



EPRA RESEARCH

European Public Real Estate Association

EPRA / RCA Monthly Transactions Overview July 2013

*Property
exposure -
monthly
changes*

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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%.

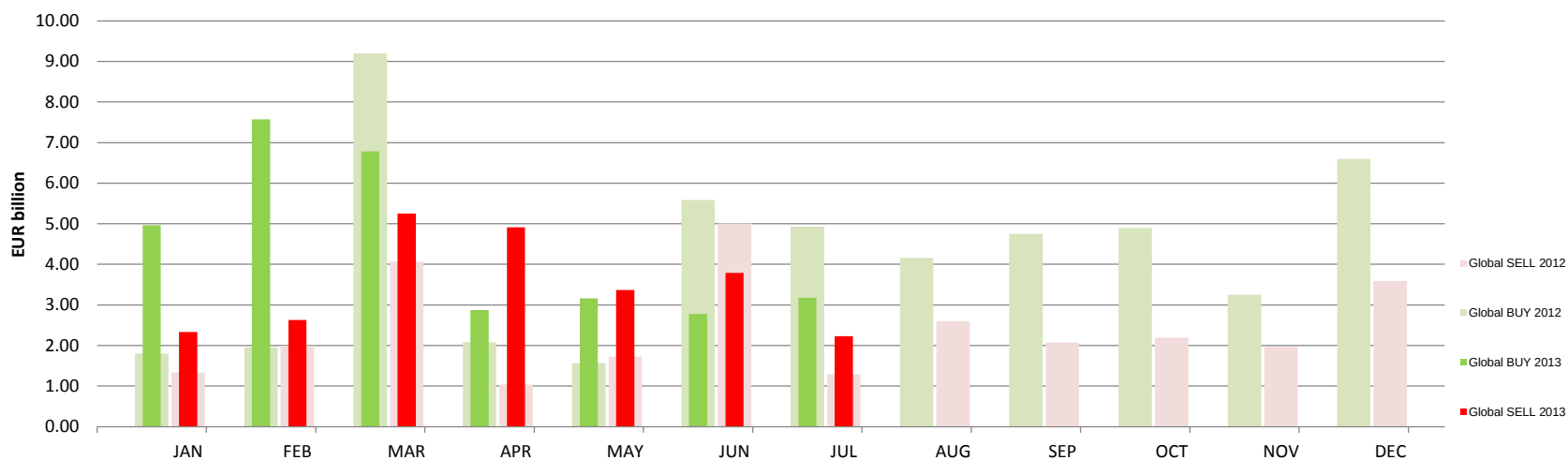
The 'sqm / units' column displays, when available, the number of units transacted per deal for apartments and hotels, and the square meters for all other main asset classes. (exceptions will be marked)

Alstria Office REIT has acquired the 8,200 sqm office tower located in the Immermannstrasse in Düsseldorf, Germany for EUR 16.8 mln, generating annual rental income of EUR 1.1 mln.

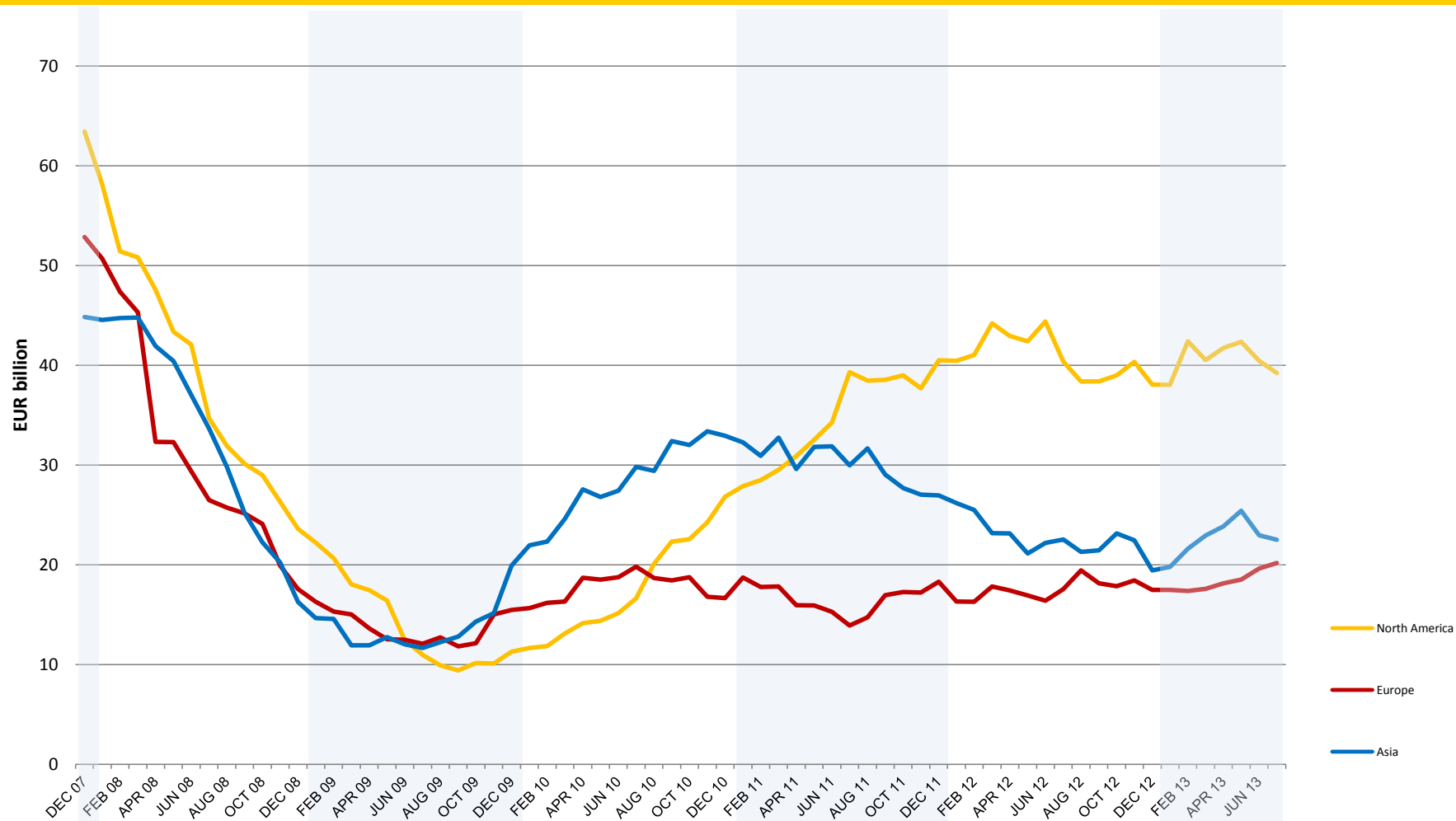
Global Overview

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	2012 Q4	2013 Q1	2013 Q2	
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	22.52	24.98	17.16	
SELL	4.40	4.58	5.77	6.37	3.59	5.87	10.41	10.40	7.39	7.77	5.96	7.75	10.22	12.07	57.8% of Global EPRA transaction volume
BUY	12.17	11.54	17.01	20.57	16.82	12.41	19.33	11.30	12.96	9.22	13.84	14.75	19.32	8.81	42.2% 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>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>buyers</i>	<i>sellers</i>	
	7.77	6.96	11.37	14.20	13.22	6.53	8.92	0.90	5.57	1.45	7.88	6.99	9.10	3.26	

Global



EPRA Annual transaction volumes



Regional Overview

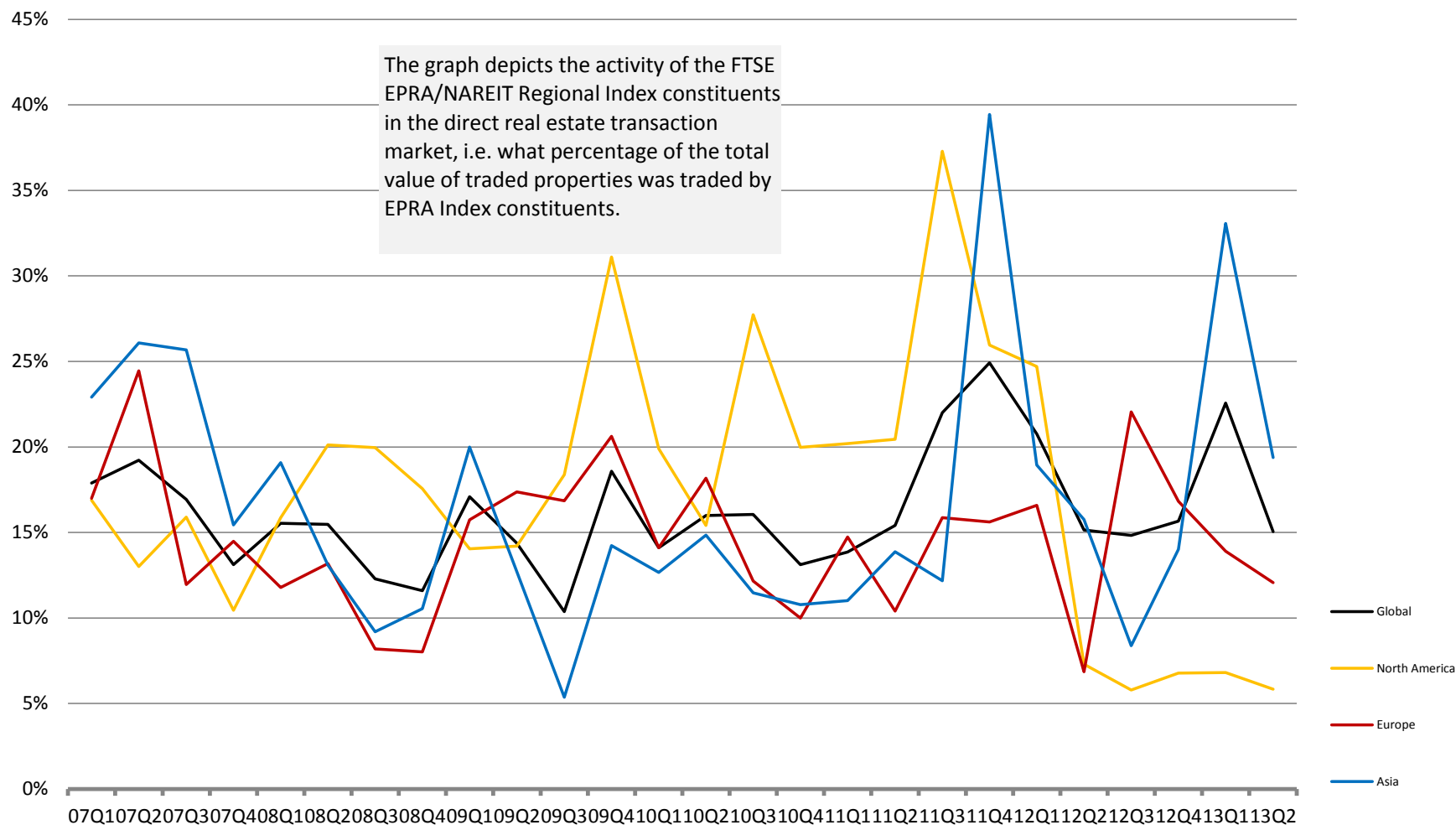
FTSE EPRA/NAREIT Developed Europe Index (billion EUR)											
	2011 Q1	2011 Q2	2011 Q3	2011 Q4	2012 Q1	2012 Q2	2012 Q3	2012 Q4	2013 Q1	2013 Q2	
Total transaction volume	4.87	2.99	4.84	5.62	4.37	1.57	6.61	4.95	4.46	3.61	21.1% of Global EPRA transaction volume*
SELL	0.74	1.56	3.08	2.84	1.40	0.76	2.35	1.89	3.01	1.74	50.6% of Regional EPRA transaction volume
BUY	4.23	1.48	1.86	2.11	2.45	0.73	4.85	2.83	2.26	1.70	49.4% of Regional EPRA transaction volume
Net	buyers	sellers	sellers	sellers	buyers	sellers	buyers	buyers	sellers	sellers	
	3.49	0.08	1.22	0.73	1.06	0.03	2.49	0.94	0.75	0.04	

FTSE EPRA/NAREIT Developed Asia Index (billion EUR)											
	2011 Q1	2011 Q2	2011 Q3	2011 Q4	2012 Q1	2012 Q2	2012 Q3	2012 Q4	2013 Q1	2013 Q2	
Total transaction volume	8.54	5.92	4.70	7.79	4.77	4.95	3.95	5.78	8.25	4.99	29.1% of Global EPRA transaction volume*
SELL	1.02	1.25	0.68	3.07	1.56	3.29	1.42	2.02	1.95	2.92	49.2% of Regional EPRA transaction volume
BUY	8.32	4.92	4.71	2.90	2.92	2.16	3.01	3.89	7.60	3.01	50.8% of Regional EPRA transaction volume
Net	buyers	buyers	buyers	sellers	buyers	sellers	buyers	buyers	buyers	buyers	
	7.30	3.67	4.03	0.17	1.35	1.13	1.60	1.86	5.65	0.09	

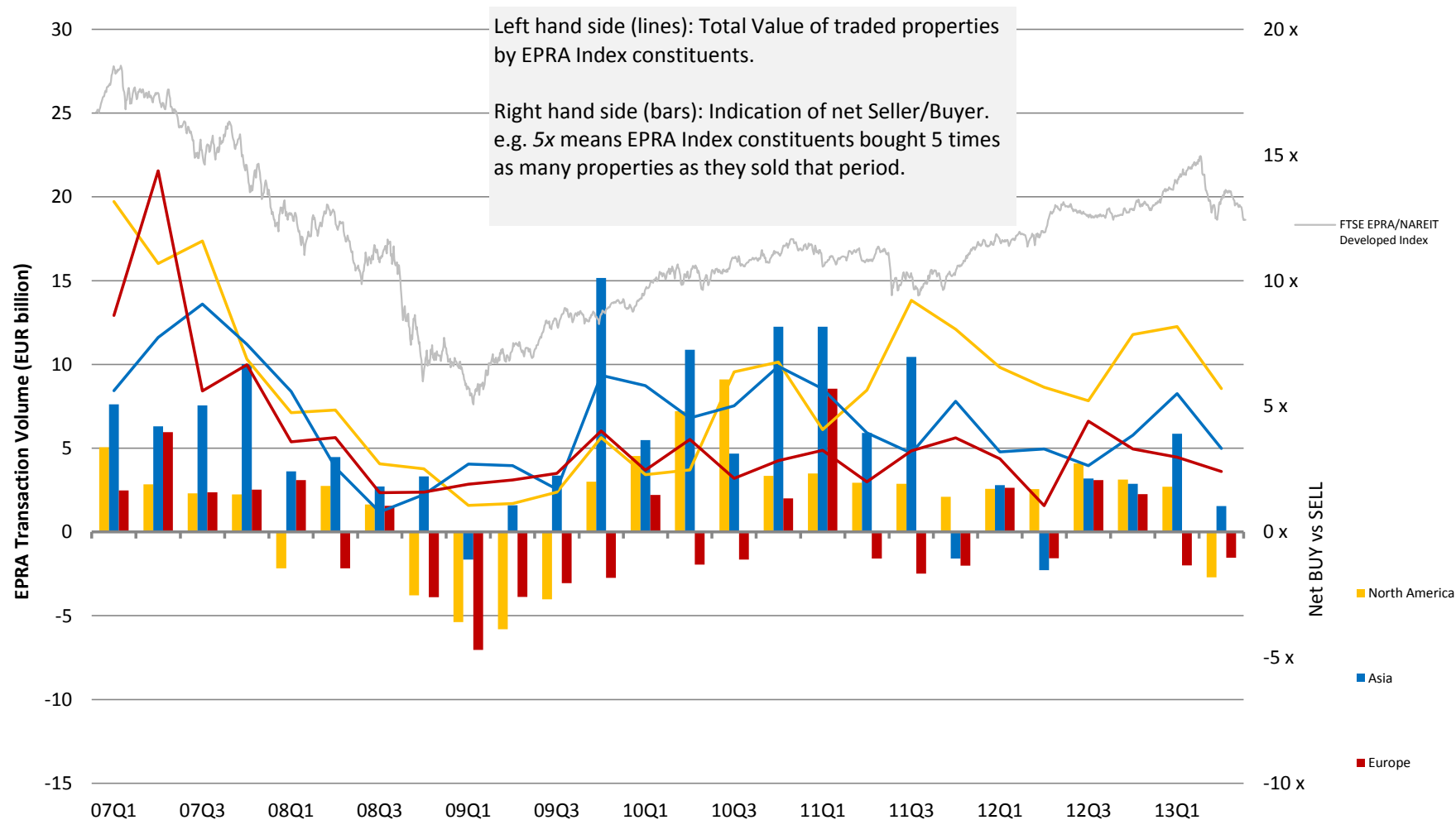
FTSE EPRA/NAREIT North America Index (billion EUR)											
	2011 Q1	2011 Q2	2011 Q3	2011 Q4	2012 Q1	2012 Q2	2012 Q3	2012 Q4	2013 Q1	2013 Q2	
Total transaction volume	6.11	8.46	13.83	12.10	9.82	8.64	7.84	11.79	12.26	8.56	49.9% of Global EPRA transaction volume*
SELL	1.83	3.06	6.65	4.49	4.43	3.72	2.19	3.84	5.26	7.41	64.4% of Regional EPRA transaction volume
BUY	4.26	6.01	12.76	6.29	7.59	6.34	5.98	8.03	9.46	4.10	35.6% of Regional EPRA transaction volume
Net	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	sellers	
	2.43	2.94	6.11	1.80	3.16	2.61	3.79	4.19	4.20	3.31	

* As covered by RCA

EPRA Transaction Volume vs Total RCA Transaction Volume



EPRA Transaction Volume + Net BUY vs SELL



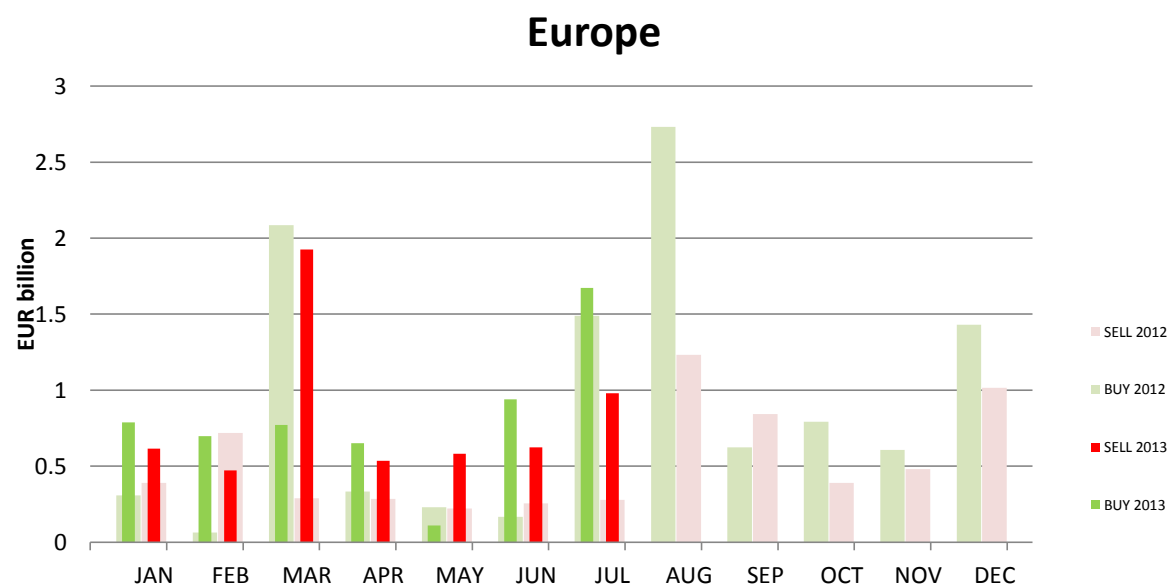
FTSE EPRA/NAREIT Developed Europe Index

	Value (million EUR)	
	BUY	SELL
JUL-13	1,672.02	979.48
JUN-13	940.32	623.13
MAY-13	109.83	581.89

2013		
Q1	2,258.63	3,012.88
Q2	1,700.54	1,741.29
Q3		
Q4		
FY	3,959.17	4,754.17

2012		
Q1	2,454.70	1,397.38
Q2	730.40	761.00
Q3	4,846.77	2,353.01
Q4	2,829.62	1,885.69
FY	10,861.48	6,397.09

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



FTSE EPRA/NAREIT Developed Europe Index*

							Value (million EUR)		Yield	Share
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL		
Sponda	Finland	Office	2,694	Inform Future	Saint Petersburg	Russia				
Sponda	Finland	Office	2,730	NRC bldg	Saint Petersburg	Russia				
Affine	France	Industrial	42,000	PA des 4 Vents	Hem	France				
Gecina	France	Office	6,579	34 Rue de la Federation	Paris	France				
Gecina	France	Office	13,087	Dauphine Part-Dieu	Lyon	France				
Gecina	France	Office	3,000		Paris	France				
Icade	France	Industrial	9,666		Ris-Orangis	France				
Alstria Office	Germany	Office	10,500	Georg-glock-strasse 18	Dusseldorf	Germany	►	7.6		
Alstria Office	Germany	Office	8,200	Immermann Tower	Dusseldorf	Germany	►	16.8		
Deutsche Wohnen	Germany	Apartment	6,900	Berlin Portfolio 2013	Berlin	Germany	►			
Deutsche Wohnen	Germany	Apartment	915	Speymill Hawk Portfolio	Germany Other	Germany	►			
DIC Asset	Germany	Office	10,550	Stadttor heidelberg	Heidelberg	Germany	►	32.0		
DIC Asset	Germany	Retail	10,156	Karstadt	Flensburg	Germany	►	19.0		
Patrizia Immobilien	Germany	Office	118,200	Winnersh Triangle	Wokingham	United Kingdom	►	285.5	5.8%	
Vastned Retail	Netherlands	Retail	380	Hugo Boss	Amsterdam	Netherlands	►	9.5		
Fabege (ex Wihlborgs)	Sweden	Office	12,997	Soderbymalm 3:405	Haninge	Sweden		3.4		
Fabege (ex Wihlborgs)	Sweden	Office	2,500	Soderbymalm 3:405	Haninge	Sweden		3.4		25.0%
Fastighets AB Balder	Sweden	Office	9,135	Kanoldhuset	Gothenburg	Sweden	►	21.8		
Klovern AB	Sweden	Industrial	785	Gruvfogden 1	Skelleftea	Sweden		0.2		
Kungsleden	Sweden	Retail	4,062	Eketanga 24:56	Halmstad	Sweden	►	4.8	7.5%	
Kungsleden	Sweden	Industrial	6,338	Lastaren 1	Orebro	Sweden	►		7.5%	
Kungsleden	Sweden	Industrial	935	Sagen 7	Norrkoping	Sweden	►		7.5%	
Kungsleden	Sweden	Industrial	7,472	Fotogenen 4	Norrkoping	Sweden	►		7.5%	
Kungsleden	Sweden	Industrial	2,286	Amerika 4	Norrkoping	Sweden	►		7.5%	
British Land Corp.	UK	Retail	58,527	Bon Accord and St Nicholas	Aberdeen	United Kingdom		216.1	7.5%	
British Land Corp.	UK	Hotel	206	Novotel London Paddington	London	United Kingdom	►		5.3%	
British Land Corp.	UK	Office	13,285		London	United Kingdom	►		5.3%	
British Land Corp.	UK	Dev Site	37,160		London	United Kingdom	►	81.8		

*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		
British Land Corp.	UK	Apartment	200	Sheldon Square Residential/Retail	London	United Kingdom	►		5.3%	
British Land Corp.	UK	Office	24,897	Paddington Central	London	United Kingdom	►		5.3%	
Derwent London Holdings	UK	Office	15,691	1-3 Grosvenor Place	London	United Kingdom		309.5	◄	50.0%
Great Portland Estates	UK	Office	7,339	Oxford House	London	United Kingdom	►		3.5%	
Great Portland Estates	UK	Office	6,358	90 Queen St	London	United Kingdom		71.3	◄	5.4%
Helical Bar	UK	Retail	6,271	ASDA	Clydebank	United Kingdom		14.2	◄	5.2%
Helical Bar	UK	Retail	7,432	Leisure Plaza	Milton Keynes	United Kingdom	►	46.7		4.3%
Helical Bar	UK	Retail	1,394	Iceland	Corby	United Kingdom			◄	
Helical Bar	UK	Office	10,398	New Loom House	London	United Kingdom	►	40.9		5.0%
SEGRO	UK	Office	118,200	Winnersh Triangle	Wokingham	United Kingdom		285.5	◄	5.8%
SEGRO	UK	Industrial	41,805	West Cross	London	United Kingdom		84.7	◄	6.8%
SEGRO	UK	Industrial	309,990	fmr Neckermannzentrale	Frankfurt	Germany		46.0	◄	

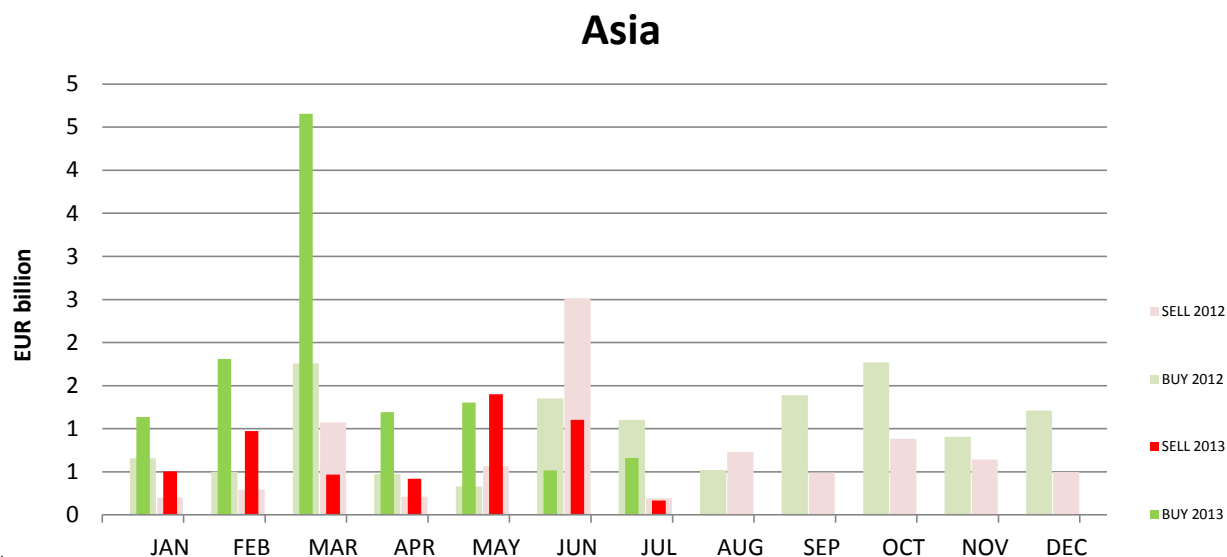
*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT Developed Asia Index

Value (million EUR)		
	BUY	SELL
JUL-13	660.45	166.52
JUN-13	517.54	1,102.62
MAY-13	1,303.19	1,401.85

2013		
Q1	7,600.47	1,946.03
Q2	3,013.41	2,923.64
Q3		
Q4		
FY	10,613.88	4,869.66

2012		
Q1	2,915.46	1,564.92
Q2	2,157.42	3,286.52
Q3	3,014.03	1,415.78
Q4	3,886.12	2,024.24
FY	11,973.03	8,291.45



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
CPT Group	Australia	Retail	41,834	Greenville Mall	Greenville	United States		38.6	◀	
Goodman Group	Australia	Office	31,198	Viaduct Corporate Centre	Auckland	New Zealand	▶	88.7		8.5%
Goodman Group	Australia	Industrial	113,000	Koblenz Logistikimmobilie	Koblenz	Germany	▶			
Mirvac Group	Australia	Office	38,700	200 George Street	Sydney	Australia		446.7	◀	6.5%
Mirvac Group	Australia	Retail	26,995	Logan Mega Centre	Slacks Creek	Australia		36.6	◀	11.4%
Agile Property Hldgs	Hong Kong	Retail	39	Chee On Building (Unit 22 on G/F)	Hong Kong	Hong Kong	▶	23.1		2.1%
Henderson Land Dev	Hong Kong	Industrial	3,941	Tai Chi Factory Building (10 Units)	Hong Kong	Hong Kong	▶	31.7		
Sino Land	Hong Kong	Office	7,804	Exchange Tower (26-28/F)	Hong Kong	Hong Kong		89.1	◀	3.3%
Japan Real Estate Investment	Japan	Office	13,200	Nagoya Hirokoji Place	Nagoya	Japan	▶	66.2		5.9%
Mitsui Fudosan Co.	Japan	Office	19,509	Angel Court Tower	London	United Kingdom	▶	75.9		
Mitsui Fudosan Co.	Japan	Industrial	96,000	Yokohama Logistics Park	Yokohama	Japan	▶			
Mitsui Fudosan Co.	Japan	Dev Site	143,000	Shonan Plant Zone 1	Hiratsuka	Japan	▶	123.7		
Mitsui Fudosan Co.	Japan	Dev Site	9,452	Ideo Bangkok - Ananda MF	Bangkok	Thailand	▶	35.1		
Nomura Real Estate Office Fund	Japan	Office	5,545	Otemachi Building Gotanda	Tokyo	Japan	▶	31.7		5.9%
Nomura Real Estate Office Fund	Japan	Office	2,054	PMO Nihonbashi Odenmacho	Tokyo	Japan	▶	15.9		4.8%
Nomura Real Estate Office Fund	Japan	Office	3,820	NF Hongo Bldg	Tokyo	Japan	▶	35.9		5.6%
Orix Jreit Inc	Japan	Office	6,326	Mayflower Center	Altamonte Springs	United States		2.1	◀	
Orix Jreit Inc	Japan	Office	10,898	Motive Communications Bldg 5	Austin	United States			◀	
Tokyu Land	Japan	Apartment	121	Park Cube Kameido	Tokyo	Japan		23.3	◀	5.4%
Tokyu Land	Japan	Office	8,318	fmr Osaka Prefecture Commerce & Industry	Osaka	Japan	▶	21.7		
TOKYU REIT	Japan	Retail	3,399	Kaleido Shibuya Miyamasuzaka	Tokyo	Japan	▶	39.8		5.2%
TOKYU REIT	Japan	Office	5,247	Shibuya R Sankei Bldg (B1-1F & 4-9F)	Tokyo	Japan	▶	40.7		5.1%
TOKYU REIT	Japan	Office	9,017	Tokyu Toranomon Bldg	Tokyo	Japan	▶	115.9		4.0%
Capitaland	Singapore	Industrial	21,970	2-30 Saintly Drive	Truganina	Australia		17.4	◀	
Capitaland	Singapore	Retail	39,802	99-121 Kensington High Street	London	United Kingdom		259.5	◀	5.3%
Capitaland	Singapore	Retail	43,700	Grand Canyon Mall	Beijing	China	▶	220.2		3.5%
Capitaland	Singapore	Industrial	25,728	9 -11 Drake Boulevard	Altona	Australia		17.0	◀	8.3%
Capitaland	Singapore	Industrial	17,834	19-20 Southern Circuit	Keysborough	Australia		13.2	◀	8.3%

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

FTSE EPRA/NAREIT Developed Asia Index*

Constituent Company	Country	Main asset	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Capitaland	Singapore	Industrial	12,800	Symbion Healthcare	Keysborough	Australia		12.2	7.5%	
Mapletree Logistics Trust	Singapore	Industrial	27,015	Box Centre	Icheon	South Korea	► 19.4		8.4%	

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

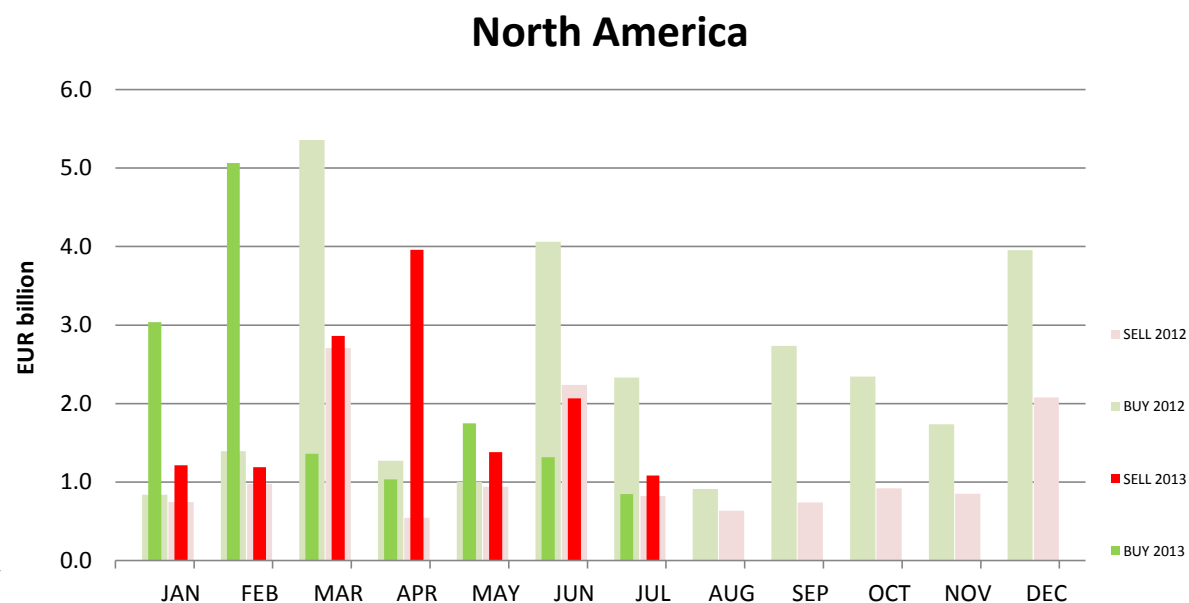
FTSE EPRA/NAREIT North America Index

	Value (million EUR)	
	BUY	SELL
JUL-13	846.08	1,082.01
JUN-13	1,315.06	2,065.54
MAY-13	1,748.51	1,380.80

2013		
Q1	9,462.00	5,263.02
Q2	4,095.35	7,405.28
Q3		
Q4		
FY	13,557.35	12,668.30

2012		
Q1	7,590.50	4,426.12
Q2	6,335.23	3,720.77
Q3	5,977.31	2,190.02
Q4	8,031.71	3,844.48
FY	27,934.75	14,181.39

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	2,528	Art Central	Calgary	Canada			67.0%	
Allied Properties REIT	Canada	Office	4,504	LocalMotive Crossing	Calgary	Canada	▶	14.6	6.5%	
Artis Real Estate Investment Trust	Canada	Retail	8,429	Century Crossing III	Spruce Grove	Canada	▶	19.3	6.1%	
Artis Real Estate Investment Trust	Canada	Industrial	32,548	Mid City North	Minneapolis	United States		4.8		
Artis Real Estate Investment Trust	Canada	Office	23,854	161 Inverness	Englewood	United States	▶	54.5		
Brookfield Asset Mgmt	Canada	Office	91,042	Bay Adelaide Centre East	Toronto	Canada		439.5	6.9%	
Canadian Apartment Props REIT	Canada	Apartment	90	Camac Crescent	Dublin	Ireland	▶		9.5%	
Canadian Apartment Props REIT	Canada	Apartment	63	Rockbrook	Dublin	Ireland	▶		9.5%	
Canadian Apartment Props REIT	Canada	Apartment	102	Priors Gate	Dublin	Ireland	▶		9.5%	
Canadian Apartment Props REIT	Canada	Apartment	83	Kings Court	Dublin	Ireland	▶		9.5%	
Chartwell Seniors Housing REIT	Canada	Seniors Housing & Care	447	Villa Saint-Georges	Victoriaville	Canada				
InnVest Real Estate Investment Trust	Canada	Hotel	711	Delta Centre-Ville	Montreal	Canada		46.1		
Killam Properties	Canada	Apartment	179		Toronto	Canada	▶	29.2	5.5%	
Riocan REIT	Canada	Retail	9,121	First Colony Center	California	United States	▶	15.4	6.3%	
Acadia Realty	US	Retail	650		Washington	United States	▶	9.1		
Alexandria Real Estate Equity	US	Industrial	10,767	Barnes Canyon Center	San Diego	United States	▶	10.1		
Alexandria Real Estate Equity	US	Dev Site	65,497		San Francisco	United States		42.4		
Alexandria Real Estate Equity	US	Retail	1,341	Walgreens - Anaheim	Anaheim	United States	▶			
American Campus Communities	US	Apartment	152	Townhomes at Newtown Crossing	Lexington	United States	▶		7.0%	
American Campus Communities	US	Apartment	144	University Pines	Statesboro	United States		14.7		
American Campus Communities	US	Apartment	196	State College Park	State College	United States		32.8		
American Campus Communities	US	Apartment	288	Village of Blacksburg	Blacksburg	United States		43.0		
American Campus Communities	US	Apartment	194	Northgate Lakes	Oviedo	United States		30.4		
American Campus Communities	US	Apartment	82	7th Street Station	Corvallis	United States	▶	20.3		
American Campus Communities	US	Dev Site	24,281	future Student Housing	Eugene	United States	▶	3.9		
Associated Estates Realty	US	Apartment	388	Doral West	Miami	United States	▶	71.8		
Boston Property	US	Office	18,699		Washington	United States		103.7	5.3%	
Boston Property	US	Dev Site	466		New York	United States				

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

FTSE EPRA/NAREIT North America Index*

							Value (million EUR)		Yield	Share
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL		
Boston Property	US	Dev Site	275		New York	United States				
Brandywine Rlty	US	Office	19,063	Park on Barton Creek	Austin	United States			6.5%	50.0%
Brandywine Rlty	US	Office	25,009	Cielo Center	Austin	United States			6.5%	50.0%
Brandywine Rlty	US	Office	73,112	Barton Skyway	Austin	United States			6.5%	50.0%
Brandywine Rlty	US	Office	12,687	7000 West at Lantana	Austin	United States			6.5%	50.0%
BRE Properties	US	Apartment	714	Corona Pointe	Riverside	United States				
Corporate Office Properties	US	Dev Site	129,499		Chantilly	United States	17.0			
Cousins Property	US	Office	403,934	Greenway Plaza	Houston	United States	729.4		7.6%	
Cousins Property	US	Office	88,710	Carter Burgess Plaza	Fort Worth	United States	122.8		6.2%	
DCT Industrial Trust	US	Industrial	6,475	GP Innovative Machining	San Luis Potosi	Mexico				
DCT Industrial Trust	US	Industrial	9,730	DCT 3 Guadalajara	Guadalajara	Mexico				
DCT Industrial Trust	US	Industrial	2,880		Tijuana	Mexico				
DCT Industrial Trust	US	Industrial	10,962		Tijuana	Mexico				
DCT Industrial Trust	US	Industrial	12,528	DCT Queretaro 1	Queretaro	Mexico				
DCT Industrial Trust	US	Industrial	11,803	Avda San Nicolas 2121	Monterrey	Mexico				
DCT Industrial Trust	US	Industrial	17,001	DCT Monterrey 2	Monterrey	Mexico				
DCT Industrial Trust	US	Industrial	10,215	DCT Monterrey 8 LLC	Monterrey	Mexico				
DCT Industrial Trust	US	Industrial	9,940	DCT Monterrey 1 Guadalupe	Monterrey	Mexico				
DCT Industrial Trust	US	Industrial	10,900	DCT Monterrey 7 LLC	Monterrey	Mexico				
DCT Industrial Trust	US	Industrial	9,476	DCT Monterrey 3	Monterrey	Mexico				
DCT Industrial Trust	US	Industrial	36,545	Industrial	Mexico Other	Mexico				
DCT Industrial Trust	US	Industrial	5,110		Tijuana	Mexico				
Digital Realty Trust	US	Dev Site	21,732	De President site	Hoofddorp	Netherlands				
Duke Realty Corp	US	Dev Site	129,499		Chantilly	United States		17.0		
Equity One Inc	US	Retail	1,692	CVS Plaza	Miami	United States		3.4		
Equity One Inc	US	Retail	8,557	Galleria	Wilmington	United States		2.9		
Essex Prop Trust	US	Apartment	168	Renaissance	Los Angeles	United States				
Essex Prop Trust	US	Apartment	127	Eastlake 2851	Seattle	United States		31.4		

*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
Essex Prop Trust	US	Apartment	400	Harbor Cove	San Mateo	United States		106.0	▲	
Federal Realty Invt Trust	US	Retail	1,558	665 5th Ave	San Diego	United States		11.7	▲	
Federal Realty Invt Trust	US	Retail	4,114	United Artists Theatre	Forest Hills	United States		15.9	▲	
FelCor Lodging	US	Hotel	278	Sheraton Suites Galleria Atlanta	Atlanta	United States		16.1	▲	
FelCor Lodging	US	Hotel	244	Doubletree Wilmington	Wilmington	United States		21.3	▲	
First Potomac Realty Trust	US	Industrial	6,892	Triangle Business Center	Halethorpe	United States			▲	
Forest City A	US	Dev Site	154,590		Denver	United States		6.9	▲	
Forest City A	US	Office	75,714	Higbee Building	Cleveland	United States		60.7	▲	
Franklin Street Properties	US	Office	60,385	Denver Service Center	Denver	United States	▶	166.6		6.0%
Government Properties Income	US	Industrial	20,903	Enterchange at Meadowville	Chester	United States	▶	9.8		
H&R REIT	US	Retail	16,258	Villages of Amelia Island	Yulee	United States	▶	16.0		
Healthcare REIT	US	Seniors Housing & Care	62	Sunrise of Flossmoor	Flossmoor	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	100	Sunrise on Connecticut Avenue	Washington	United States	▶			55.0%
Healthcare REIT	US	Seniors Housing & Care	78	Sunrise of Belmont	Belmont	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	65	Sunrise of West Hills	Canoga Park	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	81	Sunrise of Palo Alto	Palo Alto	United States	▶			67.9%
Healthcare REIT	US	Seniors Housing & Care	69	Sunrise of Shelby Township	Utica	United States	▶			67.9%
Healthcare REIT	US	Seniors Housing & Care	85	Sunrise of McCandless	Pittsburgh	United States	▶			70.0%
Healthcare REIT	US	Seniors Housing & Care	65	Sunrise of Silver Spring	Silver Spring	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	95	Sunrise of Johns Creek	Duluth	United States	▶			70.0%
Healthcare REIT	US	Seniors Housing & Care	52	Sunrise of West Bloomfield	West Bloomfield	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	142	Sunrise at Fountain Square	Lombard	United States	▶			55.0%
Healthcare REIT	US	Seniors Housing & Care	82	Sunrise of Schaumburg	Schaumburg	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	77	Sunrise of Roseville	Saint Paul	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	70	Sunrise of Edgewater	Edgewater	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	29	Sunrise of Weston	Weston	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	72	Sunrise of Metairie	Metairie	United States	▶			55.0%
Healthcare REIT	US	Seniors Housing & Care	76	Sunrise of Golden Valley	Minneapolis	United States	▶			67.9%

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Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Healthcare REIT	US	Seniors Housing & Care	82	Sunrise of East Setauket	East Setauket	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	93	Stratford at Flatirons	Broomfield	United States	▶			70.0%
Healthcare REIT	US	Seniors Housing & Care	180	Huntington Common	Kennebunk	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	61	Sunrise of Minnetonka	Minnetonka	United States	▶			67.9%
Healthcare REIT	US	Seniors Housing & Care	53	Sunrise of University Park	Colorado Springs	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	97	Sunrise at Wood Ranch	Simi Valley	United States	▶			70.0%
Healthcare REIT	US	Seniors Housing & Care	79	Sunrise at Siegen	Baton Rouge	United States	▶			55.0%
Healthcare REIT	US	Seniors Housing & Care	74	Sunrise of Chesterfield	Chesterfield	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	77	Sunrise of Naperville North	Naperville	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	80	Sunrise of Louisville	Louisville	United States	▶			55.0%
Healthcare REIT	US	Seniors Housing & Care	50	Sunrise of Gahanna	Columbus	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	60	Sunrise of Gurnee	Gurnee	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	51	Sunrise of Plainview	Plainview	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	79	Sunrise of Holbrook	Holbrook	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	48	Sunrise of Tustin	Santa Ana	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	144	Sunrise of Gilbert	Gilbert	United States	▶			55.0%
Healthcare REIT	US	Seniors Housing & Care	59	Sunrise of Alta Loma	Rancho Cucamonga	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	76	Sunrise of Dresher	Dresher	United States	▶			67.9%
Healthcare REIT	US	Seniors Housing & Care	141	Sunrise at Montgomery Village	Gaithersburg	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	82	Sunrise of Lenexa	Lenexa	United States	▶			67.9%
Healthcare REIT	US	Seniors Housing & Care	77	Sunrise of Basking Ridge	Basking Ridge	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	220	Sunrise of Bloomfield Hills	Bloomfield Hills	United States	▶			70.0%
Healthcare REIT	US	Seniors Housing & Care	79	Sunrise of West Babylon	West Babylon	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	156	Sunrise of Plano	Plano	United States	▶			67.9%
Healthcare REIT	US	Seniors Housing & Care	58	Sunrise of Crystal Lake	Crystal Lake	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	60	Sunrise of Lincroft	Lincroft	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	63	Sunrise of Marlboro	Marlboro	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	54	Sunrise of Claremont	Claremont	United States	▶			60.0%

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Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Healthcare REIT	US	Seniors Housing & Care	70	Sunrise of Santa Monica	Santa Monica	United States	▶			55.0%
Healthcare REIT	US	Seniors Housing & Care	93	Sunrise of Cary	Cary	United States	▶			70.0%
Healthcare REIT	US	Seniors Housing & Care	76	Sunrise of Dix Hills	Huntington Station	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	82	Sunrise of East Meadow	East Meadow	United States	▶			60.0%
Healthcare REIT	US	Seniors Housing & Care	221	The Stratford Continuing Care Retirement Community	Carmel	United States		16.9	◀	
Healthcare REIT	US	Seniors Housing & Care	447	Villa Saint-Georges	Victoriaville	Canada			◀	
Highwoods Prop	US	Office	25,449	Seaside Plaza	Orlando	United States	▶		7.2%	60.0%
Highwoods Prop	US	Office	20,939	Landmark I	Orlando	United States	▶		7.2%	60.0%
Highwoods Prop	US	Office	22,444	Capital Plaza I	Orlando	United States	▶		7.2%	60.0%
Highwoods Prop	US	Office	20,939	Landmark II	Orlando	United States	▶		7.2%	60.0%
Highwoods Prop	US	Office	28,134	Capital Plaza II	Orlando	United States	▶		7.2%	60.0%
Kimco Realty Cp	US	Retail	4,579	Village at Highlands Ranch	Littleton	United States	▶	11.2		
Kimco Realty Cp	US	Retail	38,090	Colerain Towne Center	Cincinnati	United States		23.0	◀	
Kimco Realty Cp	US	Office	2,412	1831 Chestnut St (2-10F)	Philadelphia	United States		1.2	◀	
Kimco Realty Cp	US	Retail	7,243	Angels Camp Town Center	Altaville	United States		4.9	◀	8.4%
Kimco Realty Cp	US	Apartment	12	1805 Walnut St (Bulk Condo)	Philadelphia	United States		7.0	◀	
Lexington Realty Trust	US	Dev Site	142,328		Las Vegas	United States	▶	2.5		
Liberty Property Trust	US	Industrial	55,145	Liberty Logistics Center I	Phoenix	United States	▶	21.4		
Liberty Property Trust	US	Dev Site	295,420	Liberty Logistics Center II	Phoenix	United States	▶	8.6		
Liberty Property Trust	US	Industrial	24,908	Turnpike Distribution Center	Miami	United States	▶			
Liberty Property Trust	US	Industrial	25,184	Weston Business Center Bldg E	Fort Lauderdale	United States	▶			
Liberty Property Trust	US	Industrial	11,969	Weston Business Center Bldg F	Fort Lauderdale	United States	▶			
Liberty Property Trust	US	Industrial	25,826	Southpoint Distribution Center Bldg C	Forest Park	United States	▶			
Liberty Property Trust	US	Industrial	22,946	Westfork Business Park Bldg B4	Lithia Springs	United States	▶			
Liberty Property Trust	US	Industrial	5,814	Presidential Drive Business Center	Atlanta	United States	▶			
Liberty Property Trust	US	Industrial	4,961		Tucker	United States	▶			
Liberty Property Trust	US	Industrial	4,062		Tucker	United States	▶			
Liberty Property Trust	US	Industrial	8,933	7030 Buford Hwy	Atlanta	United States	▶			

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Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)			
							BUY	SELL	Yield	Share
Liberty Property Trust	US	Industrial	15,979	Meadowridge Business Park	Elkridge	United States	▶			
Liberty Property Trust	US	Industrial	13,155		Elkridge	United States	▶			
Liberty Property Trust	US	Industrial	12,449		Columbia	United States	▶			
Liberty Property Trust	US	Industrial	14,731	255-265 Ballardvale	Wilmington	United States	▶			
Liberty Property Trust	US	Industrial	5,667		Franklin	United States	▶			
Liberty Property Trust	US	Industrial	8,918	Liberty Way	Franklin	United States	▶			
Liberty Property Trust	US	Industrial	27,110	Cicero Business Center Building II	Cicero	United States	▶			
Liberty Property Trust	US	Industrial	21,428	869 & 901 S Rohlwing Rd	Addison	United States	▶			
Liberty Property Trust	US	Industrial	21,645	1549 Glenlake Ave	Itasca	United States	▶			
Liberty Property Trust	US	Industrial	28,799	Hospital Laundry Services	Wheeling	United States	▶			
Liberty Property Trust	US	Industrial	21,281	Turnberry V	Roselle	United States	▶			
Liberty Property Trust	US	Industrial	32,732	Bolingbrook Corporate Center I	Bolingbrook	United States	▶			
Liberty Property Trust	US	Industrial	38,748	Corporate Crossings V	Bolingbrook	United States	▶			
Liberty Property Trust	US	Industrial	18,738		Hanover Park	United States	▶			
Liberty Property Trust	US	Industrial	4,638		West Chicago	United States	▶			
Liberty Property Trust	US	Industrial	3,712	3645-3668 Swenson Ave	Saint Charles	United States	▶			
Liberty Property Trust	US	Industrial	36,742	GE Engineering Services	Erlanger	United States	▶			
Liberty Property Trust	US	Industrial	31,607	Airpark Business Center III	Hebron	United States	▶			
Liberty Property Trust	US	Industrial	5,205	ZF Boge	Hebron	United States	▶			
Liberty Property Trust	US	Industrial	16,350		Columbus	United States	▶			
Liberty Property Trust	US	Industrial	47,304	CEVA Logistics	Groveport	United States	▶			
Liberty Property Trust	US	Industrial	19,055	2550 John Glenn Ave	Columbus	United States	▶			
Liberty Property Trust	US	Industrial	14,262	3200 Belmeade Dr	Carrollton	United States	▶			
Liberty Property Trust	US	Industrial	18,989	Tyler Distribution	Monroe Township	United States	▶			
Liberty Property Trust	US	Industrial	5,647		Houston	United States	▶			
Liberty Property Trust	US	Industrial	21,265	Clay Campbell Business Park	Houston	United States	▶			
Liberty Property Trust	US	Industrial	11,031	Northgreen Service Center	Houston	United States	▶			
Liberty Property Trust	US	Industrial	8,918	West by Northwest	Houston	United States	▶			

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Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)			
							BUY	SELL	Yield	Share
Liberty Property Trust	US	Industrial	15,161	Southtech Park	Greenwood	United States	▶			
Liberty Property Trust	US	Industrial	73,878		Greenwood	United States	▶			
Liberty Property Trust	US	Industrial	6,071	fmr All American Products	San Fernando	United States	▶			
Liberty Property Trust	US	Industrial	9,522		Garden Grove	United States	▶			
Liberty Property Trust	US	Industrial	11,914	Airport Industrial Park	Memphis	United States	▶			
Liberty Property Trust	US	Industrial	4,007	Hopkins Industrial 1600 Building	Hopkins	United States	▶			
Liberty Property Trust	US	Industrial	5,747	Hopkins Industrial 1515 Building	Hopkins	United States	▶			
Liberty Property Trust	US	Industrial	9,258	Bass Creek Business Center	Minneapolis	United States	▶			
Liberty Property Trust	US	Industrial	12,449	Lone Oak Commerce Center	Saint Paul	United States	▶			
Liberty Property Trust	US	Industrial	12,110	Princeton Oaks	Orlando	United States	▶			
Liberty Property Trust	US	Industrial	7,601	1858 E Encanto Dr	Tempe	United States	▶			
Liberty Property Trust	US	Industrial	3,847	WorldPac	Fort Lauderdale	United States	▶			
Liberty Property Trust	US	Industrial	33,706	Logix Park Unit 5	Hinckley	United Kingdom	▶			
Liberty Property Trust	US	Industrial	15,720	Tampa Crossroads - Phase 1	Tampa	United States	▶			
Liberty Property Trust	US	Industrial	22,722	Airport Commercentre	Ontario	United States	▶			
Liberty Property Trust	US	Industrial	7,414		Newark	United States	▶			
Liberty Property Trust	US	Industrial	7,465	Bestway Transport	Bensenville	United States	▶			
Liberty Property Trust	US	Industrial	7,806	Granite Plaza Tech	Houston	United States	▶			
Liberty Property Trust	US	Industrial	33,444		Grand Prairie	United States	▶			
Liberty Property Trust	US	Industrial	2,887	3701 Illinois Ave	Saint Charles	United States	▶			
Liberty Property Trust	US	Industrial	16,646	Gateway Lakes II	Saint Petersburg	United States	▶			
Liberty Property Trust	US	Industrial	19,840	100 Dartmouth Dr	Swedesboro	United States	▶			
Liberty Property Trust	US	Industrial	7,618	Town & Country Business Park	Houston	United States	▶			
Liberty Property Trust	US	Industrial	10,330	Hempstead Distr Center	Houston	United States	▶			
Liberty Property Trust	US	Industrial	5,528	8720 Rochester Ave	Rancho Cucamonga	United States	▶			
Liberty Property Trust	US	Industrial	20,005	12110 Champion Way	Cincinnati	United States	▶			
Liberty Property Trust	US	Industrial	11,867	Wallisville Industrial Park	Houston	United States	▶			
Liberty Property Trust	US	Industrial	6,235	Kyrene Industrial -Bldg 1	Tempe	United States	▶			

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Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)			
							BUY	SELL	Yield	Share
Liberty Property Trust	US	Industrial	4,075	American Changer Facility	Fort Lauderdale	United States	▶			
Liberty Property Trust	US	Industrial	16,731	Plaza Del Oro Business Park	Houston	United States	▶			
Liberty Property Trust	US	Industrial	18,986	Staples	Monroe Township	United States	▶			
Liberty Property Trust	US	Industrial	17,023	Pencader Corporate Center	Newark	United States	▶			
Liberty Property Trust	US	Industrial	7,315	Greenbriar Place North	Houston	United States	▶			
Liberty Property Trust	US	Industrial	38,852	Wicked Fashions	Dayton	United States	▶			
Liberty Property Trust	US	Industrial	44,239	ConAgra	Lebanon	United States	▶			
Liberty Property Trust	US	Industrial	10,015	O Hare Logistics Ctr	Bensenville	United States	▶			
Liberty Property Trust	US	Industrial	7,100	Coronado Paint	Elk Grove Village	United States	▶			
Liberty Property Trust	US	Industrial	17,758	Commodore 295 Business Park	Swedesboro	United States	▶			
Liberty Property Trust	US	Industrial	7,486	3950-3980 Swenson Ave	Saint Charles	United States	▶			
Liberty Property Trust	US	Industrial	13,974	Barton 150	Burton Upon Trent	United Kingdom	▶			
Liberty Property Trust	US	Industrial	26,789		Hanover Park	United States	▶			
Liberty Property Trust	US	Industrial	9,364	Willow Bend Distr II	Houston	United States	▶			
Liberty Property Trust	US	Industrial	43,663	Powerline Park	Pompano Beach	United States	▶			
Liberty Property Trust	US	Industrial	44,335	11701 Goodrich Dr	Charlotte	United States	▶			
Liberty Property Trust	US	Industrial	12,464	fmr Saucony HQ	Peabody	United States	▶			
Liberty Property Trust	US	Industrial	16,484		Cincinnati	United States	▶			
Liberty Property Trust	US	Industrial	24,735		Marietta	United States	▶			
Liberty Property Trust	US	Industrial	34,351	8241 Sandy Ct	Jessup	United States	▶			
Liberty Property Trust	US	Industrial	13,456	3990 Heritage Oak Court	Simi Valley	United States	▶			
Liberty Property Trust	US	Industrial	9,518	West by Northwest	Houston	United States	▶			
Liberty Property Trust	US	Industrial	43,106	Magnetic Park	Desborough	United Kingdom	▶			
Liberty Property Trust	US	Industrial	6,246		Bensenville	United States	▶			
Liberty Property Trust	US	Industrial	18,384	Pureland Industrial Complex	Swedesboro	United States	▶			
Liberty Property Trust	US	Industrial	7,060		Philadelphia	United States	▶			
Liberty Property Trust	US	Industrial	37,439	Cadbury at Midpoint Park	Sutton Coldfield	United Kingdom	▶			
Liberty Property Trust	US	Industrial	6,539		Houston	United States	▶			

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Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Liberty Property Trust	US	Industrial	8,289	FedEx	Wilmington	United States	►			
Liberty Property Trust	US	Industrial	7,465	Post Oak Service Center	Houston	United States	►			
Liberty Property Trust	US	Industrial	15,442		Garland	United States	►			
Liberty Property Trust	US	Industrial	12,243	Cypress Creek Industrial Park	Fort Lauderdale	United States	►			
Liberty Property Trust	US	Industrial	9,326	Trenton Commerce Center	Minneapolis	United States	►			
Liberty Property Trust	US	Industrial	4,621		Savage	United States	►			
Liberty Property Trust	US	Industrial	8,793	American Apparel	Hawthorne	United States	►			
Liberty Property Trust	US	Industrial	27,582		Harrisburg	United States	►			
Liberty Property Trust	US	Industrial	22,441		Cincinnati	United States	►			
Mack Cali Realty	US	Office	12,419	Offices at Liberty Corner	Basking Ridge	United States		13.8	3.8%	
Mack Cali Realty	US	Office	12,077	Five Sentry Pkwy	Blue Bell	United States		7.7		
Mack Cali Realty	US	Office	5,939		Blue Bell	United States		5.2		
Mack Cali Realty	US	Office	15,584	One Plymouth Meeting	Plymouth Meeting	United States		10.0		
Mack Cali Realty	US	Office	11,685	150 Monument Rd	Bala Cynwyd	United States		16.1		
Mack Cali Realty	US	Office	34,466	Airport Business Center	Philadelphia	United States		48.1		
Mack Cali Realty	US	Office	9,355		Norristown	United States		6.1		
Mack Cali Realty	US	Office	24,154	Rose Tree Corporate Center I & II	Media	United States		25.7		
Mack Cali Realty	US	Office	41,280	Westlakes Office Park	Berwyn	United States		57.1		
National Health Investors Inc (NHI)	US	Seniors Housing & Care	153	Senior Housing	United States Other	United States	►			85.0%
Parkway Properties	US	Office	9,012	Meridian	Atlanta	United States		5.2		
Parkway Properties	US	Office	8,714	Waterstone	Atlanta	United States		2.6		
Parkway Properties	US	Office	40,504	Bank of America Plaza	Nashville	United States		32.9		
Prologis	US	Industrial	455,210	Industrial	United States Other	United States	►			72.0%
Prologis	US	Industrial	4,507		Itasca	United States		2.1		
Prologis	US	Industrial	15,329	Gratigny Warehouse	Miami	United States	►	6.2		
Prologis	US	Industrial	10,858		Itasca	United States		3.5		
Ps Business Parks	US	Industrial	36,116	Arapaho Business Park	Richardson	United States	►			
Realty Income	US	Retail	1,405	Walgreens	Lawrenceville	United States	►	3.6	7.8%	

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							BUY	SELL		
Realty Income	US	Retail	4,209	LA Fitness	Jensen Beach	United States	▶	8.4		
Realty Income	US	Retail	12,565	Sam's Club	Nashville	United States	▶	8.8		
Realty Income	US	Retail	19,803	Hampton Plaza	Clarksville	United States	▶	4.7		
Realty Income	US	Retail	1,301	CVS	Oak Forest	United States	▶	4.8		
Realty Income	US	Retail	10,262	Sams Club	Memphis	United States	▶	8.7		
Realty Income	US	Retail	1,921	Westlake Ace Hardware	Blue Springs	United States			8.0%	
Realty Income	US	Retail	4,928	CarMax	Stockbridge	United States	▶	6.6		
Regency Centers	US	Dev Site	157,827	Fontainebleau Square	Miami	United States	▶	13.1		
Regency Centers	US	Retail	2,909	Shoppes of Burnt Mills	Silver Spring	United States	▶	10.4	5.9%	
SL Green Realty	US	Office	7,681	300 Main St	Stamford	United States		10.4		
Ventas Inc	US	Seniors Housing & Care	107	Morningstar Assisted Living	Denver	United States	▶	40.7		
Ventas Inc	US	Office	4,691	South Suburban Hospital POB	Hazel Crest	United States	▶	4.3		
Ventas Inc	US	Office	4,137	Good Shepard Hospital POB 2	Barrington	United States	▶			
Ventas Inc	US	Office	4,722	Trinity POB	Chicago	United States	▶	3.0		
Ventas Inc	US	Office	7,487	Good Samaritan Hospital POB 1	Downers Grove	United States	▶			
Ventas Inc	US	Office	4,494	Good Shepard Hospital POB I	Barrington	United States	▶			
Ventas Inc	US	Office	5,345	Christ Hospital POB	Oak Lawn	United States	▶	10.2		
Ventas Inc	US	Office	7,096	Good Samaritan Hospital POB 2	Downers Grove	United States	▶	7.6		
Weingarten Realty Investors	US	Retail	10,702	Killeen Marketplace	Killeen	United States				
Weingarten Realty Investors	US	Industrial	20,903	Enterchange at Meadowville	Chester	United States		9.8		
Winthrop Realty Trust	US	Retail	3,716	Times Square Gateway Center	New York	United States	▶	261.8		15.3%
Winthrop Realty Trust	US	Apartment	92	Highgrove Condominiums	Stamford	United States	▶			
Winthrop Realty Trust	US	Apartment	184	44 Monroe (Bulk Condo)	Phoenix	United States	▶			
Winthrop Realty Trust	US	Apartment	396	Mosaic II	Houston	United States	▶			
Winthrop Realty Trust	US	Apartment	89	San Pedro Bank Lofts	San Pedro	United States	▶			

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Real Capital Analytics Contacts

New York (HQ):

139 Fifth Ave
New York, NY 10010
phone +1 212-387-7103
TOLL-FREE 1-866-REAL-DATA
(1-866-732-5328)
service@rcanalytics.com

San Jose:

Pruneyard Towers
1999 South Bascom Ave
Suite 200
Campbell, CA 95008
phone +1 408-371-8880

The Hague:

Koninginnegracht 8
2514 AA
The Hague, The Netherlands
phone +31 70 3 58 6854

London:

20 Garrick Street
London, England
WC2E 9BT
phone +44 203 178 8157

Sales & Subscription Inquiries:

service@rcanalytics.com

Data Requests / Omissions:

For special data requests, or to report an error or omission, email:
info@rcanalytics.com

Client Service:

For questions about logging in and using our site:
service@rcanalytics.com

Scheduled Demonstrations:

Lauren Nagel-Krosney, Director, Administration
lnagel-krosney@rcanalytics.com

Press Inquiries:

Dan Fasulo, Managing Director
dfasulo@rcanalytics.com

New Business Development:

Joe Mannina, Executive Vice President
jmannina@rcanalytics.com



**Square de Meeus 23
B-1000 Brussels
Belgium**

**T +32 (0)2 739 1010
F +32 (0)2 739 1020
www.epra.com**