



EPRA RESEARCH

European Public Real Estate Association

EPRA / RCA Monthly Transactions Overview

September 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)

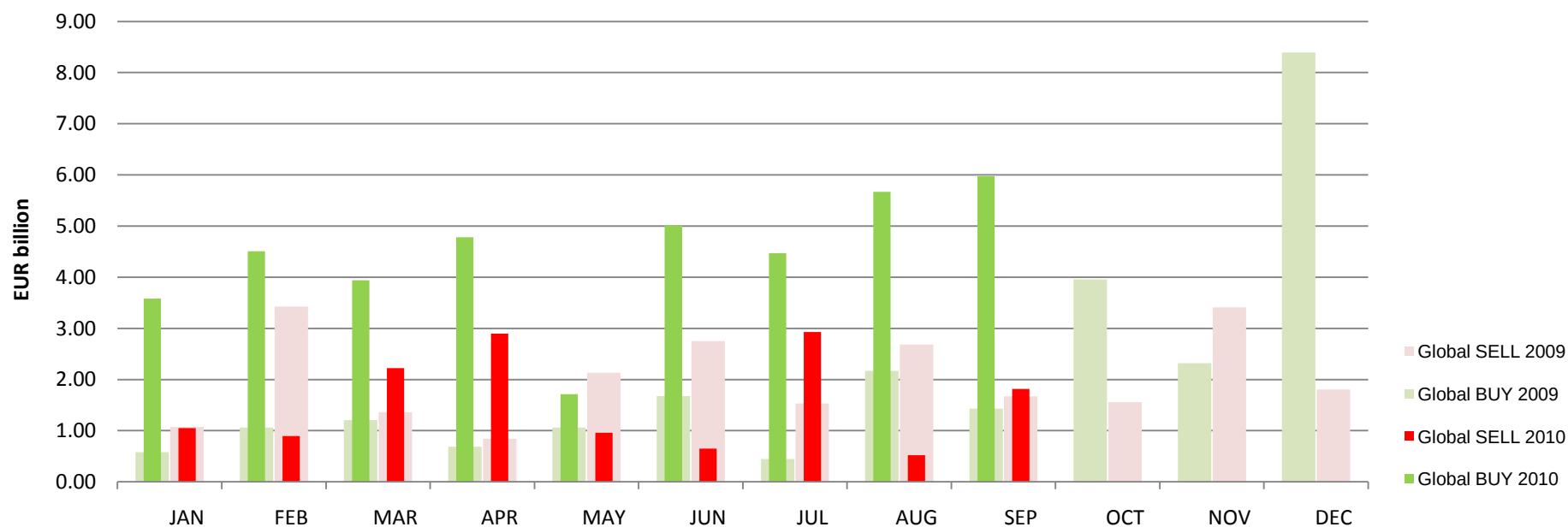


Wihlborgs Fastigheter agreed to purchase Terminalen 1 (Knutpunkten) in central Helsingborg for SEK 490 million

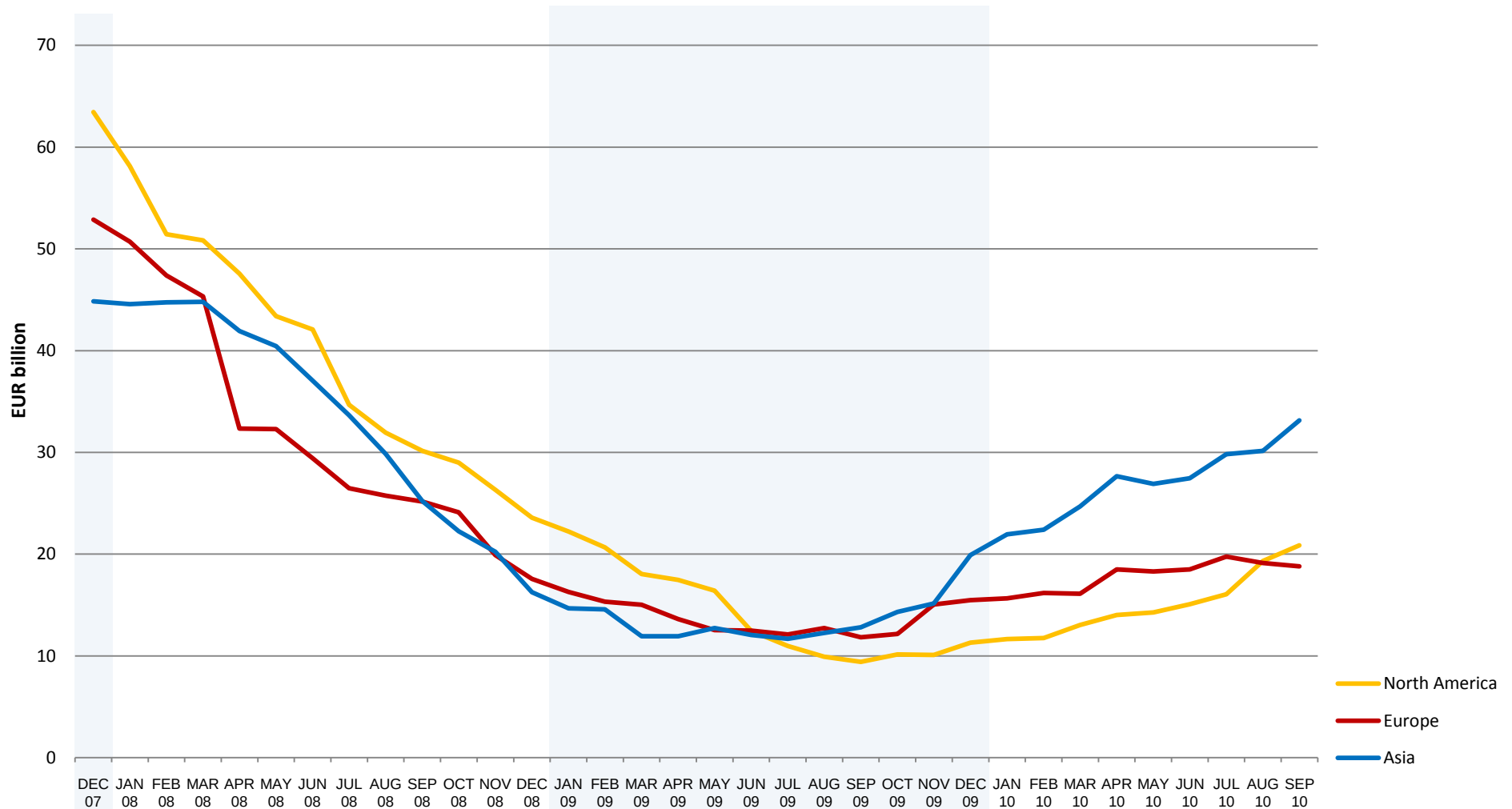
Global Overview

FTSE EPRA/NAREIT Developed (Global) Index (billion EUR)									
		2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	
Total transaction volume		8.49	8.76	8.44	21.03	15.63	15.95	20.24	
SELL		5.86	5.73	5.89	6.78	4.17	4.49	5.27	22.2% of Global EPRA transaction volume
BUY		2.85	3.43	4.04	14.67	12.03	11.51	18.51	77.8% of Global EPRA transaction volume
Net		sellers	sellers	sellers	buyers	buyers	buyers	buyers	
		3.01	2.30	1.85	7.88	7.86	7.02	13.24	

Global



EPRA Annual transaction volumes



Regional Overview

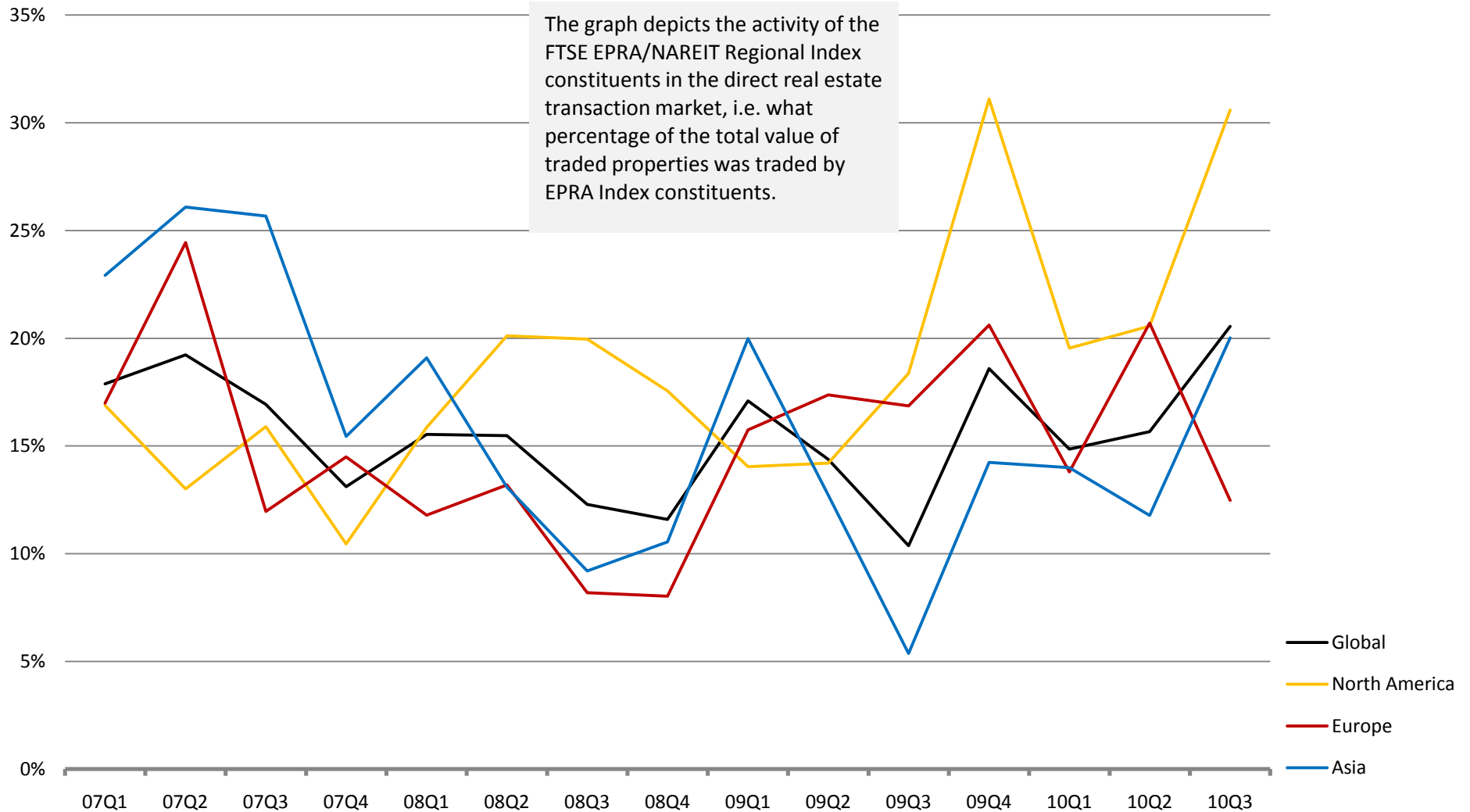
FTSE EPRA/NAREIT Developed Europe Index (billion EUR)									
		2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	
Total transaction volume		2.85	3.10	3.50	6.03	3.48	5.50	3.81	18.8% of Global EPRA transaction volume*
	SELL	2.37	2.28	3.17	4.01	1.35	3.11	2.14	48.4% of Regional EPRA transaction volume
	BUY	0.51	0.88	1.55	2.19	2.08	2.35	2.28	51.6% of Regional EPRA transaction volume
	Net	sellers	sellers	sellers	sellers	buyers	sellers	buyers	
		1.86	1.40	1.61	1.82	0.73	0.76	0.14	

FTSE EPRA/NAREIT Developed Asia Index (billion EUR)									
		2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	
Total transaction volume		4.05	3.96	2.55	9.35	8.82	6.74	8.25	40.8% of Global EPRA transaction volume*
	SELL	2.17	2.05	0.79	0.85	2.04	0.82	2.11	24.0% of Regional EPRA transaction volume
	BUY	1.97	2.19	1.77	8.63	7.56	6.26	6.66	76.0% of Regional EPRA transaction volume
	Net	sellers	buyers	buyers	buyers	buyers	buyers	buyers	
		0.20	0.13	0.98	7.78	5.52	5.44	4.55	

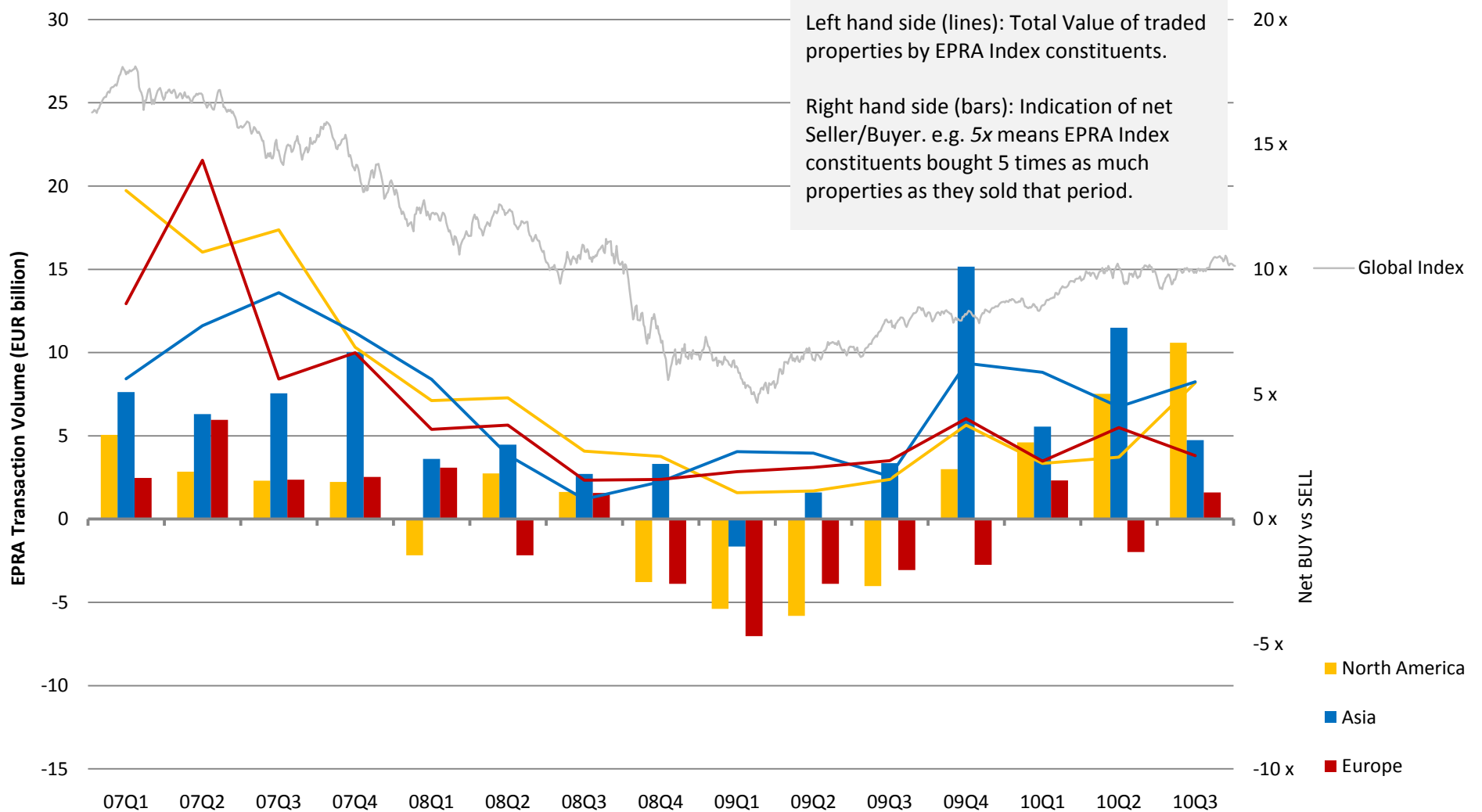
FTSE EPRA/NAREIT North America Index (billion EUR)									
		2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	
Total transaction volume		1.59	1.69	2.38	5.64	3.34	3.72	8.18	40.4% of Global EPRA transaction volume*
	SELL	1.32	1.39	1.93	1.92	0.78	0.58	1.02	12.4% of Regional EPRA transaction volume
	BUY	0.37	0.36	0.72	3.85	2.39	2.90	7.17	87.6% of Regional EPRA transaction volume
	Net	sellers	sellers	sellers	buyers	buyers	buyers	buyers	
		0.95	1.03	1.21	1.92	1.61	2.32	6.15	

* As covered by RCA

EPRA Transaction Volume vs Total RCA Transaction Volume

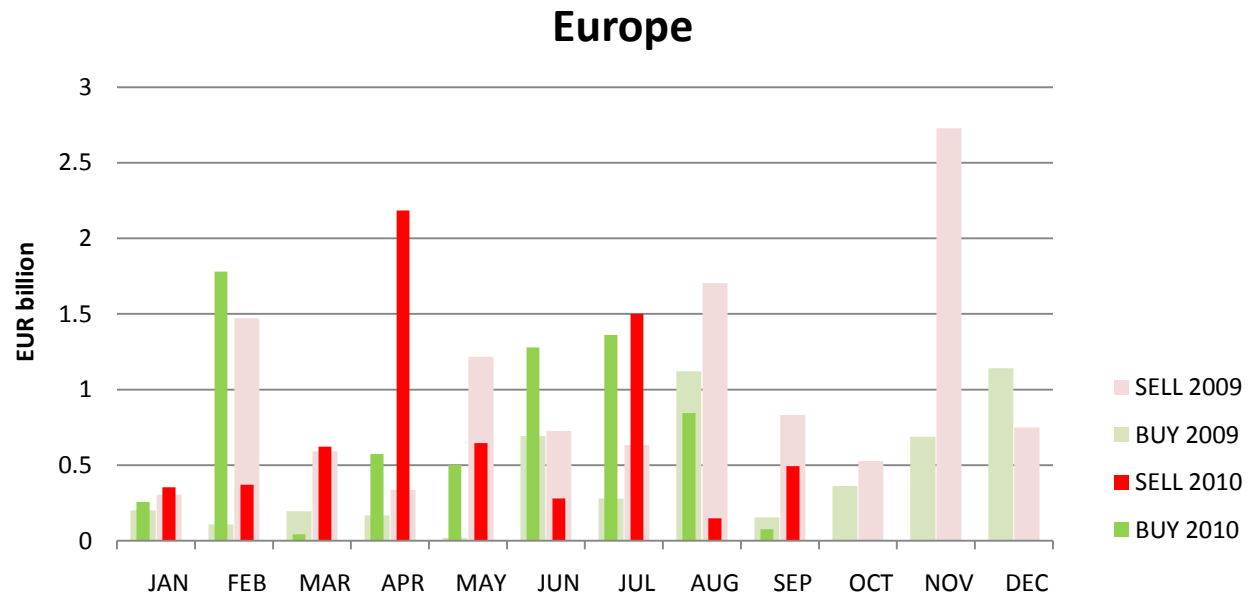


EPRA Transaction Volume + Net BUY vs SELL



FTSE EPRA/NAREIT Developed Europe Index

Value (million EUR)		
	BUY	SELL
SEPT-10	77.08	493.90
AUG-10	845.86	148.42
JUL-10	1,361.87	1,501.43
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)		Yield	Share
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL		
Conwert Immobilien	Austria	Apartment		Apts	Vienna	Austria	▶ 18.30			
Befimmo	Belgium	Industrial	12,167	Kattendijkdok	Antwerp	Belgium		7.75	◀	
Sponda	Finland	Office	7,778	Turun Kauppiaskatu 9 b	Turku	Finland		15.00	◀	
Affine	France	Office	5,807	Les Bureaux du Parc	Lyon	France		8.00	◀	
Fonciere Des Regions	France	Office	5,669	Via Sant'Evaristo 167	Rome	Italy		17.90	◀	
Unibail-Rodamco	France	Hotel	247	Park Inn Solna	Solna	Sweden		21.91	◀	
Globe Trade Centre	Poland	Office	15,240	Nefryt	Warsaw	Poland		79.00	◀	
Globe Trade Centre	Poland	Office	11,000	Topaz	Warsaw	Poland			◀	
Growthpoint Prop Ltd	South Africa	Industrial	42,826	Coles Warehouse	Goulburn	Australia	▶ 45.30		9.9%	
Growthpoint Prop Ltd	South Africa	Office	9,453	SW1	Brisbane	Australia	▶ 44.17		8.7%	
Growthpoint Prop Ltd	South Africa	Office	10,052	Sinclair Knight Merz Bldg	Brisbane	Australia	▶ 42.97		8.1%	
Growthpoint Prop Ltd	South Africa	Industrial	5,577	660 Macarthur Ave	Pinkenba	Australia	▶ 5.80		8.3%	
Growthpoint Prop Ltd	South Africa	Industrial	8,680	CMC Warehouse	Yatala	Australia	▶ 7.57		8.0%	
Growthpoint Prop Ltd	South Africa	Industrial	8,951	Reward Supply Co Warehouse	Yatala	Australia	▶ 10.55		8.5%	
Growthpoint Prop Ltd	South Africa	Industrial	3,188	Norman Ellison Warehouse	Yatala	Australia	▶ 3.56		7.9%	
Inmobiliaria Colonial SA	Spain	Office	7,000	Casa de los Punxes	Barcelona	Spain		25.00	◀	
Fabege	Sweden	Industrial	9,839	Pasen 10	Stockholm	Sweden		20.09	◀	
Fabege	Sweden	Industrial	4,700	Ferdinand 9	Stockholm	Sweden		3.40	◀	
Fabege	Sweden	Retail	4,497	Sicklaen 145:17	Nacka	Sweden		10.69	◀	
Klovern AB	Sweden	Office	6,300	Antennen 9	Linköping	Sweden	▶ 109.13			
Klovern AB	Sweden	Office	2,800	Antennen 5-6	Linköping	Sweden	▶			
Klovern AB	Sweden	Industrial	11,608	Oboisten 2	Linköping	Sweden	▶			
Klovern AB	Sweden	Office	15,949	Idelaran 1	Linköping	Sweden	▶			
Klovern AB	Sweden	Industrial	6,200	Magneten 2	Linköping	Sweden	▶			
Klovern AB	Sweden	Office	4,496	Garvaren 9	Linköping	Sweden	▶			
Klovern AB	Sweden	Industrial	1,400	Garden 1	Linköping	Sweden	▶			
Klovern AB	Sweden	Retail	635	Magasinet 1	Linköping	Sweden	▶			
Klovern AB	Sweden	Retail	1,071	Tannefors 1:89-90	Linköping	Sweden	▶			

*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
Klovern AB	Sweden	Office	4,414	Beridaren 12	Linköping	Sweden	▶	conti-		
Klovern AB	Sweden	Office	11,800	Antennen 15-16 and 23-24	Linköping	Sweden	▶	nued		
Klovern AB	Sweden	Retail	4,300	Ackordet 10	Linköping	Sweden	▶			
Klovern AB	Sweden	Industrial	6,581	Navhalet 3	Linköping	Sweden	▶			
Klovern AB	Sweden	Office	4,905	Kvarnen 4	Linköping	Sweden	▶			
Klovern AB	Sweden	Office	1,600	Epaletten 14	Linköping	Sweden	▶			
Klovern AB	Sweden	Industrial	3,800	Pagoden 2	Linköping	Sweden	▶			
Klovern AB	Sweden	Office	996	Bavern 2	Linköping	Sweden	▶			
Klovern AB	Sweden	Office	3,292	Amor 1	Linköping	Sweden	▶			
Klovern AB	Sweden	Retail	1,100	Glasfatet 4	Linköping	Sweden	▶			
Klovern AB	Sweden	Industrial	12,130	Glasbitten 7	Linköping	Sweden	▶			
Klovern AB	Sweden	Office	10,400	Bromsaren 4	Linköping	Sweden	▶			
Klovern AB	Sweden	Office	4,192	Brevduvan 20	Linköping	Sweden	▶			
Klovern AB	Sweden	Office	3,800	Idegivaren 1	Linköping	Sweden	▶			
Klovern AB	Sweden	Industrial	1,104	Masugnen 1	Linköping	Sweden	▶			
Klovern AB	Sweden	Industrial	3,461	Masugnen 2	Linköping	Sweden	▶			
Klovern AB	Sweden	Office	9,765	Kvarnholmen 4	Norrköping	Sweden	▶			
Klovern AB	Sweden	Industrial	4,933	Ritsaren 10	Norrköping	Sweden	▶			
Klovern AB	Sweden	Industrial	4,639	Statorn 10	Norrköping	Sweden	▶			
Klovern AB	Sweden	Industrial	1,300	Basfiolen 9	Norrköping	Sweden	▶			
Klovern AB	Sweden	Office	10,300	Lantmannen 2	Örebro	Sweden	▶			
Klovern AB	Sweden	Office	900	Pigan 1	Örebro	Sweden	▶			
Klovern AB	Sweden	Hotel	133	Elite Stora Hotellet Örebro	Örebro	Sweden			◀	

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

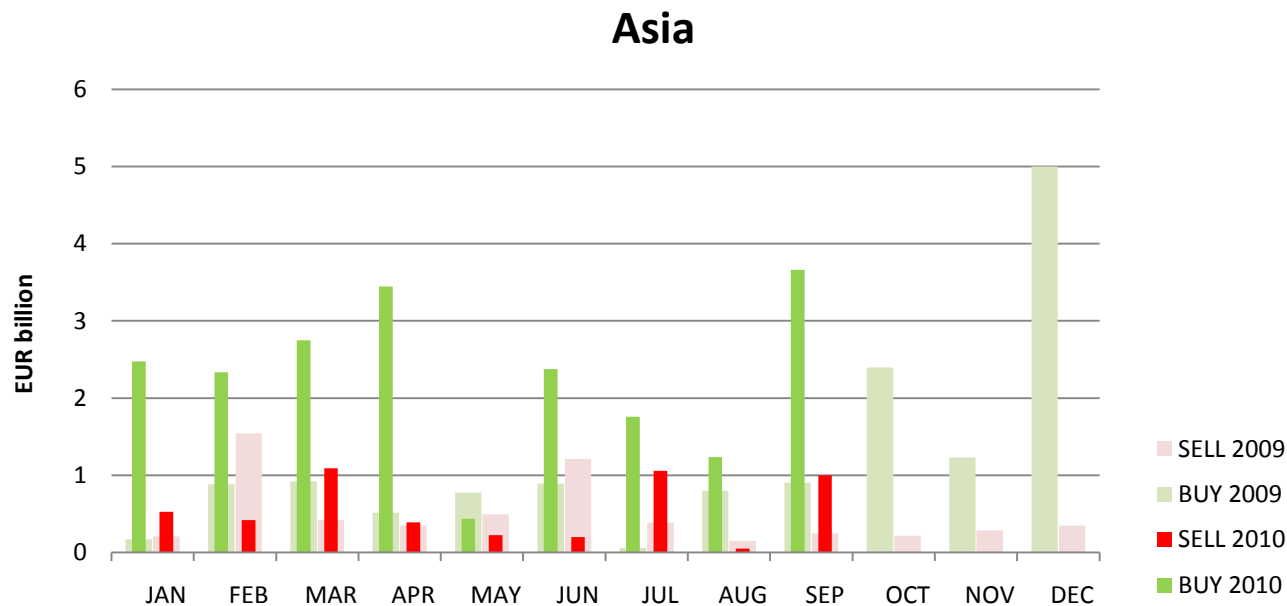
FTSE EPRA/NAREIT Developed Europe Index*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
Kungsleden	Sweden	Retail	6,738	Valsta Centrum	Sigtuna	Sweden		5.56	◀	
Kungsleden	Sweden	Industrial	2,568	Gravoren 5	Vaxjo	Sweden	▶	4.49		
Kungsleden	Sweden	Industrial	4,625	Holkynan 6	Malmö	Sweden	▶			
Kungsleden	Sweden	Retail	8,821	Grasroten 1	Karlstad	Sweden		7.70	◀	7.0%
Wihlborgs Fastigheter	Sweden	Industrial	6,300	Bunkalund Ostra 8	Helsingborg	Sweden	▶	1.92		8.5%
Wihlborgs Fastigheter	Sweden	Office	19,615	Terminalen 1	Helsingborg	Sweden	▶	52.37		
Development Securities	UK	Retail	8,500	House of Fraser Grimsby	Grimsby	United Kingdom		15.92	◀	7.1%
Hammerson	UK	Office	44,866	Exchange Tower	London	United Kingdom		162.22	◀	8.1%
St. Modwen Properties	UK	Dev Site	48,562	Crayford Dev Site	Crayford	United Kingdom		6.66	◀	

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

FTSE EPRA/NAREIT Developed Asia Index

Value (million EUR)		
	BUY	SELL
SEPT-10	3,660.71	998.57
AUG-10	1,238.50	49.39
JUL-10	1,757.65	1,058.27
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*

							Value (million EUR)			
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL	Yield	Share
Bunnings Warehouse Prop. Trst.	Australia	Industrial	6,945	183-189 Bannister Rd	Perth	Australia		5.31	◀	
Dexus Property Group	Australia	Office	6,000	CSC Bldg	Subiaco	Australia		20.53	◀	
FKP Property Group	Australia	Dev Site	1,986	fmr Sydney Eye Hospital	Woolloomooloo	Australia	▶			
Goodman Group	Australia	Industrial	116,125	Seaview Centre	Hong Kong	Hong Kong		87.30	◀	
Goodman Group	Australia	Dev Site	29,340	Hammersmith Embankment site	London	UK		96.85	◀	
China Merchants Prop (B)	China	Dev Site	91,244	Xiamen J2010P08	Xiamen	China	▶	118.71		
Agile Property Holdings	Hong Kong	Dev Site	128,433	Zhongshan G29-10-0210	Zhongshan	China	▶	18.49		
Henderson Land Dev	Hong Kong	Office	1,551	World Wide House (6F)	Hong Kong	Hong Kong		29.65	◀	3.0%
Hopson Dev Hold	Hong Kong	Dev Site	94,476	Shanghai Guangfulin Plot 2-5	Shanghai	China	▶	144.05		
Hopson Dev Hold	Hong Kong	Dev Site	40,901	Sanlinji Town	Shanghai	China	▶	167.64		
KWG Property Holdings	Hong Kong	Dev Site	26,053	Shanghai 201006202	Shanghai	China	▶	129.97		
Shui On Land	Hong Kong	Dev Site	62,300	Land in Hongqiao District	Shanghai	China	▶	368.32		
Sun Hung Kai Props	Hong Kong	Dev Site	2,560	FSSTL 202	Hong Kong	Hong Kong	▶	46.45		
Wharf Holdings	Hong Kong	Dev Site	54,415	Pudong New Area Plot E18 9-3	Shanghai	China	▶	557.79		
Wharf Holdings	Hong Kong	Dev Site	80,000	Songjiang District Tongbotang	Shanghai	China	▶	114.61		

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

FTSE EPRA/NAREIT Developed Asia Index*

							Value (million EUR)		Yield	Share
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL		
Japan Retail Fund Investment	Japan	Apartment	252	Forest Hill Sendai-Aoba	Sendai	Japan		309.31	◀	
Japan Retail Fund Investment	Japan	Office	4,835	Horikawa-Dori Shiyo Building	Kyoto	Japan			◀	
Japan Retail Fund Investment	Japan	Office	3,895	Narita TT Building	Narita	Japan			◀	
Japan Retail Fund Investment	Japan	Office	4,933	Southern Mito Building	Mito	Japan			◀	
Japan Retail Fund Investment	Japan	Office	5,043	Utsunomiya Center Building	Utsunomiya	Japan			◀	
Japan Retail Fund Investment	Japan	Apartment	32	Leaf Comfort Shin-Koiwa Eki-mae	Tokyo	Japan			◀	
Japan Retail Fund Investment	Japan	Apartment	55	Nishino Building	Hachioji	Japan			◀	
Japan Retail Fund Investment	Japan	Apartment	47	Mirum Nogizaka	Tokyo	Japan			◀	
Japan Retail Fund Investment	Japan	Apartment	83	Mirum Daikanyama	Tokyo	Japan			◀	
Japan Retail Fund Investment	Japan	Office	5,248	35 Sankyo Building	Tokyo	Japan			◀	
Japan Retail Fund Investment	Japan	Apartment	18	Mirum Minami Aoyama	Tokyo	Japan			◀	
Japan Retail Fund Investment	Japan	Office	2,395	Shinsan Building	Tokyo	Japan			◀	
Japan Retail Fund Investment	Japan	Office	5,014	Kyuhō Esaka Building	Suita	Japan			◀	
Japan Retail Fund Investment	Japan	Office	5,497	Chiba West Building	Chiba	Japan			◀	
Japan Retail Fund Investment	Japan	Office	2,592	Shibuya West Building	Tokyo	Japan			◀	
Japan Retail Fund Investment	Japan	Office	3,315	Uchikanda Building	Tokyo	Japan			◀	
Japan Retail Fund Investment	Japan	Apartment	37	Mirum Shirokanedai	Tokyo	Japan			◀	
Japan Retail Fund Investment	Japan	Apartment	72	Mirum Hiro-o II	Tokyo	Japan			◀	
Kenedix Realty Investment	Japan	Office	2,105	KDX Shinjuku-Gyoen Bldg	Tokyo	Japan		15.93	◀	5.2%
Kenedix Realty Investment	Japan	Apartment	41	Court Shin-Okachimachi	Tokyo	Japan		7.36	◀	5.6%
Ayala Land	Philippines	Apartment	34	Royal Oak	Singapore	Singapore	▶	116.28		
Robinson's Land Corporation	Philippines	Dev Site	124,000	future Residential	Lipa City	Philippines	▶			
Capitaland	Singapore	Industrial	42,826	Coles Warehouse	Goulburn	Australia		45.30	◀	9.9%
Capitaland	Singapore	Dev Site	24,902	Bedok Town Centre Site	Singapore	Singapore	▶	458.68		
Capitaland	Singapore	Dev Site	24,902	Bedok Town Centre Site	Singapore	Singapore	▶	458.68		
Capitaland	Singapore	Office	26,019	Starhub Centre	Singapore	Singapore		220.94	◀	4.0%
Capitaland	Singapore	Industrial	12,300	UTI Warehouse	Derrimut	Australia		7.43	◀	8.7%

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

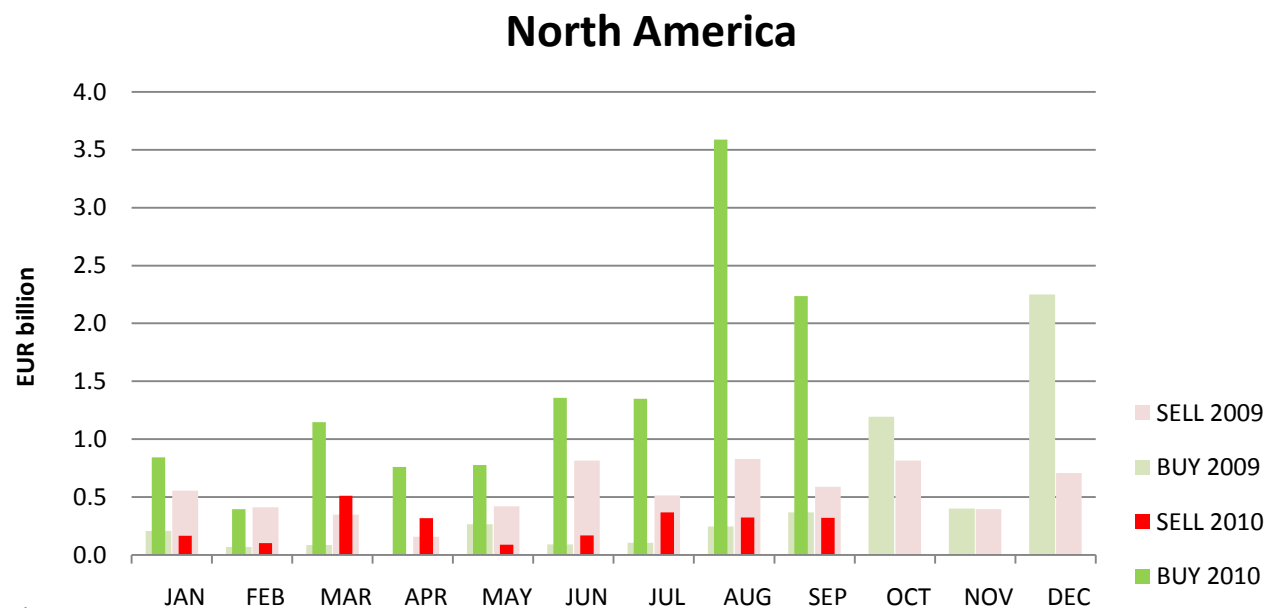
FTSE EPRA/NAREIT Developed Asia Index*

Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)			
							BUY	SELL	Yield	Share
Mapletree Logistics Trust	Singapore	Industrial	30,000	Iwatsuki Logistics Centre	Saitama	Japan	▶			
Mapletree Logistics Trust	Singapore	Industrial	26,000	Iruma Logistics Centre	Iruma	Japan	▶	31.68		
Mapletree Logistics Trust	Singapore	Industrial	35,894	Noda Logistics Centre	Noda	Japan	▶	44.72		
Mapletree Logistics Trust	Singapore	Industrial	28,700	Multi_Q Logistics Yongin Center	Yongin	South Korea	▶	18.53	9.0%	
Mapletree Logistics Trust	Singapore	Industrial	11,000	AW Centre	Singapore	Singapore	▶	10.64	8.0%	
Singapore Land	Singapore	Dev Site	39,540	Shanghai 201005803	Shanghai	China	▶	238.00		
Yanlord Land Group	Singapore	Dev Site	128,532	Shanghai 201007202	Shanghai	China	▶	333.89		
Hung Poo Real Estate Dev.	Taiwan	Dev Site	1,035	Xinzhuang 0291	Taipei County	Taiwan	▶	13.56		

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

FTSE EPRA/NAREIT North America Index

Value (million EUR)		
	BUY	SELL
SEPT-10	2,235.16	322.18
AUG-10	3,586.36	324.58
JUL-10	1,349.33	369.62
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)		Yield	Share
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL		
BR Malls Participacoes S/A Ord	Brazil	Retail	50,700	Center Shopping	Uberlandia	Brazil	▶ 183.00		10.7%	51.0%
Allied Properties REIT	Canada	Office	8,034	Lougheed Building	Toronto	Canada	▶ 22.95			
Allied Properties REIT	Canada	Office	4,665		Toronto	Canada	▶ 14.07			
Allied Properties REIT	Canada	Office	1,852		Toronto	Canada	▶			
Artis REIT	Canada	Industrial	20,204	Penn James Commerce Center	Minneapolis	United States	▶ 90.53			
Artis REIT	Canada	Industrial	10,042	Braemar Business Center	Minneapolis	United States	▶			
Artis REIT	Canada	Industrial	13,978	Mendota Heights Gateway Commons	Saint Paul	United States	▶			
Artis REIT	Canada	Industrial	5,531	Shady Oak	Hopkins	United States	▶			
Artis REIT	Canada	Industrial	9,613	Bush Lake	Minneapolis	United States	▶			
Artis REIT	Canada	Industrial	11,148	Crosstown Center	Minneapolis	United States	▶			
Artis REIT	Canada	Industrial	11,133	Parkside	Minneapolis	United States	▶			
Artis REIT	Canada	Industrial	19,275	Northpoint Industrial Center	Minneapolis	United States	▶			
Artis REIT	Canada	Industrial	7,461	Burnsville Business Center	Burnsville	United States	▶			
Artis REIT	Canada	Office	11,419	Eagle Creek	Savage	United States	▶			
Artis REIT	Canada	Industrial	19,421	Berkshire Lane	Minneapolis	United States	▶			
Artis REIT	Canada	Industrial	6,924	Round Lake Business Center	Saint Paul	United States	▶			
Artis REIT	Canada	Industrial	13,671	Rogers Distribution Center	Rogers	United States	▶			
Artis REIT	Canada	Industrial	11,984	Aurora Industrial Center	Saint Paul	United States	▶			
Artis REIT	Canada	Industrial	40,365	Corporate Square	Saint Paul	United States	▶			
Artis REIT	Canada	Office	9,396	1045 Howe	Vancouver	Canada	▶ 28.13		7.3%	
Artis REIT	Canada	Retail	10,809	St Vital Square	Winnipeg	Canada	▶ 38.86			
Artis REIT	Canada	Retail	14,987	Pembina Village	Winnipeg	Canada	▶			
Calloway REIT	Canada	Retail	42,734		Montreal	Canada	▶ 96.98			
Calloway REIT	Canada	Retail	25,083	Smart Centres Sarnia	Sarnia	Canada	▶			
Crombie REIT	Canada	Retail	37,160	Sobeys	Edmonton	Canada	▶ 62.40			
First Capital Realty	Canada	Retail	10,312	Orleans Gardens	Orleans	Canada		24.06	7.1%	

*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
Riocan REIT	Canada	Retail	12,634	Creekview	Warrington	United States	▶ 106.03			
Riocan REIT	Canada	Retail	23,621	Sunrise Plaza	Forked River	United States	▶			
Riocan REIT	Canada	Retail	4,273	Best Buy	Lancaster	United States	▶			
Riocan REIT	Canada	Retail	15,225	New River Valley Center	Christiansburg	United States	▶			
Riocan REIT	Canada	Retail	43,036	Monroe Marketplace	Selinsgrove	United States	▶			
Riocan REIT	Canada	Retail	5,644	Wharnccliffe Centre	Exeter	Canada	▶ 9.40		7.0%	
Riocan REIT	Canada	Retail	26,733	Gatineau Walmart	Gatineau	Canada	▶ 74.54			
Riocan REIT	Canada	Retail	25,187	Hamilton Southeast Walmart		Canada	▶			
Riocan REIT	Canada	Retail	7,941	Gettysburg Marketplace	Gettysburg	United States	▶ 72.42			
Riocan REIT	Canada	Retail	9,755	Northland Center	State College	United States	▶			
Riocan REIT	Canada	Retail	9,654	Towne Crossings	Richmond	United States	▶			
Riocan REIT	Canada	Retail	27,904	York Marketplace	York	United States	▶			
Riocan REIT	Canada	Retail	6,317	Marlboro Crossroads	Upper Marlboro	United States	▶			
Riocan REIT	Canada	Retail	10,954	Montville Commons	Uncasville	United States	▶ 15.43			

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

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							Value (million EUR)		Yield	Share
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL		
AMB Property	US	Industrial	13,978	Mendota Heights Gateway Commons	Saint Paul	US		90.53	▲	
AMB Property	US	Industrial	5,531	Shady Oak	Hopkins	US			▲	
AMB Property	US	Industrial	9,613	Bush Lake	Minneapolis	US			▲	
AMB Property	US	Industrial	11,148	Crosstown Center	Minneapolis	US			▲	
AMB Property	US	Industrial	10,042	Braemar Business Center	Minneapolis	US			▲	
AMB Property	US	Industrial	20,204	Penn James Commerce Center	Minneapolis	US			▲	
AMB Property	US	Industrial	11,133	Parkside	Minneapolis	US			▲	
AMB Property	US	Industrial	19,275	Northpoint Industrial Center	Minneapolis	US			▲	
AMB Property	US	Industrial	7,461	Burnsville Business Center	Burnsville	US			▲	
AMB Property	US	Office	11,419	Eagle Creek	Savage	US			▲	
AMB Property	US	Industrial	19,421	Berkshire Lane	Minneapolis	US			▲	
AMB Property	US	Industrial	6,924	Round Lake Business Center	Saint Paul	US			▲	
AMB Property	US	Industrial	13,671	Rogers Distribution Center	Rogers	US			▲	
AMB Property	US	Industrial	11,984	Aurora Industrial Center	Saint Paul	US			▲	
AMB Property	US	Industrial	40,365	Corporate Square	Saint Paul	US			▲	
AMB Property	US	Industrial	82,021	AMB Miami International Business Park	Miami	US	►	52.54		5.9%
Apartment Inv Managem.	US	Apartment	121	Talbot Woods	Middleboro	US		7.91	▲	
Apartment Inv Managem.	US	Apartment	274	Glenbridge Manors	Cincinnati	US		20.62	▲	
Apartment Inv Managem.	US	Apartment	350	The Arbours of Hermitage	Hermitage	US		13.38	▲	
Associated Estates Realty	US	Apartment	504	The Ashborough	Ashburn	US	►	71.00		6.0%
Avalonbay Communities	US	Apartment	684	Grove Park	Gaithersburg	US	►	79.51		
Avalonbay Communities	US	Dev Site	10,684	Avalon Park Crest	West Mclean	US	►	10.47		
Avalonbay Communities	US	Retail	282	92 Willoughby St	Brooklyn	US	►	12.08		
BioMed Realty Trust	US	Industrial	2,897	Sorrento Plaza	San Diego	US	►	44.87		
BioMed Realty Trust	US	Industrial	15,224	Sorrento West Life Science Park	San Diego	US	►			
BioMed Realty Trust	US	Office	3,339	Beckman Bioscience Building	San Diego	US	►	9.76		
BioMed Realty Trust	US	Office	19,045	Science Center at Oyster Point	South San Francisco	US	►	234.58		
BioMed Realty Trust	US	Office	26,384	Gateway Business Park	South San Francisco	US	►			

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Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	Value (million EUR)		Yield	Share
							BUY	SELL		
BioMed Realty Trust	US	Industrial	4,584	eBioscience HQ	San Diego	United States	▶ 13.97			
BioMed Realty Trust	US	Industrial	11,631	4570 Executive Dr	San Diego	United States	▶ 49.99			
Boston Property	US	Office	160,099	John Hancock Tower	Boston	United States	▶ 732.08		6.5%	
Boston Property	US	Office	32,515	510 Madison Avenue	New York	United States	▶ 216.48			
Boston Property	US	Office	89,984	Bay Colony Corporate Ctr	Waltham	United States	▶ 145.63			
Cedar Shopping Centers	US	Retail	12,634	Creekview	Warrington	United States	▶ 106.03			
Cedar Shopping Centers	US	Retail	23,621	Sunrise Plaza	Forked River	United States	▶			
Cedar Shopping Centers	US	Retail	4,273	Best Buy	Lancaster	United States	▶			
Cedar Shopping Centers	US	Retail	15,225	New River Valley Center	Christiansburg	United States	▶			
Cedar Shopping Centers	US	Retail	43,036	Monroe Marketplace	Selinsgrove	United States	▶			
Cedar Shopping Centers	US	Retail	7,941	Gettysburg Marketplace	Gettysburg	United States	▶ 72.42			
Cedar Shopping Centers	US	Retail	9,755	Northland Center	State College	United States	▶			
Cedar Shopping Centers	US	Retail	9,654	Towne Crossings	Richmond	United States	▶			
Cedar Shopping Centers	US	Retail	27,904	York Marketplace	York	United States	▶			
Cedar Shopping Centers	US	Retail	6,317	Marlboro Crossroads	Upper Marlboro	United States	▶			
Cedar Shopping Centers	US	Retail	10,954	Montville Commons	Uncasville	United States	▶ 15.43			
Corporate Office Properties	US	Industrial	21,646	Power Loft @ Innovation	Manassas	United States	▶ 90.53			
DCT Industrial Trust	US	Industrial	30,032	Holabird Business Park	Baltimore	United States	▶ 10.86		9.1%	
Developers Diversified Realty	US	Retail	1,284	Rite Aid	Fort Mill	United States		2.05	▶	
Developers Diversified Realty	US	Retail	8,723	Pamlico Plaza	Washington	United States			▶	
Diamondrock Hospitality	US	Hotel	169	Hilton Garden Inn Chelsea	New York	United States	▶ 53.84		6.8%	
Equity One Inc	US	Retail	9,311	Country Walk Plaza	Miami	United States	▶ 21.88			
Equity One Inc	US	Retail	2,573	Trump Palace (Retail Condo)	New York	United States	▶ 16.53		5.0%	
Equity Residential	US	Apartment		Vantage Pointe	San Diego	United States	▶ 157.44			
Equity Residential	US	Apartment	34	Renaissance Villas	Berkeley	United States	▶ 5.51			
Equity Residential	US	Apartment	272	Town Square at Millbrook	Alexandria	United States	▶ 52.74			
Equity Residential	US	Apartment	510	Northpark Apartments	Burlingame	United States	▶ 86.59			
First Industrial Realty Trust	US	Industrial	15,754	The Tennant Bldg	Osseo	United States		8.34	▶	

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							Value (million EUR)		Yield	Share
Constituent Company	Country	Main asset sector	Sqm / units	Property name	City	Country	BUY	SELL		
Forest City A	US	Retail	18,844	Wal-Mart Super Center	Pueblo	United States				
Forest City A	US	Retail	19,241	Southgate Mall	Yuma	United States				
Healthcare Realty Trust	US	Office	3,145	Lowry 2 Medical Center	Denver	United States	5.67			
Healthcare Realty Trust	US	Office	10,419	Lowry Medical Cntr. & Plaza	Denver	United States	17.95		8.0%	
Healthcare Realty Trust	US	Office	2,054	Boca Raton Outpatient Surgery	Boca Raton	United States		8.07		
Healthcare Realty Trust	US	Office	12,452		Avon	United States	18.34			
Hersha Hospitality Trust	US	Hotel	228	Hampton Inn	Washington	United States	57.46		8.3%	
Home Properties	US	Apartment	858	Charleston Manor	Ellicott City	United States	81.08		6.2%	
Home Properties	US	Apartment	364	Courts at Fair Oaks	Fairfax	United States	55.18		5.9%	
Kimco Realty Cp	US	Retail	16,629	CentrePoint Marketplace	Meridian	United States		25.98	10.0%	
LaSalle Hotel Properties	US	Hotel	201	Hotel Monaco	San Francisco	United States	53.92		3.0%	
LaSalle Hotel Properties	US	Hotel	294	Westin	Philadelphia	United States	114.14			
LaSalle Hotel Properties	US	Hotel	288	Embassy Suites	Philadelphia	United States	62.19			
LaSalle Hotel Properties	US	Hotel	407	Westin City Center	Dallas	United States		39.36		
Liberty Property Trust	US	Industrial	20,438	2427 Penny Rd	High Point	United States		2.51		
Liberty Property Trust	US	Industrial	66,292	CVS Caremark Distribution Cntr.	Orlando	United States	18.30			
Mid-America Ap. Com.	US	Apartment	250	AMLI at Stonebridge Ranch	Mc Kinney	United States				
Penn Real Estate Invest	US	Retail	12,634	Creekview	Warrington	United States		106.03		
Penn Real Estate Invest	US	Retail	23,621	Sunrise Plaza	Forked River	United States				
Penn Real Estate Invest	US	Retail	4,273	Best Buy	Lancaster	United States				
Penn Real Estate Invest	US	Retail	15,225	New River Valley Center	Christiansburg	United States				
Penn Real Estate Invest	US	Retail	43,036	Monroe Marketplace	Selinsgrove	United States				
Prologis	US	Industrial	73,887	Ichikawa Logistics Center II	Ichikawa	Japan		180.28	5.6%	90.0%
Regency Centers	US	Retail	5,801	Glen Oak Plaza	Glenview	United States	14.17			
Simon Property Group	US	Retail	24,804	fmr Boscov's	Pittsburgh	United States				
SL Green Realty	US	Office	27,127	Berkeley Building	New York	United States		95.00	7.0%	
Strategic Hotels & Resorts	US	Hotel	372	InterContinental Prague	Prague	Czech Republic		110.60	4.8%	
UDR	US	Apartment	160	Garrison Square	Boston	United States	77.14			
Vornado Realty	US	Retail	13,935	Lucida Retail Condo	New York	United States	118.08			

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