19	2.08	2.15	41.2% of Regional EPRA transaction volume
	Net	<i>sellers</i>	<i>sellers</i>	<i>sellers</i>	<i>sellers</i>	<i>buyers</i>	<i>sellers</i>	
		1.86	1.40	1.61	1.82	0.97	0.92	

FTSE EPRA/NAREIT Developed Asia Index (billion EUR)								
		2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	
Total transaction volume		4.05	3.96	2.55	9.35	8.68	6.77	45.5% of Global EPRA transaction volume*
	SELL	2.17	2.05	0.79	0.85	2.00	0.82	11.5% of Regional EPRA transaction volume
	BUY	1.97	2.19	1.77	8.63	7.51	6.29	88.5% of Regional EPRA transaction volume
	Net	<i>sellers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	
		0.20	0.13	0.98	7.78	5.51	5.48	

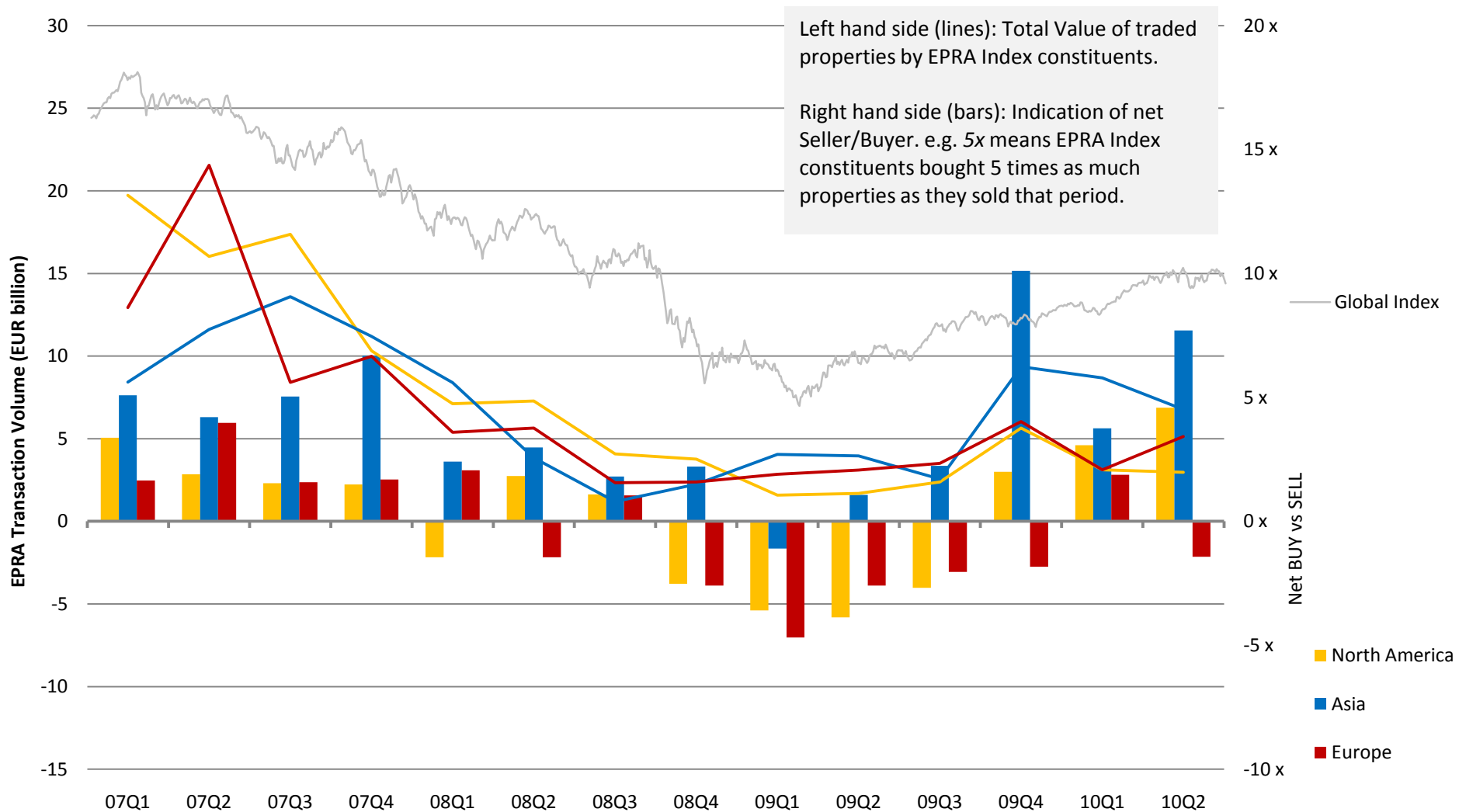
FTSE EPRA/NAREIT North America Index (billion EUR)								
		2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	
Total transaction volume		1.59	1.69	2.38	5.64	3.12	2.97	20.0% of Global EPRA transaction volume*
	SELL	1.32	1.39	1.93	1.92	0.77	0.55	17.9% of Regional EPRA transaction volume
	BUY	0.37	0.36	0.72	3.85	2.36	2.52	82.1% of Regional EPRA transaction volume
	Net	<i>sellers</i>	<i>sellers</i>	<i>sellers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	
		0.95	1.03	1.21	1.92	1.59	1.97	

* As covered by RCA

EPRA Transaction Volume vs Total RCA Transaction Volume

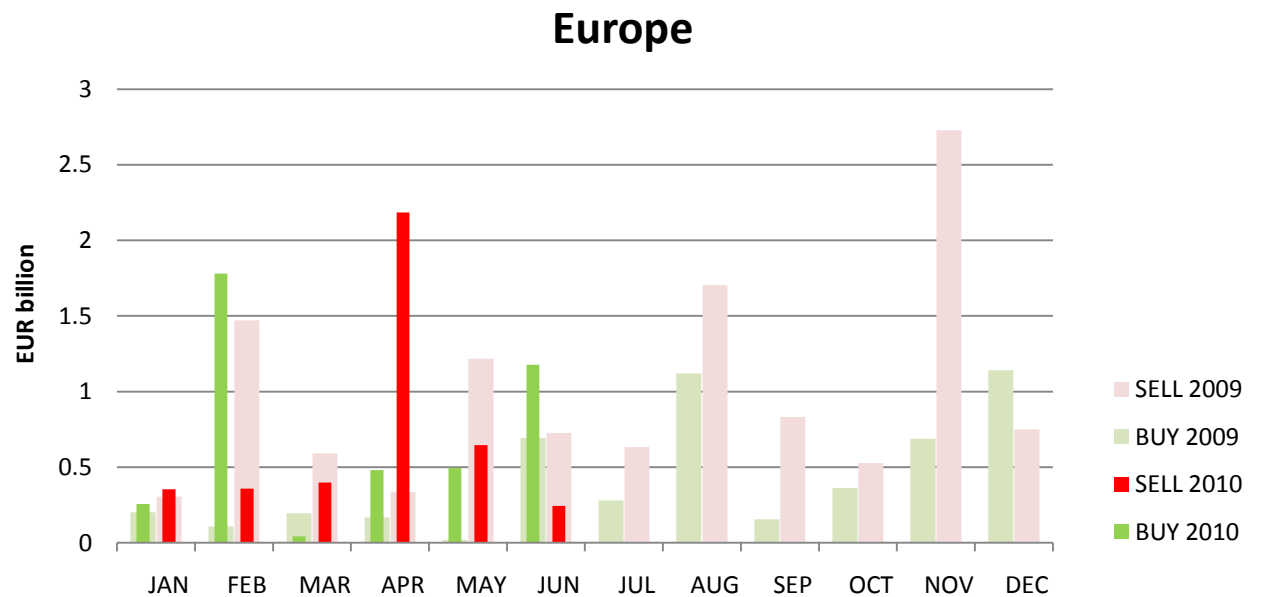


EPRA Transaction Volume + Net BUY vs SELL



FTSE EPRA/NAREIT Developed Europe Index

	Value (million EUR)	
	BUY	SELL
JUN-10	1,176.46	244.48
MAY-10	496.56	645.21
APR-10	481.20	2,184.75
2009		
Q1	505.13	2,368.82
Q2	880.24	2,280.41
Q3	1,554.37	3,169.32
Q4	2,191.20	4,006.45
FY	5,130.95	11,824.99



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

FTSE EPRA/NAREIT Developed Europe Index*

								Value (million EUR)			
Constituent	Con	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
CA Immobilien	Austria	Office	25,700	Zagrebtower	Zagreb	Croatia	►	272.00			
CA Immobilien	Austria	Office		Europolis Various	Czech Republic Other	Czech Republic	►				
CA Immobilien	Austria	Retail	21,266	Olympia Shopping Center	Mlada Boleslav	Czech Republic	►				
CA Immobilien	Austria	Office	19,726	Amazon Court	Prague	Czech Republic	►				
CA Immobilien	Austria	Office	21,100	Danube House	Prague	Czech Republic	►				
CA Immobilien	Austria	Office	30,345	Kavci Hory Office Park	Prague	Czech Republic	►				
CA Immobilien	Austria	Office	17,048	Nile House	Prague	Czech Republic	►				
CA Immobilien	Austria	Retail	31,400	Sestka Shopping Centre	Prague	Czech Republic	►				
CA Immobilien	Austria	Office	8,700	Technopark	Prague	Czech Republic	►				
CA Immobilien	Austria	Retail	26,000	Olympia Shopping Centre	Teplice	Czech Republic	►				
CA Immobilien	Austria	Office	23,600	City Gate	Budapest	Hungary	►				
CA Immobilien	Austria	Office	13,600	Infopark Research Center	Budapest	Hungary	►				
CA Immobilien	Austria	Office	15,839	IP West	Budapest	Hungary	►				
CA Immobilien	Austria	Industrial	68,300	Europolis Park Budapest M1	Paty	Hungary	►				
CA Immobilien	Austria	Industrial	64,500	Europolis Park Budapest Aerozone	Vecses	Hungary	►				
CA Immobilien	Austria	Industrial	118,000	Europolis Park Blonie	Blonie	Poland	►				
CA Immobilien	Austria	Industrial	500,000	Europolis Park Poland Central	Piotrkow Trybunalski	Poland	►				
CA Immobilien	Austria	Office	21,699	Bitwy Warszawskiej	Warsaw	Poland	►				51.0%
CA Immobilien	Austria	Office	59,998	Lipowy Business Park	Warsaw	Poland	►				
CA Immobilien	Austria	Office	15,399	Saski Crescent	Warsaw	Poland	►				51.0%
CA Immobilien	Austria	Office	7,900	Saski Point	Warsaw	Poland	►				51.0%
CA Immobilien	Austria	Office	20,699	Sienna Center	Warsaw	Poland	►				51.0%
CA Immobilien	Austria	Office	20,999	Warsaw Towers	Warsaw	Poland	►				
CA Immobilien	Austria	Industrial	44,160	Cefin Logistics Park Arad	Arad	Romania	►				

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

FTSE EPRA/NAREIT Developed Europe Index*

							Value (million EUR)			
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
CA Immobilien	Austria	Office	13,000	Europe House	Bucharest	Romania	deal			
CA Immobilien	Austria	Dev Site		Orhideea Business Center	Bucharest	Romania	continued			
CA Immobilien	Austria	Office	43,350	Riverplace	Bucharest	Romania				
CA Immobilien	Austria	Office	39,999	Sema Parc	Bucharest	Romania				
CA Immobilien	Austria	Industrial	300,000	Europolis Park Bucharest	Judetul Ilfov	Romania				
CA Immobilien	Austria	Industrial	249,992	Cargo Centre	Kiev	Ukraine				
CA Immobilien	Austria	Office	19,799	Podil Plaza	Kiev	Ukraine				
Befimmo	Belgium	Office	14,666	Empress Court	Brussels	Belgium		51.00	◀	
Cofinimmo	Belgium	Office	5,755	Kortrijksesteenweg 39	Ghent	Belgium			◀	
Cofinimmo	Belgium	Industrial	4,366	Luchthavenlaan 18-22	Vilvoorde	Belgium			◀	
Cofinimmo	Belgium	Retail	24,300	Decathlon/Briko Depot	Antwerp	Belgium			◀	
Sponda	Finland	Dev Site	20,000	Hakuninmaantie 3	Helsinki	Finland		6.50	◀	
Sponda	Finland	Dev Site		Kauniainen	Finland			3.00	◀	
Fonciere Des Regions	France	Office	8,222	Via Tempio del Cielo 1-3-5	Rome	Italy		14.77	◀	7.1%
Kleppiere	France	Retail	64,046	Val d'Europe (Land Only)	Marne-La-Vallee	France	30.00			
Kleppiere	France	Retail	7,462	Centre Commercial Douai-Flers	Douai	France		30.00	◀	6.5%
Patrizia Immobilien	Germany	Apartment	508	German Apts	Germany Other	Germany				
Immobiliare Grande Distribution	Italy	Retail	14,460	Galleria Torre Ingastone	Palermo	Italy	54.10			
Corio	Netherlands	Retail	9,100	Vinkhuizen	Groningen	Netherlands			◀	
Nieuwe Steen Investments	Netherlands	Retail	10,500	Sterpassage	Rijswijk	Netherlands	38.70			7.0%
Wereldhave	Netherlands	Office	2,500	Agro Business Park	Wageningen	Netherlands		3.10	◀	
Fabege	Sweden	Office	21,600	Paronet 8	Solna	Sweden		57.80	◀	6.0%
Fabege	Sweden	Office	4,550	Orgelpipan 4	Stockholm	Sweden		23.95	◀	
Kungsliden	Sweden	Office	122,000	Office	Sweden Other	Sweden	119.77			
Kungsliden	Sweden	Industrial	14,756	Lexby 11:236	Partille	Sweden		13.85	◀	

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

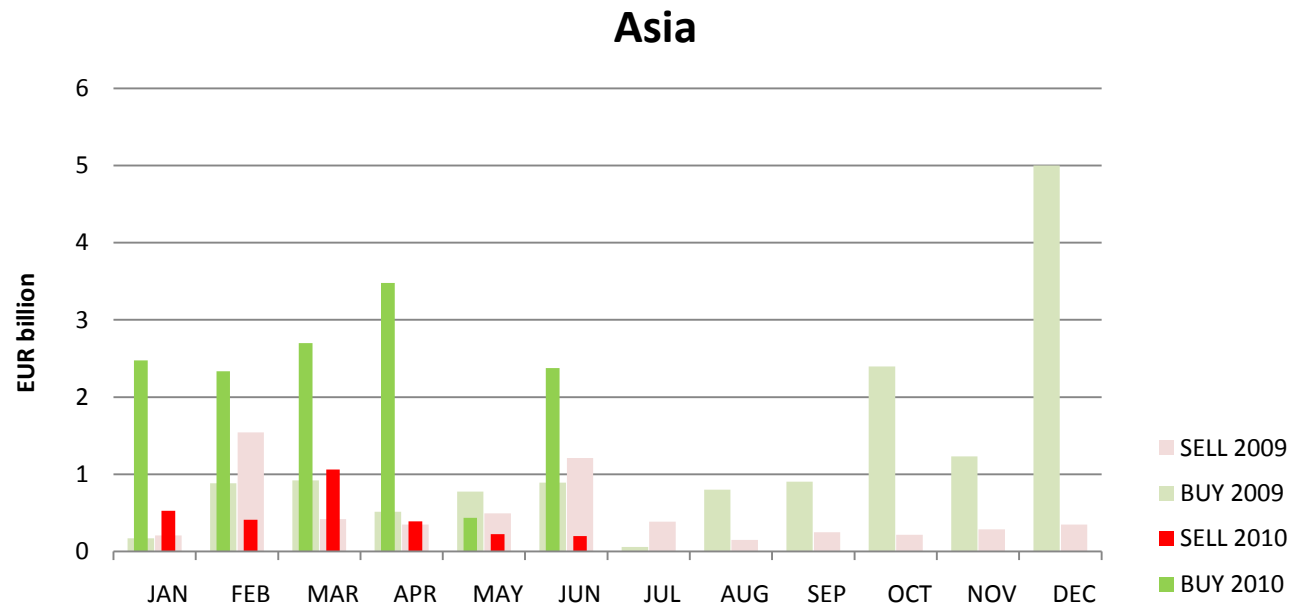
FTSE EPRA/NAREIT Developed Europe Index*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Development Securities	UK	Office		Airport House	Croydon	United Kingdom	▶ 9.15		5.4%	
Development Securities	UK	Apartment	29	Westminster Palace Gardens	London	United Kingdom	▶ 11.93		6.8%	
Great Portland Estates	UK	Office	6,782	35 Portman Sq	London	United Kingdom	▶ 62.60		7.7%	
Hammerson	UK	Office	44,866	Exchange Tower	London	United Kingdom		158.62 ◀	8.1%	
Hammerson	UK	Office	10,112	Leadenhall Court	London	United Kingdom	▶ 76.77		11.0%	
Hammerson	UK	Retail	13,000	Battery Retail Park	Birmingham	United Kingdom	▶ 77.95			75.0%
Helical Bar	UK	Retail	2,230	Focus	Paignton	United Kingdom		6.85 ◀	6.8%	
Primary Health Properties	UK	Office		Medical Offices	United Kingdom Other	United Kingdom	▶ 46.06			
SEGRO	UK	Industrial	325,150	Industrial	United Kingdom Other	United Kingdom	▶ 551.94			50.0%

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

FTSE EPRA/NAREIT Developed Asia Index

Value (million EUR)		
	BUY	SELL
JUN-10	2,377.84	198.32
MAY-10	436.20	226.72
APR-10	3,480.48	391.83
2009		
Q1	1,973.90	2,172.65
Q2	2,185.61	2,052.53
Q3	1,765.83	789.04
Q4	8,629.05	853.92
FY	14,554.39	5,868.15



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

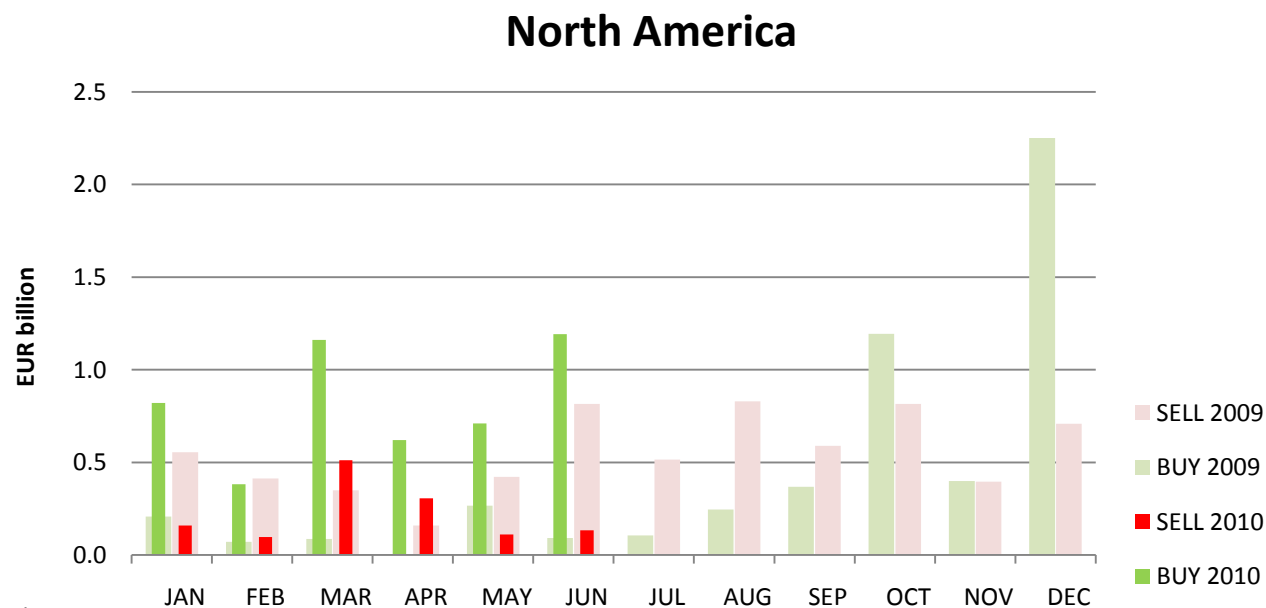
FTSE EPRA/NAREIT Developed Asia Index*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Commonwealth Property Office Fund	Australia	Office	22,395	Alluvion	Perth	Australia	▶		7.7%	50.0%
FKP Property Group	Australia	Office	1,448	Chard House	Darlinghurst	Australia		5.46	7.7%	
Goodman Group	Australia	Dev Site	330,000	Park Goele	Saint-Mard	France	▶			
Goodman Group	Australia	Dev Site	24,286	293 Mamre Rd	Sydney	Australia		4.91		
Goodman Group	Australia	Office	18,369	Show Place Office Park	Christchurch	New Zealand	▶	25.37		50.0%
GPT Group	Australia	Industrial	4,156	Railcorp Warehouse	Sydney	Australia	▶	8.19	6.4%	
New World Development	Hong Kong	Dev Site	228,800	3 Plots in Langfang	Langfang	China	▶	112.64		
Shimao Property Holdings	Hong Kong	Apartment	202	Oakwood Residence Beijing	Beijing	China	▶	97.02		
Shimao Property Holdings	Hong Kong	Dev Site	156,626	future five star Hotel	Changsha	China	▶	152.94		
Soho China Ltd.	Hong Kong	Dev Site	22,462	Plot No 204	Shanghai	China	▶	298.71		90.0%
Sun Hung Kai Props	Hong Kong	Office	1,189	CEO Tower (Low Floor)	Hong Kong	Hong Kong		4.42		
Sun Hung Kai Props	Hong Kong	Office	1,189	CEO Tower (High Floor)	Hong Kong	Hong Kong		5.02		
Sun Hung Kai Props	Hong Kong	Dev Site	16,151	Kowloon Inland Lot No 11175	Hong Kong	Hong Kong	▶	1141.67		
Orix Jreit Inc	Japan	Apartment		Grand Maison Hakusan (Bulk Condo)	Tokyo	Japan		3.81	6.1%	
Capitaland	Singapore	Retail	27,369	Clarke Quay	Singapore	Singapore		155.88	5.9%	
Capitaland	Singapore	Retail	27,369	Clarke Quay	Singapore	Singapore	▶	155.88	5.9%	
Mapletree Logistics Trust	Singapore	Industrial	4,436	Sendai Centre	Sendai	Japan	▶	12.62	6.8%	
Mapletree Logistics Trust	Singapore	Industrial	23,316	Mapletree Logistics Centre	Thuan An	Vietnam	▶	5.12	10.3%	
Yanlord Land Group	Singapore	Dev Site	186,444	Plot A-08-09 A-11 A-14-15 & A-19	Tangshan	China	▶	60.29		

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

FTSE EPRA/NAREIT North America Index

Value (million EUR)		
	BUY	SELL
JUN-10	1,191.77	132.70
MAY-10	709.74	111.07
APR-10	620.73	306.00
2009		
Q1	366.52	1,316.67
Q2	360.08	1,394.94
Q3	720.94	1,932.81
Q4	3,845.42	1,920.53
FY	5,292.96	6,564.94



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

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
Artis Real Estate Investment Trust	Canada	Office	55,740	Winnipeg Square	Winnipeg	Canada	▶ 88.87		8.0%	62.0%
Artis Real Estate Investment Trust	Canada	Office	27,666	Production Court I II III	Burnaby	Canada	▶ 49.89		8.0%	
Artis Real Estate Investment Trust	Canada	Office	10,745	DSI	Saint Paul	US	▶ 14.61		9.7%	
Canadian Apartment Props REIT	Canada	Apartment	199	Somerset Place I	Mississauga	Canada	▶ 24.17			
Chartwell Seniors Housing REIT	Canada	Apartment	139	Valley Vista Retirement Residence	Vaughan	Canada	▶ 27.13			50.0%
First Capital Realty	Canada	Retail	27,220	Semiahmoo Shopping Centre	Surrey	Canada	▶ 65.87			
First Capital Realty	Canada	Retail	3,902	Newport Village Shopping Centre	Calgary	Canada	▶ 11.77			
Killam Properties	Canada	Apartment	119	100 Eagle St	Cambridge	Canada	▶ 36.41			
Killam Properties	Canada	Apartment	106	200 Eagle St	Cambridge	Canada	▶			
Agree Realty	US	Retail	1,229	CVS Pharmacy	Johnstown	US	▶ 2.86		8.0%	
Agree Realty	US	Retail	1,229	CVS	Atchison	US	▶ 3.44		8.2%	
American Campus Communities	US	Apartment	134	Burbank Commons	Baton Rouge	US	▶ 284.70			90.0%
American Campus Communities	US	Apartment	192	University Crescent	Baton Rouge	US	▶			90.0%
American Campus Communities	US	Apartment	180	Chapel Ridge	Chapel Hill	US	▶			90.0%
American Campus Communities	US	Apartment	224	Chapel View	Chapel Hill	US	▶			90.0%
American Campus Communities	US	Apartment	96	Campus Edge I	Charlotte	US	▶			90.0%
American Campus Communities	US	Apartment	84	Campus Edge II	Charlotte	US	▶			90.0%
American Campus Communities	US	Apartment	120	University Walk	Charlotte	US	▶			90.0%
American Campus Communities	US	Apartment	181	Sterling University Oaks	Columbia	US	▶			90.0%
American Campus Communities	US	Apartment	180	University Uptown	Denton	US	▶			90.0%
American Campus Communities	US	Apartment	156	The View	Lincoln	US	▶			90.0%
American Campus Communities	US	Apartment	156	University Greens	Norman	US	▶			90.0%
American Campus Communities	US	Apartment	204	Lion's Crossing	State College	US	▶			90.0%
American Campus Communities	US	Apartment	204	Nittany Crossing	State College	US	▶			90.0%
American Campus Communities	US	Apartment	196	State College Park	State College	US	▶			90.0%
American Campus Communities	US	Apartment	204	Blanton Commons	Valdosta	US	▶			90.0%
American Campus Communities	US	Apartment	72	Blanton Commons II	Valdosta	US	▶			90.0%

*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)		Yield	Share
							BUY	SELL		
Apartment Inv Management	US	Apartment	168	Homestead	East Lansing	US		5.71	8.8%	
Cedar Shopping Centers	US	Retail	9,747	Long Reach Village Center	Columbia	US		4.16		
Colonial Prop	US	Apartment	345	Colonial Grand at Riverchase Trails	Birmingham	US	▶			80.0%
CommonWealth REIT	US	Office	36,138	777 E Eisenhower Plz	Ann Arbor	US	▶	53.20	8.7%	
Corporate Office Properties	US	Office	14,121	Rappahannock Building	West Mclean	US	▶	32.64	9.6%	
DCT Industrial Trust	US	Dev Site	78,104	DCT Dev Site	Rancho Cucamonga	US	▶	3.84		
Developers Diversified Realty	US	Retail	6,124	Tops-Arcade	Arcade	US		34.75		
Developers Diversified Realty	US	Retail	5,852	Tops-Avon	Avon	US				
Developers Diversified Realty	US	Retail	9,132	Tops-Elmira	Elmira	US				
Developers Diversified Realty	US	Retail	5,619	Tops-Hamlin	Hamlin	US				
Developers Diversified Realty	US	Retail	28,885	Tops-Gander Mountain	Tonawanda	US				
Developers Diversified Realty	US	Retail	9,013	Tops-Tonawanda	Tonawanda	US				
Developers Diversified Realty	US	Retail	8,289	fmr Mervyns Westfield Solano Mall	Fairfield	US		18.77		
Developers Diversified Realty	US	Retail	6,987	fmr Mervyns Southland Plaza	San Diego	US				
Developers Diversified Realty	US	Retail	7,620	fmr Mervyns West Covina Shop. Centr.	West Covina	US				
Diamondrock Hospitality	US	Hotel	821	Hilton Towers	Minneapolis	US	▶	125.93	8.5%	
Douglas Emmett	US	Office	89,184	Bishop Square	Honolulu	US	▶	188.49	7.9%	
Duke Realty Corp	US	Industrial	1,932,320	Duke Dugan Joint Venture	United States Other	US	▶	486.66		50.0%
Duke Realty Corp	US	Industrial	20,937	Premier Turnpike Park	Deerfield Beach	US	▶	16.32		
Duke Realty Corp	US	Dev Site	108,470	3201 NW 27th Ave	Deerfield Beach	US	▶	16.22		
Equity Residential	US	Apartment	156	Eagle Rim	Redmond	US		15.18		
First Potomac Realty Trust	US	Office	12,183	GSA - Department of Justice	Washington	US	▶	55.49	7.5%	
First Potomac Realty Trust	US	Industrial	3,344	Thomas AAA	Gaithersburg	US		3.26		
Franklin Street Properties	US	Office	43,663	TCF Tower	Minneapolis	US	▶	33.05		
Healthcare REIT	US	Office	4,552	Harbour View Medical Arts Building	Suffolk	US	▶	10.20		

*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
Highwoods Prop	US	Office	44,672	Madison Park	Winston Salem	US		10.53	9.3%	
Highwoods Prop	US	Industrial	77,711	Chimney Rock	Greensboro	US		9.79	5.8%	
Home Properties	US	Apartment	282	Annapolis Road Apartment	Annapolis	US	▶	26.52	6.6%	
Kilroy Realty	US	Office	25,228	2211 Michelson	Irvine	US	▶	84.21	7.3%	
Kilroy Realty	US	Office	9,569	999 Town & Country Rd	Orange	US	▶	18.16	8.0%	
Kimco Realty Cp	US	Apartment	12	19 Greenwich Ave	New York	US		5.55	6.6%	
Lexington Realty Trust	US	Office	15,779	255 California St	San Francisco	US		35.09		
Liberty Property Trust	US	Industrial	3,063	6 Terry Dr	Newtown	US		2.31		
Mid-America Apartment Comm	US	Apartment	256	Alta Brookwood	Simpsonville	US	▶	16.48		
Mid-America Apartment Comm	US	Apartment	288	Kennesaw Farms	Gallatin	US	▶			
Prologis	US	Dev Site	80,937	Grange Park Land	Northampton	UK		7.80		
Ps Business Parks	US	Industrial	7,921	Charleston Business Center	Rockville	US	▶	19.10		
Ps Business Parks	US	Office	3,716	Parklawn Plaza	Rockville	US	▶			
Ps Business Parks	US	Office	5,481	Saratoga Bldg	Rockville	US	▶			
Ps Business Parks	US	Office	4,534	The Lexington Bldg	Rockville	US	▶			
Simon Property Group	US	Retail	69,954	Crossroads Mall	Omaha	US				
Washington Real Estate Inv	US	Industrial	7,921	Charleston Business Center	Rockville	US		19.10		
Washington Real Estate Inv	US	Office	3,716	Parklawn Plaza	Rockville	US				
Washington Real Estate Inv	US	Office	5,481	Saratoga Bldg	Rockville	US				
Washington Real Estate Inv	US	Office	4,534	The Lexington Bldg	Rockville	US				
Washington Real Estate Inv	US	Office	25,176	Quantico Corporate Center - Buildings E & G	Stafford	US	▶	55.49	8.8%	

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

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