



EPRA

EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

EPRA RESEARCH

Loan to Value

April 2019

FTSE EPRA Nareit Global Real Estate Index Series

EPRA Developed Europe Index - Debt Profile Summary

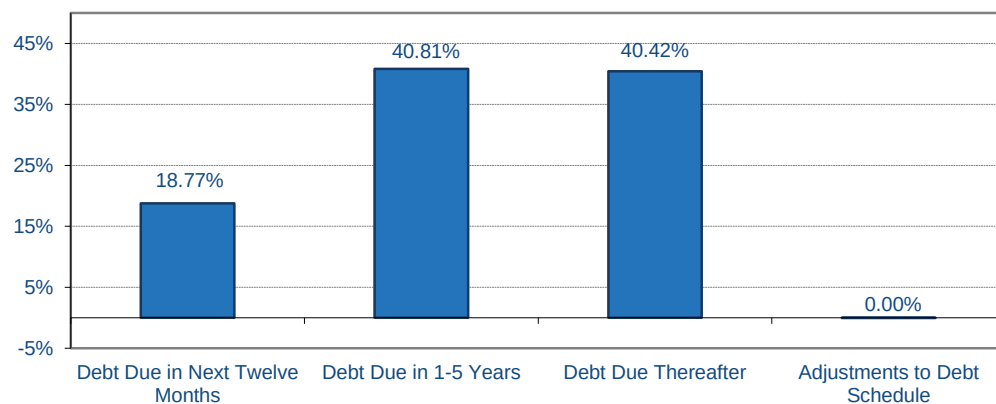
Weighted average LTV of the European Index is 36.73% (37.00% last month)
 20 European companies have an updated LTV-ratio this month.

4 capital raisings have been completed in Europe over the second half of February and March, raising EUR 3,039.5 million.

Capital raised (EUR Bn)

2014	2015	2016	2017	2018
25.97	25.79	20.10	30.60	25.00

EPRA European Constituents Debt Maturity Schedule (%)



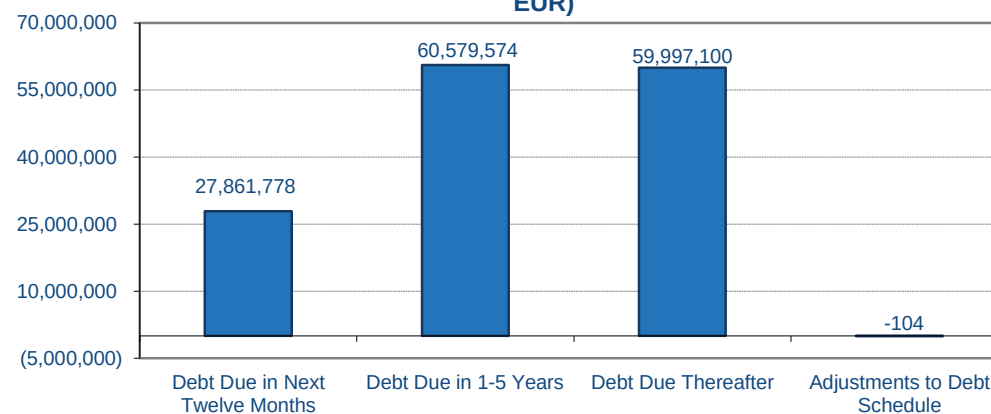
Based on the most recently reported debt maturity data. If values were not reported for the most recent period, most recent year values were used. Source: S&P Global

Latest Bond and Equity Issues

Company	Description	Amount (EUR Mln)
Unibail-Rodamco-Westfield	1.000% Senior unsecured bonds, due Feb 27, 2027	750,000
Unibail-Rodamco-Westfield	1.750% Senior unsecured bonds, due Feb 27, 2034	750,000
Swiss Prime Site AG	1.250% Bonds, due Apr 2, 2027	219,907
Aroundtown SA	5.375% Series 28 unsecured notes, due Mar 21, 2029	530,880
Aroundtown SA	Floating rate series Z straight bonds, due 2024	125,000
Aroundtown SA	Floating rate series Y straight bonds, due 2026	100,000

Company	Description	Amount (EUR Mln)
Montea	Bearer shares	160.04

EPRA European Constituents Debt Maturity Schedule (in 000's EUR)



Graphs represent 63.17% of total debt coverage (148.4 Bn EUR out of 234.98 Bn EUR). Converted to Euros as of March 31, 2019. Source: S&P Global

EPRA European Constituents Updated Published LTVs (March 2019)

Date	Company Name	Country	Source	Latest report		Report end date	Latest LTV	Change		Previous report	Previous LTV
26/02/2019	IGD SIQ	ITA	Posted	FY 18	as of	31-Dec-18	45.80%	-0.04%	6 months	H1 18	45.84%
27/02/2019	Unite Group	UK	Posted	FY 18	as of	31-Dec-18	29.00%	2.00%	6 months	H1 18	27.00%
06/03/2019	TAG Immobilien	GER	Posted	FY 18	as of	31-Dec-18	47.30%	-2.10%	3 months	Q3 18	49.40%
07/03/2019	Vonovia	GER	Posted	FY 18	as of	31-Dec-18	42.80%	-2.30%	3 months	Q3 18	45.10%
11/03/2019	LEG Immobilien	GER	Posted	FY 18	as of	31-Dec-18	40.70%	-2.00%	3 months	Q3 18	42.70%
14/03/2019	Capital & Regional property	UK	Posted	FY 18	as of	31-Dec-18	48.00%	2.00%	6 months	H1 18	46.00%
18/03/2019	HIAG Immobilien	SWIT	Posted	FY 18	as of	31-Dec-18	43.40%	1.40%	6 months	H1 18	42.00%
18/03/2019	Grand City Properties	GER	Posted	FY 18	as of	31-Dec-18	34.00%	-1.00%	3 months	Q3 18	35.00%
20/03/2019	Empiric Student Property *	UK	Posted	FY 18	as of	31-Dec-18	30.60%	-3.60%	6 months	H1 18	34.20%
20/03/2019	ADO Properties	GER	Posted	FY 18	as of	31-Dec-18	39.60%	-2.30%	3 months	Q3 18	41.90%
21/03/2019	Hamborner REIT	GER	Posted	FY 18	as of	31-Dec-18	42.50%	-1.20%	3 months	Q3 18	43.70%
21/03/2019	TLG Immobilien	GER	Posted	FY 18	as of	31-Dec-18	34.70%	-4.30%	3 months	Q3 18	39.00%
25/03/2019	Hanstee Holdings	UK	Posted	FY 18	as of	31-Dec-18	29.70%	-3.90%	6 months	H1 18	33.60%
26/03/2019	Deutsche Wohnen	GER	Posted	FY 18	as of	31-Dec-18	36.00%	-0.50%	3 months	Q3 18	36.50%
27/03/2019	F&C UK Real Estate Investment	UK	Posted	HY 18/19	as of	31-Dec-18	26.60%	0.40%	6 months	Q1 18/19	26.20%
27/03/2019	CA Immobilien	OEST	Posted	FY 18	as of	31-Dec-18	43.50%	-2.60%	3 months	Q3 18	46.10%
28/03/2019	Adler Real Estate	GER	Posted	FY 18	as of	31-Dec-18	61.40%	-4.90%	3 months	Q3 18	66.30%
28/03/2019	Aroundtown SA	GER	Posted	FY 18	as of	31-Dec-18	35.00%	-2.00%	3 months	Q3 18	37.00%
28/03/2019	Regional REIT	UK	Posted	FY 18	as of	31-Dec-18	38.30%	1.20%	3 months	Q3 18	37.10%
29/03/2019	Triple Point SoHo REIT	UK	Posted	FY 18	as of	31-Dec-18	15.50%	15.50%	6 months	Q2 18	0.00%
* The company implemented a new methodology for computing its LTV figure for Dec/18 , however the data was restated only for Dec/2017 (restated: 28.2%, original: 30.6%).											
New index additions in March 2019											
	Ascencio REIT	BE	Posted	FY 18	as of	31-Dec-18	40.00%				
	Sagax AB	SWED	Posted	FY 18	as of	31-Dec-18	47.00%				

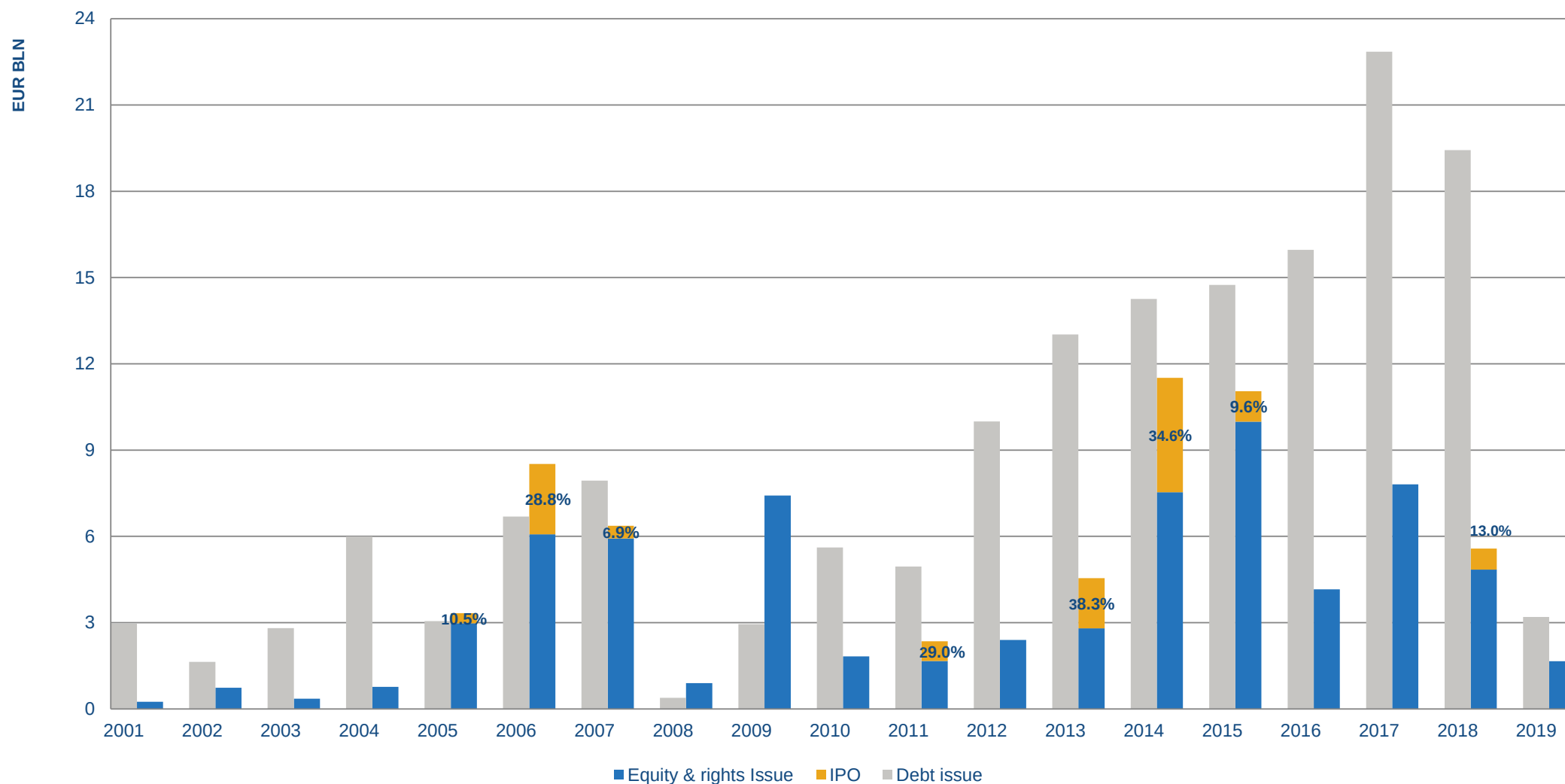
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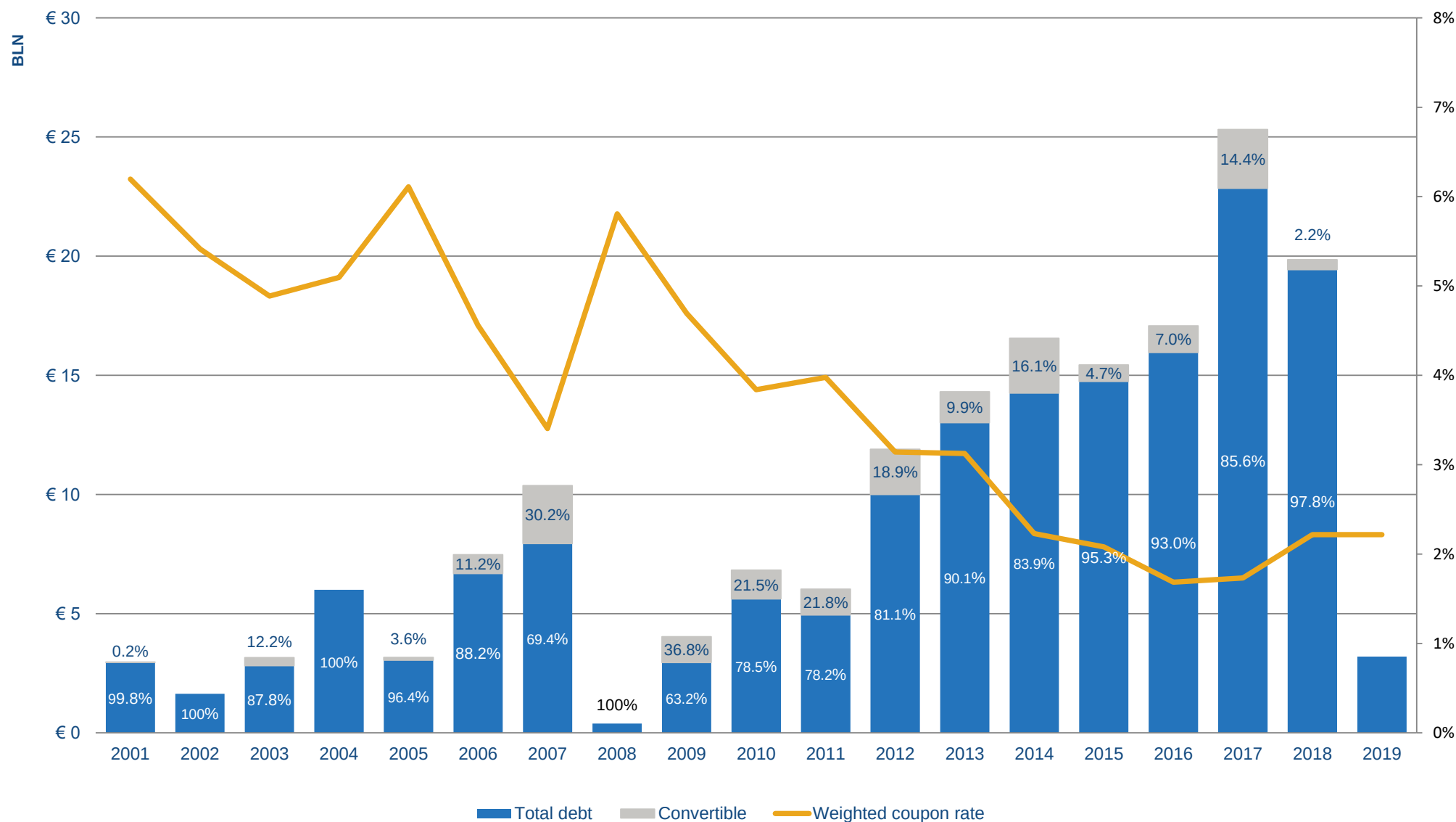
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EPRA Europe Constituents Rights Offerings 2019

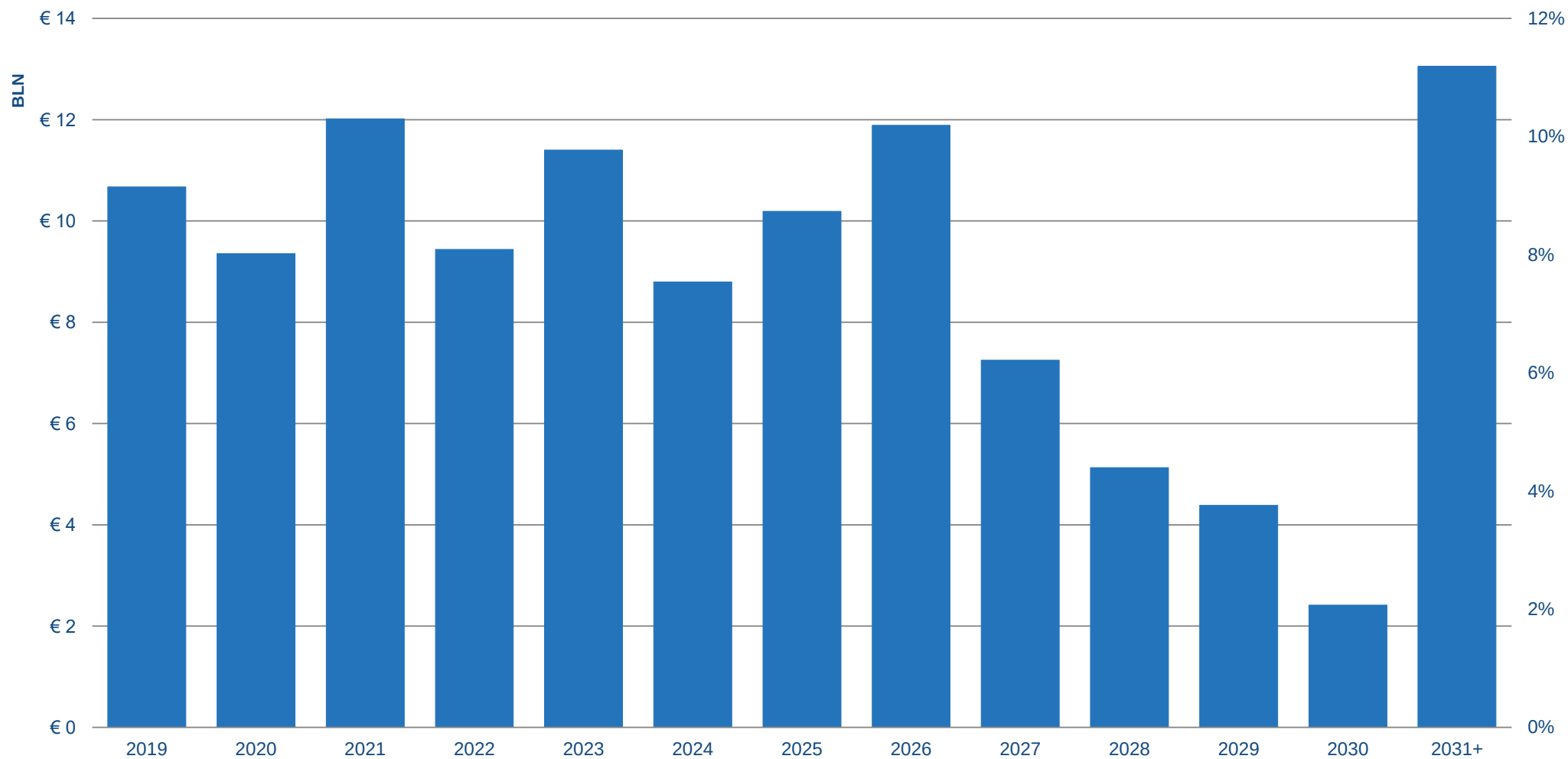
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Capital raised EPRA Europe





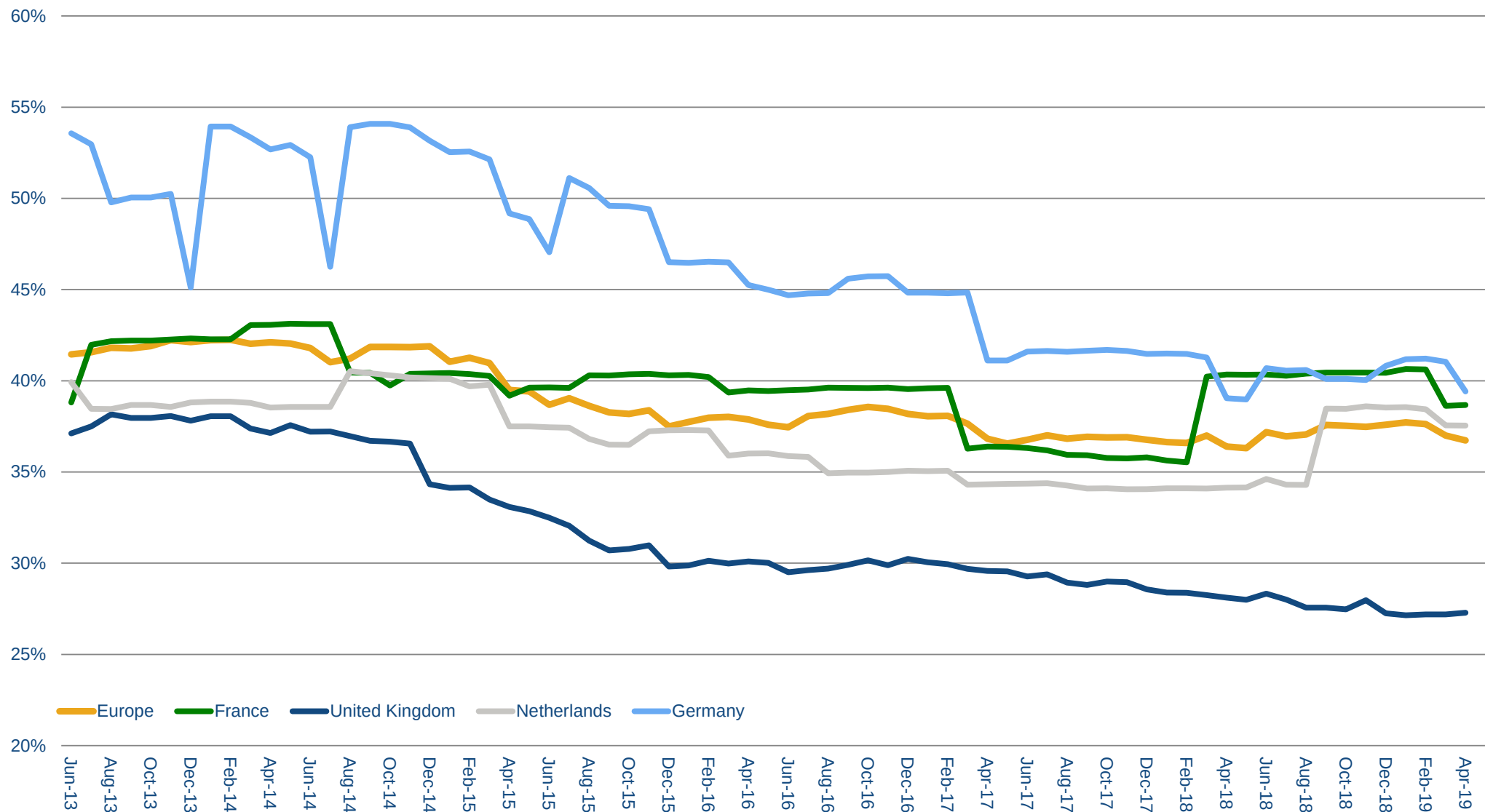
Bond Maturity Schedule



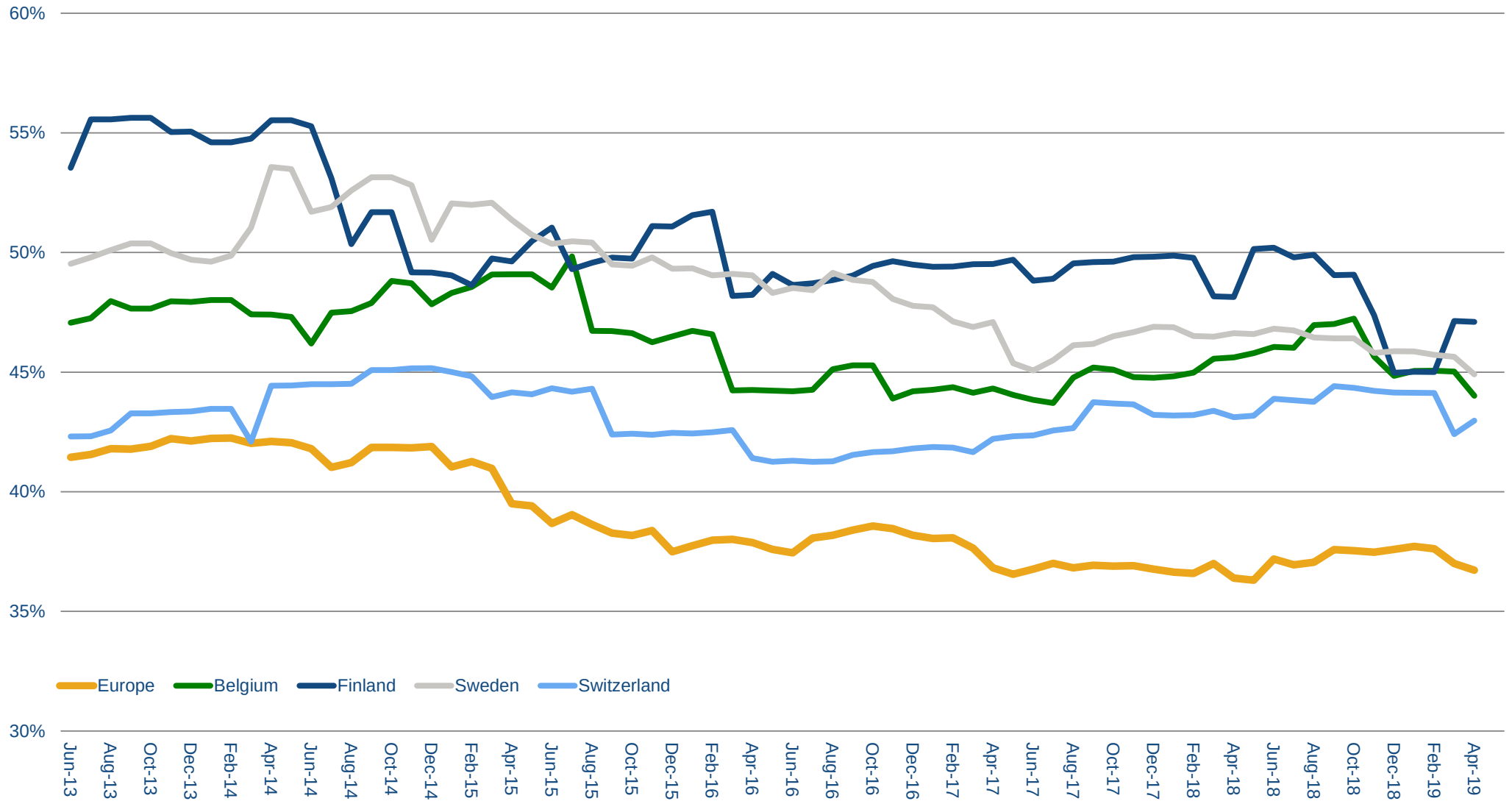
Historical LTV - European Market

Loan to Value
Report

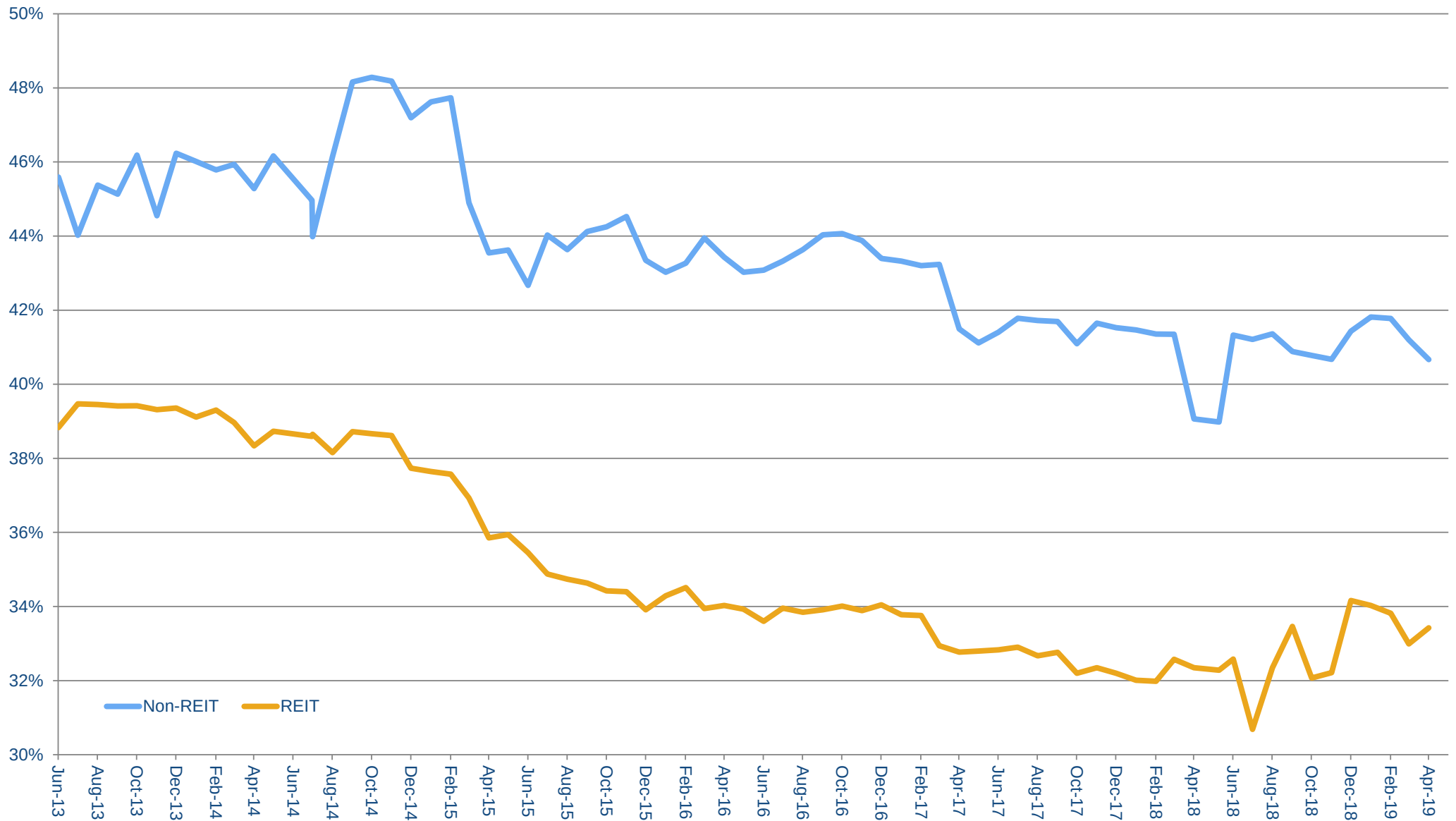
April 2019



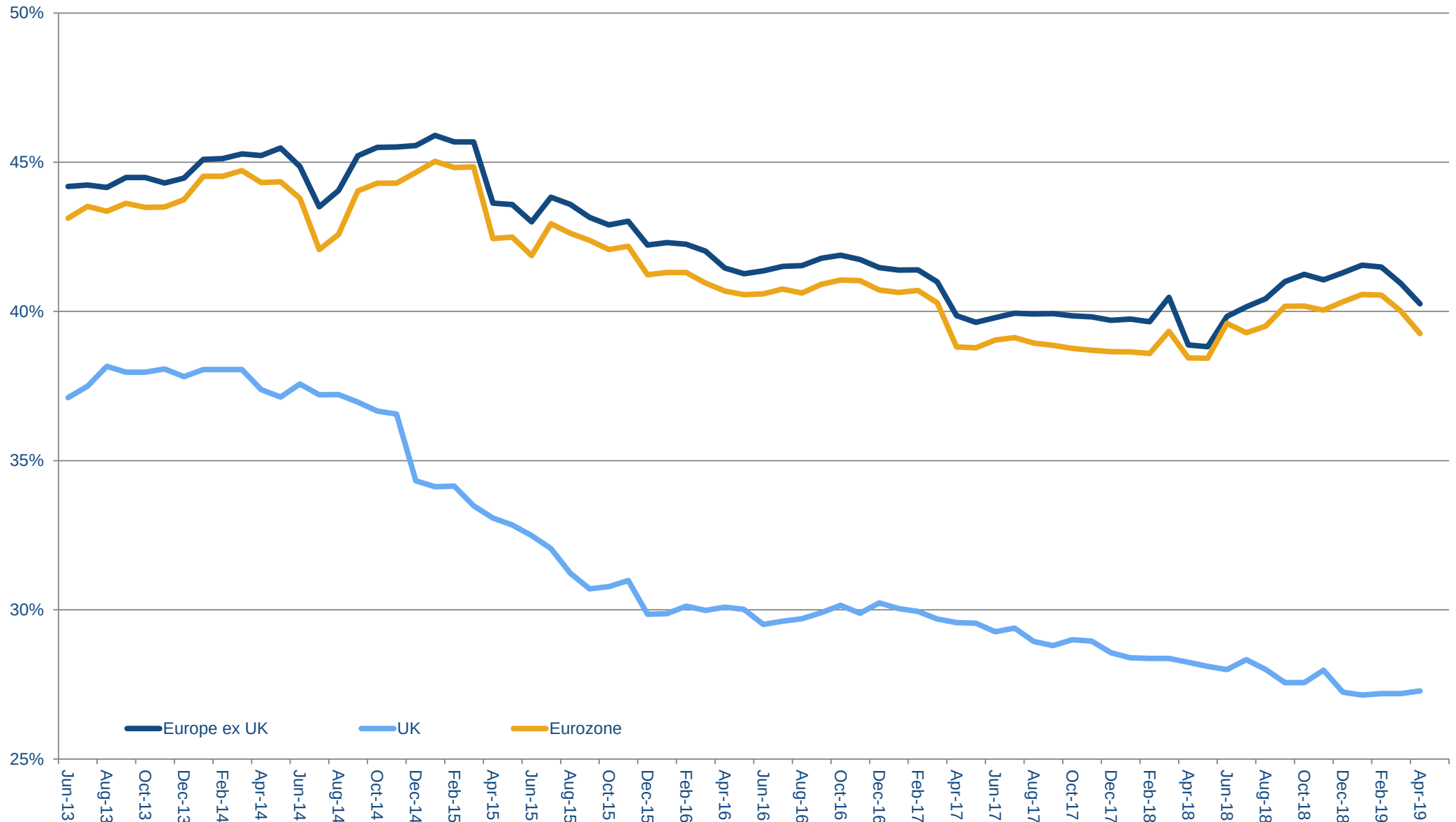
Historical LTV - European Market



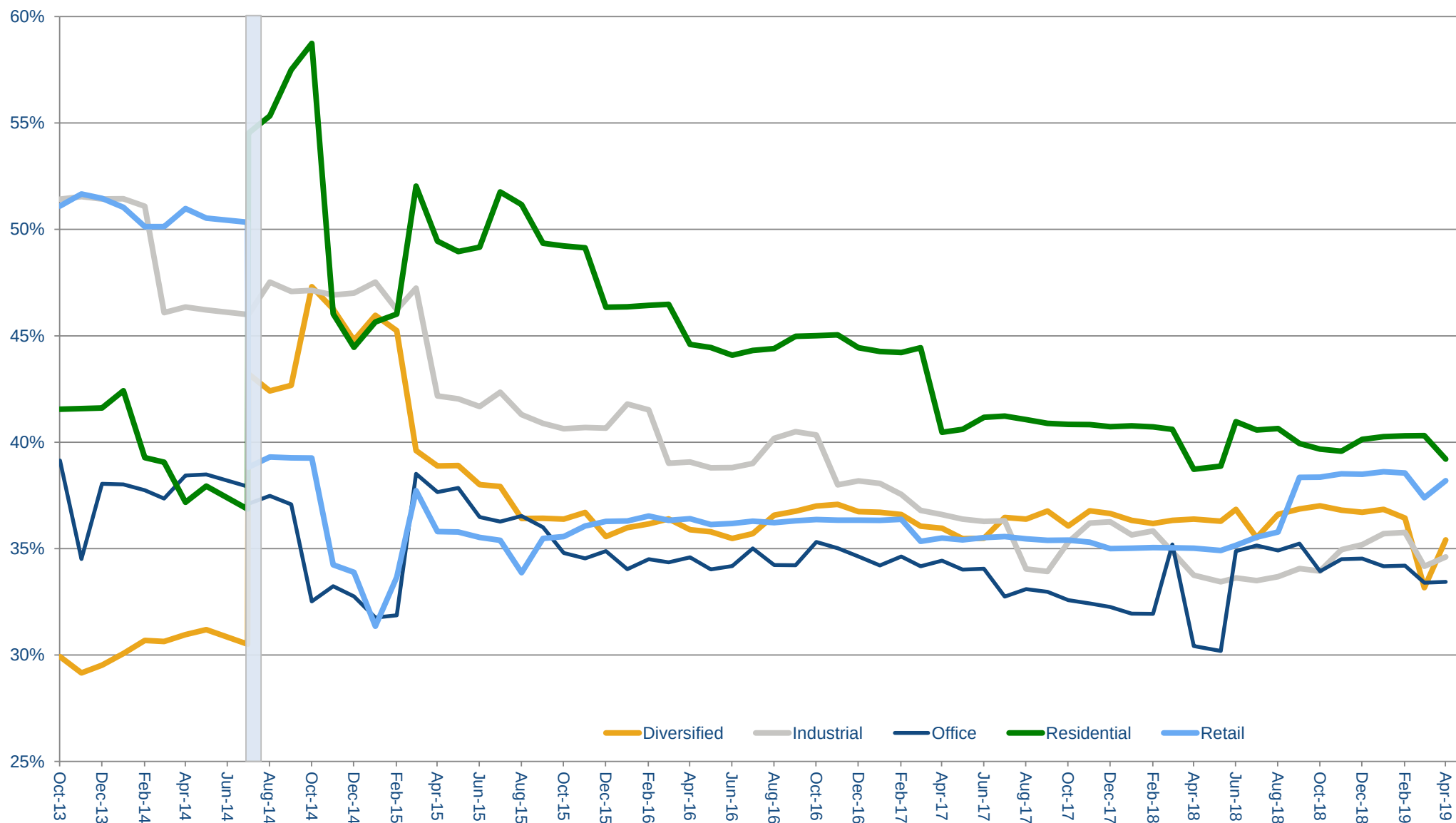
Historical LTV - REIT vs. Non-REIT



Historical LTV - UK vs Continental Europe



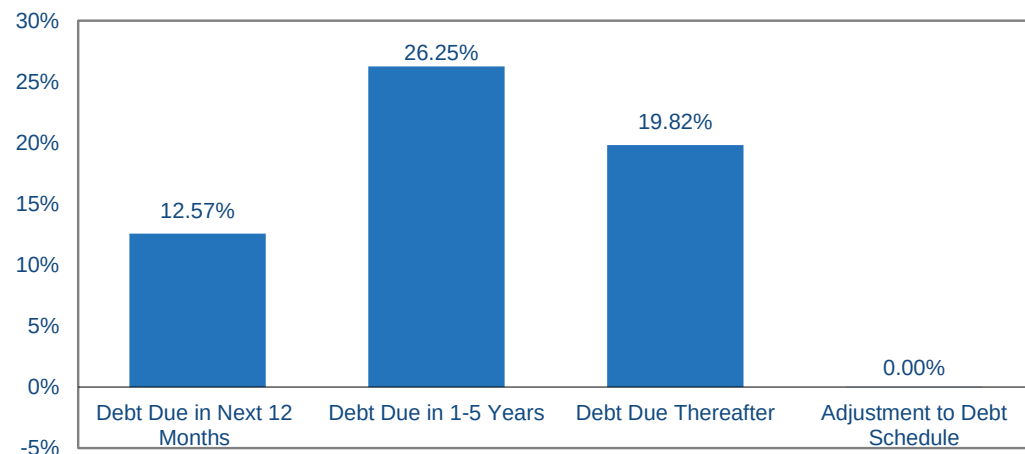
Historical LTV - Sectors



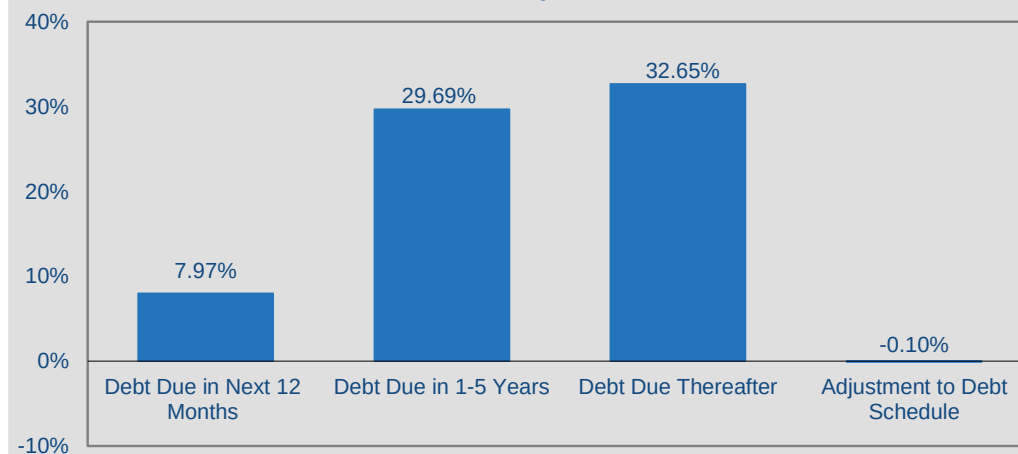
Sector reclassifications of existing index constituents that took place during the Quarterly Index Review came into force on June 23, 2014 and September 22, 2014 lead to the adjustments in LTV of sectors represented in this graph.

EPRA Europe Debt Maturity Profiles

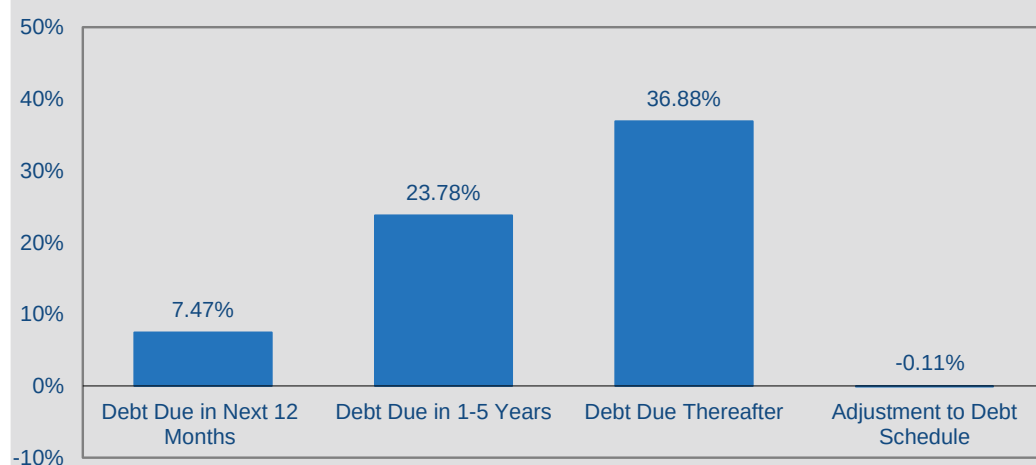
Eurozone



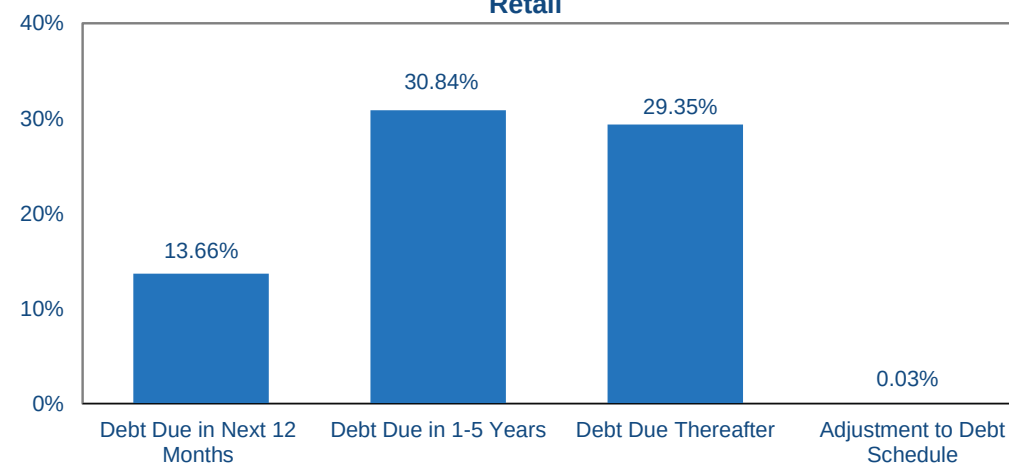
Europe



Residential



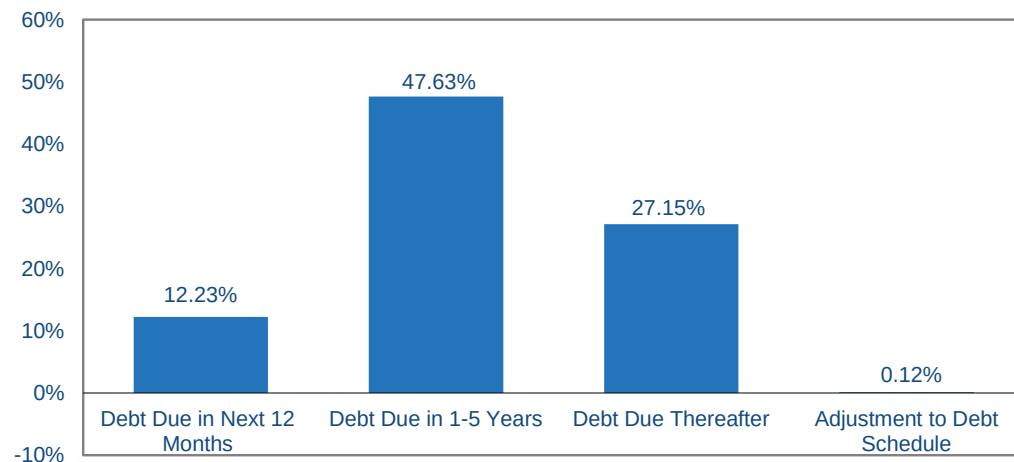
Retail



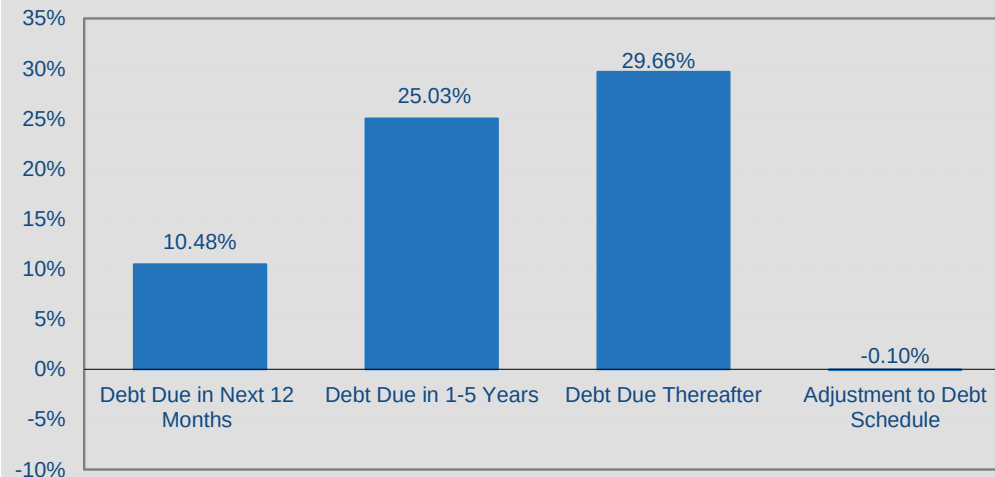
Based on most recently reported debt maturity data. If values were not reported for the most recent period, most recent year values were used.

EPRA Europe Debt Maturity Profiles

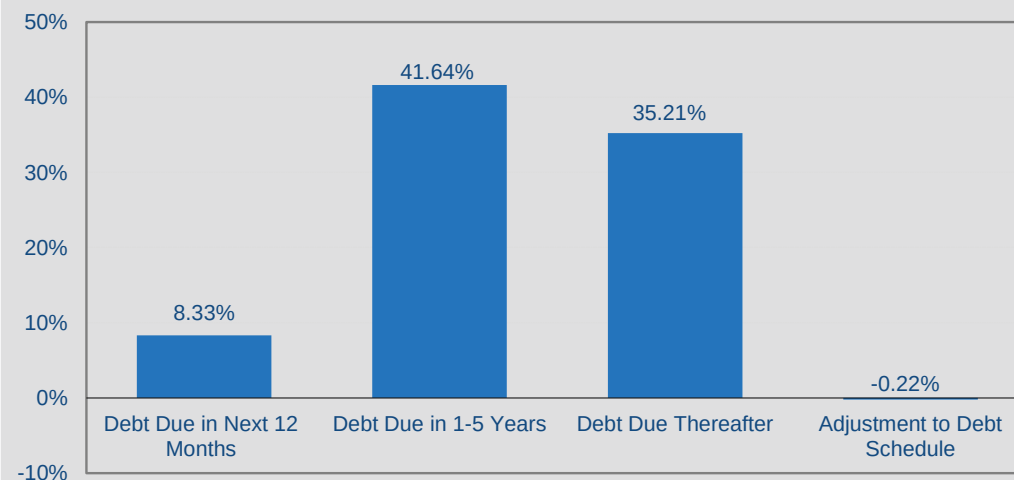
Office



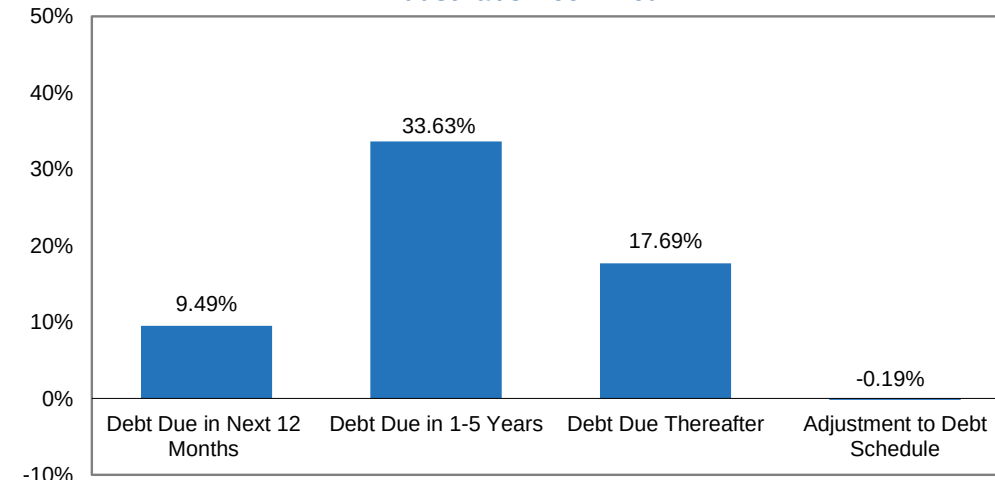
Diversified



Industrial



Industrial/Office Mixed



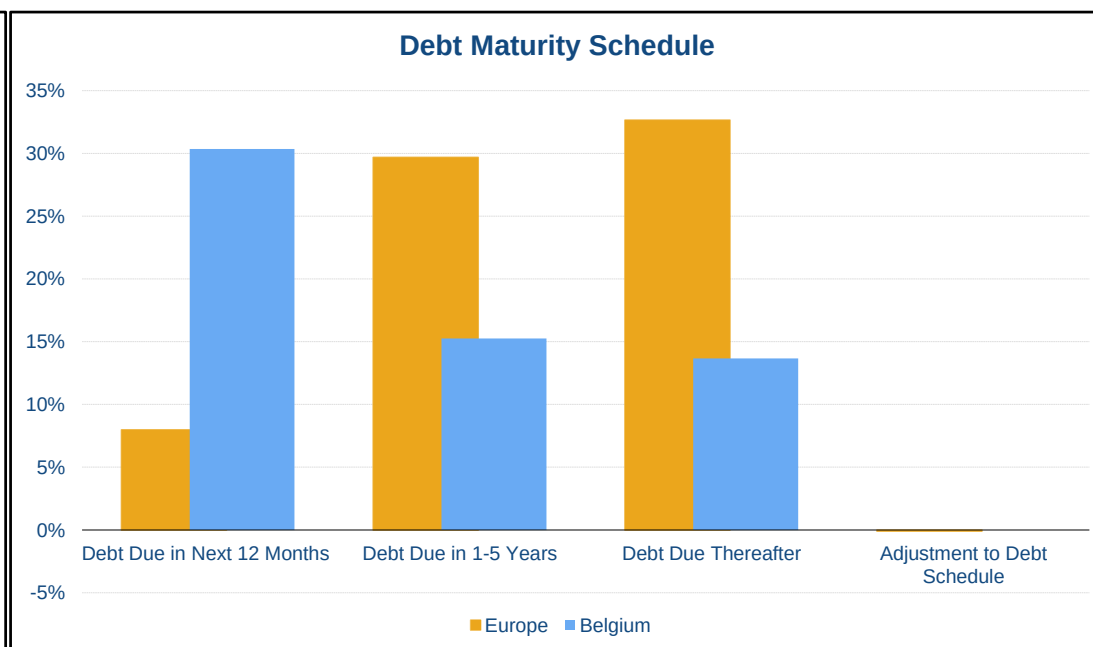
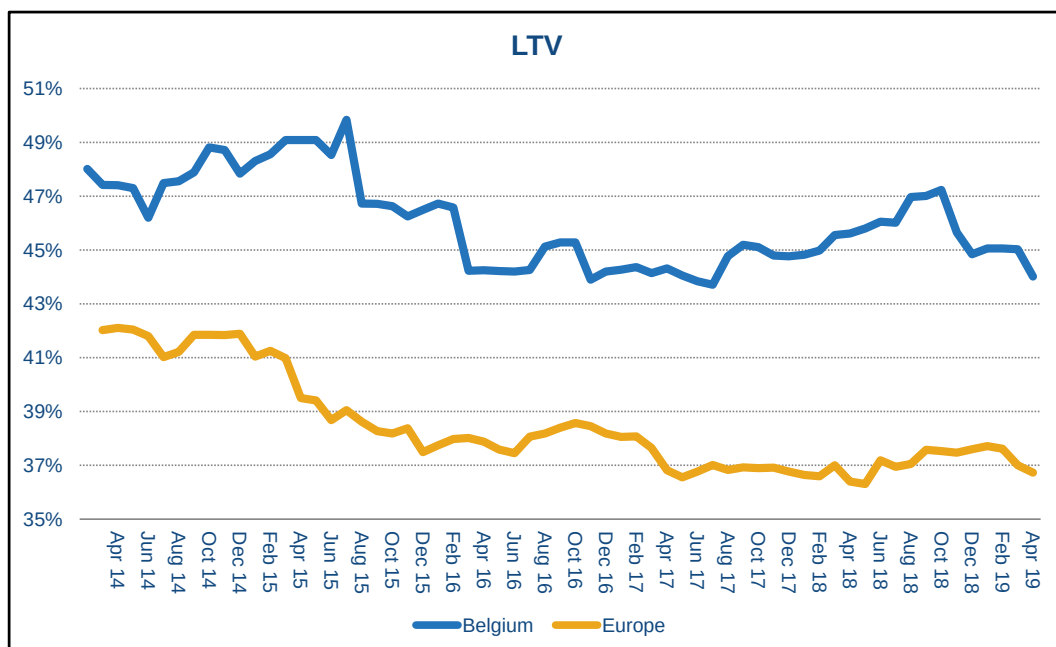
Based on most recently reported debt maturity data. If values were not reported for the most recent period, most recent year values were used

EPRA Europe Loan to Value - Country

		Apr-19	Mar-19	% change	1-year average	3-year average	5-year average
Europe		36.73%	37.00%	-0.28%	37.23%	37.00%	38.32%
Belgium		44.01%	45.03%	-1.02%	45.73%	45.25%	45.97%
France		38.67%	38.62%	0.05%	40.14%	38.40%	39.34%
Germany		39.41%	41.05%	-1.63%	40.39%	40.85%	45.36%
Netherlands		37.55%	37.56%	-0.01%	36.96%	35.57%	36.54%
Sweden		44.91%	45.64%	-0.74%	46.10%	46.17%	48.47%
Switzerland		42.98%	42.41%	0.57%	43.79%	43.44%	43.23%
United Kingdom		27.28%	27.19%	0.09%	27.58%	28.19%	30.56%
Spain		39.15%	39.09%	0.06%	39.86%	39.69%	38.80%
Ireland		20.08%	20.12%	-0.04%	19.84%	20.00%	
Finland		47.10%	47.14%	-0.03%	47.90%	48.61%	49.54%
Italy		45.80%	45.80%	0.00%	45.97%	46.91%	48.94%
Austria		43.50%	46.10%	-2.60%	44.55%	43.61%	45.13%
Norway		41.30%	41.30%	0.00%	40.82%	42.85%	48.72%

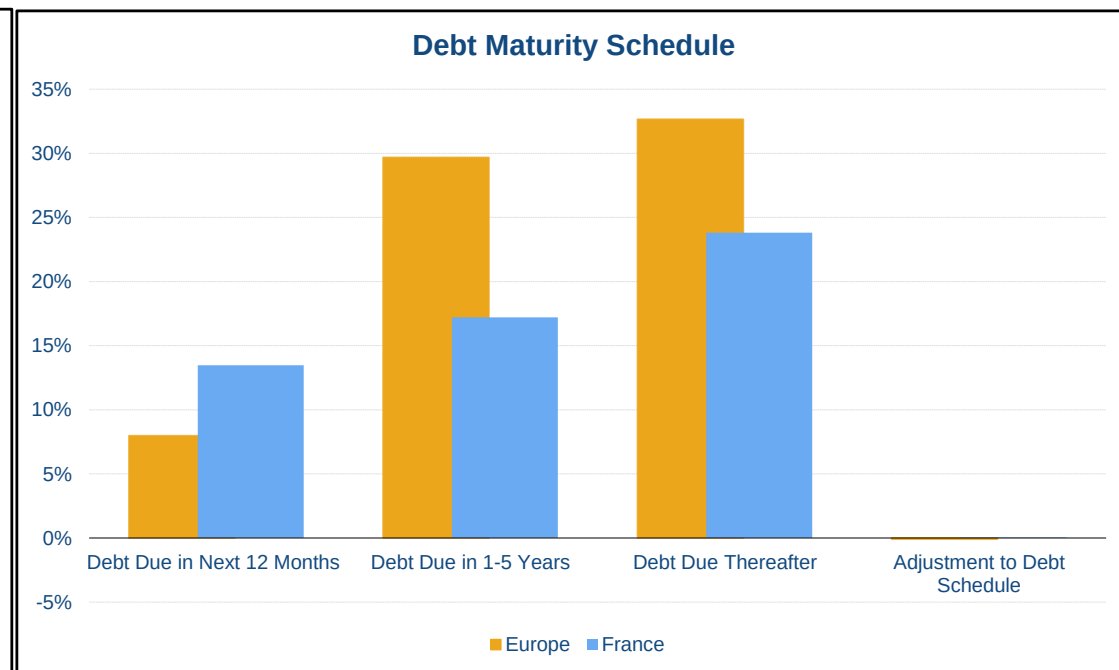
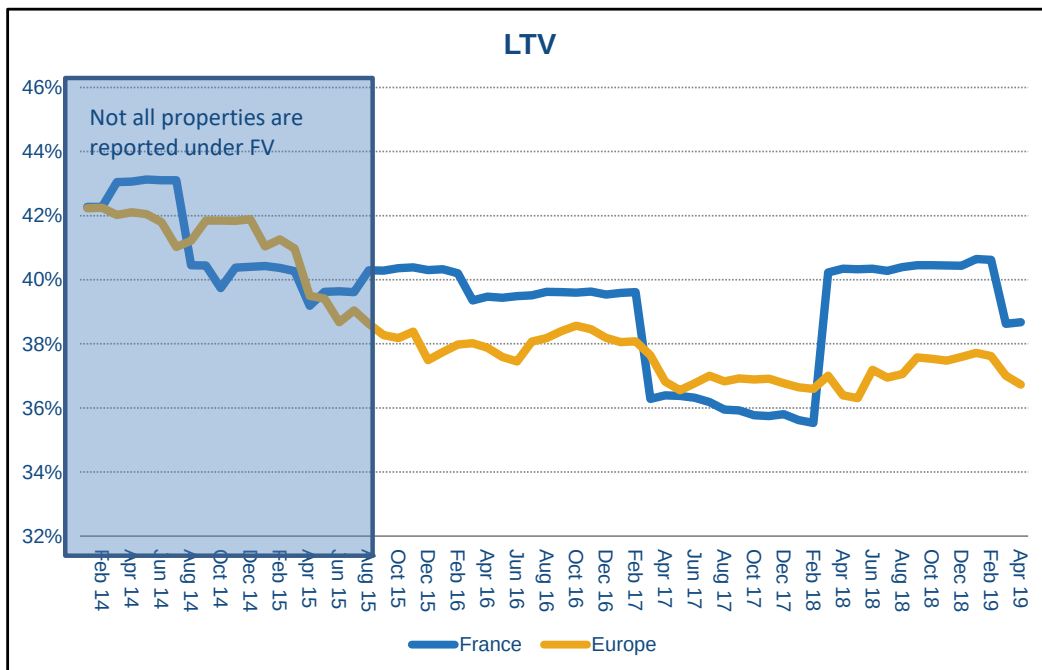
Belgium

Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (EUR 000)	Investment Properties FV (EUR 000)	Inventories & Properties Held for Sale (EUR 000)	Apr-19	Mar-19	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Befimmo	Office	REIT	14.02.2019	31.12.2018	1,174,411	2,655,324	-	43.6%	43.6%	37.7%	35.1%	27.5%	0.0%
Cofinimmo	Diversified	REIT	07.02.2019	31.12.2018	1,590,720	3,694,202	33,663	43.0%	43.0%	37.9%			
Intervest Offices	Ind/Off Mix	REIT	14.02.2019	31.12.2018	373,883	866,504	-	43.5%	43.5%	23.2%			
Leasinvest	Diversified	REIT	20.02.2019	31.12.2018	591,304	1,004,237	15,050	53.5%	53.5%	44.1%			
WDP	Industrial	REIT	01.02.2019	31.12.2018	1,696,027	3,299,864	739	51.8%	51.8%	13.0%	47.2%	39.8%	0.0%
Wereldhave Belgium	Retail	REIT	07.02.2019	31.12.2018	278,795	955,253	-	29.7%	29.7%	61.6%			
Aedifica	Health Care	REIT	20.02.2019	31.12.2018	923,093	1,958,909	5,220	47.4%	47.4%	17.5%			
Retail Estates	Retail	REIT	16.11.2018	30.09.2018	697,762	1,391,654	14,556	53.7%	53.7%	7.8%	39.7%	42.0%	0.0%
Xior Student Housing	Residential	REIT	-	-	401,138	814,908	-	39.3%	39.3%	7.8%	39.7%	42.0%	0.0%
Montea	Industrial	REIT	21.02.2019	31.12.2018	457,419	896,873	2,377	51.3%	51.3%	9.8%			
Shurgard Self Storage	Self Storage	Non-REIT	25.02.2019	31.12.2018	352,912	2,559,319	-	13.9%	13.9%				
Ascencio	Retail	REIT			-	-	-	40.0%					



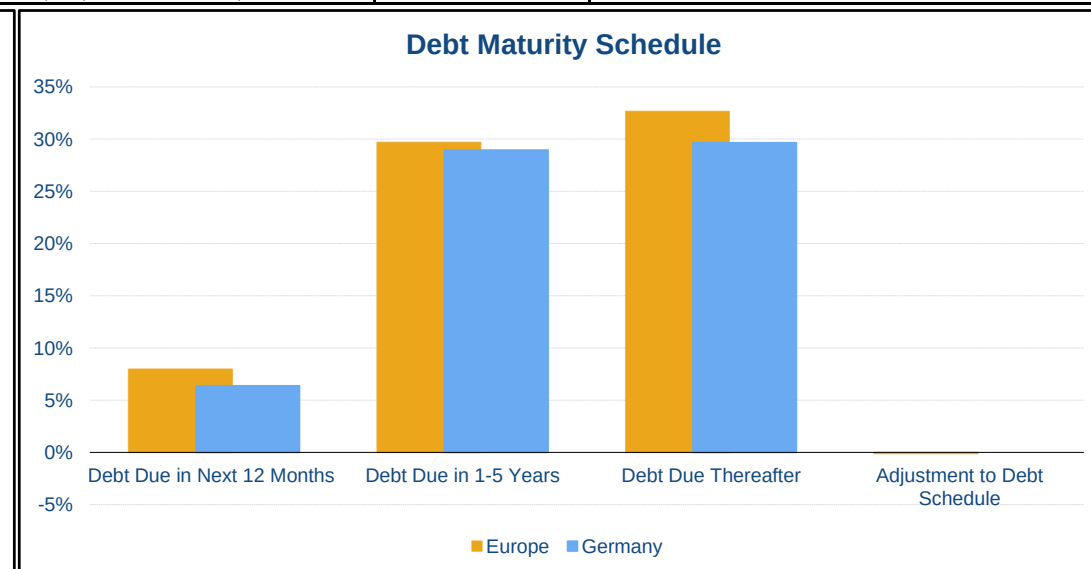
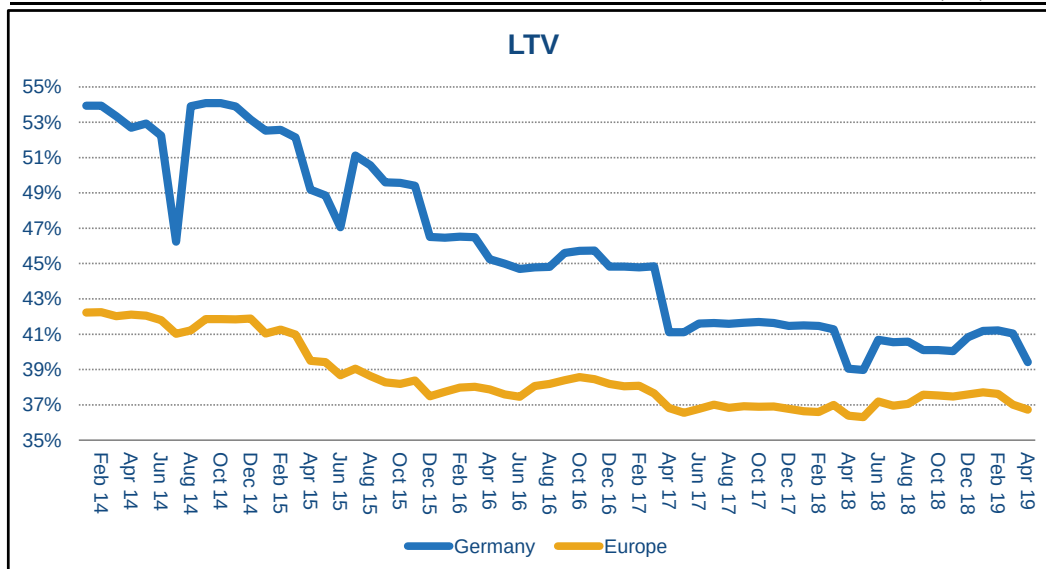
France

Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (EUR 000)	Investment Properties FV (EUR 000)	Inventories & Properties Held for Sale (EUR 000)	Apr-19	Mar-19	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Covivio	Diversified	REIT	20.02.2019	31.12.2018	9,888,000	20,140,000	NA	42.00%	42.00%				
Gecina	Office	REIT	19.02.2019	31.12.2018	7,384,158	18,112,071	698,947	38.40%	38.40%	27.42%	19.38%	53.20%	0.00%
Icade	Diversified	REIT	18.02.2019	31.12.2018	5,653,200	-	481,700	40.00%	40.00%	16.69%	26.04%	57.27%	0.00%
Klépierre	Retail	REIT	06.02.2019	31.12.2018	8,805,700	21,692,200	72,700	36.30%	36.30%	24.27%	34.43%	40.81%	0.49%
Mercialys	Retail	REIT	13.02.2019	31.12.2018	1,522,832	-	3,753	40.80%	40.80%	36.37%			
Carmila	Retail	REIT			2,304,391	5,953,655	-	34.00%	34.00%	3.09%	57.73%	39.18%	0.00%



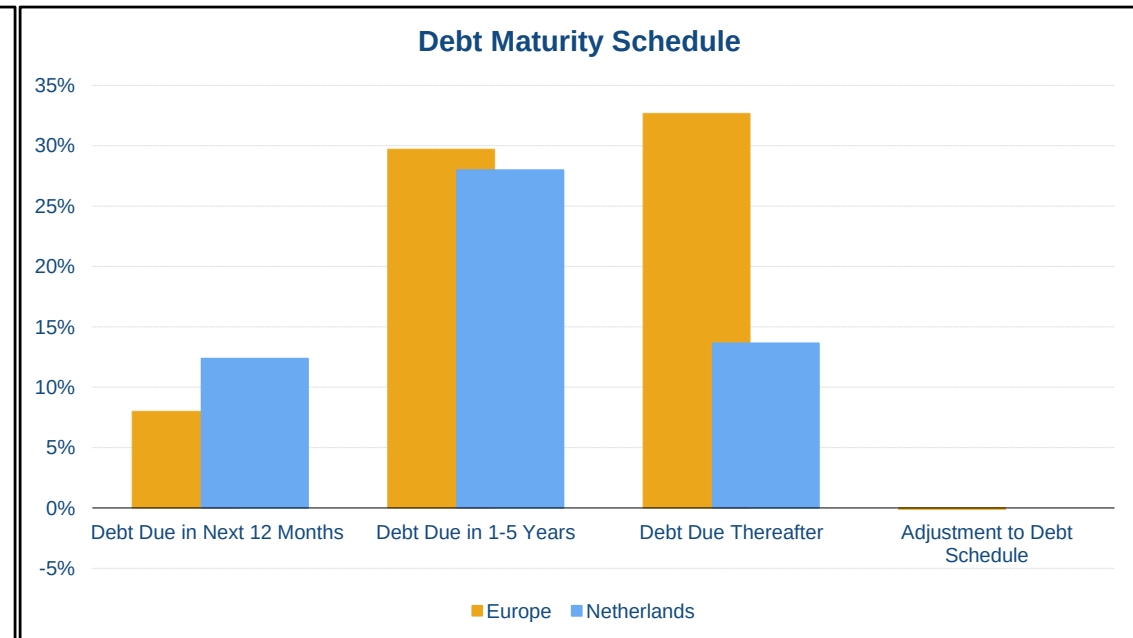
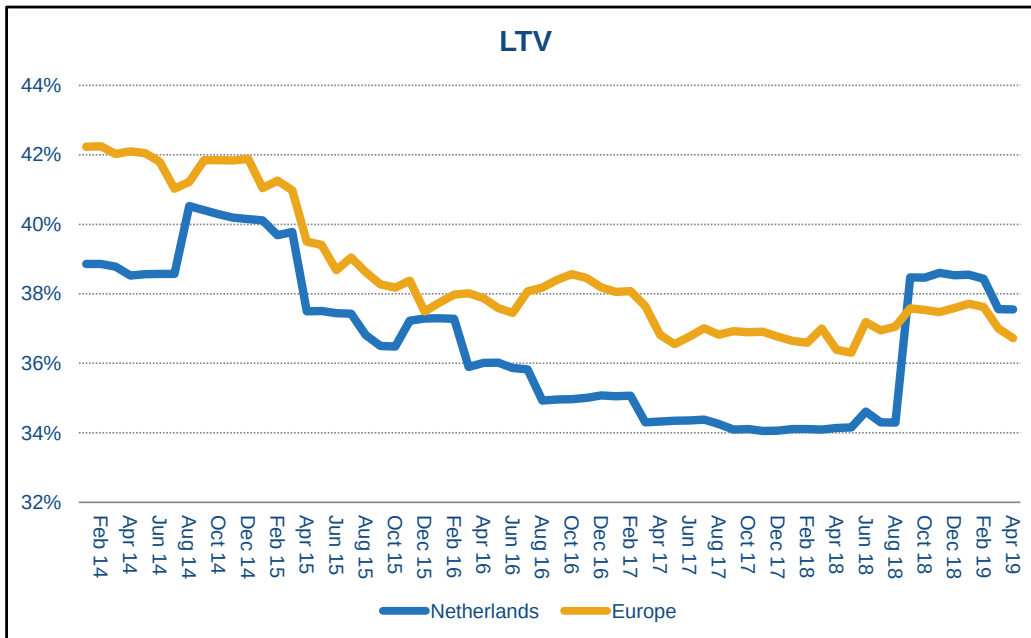
Germany

Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (EUR 000)	Investment Properties FV (EUR 000)	Inventories & Properties Held for Sale (EUR 000)	Apr-19	Mar-19	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
TAG Immobilien	Residential	Non-REIT	06.03.2019	31.12.2018	2,309,817	4,666,673	139,544	47.30%	49.40%	6.79%	38.55%	54.66%	0.00%
alstria Office REIT	Office	REIT	27.02.2019	31.12.2018	1,204,191	3,938,864	29,620	30.40%	30.40%	0.07%	54.36%	46.29%	0.00%
Deutsche EuroShop	Retail	Non-REIT	14.11.2018	30.09.2018	1,425,160	3,918,057	-	32.00%	32.00%	0.36%	39.81%	58.93%	0.00%
Deutsche Wohnen	Residential	Non-REIT	26.03.2019	31.12.2018	8,749,400	23,781,700	514,300	36.00%	36.50%	1.63%			
DIC Asset	Diversified	Non-REIT	08.02.2019	31.12.2018	1,194,201	-	63,294	53.10%	53.10%	20.26%	74.26%	5.48%	0.00%
Vonovia	Residential	Non-REIT	07.03.2019	31.12.2018	19,658,200	43,490,900	421,800	42.80%	45.10%	12.87%	45.35%	41.27%	0.00%
Hamborner REIT	Diversified	REIT	07.02.2019	31.12.2018	646,228	-	-	42.50%	43.70%	3.47%	46.02%	50.51%	0.00%
LEG Immobilien	Residential	Non-REIT	10.03.2019	31.12.2018	4,370,100	10,709,000	26,400	40.70%	42.70%	10.54%	20.26%	69.19%	0.00%
TLG Immobilien	Diversified	Non-REIT	21.03.2019	31.12.2018	1,425,549	4,067,527	33,817	34.70%	39.00%	8.65%			
Grand City Properties	Residential	Non-REIT	18.03.2019	31.12.2018	2,719,836	7,227,290	153,110	34.00%	35.00%	0.75%			
Adler Real Estate	Residential	Non-REIT	28.03.2019	31.12.2018	3,705,845	4,989,054	286,278	61.40%	66.30%	4.93%			
ADO Properties	Residential	Non-REIT	20.03.2019	31.12.2018	1,581,158	4,044,023	35,028	39.60%	41.90%	1.06%	56.31%	40.53%	0.00%
Aroundtown	Diversified	Non-REIT			6,232,800	14,174,000	211,000	35.00%	37.00%	0.36%			



Netherlands

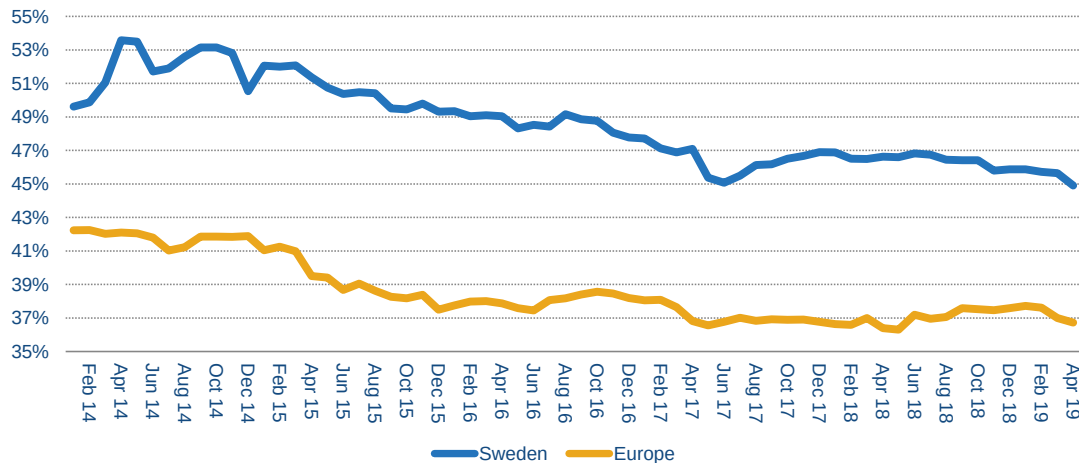
Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (EUR 000)	Investment Properties FV (EUR 000)	Inventories & Properties Held for Sale (EUR 000)	Apr-19	Mar-19	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Eurocommercial	Retail	REIT	08.02.2019	31.12.2018	1,851,024	3,977,261	-	46.00%	46.00%	10.64%			
NSI	Office	REIT	29.01.2019	31.12.2018	447,909	1,202,691	3,940	36.90%	36.90%	2.62%	77.41%	19.97%	0.00%
Vastned Retail	Retail	REIT	13.02.2019	31.12.2018	614,773	1,576,069	3,500	39.00%	39.00%	22.83%	51.19%	25.98%	0.00%
Wereldhave	Retail	REIT	08.02.2019	31.12.2018	1,232,393	3,271,282	6,940	37.50%	37.50%	24.97%	39.28%	35.89%	0.00%
Unibail-Rodamco-Westfield	Retail	REIT	13.02.2019	31.12.2018	25,014,500	45,904,300	161,400	37.00%	37.00%	13.21%			



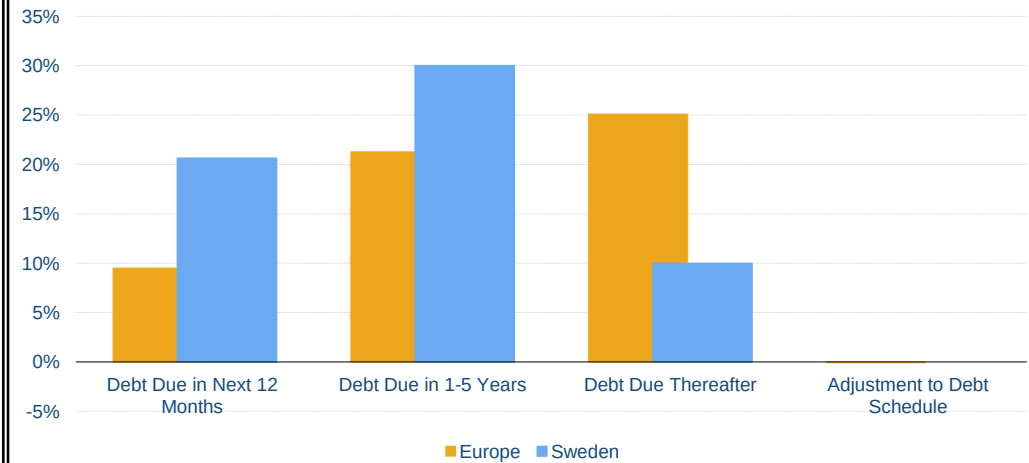
Sweden

Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (SEK 000)	Investment Properties FV (SEK 000)	Inventories & Properties Held for Sale (SEK 000)	Apr-19	Mar-19	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Castellum	Industrial/Office Mixed	Non-REIT	23.01.2019	31.12.2018	40,115,000	89,168,000	-	45.00%	45.00%	23.53%	70.28%	6.19%	0.00%
Fabege	Office	Non-REIT	05.02.2019	31.12.2018	26,260,000	67,634,000	-	39.00%	39.00%	12.76%	57.32%	29.92%	0.00%
Hufvudstaden	Diversified	Non-REIT	14.02.2019	31.12.2018	6,279,300	44,088,500	-	14.20%	14.20%	0.00%	79.59%	20.41%	0.00%
Klövern	Diversified	Non-REIT	13.02.2019	31.12.2018	33,112,000	52,713,000	444,000	60.00%	60.00%	14.38%	69.54%	16.09%	0.00%
Kungsleden	Industrial/Office Mixed	Non-REIT	14.02.2019	31.12.2018	16,411,000	34,697,000	-	47.30%	47.30%	8.48%	41.37%	50.84%	0.00%
Wallenstam	Diversified	Non-REIT	06.02.2019	31.12.2018	21,161,000	45,811,000	317,000	45.00%	45.00%	59.78%	40.22%	0.00%	0.00%
Wihlborgs Fastigheter	Diversified	Non-REIT	12.02.2019	31.12.2018	22,631,000	42,146,000	-	54.10%	54.10%	12.76%	57.32%	29.92%	0.00%
Fastighets Balder	Diversified	Non-REIT	27.02.2019	31.12.2018	66,647,000	116,542,000	-	50.40%	50.40%	13.93%	48.04%	38.03%	0.00%
Dios Fastigheter	Diversified	Non-REIT	14.02.2019	31.12.2018	11,297,000	20,802,000	-	49.90%	49.90%				
Hemfosa Fastigheter	Diversified	Non-REIT	15.02.2019	31.12.2018	20,970,000	36,049,000	-	58.20%	58.20%	13.05%	86.87%	0.46%	0.00%
Pandox	Lodging	Non-REIT	14.02.2019	14.02.2019	27,243,000	47,139,000	10,000	49.70%	49.70%	30.26%			
Hembla	Residential	Non-REIT	18.02.2019	18.02.2019	15,976,000	31,091,000	-	52.00%	52.00%	0.00%	0.00%	0.00%	0.00%
Catena	Industrial	Non-REIT	15.02.2019	15.02.2019	8,315,600	14,721,100	-	57.90%	57.90%	26.76%	72.53%	0.71%	0.00%
Victoria Park	Residential	Non-REIT	-	-				51.40%	51.40%				
Nyfosa	Industrial/Office Mixed	Non-REIT			-	-	-	51.60%	51.60%	0.00%	0.00%	0.00%	0.00%
Sagax D Line	Diversified	Non-REIT	-	-	-	-	-	47.00%					

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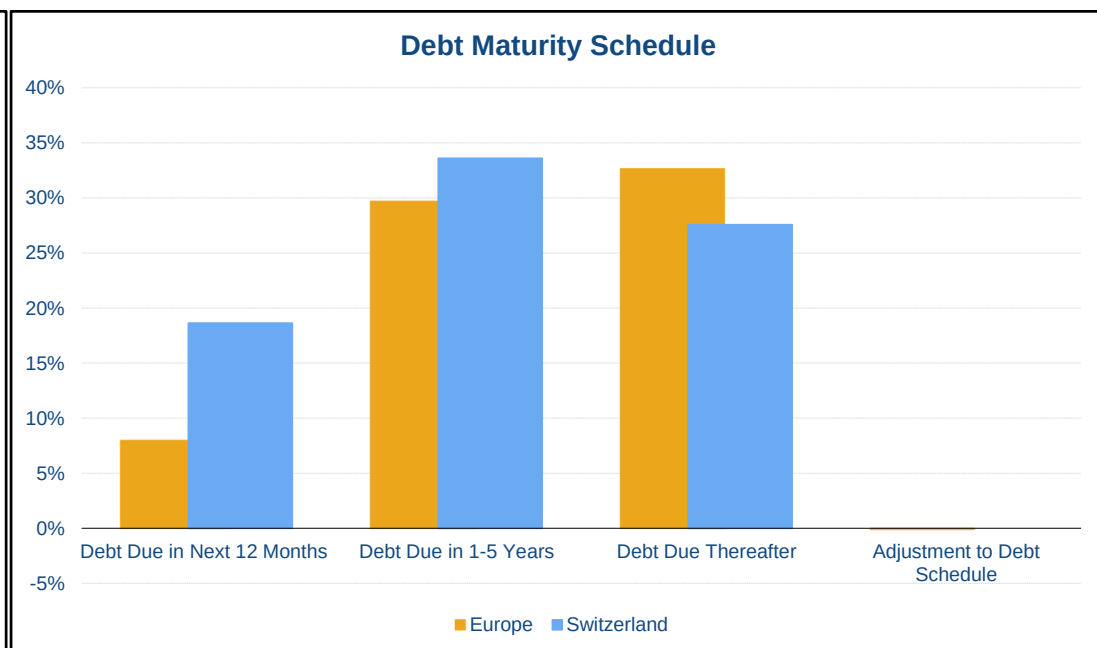
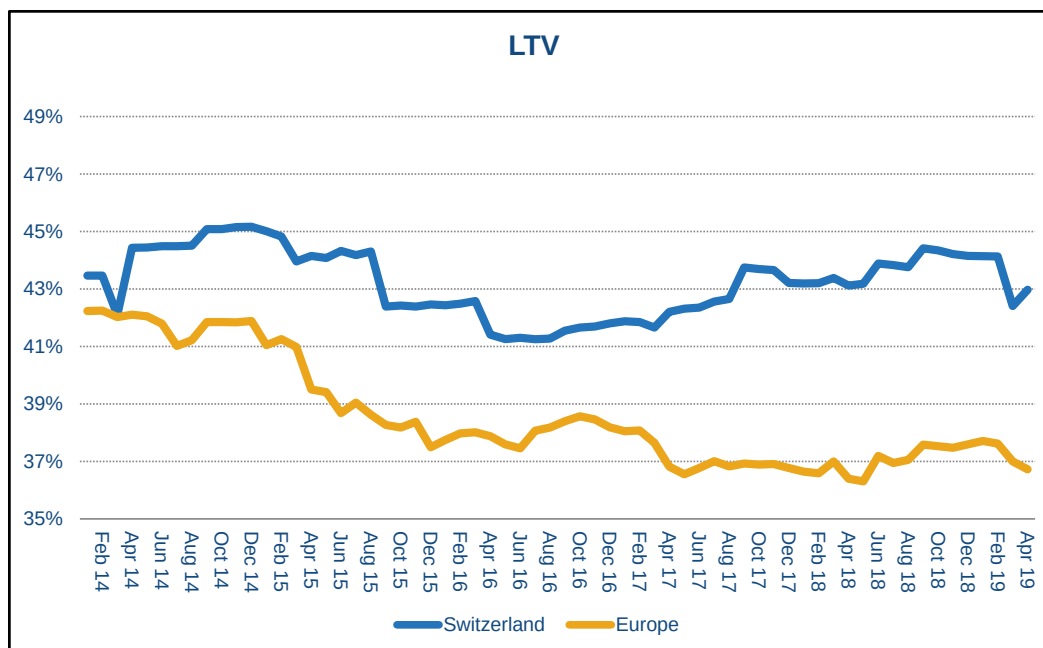


Debt Maturity Schedule



Switzerland

Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (CHF 000)	Investment Properties Fair Value (CHF 000)	Inventories & Properties Held for Sale (CHF 000)	Apr-19	Mar-19	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Allreal Holding	Diversified	Non-REIT	07.02.2019	31.12.2018	2,059,900	4,159,900	147,600	49.52%	45.83%	25.10%	31.97%	42.96%	0.00%
PSP Swiss Property	Diversified	Non-REIT	25.02.2019	31.12.2018	2,488,089	7,366,770	38,624	33.00%	33.00%	24.69%	54.56%	20.91%	0.00%
Mobimo	Diversified	Non-REIT	08.02.2019	31.12.2018	1,387,132	2,870,070	194,861	50.00%	50.00%	5.70%	47.86%	46.44%	0.00%
Swiss Prime Site	Diversified	Non-REIT	28.02.2019	31.12.2018	5,071,108	11,146,710	98,631	45.30%	45.30%	18.99%			
HIAG Immobilien	Diversified	Non-REIT	18.03.2019	31.12.2018	667,446	1,476,411	11,780	43.40%	42.00%	2.09%			

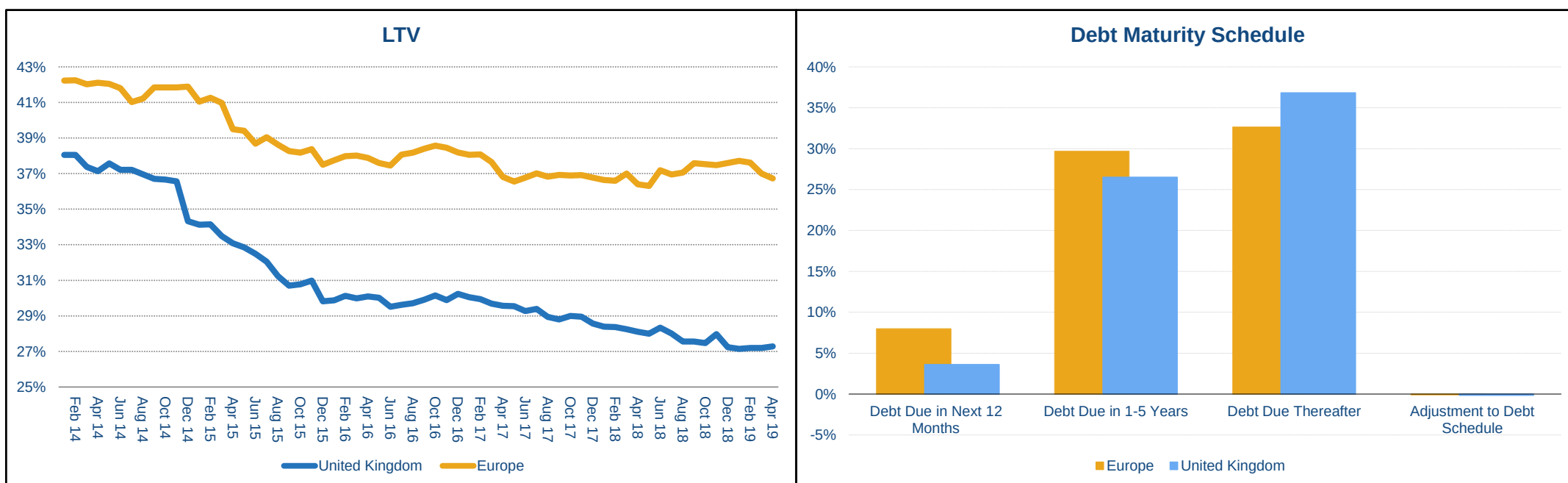


United Kingdom

Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (GBP 000)	Investment Properties Fair Value GBP 000)	Inventories & Properties Held for Sale (GBP 000)	Apr-19	Mar-19	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Grainger	Residential	Non-REIT	14.11.2018	30.09.2018	851,900	589,700	799,300	37.10%	37.10%	0.11%	56.04%	43.84%	0.00%
Great Portland Estates	Diversified	REIT	15.11.2018	30.09.2018	157,100	2,088,500	17,700	7.30%	7.30%	0.00%	0.03%	85.52%	0.00%
Hammerson	Retail	REIT	25.02.2019	31.12.2018	3,025,000	3,870,300	-	38.00%	38.00%	0.00%	21.91%	47.44%	0.00%
Helical Bar	Office	Non-REIT	21.11.2018	30.09.2018	375,262	744,850	129,248	41.40%	41.40%	23.20%	48.44%	28.36%	0.00%
Picton Property	Industrial/Office Mixed	REIT	13.11.2018	30.09.2018	173,058	673,870	-	25.00%	25.00%	0.43%			
Schroder Real Estate Investment Trust	Diversified	REIT	13.11.2018	30.09.2018	149,092	417,783	2,000	29.00%	29.00%	0.00%	19.31%	80.69%	0.00%
LondonMetric Property	Diversified	REIT	28.11.2018	30.09.2018	651,812	1,756,250	-	37.00%	37.00%	0.00%			
F&C UK Real Estate Investments	Diversified	REIT	25.03.2019	31.12.2018	87,064	343,093	-	26.60%	26.30%	0.00%			
Landsec	Diversified	REIT	13.11.2018	30.09.2018	3,721,000	12,236,000	23,000	26.20%	26.20%	23.63%			
Intu Properties	Retail	REIT	20.02.2019	31.12.2018	4,796,900	8,021,800	-	53.10%	53.10%	1.01%	55.02%	43.97%	0.00%
Primary Health Properties	Health Care	REIT	31.01.2019	31.12.2018	670,200	1,502,900	-	44.80%	44.80%	15.15%			
SEGRO	Industrial	REIT	15.02.2019	31.12.2018	2,177,000	7,801,400	51,700	29.00%	29.00%	0.00%	16.31%	83.69%	0.00%
Shaftesbury	Diversified	REIT	27.11.2018	30.09.2018	830,100	3,714,800	-	22.80%	22.80%	0.00%	0.00%	101.18%	-1.18%
Empiric Student Property	Residential	REIT	20.03.2019	31.12.2018	300,777	971,041	-	30.60%	34.20%	17.04%	16.28%	68.37%	-1.70%
Standard Life Investments Property Income Trust	Industrial/Office Mixed	REIT	17.09.2018	30.06.2018	85,945	443,257	11,250	24.40%	24.40%	0.00%	100.00%	0.00%	0.00%
UK Commercial Property REIT	Diversified	REIT	20.09.2018	30.06.2018	165,423	1,403,690	-	11.90%	11.90%	0.00%	60.12%	40.08%	-0.20%
Unite Group	Residential	REIT	27.02.2019	31.12.2018	471,400	1,776,000	9,100	29.00%	27.00%	0.22%	33.06%	66.72%	0.00%
Workspace Group	Office	REIT	14.11.2018	30.09.2018	475,600	2,430,200	15,000	22.00%	22.00%	0.00%	55.02%	38.68%	1.74%
Safestore Holdings	Self Storage	REIT	08.01.2019	31.10.2018	415,500	1,277,000	200	35.00%	35.00%	2.09%	55.05%	43.10%	-0.23%
Capital & Counties Properties	Diversified	Non-REIT	27.02.2019	31.12.2018	584,700	3,335,500	8,400	17.90%	17.90%	0.11%	0.47%	100.37%	0.00%
Hansteen Holdings	Industrial	REIT	25.03.2019	31.12.2018	193,900	629,200	23,000	29.70%	33.60%	0.44%	99.08%	1.08%	-0.60%
RDI REIT	Diversified	REIT	25.10.2018	31.08.2018	731,300	1,598,000	-	46.20%	46.20%	0.68%	74.48%	26.96%	-2.13%
Target Healthcare REIT	Health Care	REIT	05.03.2019	31.12.2018	40,652	438,420	-	15.30%	15.30%	0.00%	100.00%	0.00%	0.00%
Regional REIT	Ind/Off Mix	REIT	28.03.2019	31.12.2018	294,935	718,375	-	38.30%	37.10%	10.74%	23.79%	66.78%	-1.31%
Capital & Regional	Retail	REIT	14.03.2019	31.12.2018	467,200	898,200	-	48.00%	46.00%	0.00%			
NewRiver REIT	Retail	REIT	21.11.2018	30.09.2018	482,632	1,358,661	-	35.00%	35.00%	0.00%	42.42%	57.58%	0.00%
GCP Student Living	Residential	REIT	20.03.2019	31.12.2018	211,898	838,964	-	26.00%	26.00%	0.00%	0.00%	97.97%	
Custodian REIT	Diversified	REIT	06.12.2018	30.09.2018	110,578	546,963	-	24.70%	24.70%	0.00%	3.41%	96.59%	
Sirius Real Estate	Diversified	Non-REIT	19.11.2018	30.09.2018	337,209	1,044,953	3,800	35.10%	35.10%	2.18%			
Civitas Social Housing	Residential	REIT	29.11.2018	30.09.2018	336,405	673,872	-	13.00%	13.00%	74.68%	12.70%	13.09%	

United Kingdom

Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (GBP 000)	Investment Properties Fair Value GBP 000	Inventories & Properties Held for Sale (GBP 000)	Apr-19	Mar-19	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Big Yellow Group	Self Storage	REIT	20.11.2018	30.09.2018	290,833	1,353,545	298	20.00%	20.00%	1.29%			
British Land	Diversified	REIT	14.11.2018	30.09.2018	2,695,000	9,351,000	189,000	26.70%	26.70%	0.00%			
Daejan Holdings	Diversified	Non-REIT	28.11.2018	30.09.2018	273,987	2,468,822	-	14.60%	14.60%	15.82%			
Derwent London	Office	REIT	26.02.2019	31.12.2018	956,900	5,075,200	36,300	17.20%	17.20%	15.22%	30.56%	47.48%	0.00%
Phoenix Spree Deutschland	Residential	Non-REIT						25.80%	25.80%				
F&C Commercial	Diversified	Non-REIT	12.09.2018	30.06.2018	287,913	1,429,277	-	20.80%	20.80%	0.00%	16.24%	84.46%	0.00%
Assura	Health Care	REIT	21.11.2018	30.09.2018	557,600	1,842,700	8,200	30.00%	30.00%	1.68%			
Tritax Big Box REIT	Industrial	REIT	06.03.2019	31.12.2018	773,080	3,038,310	-	27.30%	27.30%	0.00%	14.75%	85.99%	-0.74%
LXi REIT	Diversified	REIT	28.11.2018	30.09.2018	87,737	306,071	-	29.00%	29.00%	0.00%	0.00%	98.34%	0.00%
Triple Point Social Housing REIT	Residential	REIT	28.03.2019	31.12.2018	(29,985)	324,069	-	15.50%	0.00%	0.00%	0.00%	100.00%	0.00%



Company	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (EUR 000)	Investment Properties Fair Value (EUR 000)	Inventories & Properties Held for Sale (EUR 000)	Apr-19	Mar-19	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Spain													
Inmobiliaria Colonial	Office	REIT	26.02.2019	31.12.2018	4,641,529	11,083,133	72,678	39.00%	39.00%	5.58%	35.61%	58.81%	0.00%
Lar Espana Real Estate SOCIMI	Diversified	REIT	27.02.2019	31.12.2018	402,698	1,363,646	78,081	28.00%	28.00%	0.00%	0.00%	0.00%	
Merlin Properties	Diversified	REIT	27.02.2019	31.12.2018	5,027,784	11,740,461	1,286	40.70%	40.70%	0.00%	0.00%	0.00%	
Ireland													
Green REIT	Ind/Off Mixed	REIT	26.02.2019	31.12.2018	212,381	1,483,187	-	17.50%	17.50%	0.00%	100.00%	0.00%	0.00%
Hibernia REIT	Office	REIT	13.11.2018	30.09.2018	156,953	1,329,925	534	14.50%	14.50%	0.42%	96.32%	0.00%	0.00%
Irish Residential Properties	Residential	REIT	22.02.2019	31.12.2018	299,868	921,316	-	33.60%	33.60%	0.00%	100.00%	0.00%	0.00%
Finland													
Citycon Oyj	Retail	Non-REIT	07.02.2019	31.12.2018	2,135,800	4,131,300	78,100	48.70%	48.70%	8.35%	34.69%	56.97%	0.00%
Kojamo	Residential	Non-REIT			2,335,500	5,093,200	400	45.90%	45.90%	3.50%	33.47%	63.00%	0.00%
Italy													
Immobiliare Grande Distribuzione	Retail	REIT	26.02.2019	31.12.2018	1,108,200	2,383,090	33,213	45.80%	45.80%	4.05%	77.25%	20.89%	0.00%
Austria													
CA Immobilien	Office	Non-REIT	27.03.2019	31.12.2018	1,574,477	4,406,771	59,612	43.50%	46.10%	11.30%			
Norway													
Entra	Office	Non-REIT	07.02.2019	31.12.2018	18,953,000	44,714,000	972,000	41.30%	41.30%	22.10%			

*debt, property and inventory values for Entra ASA are in NOK

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2010						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Swiss Prime Site AG	1.875% Convertible bonds, due 01/20/15	7-Jan-10	7-Jan-10	20-Jan-15	CHF	202,856
conwert Immobilien Invest SE	5.250% Senior unsecured convertible bonds, due 02/01/16	20-Jan-10	20-Jan-10	1-Feb-16	EUR	135,000
Norwegian Property ASA	Floating rate bonds, due Mar 22, 2012	26-Jan-10	29-Jan-10	22-Mar-12	NOK	28,674
Unibail-Rodamco SE	3.375% Series 61 unsecured bonds, due Mar 11, 2015	31-Mar-10	11-Mar-10	11-Mar-15	EUR	635,000
Gecina	2.125% Convertible bonds, due 01/01/16	31-Mar-10	31-Mar-10	1-Jan-16	EUR	320,000
PSP Swiss Property AG	1.875% Senior unsecured bonds, due Apr 1, 2014	31-Mar-10	1-Apr-10	1-Apr-14	CHF	176,391
Klépierre	4.625% Series 2 senior medium-term notes, due 04/14/20	7-Apr-10	7-Apr-10	14-Apr-20	EUR	200,000
Klépierre	4.000% Series 1 senior medium-term notes, due 04/13/17	7-Apr-10	9-Apr-10	13-Apr-17	EUR	700,000
Beni Stabili SpA SIIQ	3.875% Equity linked convertible bond, due 04/23/15	14-Apr-10	14-Apr-10	23-Apr-15	EUR	225,000
Colonia Real Estate AG	5.875% Convertible bonds, due May 11, 2015	21-Apr-10	5-May-10	11-May-15	EUR	11,441
TAG Immobilien AG	6.375% Convertible bonds, due 05/13/15	15-Apr-10	7-May-10	13-May-15	EUR	30,000
Unibail-Rodamco SE	Floating rate series 62 medium-term notes, due May 25, 2020	21-Jul-10	25-May-10	25-May-20	EUR	50,000
Sponda Plc	4.375% Senior unsecured notes, due May 27, 2015	20-May-10	27-May-10	27-May-15	EUR	100,000
Unibail-Rodamco SE	Floating rate series 63 medium-term notes, due June 18, 2020	21-Jul-10	18-Jun-10	18-Jun-20	EUR	50,000
Intervest Offices & Warehouses	5.100% Bonds, due June 29, 2015	8-Jun-10	29-Jun-10	29-Jun-15	EUR	75,000
Kungsleden AB	Unsecured bond, due 2015	18-Aug-10	30-Jun-10	31-Dec-15	NOK	40,781
Corio N.V.	5.448% Bond, due Aug 10, 2020	2-Aug-10	2-Aug-10	10-Aug-20	EUR	250,000
Cofinimmo SA	2.936% Non-convertible bond, due Sept 29, 2013	7-Sep-10	6-Sep-10	29-Sep-13	EUR	50,000
Gecina	4.500% Bonds, due Sept 19, 2014	13-Sep-10	10-Sep-10	19-Sep-14	EUR	500,000
Unibail-Rodamco SE	3.350% Series 64 unsecured bonds, due Sept 27, 2018	31-Dec-10	27-Sep-10	27-Sep-18	EUR	50,000
Unibail-Rodamco SE	3.350% Series 65 unsecured bonds, due Sept 27, 2018	31-Dec-10	27-Sep-10	27-Sep-18	EUR	60,000
Kungsleden AB	Floating rate unsecured bonds, due Oct 18, 2015	12-Oct-10	12-Oct-10	18-Oct-15	SEK	64,782
Corio N.V.	4.625% Bonds, due Jan 2018	13-Oct-10	13-Oct-10	31-Jan-18	EUR	500,000
Wereldhave N.V.	2.875% Unsecured convertible bonds, due Nov 18, 2015	13-Oct-10	13-Oct-10	18-Nov-15	EUR	230,000
Vastned Retail N.V.	4.790% Unsecured bonds, due 2017	27-Oct-10	27-Oct-10	31-Dec-17	EUR	37,500
* Converted to Euros					EUR	4,722,425

Appendix - Historical Bond and Equity Issues

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2011						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Klépierre	4.625% Series 2 senior medium-term notes, due 04/14/20	8-Feb-11	20-Jan-11	14-Apr-20	EUR	50,000
Gecina	4.250% Bonds, due Feb 3, 2016	25-Jan-11	3-Feb-11	3-Feb-16	EUR	500,000
Klépierre	4.000% Series 1 senior medium-term notes, due 04/13/17	24-Feb-11	24-Feb-11	13-Apr-17	EUR	50,000
Kungsliden AB	Floating rate unsecured bonds, due Mar 9, 2014	24-Feb-11	24-Feb-11	9-Mar-14	SEK	68,049
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	10-Mar-11	1-Mar-11	14-Mar-21	EUR	50,000
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	10-Mar-11	2-Mar-11	14-Mar-21	EUR	50,000
Unibail-Rodamco SE	3.875% Series 67 unsecured bonds, due Nov 5, 2020	20-Jul-11	14-Mar-11	5-Nov-20	EUR	200,000
Wereldhave N.V.	4.210% senior unsecured notes, due 2016	31-Dec-10	22-Mar-11	31-Dec-16	USD	111,825
Wereldhave N.V.	4.900% Senior unsecured notes, due 2018	31-Dec-10	22-Mar-11	31-Dec-18	USD	26,093
Wereldhave N.V.	5.500% Senior unsecured notes, due 2021	31-Dec-10	22-Mar-11	31-Dec-21	USD	85,733
Sponda Plc	Floating rate senior unsecured notes, due Apr 4, 2016	25-Mar-11	25-Mar-11	4-Apr-16	SEK	72,322
Unibail-Rodamco SE	4.625% Series 60 medium-term notes, due 09/23/16	20-Jul-11	31-Mar-11	23-Sep-16	EUR	100,000
Great Portland Estates Plc	5.090% Unsecured bonds, due June 30, 2018	31-Mar-11	31-Mar-11	30-Jun-18	GBP	33,913
Great Portland Estates Plc	4.810% Unsecured bonds, due June 30, 2018	31-Mar-11	31-Mar-11	30-Jun-18	USD	91,598
Great Portland Estates Plc	5.370% Unsecured bonds, due June 30, 2021	31-Mar-11	31-Mar-11	30-Jun-21	USD	54,959
Allreal Holding AG	2.500% Bonds, due May 12, 2016	13-Apr-11	13-Apr-11	12-May-16	CHF	115,623
CLS Holdings Plc	Floating rate senior unsecured bonds, due Apr 27, 2016	15-Apr-11	15-Apr-11	27-Apr-16	SEK	33,548
Cofinimmo SA	3.125% Senior unsecured convertible bonds, due Apr 28, 2016	15-Apr-11	15-Apr-11	28-Apr-16	EUR	173,321
Befimmo SA	4.500% Bonds, due Apr 29, 2017	30-Mar-11	26-Apr-11	29-Apr-17	EUR	162,000
DIC Asset AG	5.875% Unsecured straight bonds, due May 16, 2016	13-Apr-11	11-May-11	16-May-16	EUR	70,000
Foncière des Régions	3.340% Convertible unsecured bonds, due Jan 17, 2017	16-May-11	19-May-11	17-Jan-17	EUR	550,000
Derwent London Plc	2.750% Senior unsecured convertible notes, due July 15, 2016	17-May-11	27-May-11	15-Jul-16	GBP	200,276
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	1-Jun-11	1-Jun-11	14-Mar-21	EUR	100,000
Swiss Prime Site AG	1.875% Convertible bonds, due June 21, 2016	7-Jun-11	7-Jun-11	21-Jun-16	CHF	154,637
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	8-Jun-11	8-Jun-11	14-Mar-21	EUR	100,000
					EUR	3,203,896

* Converted to Euros

Appendix - Historical Bond and Equity Issues

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* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2012						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Vastned Retail N.V.	4.880% Unsecured bonds, due 2019	18-Jan-12	18-Jan-12	31-Dec-19	EUR	25,000
Vastned Retail N.V.	5.060% Unsecured bonds, due 2020	18-Jan-12	18-Jan-12	31-Dec-20	EUR	25,000
Klövern AB	Floating rate unsecured bonds, due Mar 2, 2015	23-Feb-12	23-Feb-12	2-Mar-15	SEK	56,562
Klövern AB	Floating rate unsecured bonds, due Mar 2, 2015	29-Feb-12	29-Feb-12	2-Mar-15	SEK	36,372
Unibail-Rodamco SE	3.000% bonds, due Mar 22, 2019	15-Mar-12	15-Mar-12	22-Mar-19	EUR	750,000
Mercialys	4.125% Unsecured bonds, due Mar 26, 2019	19-Mar-12	16-Mar-12	26-Mar-19	EUR	650,000
Gecina	4.750% Bonds, due Apr 11, 2019	3-Apr-12	3-Apr-12	11-Apr-19	EUR	650,000
Citycon Oyj	4.250% Unsecured domestic bond, due May 11, 2017	4-May-12	4-May-12	11-May-17	EUR	150,000
Great Portland Estates Plc	4.200% Senior unsecured notes, due May 30, 2019	10-May-12	9-May-12	30-May-19	USD	123,728
Great Portland Estates Plc	4.820% Senior unsecured notes, due May 30, 2022	10-May-12	9-May-12	30-May-22	USD	30,932
Safestore Holdings Plc	5.520% Series A senior secured notes, due May 9, 2019	2-May-12	9-May-12	9-May-19	USD	51,811
Safestore Holdings Plc	6.290% Series B senior secured notes, due May 9, 2024	2-May-12	9-May-12	9-May-24	USD	37,118
Klövern AB	Floating rate unsecured bonds, due Mar 2, 2015	11-May-12	11-May-12	2-Mar-15	SEK	20,020
Klépierre	4.230% Series 4 senior medium-term notes, due May 21, 2027	16-May-12	16-May-12	21-May-27	EUR	50,000
Sponda Plc	4.125% Senior unsecured notes, due May 29, 2017	22-May-12	22-May-12	29-May-17	EUR	150,000
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	29-May-12	29-May-12	14-Mar-21	EUR	200,000
Klépierre	4.625% Series 2 senior medium-term notes, due 04/14/20	29-May-12	29-May-12	14-Apr-20	EUR	50,000
Befimmo SA	Senior notes, due 2019	30-May-12	30-May-12	31-Dec-19	GBP	27,573
Befimmo SA	Senior notes, due 2019	30-May-12	30-May-12	31-Dec-19	USD	60,518
Befimmo SA	Senior notes, due 2020	30-May-12	30-May-12	31-Dec-20	USD	72,621
Unibail-Rodamco SE	3.196% Senior unsecured bonds, due May 30, 2022	30-Jun-12	30-May-12	30-May-22	EUR	200,000
conwert Immobilien Invest SE	5.750% Corporate bond, due June 19, 2017	1-Jun-12	13-Jun-12	19-Jun-17	EUR	65,000
TAG Immobilien AG	5.500% Unsecured convertible bonds, due June 28, 2019	25-Jun-12	25-Jun-12	28-Jun-19	EUR	85,300
Klépierre	4.000% Series 1 senior medium-term notes, due 04/13/17	30-Jun-12	2-Jul-12	13-Apr-17	EUR	100,000
Primary Health Properties Plc	5.375% Unsecured bonds, due July 23, 2019	29-Jun-12	10-Jul-12	23-Jul-19	GBP	94,825
					EUR	3,762,381

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2012 (cont.)						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	13-Jul-12	13-Jul-12	14-Mar-21	EUR	88,500
Unibail-Rodamco SE	2.250% Senior unsecured bonds, due Aug 1, 2018	25-Jul-12	25-Jul-12	1-Aug-18	EUR	750,000
Cofinimmo SA	3.550% Bonds, due Feb 7, 2020	7-Aug-12	26-Jul-12	7-Feb-20	EUR	100,000
Klépierre	Floating rate senior bonds, due Sept 14, 2017	22-Aug-12	22-Aug-12	14-Sep-17	NOK	98,866
Castellum AB	Floating rate unsecured bond, due 2015	28-Aug-12	28-Aug-12	31-Dec-15	SEK	57,337
Castellum AB	4.000% Unsecured bond, due 2015	28-Aug-12	28-Aug-12	31-Dec-15	SEK	15,089
conwert Immobilien Invest SE	4.500% Senior unsecured convertible bonds, due Sept 6, 2018	30-Aug-12	30-Aug-12	6-Sep-18	EUR	80,000
British Land Company Plc	1.500% Senior unsecured convertible bonds, due Sept 10, 2017	4-Sep-12	4-Sep-12	10-Sep-17	GBP	506,116
Unibail-Rodamco SE	0.750% Net share settled convertible bonds, due Jan 1, 2018	11-Sep-12	11-Sep-12	1-Jan-18	EUR	750,000
Klépierre	2.750% Series 5 senior medium-term notes, due Sept 17, 2019	10-Sep-12	13-Sep-12	17-Sep-19	EUR	500,000
Castellum AB	Floating rate unsecured bond, due 2015	18-Sep-12	18-Sep-12	31-Dec-15	SEK	11,661
Hammerson Plc	2.750% Senior unsecured bonds, due Sept 26, 2019	19-Sep-12	19-Sep-12	26-Sep-19	EUR	500,000
Fastighets Balder AB	Floating rate bond loan, due Oct 10, 2015	9-Nov-12	1-Oct-12	10-Oct-15	SEK	29,496
Workspace Group Plc	6.000% Unsecured bonds, due Oct 9, 2019	18-Sep-12	2-Oct-12	9-Oct-19	GBP	71,743
Intu Properties Plc	2.500% Senior unsecured convertible bonds, due Oct 4, 2018	20-Sep-12	4-Oct-12	4-Oct-18	GBP	372,830
Foncière des Régions	3.875% Inaugural bond, due Jan 16, 2018	9-Oct-12	9-Oct-12	16-Jan-18	EUR	500,000
Klövern AB	Floating rate unsecured bonds, due Jan 19, 2017	12-Oct-12	12-Oct-12	19-Jan-17	SEK	74,993
Cofinimmo SA	3.550% Bonds, due Feb 7, 2020	12-Nov-12	23-Oct-12	7-Feb-20	EUR	40,000
Unibail-Rodamco SE	1.625% Bonds, due June 26, 2017	24-Oct-12	24-Oct-12	26-Jun-17	EUR	500,000
St. Modwen Properties Plc	6.250% Unsecured bonds, due Nov 7, 2019	17-Oct-12	31-Oct-12	7-Nov-19	GBP	99,436
Castellum AB	Floating rate unsecured bonds, due Sept 3, 2015	31-Dec-12	2-Nov-12	3-Sep-15	SEK	58,146
Affine	5.800% Senior bonds, due Oct 2, 2018	5-Nov-12	7-Nov-12	2-Oct-18	EUR	5,000
Klépierre	Floating rate senior bonds, due Nov 8, 2016	31-Dec-12	8-Nov-12	8-Nov-16	NOK	85,531
Deutsche EuroShop AG	1.750% Senior convertible unsecured notes, due Nov 20, 2017	13-Nov-12	14-Nov-12	20-Nov-17	EUR	100,000
GSW Immobilien AG	2.000% Unsecured convertible bonds, due Nov 20, 2019	15-Nov-12	15-Nov-12	20-Nov-19	EUR	182,900
					EUR	9,340,024

* Converted to Euros

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2013						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Beni Stabili SpA SIQ	3.375% Equity linked convertible bonds, due Jan 17, 2018	8-Jan-13	8-Jan-13	17-Jan-18	EUR	175,000
Hufvudstaden AB	3.350% Unsecured medium-term notes, due Jan 21, 2019	21-Jan-13	16-Jan-13	21-Jan-19	SEK	57,814
Hufvudstaden AB	3.000% Unsecured medium-term notes, due Jan 22, 2018	22-Jan-13	17-Jan-13	22-Jan-18	SEK	57,601
DIC Asset AG	5.875% Unsecured straight bonds, due May 16, 2016	4-Mar-13	31-Jan-13	16-May-16	EUR	30,000
Fabege AB	3.700% Secured bonds, due Feb 15, 2016	5-Feb-13	5-Feb-13	15-Feb-16	SEK	34,956
Fabege AB	Floating rate secured bonds, due Feb 15, 2016	5-Feb-13	5-Feb-13	15-Feb-16	SEK	101,371
PSP Swiss Property AG	1.000% Bonds, due Feb 8, 2019	31-Dec-12	8-Feb-13	8-Feb-19	CHF	97,761
Unibail-Rodamco SE	2.375% Senior unsecured bonds, due Feb 25, 2021	18-Feb-13	18-Feb-13	25-Feb-21	EUR	750,000
Corio N.V.	3.250% Senior unsecured bonds, due Feb 26, 2021	21-Feb-13	21-Feb-13	26-Feb-21	EUR	500,000
Unibail-Rodamco SE	3.100% Bonds, due Feb 28, 2025	30-Jun-13	28-Feb-13	28-Feb-25	HKD	69,038
Castellum AB	Floating rate unsecured bonds, due Mar 1, 2017	31-Mar-13	1-Mar-13	1-Mar-17	SEK	119,402
Intu Properties Plc	3.875% Secured bonds, due 2023	7-Mar-13	7-Mar-13	31-Dec-23	GBP	517,574
Intu Properties Plc	4.625% Secured bonds, due 2028	7-Mar-13	7-Mar-13	31-Dec-28	GBP	402,558
Warehouses De Pauw	3.800% Unsecured bonds, due Mar 18, 2020	11-Mar-13	11-Mar-13	18-Mar-20	EUR	50,000
Foncière des Régions	3.300% Unsecured bonds, due Apr 30, 2020	12-Mar-13	12-Mar-13	30-Apr-20	EUR	180,000
Beni Stabili SpA SIQ	3.375% Equity linked convertible bonds, due Jan 17, 2018	7-Mar-13	14-Mar-13	17-Jan-18	EUR	50,000
Klövern AB	Floating rate secured covered bonds, due Apr 4, 2018	26-Mar-13	26-Mar-13	4-Apr-18	SEK	83,795
Unibail-Rodamco SE	3.280% Bonds, due Mar 26, 2025	30-Jun-13	26-Mar-13	26-Mar-25	HKD	58,631
Immobiliare Grande Distribuzione SIQ SpA	4.335% Senior unsecured bonds, due May 7, 2017	18-Apr-13	26-Apr-13	7-May-17	EUR	122,900
Immobiliare Grande Distribuzione SIQ SpA	4.335% Senior unsecured bonds, due May 7, 2017	18-Apr-13	26-Apr-13	7-May-17	EUR	22,000
Klépierre	Floating rate senior bonds, due Apr 26, 2017	30-Jun-13	26-Apr-13	26-Apr-17	NOK	51,194
Klövern AB	Floating rate unsecured bonds, due Jan 19, 2017	26-Apr-13	26-Apr-13	19-Jan-17	SEK	58,448
Fastighets Balder AB	Floating rate unsecured bond loan, due May 16, 2017	8-May-13	8-May-13	16-May-17	SEK	58,476
Gecina	2.875% Bonds, due May 30, 2023	21-May-13	21-May-13	30-May-23	EUR	300,000
Hufvudstaden AB	Floating rate series 104 unsecured medium-term notes, due Dec 1, 2014	23-May-13	23-May-13	1-Dec-14	SEK	23,253
					EUR	3,971,771

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2013 (cont.)						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Unibail-Rodamco SE	2.500% Senior unsecured bonds, due June 12, 2023	4-Jun-13	4-Jun-13	12-Jun-23	EUR	700,000
Unite Group Plc	3.400% Secured bonds, due June 2023	1-Jun-13	6-Jun-13	30-Jun-23	GBP	447,010
alstria office REIT-AG	2.750% Unsecured convertible bonds, due June 14, 2018	7-Jun-13	7-Jun-13	14-Jun-18	EUR	79,400
Cofinimmo SA	2.000% Senior unsecured convertible bonds, due June 20, 2018	11-Jun-13	11-Jun-13	20-Jun-18	EUR	190,841
Citycon Oyj	3.750% Unsecured bond, due June 24, 2020	6-Jun-13	14-Jun-13	24-Jun-20	EUR	500,000
Helical Bar Plc	6.000% Unsecured bonds, due June 24, 2020	4-Jun-13	24-Jun-13	24-Jun-20	GBP	94,081
Wihlborgs Fastigheter AB	Variable rate senior secured bond, due Jan 12, 2015	25-Jun-13	25-Jun-13	12-Jan-15	SEK	85,271
Hansteen Holdings Plc	4.000% Senior unsecured convertible bonds, due July 15, 2018	26-Jun-13	26-Jun-13	15-Jul-18	EUR	100,000
Workspace Group Plc	5.530% Series B senior unsecured notes, due June 2023	31-Mar-13	1-Jul-13	30-Jun-23	GBP	173,416
Workspace Group Plc	Floating rate series C senior unsecured notes, due June 2020	31-Mar-13	1-Jul-13	30-Jun-20	GBP	10,510
DIC Asset AG	5.750% Corporate bonds, due July 9, 2018	14-Jun-13	4-Jul-13	9-Jul-18	EUR	75,000
Swiss Prime Site AG	1.125% bonds, due July 11, 2018	12-Sep-13	11-Jul-13	11-Jul-18	CHF	92,745
Derwent London Plc	1.125% Senior convertible unsecured bond, due July 24, 2019	17-Jul-13	17-Jul-13	24-Jul-19	GBP	173,858
Quintain Estates and Development Plc	6.500% Secured bonds, due July 29, 2020	19-Jul-13	19-Jul-13	29-Jul-20	GBP	133,587
TAG Immobilien AG	5.125% Senior unsecured bond, due Aug 7, 2018	29-Jul-13	29-Jul-13	7-Aug-18	EUR	200,000
Befimmo SA	2.812% Bonds, due July 31, 2018	30-Sep-13	31-Jul-13	31-Jul-18	EUR	15,000
Befimmo SA	3.690% Bonds, due July 31, 2023	30-Sep-13	31-Jul-13	31-Jul-23	EUR	3,000
Wihlborgs Fastigheter AB	Variable rate senior secured bond, due Jan 12, 2015	27-Aug-13	27-Aug-13	12-Jan-15	SEK	28,757
Norwegian Property ASA	Floating rate secured bonds, due Oct 5, 2016	28-Aug-13	28-Aug-13	5-Oct-16	NOK	61,887
Great Portland Estates Plc	1.000% Senior unsecured convertible bonds, due Sept 10, 2018	3-Sep-13	3-Sep-13	10-Sep-18	GBP	177,124
Hufvudstaden AB	Floating rate series 105 medium-term notes, due Mar 24, 2015	17-Sep-13	17-Sep-13	24-Mar-15	SEK	23,161
Allreal Holding AG	2.000% Bonds, due Sept 23, 2020	30-Sep-13	23-Sep-13	23-Sep-20	CHF	122,012
Icade	2.250% Senior unsecured bonds, due Jan 30, 2019	24-Sep-13	24-Sep-13	30-Jan-19	EUR	500,000
Icade	3.375% Senior unsecured bonds, due Sept 29, 2023	24-Sep-13	24-Sep-13	29-Sep-23	EUR	300,000
Leasinvest Real Estate SCA	3.750% Bonds, due Oct 9, 2019	25-Sep-13	25-Sep-13	9-Oct-19	EUR	75,000
					EUR	8,333,432

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2013 (cont.)						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Castellum AB	Floating rate series 104 unsecured medium term notes, due Sept 26, 2018	23-Sep-13	26-Sep-13	26-Sep-18	SEK	57,720
Castellum AB	Floating rate series 103 unsecured medium term notes, due Mar 26, 2015	23-Sep-13	26-Sep-13	26-Mar-15	SEK	57,720
Deutsche Annington Immobilien SE	3.625% Unsecured bonds, due Oct 8, 2021	2-Oct-13	1-Oct-13	8-Oct-21	EUR	500,000
Unibail-Rodamco SE	1.875% Series 82 senior unsecured bonds, due Oct 8, 2018	1-Oct-13	1-Oct-13	8-Oct-18	EUR	500,000
Deutsche Annington Immobilien SE	3.200% Unsecured bonds, due Oct 2, 2017	2-Oct-13	2-Oct-13	2-Oct-17	USD	552,000
Deutsche Annington Immobilien SE	5.000% Unsecured bonds, due Oct 2, 2023	2-Oct-13	2-Oct-13	2-Oct-23	USD	184,000
Sponda Plc	3.375% Senior unsecured bonds, due Oct 9, 2018	2-Oct-13	2-Oct-13	9-Oct-18	EUR	150,000
Unite Group Plc	2.500% Senior unsecured convertible bonds, due Oct 10, 2018	3-Oct-13	3-Oct-13	10-Oct-18	GBP	106,720
Beni Stabili SpA SIIQ	2.625% Equity linked convertible bonds, due Apr 17, 2019	8-Oct-13	8-Oct-13	17-Apr-19	EUR	270,000
Cofinimmo SA	2.780% Non-convertible bonds, due Oct 22, 2017	9-Oct-13	9-Oct-13	22-Oct-17	EUR	50,000
Klövern AB	Floating rate unsecured bonds, due Mar 31, 2015	16-Oct-13	16-Oct-13	31-Mar-15	SEK	7,975
Swiss Prime Site AG	2.000% bonds, due Oct 21, 2020	31-Dec-13	21-Oct-13	21-Oct-20	CHF	186,494
Unibail-Rodamco SE	2.000% Senior unsecured notes, due Nov 20, 2023	30-Sep-13	22-Oct-13	20-Nov-23	CHF	109,472
Mobimo Holding AG	1.500% Straight bonds, due Oct 29, 2018	1-Oct-13	29-Oct-13	29-Oct-18	CHF	133,422
Unibail-Rodamco SE	3.900% Senior notes, due Oct 2025	13-Dec-13	31-Oct-13	31-Oct-25	HKD	38,416
Primary Health Properties Plc	Floating rate senior guaranteed secured bonds, due Dec 30, 2025	5-Nov-13	4-Nov-13	30-Dec-25	GBP	82,640
Unite Group Plc	3.921% Secured bonds, due June 30, 2025	5-Nov-13	5-Nov-13	30-Jun-25	GBP	220,290
Intu Properties Plc	4.125% Secured bonds, due 2023	6-Nov-13	13-Nov-13	31-Dec-23	GBP	578,511
Norwegian Property ASA	3.700% Secured bonds, due Jan 5, 2018	14-Nov-13	14-Nov-13	5-Jan-18	NOK	24,619
Norwegian Property ASA	Floating rate secured bonds, due Jan 5, 2018	14-Nov-13	14-Nov-13	5-Jan-18	NOK	30,023
Deutsche Wohnen AG	0.500% Convertible bonds, due Nov 22, 2020	19-Nov-13	19-Nov-13	22-Nov-20	EUR	250,000
Leasinvest Real Estate SCA	3.528% Bonds, due Dec 4, 2020	20-Nov-13	20-Nov-13	4-Dec-20	EUR	20,000
Grainger Plc	5.000% Guaranteed secured notes, due Dec 16, 2020	18-Nov-13	21-Nov-13	16-Dec-20	GBP	239,916
Kungsleden AB	Floating rate unsecured bonds, due Dec 2016	13-Dec-13	13-Dec-13	31-Dec-16	SEK	77,442
Klövern AB	Floating rate unsecured bonds, due Mar 31, 2015	16-Dec-13	16-Dec-13	31-Mar-15	SEK	10,500
					EUR	12,771,309

* Converted to Euros

Appendix - Historical Bond and Equity Issues

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* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2014						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Beni Stabili SpA SIIQ	4.125% Senior unsecured bonds, due Jan 22, 2018	14-Jan-14	14-Jan-14	22-Jan-18	EUR	350,000
DIC Asset AG	5.750% Corporate bonds, due July 9, 2018	4-Feb-14	4-Feb-14	9-Jul-18	EUR	25,000
PSP Swiss Property AG	1.375% Redeemable bonds, due Feb 4, 2020	28-Feb-14	4-Feb-14	4-Feb-20	CHF	163,675
TAG Immobilien AG	5.125% Senior unsecured bond, due Aug 7, 2018	10-Feb-14	7-Feb-14	7-Aug-18	EUR	110,000
Wihlborgs Fastigheter AB	Floating rate senior guaranteed bond, due Feb 18, 2019	11-Feb-14	11-Feb-14	18-Feb-19	SEK	34,139
Unibail-Rodamco SE	Floating rate series 86 medium-term notes, due Feb 14, 2019	12-Feb-14	12-Feb-14	14-Feb-19	EUR	30,000
Unibail-Rodamco SE	2.500% Series 87 senior unsecured bonds, due Feb 26, 2024	19-Feb-14	19-Feb-14	26-Feb-24	EUR	750,000
Klövern AB	Floating rate unsecured bonds, due Mar 4, 2018	20-Feb-14	20-Feb-14	4-Mar-18	SEK	122,489
St. Modwen Properties Plc	2.875% Convertible unsecured bonds, due Mar 6, 2019	26-Feb-14	26-Feb-14	6-Mar-19	GBP	121,710
Fastighets Balder AB	Floating rate bond, due Mar 12, 2019	5-Mar-14	5-Mar-14	12-Mar-19	SEK	67,943
Castellum AB	Floating rate series 105 unsecured medium term notes, due June 7, 2019	31-Mar-14	7-Mar-14	7-Jun-19	SEK	56,433
Hufvudstaden AB	Floating rate series 107 unsecured medium term notes, due Mar 11, 2016	31-Mar-14	12-Mar-14	11-Mar-16	SEK	33,904
Hufvudstaden AB	Floating rate series 106 unsecured medium term notes, due Sept 14, 2015	31-Mar-14	14-Mar-14	14-Sep-15	SEK	22,492
Intervest Offices & Warehouses	3.430% Bonds, due Apr 1, 2019	19-Mar-14	19-Mar-14	1-Apr-19	EUR	25,000
Intervest Offices & Warehouses	4.057% Bonds, due Apr 1, 2021	19-Mar-14	19-Mar-14	1-Apr-21	EUR	35,000
Unibail-Rodamco SE	3.080% Series 88 medium-term notes, due Mar 24, 2034	20-Mar-14	20-Mar-14	24-Mar-34	EUR	20,000
Beni Stabili SpA SIIQ	3.500% Senior unsecured notes, due Apr 1, 2019	24-Mar-14	31-Mar-14	1-Apr-19	EUR	250,000
British Land Company Plc	3.970% Senior notes, due 2026	6-Sep-13	31-Mar-14	31-Dec-26	GBP	120,957
British Land Company Plc	3.810% Senior notes, due 2026	6-Sep-13	31-Mar-14	31-Dec-26	GBP	120,957
Norwegian Property ASA	Floating rate secured bonds, due 2019	1-Apr-14	1-Apr-14	31-Dec-19	NOK	42,458
Unibail-Rodamco SE	3.080% Series 89 medium-term notes, due Apr 3, 2034	1-Apr-14	1-Apr-14	3-Apr-34	EUR	30,000
Vastned Retail N.V.	1.875% Senior unsecured convertible bonds, due Apr 10, 2019	3-Apr-14	3-Apr-14	10-Apr-19	EUR	110,000
LEG Immobilien AG	0.500% Senior unsecured convertible bond, due July 1, 2021	7-Apr-14	7-Apr-14	1-Jul-21	EUR	300,000
Deutsche Annington Immobilien	4.625% Unsecured bond, due Apr 8, 2074	28-Feb-14	8-Apr-14	8-Apr-74	EUR	700,000
Icade	2.250% Senior unsecured bonds, due Apr 16, 2021	9-Apr-14	9-Apr-14	16-Apr-21	EUR	500,000
					EUR	4,142,157

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2014							
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)	
Unibail-Rodamco SE	Floating rate series 90 medium-term notes, due Apr 16, 2019	11-Apr-14	11-Apr-14	16-Apr-19	USD	144,000	
Swiss Prime Site AG	1.750% Senior bonds, due Apr 16, 2021	30-Jun-14	16-Apr-14	16-Apr-21	CHF	246,444	
BUWOG AG	3.500% Senior unsecured convertible bond, due Apr 25, 2019	1-Apr-14	25-Apr-14	25-Apr-19	EUR	260,000	
Wihlborgs Fastigheter AB	Floating rate senior guaranteed bond, due Feb 18, 2019	25-Apr-14	25-Apr-14	18-Feb-19	SEK	53,192	
Hemfosa Fastigheter AB	3.375% Unsecured bonds, due Apr 4, 2017	30-Apr-14	30-Apr-14	4-Apr-17	SEK	11,066	
Hemfosa Fastigheter AB	Floating rate unsecured bonds, due Apr 4, 2017	30-Apr-14	30-Apr-14	4-Apr-17	SEK	121,727	
Immobiliare Grande Distribuzione SIIQ SpA	3.875% Senior unsecured bonds, due Jan 7, 2019	11-Apr-14	7-May-14	7-Jan-19	EUR	150,000	
GAGFAH S.A.	1.500% Senior unsecured convertible bonds, due May 20, 2019	13-May-14	13-May-14	20-May-19	EUR	375,000	
Primary Health Properties Plc	4.250% Senior unsecured convertible bond, due May 20, 2019	13-May-14	13-May-14	20-May-19	GBP	101,350	
Wereldhave N.V.	1.000% Convertible bonds, due May 22, 2019	15-May-14	15-May-14	22-May-19	EUR	250,000	
Fastighets Balder AB	Floating rate bond, due May 21, 2018	21-May-14	21-May-14	21-May-18	SEK	50,051	
Warehouses De Pauw	3.375% Unsecured bonds, due June 13, 2021	20-May-14	22-May-14	13-Jun-21	EUR	125,000	
Unibail-Rodamco SE	2.500% Senior bonds, due June 4, 2026	27-May-14	27-May-14	4-Jun-26	EUR	600,000	
Helical Bar Plc	4.000% Senior unsecured guaranteed convertible bonds, due June 17, 2019	10-Jun-14	10-Jun-14	17-Jun-19	GBP	123,751	
Unibail-Rodamco SE	Zero coupon net share settled convertible bonds, due July 1, 2021	17-Jun-14	17-Jun-14	1-Jul-21	EUR	500,000	
Hammerson Plc	2.000% Senior bonds, due July 1, 2022	24-Jun-14	24-Jun-14	1-Jul-22	EUR	500,000	
TAG Immobilien AG	3.750% Senior bond, due June 25, 2020	25-Jun-14	25-Jun-14	25-Jun-20	EUR	125,000	
Unibail-Rodamco SE	Floating rate bonds, due June 2019	30-Jun-14	30-Jun-14	30-Jun-19	SEK	71,600	
Unibail-Rodamco SE	2.250% Senior bonds, due June 2019	30-Jun-14	30-Jun-14	30-Jun-19	SEK	93,600	
Deutsche Annington Immobilien SE	2.125% Series 2 unsecured bonds, due Sept 7, 2022	2-Jul-14	2-Jul-14	7-Sep-22	EUR	500,000	
Gecina	1.750% Bonds, due July 30, 2021	23-Jul-14	23-Jul-14	30-Jul-21	EUR	500,000	
Wereldhave N.V.	Senior notes, due 2029	25-Jul-14	23-Jul-14	31-Dec-29	EUR	265,000	
Grainger Plc	5.000% Guaranteed secured notes, due Dec 16, 2020	1-Aug-14	1-Aug-14	16-Dec-20	GBP	94,047	
Mobimo Holding AG	1.875% Straight bonds, due Sept 16, 2024	18-Aug-14	18-Aug-14	16-Sep-24	CHF	123,863	
MedicX Fund Limited	3.800% Secured loan notes, due Aug 2019	26-Aug-14	26-Aug-14	31-Aug-19	GBP	62,782	
					EUR	9,589,632	

* Converted to Euros

Appendix - Historical Bond and Equity Issues

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* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2015						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Gecina	1.500% Bonds, due Jan 20, 2025	12-Jan-15	12-Jan-15	20-Jan-25	EUR	500,000
Klépierre	1.750% Series 6 senior medium-term notes, due Nov 6, 2024	26-Jan-15	26-Jan-15	6-Nov-24	EUR	100,000
CA Immo Anlagen	2.750% Corporate bonds, due Feb 17, 2022	5-Feb-15		17-Feb-22	EUR	175,000
Klovern AB	Floating rate unsecured bonds, due Mar 2019	18-Feb-15	18-Feb-15	31-Mar-19	SEK	104,629
Grand City Properties S.A.	Variable rate perpetual hybrid notes	3-Mar-15	3-Mar-15		EUR	250,000
Cofinimmo SA	1.929% Non-convertible bonds, due Mar 25, 2022	16-Mar-15	16-Mar-15	25-Mar-22	EUR	150,000
Beni Stabili SpA SIIQ	2.125% Senior unsecured notes, due Mar 30, 2022	17-Mar-15	17-Mar-15	30-Mar-22	EUR	125,000
Cofinimmo SA	1.929% Non-convertible bonds, due Mar 25, 2022	19-Mar-15	19-Mar-15	25-Mar-22	EUR	40,000
Wallenstam AB	Floating rate unsecured notes, due Mar 2019	19-Mar-15	19-Mar-15	31-Mar-19	SEK	54,136
Deutsche Annington Immobilien SE	1.500% Series 4 unsecured medium term notes, due Mar 31, 2025	26-Mar-15	26-Mar-15	31-Mar-25	EUR	500,000
Deutsche Annington Immobilien SE	0.875% Series 3 unsecured medium term notes, due Mar 30, 2020	26-Mar-15	26-Mar-15	30-Mar-20	EUR	500,000
Adler Real Estate AG	4.750% Corporate bonds, due Apr 8, 2020	31-Mar-15	2-Apr-15	8-Apr-20	EUR	300,000
Klépierre	1.000% Series 7 senior notes, due Apr 17, 2023	8-Apr-15	7-Apr-15	17-Apr-23	EUR	750,000
Unibail-Rodamco SE	1.000% Medium-term notes, due Mar 14, 2025	9-Apr-15	9-Apr-15	14-Mar-25	EUR	500,000
Unibail-Rodamco SE	1.375% Medium-term notes, due Apr 15, 2030	9-Apr-15	9-Apr-15	15-Apr-30	EUR	500,000
Grand City Properties S.A.	1.500% Series E senior secured bonds, due Apr 17, 2025	13-Apr-15	13-Apr-15	17-Apr-25	EUR	400,000
Immobiliare Grande Distribuzione SIIQ SpA	2.650% Senior unsecured notes, due Apr 21, 2022	8-Apr-15	14-Apr-15	21-Apr-22	EUR	25,100
Immobiliare Grande Distribuzione SIIQ SpA	2.650% Senior unsecured notes, due Apr 21, 2022	8-Apr-15	14-Apr-15	21-Apr-22	EUR	136,900
Wihlborgs Fastigheter AB	Floating rate senior unsecured bond, due Apr 23, 2018	14-Apr-15	14-Apr-15	23-Apr-18	SEK	53,480
DIC Asset AG	4.625% Corporate bonds, due Sept 8, 2019	21-Apr-15	21-Apr-15	8-Sep-19	EUR	50,000
Kungsleden AB	1.200% Senior unsecured bond, due May 2017	24-Apr-15	24-Apr-15	31-May-17	SEK	40,002
MedicX Fund Limited	3.838% Secured loan notes, due Sept 30, 2028	1-May-15	30-Apr-15	30-Sep-28	GBP	68,522
Sponda Plc	2.375% Senior unsecured notes, due May 20, 2020	12-May-15	12-May-15	20-May-20	EUR	175,000
Inmobiliaria Colonial	1.863% Senior notes, due June 5, 2019	27-May-15	27-May-15	5-Jun-19	EUR	750,000
Inmobiliaria Colonial	2.728% Senior notes, due June 5, 2023	27-May-15	27-May-15	5-Jun-23	EUR	500,000
					EUR	6,747,769

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2015						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Technopolis Plc	3.750% Senior unsecured bonds, due May 28, 2020	22-May-15	28-May-15	28-May-20	EUR	150,000
Entra ASA	2.450% Unsecured bonds, due June 13, 2022	2-Jun-15	2-Jun-15	13-Jun-22	NOK	45,851
British Land	Zero coupon convertible bonds, due 9 June, 2020	2-Jun-15	2-Jun-15	9-Jun-20	GBP	494,000
Gecina	2.000% Bonds, due June 17, 2024	9-Jun-15	9-Jun-15	17-Jun-24	EUR	500,000
Klépierre	1.750% Series 6 senior medium-term notes, due Nov 6, 2024	10-Jun-15	10-Jun-15	6-Nov-24	EUR	30,000
Warehouses De Pauw	2.60% Bonds, due July 2, 2022	25-Jun-15	25-Jun-15	2-Jul-22	EUR	92,200
Deutsche Wohnen AG	1.375% Senior unsecured corporate bonds, due July 24, 2020	16-Jul-15	16-Jul-15	24-Jul-20	EUR	500,000
Beni Stabili SpA SIIQ	0.875% Convertible bonds, due Jan 31, 2021	23-Jul-15	23-Jul-15	31-Jan-21	EUR	200,000
Grand City Properties S.A.	Variable rate perpetual hybrid notes	29-Jul-15	29-Jul-15		EUR	100,000
Citycon Oyj	Floating rate bonds, due Mar 2021	24-Aug-15	24-Aug-15	31-Mar-21	NOK	131,517
Citycon Oyj	3.900% Bonds, due Sept 2025	24-Aug-15	24-Aug-15	30-Sep-25	NOK	147,299
Icade	1.875% Senior unsecured bonds, due Sept 14, 2022	3-Sep-15	2-Sep-15	14-Sep-22	EUR	500,000
Citycon Oyj	2.375% Bonds, due Sept 16, 2022	8-Sep-15	8-Sep-15	16-Sep-22	EUR	300,000
Grand City Properties S.A.	1.500% Series E senior secured bonds, due Apr 17, 2025	18-Sep-15	18-Sep-15	17-Apr-25	EUR	150,000
Klépierre	2.125% Series 8 senior unsecured medium-term notes, due Oct 22, 2025	20-Oct-15	20-Oct-15	22-Oct-25	EUR	150,000
Hammerson Plc	3.500% Bonds, due 2025	21-Oct-15	21-Oct-15	31-Dec-25	GBP	476,515
Klépierre	2.125% Series 8 senior unsecured medium-term notes, due Oct 22, 2025	22-Oct-15	22-Oct-15	22-Oct-25	EUR	105,000
Adler Real Estate AG	4.750% Corporate bonds, due Apr 8, 2020	30-Oct-15	30-Oct-15	8-Apr-20	EUR	50,000
alstria office REIT-AG	2.250% Unsecured corporate bonds, due Mar 24, 2021	17-Nov-15	17-Nov-15	24-Mar-21	EUR	500,000
Mercialys	1.787% Unsecured bonds, due Mar 31, 2023	20-Nov-15	20-Nov-15	31-Mar-23	EUR	200,000
Wereldhave N.V.	4.610% Series A senior notes, due Dec 14, 2025	14-Dec-15	14-Dec-15	14-Dec-25	USD	63,490
Vonovia SE	Floating rate bonds, due Dec 15, 2017	10-Dec-15	10-Dec-15	15-Dec-17	EUR	750,000
Vonovia SE	2.250% Bonds, due Dec 15, 2023	10-Dec-15	10-Dec-15	15-Dec-23	EUR	1,000,000
Vonovia SE	1.625% Bonds, due Dec 15, 2020	10-Dec-15	10-Dec-15	15-Dec-20	EUR	1,250,000
Gecina	Floating rate bonds, due July 18, 2017	31-Dec-15	18-Dec-15		EUR	110,000
					EUR	14,743,642

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2016						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Klépierre	1.875% Series 9 senior medium-term notes, due Feb 19, 2026	12-Feb-16	12-Feb-16	19-Feb-26	EUR	500,000
PSP Swiss Property AG	0.500% Bonds, due Feb 16, 2024	1-Mar-16	16-Feb-16	16-Feb-24	CHF	204,241
Grand City Properties S.A.	0.250% Unsecured convertible bonds, due Mar 2, 2022	24-Feb-16	24-Feb-16	2-Mar-22	EUR	450,000
Unibail-Rodamco SE	1.375% Medium-term notes, due Mar 9, 2026	1-Mar-16	1-Mar-16	9-Mar-26	EUR	500,000
Wihlborgs Fastigheter AB	Floating rate green bonds, due Nov 20, 2017	4-Mar-16	4-Mar-16	20-Nov-17	SEK	44,964
Hammerson Plc	1.750% Senior unsecured bonds, due Mar 15, 2023	8-Mar-16	8-Mar-16	15-Mar-23	EUR	500,000
Warehouses De Pauw	Floating rate bonds, due Apr 1, 2026	23-Mar-16	23-Mar-16	1-Apr-26	EUR	22,900
Warehouses De Pauw	2.500% Bonds, due Apr 1, 2026	23-Mar-16	23-Mar-16	1-Apr-26	EUR	37,100
Castellum AB	Unsecured medium term notes	31-Mar-16			SEK	10,820
alstria office REIT-AG	2.125% Unsecured corporate bonds, due Apr 12, 2023	5-Apr-16	12-Apr-23	12-Apr-23	EUR	500,000
Entra ASA	Floating rate senior bonds, due Aug 8, 2019	7-Apr-16	8-Aug-19	8-Aug-19	NOK	42,182
MERLIN Properties SOCIMI, S.A.	2.225% Senior unsecured notes, due Apr 25, 2023	14-Apr-16	25-Apr-23	25-Apr-23	EUR	850,000
D. Carnegie & Co	Senior unsecured bonds	14-Apr-16	1-Apr-19	1-Apr-19	SEK	107,931
Kennedy Wilson Europe Real Estate Plc	3.250% Senior unsecured bonds, due Nov 12, 2025	19-Apr-16	12-Nov-25	12-Nov-25	EUR	150,000
Unibail-Rodamco SE	1.125% Bonds, due Apr 28, 2027	20-Apr-16	28-Apr-27	28-Apr-27	EUR	500,000
Unibail-Rodamco SE	2.000% Bonds, due Apr 28, 2036	20-Apr-16	28-Apr-36	28-Apr-36	EUR	500,000
Entra ASA	Floating rate senior bonds, due Aug 8, 2019	27-Apr-16	8-Aug-19	8-Aug-19	NOK	32,425
PSP Swiss Property AG	0.375% Bonds, due Apr 29, 2026	9-May-16	29-Apr-16	29-Apr-26	CHF	91,062
Derwent London Plc	3.460% Senior unsecured notes, due May 4, 2028	25-Feb-16	4-May-16	4-May-28	GBP	37,792
Derwent London Plc	3.570% Senior unsecured notes, due May 4, 2031	25-Feb-16	4-May-16	4-May-31	GBP	94,480
Foncière des Régions	1.875% Senior unsecured green bond, due May 20, 2026	10-May-16	9-May-16	20-May-26	EUR	500,000
Fabege AB	Floating rate bonds, due May 23, 2018	17-May-16	13-May-16	23-May-18	SEK	64,245
Unite Group Plc	3.921% Secured bonds, due June 30, 2025	13-May-16	13-May-16	30-Jun-25	GBP	158,761
Wallenstam AB	Floating rate unsecured green bond, due May 2018	19-May-16	20-May-16	31-May-18	SEK	42,778
Entra ASA	2.450% Senior bonds, due June 2, 2023	25-May-16	25-May-16	2-Jun-23	NOK	75,399
					EUR	6,017,081

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2016						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Entra ASA	Floating rate senior bonds, due June 2, 2021	25-May-16	25-May-16	2-Jun-21	NOK	107,713
Immobiliare Grande Distribuzione SIIQ SpA	2.500% Senior unsecured notes, due May 31, 2021	17-May-16	25-May-16	31-May-21	EUR	300,000
Klövern AB	Floating rate unsecured bonds, due June 2020	26-May-16	26-May-16	30-Jun-20	SEK	80,893
Icade	1.750% Senior bond, due June 10, 2026	31-May-16	31-May-16	10-Jun-26	EUR	750,000
Swiss Prime Site AG	0.250% Convertible bonds, due June 16, 2023	7-Jun-16	7-Jun-16	16-Jun-23	CHF	227,854
Vonovia SE	1.500% bonds, due June 10, 2026	7-Jun-16	7-Jun-16	10-Jun-26	EUR	500,000
Vonovia SE	0.875% bonds, due June 10, 2022	7-Jun-16	7-Jun-16	10-Jun-22	EUR	500,000
Norwegian Property ASA	Floating rate secured bonds, due July 2020	16-Jun-16	16-Jun-16	31-Jul-20	NOK	141,683
Kungsleden AB	Floating rate unsecured bonds, due June 2019	17-Jun-16	17-Jun-16	30-Jun-19	SEK	63,896
Adler Real Estate AG	2.500% Convertible bonds, due June 29, 2021	10-Jun-16	15-Jul-16	31-Dec-21	EUR	137,900
Entra ASA	2.450% Senior unsecured bonds, due June 13, 2022	8-Jul-16	8-Jul-16	13-Jun-22	NOK	42,431
CA Immobilien Anlagen AG	1.875% Unsecured corporate bonds, due July 12, 2021	29-Jun-16	5-Jul-16	12-Jul-21	EUR	140,000
PSP Swiss Property AG	0% Unsecured corporate bonds, due 2023		19-Aug-16	1-Sep-23	CHF	150,000
Citycon Oyj	1.250% Guaranteed bonds, due Sept 8, 2026	30-Aug-16	30-Aug-16	8-Sep-26	EUR	350,000
BUWOG - Bauen und Wohnen GmbH	Zero coupon senior unsecured convertible bond, due Sept 9, 2021	6-Sep-16	6-Sep-16	9-Sep-21	EUR	300,000
Castellum AB	1.875% Unsecured medium-term notes, due 2021	28-Sep-16	28-Sep-16	31-Dec-21	SEK	36,347
Castellum AB	Floating rate unsecured medium term notes, due 2021	28-Sep-16	28-Sep-16	31-Dec-21	SEK	67,501
Gecina	1.000% Bonds, due Jan 2029	23-Sep-16	23-Sep-16	31-Jan-29	EUR	500,000
Kennedy Wilson Europe Real Estate Plc	3.950% Senior unsecured bonds, due June 30, 2022	13-Sep-16	19-Sep-16	30-Jun-22	GBP	233,586
Klépierre	1.250% Series 10 senior unsecured medium-term notes, due Sept 29, 2031	19-Sep-16	19-Sep-16	29-Sep-31	EUR	600,000
LondonMetric Property Plc	2.620% Series A senior notes, due Sept 21, 2023	22-Sep-16	22-Sep-16	21-Sep-23	GBP	75,743
LondonMetric Property Plc	2.720% Series B senior notes, due Sept 21, 2024	22-Sep-16	22-Sep-16	21-Sep-24	GBP	46,611
LondonMetric Property Plc	2.880% Series C senior notes, due Sept 21, 2028	22-Sep-16	22-Sep-16	21-Sep-28	GBP	29,132
Wihlborgs Fastigheter AB	Floating rate series 109 secured green bonds, due Sept 7, 2018	27-Sep-16	27-Sep-16	7-Sep-18	SEK	47,611
					EUR	11,445,980

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2016						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Cofinimmo SA	Senior unsecured convertible bonds, due 2021	6-Sep-16		31-Dec-21	EUR	168,653
Entra ASA	Bonds, due 2021	12-Sep-16		31-Dec-21	NOK	NA
Shaftesbury PLC	2.487% Guaranteed secured first mortgage bonds, due Sept 30, 2031	14-Sep-16	29-Sep-16	30-Sep-31	GBP	329,393
Grand City Properties S.A.	2.750% Perpetual unsecured subordinated notes	8-Sep-16	22-Sep-16		EUR	200,000
Capital & Counties Properties Plc	2.280% Senior unsecured notes, due 2026	26-Sep-16		31-Dec-26	GBP	186,659
Capital & Counties Properties Plc	2.370% Senior unsecured notes, due 2028	26-Sep-16		31-Dec-28	GBP	74,663
Assura Plc	2.650% Senior unsecured notes, due 2026	3-Oct-16		31-Dec-26	GBP	146,951
Castellum AB	Unsecured medium term notes	12-Oct-16	12-Oct-16		SEK	21,546
Entra ASA	2.450% Senior unsecured bonds, due June 2, 2023	20-Oct-16	20-Oct-16	2-Jun-23	NOK	44,632
Inmobiliaria Colonial, S.A.	1.450% Senior unsecured notes, due Oct 28, 2024	21-Oct-16	21-Oct-16	28-Oct-24	EUR	600,000
Intu Properties Plc	2.875% Guaranteed convertible bonds, due Nov 1, 2022	25-Oct-16	25-Oct-16	1-Nov-22	GBP	391,027
MERLIN Properties SOCIMI, S.A.	1.875% Senior unsecured notes, due 2026	25-Oct-16	25-Oct-16	31-Dec-26	EUR	800,000
Cofinimmo SA	1.700% bonds, due 2026	26-Oct-16	26-Oct-16	31-Dec-26	EUR	70,000
Klövern AB	Floating rate senior unsecured bonds, due Nov 2020	26-Oct-16	26-Oct-16	30-Nov-20	SEK	154,295
Fabege AB	Floating rate bonds, due Dec 3, 2018	18-Nov-16	18-Nov-16	3-Dec-18	SEK	71,469
Hemfosa Fastigheter AB	Variable rate senior unsecured bonds, due Nov 30, 2019	25-Nov-16	30-Nov-16	30-Nov-19	SEK	76,628
Icade	1.125% Bonds, due Nov 17, 2025	7-Nov-16	7-Nov-16	17-Nov-25	EUR	500,000
Unibail-Rodamco SE	0.875% bond, due Feb 21, 2025	15-Nov-16	15-Nov-16	21-Feb-25	EUR	500,000
Hammerson Plc	Senior notes	22-Nov-16	13-Oct-16		GBP	
Hammerson Plc	Senior notes	22-Nov-16	13-Oct-16		EUR	
Hammerson Plc	Senior notes	22-Nov-16	13-Oct-16		USD	
Hammerson Plc	Senior notes	22-Nov-16	13-Oct-16		USD	
Cofinimmo SA	2.000% Unsecured green bond, due Dec 9, 2024	2-Dec-16	2-Dec-16	9-Dec-24	EUR	55,000
Immobiliare Grande Distribuzione SHQ SpA	2.250% Senior unsecured non-convertible bonds, due 2023	1-Dec-16	6-Dec-16	31-Dec-23	EUR	100,000
Castellum AB	Unsecured medium term notes	31-Dec-16	31-Dec-16		SEK	23,490
					EUR	15,960,385

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2017						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
LEG Immobilien AG	1.250% Unsecured corporate bonds, due Jan 23, 2024	16-Jan-17	16-Jan-17	23-Jan-24	EUR	500,000
Fabege AB	Floating rate bonds, due May 29, 2020	25-Jan-17	25-Jan-17	29-May-20	SEK	31,656
Deutsche Wohnen AG	0.325% Convertible bonds, due July 26, 2024	21-Feb-17	21-Feb-17	26-Jul-24	EUR	800,000
Entra ASA	2.450% Senior unsecured bonds, due June 13, 2022	23-Feb-17	23-Feb-17	13-Jun-22	NOK	22,673
Fabege AB	Floating rate series 103 green bonds, due Sept 16, 2019	9-Feb-17	9-Feb-17	16-Sep-19	SEK	31,655
Fabege AB	Floating rate green bonds, due Feb 20, 2022	7-Feb-17	7-Feb-17	20-Feb-22	SEK	15,831
Hemfosa Fastigheter AB	Floating rate senior unsecured bonds, due Aug 23, 2020	17-Feb-17	23-Feb-17	23-Aug-20	SEK	78,826
Klépierre	1.375% Series 11 senior unsecured medium-term notes, due Feb 16, 2027	9-Feb-17	9-Feb-17	16-Feb-27	EUR	500,000
Klépierre	1.375% Series 11 senior unsecured medium-term notes, due Feb 16, 2027	23-Feb-17	23-Feb-17	16-Feb-27	EUR	100,000
Land Securities Group Plc	1.974% Secured bonds, due Feb 8, 2024	24-Jan-17	1-Feb-17	8-Feb-24	GBP	470,115
Land Securities Group Plc	2.399% Secured bonds, due Feb 8, 2029	24-Jan-17	1-Feb-17	8-Feb-29	GBP	352,586
Mobimo Holding AG	0.750% Straight bonds, due Mar 20, 2026	21-Feb-17	21-Feb-17	20-Mar-26	CHF	211,518
Unibail-Rodamco SE	1.500% Bonds, due Feb 2028	15-Feb-17	15-Feb-17	29-Feb-28	EUR	600,000
PSP Swiss Property AG	Zero coupon bonds, due Sept 1, 2023	6-Mar-17	10-Feb-17	1-Sep-23	CHF	46,826
CA Immobilien Anlagen AG	1.875% Corporate bonds, due Feb 22, 2024	15-Feb-17	22-Feb-17	22-Feb-24	EUR	175,000
Great Portland Estates Plc	2.150% Senior unsecured notes, due 2024	29-Mar-17	22-Feb-17	31-Dec-24	GBP	207,352
Castellum AB	Floating rate series 121 unsecured medium term notes, due Sept 1, 2022	1-Mar-17	1-Mar-17	1-Sep-22	SEK	104,822
Castellum AB	2.150% Series 122 unsecured medium-term notes, due Sept 1, 2022	1-Mar-17	1-Mar-17	1-Sep-22	SEK	57,652
Castellum AB	Floating rate series 123 unsecured medium term notes, due Mar 1, 2021	1-Mar-17	1-Mar-17	1-Mar-21	SEK	26,206
Castellum AB	0.980% Series 125 unsecured medium-term notes, due Mar 3, 2020	6-Mar-17	3-Mar-17	3-Mar-20	SEK	52,420
Castellum AB	Floating rate series 124 unsecured medium term notes, due Mar 6, 2019	6-Mar-17	6-Mar-17	6-Mar-19	SEK	52,417
Fastighets Balder AB	1.125% Bonds, due Mar 14, 2022	7-Mar-17	7-Mar-17	14-Mar-22	EUR	500,000
Fastighets Balder AB	1.875% Bonds, due 2025	7-Mar-17	7-Mar-17	31-Dec-25	EUR	500,000
Castellum AB	Floating rate series 126 unsecured medium term notes, due Mar 17, 2023	17-Mar-17	17-Mar-17	17-Mar-23	SEK	31,660
Primary Health Properties Plc	2.830% Senior secured guaranteed notes, due 2027	21-Mar-17	21-Mar-17	31-Dec-27	GBP	115,489
					EUR	5,584,705

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2017						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Wihlborgs Fastigheter AB	Floating rate senior unsecured bond, due Mar 27, 2019	21-Mar-17	21-Mar-17	27-Mar-19	SEK	31,567
Entra ASA	2.450% Senior unsecured bonds, due June 13, 2022	30-Mar-17	30-Mar-17	13-Jun-22	NOK	21,820
Adler Real Estate AG	4.750% Corporate bonds, due Apr 8, 2020	10-Apr-17	10-Apr-17	8-Apr-20	EUR	150,000
Swiss Prime Site AG	0.825% Straight-bond, due May 11, 2026	12-Apr-17	11-Apr-17	11-May-26	CHF	233,845
Hemfosa Fastigheter AB	Variable rate senior unsecured bonds, due Dec 6, 2019	3-May-17	3-May-17	6-Dec-19	SEK	25,977
Entra ASA	Floating rate unsecured green bonds, due Mar 20, 2024	9-May-17	9-May-17	20-Mar-24	NOK	26,478
Norwegian Property ASA	Floating rate senior secured bond, due May 17, 2024	10-May-17	18-May-17	17-May-24	NOK	23,436
Norwegian Property ASA	2.950% Senior secured bond, due May 17, 2024	10-May-17	18-May-17	17-May-24	NOK	47,938
Befimmo SA	2.175% Bonds, due Apr 12, 2027	11-May-17	12-Apr-17	12-Apr-27	EUR	60,000
MERLIN Properties SOCIMI, S.A.	1.750% Medium term notes, due May 26, 2025	17-May-17	17-May-17	26-May-25	EUR	600,000
Unibail-Rodamco SE	1.500% Redeemable bonds, due May 29, 2029	17-May-17	17-May-17	29-May-29	EUR	500,000
Unibail-Rodamco SE	2.000% Redeemable bonds, due May 29, 2037	17-May-17	17-May-17	29-May-37	EUR	500,000
Safestore Holdings Plc	1.590% Notes, due 2024	19-May-17	31-May-17	31-Dec-24	EUR	50,900
Safestore Holdings Plc	2.000% Notes, due 2027	19-May-17	31-May-17	31-Dec-27	EUR	74,100
Safestore Holdings Plc	2.920% Notes, due 2029	19-May-17	31-May-17	31-Dec-29	GBP	57,964
Foncière des Régions	1.500% Unsecured bonds, due June 21, 2027	13-Jun-17	13-Jun-17	21-Jun-27	EUR	500,000
Castellum AB	Floating rate series 128 unsecured medium term notes, due Dec 14, 2019	14-Jun-17	14-Jun-17	14-Dec-19	SEK	20,500
Wihlborgs Fastigheter AB	Floating rate senior unsecured bond, due June 22, 2020	14-Jun-17	14-Jun-17	22-Jun-20	SEK	20,500
Norwegian Property ASA	2.930% Senior secured bond, due July 12, 2024	22-Jun-17	22-Jun-17	12-Jul-24	NOK	31,680
Gecina	Floating rate bonds, due June 2022	27-Jun-17	27-Jun-17	30-Jun-22	EUR	500,000
Gecina	1.375% Bond, due June 2027	27-Jun-17	27-Jun-17	30-Jun-27	EUR	500,000
Gecina	2.000% Bond, due June 2032	27-Jun-17	27-Jun-17	30-Jun-32	EUR	500,000
Hemfosa Fastigheter AB	Variable rate senior unsecured bonds, due Dec 6, 2019	30-Jun-17	30-Jun-17	6-Dec-19	SEK	25,988
DIC Asset AG	3.250% Corporate bonds, due July 11, 2022	5-Jul-17	5-Jul-17	11-Jul-22	EUR	130,000
ADO Properties S.A.	1.500% Unsecured corporate bonds, due July 26, 2024	21-Jul-17	21-Jul-17	26-Jul-24	EUR	400,000
					EUR	10,617,398

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2017						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Grand City Properties S.A.	1.375% Senior unsecured notes, due Aug 3, 2026	24-Jul-17	25-Jul-17	3-Aug-26	EUR	600,000
MedicX Fund Limited	3.000% Secured loan notes, due Sept 30, 2028	26-Jul-17	26-Jul-17	30-Sep-28	GBP	30,853
Workspace Group Plc	3.070% Senior unsecured notes, due Aug 18, 2025	28-Jul-17	28-Jul-17	18-Aug-25	GBP	89,321
Workspace Group Plc	3.190% Series B senior unsecured notes, due Aug 16, 2027	28-Jul-17	28-Jul-17	16-Aug-27	GBP	133,982
TAG Immobilien AG	0.625% Convertible bonds, due Sept 2022	23-Aug-17	23-Aug-17	30-Sep-22	EUR	262,000
LEG Immobilien AG	0.875% Senior unsecured convertible bonds, due Sept 1, 2025	29-Aug-17	29-Aug-17	1-Sep-25	EUR	400,000
Shaftesbury PLC	2.348% Secured first mortgage bonds, due Sept 30, 2027	31-Aug-17	31-Aug-17	30-Sep-27	GBP	314,540
Fastighets AB Balder	1.950% Senior unsecured bond, due 2026	1-Sep-17	1-Sep-17	31-Dec-26	EUR	500,000
Fastighets AB Balder	3.130% Hybrid capital security	1-Sep-17	1-Sep-17		EUR	350,000
Icade	1.500% Bonds, due 2027	4-Sep-17	4-Sep-17	31-Dec-27	EUR	600,000
Land Securities Group Plc	2.625% Bonds, due 2037	6-Sep-17	15-Sep-17	31-Dec-37	GBP	568,253
Land Securities Group Plc	2.750% Bonds, due 2057	6-Sep-17	15-Sep-17	31-Dec-57	GBP	568,253
British Land Company Plc	2.375% Series 1 senior unsecured sterling bond, due Sept 14, 2029	8-Sep-17	8-Sep-17	14-Sep-29	GBP	328,869
MERLIN Properties SOCIMI, S.A.	2.375% Senior unsecured notes, due Sept 18, 2029	11-Sep-17	11-Sep-17	18-Sep-29	EUR	300,000
Castellum AB	0.370% Series 401 unsecured medium-term notes, due Sept 5, 2019	12-Sep-17	5-Sep-17	5-Sep-19	SEK	68,523
Castellum AB	0.970% Series 402 unsecured medium-term notes, due Apr 12, 2021	12-Sep-17	12-Sep-17	12-Apr-21	SEK	36,720
Citycon Oyj	2.750% Senior unsecured bond, due Sept 22, 2025	13-Sep-17	13-Sep-17	22-Sep-25	NOK	106,564
Entra ASA	Floating rate senior unsecured bonds, due June 2, 2021	14-Sep-17	14-Sep-17	2-Jun-21	NOK	31,950
Gecina	1.375% Bonds, due Jan 26, 2028	19-Sep-17	19-Sep-17	26-Jan-28	EUR	700,000
Castellum AB	2.290% Series 403 unsecured medium-term notes, due Sept 20, 2024	20-Sep-17	20-Sep-17	20-Sep-24	SEK	20,983
Kungsliden AB	Senior unsecured notes, due 2021	25-Sep-17		31-Dec-21	SEK	NA
CA Immobilien Anlagen AG	0.750% Senior unsecured convertible bonds, due Apr 2025	26-Sep-17	26-Sep-17	30-Apr-25	EUR	200,000
Deutsche Wohnen SE	0.600% Convertible bonds, due Jan 2026	26-Sep-17	26-Sep-17	31-Jan-26	EUR	800,000
Beni Stabili SpA SIIQ	1.625% Senior unsecured bond, due Oct 17, 2024	28-Sep-17	6-Oct-17	17-Oct-24	Euro	300,000
Castellum AB	Floating rate series 404 unsecured medium term notes, due Oct 2, 2024	2-Oct-17	2-Oct-17	2-Oct-24	SEK	15,637
					EUR	17,943,846

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2017						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
SEGRO Plc	2.375% Unsecured bonds, due Oct 11, 2029	5-Oct-17	5-Oct-17	11-Oct-29	GBP	392,583
SEGRO Plc	2.875% Unsecured bonds, due Oct 11, 2037	5-Oct-17	5-Oct-17	11-Oct-37	GBP	448,666
Castellum AB	0.970% Series 402 unsecured medium-term notes, due Apr 12, 2021	9-Oct-17	2-Oct-17	12-Apr-21	SEK	31,274
Assura Plc	Unsecured notes, due 2025	20-Oct-17	20-Oct-17	31-Dec-25	GBP	NA
Assura Plc	Unsecured notes, due 2027	20-Oct-17	20-Oct-17	31-Dec-27	GBP	NA
Mercialys	Floating rate unsecured bonds, due 2027	25-Oct-17	25-Oct-17	31-Dec-27	EUR	150,000
Alstria office REIT-AG	1.500% Unsecured corporate bonds, due Nov 2027	8-Nov-17	8-Nov-17	30-Nov-27	EUR	350,000
Klövern AB	Floating rate secured bonds, due Nov 2021	15-Nov-17	15-Nov-17	30-Nov-21	SEK	85,361
Wallenstam AB	0.875% Unsecured bonds, due Nov 15, 2020	15-Nov-17	15-Nov-17	15-Nov-20	SEK	85,361
Wallenstam AB	Floating rate unsecured bonds, due Nov 15, 2020	15-Nov-17	15-Nov-17	15-Nov-20	SEK	65,276
Wallenstam AB	Floating rate unsecured bonds, due Nov 15, 2022	15-Nov-17	15-Nov-17	15-Nov-22	SEK	25,106
TLG IMMOBILIEN AG	1.375% Unsecured standalone notes, due Nov 27, 2024	20-Nov-17	20-Nov-17	27-Nov-24	EUR	400,000
Inmobiliaria Colonial, S.A.	1.625% Senior unsecured notes, due Nov 28, 2025	21-Nov-17	21-Nov-17	28-Nov-25	EUR	500,000
Inmobiliaria Colonial, S.A.	2.500% Senior unsecured notes, due Nov 28, 2029	21-Nov-17	21-Nov-17	28-Nov-29	EUR	300,000
Entra ASA	Floating rate bonds, due Oct 14, 2022	24-Nov-17	27-Nov-17	14-Oct-22	NOK	61,773
Klépierre	1.625% Senior unsecured bonds, due Dec 13, 2032	28-Nov-17	28-Nov-17	13-Dec-32	EUR	500,000
Adler Real Estate AG	1.500% Senior unsecured notes, due Dec 6, 2021	29-Nov-17	29-Nov-17	6-Dec-21	EUR	500,000
Adler Real Estate AG	2.125% Senior unsecured notes, due Feb 6, 2024	29-Nov-17	29-Nov-17	6-Feb-24	EUR	300,000
Entra ASA	1.170% Senior unsecured notes, due Nov 9, 2018	10-Nov-17	10-Nov-17	9-Nov-18	NOK	63,327
Tritax Big Box REIT Plc	2.625% Senior unsecured notes, due Dec 14, 2026	1-Dec-17	1-Dec-17	14-Dec-26	GBP	283,987
Tritax Big Box REIT Plc	3.125% Senior unsecured notes, due Dec 14, 2031	1-Dec-17	1-Dec-17	14-Dec-31	GBP	283,987
Wereldhave N.V.	2.090% Senior notes, due Dec 14, 2027	14-Dec-17	14-Dec-17	14-Dec-27	EUR	75,975
Castellum AB	Floating rate series 405 unsecured medium term notes, due Dec 22, 2022	22-Dec-17	22-Dec-17	22-Dec-22	SEK	2,422
					EUR	22,848,943

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2018						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
Swiss Prime Site AG	0.325% Senior unsecured convertible bonds, due 2025	9-Jan-18	9-Jan-18	31-Dec-25	CHF	256,070
Kungsleden AB	Floating rate unsecured bonds, due 2021	12-Jan-18	12-Jan-18	31-Dec-21	SEK	25,429
Kungsleden AB	0.950% Unsecured bonds, due July 2019	12-Jan-18	12-Jan-18	31-Jul-19	SEK	61,030
Wallenstam AB	0.680% Unsecured bonds, due Jan 22, 2020	15-Jan-18	15-Jan-18	22-Jan-20	SEK	40,648
Entra ASA	Floating rate bonds, due Oct 14, 2022	18-Jan-18	18-Jan-18	14-Oct-22	NOK	20,879
Entra ASA	Floating rate bonds, due Oct 14, 2022	23-Jan-18	23-Jan-18	14-Oct-22	NOK	20,772
Klövern AB	Floating rate senior unsecured bonds, due Feb 2021	25-Jan-18	25-Jan-18	28-Feb-21	SEK	152,791
NSI N.V.	Senior unsecured notes, due 2026	30-Jan-18	30-Jan-18	31-Dec-26	EUR	40,000
Entra ASA	Floating rate bonds, due Oct 14, 2022	31-Jan-18	31-Jan-18	14-Oct-22	NOK	31,346
Entra ASA	1.180% Senior unsecured bonds, due Feb 12, 2019	7-Feb-18	12-Feb-18	12-Feb-19	NOK	51,222
Beni Stabili SpA SIIQ	2.375% Senior unsecured bonds, due Feb 20, 2028	16-Feb-18	16-Feb-18	20-Feb-28	EUR	300,000
Grand City Properties S.A.	1.500% Senior unsecured notes, due Feb 22, 2027	19-Feb-18	19-Feb-18	22-Feb-27	EUR	300,000
Icade	1.625% Senior unsecured bonds, due Feb 28, 2028	20-Feb-18	19-Feb-18	28-Feb-28	EUR	600,000
Mercialys	1.800% Unsecured bonds, due Feb 27, 2026	20-Feb-18	20-Feb-18	27-Feb-26	EUR	300,000
NewRiver REIT plc	3.500% Senior unsecured corporate bond, due Mar 7, 2028	28-Feb-18	28-Feb-18	7-Mar-28	GBP	338,971
Great Portland Estates Plc	Senior unsecured notes, due 2028		1-Mar-18	20-Feb-28	GBP	NA
Great Portland Estates Plc	Senior unsecured notes, due 2030		1-Mar-18	31-Dec-28	GBP	NA
Great Portland Estates Plc	Senior unsecured notes, due 2035		1-Mar-18	31-Dec-30	GBP	NA
Gecina	1.625% Bonds, due Mar 2030	7-Mar-18	7-Mar-18	31-Dec-35	EUR	500,000
DIC Asset AG	3.250% Corporate bonds, due July 11, 2022	7-Mar-18	14-Mar-18	31-Mar-30	EUR	50,000
Vonovia SE	Floating rate series 18 senior unsecured bonds, due Dec 22, 2022	20-Mar-18	15-Mar-18	11-Jul-22	EUR	600,000
Vonovia SE	2.750% Series 21 senior unsecured bonds, due Mar 22, 2038	20-Mar-18	15-Mar-18	22-Dec-22	EUR	500,000
Vonovia SE	1.500% Series 19 senior unsecured bonds, due Mar 22, 2026	20-Mar-18	15-Mar-18	22-Mar-38	EUR	500,000
Vonovia SE	2.125% Series 20 senior unsecured bonds, due Mar 22, 2030	20-Mar-18	15-Mar-18	22-Mar-26	EUR	500,000
Land Securities Group Plc	Bonds, due 2027		16-Mar-18	22-Mar-30	GBP	NA
					EUR	5,189,159

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2018						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
PSP Swiss Property AG	0.060% Senior notes, due Feb 11, 2022	31-Mar-18	22-Mar-18	11-Feb-22	CHF	85,533
Klövern AB	Floating rate senior unsecured bonds, due Apr 2022	27-Mar-18	27-Mar-18	30-Apr-22	SEK	88,253
Warehouses De Pauw	2.620% Green bonds, due Mar 2029	30-Mar-18	30-Mar-18	31-Mar-29	EUR	100,000
Unibail-Rodamco SE	2.125% Subordinate perpetual hybrid notes	17-Apr-18	17-Apr-18		EUR	1,250,000
Unibail-Rodamco SE	2.875% Subordinate perpetual hybrid notes	17-Apr-18	17-Apr-18		EUR	750,000
Aroundtown S.A.	2.000% Medium term notes, due Nov 2, 2026	25-Apr-18	25-Apr-18	2-Nov-26	EUR	500,000
Grainger Plc	3.375% Senior secured guaranteed bonds, due Apr 24, 2028	19-Apr-18	23-Apr-18	24-Apr-28	GBP	399,519
Adler Real Estate AG	Senior unsecured notes, due Apr 2023	19-Apr-18	20-Apr-18	30-Apr-23	EUR	500,000
Adler Real Estate AG	Senior unsecured notes, due Apr 2026	19-Apr-18	20-Apr-18	30-Apr-26	EUR	300,000
Inmobiliaria Colonial, SOCIMI, S.A.	2.000% Senior unsecured notes, due Apr 17, 2026	11-Apr-18	11-Apr-18	17-Apr-26	EUR	650,000
Grand City Properties S.A.	2.500% Perpetual unsecured subordinated notes	17-Apr-18	17-Apr-18		EUR	350,000
Unibail-Rodamco SE	1.875% Senior bonds, due Jan 15, 2031	2-May-18	2-May-18	15-Jan-31	EUR	900,000
Unibail-Rodamco SE	0.125% Senior bonds, due May 14, 2021	2-May-18	2-May-18	14-May-21	EUR	800,000
Unibail-Rodamco SE	1.125% Senior bonds, due Sept 15, 2025	2-May-18	2-May-18	15-Sep-25	EUR	800,000
Unibail-Rodamco SE	2.250% Senior bonds, due May 14, 2038	2-May-18	2-May-18	14-May-38	EUR	500,000
Aroundtown S.A.	4.500% Series P straight bonds, due May 14, 2025	31-Mar-18	14-May-18	14-May-25	AUD	157,594
Wallenstam AB	0.480% Unsecured bonds, due May 2020	29-May-18	29-May-18	31-May-20	SEK	38,693
TAG Immobilien AG	1.250% Senior unsecured bonds, due June 19, 2023	11-Jun-18	8-Jun-18	19-Jun-23	EUR	125,000
TAG Immobilien AG	1.750% Senior unsecured bonds, due June 19, 2025	11-Jun-18	8-Jun-18	19-Jun-25	EUR	125,000
Klövern AB	Floating rate perpetual hybrid bonds	14-Jun-18	14-Jun-18		SEK	78,796
Swiss Prime Site AG	1.000% Senior unsecured bonds, due July 16, 2024	11-Jul-18	11-Jul-18	16-Jul-24	CHF	98,767
Aroundtown S.A.	3.250% Medium term notes, due July 18, 2027	11-Jul-18	11-Jul-18	18-Jul-27	GBP	451,773
Assura Plc	3.000% Senior unsecured bonds, due July 2028	12-Jul-18	12-Jul-18	31-Jul-28	GBP	339,549
Covivio	1.500% Unsecured bonds, due June 21, 2027	19-Jul-18	19-Jul-18	21-Jun-27	EUR	95,000
Regional REIT Limited	4.500% Bonds, due Aug 6, 2024	18-Jul-18	19-Jul-18	6-Aug-24	GBP	236,317
					EUR	14,908,953

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2018						
Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (EUR 000)
SEGRO Plc	1.820% Senior unsecured notes, due 2028	9-Aug-18		31-Dec-28	GBP	100,000
SEGRO Plc	2.370% Senior unsecured notes, due 2033	9-Aug-18		31-Dec-33	GBP	200,000
Citycon Oyj	2.375% Guaranteed bond, due Jan 15, 2027	22-Aug-18	22-Aug-18	15-Jan-27	EUR	300,000
Mobimo Holding AG	0.875% Straight bonds, due Oct 2, 2023	10-Sep-18	10-Sep-18	2-Oct-23	CHF	137,158
Aroundtown S.A.	4.625% Medium term notes, due Sept 18, 2025	11-Sep-18	11-Sep-18	18-Sep-25	CAD	164,199
Unibail-Rodamco-Westfield SE	4.125% Senior bonds, due Sept 2028	13-Sep-18	13-Sep-18	30-Sep-28	USD	428,150
Unibail-Rodamco-Westfield SE	4.625% Senior bonds, due Sept 2048	13-Sep-18	13-Sep-18	30-Sep-48	USD	428,150
DIC Asset AG	3.500% Unsecured corporate bonds, due Oct 2, 2023	26-Sep-18	26-Sep-18	2-Oct-23	EUR	150,000
CA Immobilien Anlagen AG	1.875% Senior unsecured corporate bonds, due Mar 26, 2026	11-Sep-18	26-Sep-18	26-Mar-26	EUR	150,000
Kungsleden AB	Floating rate, senior unsecured medium-term notes, due Sept 28, 2021	30-Sep-18	28-Sep-18	28-Sep-21	SEK	48,410
Wallenstam AB	Floating rate bonds, due Sept 27, 2021	27-Sep-18	27-Sep-18	27-Sep-21	SEK	19,424
HIAG Immobilien Holding AG	1.000% Senior bonds, due Oct 26, 2022	2-Oct-18	2-Oct-18	26-Oct-22	CHF	109,786
Aroundtown SA	Variable rate series T senior straight bonds, due Sept 20, 2030	20-Sep-30	28-Nov-18	12-Oct-18	EUR	50,000
Klövern AB	Floating rate perpetual hybrid bonds	15-Oct-18	15-Oct-18		SEK	24,136
Klövern AB	Floating rate perpetual hybrid bonds	16-Oct-18	16-Oct-18		SEK	48,555
SEGRO Plc	2.370% Senior unsecured notes, due 2033	9-Aug-18	17-Oct-18	31-Dec-33	EUR	200,000
SEGRO Plc	1.820% Senior unsecured notes, due 2028	9-Aug-18	17-Oct-18	31-Dec-28	EUR	100,000
NSI N.V.	Unsecured notes, due 2028	25-Oct-18	25-Oct-18	31-Dec-28	EUR	50,000
Aroundtown S.A.	2.700% Series V senior straight bonds, due Oct 31, 2028	30-Sep-18	31-Oct-18	31-Oct-28	EUR	50,000
Aroundtown S.A.	3.250% Series W senior straight bonds, due Nov 12, 2032	30-Sep-18	12-Nov-18	12-Nov-32	EUR	76,000
Castellum AB	2.125% Medium term notes, due Nov 20, 2023	13-Nov-18	14-Nov-18	20-Nov-23	EUR	500,000
ADO Properties S.A.	1.250% Senior unsecured convertible bonds, due Nov 23, 2023	16-Nov-18	16-Nov-18	23-Nov-23	EUR	165,000
Derwent London Plc	2.680% Senior unsecured notes, due 2026	22-Nov-18		31-Dec-26	GBP	62,079
Derwent London Plc	2.870% Senior unsecured notes, due 2029	22-Nov-18		31-Dec-29	GBP	104,970
Derwent London Plc	2.970% Senior unsecured notes, due 2031	22-Nov-18		31-Dec-31	GBP	56,436
					EUR	18,631,407

* Converted to Euros

EPRA European Constituents Debt Offerings 2018

* Converted to Euros

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Appendix - Historical Bond and Equity Issues

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2012						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	25-Jan-12	26-Jan-12		GBP	18,201
alstria office REIT-AG	Ordinary shares, no par value	21-Feb-12	22-Feb-12		EUR	60,948
TAG Immobilien AG	Ordinary shares, no par value	29-Feb-12	16-Mar-12	16-Mar-12	EUR	66,083
UK Commercial Property Trust Limited	Ordinary shares, £0.25 par value	15-Mar-12	16-Mar-12		GBP	39,692
TAG Immobilien AG	Ordinary shares, no par value	29-Feb-12	19-Mar-12		EUR	60,911
NSI N.V.	Ordinary shares, €0.46 par value	12-Apr-12	12-Apr-12		EUR	25,066
GSW Immobilien AG	Ordinary shares, no par value	17-Apr-12	3-May-12	2-May-12	EUR	201,789
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	4-May-12	10-May-12		GBP	6,775
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	16-May-12	16-May-12		GBP	10,025
Primary Health Properties Plc	Ordinary shares, £0.50 par value	18-May-12	18-May-12		GBP	23,615
Technopolis Plc	Ordinary shares, no par value	15-May-12	12-Jun-12	12-Jun-12	EUR	32,640
DO Deutsche Office AG	Common stock, no par value	13-Jun-12	13-Jun-12		EUR	
Deutsche Wohnen AG	Ordinary bearer shares, no par value	11-Jun-12	25-Jun-12	25-Jun-12	EUR	455,961
Deutsche Wohnen AG	Ordinary bearer shares, no par value	11-Jun-12	28-Jun-12		EUR	5,141
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	9-Jul-12	9-Jul-12		GBP	12,859
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	12-Jul-12	12-Jul-12		GBP	12,882
Hamborner REIT AG	Ordinary shares, no par value	29-Jun-12	16-Jul-12	16-Jul-12	EUR	73,927
Capital & Counties Properties Plc	Ordinary shares, £0.25 par value	19-Sep-12	19-Sep-12		GBP	185,277
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	26-Sep-12	26-Sep-12		GBP	4,164
Citycon Oyj	Ordinary shares, no par value	7-Sep-12	1-Oct-12	1-Oct-12	EUR	90,709
Klövern AB	Preferred stock	14-Sep-12	1-Oct-12		GBP	77,099
Warehouses De Pauw	Ordinary shares	4-Oct-12	3-Oct-12		EUR	20,030
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	9-Oct-12	9-Oct-12		GBP	4,556
Picton Property Income Limited	Zero dividend preference shares, due Oct 15, 2016	6-Sep-12	10-Oct-12		GBP	27,314
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	1-Nov-12	1-Nov-12		GBP	2,545
* Converted to Euros					EUR	1,518,209

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2013						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	14-Jan-13	14-Jan-13		GBP	3,671
Deutsche Wohnen AG	Ordinary bearer shares, no par value	15-Jan-13	16-Jan-13		EUR	195,101
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	21-Jan-13	21-Jan-13		GBP	1,211
Big Yellow Group Plc	Ordinary shares, £0.10 par value	23-Jan-13	23-Jan-13		GBP	44,133
LEG Immobilien AG	Ordinary shares, no par value	7-Jan-13	31-Jan-13		EUR	1,165,195
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	8-Feb-13	8-Feb-13		GBP	2,408
St. Modwen Properties Plc	Ordinary shares, £0.01 par value	26-Feb-13	26-Feb-13		GBP	56,804
Intu Properties Plc	Ordinary shares, £0.50 par value	27-Feb-13	27-Feb-13		GBP	322,741
Citycon Oyj	Ordinary shares, no par value	12-Feb-13	7-Mar-13	7-Mar-13	EUR	200,214
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	8-Mar-13	8-Mar-13		GBP	5,855
British Land Company Plc	Ordinary shares, £0.25 par value	12-Mar-13	12-Mar-13		GBP	563,595
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	18-Mar-13	18-Mar-13		GBP	1,187
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	20-Mar-13	20-Mar-13		GBP	1,190
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	3-Apr-13	25-Mar-13		GBP	1,199
Cofinimmo SA	Ordinary shares, no par value	26-Mar-13	26-Mar-13		EUR	86,574
Primary Health Properties Plc	Ordinary shares, £0.50 par value	22-May-13	6-Jun-13	6-Jun-13	GBP	19,300
Primary Health Properties Plc	Ordinary shares, £0.50 par value	22-May-13	11-Jun-13		GBP	27,025
Primary Health Properties Plc	Ordinary shares, £0.50 par value	22-May-13	11-Jun-13		GBP	4,187
Primary Health Properties Plc	Ordinary shares, £0.50 par value	22-May-13	11-Jun-13		GBP	29,998
Unite Group Plc	Ordinary shares, £0.25 par value	13-Jun-13	13-Jun-13		GBP	60,378
MedicX Fund Limited	Ordinary shares, no par value	18-Jun-13	18-Jun-13		GBP	3,315
Leasinvest Real Estate SCA	Ordinary shares, no par value	24-May-13	20-Jun-13	19-Jun-13	EUR	60,655
Befimmo SA	Ordinary shares, no par value	18-Jun-13	10-Jul-13		EUR	110,000
GAGFAH S.A.	Ordinary shares, €1.25 par value	9-Jul-13	10-Jul-13		EUR	261,075
Deutsche Annington Immobilien SE	Ordinary shares, no par value	9-Jul-13	10-Jul-13		EUR	575,000
* Converted to Euros					EUR	3,802,013

Appendix - Historical Bond and Equity Issues

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2014						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	12-Sep-13	9-Jan-14		GBP	20,815
Eurobank Properties REIC	Ordinary shares, €2.13 par value	8-Nov-13	28-Jan-14	28-Jan-14	Euro	193,248
Safestore Holdings Plc	Ordinary share, £0.01 par value	29-Jan-14	30-Jan-14		GBP	39,592
DO Deutsche Office AG	Common stock, no par value	13-Jan-14	11-Feb-14	11-Feb-14	EUR	123,167
DO Deutsche Office AG	Common stock, no par value	13-Jan-14	14-Feb-14		EUR	7,280
Redefine International Plc	Ordinary shares, £0.08 par value	20-Feb-14	20-Feb-14		GBP	33,077
Redefine International Plc	Ordinary shares, £0.08 par value	20-Feb-14	20-Feb-14		ZAR	
Deutsche Annington Immobilien SE	Ordinary shares, no par value	5-Mar-14	5-Mar-14		EUR	513,000
Shaftesbury Plc	Ordinary shares, £0.25 par value	6-Mar-14	6-Mar-14		GBP	189,080
Klövern AB	Preferred stock	24-Mar-14	24-Mar-14		SEK	5,315
Hemfosa Fastigheter AB	Common stock, no par value	24-Feb-14	21-Mar-14		SEK	407,220
Unite Group Plc	Ordinary shares, £0.25 par value	6-Mar-14	27-Mar-14	27-Mar-14	GBP	78,076
Unite Group Plc	Ordinary shares, £0.25 par value	6-Mar-14	27-Mar-14		GBP	43,345
Hansteen Holdings Plc	Ordinary shares, £0.10 par value	28-Mar-14	28-Mar-14		GBP	5,696
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	20-Mar-14	10-Apr-14		GBP	
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	20-Mar-14	11-Apr-14		GBP	
Klövern AB	Preferred stock	11-Apr-14	11-Apr-14		SEK	16,821
Intu Properties Plc	Ordinary shares, £0.50 par value	13-Mar-14	22-Apr-14	17-Apr-14	GBP	610,690
Inmobiliaria Colonial, S.A.	Ordinary shares, €1.00 par value	9-Apr-14	26-Apr-14	26-Apr-14	EUR	1,263,338
BUWOG AG	Common stock	28-Apr-14	28-Apr-14		EUR	1,294,975
Capital & Counties Properties Plc	Ordinary shares, £0.25 par value	14-May-14	14-May-14		GBP	315,820
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	14-May-14	14-May-14		GBP	6,076
Deutsche Annington Immobilien SE	Ordinary shares, no par value	19-May-14	22-May-14		EUR	585,000
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	22-May-14	22-May-14		GBP	3,065
Picton Property Income Limited	Ordinary shares, no par value	1-May-14	23-May-14		GBP	43,252
* Converted to Euros					EUR	5,797,948

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2014						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Quintain Estates and Development Plc	Ordinary shares, £0.25 par value	28-May-14	28-May-14		GBP	3,113
Klövern AB	Preferred stock	28-May-14	28-May-14		SEK	9,926
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	29-May-14	29-May-14		GBP	3,049
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	4-Jun-14	4-Jun-14		GBP	3,054
Citycon Oyj	Ordinary shares, no par value	13-May-14	9-Jun-14		EUR	206,367
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	18-Jun-14	18-Jun-14		GBP	2,897
MERLIN Properties SOCIMI, S.A.	Ordinary shares, €1.00 par value	13-Jun-14	26-Jun-14		EUR	1,291,520
Citycon Oyj	Ordinary shares, no par value	13-May-14	2-Jul-14	2-Jul-14	EUR	191,350
Citycon Oyj	Ordinary shares, no par value	3-Jul-14	8-Jul-14		EUR	5,186
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	1-Jul-14	28-Jul-14		GBP	46,103
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	5-Sep-14	5-Sep-14		GBP	62,965
Hammerson Plc	Ordinary shares, £0.25 par value	25-Sep-14	5-Sep-14		GBP	502,796
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	22-Sep-14	22-Sep-14		GBP	6,776
Kungsleden AB	Ordinary shares, SEK1.25 par value	15-Aug-14	8-Oct-14		SEK	174,146
LEG Immobilien AG	Ordinary shares, no par value	9-Oct-14	9-Oct-14		EUR	205,000
Entra ASA	Ordinary shares, NOK1.00 par value	17-Sep-14	17-Oct-14		NOK	624,200
Immobiliare Grande Distribuzione SIIQ SpA	Ordinary shares, no par value	7-Aug-14	21-Oct-14		EUR	199,678
Beni Stabili SpA SIIQ	Ordinary shares, €0.10 par value	2-Sep-14	22-Oct-14		EUR	149,724
TLG Immobilien AG	Ordinary shares, no par value	26-Sep-14	23-Oct-14		EUR	360,125
Deutsche Annington Immobilien SE	Ordinary shares, no par value	5-Nov-14	6-Nov-14		EUR	450,800
Workspace Group Plc	Ordinary shares, £1.00 par value	12-Nov-14	12-Nov-14		GBP	122,487
Standard Life Investments Property Income Trust Ltd	Ordinary shares, £0.01 par value	6-Jun-14	13-Nov-14		GBP	25,243
Klövern AB	Preferred stock	22-Oct-14	18-Nov-14		SEK	202,827
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	20-Mar-14	20-Nov-14		GBP	33,835
Warehouses De Pauw	Ordinary shares	19-Nov-14	20-Nov-14		EUR	37,500
* Converted to Euros					EUR	10,718,616

Appendix - Historical Bond and Equity Issues

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2015						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	23-Jan-15	23-Jan-15		GBP	1,893
Picton Property Income Limited	Ordinary shares, no par value	1-May-14	22-Jan-15		GBP	9,240
Wereldhave Belgium	Ordinary shares	26-Jan-15	16-Feb-15	10-Feb-15	EUR	47,378
MedicX Fund Limited	Ordinary shares, no par value	17-Feb-15	18-Feb-15		GBP	37,259
Hamborner REIT AG	Ordinary shares, no par value	18-Feb-15			EUR	40,912
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	12-Feb-15	20-Feb-15		GBP	33,034
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	26-Feb-15	26-Feb-15		GBP	1,411
Redefine International Plc	Ordinary shares, £0.08 par value	27-Feb-15	27-Feb-15		ZAR	48,976
Redefine International Plc	Ordinary shares, £0.08 par value	27-Feb-15	27-Feb-15		GBP	48,682
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	5-Mar-15	4-Mar-15		GBP	36,477
Foncière des Régions	Ordinary shares, €3.00 par value	26-Feb-15	12-Mar-15	12-Mar-15	EUR	254,652
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	6-Mar-15	18-Mar-15		GBP	215,041
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	6-Mar-15	18-Mar-15		GBP	26,484
Picton Property Income Limited	Ordinary shares, no par value	1-May-14	19-Mar-15		GBP	48,734
alstria office REIT-AG	Ordinary shares, no par value	24-Mar-15	24-Mar-15		EUR	102,724
Warehouses De Pauw	Ordinary shares		31-Mar-15		EUR	40,962
Cofinimmo	Ordinary shares, no par value	9-Apr-15		6-May-15	EUR	285,410
Merlin Properties	Ordinary shares, €1.00 par value	15-Apr-15		2-May-15	EUR	613,757
Unite Group Plc	Ordinary shares, £0.25 par value	16-Apr-15	16-Apr-15		GBP	159,817
Swiss Prime Site	Ordinary shares		13-May-15		CHF	410,563
Eurocommercial Properties	Bearer depositary receipt representing 10 ordinary shares, €0.50 par value	18-May-15	18-May-15		EUR	164,540
Deutsche Wohnen	Ordinary bearer shares, no par value	20-May-15	3-Jun-15		EUR	906,580
Deutsche Annington	Ordinary shares	16-Jun-15		1-Jul-15	EUR	2,250,000
Intervest Offices & Warehouses	Ordinary shares	17-Jun-15	17-Jun-15		EUR	110,760
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	8-Jun-15	17-Jun-15		GBP	75,524
* Converted to Euros					EUR	5,970,809

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2015						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	12-Jun-15	18-Jun-15		GBP	12,972
Pandox AB	Ordinary Shares		18-Jun-15		SEK	599,360
LEG Immobilien AG	Ordinary shares, no par value	23-Jun-15	23-Jun-15		EUR	73,623
Hamborner REIT	Ordinary shares	24-Jun-15		6-Jul-15	EUR	141,800
Aedifica	Ordinary shares	25-Jun-15	29-Jun-15		EUR	153,000
Wereldhave	Ordinary shares	25-Jun-15	29-Jun-15		EUR	257,000
Grainger Plc	Ordinary shares, £0.05 par value	1-Jul-15	1-Jul-15		GBP	42
Citycon Oyj	Ordinary shares, no par value	25-May-15	7-Jul-15		EUR	608,162
ADO Properties S.A.	Ordinary share, no par value	2-Jun-15	22-Jul-15		EUR	456,500
Lar España Real Estate SOCIMI, S.A.	Ordinary share, no par value	16-Jul-15		7-Aug-15	EUR	134,892
MERLIN Properties SOCIMI, S.A.	Ordinary share, no par value	15-Jul-15		7-Aug-15	EUR	1,033,696
Hansteen Holdings Plc	Ordinary shares, £0.10 par value	27-Aug-15	27-Aug-15		GBP	35,714
Target Healthcare REIT Limited	Ordinary shares, no par value	5-Sep-14	27-Aug-15		GBP	14,229
Grand City Properties S.A.	Ordinary shares, €0.10 par value	9-Sep-15	10-Sep-15		EUR	151,050
BUWOG AG	Ordinary shares, no par value	15-Sep-15	15-Sep-15		EUR	149,813
Hemfosa Fastigheter AB	6.200% Perpetual preferred stock, no par value	30-Sep-15	1-Oct-15		SEK	2,129
Assura	Ordinary shares	24-Sep-15	9-Oct-15		GBP	416,748
LEG Immobilien AG	Ordinary shares, no par value	12-Nov-15	12-Nov-15		EUR	306,680
Target Healthcare REIT Limited	Ordinary shares, no par value	16-Nov-15	19-Nov-15		GBP	23,190
Fastighets Balder AB	Class B ordinary shares, no par value	15-Dec-15	16-Dec-15		SEK	184,743
Immobiliare Grande Distribuzione SIIQ SpA	Ordinary shares, no par value	3-Dec-15	3-Dec-15		EUR	54,295
TLG IMMOBILIEN AG	Ordinary shares, no par value	17-Nov-15	18-Nov-15		EUR	108,334
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	13-Nov-15	18-Dec-15		GBP	114,662
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	13-Nov-15	18-Dec-15		GBP	44,963
					EUR	11,048,406

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2016						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	27-Jan-16	11-Feb-16		GBP	255,411
Redefine International Plc	Ordinary shares, £0.08 par value	29-Jan-16	16-Feb-16		GBP	147,667
Intervest Offices & Warehouses	Ordinary shares	22-Feb-16	22-Feb-16		EUR	NA
Sponda Plc	Ordinary shares, no par value	19-Feb-16	23-Mar-16	23-Mar-16	EUR	220,799
D. Carnegie & Co	Ordinary shares	4-Apr-16	5-Apr-16		SEK	51,100
Primary Health Properties Plc	Ordinary shares, £0.125 par value	22-Mar-16	6-Apr-16		GBP	37,548
Primary Health Properties Plc	Ordinary shares, £0.125 par value	22-Mar-16	12-Apr-16		GBP	74,974
Primary Health Properties Plc	Ordinary shares, £0.125 par value	22-Mar-16	12-Apr-16		GBP	55,359
Primary Health Properties Plc	Ordinary shares, £0.125 par value	22-Mar-16	12-Apr-16		GBP	19,231
Target Healthcare REIT Limited	Ordinary shares, no par value	12-Apr-16	10-May-16		GBP	151,880
ADO Properties S.A.	Ordinary share, no par value	20-Apr-16	20-Apr-16		EUR	99,750
Hemfosa Fastigheter AB	Common stock, no par value	15-Mar-16	10-May-16		SEK	195,252
Castellum AB	Ordinary shares, SEK0.50 par value	13-Apr-16		9-Jun-16	SEK	682,175
Hispania Activos Inmobiliarios SOCIMI, S.A.	Ordinary share, €1.00 par value	11-May-16		28-May-16	EUR	263,778
Lar España Real Estate SOCIMI, S.A.	Ordinary shares, €2 par value	7-Jul-16		23-Jul-16	EUR	147,174
Technopolis Plc	Ordinary shares, no par value	31-Aug-16		21-Sep-16	EUR	125,447
SEGRO Plc	Ordinary shares, £0.10 par value	2-Sep-16	2-Sep-16		EUR	387,863
ADO Properties S.A.	Ordinary share, no par value	13-Sep-16	13-Sep-16		EUR	198,800
Fastighets Balder AB	Class B ordinary shares, no par value	19-Sep-16	20-Sep-16		SEK	72,020
Befimmo SA	Ordinary shares, no par value	23-Sep-16	23-Sep-16		EUR	127,257
Hamborner REIT AG	Ordinary shares, no par value	12-Sep-16		27-Sep-16	EUR	153,186
Hamborner REIT AG	Ordinary shares, no par value	26-Sep-16	27-Sep-16		EUR	13,335
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	28-Sep-16	13-Oct-16		GBP	395,000
Warehouses De Pauw	Ordinary shares, no par value	16-Nov-16	24-Nov-16		EUR	147,894
Warehouses De Pauw	Ordinary shares, no par value	16-Nov-16	17-Nov-16		EUR	29,823
* Converted to Euros					EUR	4,052,722

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2017						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Foncière des Régions	Ordinary shares, €3.00 par value	10-Jan-17	12-Jan-17		EUR	400,000
Diös Fastigheter AB	Ordinary shares, SEK2 par value	22-Nov-16	23-Jan-17		SEK	195,100
TLG Immobilien	Ordinary shares, €1.00 par value	30-Jan-17	31-Jan-17		EUR	116,000
Deutsche Wohnen AG	Ordinary bearer shares, no par value	21-Feb-17	21-Feb-17		EUR	545,278
Axiare Patrimonio Socimi, S.A.	Ordinary shares, €10 par value	7-Mar-17	7-Mar-17		EUR	93,437
Deutsche EuroShop AG	Ordinary shares, no par value	7-Mar-17	8-Mar-17		EUR	165,000
LondonMetric Property Plc	Ordinary shares, £0.10 par value	23-Mar-17	23-Mar-17		GBP	110,853
Aedifica SA	Ordinary shares, no par value	14-Mar-17	24-Mar-17		EUR	219,305
Kungsliden AB	Ordinary shares, SEK1.25 par value	6-Mar-17	24-Mar-17		SEK	172,049
SEGRO Plc	Ordinary shares, £0.10 par value	10-Mar-17	28-Mar-17		GBP	665,253
Custodian REIT Plc	Ordinary shares, £0.01 par value	4-Apr-17	4-Apr-17		GBP	1,599
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	24-Apr-17	10-May-17		GBP	160,788
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	24-Apr-17	11-May-17		GBP	19,316
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	24-Apr-17	11-May-17		GBP	231,560
Inmobiliaria Colonial, S.A.	Ordinary shares, €2.50 par value	4-May-17	5-May-17		EUR	253,091
Intervest Offices & Warehouses	Ordinary shares, no par value	5-May-17	5-May-17		EUR	10,401
BUWOG AG	Ordinary shares, no par value	15-May-17			EUR	325,760
NewRiver REIT	Common stock, £0.01 par value	15-Jun-17	4-Jul-17		GBP	173,469
NewRiver REIT	Common stock, £0.01 par value	15-Jun-17	3-Jul-17	27-Jun-17	GBP	82,681
Assura Plc	Ordinary shares, £0.1 par value	20-Jun-17	20-Jun-17		GBP	111,585
Gecina	Ordinary shares, EUR 7.50 par value	18-Jul-17			EUR	1,001,361
GCP Student Living Plc	Ordinary shares, £0.01 par value	2-Feb-17	7-Jul-17		GBP	79,163
Empiric Student Property Plc	Ordinary share, £0.01 par value	4-Jul-17	14-Jul-17		GBP	53,733
Empiric Student Property Plc	Ordinary share, £0.01 par value	4-Jul-17	20-Jul-17		GBP	56,169
Empiric Student Property Plc	Ordinary share, £0.01 par value	4-Jul-17	20-Jul-17		GBP	14,130
* Converted to Euros					EUR	5,257,081

Appendix - Historical Bond and Equity Issues

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2018						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (EUR 000)
Alstria Office REIT-AG	Ordinary shares, no par value	29-Jan-18	29-Jan-18		EUR	193,071
Target Healthcare REIT Limited	Ordinary shares, no par value	1-Feb-18		20-Feb-18	GBP	56,522
Target Healthcare REIT Limited	Ordinary shares, no par value	1-Feb-18			GBP	57,620
Unite Group Plc	Ordinary shares, £0.25 par value	21-Feb-18	21-Feb-18		GBP	192,778
D. Carnegie & Co AB	Class B ordinary shares, no par value	28-Feb-18		23-Mar-18	SEK	93,438
D. Carnegie & Co AB	Class A ordinary shares	28-Feb-18		23-Mar-18	SEK	6,835
Aroundtown S.A.	Ordinary shares, €0.01 par value	8-Mar-18	8-Mar-18		EUR	606,100
Sirius Real Estate Limited	Ordinary shares, no par value	20-Mar-18	20-Mar-18		GBP	39,951
Immobiliare Grande Distribuzione SIIQ SpA	Ordinary shares, no par value	21-Mar-18			EUR	149,978
Primary Health Properties Plc	Ordinary shares, £0.125 par value	23-Mar-18			GBP	132,155
Retail Estates	Ordinary shares, no par value	10-Apr-18		23-Apr-18	EUR	123,366
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	18-Apr-18	19-Apr-18		GBP	178,779
Vonovia SE	Ordinary shares, no par value	3-May-18	3-May-18		EUR	995,800
Workspace Group Plc	Ordinary shares, £1.00 par value	6-Jun-18	6-Jun-18		GBP	204,697
Standard Life Investments Property Income Trust	Ordinary shares, £0.01 par value	8-Jun-18	8-Jun-18		GBP	136,755
Deutsche Wohnen SE	Ordinary bearer shares, no par value	18-Jun-18		9-Jul-18	EUR	NA
Kojamo Oyj	Series A common stock, no par value	1-Jun-18	14-Jun-18		EUR	150,152
Hemfosa Fastigheter AB	Common stock, no par value	19-Jun-18	19-Jun-18		SEK	104,990
Cofinimmo SA	Ordinary shares, no par value	19-Jun-18		27-Jun-18	EUR	155,204
Big Yellow Group Plc	Ordinary Shares	12-Sep-18	12-Sep-18		GBP	75,044
GCP Student Living Plc	Ordinary Shares	10-Sep-18	21-Sep-18		GBP	42,802
Swiss Prime Site AG	Ordinary shares	12-Sep-18		26-Sep-18	CHF	292,595
Retail Estates N.V.	Ordinary shares, no par value	26-Sep-18	26-Sep-18		EUR	2,310
LXI REIT plc	Ordinary shares, £0.01 par value	24-Sep-18	11-Oct-18		GBP	34,406
LXI REIT plc	Ordinary shares, £0.01 par value	24-Sep-18	12-Oct-18		GBP	165,158
* Converted to Euros					EUR	4,190,507

EPRA European Constituents Rights Offerings 2018

* Converted to Euros

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