



EPRA RESEARCH

European Public Real Estate Association

EPRA / RCA Monthly Transactions Overview November 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%.

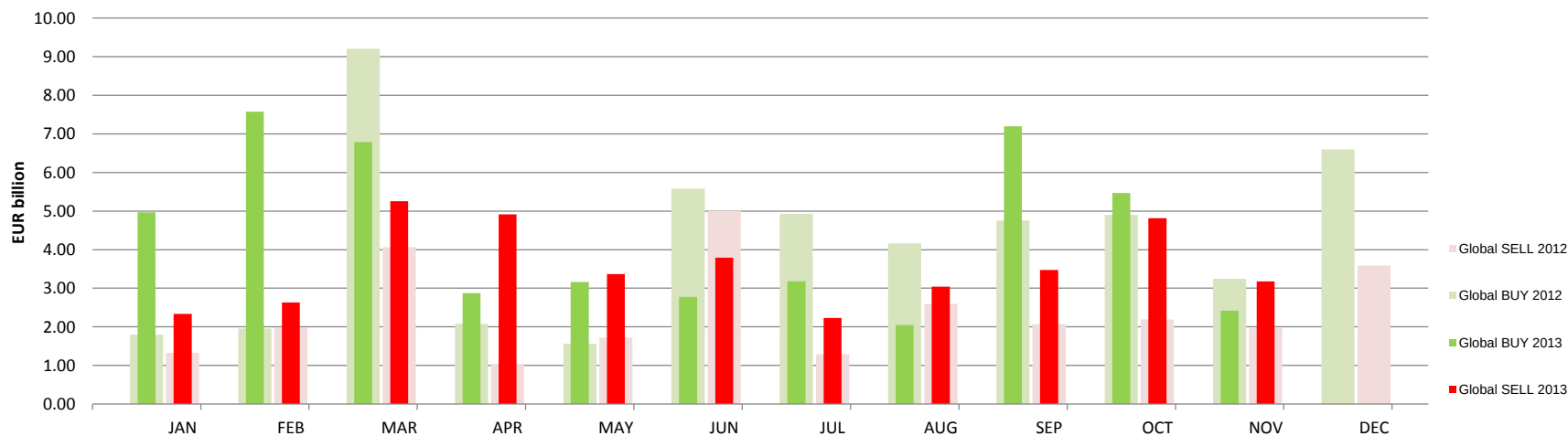
The 'sqm / units' column displays, when available, the number of units transacted per deal for apartments and hotels, and the square meters for all other main asset classes. (exceptions will be marked)

Fonciere des Regions sold the 7,045 sqm office building at Via Pergolesi 25 in Milan, Italy for EUR 28.0 mln, representing a 6.2 yield.

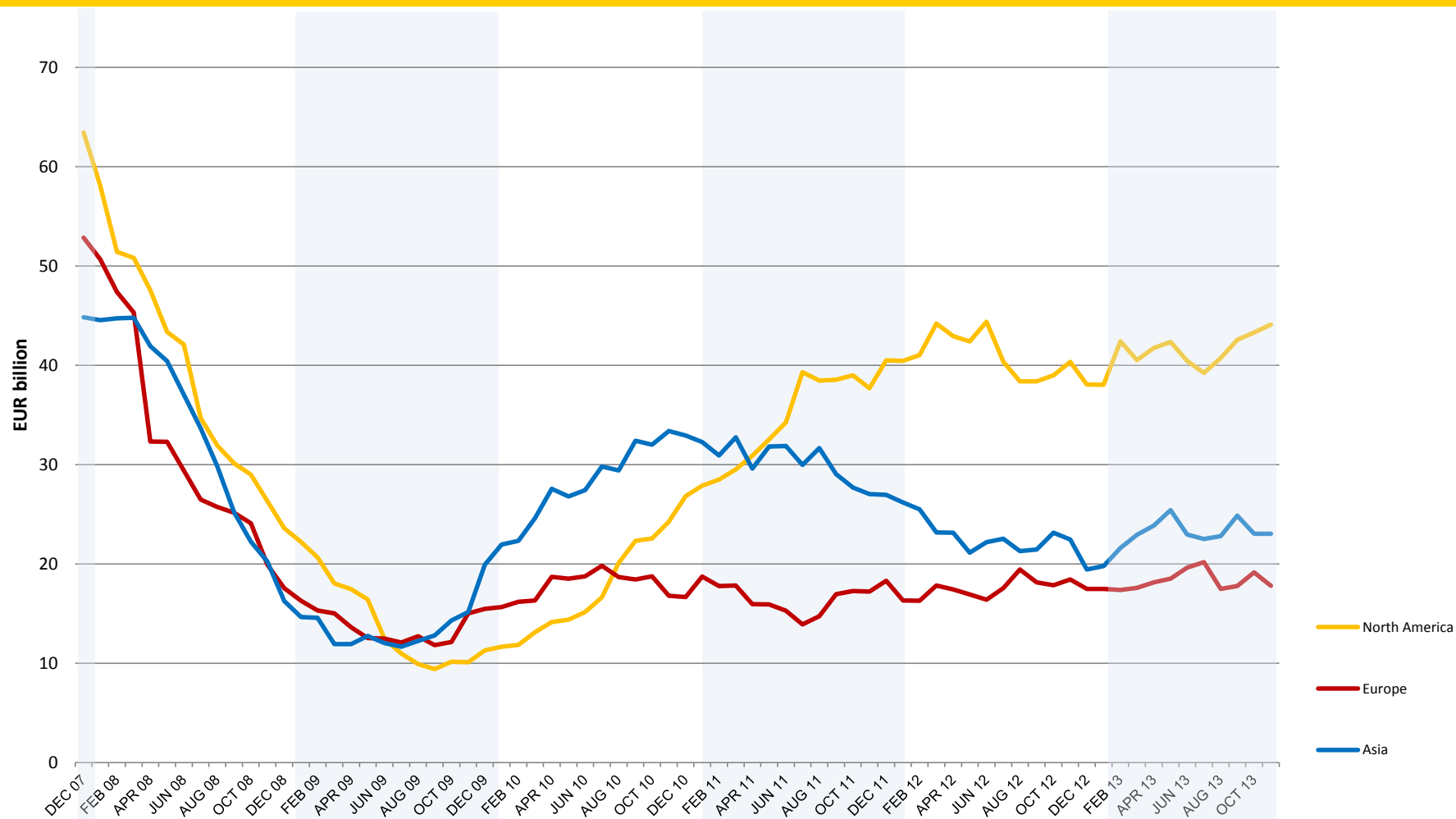
Global Overview

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	2013 Q3	
Total transaction volume	15.86	16.03	20.28	24.29	19.52	17.38	23.37	25.52	18.96	15.16	18.40	22.52	24.98	17.16	20.56	
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	8.74	41.3% 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	12.42	58.7% of Global EPRA transaction volume
Net	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	sellers	buyers	
	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	3.68	

Global



EPRA Annual transaction volumes



Regional Overview

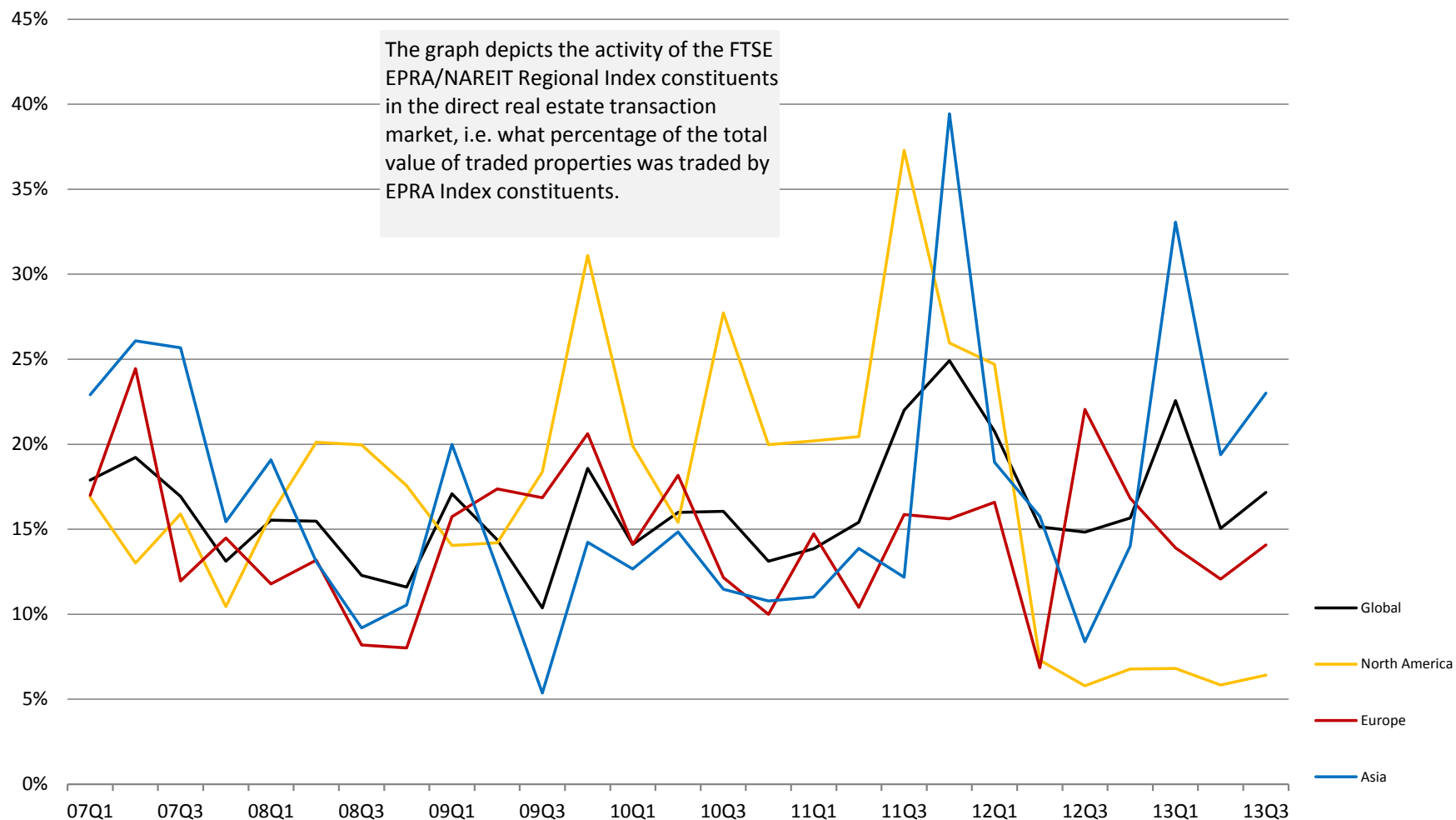
FTSE EPRA/NAREIT Developed Europe Index (billion EUR)													
	2011	2011	2011	2011	2012	2012	2012	2012	2013	2013	2013		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3		
Total transaction volume	4.87	2.99	4.84	5.62	4.37	1.57	6.61	4.95	4.46	3.61	4.75	23.1% of Global EPRA transaction volume*	
	SELL	0.74	1.56	3.08	2.84	1.40	0.76	2.35	1.89	3.01	1.74	2.35	44.5% 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	2.93	55.5% of Regional EPRA transaction volume
	Net	buyers	sellers	sellers	sellers	buyers	sellers	buyers	buyers	sellers	sellers	buyers	
	3.49	0.08	1.22	0.73	1.06	0.03	2.49	0.94	0.75	0.04	0.58		

FTSE EPRA/NAREIT Developed Asia Index (billion EUR)													
	2011	2011	2011	2011	2012	2012	2012	2012	2013	2013	2013		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3		
Total transaction volume	8.54	5.92	4.70	7.79	4.77	4.95	3.95	5.78	8.25	4.99	5.85	28.4% 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	1.58	26.0% 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	4.50	74.0% of Regional EPRA transaction volume
	Net	buyers	buyers	buyers	sellers	buyers	sellers	buyers	buyers	buyers	buyers	buyers	
	7.30	3.67	4.03	0.17	1.35	1.13	1.60	1.86	5.65	0.09	2.91		

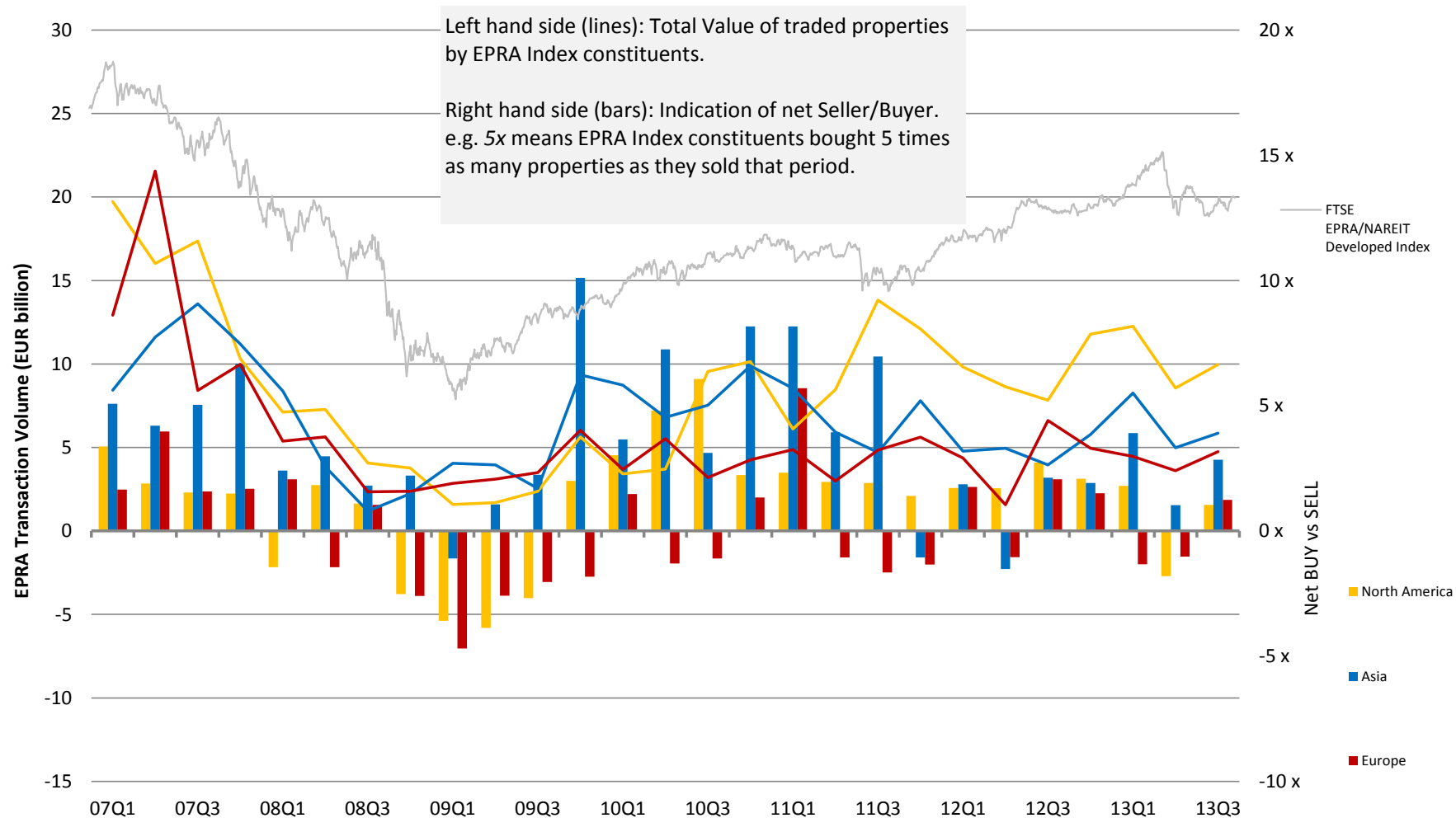
FTSE EPRA/NAREIT North America Index (billion EUR)													
	2011	2011	2011	2011	2012	2012	2012	2012	2013	2013	2013		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3		
Total transaction volume	6.11	8.46	13.83	12.10	9.82	8.64	7.84	11.79	12.26	8.56	9.96	48.5% of Global EPRA transaction volume*	
	SELL	1.83	3.06	6.65	4.49	4.43	3.72	2.19	3.84	5.26	7.41	4.81	49.0% 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	5.00	51.0% of Regional EPRA transaction volume
	Net	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	buyers	sellers	buyers	
	2.43	2.94	6.11	1.80	3.16	2.61	3.79	4.19	4.20	3.31	0.19		

* As covered by RCA

EPRA Transaction Volume vs Total RCA Transaction Volume



EPRA Transaction Volume + Net BUY vs SELL



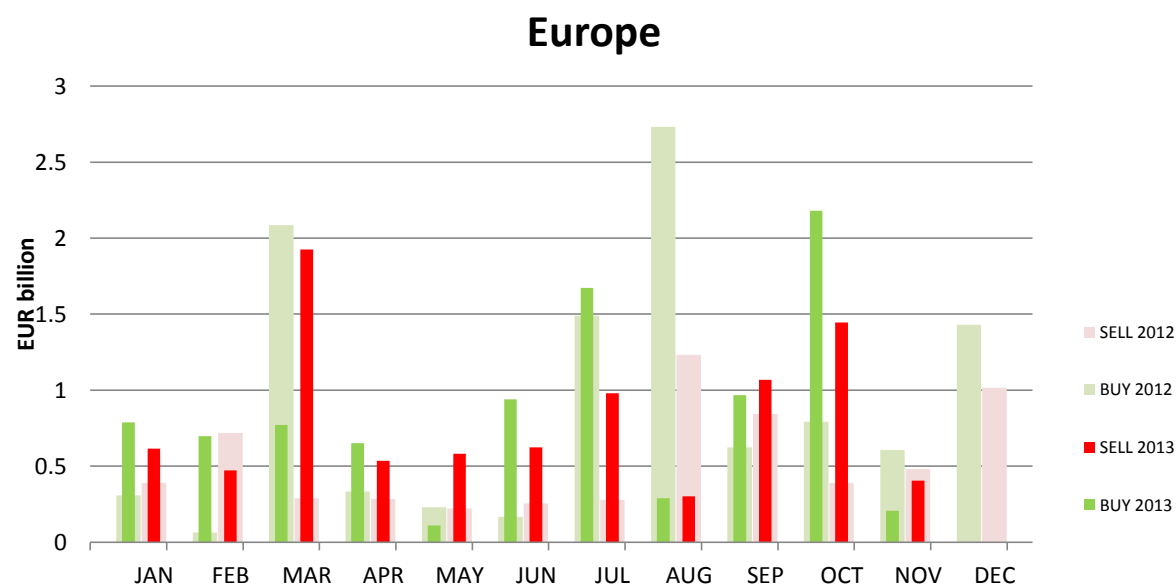
FTSE EPRA/NAREIT Developed Europe Index

Value (million EUR)		
	BUY	SELL
NOV-13	206.71	405.08
OCT-13	2,179.20	1,444.60
SEP-13	967.27	1,067.85

2013		
Q1	2,258.63	3,012.88
Q2	1,700.54	1,741.29
Q3	2,927.53	2,350.01
Q4		
FY	6,886.70	7,104.18

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*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Fonciere Des Regions	France	Office	7,045	Via Pergolesi 25	Milan	Italy		28.0	6.2%	
Societe de la Tour Eiffel	France	Office	36,000	Parc du Moulin a Vent	Venissieux	France				
Deutsche Wohnen	Germany	Seniors Housing &	241	Uferpalais Seniorenresidenz	Berlin	Germany	▶			
DIC Asset	Germany	Retail	7,400	SinnLeffers	Trier	Germany	▶			
DIC Asset	Germany	Retail	6,600	C&A	Halle (Saale)	Germany	▶			
Hamborner REIT	Germany	Retail	1,273	Turmhof 6	Wuppertal	Germany		2.8		
Patrizia Immobilien	Germany	Dev Site	29,000	fmr Siemens Areal	Munich	Germany	▶			
Vastned Retail	Netherlands	Retail		Sissy Boy	Utrecht	Netherlands	▶			
Vastned Retail	Netherlands	Retail	409	Oudegracht 157-159	Utrecht	Netherlands	▶			
Vastned Retail	Netherlands	Retail	120	T-Mobile	Utrecht	Netherlands	▶			
Vastned Retail	Netherlands	Retail	791	H&M	Utrecht	Netherlands	▶			
Castellum	Sweden	Retail	1,315	Vindrutan 1	Sweden Other	Sweden				
Castellum	Sweden	Retail	6,479	Kungsangen 24:3	Uppsala	Sweden				
Castellum	Sweden	Retail	4,429	Kungsangen 29:1	Uppsala	Sweden				
Klovern AB	Sweden	Industrial	2,567	Svarton 18:28	Lulea	Sweden		0.6		
Klovern AB	Sweden	Retail	1,315	Vindrutan 1	Sweden Other	Sweden	▶			
Klovern AB	Sweden	Retail	6,479	Kungsangen 24:3	Uppsala	Sweden	▶			
Klovern AB	Sweden	Retail	4,429	Kungsangen 29:1	Uppsala	Sweden	▶			
British Land Corp.	UK	Retail	5,012	54-62 The Broadway	London	United Kingdom	▶	34.1	6.0%	
Development Securities	UK	Office	6,020	Tubs Hill House	Sevenoaks	United Kingdom	▶	6.5	5.2%	
Helical Bar	UK	Office	3,995	Clifton St	London	United Kingdom	▶	24.8		
Quintain Estates & Developme	UK	Retail	3,472	Stadium Retail Park	London	United Kingdom		16.8	5.6%	
Quintain Estates & Developme	UK	Dev Site	607,028	Greenwich Peninsula Quays	London	United Kingdom				40.0%
SEGRO	UK	Industrial	17,667	Tesco Warehouse	Northampton	United Kingdom	▶	16.1		
SEGRO	UK	Industrial	3,530	Whitby Road Business Centre	Slough	United Kingdom				
SEGRO	UK	Industrial	6,410	Bilton Industrial Estate	Bracknell	United Kingdom				
Workspace Group	UK	Office	3,902	Verulam House	London	United Kingdom	▶	21.3		

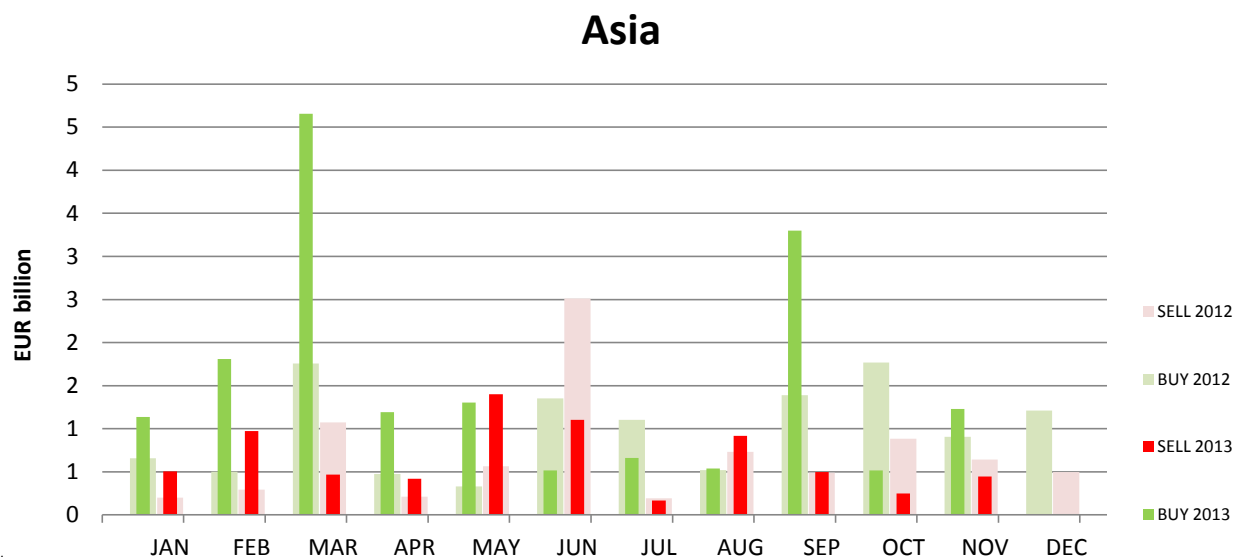
*closed deals (black values) and deals under contract (grey values)

FTSE EPRA/NAREIT Developed Asia Index

Value (million EUR)		
	BUY	SELL
NOV-13	1,228.42	445.86
OCT-13	516.98	246.85
SEP-13	3,298.85	498.55

2013		
Q1	7,600.47	1,946.03
Q2	3,013.41	2,923.64
Q3	4,495.95	1,582.79
Q4		
FY	15,109.83	6,452.45

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
CFS Retail Property Trust	Australia	Retail	23,465	Rosebud Plaza Shopping Centre	Rosebud	Australia		69.9	7.8%	0.0%
FKP Property Group	Australia	Dev Site	77,997	103 Hephher Rd	Campbelltown	Australia		4.5		
Goodman Group	Australia	Office	5,570	Birmingham Business Park 4520	Birmingham	United Kingdom				
Goodman Group	Australia	Office	1,445	Birmingham Business Park 4020	Birmingham	United Kingdom				
Goodman Group	Australia	Office		Birmingham Business Park	Birmingham	United Kingdom				
Goodman Group	Australia	Office	13,935	Lawnswood Business Park	Leeds	United Kingdom				
Goodman Group	Australia	Office	3,311	Birmingham Business Park 4060	Birmingham	United Kingdom				
Goodman Group	Australia	Dev Site	90,000	Sosnowiec site	Sosnowiec	Poland				
Goodman Group	Australia	Dev Site	18,000	Global Business Park	North Ryde	Australia		51.0		
Goodman Group	Australia	Office	16,000	Future Fonterra HQ	Auckland	New Zealand		56.5	8.0%	
Goodman Group	Australia	Industrial	47,353	Galpao Industrial Sao Bernardo	Sao Bernardo Do Campo	Brazil				58.0%
Goodman Group	Australia	Industrial	10,843	Alfa Laval	Sao Paulo	Brazil				58.0%
Goodman Group	Australia	Industrial	33,526	Business Park Itapevi	Itapevi	Brazil				
Goodman Group	Australia	Industrial	18,018	Jandira II Galpao Industrial	Barueri	Brazil				
Goodman Group	Australia	Industrial	15,500	Trisoft	Itapevi	Brazil				
Goodman Group	Australia	Industrial	14,797		Sao Paulo	Brazil				
Goodman Group	Australia	Industrial	4,000	Condominio Centro Empresarial	Atibaia	Brazil				
Goodman Group	Australia	Industrial	38,105	Brazilian Business Park	Atibaia	Brazil				
Goodman Group	Australia	Industrial	46,424		Duque De Caxias	Brazil				
Goodman Group	Australia	Industrial	42,697	DP Araucária	Araucaria	Brazil				
Goodman Group	Australia	Industrial	6,456	Interbox	Araucaria	Brazil				
Goodman Group	Australia	Industrial	38,947		Brasilia	Brazil				
Goodman Group	Australia	Industrial	36,238	Unilever Nilcen	Suape	Brazil				58.0%
Goodman Group	Australia	Industrial	49,682	Distribution Park Elouveira	Louveira	Brazil				
Goodman Group	Australia	Industrial	132,353	Volkswagen Vinhedo	Vinhedo	Brazil				58.0%
Goodman Group	Australia	Industrial	73,382	Ericsson Industrial Condominiums	Sao Jose Dos Campos	Brazil				
Goodman Group	Australia	Industrial	49,659	Castelo Distribution Center	Itapevi	Brazil				
Goodman Group	Australia	Industrial	53,343	Business Park Jundiai	Jundiai	Brazil				

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

FTSE EPRA/NAREIT Developed Asia Index*

							Value (million EUR)			
Constituent Company	Country	Main asset	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
Goodman Group	Australia	Industrial	7,748		Sao Jose Dos Pinhais	Brazil	▶			
Goodman Group	Australia	Industrial	80,888	DP Louveira 8	Louveira	Brazil	▶			
Goodman Group	Australia	Industrial	144,599	DP Louveira I / II	Louveira	Brazil	▶			
Goodman Group	Australia	Industrial	17,410		Queimados	Brazil	▶			
Goodman Group	Australia	Industrial	5,761	Fabrica Cabo de Santo Agostinho	Cabo De Santo Agostinhc	Brazil	▶			58.0%
Goodman Group	Australia	Industrial	16,314	Jandira I Galpao Industrial	Barueri	Brazil	▶			
Goodman Group	Australia	Industrial	7,755	DP Louveira 9	Louveira	Brazil	▶			
Goodman Group	Australia	Industrial	56,620	Distribution Park Vinhedo	Louveira	Brazil	▶			
Goodman Group	Australia	Industrial	21,532	Unilever	Ipojuca	Brazil	▶			58.0%
Goodman Group	Australia	Industrial	30,000	Condominio Empresarial Barao de Maua	Atibaia	Brazil	▶			
Goodman Group	Australia	Industrial	23,867		Resende	Brazil	▶			
Mirvac Group	Australia	Retail	20,022	Harbourside Shopping Centre	Sydney	Australia	▶	176.2	6.9%	
Mirvac Group	Australia	Office	11,988	Olderfleet Bldgs	Melbourne	Australia	▶	50.3	5.0%	
Mirvac Group	Australia	Office	37,895	Optus Centre	Melbourne	Australia	▶	159.3	7.8%	
Stockland	Australia	Office	84,194	Optus Centre	Macquarie Park	Australia	▶	262.2	7.9%	20.0%
Westfield Group	Australia	Retail	127,541	Westfield Southlake	Merrillville	United States			◀	90.0%
Westfield Group	Australia	Retail	102,190	Westfield Franklin Park Mall	Toledo	United States			◀	90.0%
Westfield Group	Australia	Retail	110,062	Westfield Great Northern Mall	North Olmsted	United States			◀	90.0%
Westfield Group	Australia	Retail	38,962	Westfield Belden Village Mall	Canton	United States			◀	90.0%
Westfield Group	Australia	Retail	55,926	Westfield Capital Mall	Olympia	United States			◀	90.0%
Westfield Group	Australia	Retail	109,664	Westfield West Covina	West Covina	United States			◀	90.0%
Westfield Group	Australia	Retail	122,604	Westfield Parkway	El Cajon	United States			◀	90.0%
Country Garden Holdings	Hong Kong	Dev Site	18,000	Global Business Park	North Ryde	Australia	▶	51.0		
Great Eagle Holdings	Hong Kong	Office	32,106	123 Mission	San Francisco	United States	▶	132.0	3.8%	
Henderson Land Dev	Hong Kong	Office	929	Global Trade Square	Hong Kong	Hong Kong		9.2	◀	
Henderson Land Dev	Hong Kong	Apartment		233 Electric Rd	Hong Kong	Hong Kong	▶	12.7		
Henderson Land Dev	Hong Kong	Office	10,500	Kowloon Building	Hong Kong	Hong Kong		173.4	◀	4.0%
Henderson Land Dev	Hong Kong	Dev Site	14,333	92 Castle Peak Rd	Hong Kong	Hong Kong	▶	274.8		

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

FTSE EPRA/NAREIT Developed Asia Index*

							Value (million EUR)			
Constituent Company	Country	Main asset	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
Sino Land	Hong Kong	Dev Site	8,073	Lot No. 1180 in Demarcation District No. 215	Hong Kong	Hong Kong	▶	80.9		
Kenedix Realty Investment	Japan	Office	3,416	DNI Mita Bldg	Tokyo	Japan	▶	24.0	5.5%	51.8%
Kenedix Realty Investment	Japan	Office	3,111	Ikebukuro 261	Tokyo	Japan	▶	29.4	5.0%	
Kenedix Realty Investment	Japan	Office	6,952	SIA Takanawadai Bldg	Tokyo	Japan	▶	39.4	5.4%	
Kenedix Realty Investment	Japan	Office	2,289	Akihabara SF Bldg	Tokyo	Japan	▶	19.5	5.2%	
Mitsubishi Estate	Japan	Retail	7,576	Tenjin Loft	Fukuoka	Japan		32.8	7.6%	
Nippon Building Fund Inc	Japan	Office	5,255	NBF Sakai Higashi Building	Sakai	Japan		13.6	6.3%	
NTT Urban Development	Japan	Office	161,477	Akihabara UDX	Tokyo	Japan		1371	4.1%	5.0%
NTT Urban Development	Japan	Apartment	38	Urban Court Ichigaya	Tokyo	Japan		10.4	5.3%	
NTT Urban Development	Japan	Office	160,043	Granpark	Tokyo	Japan		664.6	4.5%	13.0%
Premier Investment Co	Japan	Office	161,477	Akihabara UDX	Tokyo	Japan	▶	1371.4	4.1%	5.0%
Premier Investment Co	Japan	Apartment	38	Urban Court Ichigaya	Tokyo	Japan	▶	10.4	5.3%	
Premier Investment Co	Japan	Office	160,043	Granpark	Tokyo	Japan	▶	664.6	4.5%	13.0%
Tokyo Tatemono	Japan	Other	16,180	Tokyo Denryoku Hospital	Tokyo	Japan	▶	75.3		
Tokyu Land	Japan	Apartment	104	Across Itabashi-Kuyakushomae	Tokyo	Japan	▶	30.1	5.5%	
Tokyu Land	Japan	Industrial	31,658	Redwood Ichikawa Baraki DC1	Ichikawa	Japan	▶	72.4	4.7%	
Tokyu Land	Japan	Retail	174,476	Takashimaya Times Square	Tokyo	Japan		1256		
Top REIT	Japan	Retail	20,437	Kojima Bic Camera	Kashiwa	Japan	▶	33.9	6.0%	
Top REIT	Japan	Office	7,523	Shinjuku East Bldg	Tokyo	Japan	▶	43.7	5.5%	
Top REIT	Japan	Office	1,891	Ginza Oji Bldg	Tokyo	Japan	▶	15.1	4.9%	
United Urban Investment	Japan	Retail	7,576	Tenjin Loft	Fukuoka	Japan	▶	32.8	7.6%	
United Urban Investment	Japan	Industrial	10,571	Tsubogawa Square	Naha	Japan	▶	31.3	7.5%	
Capitaland	Singapore	Retail	86,000	Baiyun Greenland Centre	Guangzhou	China	▶	265.3		
Suntec REIT	Singapore	Office	39,382	Leighton HQ	North Sydney	Australia	▶	288.9	6.9%	

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

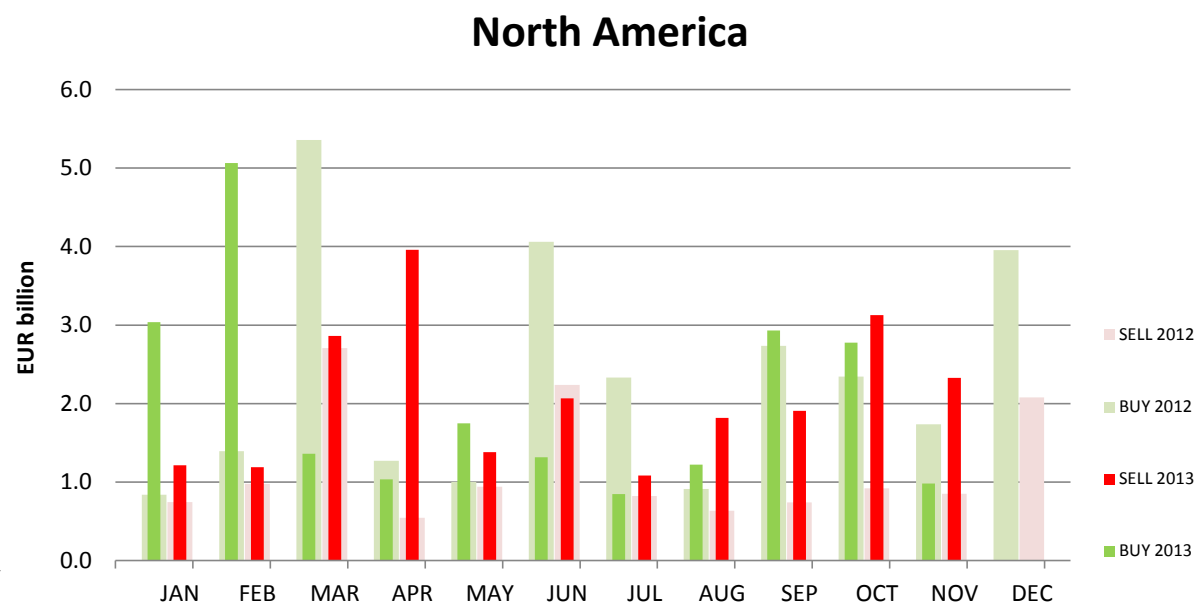
FTSE EPRA/NAREIT North America Index

	Value (million EUR)	
	BUY	SELL
NOV-13	981.91	2,327.47
OCT-13	2,774.32	3,125.52
SEP-13	2,929.46	1,905.91

2013		
Q1	9,462.00	5,263.02
Q2	4,095.35	7,405.28
Q3	4,996.66	4,805.82
Q4		
FY	18,554.01	17,474.12

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		
Crombie REIT	Canada	Retail	10,614	Carleton Mall	Woodstock	Canada		9.9		
Dundee Real Estate Investment Trust	Canada	Office	33,072	IBM Corporate Park	Calgary	Canada	▶	132.1		67.0%
InnVest Real Estate Investment Trust	Canada	Hotel	429	Fairmont Chateau Laurier	Ottawa	Canada		90.3	◀	6.8%
Riocan REIT	Canada	Retail	7,308	Ingram Hills	San Antonio	United States	▶	7.4		10.0%
Acadia Realty	US	Retail	21,291	Pelham Manor Shopping Plaza	Pelham	United States		43.2	◀	5.7%
Acadia Realty	US	Office	34,749	Fordham Place	Bronx	United States		98.8	◀	
Acadia Realty	US	Retail	3,252		Chicago	United States	▶	14.8		
Agree Realty	US	Retail	557	Mattress Firm	Joplin	United States	▶			
Agree Realty	US	Retail	607	Just Tires	Berwyn	United States	▶			
Agree Realty	US	Office	1,061	Marontate-Berline Inc	Bloomfield Hills	United States	▶			
Alexandria Real Estate Equity	US	Office	11,427	150 Second Street	Cambridge	United States	▶	69.7		
Alexandria Real Estate Equity	US	Industrial	5,889		San Diego	United States	▶			
AMB Property	US	Industrial	13,603		Rowland Heights	United States			◀	
American Campus Communities	US	Apartment	194	U Centre at Fry Street	Denton	United States	▶	37.8		
Avalonbay Communities	US	Apartment	588	Halstead New Rochelle	New Rochelle	United States		154.9	◀	5.5%
Boston Property	US	Office	13,935		Burlington	United States			◀	
BRE Properties	US	Apartment	432	Mission Grove Park	Riverside	United States		56.6	◀	
Cedar Shopping Centers	US	Retail	9,370	Big Y Shopping Center	Bethel	United States	▶	25.4		
CommonWealth REIT	US	Industrial	1,895	150 Bellwood Dr	Rochester	United States			◀	
CommonWealth REIT	US	Industrial	3,138	1057 E Henrietta Rd	Rochester	United States			◀	
DDR	US	Retail	35,612	Naugatuck Valley	Waterbury	United States		30.2	◀	
DDR	US	Retail	10,406	Adams Farm Shopping Center	Greensboro	United States		6.6	◀	
Diamondrock Hospitality	US	Hotel	487	Marriott	Torrance	United States		56.1	◀	
Duke Realty Corp	US	Office	11,806	555 Maryville Center Drive	Saint Louis	United States			◀	
Duke Realty Corp	US	Office	11,640	Energizer HQ	Saint Louis	United States			◀	
Duke Realty Corp	US	Office	27,027	Laumeier I-II & IV	Saint Louis	United States			◀	
Duke Realty Corp	US	Office	8,733	Westport Place	Saint Louis	United States			◀	
Equity Residential	US	Apartment	330	Alexander on Ponce	Atlanta	United States			◀	

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							Value (million EUR)			
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
Essex Prop Trust	US	Apartment	379	Domain	San Diego	United States	► 89.3		4.0%	
First Industrial Realty Trust	US	Industrial	27,774		Carrollton	United States		6.8	◄	
First Potomac Realty Trust	US	Industrial	3,725	Wormans Mill Court	Frederick	United States		2.6	◄	
Forest City A	US	Office	7,249	Aperture Center	Albuquerque	United States		3.3	◄	
Franklin Street Properties	US	Office	23,922	505 Waterford Park	Minneapolis	United States			7.8%	
Government Properties Income Trus	US	Industrial	15,880	Pender Business Park	Fairfax	United States	► 23.2		7.8%	
Healthcare REIT	US	Seniors Housing & Care	100	Benchmark Senior Living at Forge Hill	Franklin	United States	► 12.0			
Healthcare REIT	US	Seniors Housing & Care	90	Benchmark Senior Living at Robbins Brook	Acton	United States	► 9.6			
Hersha Hospitality Trust Cl A	US	Hotel	122	Hotel Oceana Santa Barbara	Santa Barbara	United States	► 31.0		7.6%	
Hospitality Properties Trust	US	Hotel	223	Allure Resort	Orlando	United States	►			
Host Hotels & Resorts	US	Hotel	503	Marriott Downtown Waterfront	Portland	United States		61.2	◄	
Kimco Realty Cp	US	Retail	14,668	Matteson Center	Matteson	United States		14.0	◄	
Kimco Realty Cp	US	Retail	9,506	Naper West Plaza	Naperville	United States		15.6	◄	
Kimco Realty Cp	US	Retail	15,537	Trolley Station	Memphis	United States		2.0	◄	
Kite Realty Group Trust	US	Retail	5,405	Trussville II	Birmingham	United States	►			
Kite Realty Group Trust	US	Retail	16,343	Colonial Promenade Northdale	Tampa	United States	► 14.3			
Kite Realty Group Trust	US	Retail	18,115	Colonial Promenade Lakewood	Jacksonville	United States	► 14.1			
Kite Realty Group Trust	US	Retail	6,148	Colonial Shoppes at Clay	Trussville	United States	►			
Kite Realty Group Trust	US	Retail	32,523	Colonial Promenade Beechwood	Athens	United States	► 31.8			
Kite Realty Group Trust	US	Retail	21,138	Colonial Promenade at Hunter's Creek	Orlando	United States	► 11.8			
Kite Realty Group Trust	US	Retail	15,269	Kingwood Commons	Kingwood	United States	►			
Kite Realty Group Trust	US	Retail	36,073	Trussville	Birmingham	United States	►			
Kite Realty Group Trust	US	Retail	34,605	Portofino	Conroe	United States	►			
Kite Realty Group Trust	US	Retail	8,828	Colonial Burnt Store Promenade	Port Charlotte	United States	► 3.7			
Kite Realty Group Trust	US	Retail	5,405	Trussville II	Birmingham	United States	►			
Kite Realty Group Trust	US	Retail	16,343	Colonial Promenade Northdale	Tampa	United States	►			
Kite Realty Group Trust	US	Retail	18,115	Colonial Promenade Lakewood	Jacksonville	United States	►			
Kite Realty Group Trust	US	Retail	6,148	Colonial Shoppes at Clay	Trussville	United States	►			
Kite Realty Group Trust	US	Retail	32,523	Colonial Promenade Beechwood	Morrow	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		
Kite Realty Group Trust	US	Retail	21,138	Colonial Promenade at Hunter's Creek	Orlando	United States	▶			
Kite Realty Group Trust	US	Retail	15,269	Kingwood Commons	Kingwood	United States	▶			
Kite Realty Group Trust	US	Retail	36,073	Trussville	Birmingham	United States	▶			
Kite Realty Group Trust	US	Retail	34,605	Portofino	Conroe	United States	▶			
Kite Realty Group Trust	US	Retail	8,828	Colonial Burnt Store Promenade	Port Charlotte	United States	▶			
Liberty Property Trust	US	Industrial	15,880	Pender Business Park	Fairfax	United States		23.2	7.8%	
Liberty Property Trust	US	Industrial	7,875	Northwest Boulevard 2905	Minneapolis	United States			▶	
Liberty Property Trust	US	Industrial	2,304	Xenium Lane 2955	Minneapolis	United States			▶	
Liberty Property Trust	US	Office	18,350	Longview Executive Park	Cockeysville	United States			▶	
Liberty Property Trust	US	Office	21,791	Fellowship Office Center	Mount Laurel	United States			▶	
Liberty Property Trust	US	Office	7,530	Leadenhall Road 3001	Mount Laurel	United States			▶	
Liberty Property Trust	US	Office	7,065	20 Wight Ave	Cockeysville	United States			▶	
Liberty Property Trust	US	Office	3,736	Lippincott Drive 406	Marlton	United States			▶	
Liberty Property Trust	US	Industrial	8,324	Center Pointe Business Park 4815-100	Jacksonville	United States			▶	
Liberty Property Trust	US	Industrial	6,596	Center Pointe Business Park 6631-100	Jacksonville	United States			▶	
Liberty Property Trust	US	Office	7,428	Butler Plaza III	Jacksonville	United States			▶	
Liberty Property Trust	US	Industrial	6,317	Salisbury Business Park 7259	Jacksonville	United States			▶	
Liberty Property Trust	US	Industrial	5,306	Salisbury Business Park 7255	Jacksonville	United States			▶	
Liberty Property Trust	US	Industrial	8,331	Technology Park	Eden Prairie	United States			▶	
Liberty Property Trust	US	Industrial	3,716	Center Pointe Business Park 4810	Jacksonville	United States			▶	
Liberty Property Trust	US	Industrial	5,574	Center Pointe Business Park 4820	Jacksonville	United States			▶	
Liberty Property Trust	US	Industrial	9,824	Center Pointe Business Park 4801-100	Jacksonville	United States			▶	
Liberty Property Trust	US	Industrial	5,672	Briggs Road 1025	Mount Laurel	United States			▶	
Liberty Property Trust	US	Industrial	3,493	Briggs Road 1015	Mount Laurel	United States			▶	
Liberty Property Trust	US	Industrial	6,147	Commerce Parkway 9000	Mount Laurel	United States			▶	
Liberty Property Trust	US	Industrial	3,804	Briggs Road 1000	Mount Laurel	United States			▶	
Liberty Property Trust	US	Industrial	5,094	Liberty Business Park 4905	Jacksonville	United States			▶	
Liberty Property Trust	US	Office	11,059	4190 Belfort Rd	Jacksonville	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	Office	9,695	Southpoint Blvd 4345	Jacksonville	United States			▲	
Liberty Property Trust	US	Industrial	5,245	Southpoint Pkwy 6680	Jacksonville	United States			▲	
Liberty Property Trust	US	Office	4,408	The Art Institute Building	Jacksonville	United States			▲	
Liberty Property Trust	US	Industrial	27,516	Patuxent Woods Dr 9755-9830	Columbia	United States			▲	
Liberty Property Trust	US	Industrial	2,986		Eden Prairie	United States			▲	
Liberty Property Trust	US	Industrial	4,629		Osseo	United States			▲	
Liberty Property Trust	US	Industrial	6,096	Northwest Business Campus II	Minneapolis	United States			▲	
Liberty Property Trust	US	Office	15,397		Marlton	United States			▲	
Liberty Property Trust	US	Industrial	4,647		Minneapolis	United States			▲	
Liberty Property Trust	US	Industrial	6,808	Bury Dr 6321-6325	Hopkins	United States			▲	
Liberty Property Trust	US	Industrial	5,903	Briggs Road 1001	Mount Laurel	United States			▲	
Liberty Property Trust	US	Industrial	7,432	Center Point Business Park 6601	Jacksonville	United States			▲	
Liberty Property Trust	US	Industrial	6,875	Center Pointe Business Park 6602-100	Jacksonville	United States			▲	
Liberty Property Trust	US	Industrial	19,710	Commerce Parkway	Mount Laurel	United States			▲	
Liberty Property Trust	US	Industrial	4,320	Southpoint Pkwy 6700	Jacksonville	United States			▲	
Liberty Property Trust	US	Industrial	12,888	Hudson Road 7805	Saint Paul	United States			▲	
Liberty Property Trust	US	Industrial	9,346	Oakdale Interstate Center	Saint Paul	United States			▲	
Liberty Property Trust	US	Industrial	7,333	Liberty Business Park 4901	Jacksonville	United States			▲	
Liberty Property Trust	US	Office	13,935	PHH Mortgage	Jacksonville	United States			▲	
Liberty Property Trust	US	Industrial	3,716	Lippincott Centre	Marlton	United States			▲	
Liberty Property Trust	US	Industrial	11,214	Rowland Pond I & II	Hopkins	United States			▲	
Liberty Property Trust	US	Office	4,720	275 Commerce Dr	Fort Washington	United States			▲	
Liberty Property Trust	US	Industrial	6,065	Salisbury Business Park 7251	Jacksonville	United States			▲	
Liberty Property Trust	US	Office	6,968	Delaware Drive 420	Fort Washington	United States			▲	
Liberty Property Trust	US	Industrial	7,946	Nathan Lane 4600	Minneapolis	United States			▲	
Liberty Property Trust	US	Industrial	32,328	Liberty Business Park 7014-7022	Jacksonville	United States			▲	
Liberty Property Trust	US	Office	70,010	Fort Washington Expo Center	Fort Washington	United States			▲	
Liberty Property Trust	US	Office	10,561	Bonneval Road 7077	Jacksonville	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	Office	7,581	Butler Plaza II	Jacksonville	United States				
Liberty Property Trust	US	Office	3,411	414 Commerce Dr	Fort Washington	United States				
Liberty Property Trust	US	Industrial	3,275	Briggs Road 1020	Mount Laurel	United States				
Liberty Property Trust	US	Office	7,506	Butler Plaza I	Jacksonville	United States				
Liberty Property Trust	US	Industrial	23,455	Old Dobbin Ln 6200-6250	Columbia	United States				
Liberty Property Trust	US	Industrial	5,017	Commerce Parkway 6000	Mount Laurel	United States				
Liberty Property Trust	US	Office	6,884	335 Commerce Dr	Fort Washington	United States				
Liberty Property Trust	US	Industrial	3,869	1250 Virginia Dr	Fort Washington	United States				
Liberty Property Trust	US	Office	27,870	North Park Business Center	Cockeysville	United States				
Liberty Property Trust	US	Industrial	5,204	Dearborn Court 5000	Mount Laurel	United States				
Liberty Property Trust	US	Office	18,653	Admiral Cochrane Dr 180 & 190	Annapolis	United States				
Liberty Property Trust	US	Industrial	5,981	Center Pointe Business Park 4825	Jacksonville	United States				
Liberty Property Trust	US	Industrial	31,095		Chicago	United States	▶			
Liberty Property Trust	US	Industrial	35,798	Office Depot	Carol Stream	United States	▶			
LTC Properties	US	Seniors Housing & Care	120	Trinity Regional Rehab Center	New Port Richey	United States	▶	10.6	8.8%	
Macerich	US	Retail	96,186	Chesterfield Towne Center	Richmond	United States				
Macerich	US	Retail	67,895	Centre at Salisbury	Salisbury	United States				
Mack Cali Realty	US	Apartment	159	Park Square	Rahway	United States	▶	34.3		
National Health Investors Inc (NHI)	US	Seniors Housing & Care	120	Arbor Glen	Fort Wayne	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	121	Rivers Edge	Savannah	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	115	Hampshire	Merced	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	142	Iris Place	Athens	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	119	Apple Blossom	Rogers	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	119	Astor House At Springbrook Oaks	Newberg	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	107	Yardley Commons	Voorhees	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	117	Westminster	Greenville	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	117	Worthington	Columbus	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	117	Mistywood	Roseville	United States	▶		6.5%	

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Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
National Health Investors Inc (NHI)	US	Seniors Housing & Care	103	Fig Garden	Fresno	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	121	Standiford Place	Modesto	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	98	Bay Park	Pinole	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	108	Bridge Creek	West Covina	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	97	Chateau De Boise	Boise	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	117	Butterfield Place	Fort Smith	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	101	Orchard Park	Yakima	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	136	Camelot	Hemet	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	126	Silver Arrow Estates	Broken Arrow	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	103	Bedford	Vancouver	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	114	Riverplace	Columbus	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	105	Garden Club	Bellevue	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	83	Kamlu Retirement Inn	Vancouver	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	113	Nouveau Marc	Kenner	United States	▶		6.5%	
National Health Investors Inc (NHI)	US	Seniors Housing & Care	120	Eagle Crest	Myrtle Beach	United States	▶		6.5%	
National Retail Properties	US	Retail	21,406	Wilsontown Shopping Center	Grandville	United States	▶			
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	112	Trinity Mission Health & Rehabilitation o	Nampa	United States	▶		10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	4,072	Senior Housing	United States Other	United States	▶		10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	60	Anchor Health & Rehab of Aiken	Aiken	United States	▶		10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	103	Majesty Health & Rehab of Easley	Easley	United States	▶	8.9	10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	80	Manna Health & Rehab of Pickens	Pickens	United States	▶	11.8	10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	132	Westside Nursing Center	Greenville	United States	▶		10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	79	Omega Health & Rehab of Greenville	Greenville	United States	▶		10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	132	Summit Place Living Center	Simpsonville	United States	▶	11.4		
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	66	Capstone Health & Rehab of Easley	Easley	United States	▶	5.2	10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	115	Rainbow Health & Rehab of Memphis	Memphis	United States	▶	10.0	10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	88	Fellowship Health & Rehab of Anderson	Anderson	United States	▶	7.6	10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	132	Alpha Health & Rehab of Greer	Greer	United States	▶		10.6%	

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Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)			
							BUY	SELL	Yield	Share
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	120	Trinity Mission Health & Rehab of Edgel	Edgefield	United States	▶ 10.4			
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	44	Redeemer Health & Rehab of Pickens	Pickens	United States	▶ 0.3		10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	88	Hosanna Health & Rehab of Piedmont	Piedmont	United States	▶ 7.6		10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	60	Exalted Health & Rehab of Iva	Iva	United States	▶ 5.2		10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	120	Trinity Mission Health & Rehab of Holly	Nampa	United States	▶ 2.6		10.6%	
OMEGA Healthcare Investors Inc.	US	Seniors Housing & Care	75	Victory Health & Rehab of Battle Groun	Battle Ground	United States	▶ 2.6		10.6%	
Parkway Properties	US	Office	38,584	7000 Central Park	Atlanta	United States	▶ 41.8		5.0%	
Parkway Properties	US	Office	30,043	Carmel Crossing	Charlotte	United States		27.7	◀	
Piedmont REIT	US	Industrial	14,492	FedEx Rocky Mountain Tech Center	Colorado Springs	United States		22.2	◀	
Prologis	US	Industrial	6,410	Valley Distribution Center	Sumner	United States	▶ 5.3			
Prologis	US	Industrial	23,000	Utrecht DC1	Utrecht	Netherlands	▶ 13.3			
Prologis	US	Industrial	31,023	Prologis Park Tokyo-Shinkiba	Tokyo	Japan		102.5	◀	4.7%
Prologis	US	Industrial	43,836	ProLogis Park Iwanuma I	Iwanuma	Japan		42.7	◀	6.0%
Prologis	US	Industrial	106,135	Prologis Park Osaka 4	Osaka	Japan		158.2	◀	5.3%
Prologis	US	Industrial	63,973	Prologis Park Yokohama-Tsurumi	Yokohama	Japan		104.0	◀	5.3%
Ps Business Parks	US	Industrial	27,774		Carrollton	United States	▶ 6.8			
Ramco-Gershenson Properties	US	Retail	19,602	Deer Creek Center	Saint Louis	United States	▶ 17.7			
Realty Income	US	Retail	6,381	CarMax	Charlotte	United States	▶ 8.6			
Regency Centers	US	Retail	4,241	Goshen Plaza	Gaithersburg	United States		7.5	◀	
Regency Centers	US	Retail	11,544	Sherwood Market Center	Sherwood	United States		16.4	◀	
Regency Centers	US	Retail	14,705	Market at Opitz Crossing	Woodbridge	United States			◀	
Regency Centers	US	Retail	10,052	Cheshire Station	Woodbridge	United States			◀	
Regency Centers	US	Retail	7,565	King Plaza	Roswell	United States			◀	
Regency Centers	US	Retail	5,837	Surfside Beach Commons	Myrtle Beach	United States			◀	
Regency Centers	US	Retail	5,430	Island Crossings	Hobe Sound	United States			◀	
Regency Centers	US	Retail	6,742	Lost Mountain	Powder Springs	United States			◀	
Ventas Inc	US	Seniors Housing & Care	159	Radius Healthcare Center-Danvers	Danvers	United States		2.8	◀	
Vornado Realty	US	Office	34,697	866 United Nations Plaza (1F-6F)	New York	United States		147.5	◀	

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Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Washington Real Estate Inv	US	Office	4,621	8301 Arlington Blvd	Fairfax	United States		5.0	◀	
Washington Real Estate Inv	US	Office	10,502	Alexandria Professional Center	Alexandria	United States		28.5	◀	
Washington Real Estate Inv	US	Office	4,831	CentreMed I & II	Centreville	United States		11.8	◀	
Washington Real Estate Inv	US	Dev Site	3,237	4661 Kenmore Ave	Alexandria	United States		2.8	◀	
Washington Real Estate Inv	US	Office	6,689	Woodburn Medical Park I	Annandale	United States			◀	
Washington Real Estate Inv	US	Office	8,918	Woodburn Medical Park II	Annandale	United States			◀	
Washington Real Estate Inv	US	Office	23,690	Prosperity Medical Center	Fairfax	United States		84.5	◀	
Washington Real Estate Inv	US	Office	11,613	Woodholme Medical Office	Pikesville	United States		27.8	◀	
Washington Real Estate Inv	US	Office	6,782	Woodholme Center	Pikesville	United States		10.6	◀	
Washington Real Estate Inv	US	Office	3,347	Sterling Medical Office Building	Sterling	United States		2.8	◀	
Washington Real Estate Inv	US	Office	3,337	Shady Grove Medical Building	Rockville	United States			◀	
Washington Real Estate Inv	US	Office	8,119	Lansdowne Medical Office Building	Leesburg	United States		12.9	◀	
Washington Real Estate Inv	US	Office	10,684	2440 M St NW	Washington	United States		45.4	◀	
Washington Real Estate Inv	US	Office	4,645	Shady Grove Professional Center II	Rockville	United States		11.9	◀	
Washington Real Estate Inv	US	Industrial	12,968	6565 Arlington Blvd	Falls Church	United States		14.6	◀	
Washington Real Estate Inv	US	Office	6,146	Shady Grove Medical Village II	Rockville	United States			◀	
Washington Real Estate Inv	US	Office	2,338	Ashburn Farm II	Ashburn	United States		3.5	◀	
Washington Real Estate Inv	US	Office	4,666	Ashburn Farm Office Park	Ashburn	United States		8.6	◀	
Washington Real Estate Inv	US	Office	4,810	Shady Grove Professional Center	Rockville	United States		9.9	◀	

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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



Head Office
Square de Meeus 23,
9th Floor
B-1000 Brussels • Belgium
T +32 (0)2739 1010
F +32 (0)2739 1020
www.epra.com

UK Office
Berkeley Square House,
Berkeley Square, London
W1J 6BD • UK
M +44 (0)7973 109117
www.epra.com

Hong Kong Office
Suite 2207-09, Tower II, Lippo Centre
89 Queensway
Admiralty • Hong Kong, PRC
T +852 2530 8170
M +852 6900 5587
www.epra.com/china