



# EPRA

EUROPEAN PUBLIC  
REAL ESTATE ASSOCIATION

EPRA RESEARCH

# Loan to Value

June 2023

FTSE EPRA Nareit Global Real Estate

## EPRA Developed Europe Index - Debt Profile Summary

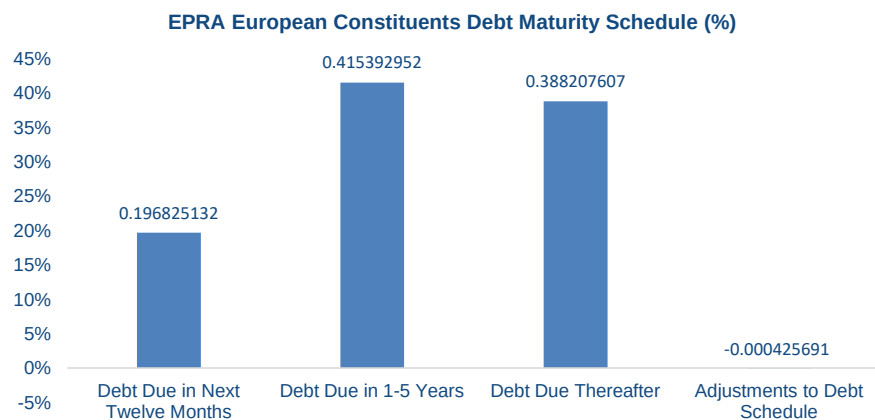
Weighted average LTV of the European Index is 36.74% (37.67% last month).

41 European companies have updated their LTV-ratio this month.

7 capital raisings have been completed in Europe in May 2023,  
for a total of 1,210 EUR MI

### Capital raised (EUR Bn)

| 2016  | 2017  | 2018  | 2019  | 2020  | 2021  | 2022  | 2023 |
|-------|-------|-------|-------|-------|-------|-------|------|
| 20.10 | 30.60 | 25.00 | 21.00 | 20.75 | 32.05 | 14.00 | 3.04 |



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 Market Intelligence

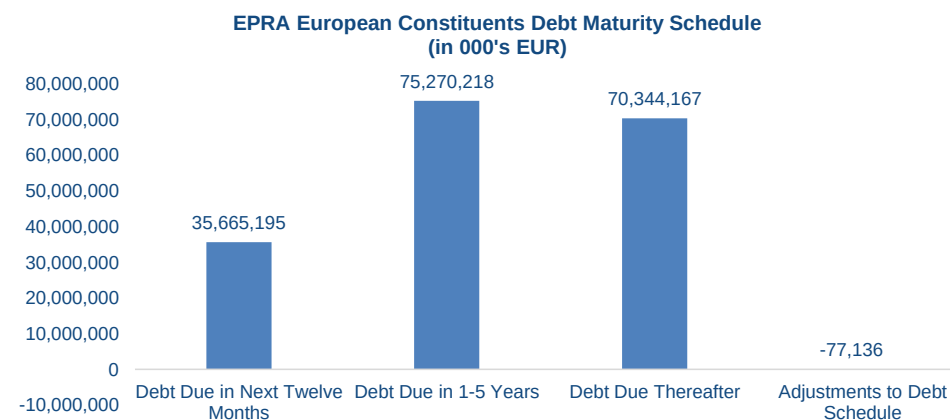
### Latest Bond Issues:

| Company              | Description              | Amount (000' EUR) |
|----------------------|--------------------------|-------------------|
| Dios Fastigheter AB* | Sr Unsecured/2.625%/2029 | 17,741            |
| Dios Fastigheter AB* | Sr Unsecured/6.728%/2026 | 26,611            |
| Dios Fastigheter AB* | Sr Unsecured/1.375%/2028 | 35,482            |
| Gecina SA*           | Sr Unsecured/0.875%/2036 | 100,000           |
| Gecina SA*           | Sr Unsecured/7.113%/2026 | 50,000            |
| Mobimo Holding AG*   | Sr Unsecured/6.745%/2025 | 102,899           |

\*Green and social bonds. More information in the "Green Bonds Issues" section (page 29).

### Latest Equity Issues:

| Company             | Description               | Amount (000' EUR) |
|---------------------|---------------------------|-------------------|
| Castellum AB (publ) | Registered Class A Shares | 877,776           |



Graphs represent 57.7% of total debt coverage (181 Bn EUR out of 314 Bn EUR). Converted to Euros as of 31st May 2023. Source: S&P Global Market Intelligence

## EPRA European Constituents Updated Published LTVs (May 2023)

| Date       | Company Name                             | Country | Source                 | Latest report | Report end date  | Latest LTV | Change | Previous report | Previous LTV |
|------------|------------------------------------------|---------|------------------------|---------------|------------------|------------|--------|-----------------|--------------|
| 01/05/2023 | ABRDN Standard European Logistics Income | UK      | <a href="#">Posted</a> | FY 22         | as of 31/12/2022 | 34.57%     | 12.87% | HY 22           | 21.70%       |
| 03/05/2023 | Wallenstam                               | SWED    | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 45.00%     | 0.00%  | FY 22           | 45.00%       |
| 04/05/2023 | Vonovia                                  | GER     | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 46.60%     | 1.50%  | FY 22           | 45.10%       |
| 04/05/2023 | Intervest Offices & Warehouses           | BE      | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 48.50%     | 0.60%  | FY 22           | 47.90%       |
| 04/05/2023 | Citycon                                  | FIN     | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 42.90%     | 1.50%  | FY 22           | 41.40%       |
| 05/05/2023 | Stendorren Fastigheter                   | SWED    | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 49.00%     | 2.00%  | FY 22           | 47.00%       |
| 05/05/2023 | Eurocommercial Properties                | NL      | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 40.40%     | 0.00%  | FY 22           | 40.40%       |
| 05/05/2023 | PSP Swiss Property                       | SWIT    | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 33.40%     | -0.30% | FY 22           | 33.70%       |
| 09/05/2023 | Sagax AB                                 | SWED    | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 45.00%     | 0.00%  | FY 22           | 45.00%       |
| 10/05/2023 | LEG Immobilien                           | GER     | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 43.50%     | -0.40% | FY 22           | 43.90%       |
| 10/05/2023 | DIC Asset                                | GER     | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 57.30%     | -0.50% | FY 22           | 57.80%       |
| 11/05/2023 | TAG Immobilien                           | GER     | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 46.40%     | -0.30% | FY 22           | 46.70%       |
| 11/05/2023 | Montea                                   | BE      | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 39.50%     | -3.60% | FY 22           | 43.10%       |
| 11/05/2023 | Fastighets AB Balder                     | SWED    | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 48.20%     | 0.30%  | FY 22           | 47.90%       |
| 11/05/2023 | Merlin Properties SOCIMI                 | SP      | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 32.50%     | -0.20% | FY 22           | 32.70%       |
| 11/05/2023 | Grainger Trust                           | UK      | <a href="#">Posted</a> | HY 23         | as of 31/03/2023 | 36.10%     | 2.70%  | FY 22           | 33.40%       |
| 12/05/2023 | Kojamo                                   | FIN     | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 42.90%     | -0.80% | FY 22           | 43.70%       |
| 12/05/2023 | Hufvudstaden A                           | SWED    | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 20.00%     | 1.00%  | FY 22           | 19.00%       |
| 16/05/2023 | Land Securities Group                    | UK      | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 31.70%     | 0.70%  | HY 22           | 31.00%       |
| 17/05/2023 | Grand City Properties                    | GER     | <a href="#">Posted</a> | Q1 23         | as of 31/03/2023 | 35.00%     | -1.00% | FY 22           | 36.00%       |

## EPRA European Constituents Updated Published LTVs (May 2023)

| Date       | Company Name                  | Country | Source                 | Latest report |       | Report end date | Latest LTV | Change | Previous report | Previous LTV |
|------------|-------------------------------|---------|------------------------|---------------|-------|-----------------|------------|--------|-----------------|--------------|
| 17/05/2023 | Home Invest Belgium           | BE      | <a href="#">Posted</a> | Q1 23         | as of | 31/03/2023      | 51.87%     | 1.07%  | FY 22           | 50.80%       |
| 17/05/2023 | British Land Corp.            | UK      | <a href="#">Posted</a> | FY 22         | as of | 31/03/2023      | 27.40%     | -3.60% | HY 22           | 31.00%       |
| 18/05/2023 | Tritax Eurobox                | UK      | <a href="#">Posted</a> | HY 23         | as of | 31/03/2023      | 44.90%     | 9.70%  | FY 22           | 35.20%       |
| 19/05/2023 | Lar Espana Real Estate SOCIMI | SP      | <a href="#">Posted</a> | Q1 23         | as of | 31/03/2023      | 35.70%     | -2.70% | FY 22           | 38.40%       |
| 22/05/2023 | Big Yellow Group              | UK      | <a href="#">Posted</a> | FY 22         | as of | 31/03/2023      | 22.30%     | 3.40%  | HY 22           | 18.90%       |
| 22/05/2023 | Residential Secure Income PLC | UK      | <a href="#">Posted</a> | Q2 23         | as of | 31/03/2023      | 48.00%     | 1.00%  | FY 22           | 47.00%       |
| 23/05/2023 | Assura Plc                    | UK      | <a href="#">Posted</a> | FY 22         | as of | 31/03/2023      | 41.00%     | 2.00%  | HY 22           | 39.00%       |
| 24/05/2023 | Great Portland Estates        | UK      | <a href="#">Posted</a> | FY 22         | as of | 31/03/2023      | 19.80%     | -3.80% | HY 22           | 23.60%       |
| 24/05/2023 | CA Immobilien                 | OEST    | <a href="#">Posted</a> | Q1 23         | as of | 31/03/2023      | 31.30%     | -1.20% | FY 22           | 32.50%       |
| 24/05/2023 | Helical Bar                   | UK      | <a href="#">Posted</a> | FY 22         | as of | 31/03/2023      | 27.50%     | 1.10%  | HY 22           | 26.40%       |
| 25/05/2023 | Adler group                   | GER     | <a href="#">Posted</a> | Q1 23         | as of | 31/03/2023      | 75.40%     | 0.40%  | FY 22           | 75.00%       |
| 25/05/2023 | Workspace Group               | UK      | <a href="#">Posted</a> | FY 22         | as of | 31/03/2023      | 33.00%     | 1.00%  | HY 22           | 32.00%       |
| 25/05/2023 | Picton Property               | UK      | <a href="#">Posted</a> | FY 22         | as of | 31/03/2023      | 26.70%     | 0.70%  | Q3 22           | 26.00%       |
| 25/05/2023 | Ascencio                      | BE      | <a href="#">Posted</a> | HY 23         | as of | 31/03/2023      | 45.30%     | 2.40%  | Q1 23           | 42.90%       |
| 25/05/2023 | LondonMetric Property         | UK      | <a href="#">Posted</a> | FY 22         | as of | 31/03/2023      | 32.80%     | 0.80%  | HY 22           | 32.00%       |
| 26/05/2023 | Retail Estates                | BE      | <a href="#">Posted</a> | FY 22         | as of | 31/03/2023      | 44.78%     | -1.72% | HY 22           | 46.50%       |
| 28/05/2023 | ABRDN Property Income Trust   | UK      | <a href="#">Posted</a> | Q1 23         | as of | 31/03/2023      | 28.70%     | 5.70%  | FY 22           | 23.00%       |
| 30/05/2023 | Aroundtown SA                 | GER     | <a href="#">Posted</a> | Q1 23         | as of | 31/03/2023      | 40.00%     | 0.00%  | FY 22           | 40.00%       |
| 31/07/2023 | Inmobiliaria Colonial         | SP      | <a href="#">Posted</a> | Q1 23         | as of | 31/03/2023      | 36.80%     | -0.10% | FY 22           | 36.90%       |
| 14/08/2023 | Deutsche Euroshop             | GER     | <a href="#">Posted</a> | Q1 23         | as of | 31/03/2023      | 29.30%     | -0.70% | FY 22           | 30.00%       |
| 12/09/2023 | Regional REIT                 | UK      | <a href="#">Posted</a> | Q1 23         | as of | 31/03/2023      | 50.50%     | 1.00%  | FY 22           | 49.50%       |

## EPRA European Constituents Debt Offerings 2023

[illegible]

Source: S&P Global Market Intelligence

\* Converted to Euros

\* Private placement. Completed but date unknown.

## EPRA European Constituents Debt Offerings 2022

[illegible]

Source: S&P Global Market Intelligence

\* Converted to Euros

\* Private placement. Completed but date unknown.

## EPRA European Constituents Debt Offerings 2022

| Company                                    | Description                               | Announcement Date | Completion Date | Maturity Date | Currency   | Gross Amount Offered (EUR 000) |
|--------------------------------------------|-------------------------------------------|-------------------|-----------------|---------------|------------|--------------------------------|
| Nyfosa AB (publ)                           | FRN SNR 30/04/2024 SEK                    | 26-Jan-22         | 26-Jan-22       | 30-Apr-24     | SEK        | 9,600                          |
| LEG Immobilien SE                          | 0.375% SNR NTS 17/01/2026 EUR (REG S) (6) | 10-Jan-22         | 17-Jan-22       | 17-Jan-26     | EUR        | 500,000                        |
| LEG Immobilien SE                          | 0.875% SNR NTS 17/01/2029 EUR (REG S)     | 10-Jan-22         | 17-Jan-22       | 17-Jan-29     | EUR        | 500,000                        |
| LEG Immobilien SE                          | 1.5% SNR NTS 17/01/2034 EUR (REG S) (8)   | 10-Jan-22         | 17-Jan-22       | 17-Jan-34     | EUR        | 500,000                        |
| Icade                                      | 1% UNSUB BDS 19/01/2030 EUR (REG S)       | 12-Jan-22         | 12-Jan-22       | 19-Jan-30     | EUR        | 500,000                        |
| Gecina                                     | 0.875% SNR NTS 25/01/2033 EUR (REG S)     | 18-Jan-22         | 25-Jan-22       | 25-Jan-33     | EUR        | 500,000                        |
| Cofinimmo SA                               | 1% SNR NTS 24/01/2028 EUR (REG S) (Unsec) | 17-Jan-22         | *               | 24-Jan-28     | EUR        | 500,000                        |
| Mercialys                                  | 2.5% SNR BDS 28/02/2029 EUR (REG S) (Sub) | 24-Feb-22         | 28-Feb-22       | 28-Feb-29     | EUR        | 500,000                        |
| Hufvudstaden AB                            | Sr Unsecured Fixed (2027)                 | 25-Feb-22         | *               | 25-Feb-27     | SEK        | 47,114                         |
| Kojamo Oyj                                 | 2% SNR NTS 31/03/2026 EUR (REG S) (3)     | 25-Mar-22         | 25-Mar-22       | 31-Mar-26     | EUR        | 300,000                        |
| Samhällsbyggnadsbolaget i Norden AB (publ) | FRN SNR 11/04/2025 SEK (REG S) (29)       | 21-Mar-22         | *               | 11-Apr-25     | SEK        | 24,909                         |
| Vonovia SE                                 | 1.375% SNR NTS 28/01/2026 EUR (REG S)     | 22-Mar-22         |                 | 28-Jan-26     | EUR        | 850,000                        |
| Vonovia SE                                 | 2.375% SNR NTS 25/03/2032 EUR (REG S)     | 22-Mar-22         |                 | 25-Mar-32     | EUR        | 850,000                        |
| Vonovia SE                                 | 1.875% SNR NTS 28/06/2028 EUR (REG S)     | 22-Mar-22         |                 | 28-Jun-28     | EUR        | 850,000                        |
| SEGRO plc                                  | Sr Unsecured/1.25%/2026                   | 18-Mar-22         |                 | 23-Mar-26     | EUR        | 650,000                        |
| SEGRO plc                                  | Sr Unsecured/1.875%/2030                  | 18-Mar-22         |                 | 23-Mar-30     | EUR        | 500,000                        |
| Montea C.V.A.                              |                                           | 4-Jan-22          |                 | 4-Jan-34      | EUR        | 85,000                         |
| Fabege AB                                  | Sr Unsecured/0.94%/2025                   | 28-Feb-22         |                 | 28-Feb-25     | SEK        | 37,670                         |
| Cibus Nordic Real Estate AB                | Sr Unsecured/3.523/2024                   | 29-Mar-22         | 29-Mar-22       | 29-Dec-24     | SEK        | 50,000                         |
| Vonovia SE                                 | Sr Unsecured/1.471/2027                   | 8-Apr-22          | 8-Apr-22        | 8-Apr-27      | EUR        | 73,060                         |
| Nyfosa AB                                  | Sr Unsecured/4.003/2025                   | 13-Apr-22         | 10-May-22       | 13-Jan-25     | SEK        | 48,454.70                      |
| Castellum AB (publ)                        | 3.84% SNR NTS 19/04/2027 SEK              | 11-Apr-22         | 19-Apr-22       | 19-Apr-27     | SEK        | 96,858                         |
|                                            |                                           |                   |                 |               | <b>EUR</b> | <b>7,972,666</b>               |

Source: S&amp;P Global Market Intelligence

\* Converted to Euros

\* Private placement. Completed but date unknown.

## EPRA European Constituents Rights Offerings 2023

[illegible]

Source: S&P Global Market Intelligence

\* Converted to Euros

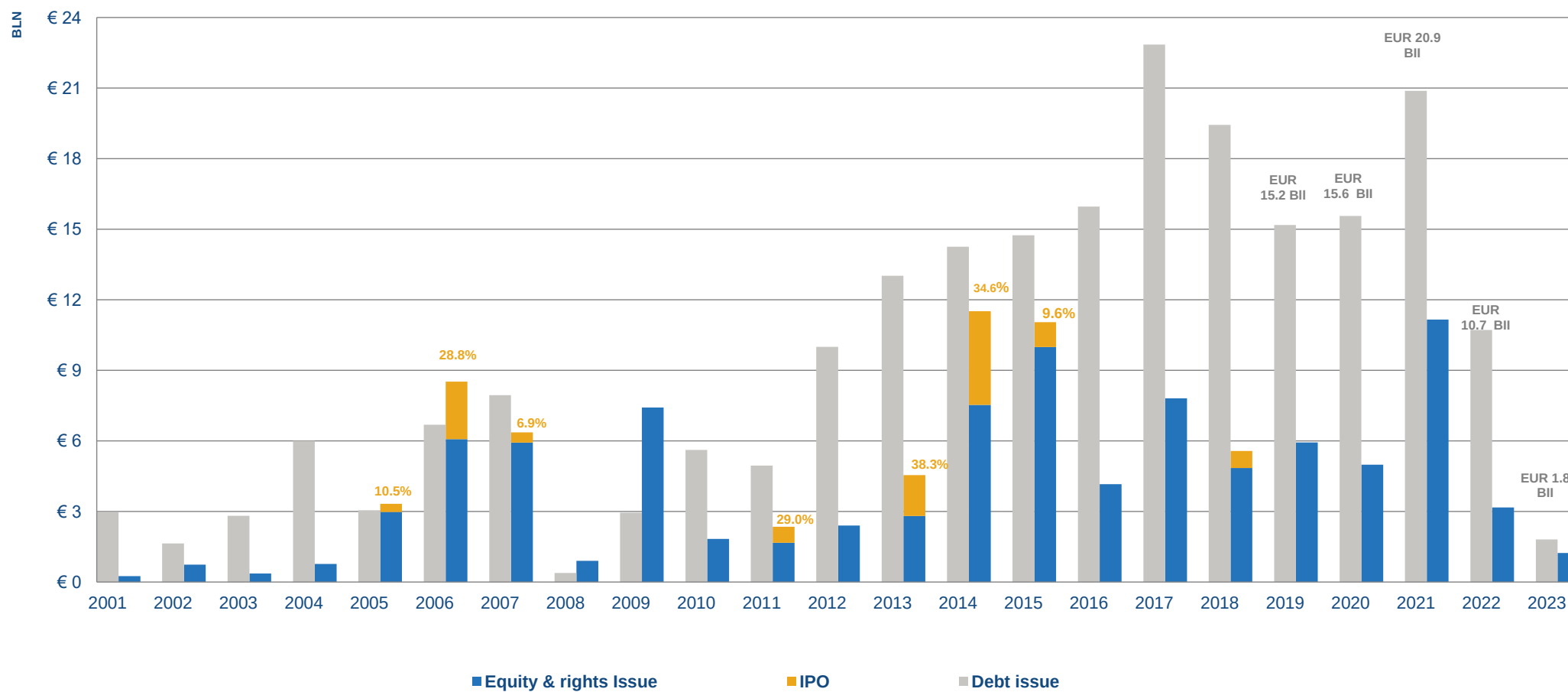
## EPRA European Constituents Rights Offerings 2022

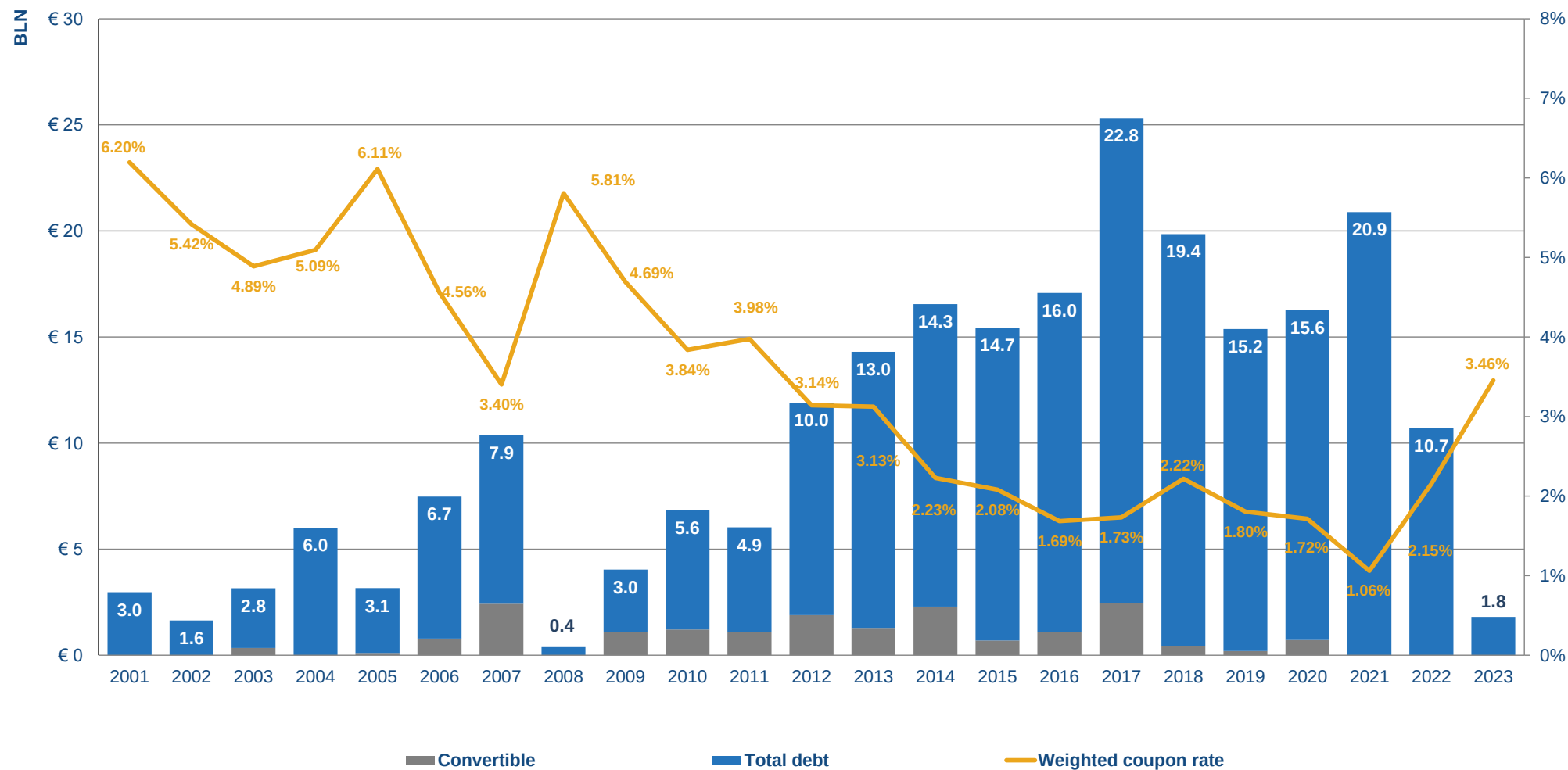
| Company                                    | Description           | Announcement Date | Completion Date | Maturity Date | Currency | Gross Amount Offered (EUR 000) |
|--------------------------------------------|-----------------------|-------------------|-----------------|---------------|----------|--------------------------------|
| Adler Group S.A.                           | Ordinary Shares       | 3-Jan-22          | 3-Jan-22        |               | EUR      | 800,000                        |
| Samhallsbyggnadsbolaget i Norden AB (publ) | Class B Common Shares | 27-Jan-22         | 27-Jan-22       |               | SEK      | 20,000                         |
| LXI REIT plc                               | Ordinary Shares       | 18-Jan-22         | 9-Feb-22        |               | GBP      | 296,200                        |
| Abrdn European Logistics Income plc        | Ordinary Shares       | 12-Jan-22         | 2-Feb-22        |               | GBP      | 45,554                         |
| Impact Healthcare REIT PLC                 | Share Capital         | 27-Jan-22         | 17-Feb-22       |               | GBP      | 48,046                         |
| Intervest Offices & Warehouses             | Ordinary Shares       | 25-May-22         | 25-May-22       |               | EUR      | 7,104                          |
| Home Reit Plc                              | Ordinary Shares       | 31-Aug-21         | 7-May-22        |               | GBP      | 307,242                        |
| Mobimo Holding AG                          | Ordinary Shares       | 21-Apr-22         | 3-May-22        |               | SEK      | 156,943                        |
| Retail Estates N.V.                        | Ordinary Shares       | 9-Jun-22          | 10-Jun-22       |               | EUR      | 55,000                         |
| Warehouses De Pauw                         | Ordinary Shares       | 22-Jun-22         | 22-Jun-22       |               | EUR      | 18,800                         |
| TAG Immobilien AG                          | Bearer Shares         | 8-Jul-22          | 26-Jul-22       |               | EUR      | 200,033                        |
| Warehouses De Pauw                         | Ordinary Shares       | 20-Oct-22         | 30-Nov-22       |               | EUR      | 300,000                        |
| VGP NV                                     | Registered Shares     | 16-Nov-22         | 24-Nov-22       |               | EUR      | 302,934                        |
| Catena                                     | Registered Shares     | 29-Nov-22         | 29-Nov-22       |               | SEK      | 150,160                        |
| Intervest Offices & Warehouses             | Ordinary Shares       | 30-Nov-22         | 1-Dec-22        |               | EUR      | 49,168                         |
| Fastighets AB Balder (publ)                | Class B Shares        | 12-Dec-22         | 12-Dec-22       |               | SEK      | 159,600                        |
|                                            |                       |                   |                 |               | EUR      | 2,916,785                      |

Source: S&P Global Market Intelligence

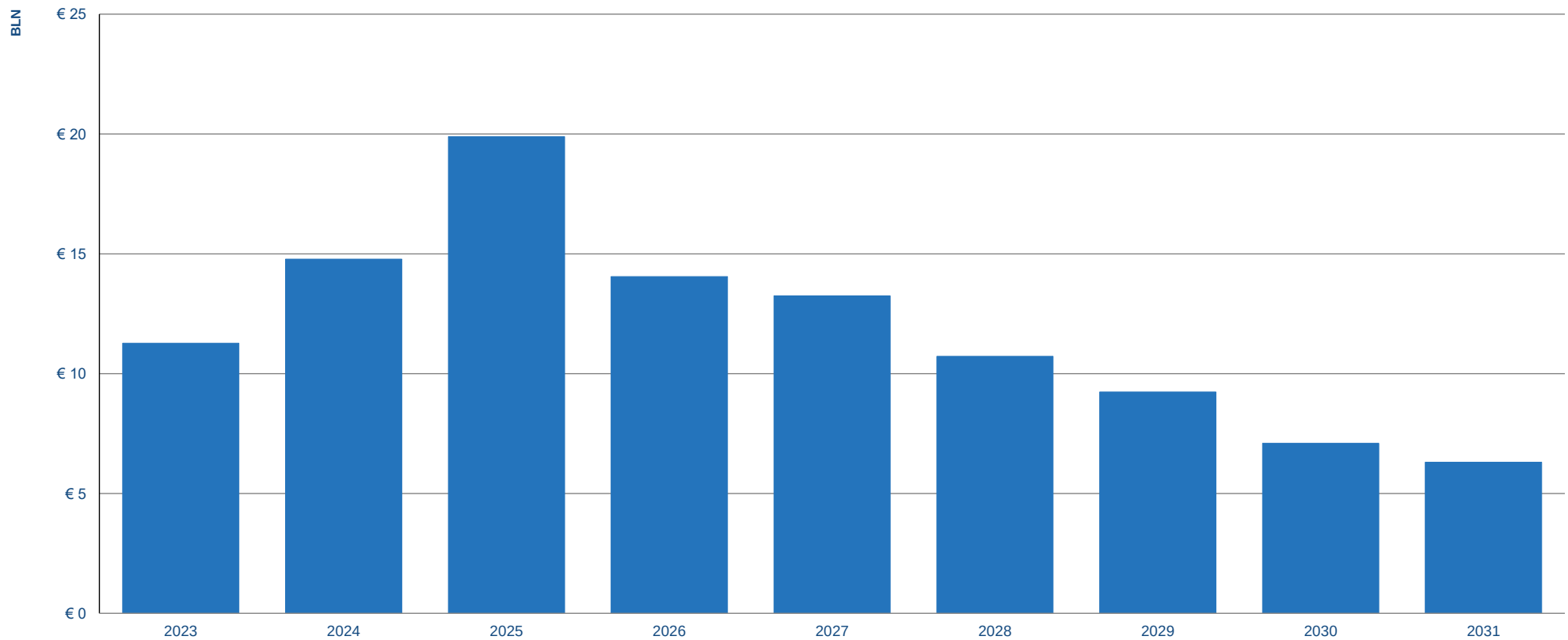
\* Converted to Euros

## Capital raised EPRA Europe

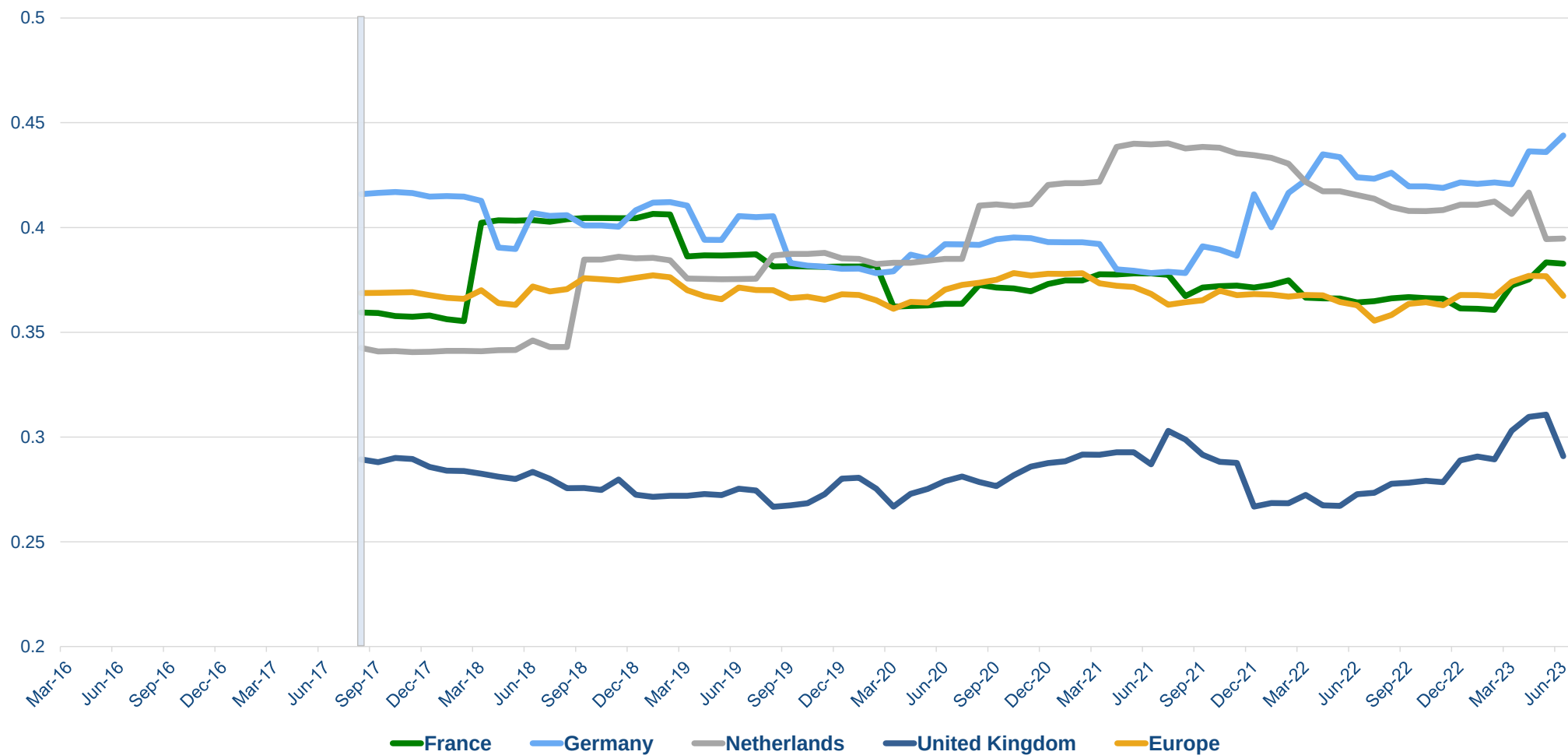




## Bond Maturity Schedule



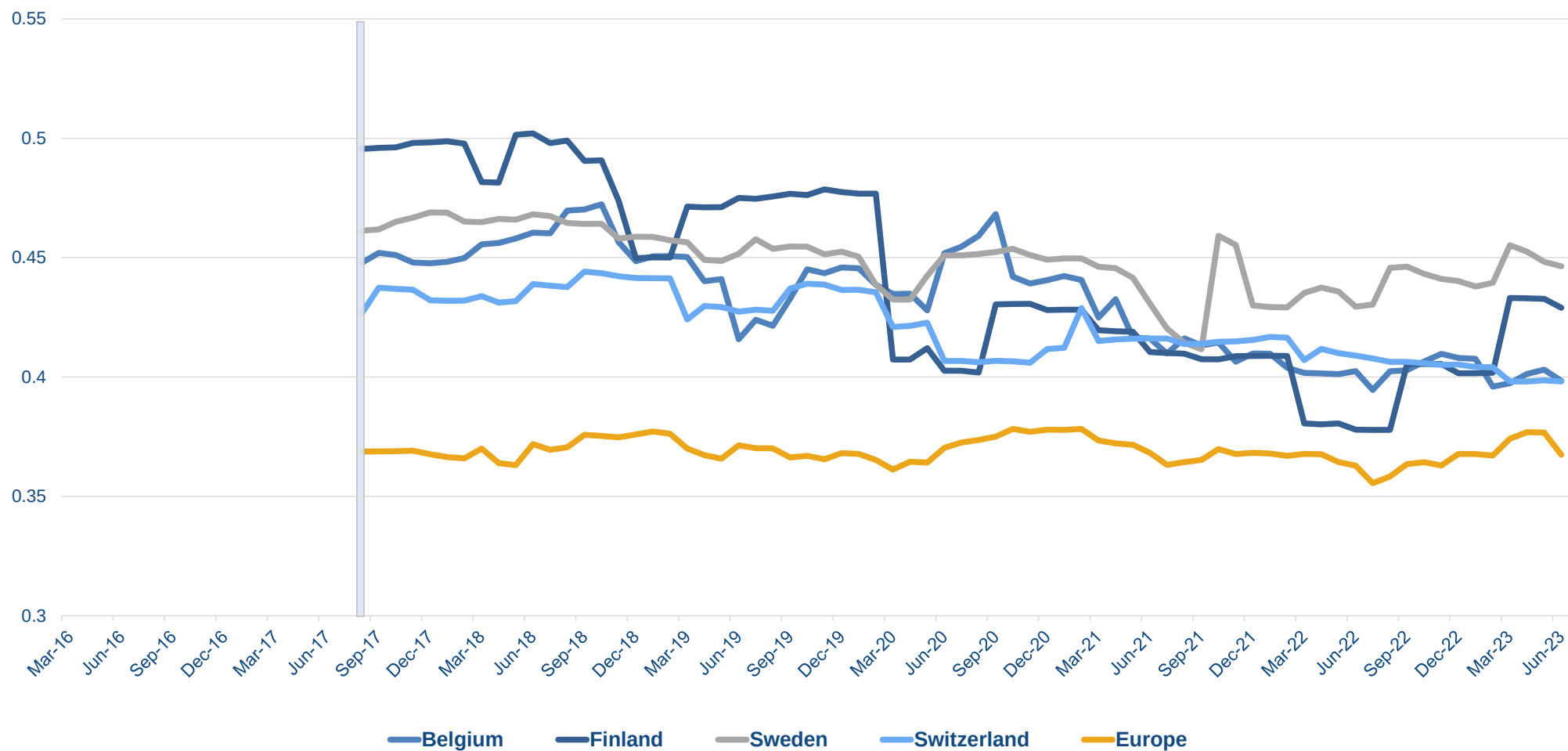
## Historical LTV - European Market



## Historical LTV - European Market

Loan to Value  
Report

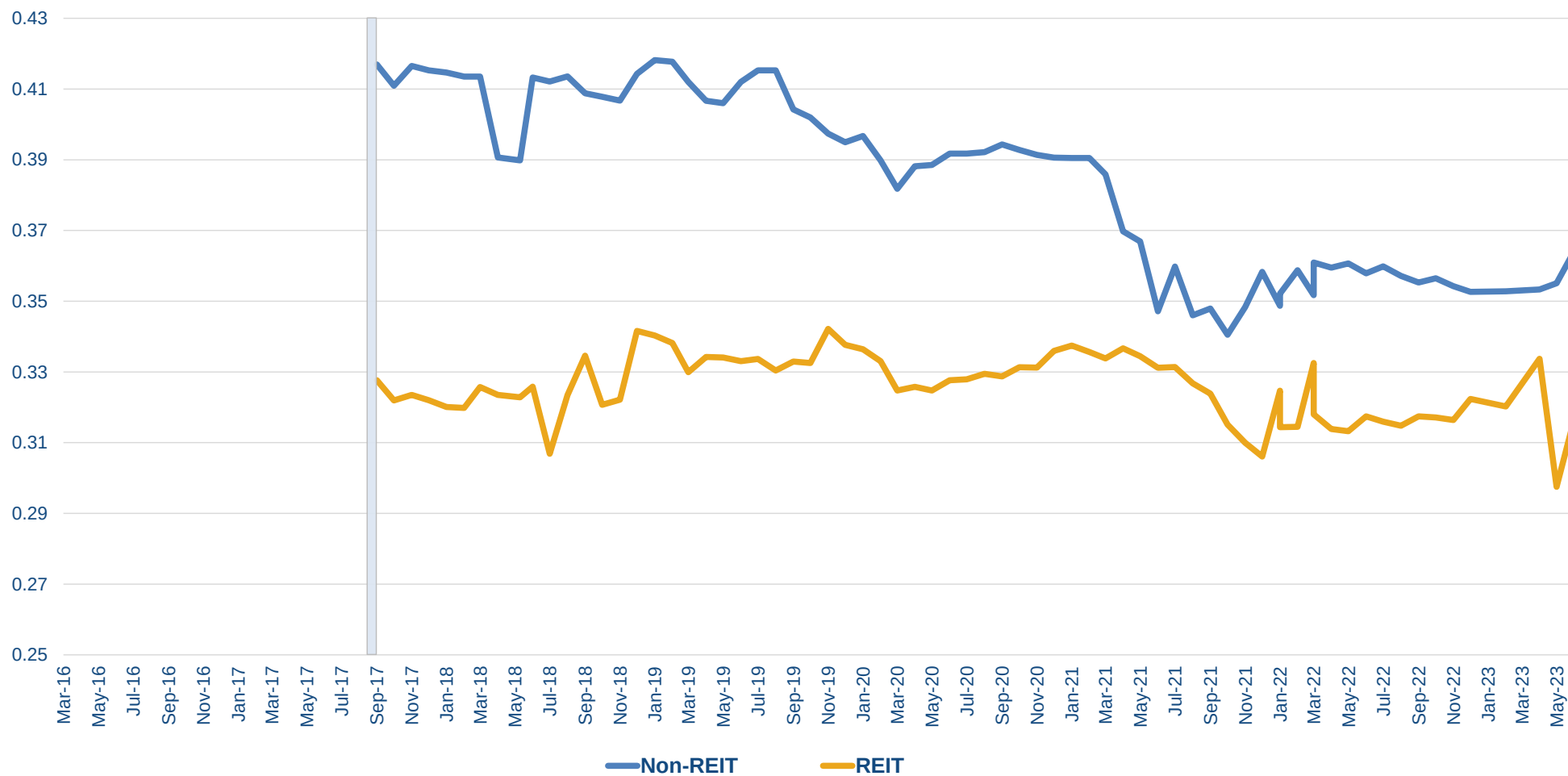
June-2023



## Historical LTV - REIT vs. Non-REIT

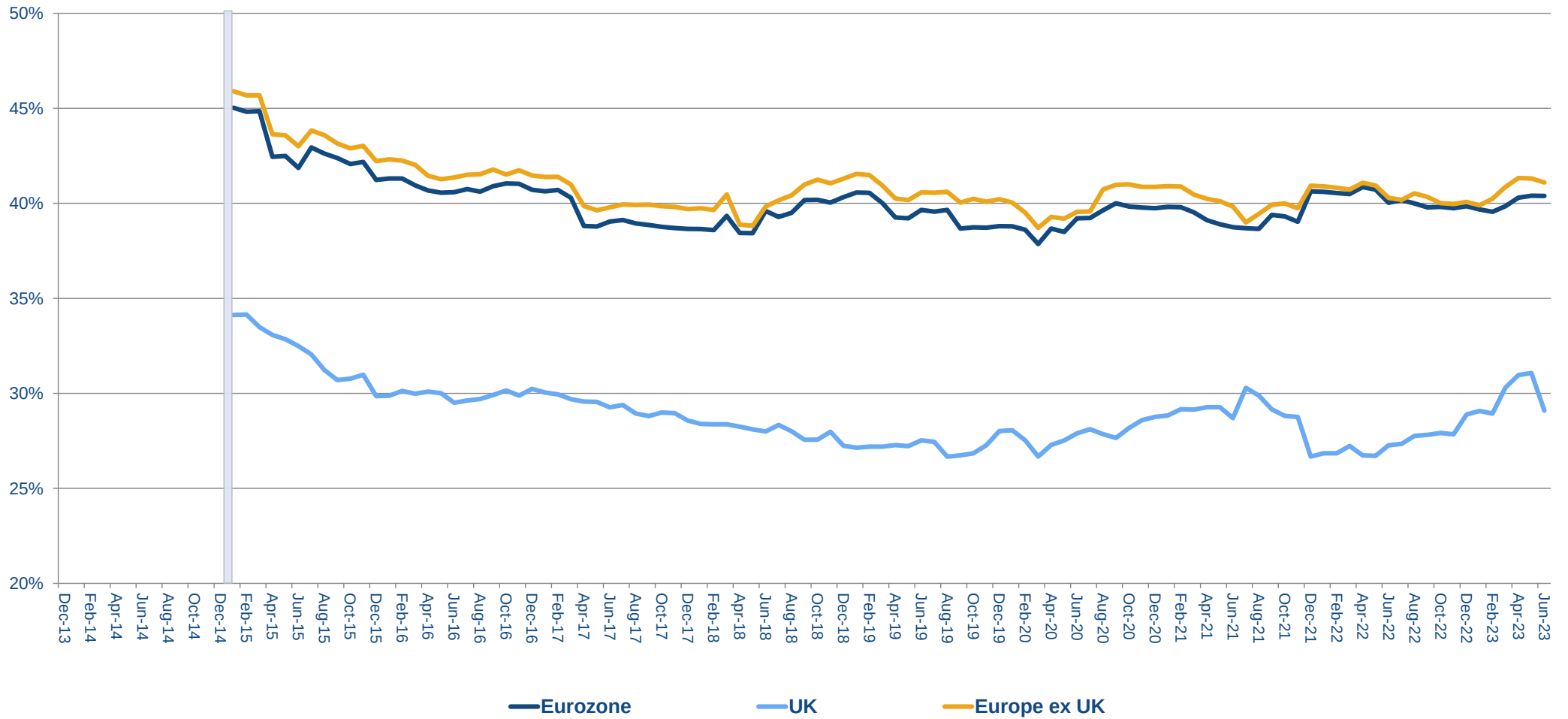
Loan to Value  
Report

June-2023

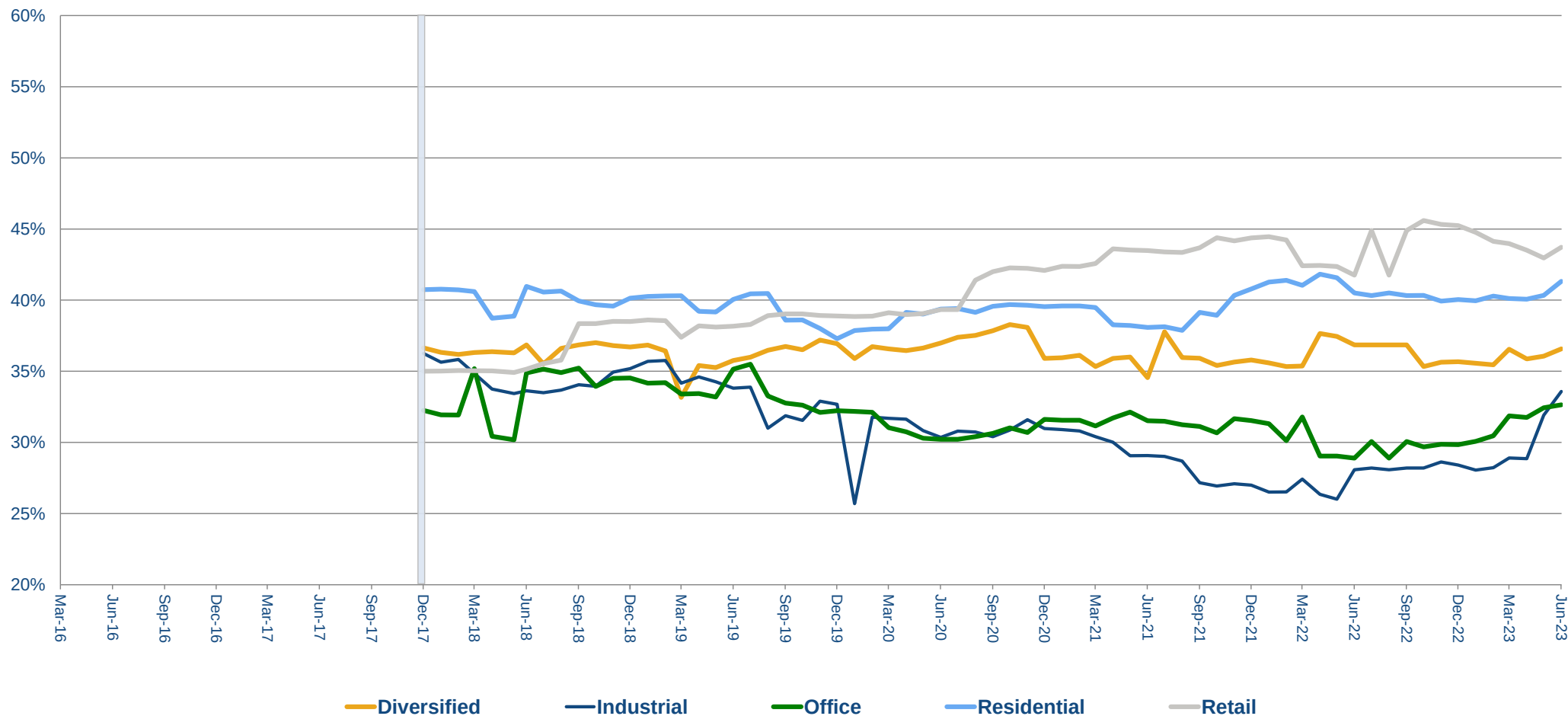


## Historical LTV - UK vs Continental Europe

Loan to Value  
Report  
June-2023



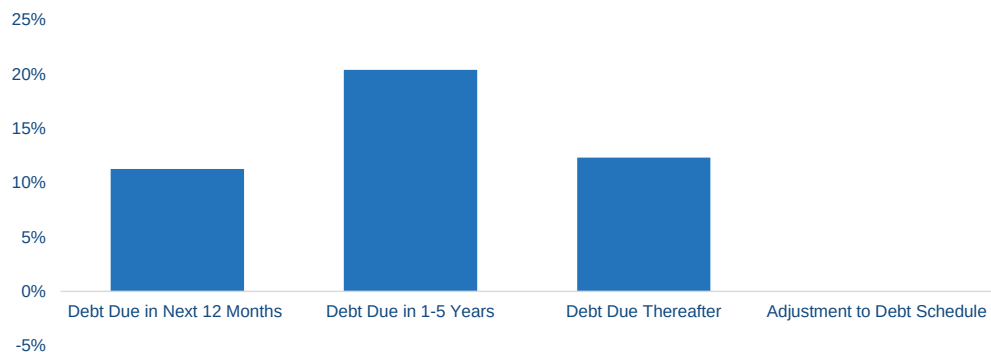
## Historical LTV - Sectors



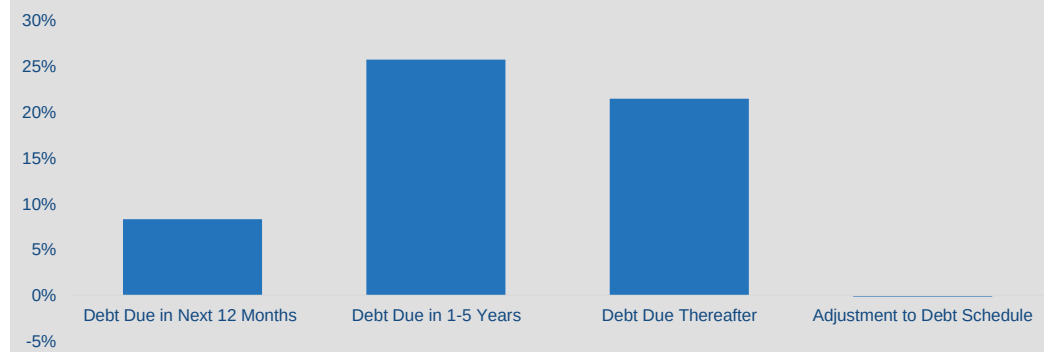
Sector reclassifications of existing index constituents that took place during the Quarterly Index Review came into force on June 23, 2014 and September 22, 2014 lead to the adjustments in LTV of sectors represented in this graph.

## EPRA Europe Debt Maturity Profiles

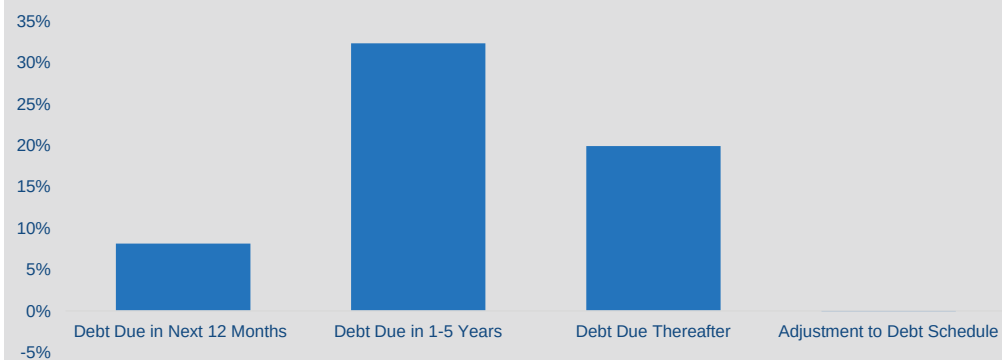
**Eurozone**



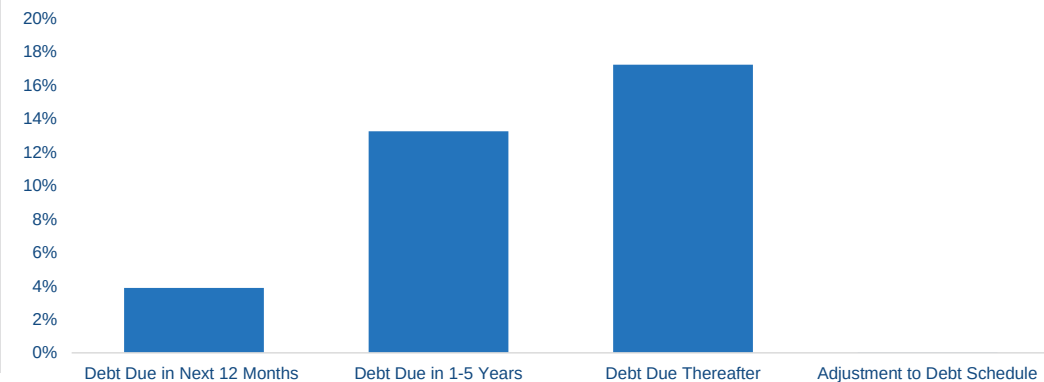
**Europe**



**Retail**



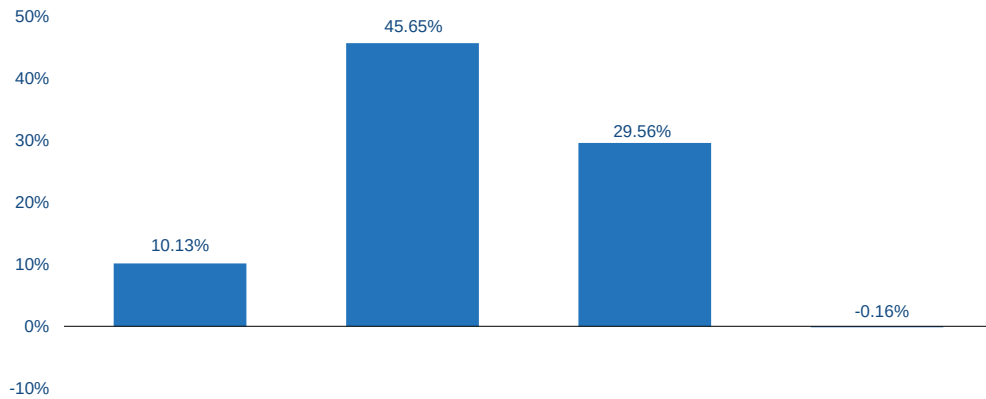
**Residential**



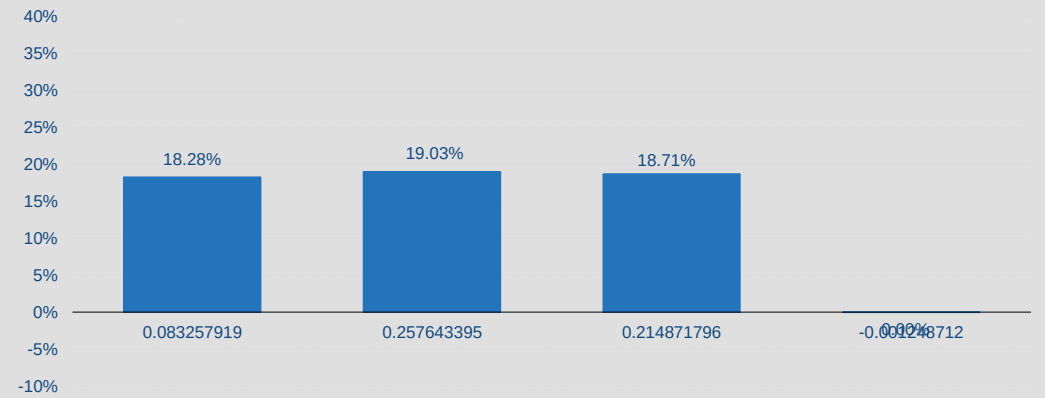
Based on most recently reported debt maturity data. If values were not reported for the most recent period, most recent year values were used.

## EPRA Europe Debt Maturity Profiles

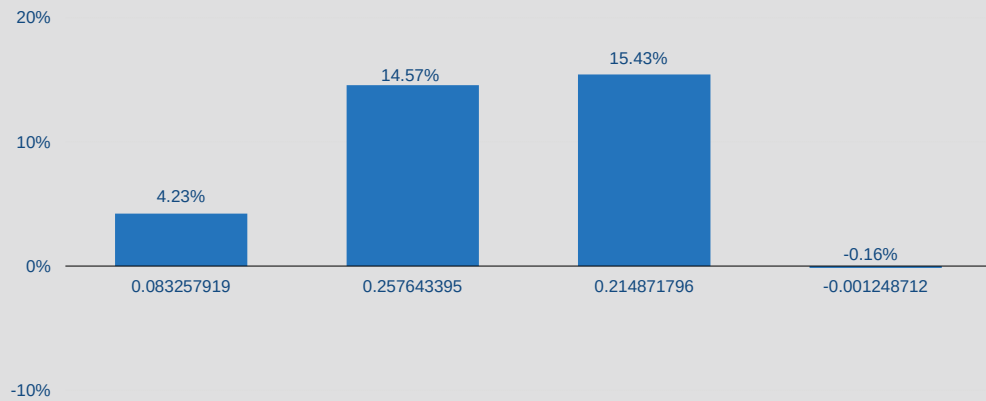
**Office**



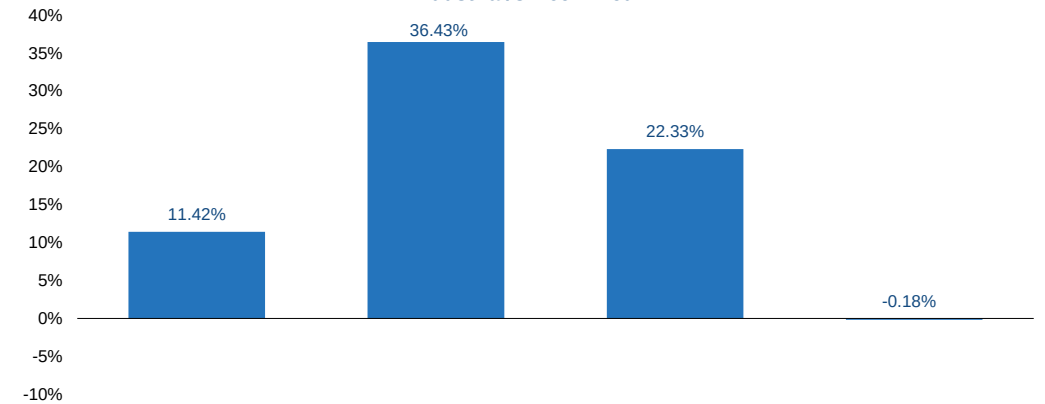
**Diversified**



**Industrial**



**Industrial/Office Mixed**



Based on most recently reported debt maturity data.

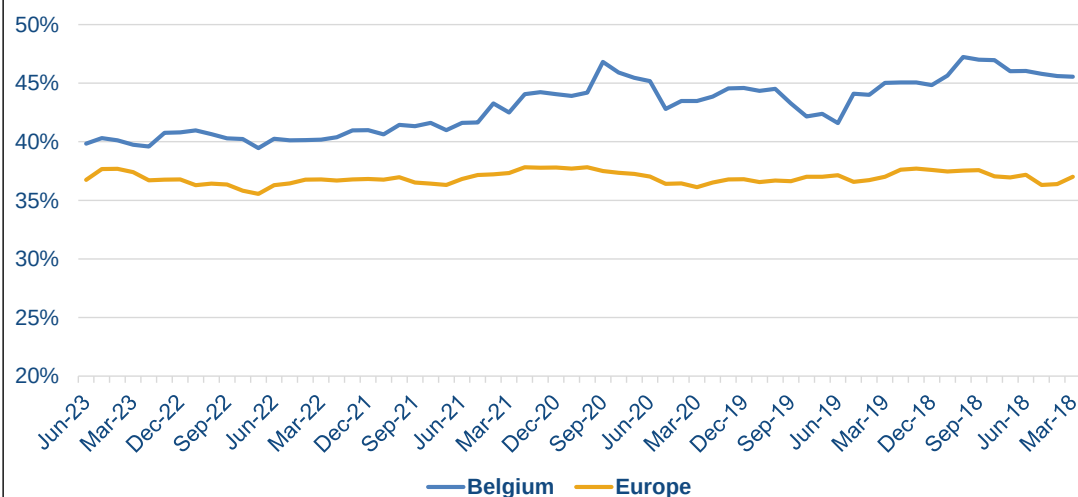
## EPRA Europe Loan to Value - Country

|                |                                                                                     | May-23 | Apr-23 | %<br>change | 1-year average | 3-year average | 5-year average |
|----------------|-------------------------------------------------------------------------------------|--------|--------|-------------|----------------|----------------|----------------|
| Europe         |    | 36.74% | 37.67% | -0.93%      | 36.65%         | 36.94%         | 36.95%         |
| Belgium        |    | 39.83% | 40.30% | -0.47%      | 40.26%         | 41.80%         | 42.88%         |
| France         |    | 38.27% | 38.33% | -0.06%      | 36.74%         | 37.03%         | 37.77%         |
| Germany        |    | 44.39% | 43.60% | 0.79%       | 42.40%         | 40.57%         | 40.18%         |
| Netherlands    |    | 39.48% | 39.45% | 0.02%       | 40.96%         | 41.87%         | 40.24%         |
| Sweden         |    | 44.64% | 44.82% | -0.19%      | 44.25%         | 44.14%         | 44.63%         |
| Switzerland    |    | 39.81% | 39.86% | -0.04%      | 40.40%         | 40.98%         | 41.96%         |
| United Kingdom |    | 29.09% | 31.07% | -1.98%      | 28.76%         | 28.46%         | 28.04%         |
| Spain          |    | 34.40% | 34.72% | -0.33%      | 33.63%         | 36.71%         | 37.80%         |
| Ireland        |   | 43.30% | 43.30% | 0.00%       | 40.02%         | 33.07%         | 28.49%         |
| Finland        |  | 42.90% | 43.28% | -0.38%      | 40.45%         | 40.88%         | 43.25%         |
| Italy          |  | 45.70% | 45.70% | 0.00%       | 45.34%         | 47.23%         | 47.02%         |
| Austria        |  | 31.30% | 32.50% | -1.20%      | 34.33%         | 32.33%         | 35.80%         |
| Norway         |  | 52.80% | 52.80% | 0.00%       | 50.76%         | 43.61%         | 42.43%         |

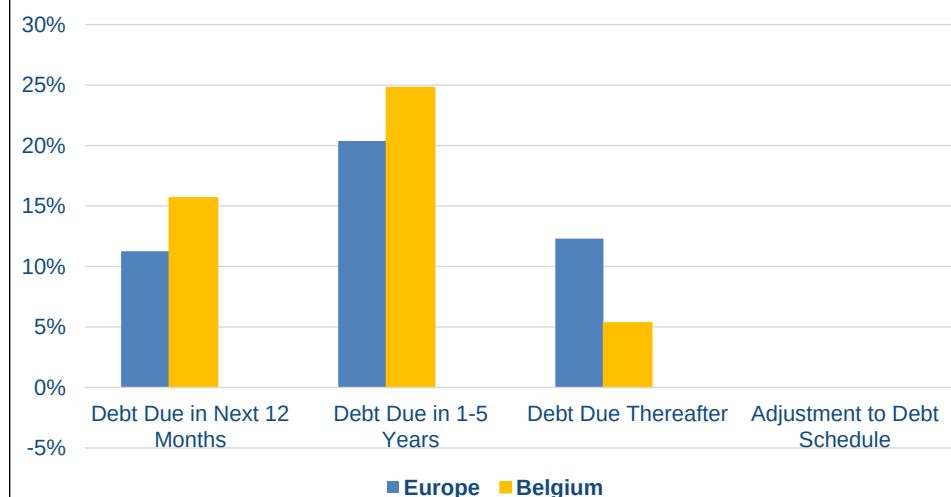
## Belgium

| 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) | May-23 | Apr-23 | Debt Due in Next 12 Months | Debt Due in 1-5 Years | Debt Due Thereafter | Adjustment to Debt Schedule |
|----------------------------------|--------------|----------|-----------------------|---------------------------|--------------------|------------------------------------|--------------------------------------------------|--------|--------|----------------------------|-----------------------|---------------------|-----------------------------|
| Cofinimmo                        | Diversified  | REIT     | 28.04.2023            | 31.03.2023                | 2,857,062          | 6,165,583                          | 101,374                                          | 45.8%  | 45.8%  | 36.1%                      |                       |                     |                             |
| Intervest Offices                | Ind/Off Mix  | REIT     | 04.05.2023            | 31.03.2023                | 649,974            | 1,375,922                          |                                                  | 48.5%  | 47.9%  | 18.7%                      |                       |                     |                             |
| WDP                              | Industrial   | REIT     | 19.04.2023            | 31.03.2023                | 2,491,539          | 6,337,121                          | 9,038                                            | 36.2%  | 36.2%  | 8.2%                       |                       |                     |                             |
| Aedifica                         | Health Care  | REIT     | 16.02.2023            | 31.12.2022                | 2,514,099          | 5,619,701                          | 84,033                                           | 44.0%  | 44.0%  | 17.2%                      | 43.6%                 | 36.8%               | 0.0%                        |
| Retail Estates                   | Retail       | REIT     | 26.05.2023            | 31.03.2023                | 837,574            | 1,888,562                          | 8,561                                            | 44.8%  | 46.5%  | 6.1%                       |                       |                     |                             |
| Xior Student Housing             | Residential  | REIT     | -                     | -                         | 1,608,801          | 3,062,367                          | -                                                | 51.4%  | 51.4%  | 6.1%                       |                       |                     |                             |
| VGP N.V.                         | Industrial   | Non-REIT | 23.02.2023            | 31.12.2022                | 1,635,727          | 2,395,702                          |                                                  | 34.4%  |        | 0.0%                       | 0.0%                  | 0.0%                | 0.0%                        |
| Montea                           | Industrial   | REIT     | 11.05.2023            | 31.03.2023                | NA                 | NA                                 |                                                  | 39.5%  | 43.1%  | 6.2%                       |                       |                     |                             |
| Shurgard Self Storage            | Self Storage | REIT     | 20.02.2023            | 31.12.2022                | 810,457            | 4,523,789                          |                                                  | 17.7%  | 17.7%  | 0.0%                       | 0.0%                  | 0.0%                | 0.0%                        |
| Home Invest Belgium REIT Ord Shs | Residential  | REIT     |                       |                           |                    |                                    |                                                  | 51.9%  | 49.4%  |                            |                       |                     |                             |

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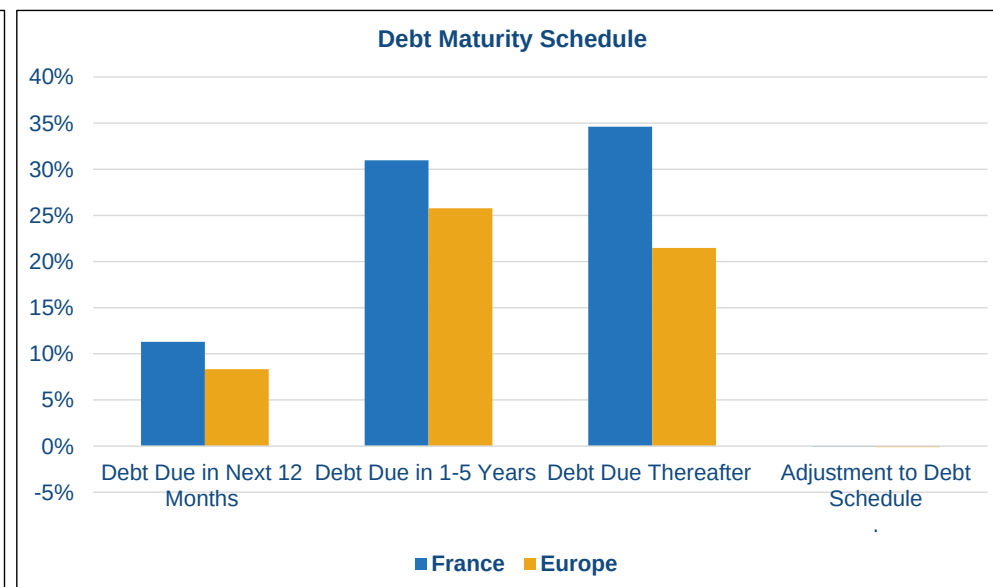
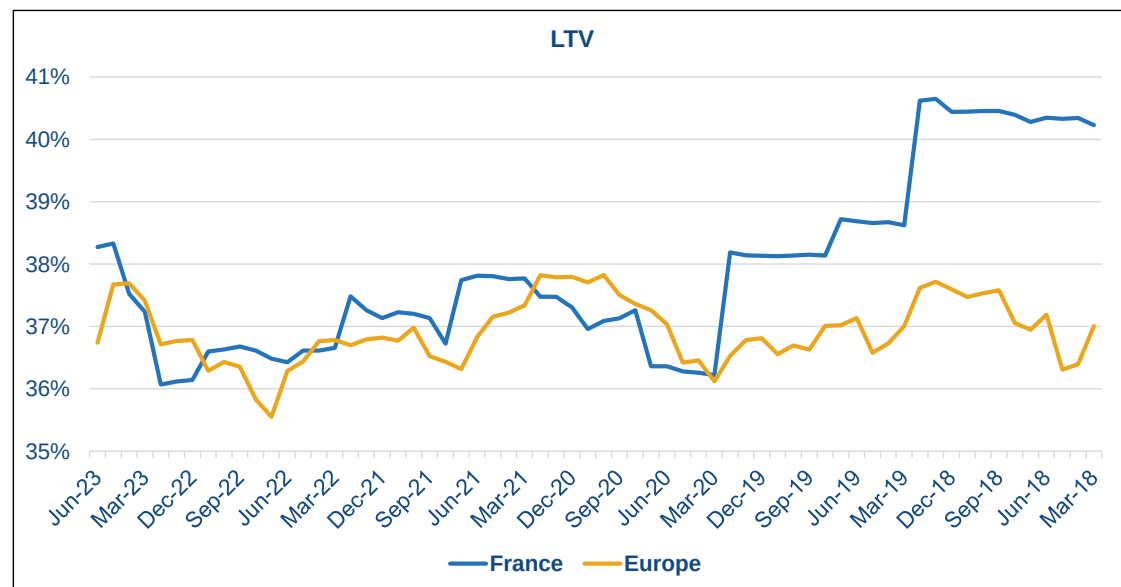
Debt Maturity Schedule



## France

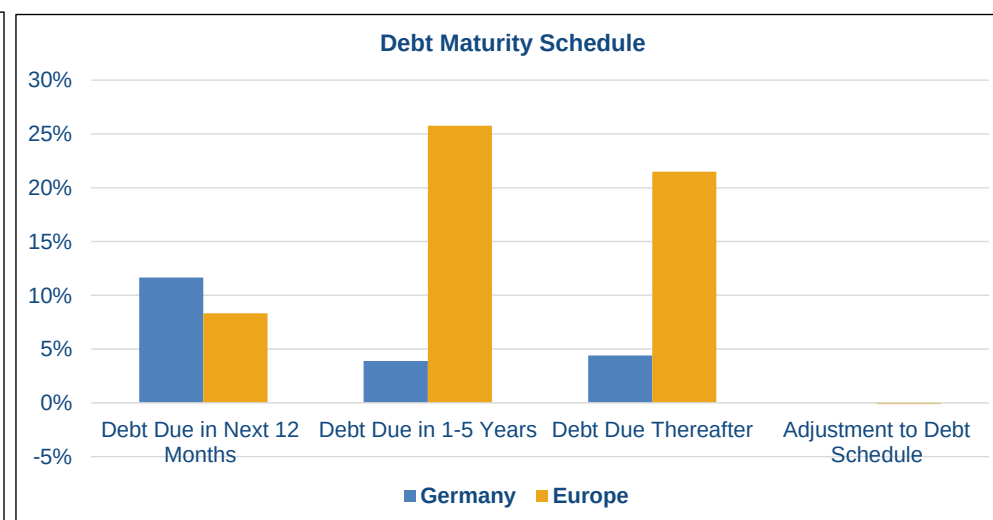
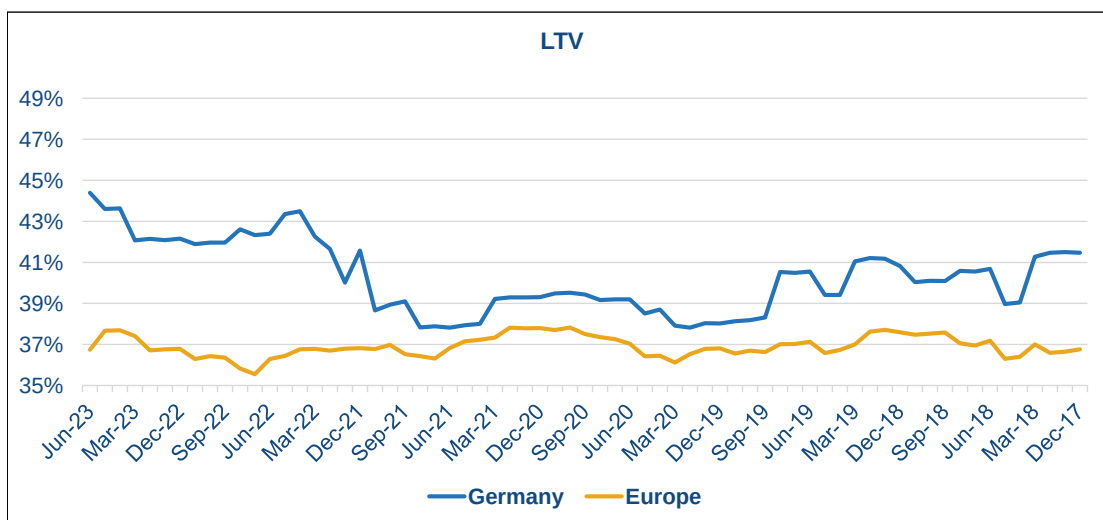
| Company                   | Sector      | REIT | Earnings Release Date | End of Fiscal Period Date | Net Debt (EUR 000) | Investment Properties FV (EUR 000) | Inventories & Properties Held for Sale (EUR 000) | May-23 | Apr-23 | Debt Due in Next 12 Months | Debt Due in 1-5 Years | Debt Due Thereafter | Adjustment to Debt Schedule |
|---------------------------|-------------|------|-----------------------|---------------------------|--------------------|------------------------------------|--------------------------------------------------|--------|--------|----------------------------|-----------------------|---------------------|-----------------------------|
| Covivio                   | Diversified | REIT | 21.02.2023            | 31.12.2022                | 10,757,535         | 22,964,769                         | 523,432                                          | 42.60% | 42.60% | 10.49%                     | 46.85%                | 40.30%              | 0.00%                       |
| Gecina                    | Office      | REIT | 15.02.2023            | 31.12.2022                | 7,175,581          | 19,317,276                         | 207,519                                          | 33.70% | 33.70% | 25.99%                     | 18.14%                | 55.19%              | 0.00%                       |
| Icade                     | Diversified | REIT | 20.02.2023            | 31.12.2022                | 6,938,300          | 14,834,400                         | 963,700                                          | 39.30% | 39.30% | 14.27%                     | 42.27%                | 43.05%              | 0.00%                       |
| Klépierre                 | Retail      | REIT | 15.02.2023            | 31.12.2022                | 7,649,900          | 17,757,100                         | 13,100                                           | 37.70% | 37.70% | 24.35%                     | 28.59%                | 43.55%              | 0.00%                       |
| Mercialys                 | Retail      | REIT | 14.02.2023            | 31.12.2022                | 1,067,884          | -                                  | -                                                | 35.30% | 35.30% | 10.16%                     | 50.62%                | 38.94%              | 0.00%                       |
| Carmila                   | Retail      | REIT | -                     | -                         | 2,226,194          | 5,784,937                          | -                                                | 36.00% | 36.00% | 14.41%                     | 53.78%                | 30.97%              | -0.54%                      |
| Argan                     | Industrial  | REIT | -                     | -                         | -                  | -                                  | -                                                | 45.00% | -      | -                          | -                     | -                   | -                           |
| Unibail-Rodamco-Westfield | Retail      | REIT | -                     | -                         | 22,833,300         | 37,830,800                         | 44,400                                           | 41.20% | 41.20% | 2.07%                      | 38.45%                | 59.48%              | 0.00%                       |

Unibail-Rodamco-Westfield changed its nationality from The Netherlands to France in April 2023



## Germany

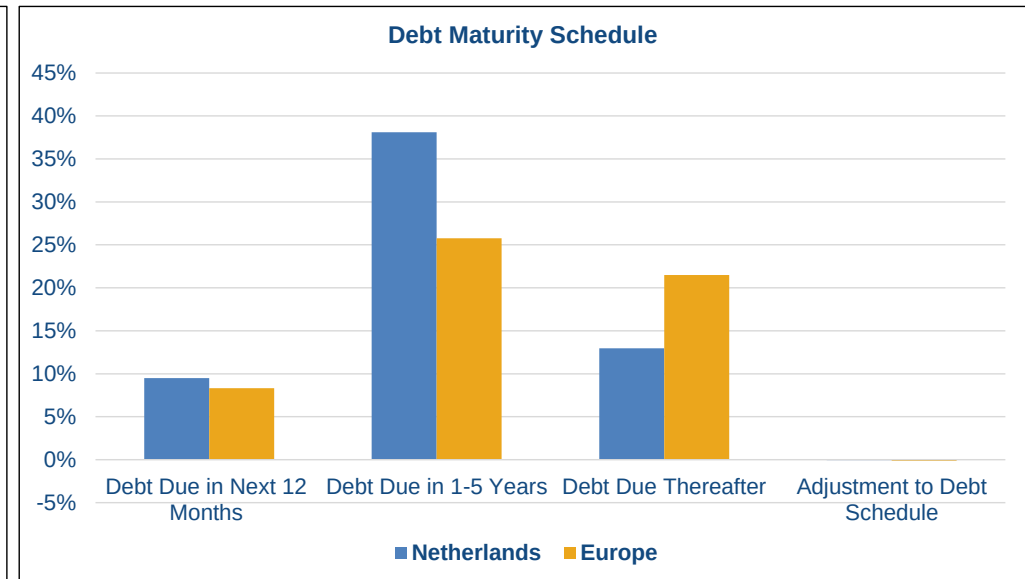
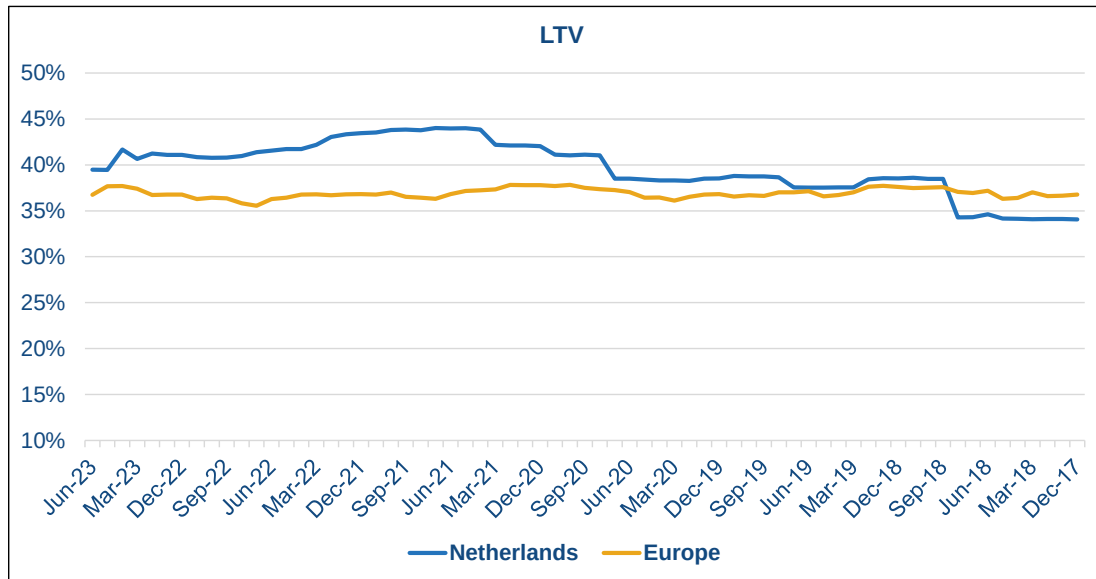
| Company               | Sector              | REIT     | Earnings Release Date | End of Fiscal Period Date | Net Debt (EUR 000) | Investment Properties FV (EUR 000) | Inventories & Properties Held for Sale (EUR 000) | May-23 | Apr-23 | Debt Due in Next 12 Months | Debt Due in 1-5 Years | Debt Due Thereafter | Adjustment to Debt Schedule |
|-----------------------|---------------------|----------|-----------------------|---------------------------|--------------------|------------------------------------|--------------------------------------------------|--------|--------|----------------------------|-----------------------|---------------------|-----------------------------|
| TAG Immobilien        | Residential         | Non-REIT | 11.05.2023            | 31.03.2023                | 3,541,969          | 6,558,209                          | 962,820                                          | 46.40% | 44.90% | 15.66%                     |                       |                     |                             |
| Deutsche EuroShop     | Retail              | Non-REIT | 11.05.2023            | 31.03.2023                | 1,229,133          | 4,102,947                          | -                                                | 29.30% | 30.30% | 0.43%                      |                       |                     |                             |
| Deutsche Wohnen       | Residential         | Non-REIT | 16.03.2023            | 31.12.2022                | 8,920,200          | 27,301,900                         | 991,200                                          | 27.90% | 27.90% | 5.51%                      |                       |                     |                             |
| Vonovia               | Residential         | Non-REIT | 04.05.2023            | 31.03.2023                | 44,451,700         | 88,980,600                         | 2,260,000                                        | 46.60% | 45.10% | 9.21%                      |                       |                     |                             |
| Hamborner REIT        | Diversified         | REIT     | 24.04.2023            | 31.03.2023                | 641,236            | -                                  | 1,500                                            | 38.20% | 38.20% | 5.73%                      |                       |                     |                             |
| LEG Immobilien        | Residential         | Non-REIT | 10.05.2023            | 31.03.2023                | 9,103,100          | 20,355,800                         | 41,100                                           | 43.50% | 43.90% | 7.24%                      | 42.68%                | 48.32%              | 0.00%                       |
| Grand City Properties | Residential         | Non-REIT | 17.05.2023            | 31.03.2023                | 3,518,594          | 9,451,914                          | 271,314                                          | 35.00% | 36.00% | 0.15%                      |                       |                     |                             |
| Adler Group           | Residential         | Non-REIT | 25.05.2023            | 31.03.2023                | 5,741,444          | 6,321,354                          | 2,326,322                                        | 75.40% | 74.50% | 20.14%                     |                       |                     |                             |
| Aroundtown            | Diversified         | Non-REIT | 29.03.2023            | 31.12.2022                | 12,748,400         | 27,981,000                         | 931,300                                          | 40.00% | 40.00% | 1.54%                      |                       |                     |                             |
| DIC Asset AG          | Industrial/Office M | Non-REIT | 11.05.2023            | 31.03.2023                | 2,759,730          | -                                  | -                                                | 57.30% |        |                            |                       |                     |                             |



## 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) | May-23 | Apr-23 | Debt Due in Next 12 Months | Debt Due in 1-5 Years | Debt Due Thereafter | Adjustment to Debt Schedule |
|----------------|--------|------|-----------------------|---------------------------|--------------------|------------------------------------|--------------------------------------------------|--------|--------|----------------------------|-----------------------|---------------------|-----------------------------|
| Eurocommercial | Retail | REIT | 05.05.2023            | 31.03.2023                | 1,453,455          | 3,635,704                          | -                                                | 40.40% | 40.40% | 5.41%                      |                       |                     |                             |
| NSI            | Office | REIT | 26.01.2023            | 31.12.2022                | 366,834            | 1,259,235                          | -                                                | 28.70% | 28.70% | 21.71%                     | 28.96%                | 48.96%              | 0.00%                       |
| Vastned Retail | Retail | REIT | 16.02.2023            | 31.12.2022                | 616,411            | 1,422,915                          | -                                                | 43.40% | 43.40% | 4.58%                      | 94.85%                | 0.00%               | 0.00%                       |
| Wereldhave     | Retail | REIT | 09.02.2023            | 31.12.2022                | 858,918            | 1,985,818                          | 688                                              | 42.30% | 42.30% | 15.78%                     | 66.76%                | 15.85%              | -0.27%                      |

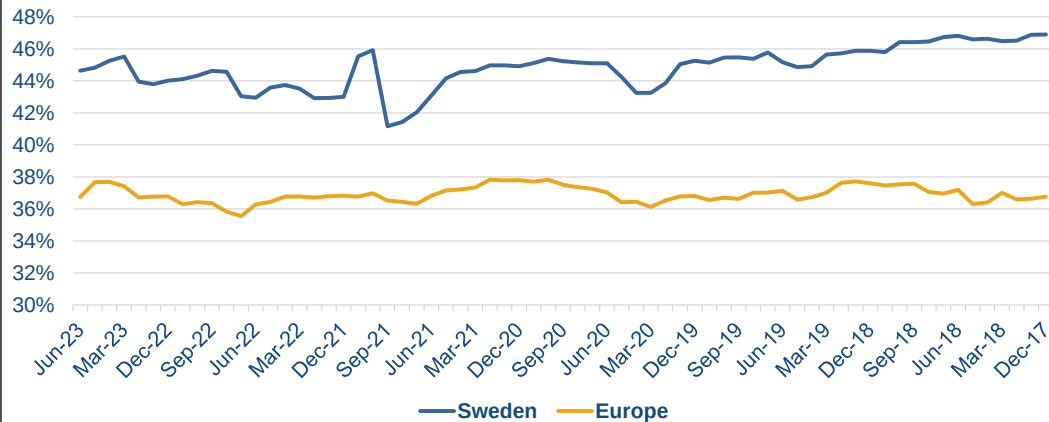
Unibail-Rodamco-Westfield changed its nationality from The Netherlands to France in April 2023



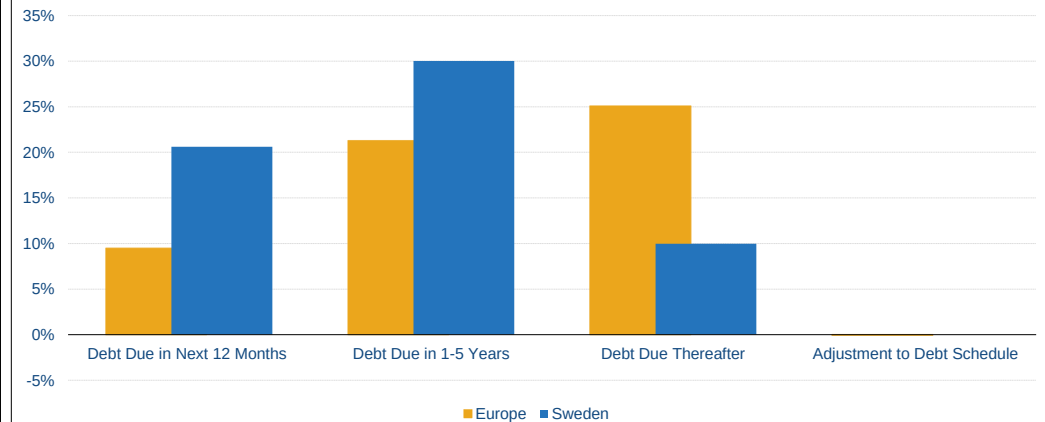
## Sweden

| 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) | May-23 | Apr-23 | 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 | 26.04.2023            | 31.03.2023                | 77,730,000         | 148,214,000                        | -                                                | 43.60% | 43.60% | 15.66%                     | 60.89%                | 21.49%              | 0.00%                       |
| Fabege                             | Office                  | Non-REIT | 26.04.2023            | 31.03.2023                | 35,137,000         | 84,994,000                         | 795,000                                          | 40.00% | 40.00% | 16.42%                     | 47.57%                | 32.48%              | 0.00%                       |
| Hufvudstaden                       | Diversified             | Non-REIT | 11.05.2023            | 31.03.2023                | 9,788,700          | 48,909,400                         | NA                                               | 20.00% | 19.00% | 29.37%                     | 63.64%                | 0.00%               | 0.00%                       |
| Corem Property Group (B)           | Industrial/Office Mixed | Non-REIT |                       |                           |                    |                                    |                                                  | 56.00% | 56.00% | 0.00%                      | 0.00%                 | 0.00%               | 0.00%                       |
| Wallenstam                         | Diversified             | Non-REIT | 03.05.2023            | 31.03.2023                | 28,758,000         | 63,216,000                         | 251,000                                          | 45.00% | 45.00% | 81.60%                     |                       |                     |                             |
| Wihlborgs Fastigheter              | Diversified             | Non-REIT | 25.04.2023            | 31.03.2023                | 26,944,000         | 55,701,000                         | -                                                | 48.50% | 48.50% | 16.42%                     | 47.57%                | 32.48%              | 0.00%                       |
| Fastighets Balder                  | Diversified             | Non-REIT | 11.05.2023            | 31.03.2023                | 136,730,000        | 214,850,000                        | 3,145,000                                        | 48.20% | 47.90% | 11.91%                     | 48.81%                | 37.91%              | 0.00%                       |
| Dios Fastigheter                   | Diversified             | Non-REIT | 28.04.2023            | 31.03.2023                | 16,695,000         | 30,931,000                         | -                                                | 53.70% | 53.70% | 24.52%                     |                       |                     |                             |
| Pandox                             | Lodging/Resorts         | Non-REIT | 26.04.2023            | 31.03.2023                | 35,306,000         | 57,719,000                         | 14,000                                           | 46.20% | 46.20% | 28.39%                     |                       |                     |                             |
| Catena                             | Industrial              | Non-REIT | 27.04.2023            | 31.03.2023                | 10,089,000         | 27,939,000                         | -                                                | 35.10% | 35.10% | 27.92%                     |                       |                     |                             |
| Nyfosa                             | Industrial/Office Mixed | Non-REIT | 00.01.1900            | 00.01.1900                | -                  | -                                  | -                                                | 60.00% | 60.00% | 4.33%                      | 90.18%                | 6.86%               | 0.00%                       |
| Atrium Ljungberg AB                | Diversified             | Non-REIT |                       |                           |                    |                                    |                                                  | 42.30% | 42.30% | 0.00%                      | 0.00%                 | 0.00%               | 0.00%                       |
| amhallsbyggnadsbolaget i Norden AB | Diversified             | Non-REIT | 28.04.2023            | 31.03.2023                | 79,130,000         | 134,419,000                        |                                                  | 47.00% | 47.00% | 16.05%                     | 51.49%                | 26.97%              | 0.00%                       |
| Sagax AB                           | Industrial/Office Mixed | Non-REIT |                       |                           |                    |                                    |                                                  | 45.00% | 45.00% |                            |                       |                     |                             |
| Platzer Fastigheter Holding        | Industrial/Office Mixed | Non-REIT | 19.04.2023            | 31.03.2023                | 12,124,000         | 27,387,000                         | -                                                | 45.00% | 45.00% | 0.00%                      | 0.00%                 | 0.00%               | 0.00%                       |
| Cibus Nordic Real Estate AB        | Retail                  | Non-REIT |                       |                           |                    |                                    |                                                  | 59.80% | 59.80% |                            |                       |                     |                             |
| NP3 Fastigheter AB                 | Diversified             | Non-REIT |                       |                           |                    |                                    |                                                  | 57.60% | 57.60% |                            |                       |                     |                             |
| Stendorren Fastigheter             | Industrial              | Non-REIT |                       |                           |                    |                                    |                                                  | 49.00% | 47.00% |                            |                       |                     |                             |

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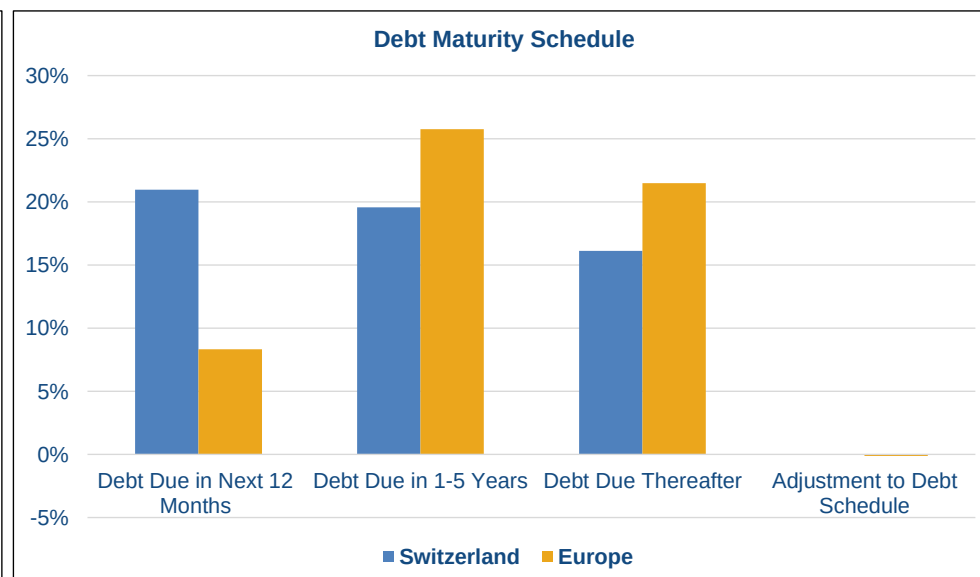
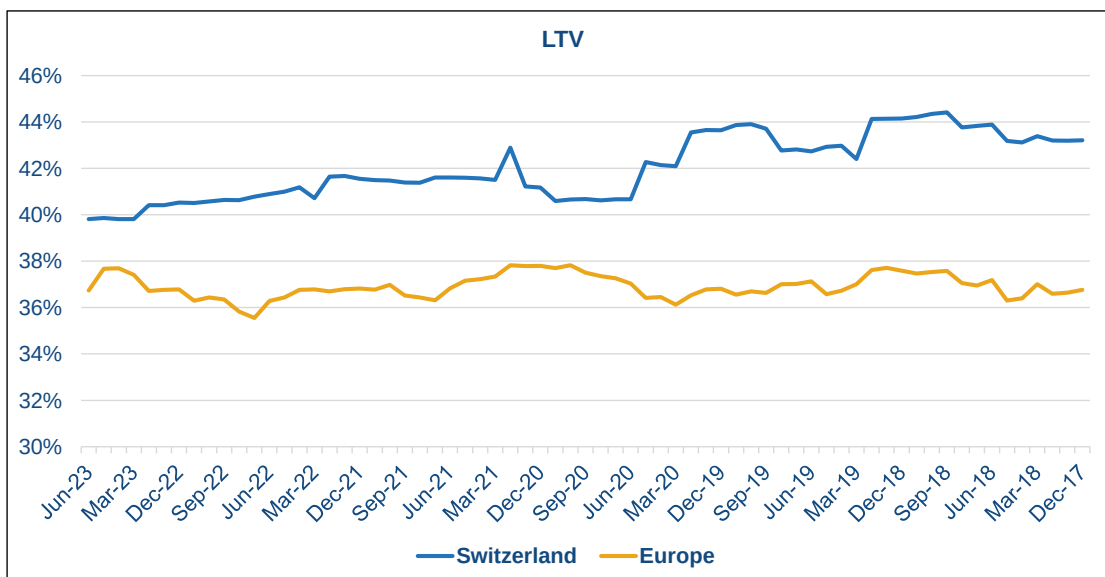


Debt Maturity Schedule



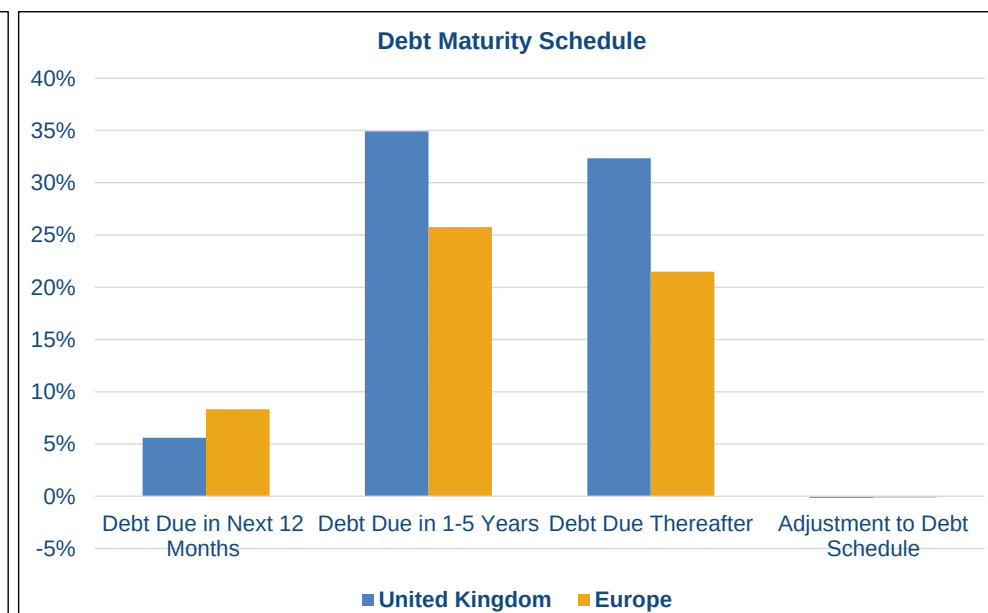
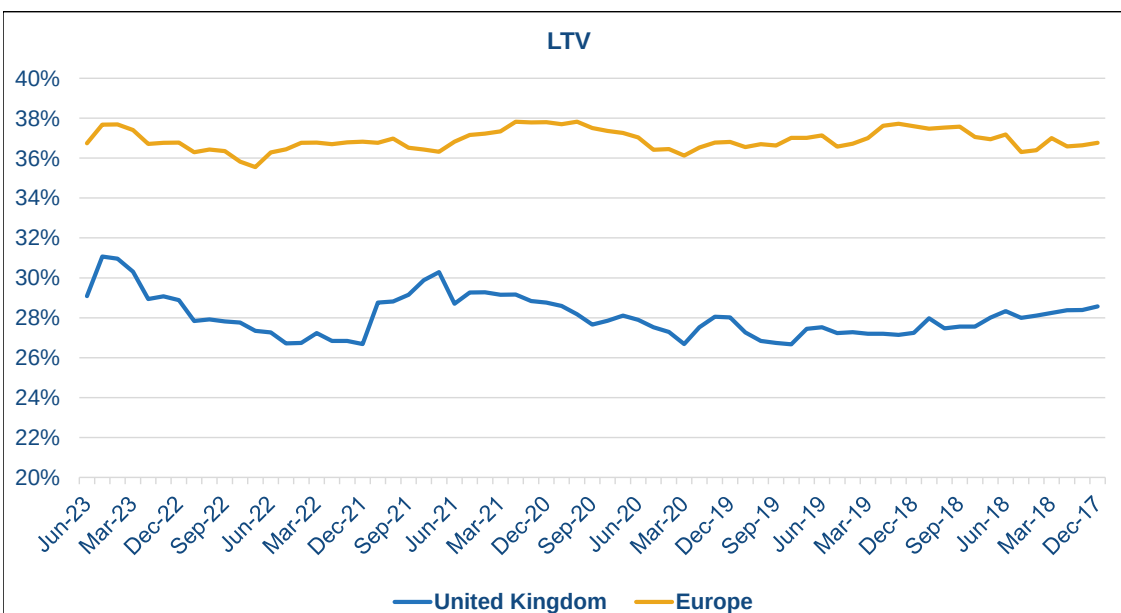
## Switzerland

| 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) | May-23 | Apr-23 | Debt Due in Next 12 Months | Debt Due in 1-5 Years | Debt Due Thereafter | Adjustment to Debt Schedule |
|-----------------------------|-------------|----------|-----------------------|---------------------------|--------------------|--------------------------------------------|--------------------------------------------------|--------|--------|----------------------------|-----------------------|---------------------|-----------------------------|
| Allreal Holding             | Diversified | Non-REIT | 01.03.2023            | 31.12.2022                | 2,596,900          | 5,097,200                                  | 418,200                                          | 52.85% | 52.85% | 37.06%                     | 29.50%                | 33.51%              | 0.00%                       |
| PSP Swiss Property          | Diversified | Non-REIT | 05.05.2023            | 31.03.2023                | 3,061,679          | 9,390,949                                  | 21,888                                           | 33.40% | 33.70% | 20.95%                     |                       |                     |                             |
| Mobimo                      | Diversified | Non-REIT | 10.02.2023            | 31.12.2022                | 1,594,828          | 3,394,930                                  | 303,705                                          | 43.00% | 43.00% | 19.64%                     | 48.77%                | 30.99%              | 0.00%                       |
| Swiss Prime Site            | Diversified | Non-REIT | 07.02.2023            | 31.12.2022                | 5,484,223          | 12,587,234                                 | 211,036                                          | 38.90% | 38.90% | 6.20%                      |                       |                     |                             |
| HIAG Immobilien             | Diversified | Non-REIT | 13.03.2023            | 31.12.2022                | 787,286            | 1,895,997                                  | 30,976                                           | 40.90% | 40.90% | 20.96%                     |                       |                     |                             |
| Intershop Holding N Ord Shs | Diversified | Non-REIT |                       |                           |                    |                                            |                                                  | 34.90% | 34.90% |                            |                       |                     |                             |
| Peach Property Group AG     | Residential | Non-REIT |                       |                           |                    |                                            |                                                  | 56.80% | 56.80% |                            |                       |                     |                             |



## 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) | May-23 | Apr-23 | 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     | 22.05.2023            | 31.03.2023                | 503,937            | 2,728,508                                  | 496                                              | 22.30% | 18.90% | 0.62%                      | 44.16%                | 51.38%              | 0.00%                       |
| British Land                     | Diversified  | REIT     | 17.05.2023            | 31.03.2023                | 2,268,000          | 5,677,000                                  | 22,000                                           | 27.40% | 30.70% | 16.80%                     | 41.58%                | 36.36%              | 0.00%                       |
| Derwent London                   | Office       | REIT     | 27.02.2023            | 31.12.2022                | 1,257,200          | 5,052,000                                  | 95,900                                           | 23.10% | 23.90% | 1.57%                      | 39.41%                | 60.56%              | 0.00%                       |
| Phoenix Spree Deutschland        | Residential  | Non-REIT |                       |                           |                    |                                            |                                                  | 39.10% | 39.10% |                            |                       |                     |                             |
| BMO Commercial                   | Diversified  | REIT     | 19.04.2023            | 31.12.2022                | 254,440            | 1,075,082                                  | -                                                | 23.40% | 23.40% | 16.13%                     | 83.87%                | 0.00%               | 0.00%                       |
| Assura                           | Health Care  | REIT     | 23.05.2023            | 31.03.2023                | 1,135,000          | 2,738,000                                  | 400                                              | 41.00% | 39.00% | 0.00%                      | 19.96%                | 80.39%              | -0.85%                      |
| Tritax Big Box REIT              | Industrial   | REIT     | 03.03.2023            | 31.12.2022                | 1,566,500          | 4,847,300                                  | 25,100                                           | 31.20% | 31.20% | 0.00%                      | 37.59%                | 63.05%              | -0.63%                      |
| LXi REIT                         | Diversified  | REIT     | 24.11.2022            | 30.09.2022                | 1,672,600          | 3,911,300                                  | -                                                | 0.00%  | 33.00% | 42.31%                     |                       |                     |                             |
| Triple Point Social Housing REIT | Residential  | REIT     | 03.03.2023            | 31.12.2022                | 232,852            | 667,713                                    | -                                                | 37.40% | 37.40% | 0.00%                      | 0.00%                 | 99.44%              | 0.00%                       |
| Impact Healthcare REIT           | Health Care  | REIT     |                       |                           |                    |                                            |                                                  | 23.90% | 23.90% | 0.00%                      | 0.00%                 | 0.00%               | 0.00%                       |
| PRS REIT                         | Residential  | REIT     | 21.03.2023            | 31.12.2022                | 343,572            | 998,184                                    | -                                                | 31.00% | 31.00% | 0.00%                      | 0.00%                 | 0.00%               | 0.00%                       |



## 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) | May-23 | Apr-23 | Debt Due in Next 12 Months | Debt Due in 1-5 Years | Debt Due Thereafter | Adjustment to Debt Schedule |
|-------------------------------------------------|-------------------------|----------|-----------------------|---------------------------|--------------------|--------------------------------------------|--------------------------------------------------|--------|--------|----------------------------|-----------------------|---------------------|-----------------------------|
| Grainger                                        | Residential             | Non-REIT | 11.05.2023            | 31.03.2023                | 1,405,600          | 2,874,700                                  | 440,600                                          | 36.10% | 33.40% | 0.00%                      |                       |                     |                             |
| Great Portland Estates                          | Office                  | REIT     | 17.11.2022            | 30.09.2022                | 672,400            | 2,135,700                                  | -                                                | 19.80% | 23.60% | 0.00%                      | 49.99%                | 49.66%              |                             |
| Hammerson                                       | Retail                  | REIT     | 09.03.2023            | 31.12.2022                | 1,475,500          | 1,495,000                                  | 36,200                                           | 47.10% | 47.10% | 0.01%                      | 84.50%                | 14.93%              | 0.00%                       |
| Helical Bar                                     | Office                  | REIT     | 23.05.2023            | 31.03.2023                | 204,744            | 681,682                                    | 28                                               | 27.50% | 26.40% | 0.00%                      | 97.31%                | 0.00%               | 0.00%                       |
| Picton Property                                 | Industrial/Office Mixed | REIT     | 25.05.2023            | 31.03.2023                | 205,411            | 746,342                                    | -                                                | 26.70% | 26.40% | 0.55%                      | 8.30%                 | 91.77%              | -0.62%                      |
| Schroder Real Estate Investment Trust           | Industrial/Office Mixed | REIT     | 16.11.2022            | 30.09.2022                | 168,597            | 445,131                                    | -                                                | 35.40% | 35.40% | 0.00%                      | 26.18%                | 72.77%              | 0.00%                       |
| LondonMetric Property                           | Industrial/Office Mixed | REIT     | 24.05.2023            | 31.03.2023                | 993,000            | 2,944,900                                  | 20,900                                           | 32.80% | 32.10% | 6.39%                      |                       |                     |                             |
| BMO UK Real Estate Investments                  | Industrial/Office Mixed | REIT     | 21.03.2023            | 31.12.2022                | 57,682             | 281,866                                    | -                                                | 0.00%  | 24.40% | 0.00%                      | 90.08%                | 0.00%               | 0.00%                       |
| Landsec                                         | Diversified             | REIT     | 16.05.2023            | 31.03.2023                | 3,497,000          | 9,658,000                                  | 118,000                                          | 31.70% | 31.10% | 8.90%                      |                       |                     |                             |
| Primary Health Properties                       | Health Care             | REIT     | 22.02.2023            | 31.12.2022                | 1,273,500          | 2,796,300                                  | 1,300                                            | 45.10% | 45.10% | 0.18%                      |                       |                     |                             |
| SEGRO                                           | Industrial              | REIT     | 17.02.2023            | 31.12.2022                | 4,849,000          | 14,939,000                                 | 35,000                                           | 32.00% | 32.00% | 0.00%                      | 33.16%                | 65.29%              | 0.00%                       |
| Shaftesbury                                     | 0                       | 0        | 00.01.1900            | 00.01.1900                | -                  | -                                          | -                                                | 0.00%  | 0.00%  | 0.00%                      | 0.00%                 | 100.01%             | -0.01%                      |
| Empiric Student Property                        | Residential             | REIT     | 16.03.2023            | 31.12.2022                | 332,000            | 11                                         | -                                                | 31.10% | 31.10% | 0.00%                      | 34.55%                | 66.32%              | -1.21%                      |
| Standard Life Investments Property Income Trust | Industrial/Office Mixed | REIT     | 21.04.2023            | 31.12.2022                | 94,153             | 401,218                                    | -                                                | 28.70% | 22.60% | 99.18%                     | 0.00%                 | 0.00%               | 0.00%                       |
| UK Commercial Property REIT                     | Industrial/Office Mixed | REIT     | 03.04.2023            | 31.12.2022                | 260,825            | 1,275,610                                  | -                                                | 20.20% | 20.20% | 0.00%                      | 100.00%               | 0.00%               | 0.00%                       |
| Unite Group                                     | Residential             | REIT     | 28.02.2023            | 31.12.2022                | 1,321,300          | 3,916,400                                  | 12,800                                           | 31.00% | 31.00% | 0.00%                      | 38.78%                | 53.09%              | 1.33%                       |
| Workspace Group                                 | Office                  | REIT     | 25.05.2023            | 31.03.2023                | 931,600            | 2,643,300                                  | -                                                | 33.00% | 32.00% | 5.28%                      | 74.08%                | 21.16%              | -0.54%                      |
| Safestore Holdings                              | Self Storage            | REIT     | 17.01.2023            | 31.10.2022                | 698,300            | 2,647,400                                  | 300                                              | 0.00%  | 24.40% | 15.98%                     | 33.83%                | 50.36%              | -0.18%                      |
| Shaftesbury Capital PLC (former Capco)          | Diversified             | REIT     | 29.11.2022            | 30.09.2022                | 798,300            | 3,144,400                                  | -                                                | 28.00% | 28.00% |                            |                       |                     |                             |
| Target Healthcare REIT                          | Health Care             | REIT     | 24.03.2023            | 31.12.2022                | 214,943            | 803,831                                    | -                                                | 25.00% | 25.00% | 0.00%                      | 37.73%                | 62.88%              | -1.36%                      |
| Regional REIT                                   | Ind/Off Mix             | REIT     | 28.03.2023            | 31.12.2022                | 408,753            | 800,606                                    | -                                                | 50.50% | 43.10% | 0.00%                      | 76.24%                | 22.42%              | -1.24%                      |
| NewRiver REIT                                   | Retail                  | REIT     | 24.11.2022            | 30.09.2022                | 280,500            | 676,200                                    | -                                                | 33.80% | 33.80% | 0.00%                      | 0.00%                 | 76.80%              | 0.00%                       |
| Custodian REIT                                  | Industrial/Office Mixed | REIT     | 09.11.2022            | 30.09.2022                | 174,231            | 685,423                                    | -                                                | 25.50% | 25.50% | 0.00%                      | 33.98%                | 67.95%              |                             |
| Sirius Real Estate                              | Industrial/Office Mixed | REIT     | 18.11.2022            | 30.09.2022                | 880,469            | 2,105,046                                  | 1,000                                            | 41.00% | 41.00% | 3.65%                      | 63.95%                | 29.41%              |                             |
| Civitas Social Housing                          | Residential             | REIT     | 06.12.2022            | 30.09.2022                | 314,695            | 974,491                                    | -                                                | 33.70% | 33.70% | 0.00%                      | 59.56%                | 36.61%              |                             |
| Tritax EuroBox Ord Shs                          | Industrial              | Non-REIT | 18.05.2023            | 31.03.2023                | 708,160            | 1,596,660                                  | -                                                | 44.90% | 35.20% | 0.00%                      | 74.96%                | 25.96%              |                             |
| CLS Holdings Plc                                | Office                  | REIT     | 08.03.2023            | 31.12.2022                | 1,007,800          | 2,295,000                                  | 20,300                                           | 42.20% | 42.20% | 15.68%                     | 60.09%                | 24.56%              |                             |
| Urban Logistics REIT                            | Industrial              | REIT     | 11.11.2022            | 30.09.2022                | 257,692            | 1,148,395                                  | -                                                | 22.30% | 22.30% |                            |                       |                     |                             |
| Supermarket Income REIT                         | Retail                  | REIT     | 30.03.2023            | 31.12.2022                | 650,062            | 1,625,100                                  | -                                                | 40.00% |        |                            |                       |                     |                             |
| Residential Secure Income PLC                   | Residential             | REIT     | 01.12.2022            | 30.09.2022                | 208,308            | 406,127                                    | -                                                | 48.00% | 47.00% | 0.00%                      | 0.00%                 | 0.00%               |                             |
| Warehouse REIT PLC                              | Industrial              | REIT     | 07.11.2022            | 30.09.2022                | 343,342            | 1,020,111                                  | -                                                | 0.00%  | 32.30% | 0.00%                      | 0.00%                 | 0.00%               |                             |

| EPRA European Constituents<br>Published LTVs | Sector      | REIT     | Earnings<br>Release<br>Date | End of Fiscal<br>Period Date | Net Debt<br>(EUR 000) | Investment<br>Properties<br>Fair Value<br>(EUR 000) | Inventories &<br>Properties Held for<br>Sale (EUR 000) | May-23 | Apr-23 | Debt Due<br>in Next<br>12<br>Months | Debt Due in 1-5<br>Years | Debt Due<br>Thereafter | Adjustment to<br>Debt Schedule |
|----------------------------------------------|-------------|----------|-----------------------------|------------------------------|-----------------------|-----------------------------------------------------|--------------------------------------------------------|--------|--------|-------------------------------------|--------------------------|------------------------|--------------------------------|
| <b>Spain</b>                                 |             |          |                             |                              |                       |                                                     |                                                        |        |        |                                     |                          |                        |                                |
| Inmobiliaria Colonial                        | Office      | REIT     | 15.05.2023                  | 31.03.2023                   | NA                    | NA                                                  | NA                                                     | 36.80% | 36.90% | 8.62%                               | 54.15%                   | 36.87%                 |                                |
| Lar Espana Real Estate SOCIMI                | Retail      | REIT     | 24.02.2023                  | 31.12.2022                   | 571,399               | 1,199,898                                           | 287,964                                                | 35.70% | 38.40% | 0.00%                               | 0.00%                    | 0.00%                  |                                |
| Merlin Properties                            | Diversified | REIT     | 11.05.2023                  | 31.03.2023                   | 3,995,181             | 10,775,185                                          | NA                                                     | 32.50% | 32.70% | 0.00%                               | 0.00%                    | 0.00%                  |                                |
| <b>Ireland</b>                               |             |          |                             |                              |                       |                                                     |                                                        |        |        |                                     |                          |                        |                                |
| Irish Residential Properties                 | Residential | REIT     | 22.03.2023                  | 31.12.2022                   | 653,694               | 1,498,998                                           |                                                        | 43.30% | 43.30% | 0.00%                               | 75.75%                   | 23.21%                 |                                |
| <b>Finland</b>                               |             |          |                             |                              |                       |                                                     |                                                        |        |        |                                     |                          |                        |                                |
| Citycon Oyj                                  | Retail      | Non-REIT | 16.02.2023                  | 31.12.2022                   | 1,745,000             | 4,040,100                                           |                                                        | 42.90% | 41.40% | 6.92%                               | 71.63%                   | 19.09%                 |                                |
| Kojamo                                       | Residential | Non-REIT |                             |                              | 3,514,200             | 8,189,500                                           | 7,700                                                  | 42.90% | 43.70% | 9.74%                               |                          |                        |                                |
| <b>Italy</b>                                 |             |          |                             |                              |                       |                                                     |                                                        |        |        |                                     |                          |                        |                                |
| Immobiliare Grande Distribuzione             | Retail      | REIT     | 04.05.2023                  | 31.03.2023                   | 966,513               | 2,080,421                                           | 25,476                                                 | 45.70% | 45.70% | 17.24%                              |                          |                        |                                |
| <b>Austria</b>                               |             |          |                             |                              |                       |                                                     |                                                        |        |        |                                     |                          |                        |                                |
| CA Immobilien                                | Office      | Non-REIT | 24.05.2023                  | 31.03.2023                   | 2,080,966             | 5,556,521                                           | 270,330                                                | 31.30% | 32.50% | 11.74%                              |                          |                        |                                |
| <b>Norway</b>                                |             |          |                             |                              |                       |                                                     |                                                        |        |        |                                     |                          |                        |                                |
| Entra                                        | Office      | Non-REIT | 25.04.2023                  | 31.03.2023                   | 40,019,000            | 77,184,000                                          | 1,705,000                                              | 52.80% | 52.80% | 8.27%                               |                          |                        |                                |

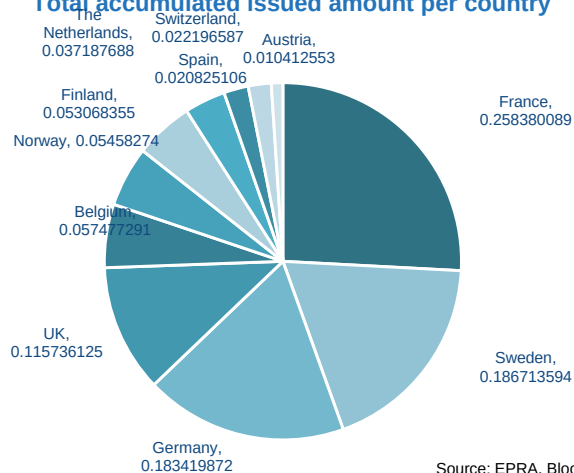
\*debt, property and inventory values for Entra ASA are in NOK

## EPRA Developed Europe Index - Green Bonds Issues

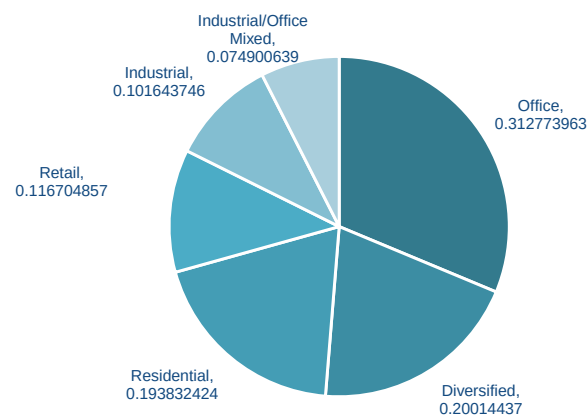
From 2013 until May, the constituents of the FTSE EPRA Nareit Developed Europe Index issued a total amount of EUR 34,402 Million Green Bonds.

In May 2023, the constituents of the FTSE EPRA Nareit Developed Europe Index issued 6 green bonds for a total of 332 EUR MI

### Total accumulated issued amount per country

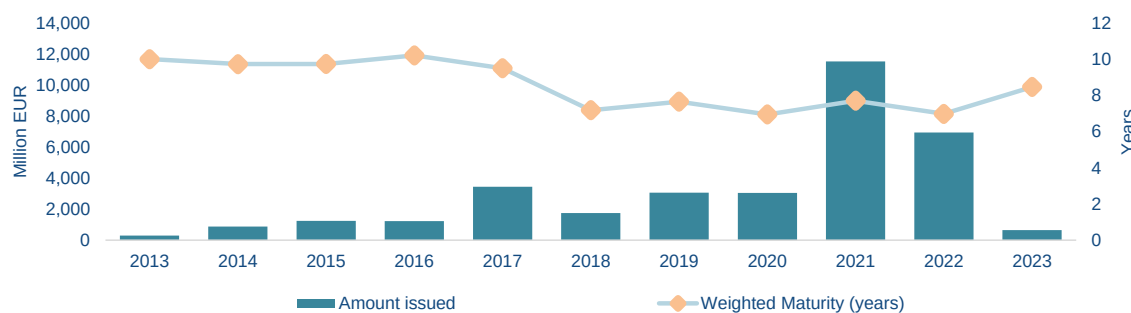


### Total accumulated issued amount per sector



Source: EPRA, Bloomberg, S&P Data Intelligence Platform

### Weighted maturities of the green bonds issued:

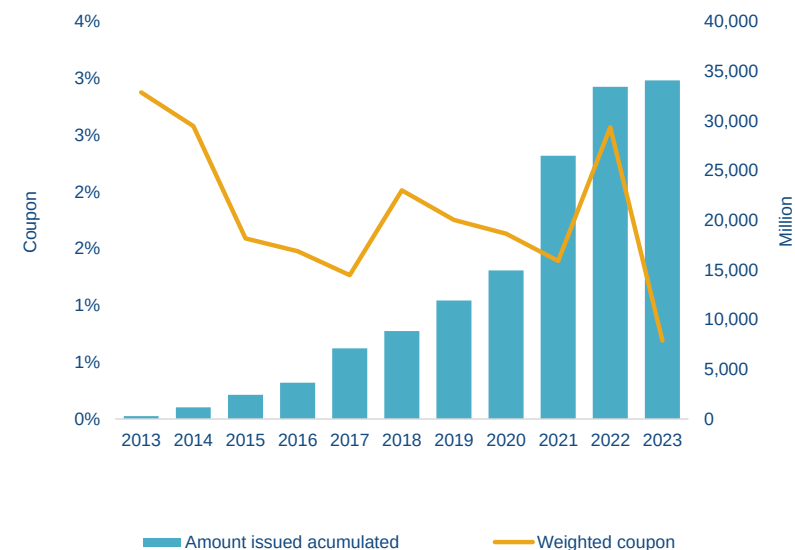


Source: EPRA, Bloomberg, S&P Data Intelligence Platform

### Latest Green Bonds issues

| Constituent Name    | Bond Name                | ('000 EUR) |
|---------------------|--------------------------|------------|
| Dios Fastigheter AB | Sr Unsecured/2.625%/2029 | 17,741     |
| Dios Fastigheter AB | Sr Unsecured/6.728%/2026 | 26,611     |
| Dios Fastigheter AB | Sr Unsecured/1.375%/2028 | 35,482     |
| Gecina SA           | Sr Unsecured/0.875%/2036 | 100,000    |
| Gecina SA           | Sr Unsecured/7.113%/2026 | 50,000     |
| Mobimo Holding AG   | Sr Unsecured/6.745%/2025 | 102,899    |

### LRE Green Bonds - Total Accumulated issued



Source: EPRA, Bloomberg, S&P Data Intelligence Platform

## 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                        |
| convert 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                         |
| Kungsliden 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                         |
| Kungsliden 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                         |
|                                                |                                                              |                   |                 |               | EUR      | 4,722,425                      |

\* Converted to Euros

## Appendix - Historical Bond and Equity Issues

[illegible]

## 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                         |
| Kungsleden 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

[illegible]

\* 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                         |
|                                                |                                                            |                   |                 |               | <b>EUR</b> | <b>3,762,381</b>               |

\* 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



## 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 SIIQ                          | 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 SIIQ                          | 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 SIIQ 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 SIIQ 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                         |
| Hanstee 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                         |
| Alfreal 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

\* 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) |
| Berli Stabli SpA SIQ                           | 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                         |
| Berli Stabli SpA SIQ                           | 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                        |
|                                                |                                                                         |                   |                 |               | <b>EUR</b> | <b>4,142,157</b>               |

\* 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                        |
| Wilhelms 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                        |
| MediX 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

[illegible]

\* 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 3 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                         |
| MediX 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                        |
| Immobiliaria Colonial                          | 1.863% Senior notes, due June 5, 2019                         | 27-May-15         | 27-May-15       | 5-Jun-19      | EUR      | 750,000                        |
| Immobiliaria 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                        |
| Wereldthave 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                        |
| Hammerston Plc                                 | Senior notes                                                      | 22-Nov-16         | 13-Oct-16       |               | GBP      |                                |
| Hammerston Plc                                 | Senior notes                                                      | 22-Nov-16         | 13-Oct-16       |               | EUR      |                                |
| Hammerston Plc                                 | Senior notes                                                      | 22-Nov-16         | 13-Oct-16       |               | USD      |                                |
| Hammerston 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 SIIQ 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      | 133,962                        |
| 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                         |
| Kungsheden 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                        |
| Bent Stabill 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                        |
| Kungsliden AB                                  | Floating rate unsecured bonds, due 2021                          | 12-Jan-18         | 12-Jan-18       | 31-Dec-21     | SEK      | 25,429                         |
| Kungsliden 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                         |
|                                                |                                                                      |                   |                 |               |          | <b>EUR 18,631,407</b>          |

\* Converted to Euros

\* Converted to Euros

Source: S&P Global Market Intelligence

## EPRA European Constituents Rights Offerings 2019

| Company                               | Description                | Announcement Date | Completion Date | Maturity Date | Currency | Gross Amount Offered (EUR 000) |
|---------------------------------------|----------------------------|-------------------|-----------------|---------------|----------|--------------------------------|
| Tritax Big Box REIT Plc               | Ordinary Shares            | 24-Jan-19         |                 |               | GBP      | 287,253                        |
| Deutsche Wohnen SE                    | Bearer Shares              | 31-Jan-19         | 31-Jan-19       |               | EUR      | 697,200                        |
| SEGRO Plc                             | Ordinary Shares            | 15-Feb-19         | 15-Feb-19       |               | GBP      | 513,963                        |
| Montea Comm. VA                       | Bearer shares              | 21-Feb-19         | 28-Feb-19       |               | EUR      | 160,041                        |
| Retail Estates N.V.                   | Ordinary Shares            | 1-Apr-19          | 1-Apr-19        |               | EUR      | 2,600                          |
| Retail Estates N.V.                   | Ordinary Shares            | 1-Apr-19          | 1-Apr-19        |               | EUR      | 1,820                          |
| Aedifica SA                           | Ordinary Shares            | 23-Apr-19         | 2-May-19        |               | EUR      | 418,006                        |
| Aedifica SA                           | Ordinary Shares            | 3-May-19          | 3-May-19        |               | EUR      | 136,059                        |
| Aedifica SA                           | Ordinary Shares            | 3-May-19          | 3-May-19        |               | EUR      | 45,353                         |
| Custodian REIT Plc                    | Ordinary Shares            | 10-May-19         | 10-May-19       |               | GBP      | 661                            |
| GCP Student Living Plc                | Ordinary Shares            | 13-May-19         |                 |               | GBP      | NA                             |
| Vonovia SE                            | Registered Shares          | 13-May-19         | 13-May-19       |               | EUR      | 744,150                        |
| Custodian REIT Plc                    | Ordinary Shares            | 15-May-19         | 15-May-19       |               | GBP      | 661                            |
| LXI REIT plc                          | Ordinary Shares            | 20-May-19         |                 |               | GBP      | 224,511                        |
| Custodian REIT Plc                    | Ordinary Shares            | 30-May-19         | 30-May-19       |               | GBP      | 2,672                          |
| Irish Residential Properties REIT Plc | Ordinary Shares            | 13-Jun-19         | 13-Jun-19       |               | EUR      | 75,876                         |
| Irish Residential Properties REIT Plc | Ordinary Shares            | 13-Jun-19         | 13-Jun-19       |               | EUR      | 75,385                         |
| Xior Student Housing NV               | Share Capital              | 13-Jun-19         | 13-Jun-19       |               | EUR      | 20,601                         |
| Xior Student Housing NV               | Share Capital              | 13-Jun-19         | 13-Jun-19       |               | EUR      | 20,405                         |
| TLG IMMOBILIEN AG                     | Registered Ordinary Shares | 26-Jun-19         | 26-Jun-19       |               | EUR      | 222,105                        |
| Unite Group Plc                       | Ordinary Shares            | 3-Jul-19          | 3-Jul-19        |               | GBP      | 289,231                        |
| Aroundtown SA                         | Ordinary Shares            | 15-Jul-19         | 15-Jul-19       |               | EUR      | 600,600                        |
| Regional REIT Limited                 | Ordinary Shares            | 24-Jun-19         | 18-Jul-19       |               | GBP      | 69,531                         |
| Custodian REIT Plc                    | Ordinary Shares            | 18-Sep-19         | 18-Sep-19       |               | GBP      | 659                            |
|                                       |                            |                   |                 |               | EUR      | 4,609,342                      |

Source: S&P Global Market Intelligence

\* Converted to Euros

## EPRA European Constituents Rights Offerings 2019

[illegible]

Source: S&P Global Market Intelligence

\* Converted to Euros

## Appendix - Historical Bond and Equity Issues

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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,<br>Complete Subscription<br>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                      |

## Appendix - Historical Bond and Equity Issues

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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,<br>Complete Subscription<br>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,<br>Complete Subscription<br>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                        |
| Bent Stabli 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

| EPRA European Constituents Rights Offerings 2015        |                                                                            |                   |                 |                                                            |          |                                |
|---------------------------------------------------------|----------------------------------------------------------------------------|-------------------|-----------------|------------------------------------------------------------|----------|--------------------------------|
| Company                                                 | Description                                                                | Announcement Date | Completion Date | If Rights Offering,<br>Complete Subscription<br>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,<br>Complete Subscription<br>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                      |
| Hanstee 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                         |
| * Converted to Euros                                    |                                                |                   |                 |                                                            | EUR      | 11,048,406                     |

## 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                      |



## Appendix - Historical Bond and Equity Issues

| EPRA European Constituents Rights Offerings 2017 |                                      |                   |                 |                                                            |          |                                |
|--------------------------------------------------|--------------------------------------|-------------------|-----------------|------------------------------------------------------------|----------|--------------------------------|
| Company                                          | Description                          | Announcement Date | Completion Date | If Rights Offering,<br>Complete Subscription<br>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                        |
| Diids 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                        |
| Kungsleden 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

[illegible]

## Appendix - Historical Bond and Equity Issues

| EPRA European Constituents Rights Offerings 2018 |                                       |                   |                 |                                                            |          |                                |
|--------------------------------------------------|---------------------------------------|-------------------|-----------------|------------------------------------------------------------|----------|--------------------------------|
| Company                                          | Description                           | Announcement Date | Completion Date | If Rights Offering,<br>Complete Subscription<br>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                      |

\* Converted to Euros

## Appendix - EPRA European Constituents Debt Offerings

| Company                       | Description                                                     | Announcement Date | Completion Date | Maturity Date | Currency | Gross Amount Offered (EUR 000) |
|-------------------------------|-----------------------------------------------------------------|-------------------|-----------------|---------------|----------|--------------------------------|
| Klövern AB                    | Floating rate series 11 senior unsecured bonds, due Apr 4, 2022 | 24-Jan-19         | 24-Jan-19       | 4-Apr-22      | SEK      | 97,205                         |
| Hibernia REIT Plc             | 2.360% Notes, due Jan 23, 2026                                  | 19-Dec-18         | 26-Jan-19       | 23-Jan-26     | EUR      | 37,500                         |
| Hibernia REIT Plc             | 2.690% Notes, due Jan 23, 2029                                  | 19-Dec-18         | 26-Jan-19       | 23-Jan-29     | EUR      | 37,500                         |
| Klövern AB (publ)             | Floating rate senior unsecured green bonds, due Apr 4, 2022     | 14-Feb-19         | 14-Feb-19       | 4-Apr-22      | SEK      | 38,323                         |
| Klövern AB (publ)             | Floating rate senior unsecured green bonds, due Apr 4, 2022     | 6-Feb-19          | 6-Feb-19        | 4-Apr-22      | SEK      | 19,047                         |
| PSP Swiss Property AG         | 0.700% Bonds, due Feb 8, 2027                                   | 31-Dec-18         | 8-Feb-19        | 8-Feb-27      | CHF      | 88,276                         |
| Unibail-Rodamco-Westfield     | 1.000% Senior unsecured bonds, due Feb 27, 2027                 | 20-Feb-19         | 20-Feb-19       | 27-Feb-27     | EUR      | 750,000                        |
| Unibail-Rodamco-Westfield     | 1.750% Senior unsecured bonds, due Feb 27, 2034                 | 20-Feb-19         | 20-Feb-19       | 27-Feb-34     | EUR      | 750,000                        |
| Swiss Prime Site AG           | 1.250% Bonds, due Apr 2, 2027                                   | 12-Mar-19         | 12-Mar-19       | 2-Apr-27      | CHF      | 219,907                        |
| Aroundtown SA                 | 5.375% Series 28 senior unsecured notes, due Mar 21, 2029       | 14-Mar-19         | 14-Mar-19       | 21-Mar-29     | USD      | 530,880                        |
| Aroundtown SA                 | Floating rate series Z straight bonds, due 2024                 | 28-Mar-19         | 28-Feb-19       | 31-Dec-24     | EUR      | 125,000                        |
| Aroundtown SA                 | Floating rate series Y straight bonds, due 2026                 | 28-Mar-19         | 28-Feb-19       | 31-Dec-26     | EUR      | 100,000                        |
| Aroundtown SA                 | 1.720% Series X straight bonds, due Mar 5, 2026                 | 28-Mar-19         | 5-Mar-19        | 5-Mar-26      | CHF      | 176,204                        |
| Aroundtown SA                 | Series 29 straight bonds, due 2029                              | 28-Mar-19         | 28-Mar-19       | 31-Dec-29     | NOK      | 178,679                        |
| Aroundtown SA                 | Series 27 straight bonds, due 2024                              | 28-Mar-19         | 28-Mar-19       | 31-Dec-24     | HKD      | 48,807                         |
| Hufvudstaden AB (publ)        | 1.283% unsecured medium-term notes, due Oct 4, 2024             | 30-Apr-19         | 1-Apr-19        | 4-Oct-24      | SEK      | 48,044                         |
| Aroundtown SA                 | 3.625% Medium term notes, due Apr 10, 2031                      | 3-Apr-19          | 3-Apr-19        | 10-Apr-31     | GBP      | 468,067                        |
| Adler Real Estate AG          | 1.500% Senior unsecured bonds, due Apr 17, 2022                 | 28-Mar-19         | 4-Apr-19        | 17-Apr-22     | EUR      | 400,000                        |
| HIAG Immobilien Holding AG    | 0.875% Senior bonds, due May 8, 2024                            | 10-Apr-19         | 10-Apr-19       | 8-May-24      | CHF      | 132,863                        |
| Hemfosa Fastigheter AB (publ) | Floating rate senior unsecured green bonds, due May 16, 2022    | 2-May-19          | 9-May-19        | 16-May-22     | SEK      | 121,608                        |
| PSP Swiss Property AG         | 0.700% Bonds, due Feb 8, 2027                                   | 7-May-19          | 18-Apr-19       | 8-Feb-27      | CHF      | 69,968                         |
| TLG Immobilien AG             | 1.500% Senior unsecured standalone notes, due May 28, 2026      | 9-May-19          | 20-May-19       | 28-May-26     | EUR      | 600,000                        |
| Entra ASA                     | Floating rate senior unsecured green bonds, due May 22, 2025    | 13-May-19         |                 | 22-May-25     | NOK      | 71,185                         |
| Entra ASA                     | 2.790% Senior unsecured green bonds, due May 22, 2026           | 13-May-19         |                 | 22-May-26     | NOK      | 91,523                         |
| Wallenstam AB (publ)          | Floating rate unsecured green bonds, due May 24, 2021           | 17-May-19         | 17-May-19       | 24-May-21     | SEK      | 46,467                         |
| EUR                           |                                                                 |                   |                 |               |          | 5,247,053                      |

Source: S&P Global Market Intelligence

\* Converted to Euros

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## Appendix - EPRA European Constituents Debt Offerings

| Company                       | Description                                                    | Announcement Date | Completion Date | Maturity Date | Currency | Gross Amount Offered (EUR 000) |
|-------------------------------|----------------------------------------------------------------|-------------------|-----------------|---------------|----------|--------------------------------|
| Gecina                        | 1.625% Bonds, due May 29, 2034                                 | 22-May-19         | 22-May-19       | 29-May-34     | EUR      | 500,000                        |
| Swiss Prime Site AG           | 1.250% Senior unsecured bonds, due Apr 2, 2027                 | 27-May-19         | 27-May-19       | 2-Apr-27      | CHF      | 88,965                         |
| Klövern AB (publ)             | Floating rate senior unsecured bonds, due June 2023            | 28-May-19         | 28-May-19       | 30-Jun-23     | SEK      | 65,443                         |
| Fastighets AB Balder (publ)   | Floating rate unsecured green bonds, due June 2024             | 4-Jun-19          | 4-Jun-19        | 30-Jun-24     | SEK      | 94,101                         |
| Unibail-Rodamco-Westfield     | 3.500% Senior bonds, due June 2029                             | 5-Jun-19          | 5-Jun-19        | 30-Jun-29     | USD      | 666,825                        |
| Derwent London Plc            | 1.500% Senior convertible unsecured bonds, due June 12, 2025   | 5-Jun-19          | 5-Jun-19        | 12-Jun-25     | GBP      | 197,746                        |
| Klépierre                     | 0.625% Senior unsecured bonds, due July 1, 2030                | 24-Jun-19         | 24-Jun-19       | 1-Jul-30      | EUR      | 600,000                        |
| Unibail-Rodamco-Westfield     | 1.750% Senior bonds, due July 1, 2049                          | 26-Jun-19         | 26-Jun-19       | 1-Jul-49      | EUR      | 500,000                        |
| Aroundtown SA                 | 0.625% Senior notes, due 2025                                  | 2-Jul-19          | 2-Jul-19        | 31-Dec-25     | EUR      | 800,000                        |
| Aroundtown SA                 | 1.450% Senior notes, due 2028                                  | 2-Jul-19          | 2-Jul-19        | 31-Dec-28     | EUR      | 600,000                        |
| NSI N.V.                      | 1.70% Unsecured notes, due 2031                                | 4-Jul-19          |                 | 31-Dec-31     | EUR      | 40,000                         |
| Castellum AB                  | Medium term notes                                              | 12-Jul-19         | 12-Jul-19       |               | SEK      | 28,430                         |
| Assura Plc                    | Unsecured notes, due Aug 2029                                  | 8-Aug-19          | 8-Aug-19        | 31-Aug-29     | GBP      | 50,882                         |
| PSP Swiss Property AG         | 0.500% Bonds, due Feb 16, 2024                                 | 15-Aug-19         | 24-Jul-19       | 16-Feb-24     | CHF      | 68,317                         |
| Wallenstam AB (publ)          | Floating rate unsecured green bonds, due Sept 2, 2021          | 27-Aug-19         | 27-Aug-19       | 2-Sep-21      | SEK      | 46,652                         |
| Aroundtown SA                 | 2.875% Perpetual subordinated notes                            | 28-Aug-19         | 12-Jul-19       |               | EUR      | 500,000                        |
| Grand City Properties S.A.    | Variable rate series V senior unsecured notes, due Aug 8, 2034 | 30-Jun-19         | 8-Aug-19        | 8-Aug-34      | EUR      | 70,000                         |
| Grand City Properties S.A.    | 1.5% UNSUB EMTN 22/02/2027 EUR (REGS) (4)                      | 30-Jun-19         | 2-Sep-19        | 22-Feb-27     | EUR      | 167,600                        |
| Covivio Hotels                | 1.125% Senior unsecured notes, due 2031                        | 10-Sep-19         | 10-Sep-19       | 31-Dec-31     | EUR      | 500,000                        |
| Primary Health Properties Plc | 1.509% Senior secured notes, due Sept 2031                     | 17-Sep-19         | 17-Sep-19       | 30-Sep-31     | GBP      | 79,017                         |
| TLG IMMOBILIEN AG             | 0.375% Senior unsecured notes, due Sept 2022                   | 17-Sep-19         | 17-Sep-19       | 30-Sep-22     | EUR      | 500,000                        |
| TLG IMMOBILIEN AG             | 3.375% Perpetual unsecured subordinated notes                  | 17-Sep-19         | 17-Sep-19       |               | EUR      | 500,000                        |
| Alstria office REIT-AG        | 0.500% Senior unsecured notes, due Sept 26, 2025               | 19-Sep-19         | 24-Sep-19       | 26-Sep-25     | EUR      | 400,000                        |
| Hemfosa Fastigheter AB (publ) | Floating rate senior unsecured green bonds, due Oct 3, 2022    | 26-Sep-19         | 26-Sep-19       | 3-Oct-22      | SEK      | 74,943                         |
| Swiss Prime Site AG           | 0.375% Senior bonds, due Sept 30, 2031                         | 26-Sep-19         | 26-Sep-19       | 30-Sep-31     | CHF      | 156,656                        |
| EUR                           |                                                                |                   |                 |               |          | 7,295,575                      |

Source: S&P Global Market Intelligence

\* Converted to Euros

## Appendix - EPRA European Constituents Debt Offerings

|     |           |
|-----|-----------|
| EUR | 3.291.752 |
|-----|-----------|

\* Converted to Euros

## Appendix - EPRA European Constituents Debt Offerings

| Company                             | Description                                       | Announcement Date | Completion Date | Maturity Date | Currency   | Gross Amount Offered (EUR 000) |
|-------------------------------------|---------------------------------------------------|-------------------|-----------------|---------------|------------|--------------------------------|
| Klépierre                           | 1.1% SNR EMTN 25/05/2022 EUR (REGS)               | 30-Jun-20         | 30-Jun-20       | 25-May-22     | EUR        | 100,000                        |
| Vonovia SE                          | 1% UNSUB PIDI NTS 09/07/2030 EUR (REGS) (32)      | 30-Jun-20         | 3-Jul-20        | 9-Jul-30      | EUR        | 750,000                        |
| Vonovia SE                          | 0.625% UNSUB PIDI NTS 09/07/2026 EUR (REGS) (31)  | 30-Jun-20         | 3-Jul-20        | 9-Jul-26      | NOK        | 750,000                        |
| MERLIN Properties SOCIMI, S.A.      | 2.375% SNR EMTN 13/07/2027 EUR (REGS) (6)         | 13-Jul-20         | 13-Jul-20       | 13-Jul-27     | EUR        | 500,000                        |
| Samhällsbyggnadsbolaget i Norden AB | FRN SNR EMTN 14/07/2023 NOK (REGS) (20)           | 14-Jul-20         | 14-Jul-20       | 14-Jul-23     | NOK        | 18,672                         |
| Castellum AB                        | FRN SNR MTN 06/05/2026 SEK                        | 22-Jul-20         | 22-Jul-20       | 6-May-26      | SEK        | 19,502                         |
| Castellum AB                        | FRN SNR MTN 21/05/2025 SEK (409)                  | 22-Jul-20         | 22-Jul-20       | 21-May-25     | SEK        | 29,254                         |
| ADO Properties S.A.                 | 3.250% Senior notes, due Aug, 2025                | 29-Jul-20         | 29-Jul-20       | 10-Aug-25     | EUR        | 400,000                        |
| TAG Immobilien AG                   | 0.625% UNSUB CONV PIDI BDS 27/08/2026 EUR (REGS)  | 20-Aug-20         | 20-Aug-20       | 27-Aug-26     | EUR        | 470,000                        |
| Assura Plc                          | 1.500% Senior notes, due 2030                     | 8-Sep-20          | 8-Sep-20        | 16-Sep-30     | GBP        | 331,504                        |
| Wallenstam AB (publ)                | 0.695% SNR MTN 16/09/2022 SEK (112)               | 11-Sep-20         | 11-Sep-20       | 16-Sep-22     | SEK        | 28,865                         |
| Assura Plc                          | 1.500% Senior notes, due 2030                     | 8-Sep-20          | 8-Sep-20        | 16-Sep-30     | GBP        | 331,504                        |
| Kungsleden AB (publ)                | FRN SNR MTN 25/09/2026 SEK (117)                  | 21-Sep-20         | 21-Sep-20       | 25-Sep-26     | SEK        | 14,398                         |
| Inmobiliaria Colonial, SOCIMI, S.A. | 1.35% SNR EMTN 14/10/2028 EUR (REGS)              | 7-Oct-20          | 7-Oct-20        | 14-Oct-28     | EUR        | 500,000                        |
| Klövern AB (publ)                   | FRN SNR SEC PIDI 16/04/2024 SEK                   | 9-Oct-20          | 9-Oct-20        | 16-Apr-24     | SEK        | 192,393                        |
| Entra ASA                           | 1.66% BDS 21/04/2028 NOK                          | 15-Oct-20         | 15-Oct-20       | 21-Apr-28     | NOK        | 63,845                         |
| Gecina                              | 1.375% UNSUB EMTN 30/06/2027 EUR (REGS) (13)      | 23-Oct-20         | 23-Oct-20       | 30-Jun-27     | EUR        | 200,000                        |
| Gecina                              | 1.625% SNR EMTN 29/05/2034 EUR (REGS)             | 23-Oct-20         | 23-Oct-20       | 29-May-34     | EUR        | 200,000                        |
| Swiss Prime Site AG                 | 0.65% UNSUB PIDI BDS 18/12/2029 CHF               | 26-Nov-20         | 26-Nov-20       | 18-Dec-29     | CHF        | 277,910                        |
| Norwegian Property ASA              | FRN SNR SEC PIDI 27/11/2025 NOK (REGS)            | 16-Nov-20         | 16-Nov-20       | 27-Nov-25     | EUR        | 79,084                         |
| Norwegian Property ASA              | FRN SNR SEC PIDI 27/11/2023 NOK (REGS)            | 16-Nov-20         | 16-Nov-20       | 27-Nov-23     | NOK        | 37,216                         |
| Adler Group S.A.                    | 2.75% UNSUB PIDI NTS 13/11/2026 EUR (REGS)        | 11-Nov-20         | 11-Nov-20       | 13-Nov-26     | EUR        | 400,000                        |
| Klépierre                           | 0.875% SNR EMTN 17/02/2031 EUR (REGS) (15)        | 9-Nov-20          | 9-Nov-20        | 17-Feb-31     | EUR        | 600,000                        |
| Cofinimmo SA                        | 0.875% UNSUB PIDI NTS 02/12/2030 EUR (REGS) (Gtd) | 25-Nov-20         | 25-Nov-20       | 2-Dec-30      | EUR        | 500,000                        |
| Grand City Properties S.A.          | 1.5% Hybrid Perpetual Bonds                       | 3-Dec-20          | 4-Dec-20        |               | EUR        | 700,000                        |
|                                     |                                                   |                   |                 |               | <b>EUR</b> | <b>7,494,147</b>               |

Source: S&P Global Market Intelligence

\* Converted to Euros

## Appendix - EPRA European Constituents Debt Offerings

| Company                                    | Description                                              | Announcement Date | Completion Date | Maturity Date | Currency | Gross Amount Offered (EUR 000) |
|--------------------------------------------|----------------------------------------------------------|-------------------|-----------------|---------------|----------|--------------------------------|
| CA Immobilien Anlagen AG                   | 0.875% Senior unsecured notes, due Feb 5, 2027           | 29-Jan-20         | 29-Jan-20       | 5-Feb-27      | EUR      | 500,000                        |
| Entra ASA                                  | FRN SNR PIDI 22/05/2025 NOK (REGS)                       | 4-Feb-20          | 4-Feb-20        | 22-May-25     | NOK      | 44,234                         |
| Carmila S.A.                               | 1.89% SNR EMTN 06/11/2031 EUR (REGS)                     | 13-Feb-20         | 11-Jun-19       | 6-Nov-31      | EUR      | 50,000                         |
| Mobimo Holding AG                          | 0.250% Bonds, due 2028                                   | 17-Feb-20         | 17-Feb-20       | 31-Dec-28     | CHF      | 206,944                        |
| Aroundtown SA                              | 5.0% Subordinated convertible debentures, due March 2023 | 26-Feb-20         | 26-Feb-20       | 31-Mar-23     | EUR      | 250,000                        |
| Vonovia SE                                 | 1.625% Senior unsecured bonds, due April 2024            | 31-Mar-20         | 7-Apr-20        | 7-Apr-24      | EUR      | 500,000                        |
| Vonovia SE                                 | 2.225% Senior unsecured bonds, due April 2024            | 31-Mar-20         | 7-Apr-20        | 7-Apr-30      | EUR      | 500,000                        |
| Kungsleden AB                              | 1.748% SNR MTN 23/01/2026 SEK (114)                      | 31-Mar-20         | 23-Jan-20       | 23-Jan-26     | SEK      | 27,480                         |
| Unibail-Rodamco-Westfield                  | 2.625% SNR EMTN 09/04/2030 EUR (REGS)                    | 2-Apr-20          | 2-Apr-20        | 9-Apr-30      | EUR      | 800,000                        |
| Unibail-Rodamco-Westfield                  | 2.125% SNR EMTN 09/04/2025 EUR (REGS)                    | 2-Apr-20          | 2-Apr-20        | 9-Apr-25      | EUR      | 600,000                        |
| Grand City Properties S.A.                 | 1.7% SNR EMTN 09/04/2024 EUR (REGS) (17)                 | 2-Apr-20          | 2-Apr-20        | 9-Apr-24      | EUR      | 600,000                        |
| Samhällsbyggnadsbolaget i Norden AB        | FXD-IDX LKD SNR EMTN 03/04/2040 EUR (REGS) (18)          | 1-Apr-20          | 3-Apr-20        | 3-Apr-40      | EUR      | 50,000                         |
| Deutsche Wohnen SE                         | 1% SNR BDS 30/04/2025 EUR (REGS)                         | 27-Apr-20         | 27-Apr-20       | 30-Apr-25     | EUR      | 500,000                        |
| Deutsche Wohnen SE                         | 1.5% SNR NTS 30/04/2030 EUR (REGS)                       | 27-Apr-20         | 27-Apr-20       | 30-Apr-30     | EUR      | 500,000                        |
| Klépierre                                  | 2% SNR EMTN 12/05/2029 EUR (REGS)                        | 5-May-20          | 5-May-20        | 12-May-29     | EUR      | 600,000                        |
| Kojamo Oyj                                 | 1.875% SNR EMTN 27/05/2027 EUR (REGS) (1)                | 19-May-20         | 19-May-20       | 27-May-27     | EUR      | 500,000                        |
| Alstria office REIT-AG                     | 1.5% UNSUB PIDI NTS 23/06/2026 EUR (REGS)                | 16-Jun-20         | 16-Jun-20       | 23-Jun-26     | EUR      | 350,000                        |
| Citycon Oyj                                | 2.5% SNR PIDI NTS 01/10/2024 EUR (REGS)                  | 2-Jun-20          | 3-Jun-20        | 1-Oct-24      | EUR      | 200,000                        |
| Fabege AB (publ)                           | FRN SNR PIDI 16/06/2022 SEK                              | 11-Jun-20         | 16-Jun-20       | 16-Jun-22     | SEK      | 500,000                        |
| Kungsleden AB (publ)                       | FRN SNR MTN 18/06/2025 SEK                               | 15-Jun-20         | 18-Jun-20       | 18-Jun-25     | SEK      | 300,000                        |
| Mercialys                                  | SENIOR UNSECURED, 07/07/2027                             | 30-Jun-20         | 0707/2020       | 7-Jul-27      | EUR      | 300,000                        |
| Grainger Plc                               | SECURE BOND, 03/07/2030                                  | 26-Jun-20         | 3-Jul-20        | 3-Jul-30      | GBP      | 388,000                        |
| LEG Immobilien AG                          | 0.4% Senior convertible bonds, due 2028                  | 24-Jun-20         | 24-Jun-20       | 31-Dec-28     | EUR      | 550,000                        |
| Entra ASA                                  | Floating rate notes, due June 29, 2027                   | 25-Jun-20         | 25-Jun-20       | 29-Jun-27     | NOK      | 137,933                        |
| Samhällsbyggnadsbolaget i Norden AB (publ) | FRN SNR EMTN 26/06/2025 NOK (REGS) (19)                  | 26-Jun-20         | 26-Jun-20       | 26-Jun-25     | SEK      | 47,635                         |
| EUR                                        |                                                          |                   |                 |               |          | 9,002,227                      |

Source: S&P Global Market Intelligence

\* Converted to Euros

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