



EPRA

EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

EPRA RESEARCH

Loan to Value

NOVEMBER 2018

FTSE EPRA Nareit Global Real Estate Index Series

DEBT MATURITY PROFILE EPRA EUROPE

EPRA Developed Europe Index constituents have an average of 23.01% (22.10% last month) of total outstanding debt set to mature in the coming 12 months, while the majority, or 44.44% reaches maturity after 5 years.

Weighted average LTV of the European Index is 37.47% (37.553% last month) 24 European companies have an updated LTV-ratio this month.

A total of 12 capital raisings have been completed in Europe over October, raising EUR 1.62 billion.

FTSE EPRA Nareit Developed Europe index constituents raised a total of EUR 7.45 billion in 2010, EUR 7.30 bn in 2011, EUR 12.40 bn in 2012, EUR 17.56 bn in 2013, EUR 25.97 bn in 2014, EUR 25.79 bn in 2015, EUR 20.1 billion in 2016 and EUR 30.6 billion in 2017.

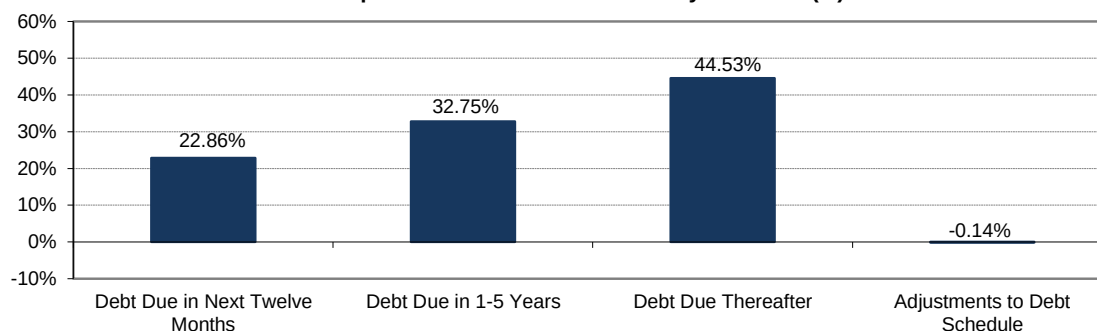
Latest Bond Issue

Company	Description
HIAG Immobilien	1.000% Senior bonds, due Oct 26, 2022
Klövern AB	Floating rate perpetual hybrid bonds
Klövern AB	Floating rate perpetual hybrid bonds
SEGRO Plc	2.370% Senior unsecured notes, due 2033
SEGRO Plc	1.820% Senior unsecured notes, due 2028

Latest IPO

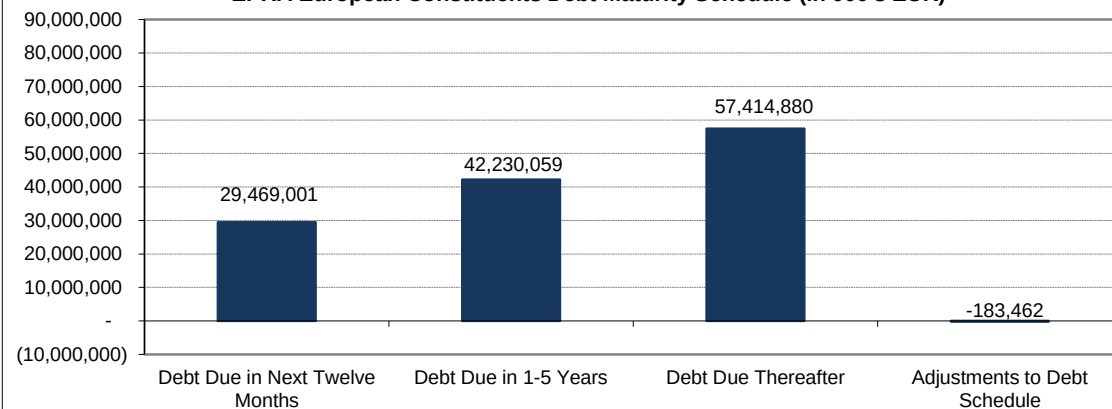
Company	Description
Shurgard Self Storage S.A.	Ordinary shares, EUR 575 M in total

EPRA European Constituents Debt Maturity Schedule (%)



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

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



Graphs represent 55.15% of total debt coverage (128.93 Bn EUR out of 233.78 Bn EUR). Converted to Euros as of October 31, 2018. Source: SNL Financial

EPRA European Constituents Updated Published LTVs (October 2018)

Date	Company Name	Country	Source	Latest report		Report end date	Latest LTV	Change		Previous report	Previous LTV
12/10/2018	Target Healthcare REIT	UK	Posted	Q1 18/19	as of	30-Sep-18	16.30%	-0.80%	3 months	FY 17/18	17.10%
17/10/2018	Castellum	SWED	Posted	Q3 18	as of	30-Sep-18	46.00%	-1.00%	3 months	H1 18	47.00%
17/10/2018	SEGRO	UK	Posted	Q3 18	as of	30-Sep-18	31.00%	2.00%	3 months	H1 18	29.00%
18/10/2018	Fabege	SWED	Posted	Q3 18	as of	30-Sep-18	39.00%	0.00%	3 months	H1 18	39.00%
18/10/2018	Entra ASA	NOR	Posted	Q3 18	as of	30-Sep-18	41.20%	0.60%	3 months	H1 18	40.60%
18/10/2018	Wereldhave Belgium	BE	Posted	Q3 18	as of	30-Sep-18	28.20%	-1.00%	3 months	H1 18	29.20%
18/10/2018	NSI	NL	Posted	Q3 18	as of	30-Sep-18	39.50%	3.20%	3 months	H1 18	36.30%
18/10/2018	Citycon	FIN	Posted	Q3 18	as of	30-Sep-18	48.20%	1.20%	3 months	H1 18	47.00%
19/10/2018	Wereldhave	NL	Posted	Q3 18	as of	30-Sep-18	42.60%	0.40%	3 months	H1 18	42.20%
23/10/2018	Wihlborgs Fastigheter	SWED	Posted	Q3 18	as of	30-Sep-18	53.00%	-1.00%	3 months	H1 18	54.00%
23/10/2018	Victoria Park AB	SWED	Posted	Q3 18	as of	30-Sep-18	51.50%	-0.80%	3 months	H1 18	52.30%
24/10/2018	F&C Commercial Property Trust	UK	Posted	Q3 18	as of	30-Sep-18	20.80%	0.60%	3 months	H1 18	20.20%
24/10/2018	Intervest Office	BE	Posted	Q3 18	as of	30-Sep-18	47.90%	-0.50%	3 months	H1 18	48.40%
25/10/2018	Dios Fastigheter	SWED	Posted	Q3 18	as of	30-Sep-18	54.60%	-1.20%	3 months	H1 18	55.80%
25/10/2018	Kungsleden	SWED	Posted	Q3 18	as of	30-Sep-18	48.10%	-0.40%	3 months	H1 18	48.50%
25/10/2018	Pandox AB	SWED	Posted	Q3 18	as of	30-Sep-18	49.90%	-0.70%	3 months	H1 18	50.60%
25/10/2018	Wallenstam	SWED	Posted	Q3 18	as of	30-Sep-18	46.00%	0.00%	3 months	H1 18	46.00%
25/10/2018	Befimmo	BE	Posted	Q3 18	as of	30-Sep-18	41.19%	-1.01%	3 months	H1 18	42.20%
25/10/2018	RDI REIT	UK	Posted	FY 17/18	as of	31-Aug-18	46.20%	-1.80%	6 months	H1 17/18	48.00%
26/10/2018	Warehouses De Pauw	BE	Posted	Q3 18	as of	30-Sep-18	53.90%	-0.90%	3 months	H1 18	54.80%
26/10/2018	Catena AB	SWED	Posted	Q3 18	as of	30-Sep-18	58.00%	-2.70%	3 months	H1 18	60.70%
26/10/2018	Hembla	SWED	Posted	Q3 18	as of	30-Sep-18	52.80%	-1.80%	3 months	H1 18	54.60%
26/10/2018	F&C UK Real Estate Investment	UK	Posted	Q1 18/19	as of	30-Sep-18	26.30%	-1.40%	3 months	FY 17/18	27.70%
30/10/2018	TAG Immobilien	GER	Posted	Q3 18	as of	30-Sep-18	49.40%	-0.80%	3 months	H1 18	50.20%
New index additions in October 2018											
	Shurgard Self Storage	BE	Posted	H1 18	as of	30-Jun-18	24.80%				

EPRA European Constituents Debt Offerings 2018

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (€000)©
Swiss Prime Site AG	0.325% Senior unsecured convertible bonds, due 2025	9-Jan-18	9-Jan-18	31-Dec-25	CHF	256,070.01
Kungsleden AB	Floating rate unsecured bonds, due 2021	12-Jan-18	12-Jan-18	31-Dec-21	SEK	25,429.06
Kungsleden AB	0.950% Unsecured bonds, due July 2019	12-Jan-18	12-Jan-18	31-Jul-19	SEK	61,029.75
Wallenstam AB	0.680% Unsecured bonds, due Jan 22, 2020	15-Jan-18	15-Jan-18	22-Jan-20	SEK	40,648.26
Entra ASA	Floating rate bonds, due Oct 14, 2022	18-Jan-18	18-Jan-18	14-Oct-22	NOK	20,878.56
Entra ASA	Floating rate bonds, due Oct 14, 2022	23-Jan-18	23-Jan-18	14-Oct-22	NOK	20,772.30
Klövern AB	Floating rate senior unsecured bonds, due Feb 2021	25-Jan-18	25-Jan-18	28-Feb-21	SEK	152,791.37
NSI N.V.	Senior unsecured notes, due 2026	30-Jan-18	30-Jan-18	31-Dec-26	EUR	40,000.00
Entra ASA	Floating rate bonds, due Oct 14, 2022	31-Jan-18	31-Jan-18	14-Oct-22	NOK	31,346.21
Entra ASA	1.180% Senior unsecured bonds, due Feb 12, 2019	7-Feb-18	12-Feb-18	12-Feb-19	NOK	51,222.48
Beni Stabili SpA SIQ	2.375% Senior unsecured bonds, due Feb 20, 2028	16-Feb-18	16-Feb-18	20-Feb-28	EUR	300,000.00
Grand City Properties S.A.	1.500% Senior unsecured notes, due Feb 22, 2027	19-Feb-18	19-Feb-18	22-Feb-27	EUR	300,000.00
Icade	1.625% Senior unsecured bonds, due Feb 28, 2028	20-Feb-18	19-Feb-18	28-Feb-28	EUR	600,000.00
Mercialys	1.800% Unsecured bonds, due Feb 27, 2026	20-Feb-18	20-Feb-18	27-Feb-26	EUR	300,000.00
NewRiver REIT plc	3.500% Senior unsecured corporate bond, due Mar 7, 2028	28-Feb-18	28-Feb-18	7-Mar-28	GBP	338,971.36
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	500,000.00
DIC Asset AG	3.250% Corporate bonds, due July 11, 2022	7-Mar-18	14-Mar-18	31-Mar-30	EUR	50,000.00
Vonovia SE	Floating rate series 18 senior unsecured bonds, due Dec 22, 2022	20-Mar-18	15-Mar-18	11-Jul-22	EUR	600,000.00
Vonovia SE	2.750% Series 21 senior unsecured bonds, due Mar 22, 2038	20-Mar-18	15-Mar-18	22-Dec-22	EUR	500,000.00
Vonovia SE	1.500% Series 19 senior unsecured bonds, due Mar 22, 2026	20-Mar-18	15-Mar-18	22-Mar-38	EUR	500,000.00
Vonovia SE	2.125% Series 20 senior unsecured bonds, due Mar 22, 2030	20-Mar-18	15-Mar-18	22-Mar-26	EUR	500,000.00
Land Securities Group Plc	Bonds, due 2027		16-Mar-18	22-Mar-30	GBP	NA
					EUR	5,189,159.35

* Converted to Euros

EPRA European Constituents Debt Offerings 2018

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (€000)©
PSP Swiss Property AG	0.060% Senior notes, due Feb 11, 2022	31-Mar-18	22-Mar-18	11-Feb-22	CHF	85,532.83
Klövern AB	Floating rate senior unsecured bonds, due Apr 2022	27-Mar-18	27-Mar-18	30-Apr-22	SEK	88,253.43
Warehouses De Pauw	2.620% Green bonds, due Mar 2029	30-Mar-18	30-Mar-18	31-Mar-29	EUR	100,000.00
Unibail-Rodamco SE	2.125% Subordinate perpetual hybrid notes	17-Apr-18	17-Apr-18		EUR	1,250,000.00
Unibail-Rodamco SE	2.875% Subordinate perpetual hybrid notes	17-Apr-18	17-Apr-18		EUR	750,000.00
Aroundtown S.A.	2.000% Medium term notes, due Nov 2, 2026	25-Apr-18	25-Apr-18	2-Nov-26	EUR	500,000.00
Grainger Plc	3.375% Senior secured guaranteed bonds, due Apr 24, 2028	19-Apr-18	23-Apr-18	24-Apr-28	GBP	399,518.86
Adler Real Estate AG	Senior unsecured notes, due Apr 2023	19-Apr-18	20-Apr-18	30-Apr-23	EUR	500,000.00
Adler Real Estate AG	Senior unsecured notes, due Apr 2026	19-Apr-18	20-Apr-18	30-Apr-26	EUR	300,000.00
Inmobiliaria Colonial, SOCIMI, S.A.	2.000% Senior unsecured notes, due Apr 17, 2026	11-Apr-18	11-Apr-18	17-Apr-26	EUR	650,000.00
Grand City Properties S.A.	2.500% Perpetual unsecured subordinated notes	17-Apr-18	17-Apr-18		EUR	350,000.00
Unibail-Rodamco SE	1.875% Senior bonds, due Jan 15, 2031	2-May-18	2-May-18	15-Jan-31	EUR	900,000.00
Unibail-Rodamco SE	0.125% Senior bonds, due May 14, 2021	2-May-18	2-May-18	14-May-21	EUR	800,000.00
Unibail-Rodamco SE	1.125% Senior bonds, due Sept 15, 2025	2-May-18	2-May-18	15-Sep-25	EUR	800,000.00
Unibail-Rodamco SE	2.250% Senior bonds, due May 14, 2038	2-May-18	2-May-18	14-May-38	EUR	500,000.00
Aroundtown S.A.	4.500% Series P straight bonds, due May 14, 2025	31-Mar-18	14-May-18	14-May-25	AUD	157,593.93
Wallenstam AB	0.480% Unsecured bonds, due May 2020	29-May-18	29-May-18	31-May-20	SEK	38,693.24
TAG Immobilien AG	1.250% Senior unsecured bonds, due June 19, 2023	11-Jun-18	8-Jun-18	19-Jun-23	EUR	125,000.00
TAG Immobilien AG	1.750% Senior unsecured bonds, due June 19, 2025	11-Jun-18	8-Jun-18	19-Jun-25	EUR	125,000.00
Klövern AB	Floating rate perpetual hybrid bonds	14-Jun-18	14-Jun-18		SEK	78,795.61
Swiss Prime Site AG	1.000% Senior unsecured bonds, due July 16, 2024	11-Jul-18	11-Jul-18	16-Jul-24	CHF	98,766.83
Aroundtown S.A.	3.250% Medium term notes, due July 18, 2027	11-Jul-18	11-Jul-18	18-Jul-27	GBP	451,772.55
Assura Plc	3.000% Senior unsecured bonds, due July 2028	12-Jul-18	12-Jul-18	31-Jul-28	GBP	339,549.28
Covivio	1.500% Unsecured bonds, due June 21, 2027	19-Jul-18	19-Jul-18	21-Jun-27	EUR	95,000.00
Regional REIT Limited	4.500% Bonds, due Aug 6, 2024	18-Jul-18	19-Jul-18	6-Aug-24	GBP	236,317.47
					EUR	14,908,953.38

* Converted to Euros

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* Converted to Euros

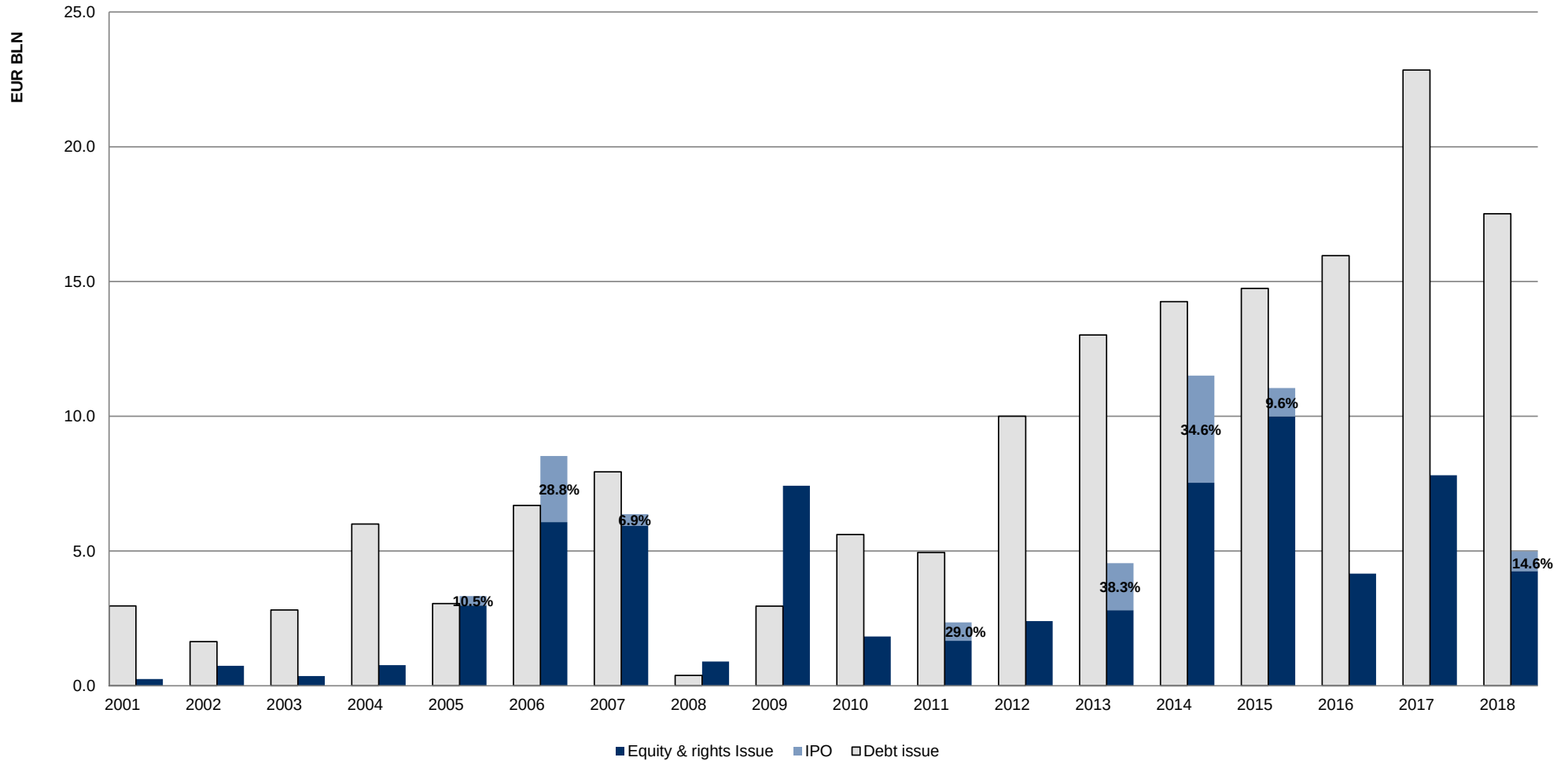
EPRA European Constituents Rights Offerings 2018

Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (€000)©
Alstria Office REIT-AG	Ordinary shares, no par value	29-Jan-18	29-Jan-18		EUR	193,071.00
Target Healthcare REIT Limited	Ordinary shares, no par value	1-Feb-18		20-Feb-18	GBP	56,521.84
Target Healthcare REIT Limited	Ordinary shares, no par value	1-Feb-18			GBP	57,619.89
Unite Group Plc	Ordinary shares, £0.25 par value	21-Feb-18	21-Feb-18		GBP	192,778.07
D. Carnegie & Co AB	Class B ordinary shares, no par value	28-Feb-18		23-Mar-18	SEK	93,437.83
D. Carnegie & Co AB	Class A ordinary shares	28-Feb-18		23-Mar-18	SEK	6,834.69
Aroundtown S.A.	Ordinary shares, €0.01 par value	8-Mar-18	8-Mar-18		EUR	606,100.00
Sirius Real Estate Limited	Ordinary shares, no par value	20-Mar-18	20-Mar-18		GBP	39,951.03
Immobiliare Grande Distribuzione SIQ SpA	Ordinary shares, no par value	21-Mar-18			EUR	149,978.00
Primary Health Properties Plc	Ordinary shares, £0.125 par value	23-Mar-18			GBP	132,155.00
Retail Estates	Ordinary shares, no par value	10-Apr-18		23-Apr-18	EUR	123,366.00
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	18-Apr-18	19-Apr-18		GBP	178,778.82
Vonovia SE	Ordinary shares, no par value	3-May-18	3-May-18		EUR	995,800.00
Workspace Group Plc	Ordinary shares, £1.00 par value	6-Jun-18	6-Jun-18		GBP	204,697.49
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	8-Jun-18	8-Jun-18		GBP	136,755.48
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	150,152.00
Hemfosa Fastigheter AB	Common stock, no par value	19-Jun-18	19-Jun-18		SEK	104,989.92
Cofinimmo SA	Ordinary shares, no par value	19-Jun-18		27-Jun-18	EUR	155,204.00
Big Yellow Group Plc	Ordinary Shares	12-Sep-18	12-Sep-18		GBP	75,044.19
GCP Student Living Plc	Ordinary Shares	10-Sep-18	21-Sep-18		GBP	42,801.74
Swiss Prime Site AG	Ordinary shares	12-Sep-18		26-Sep-18	CHF	292,595.49
Retail Estates N.V.	Ordinary shares, no par value	26-Sep-18	26-Sep-18		EUR	2,310.00
LXI REIT plc	Ordinary shares, £0.01 par value	24-Sep-18	11-Oct-18		GBP	34,406.10
LXI REIT plc	Ordinary shares, £0.01 par value	24-Sep-18	12-Oct-18		GBP	165,158.30
* Converted to Euros					EUR	4,190,506.91

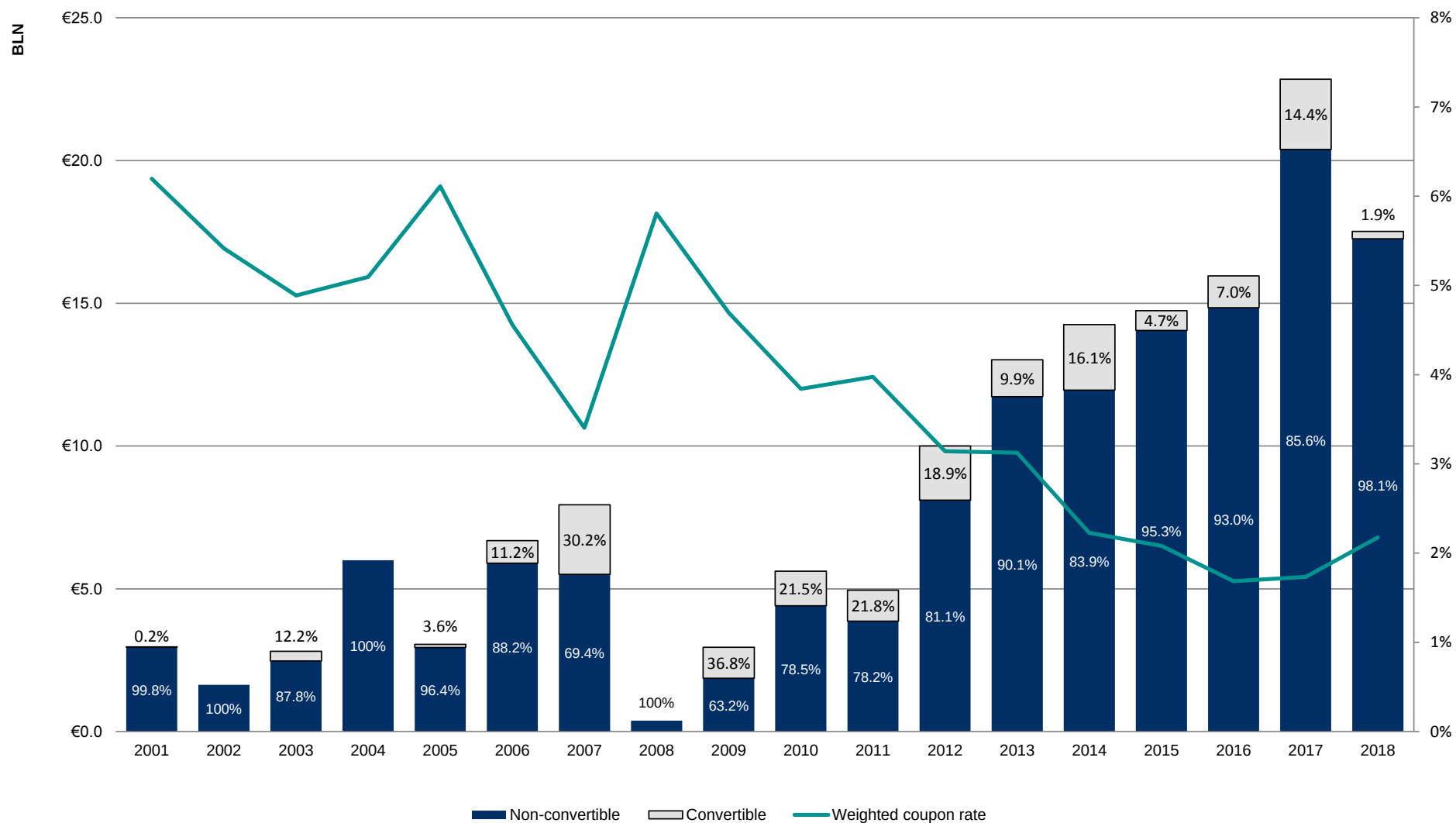
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Capital raised EPRA Europe

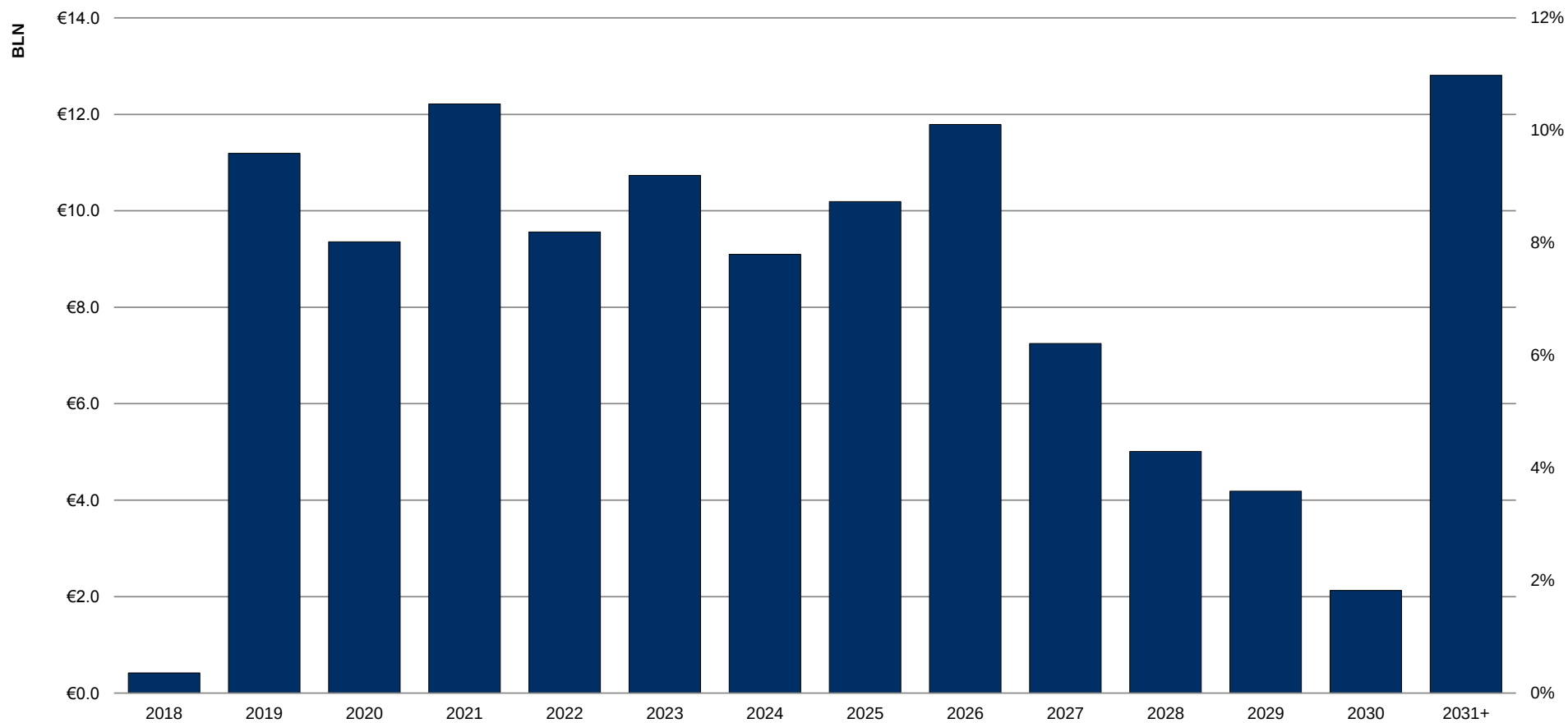
LOAN TO VALUE
November 2018



Debt Issue

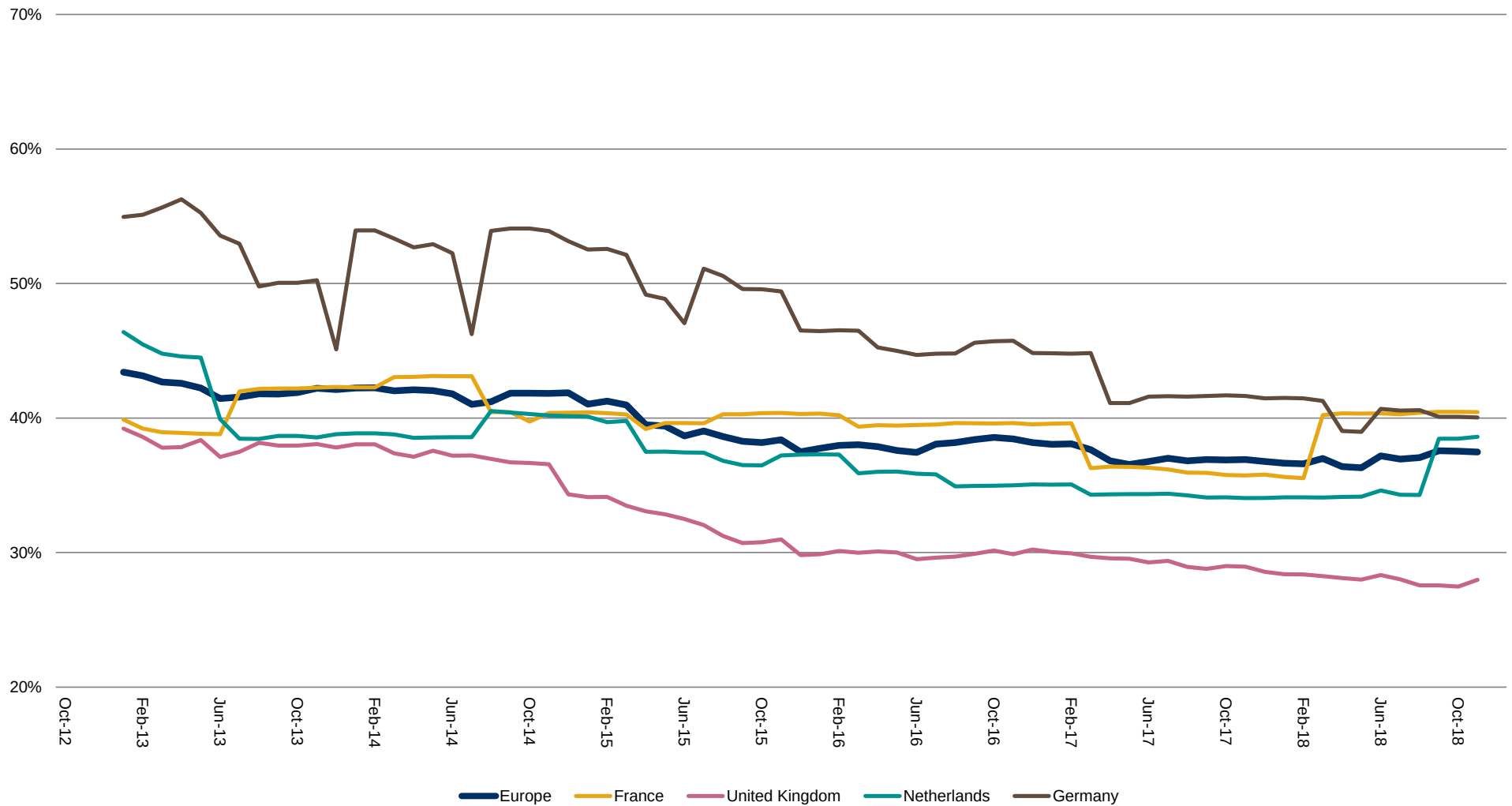


Bond Maturity Schedule

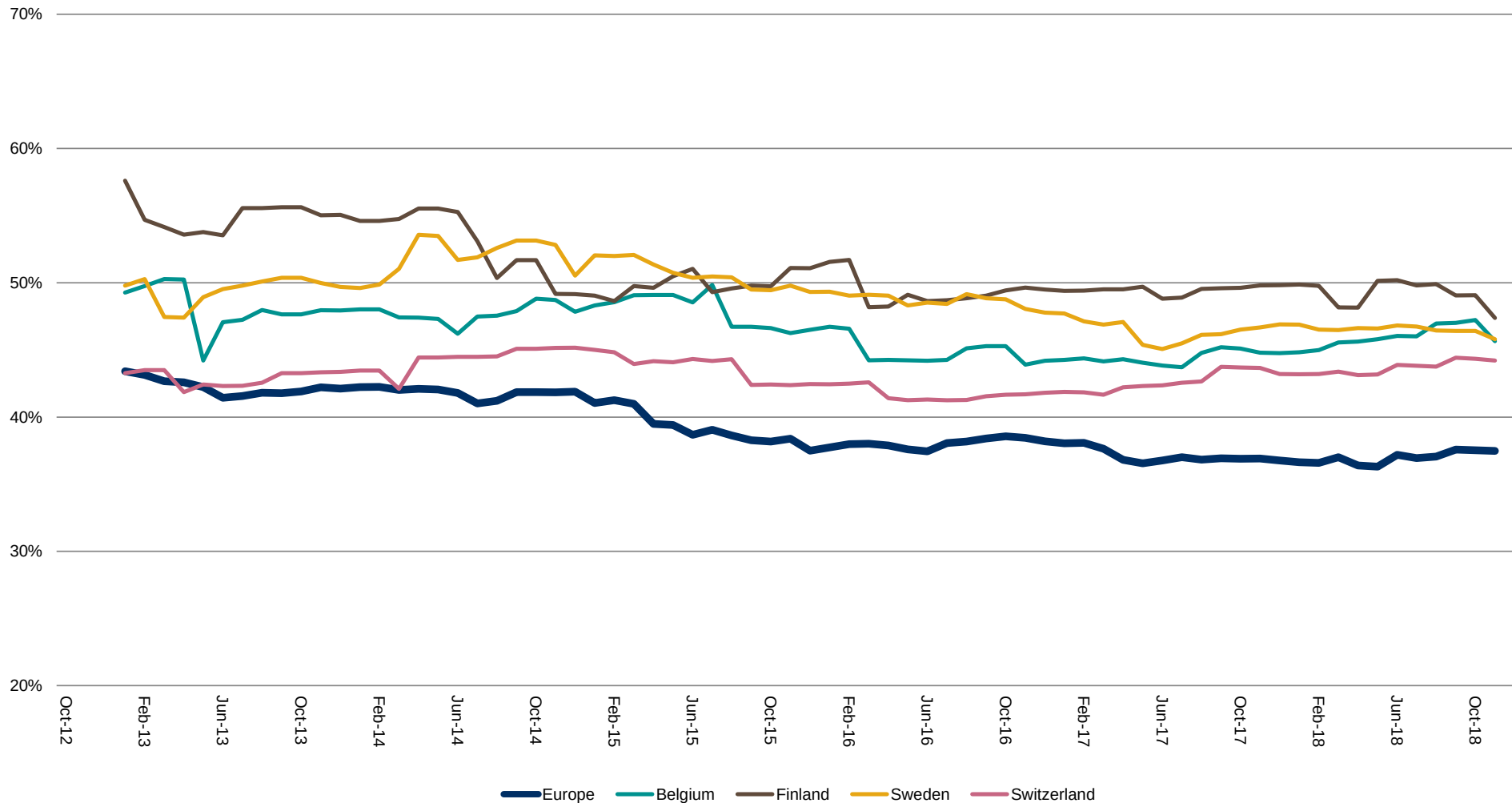


Historical LTV - European Market

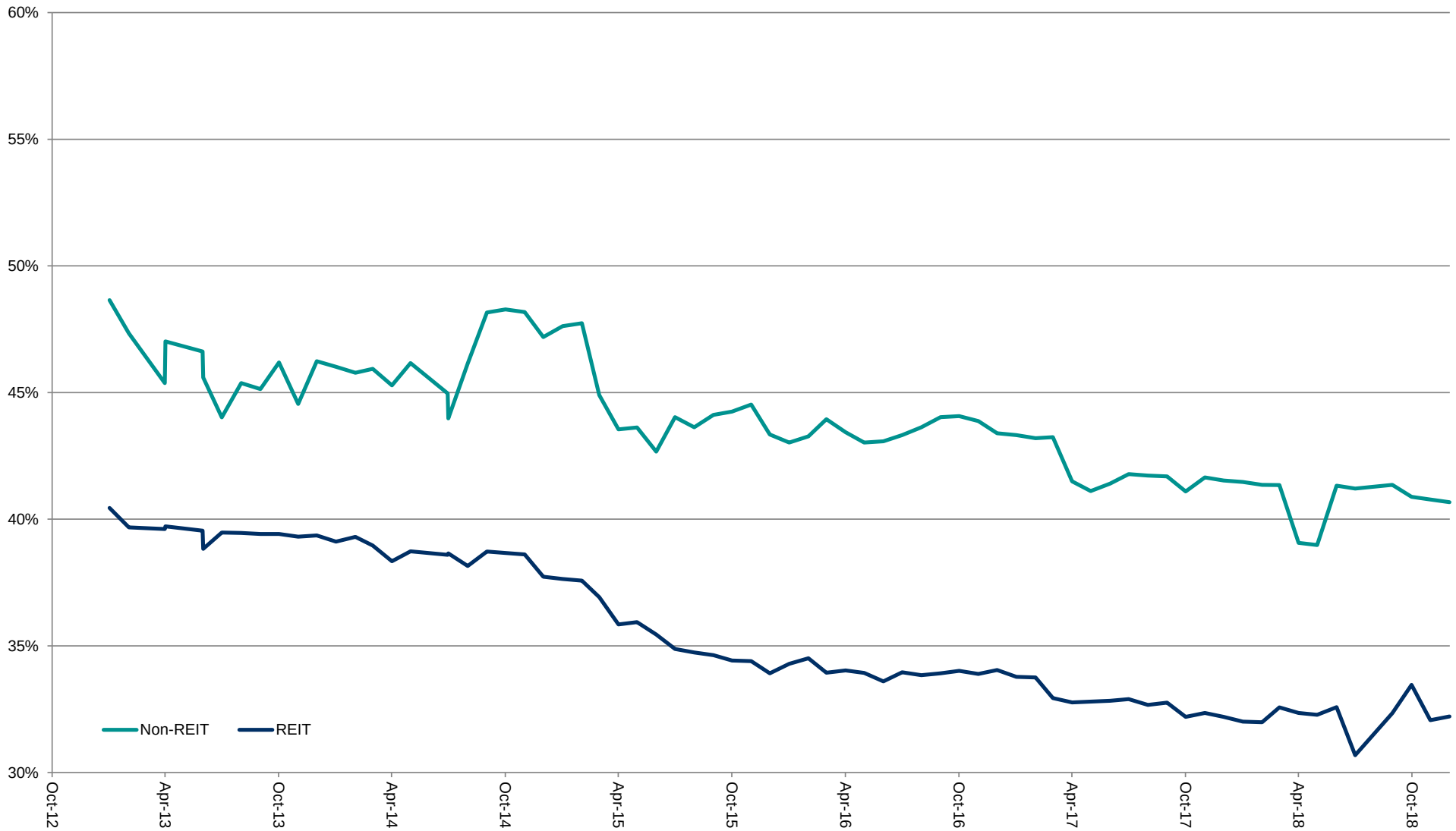
LOAN TO VALUE
November 2018



Historical LTV - European Market



Historical LTV - REIT vs. Non REIT



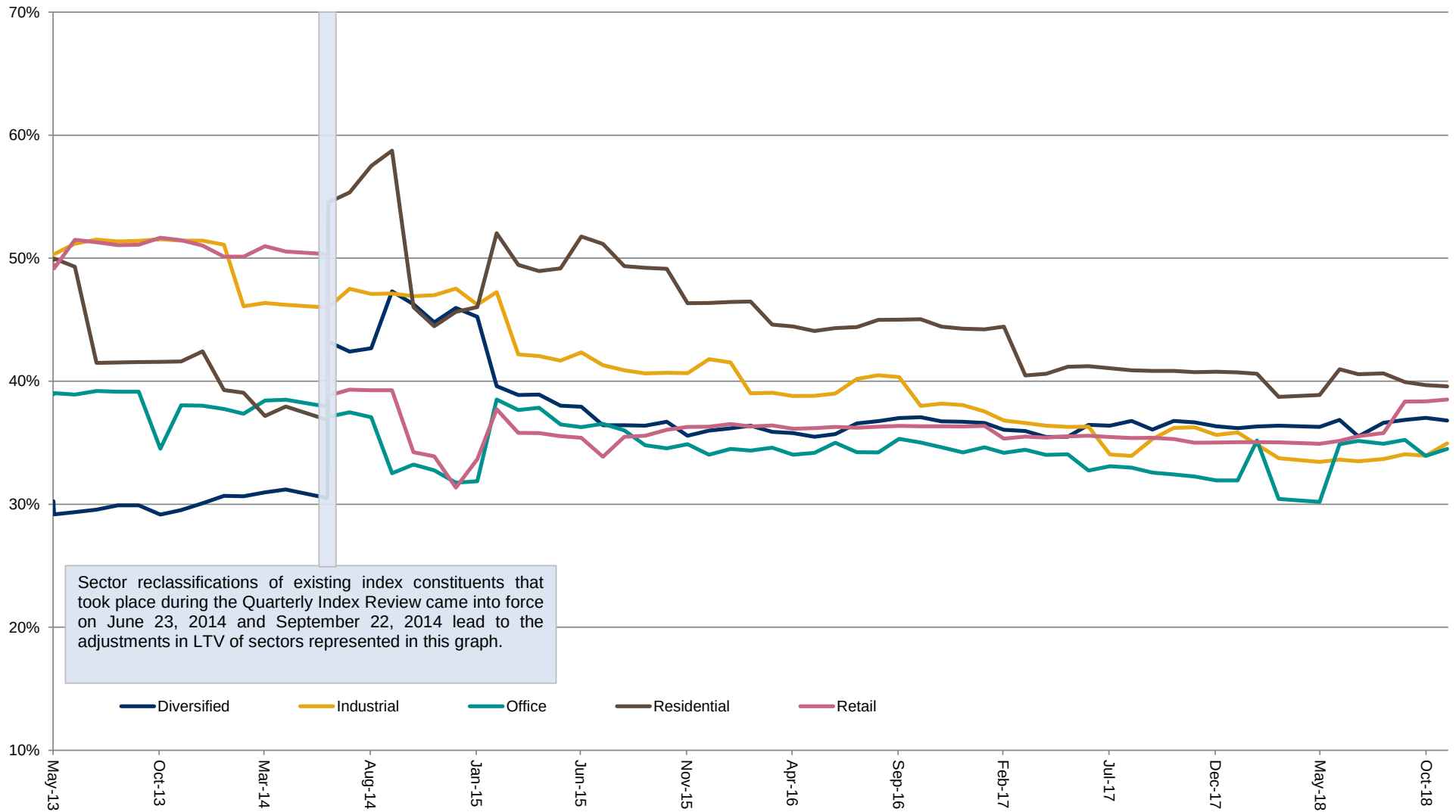
Historical LTV - UK vs. Continental Europe

LOAN TO VALUE

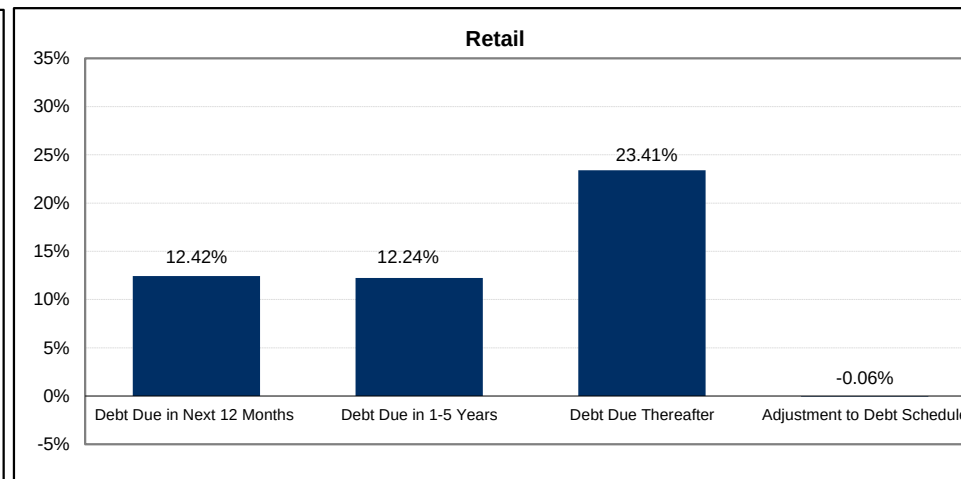
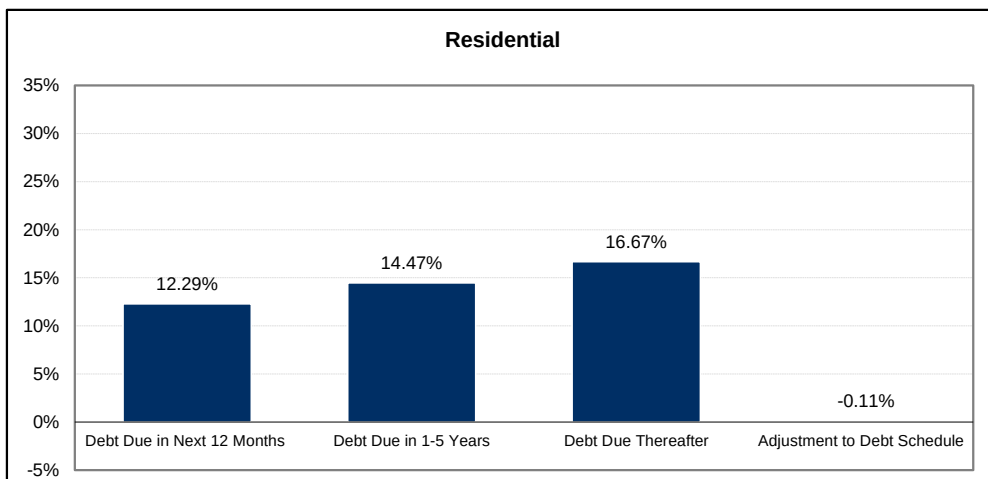
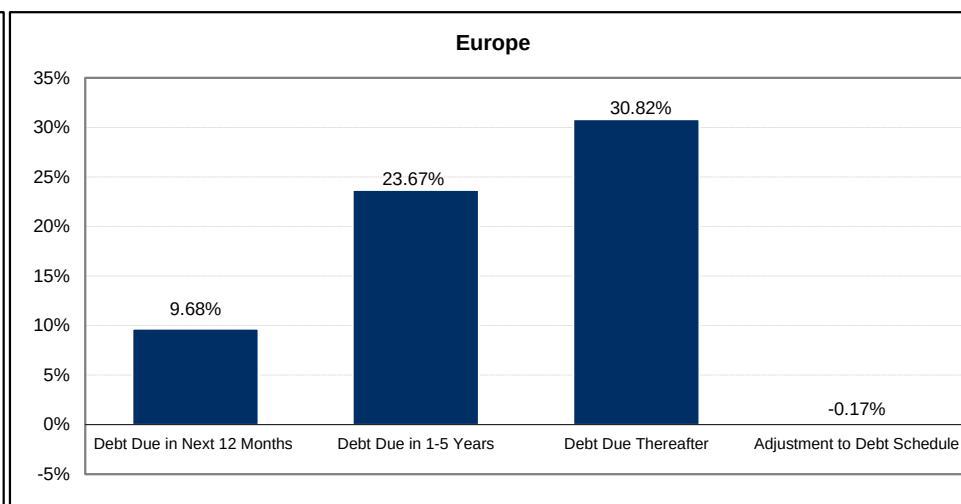
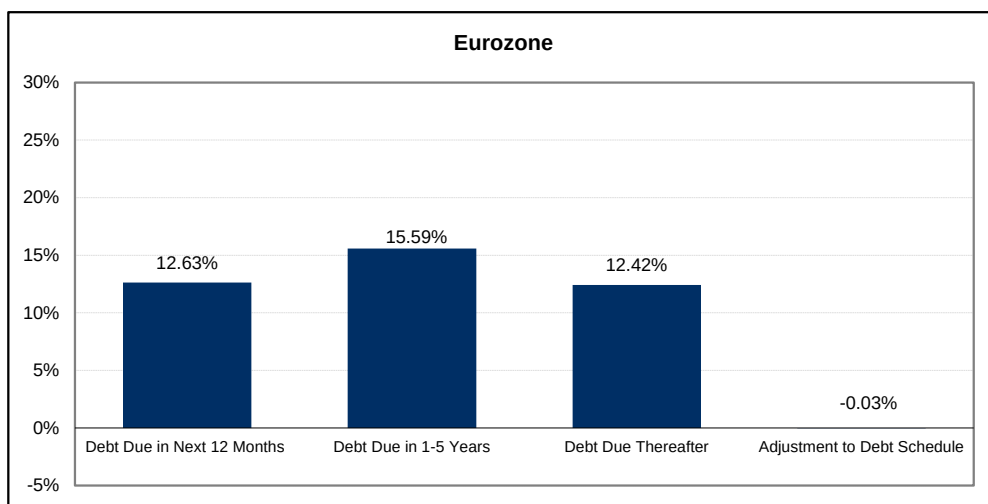
November 2018



Historical LTV - Sectors



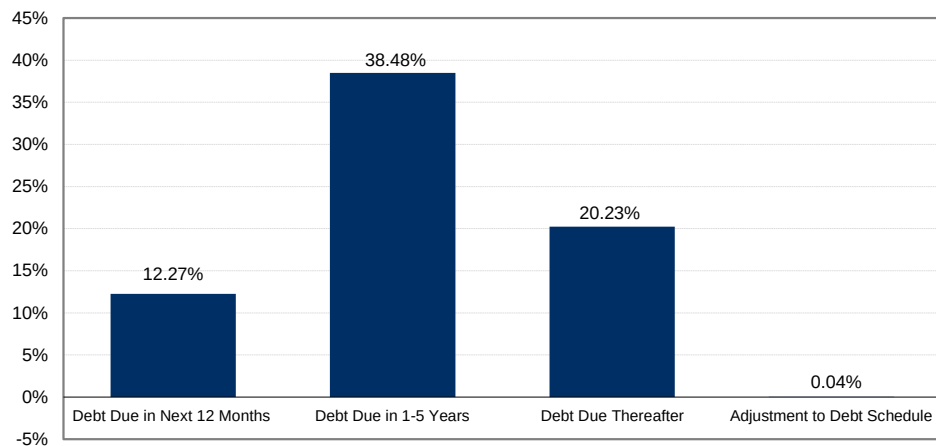
LTV EPRA EUROPE STOCKS



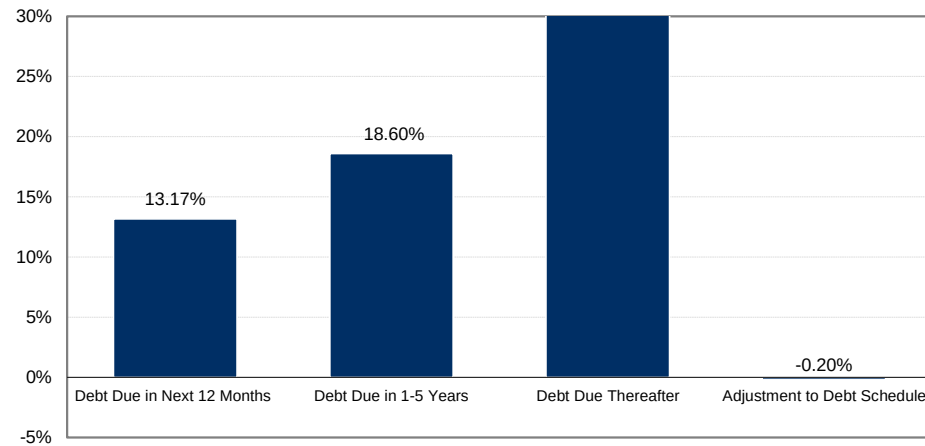
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LTV EPRA EUROPE STOCKS

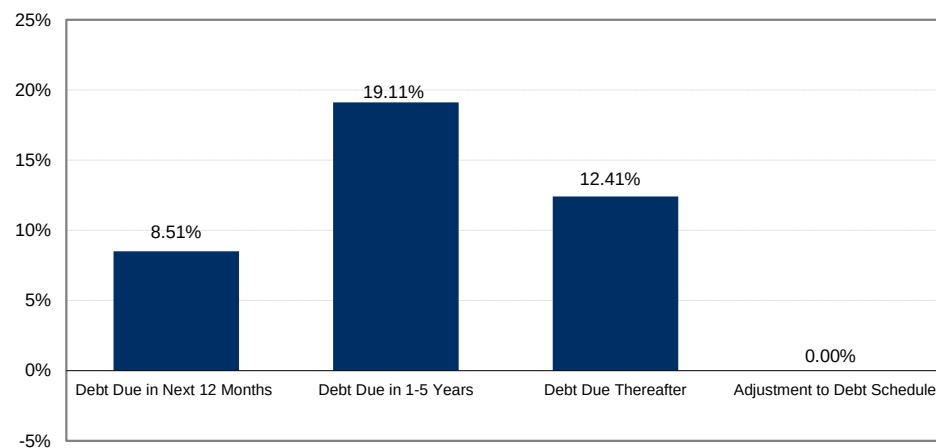
Office



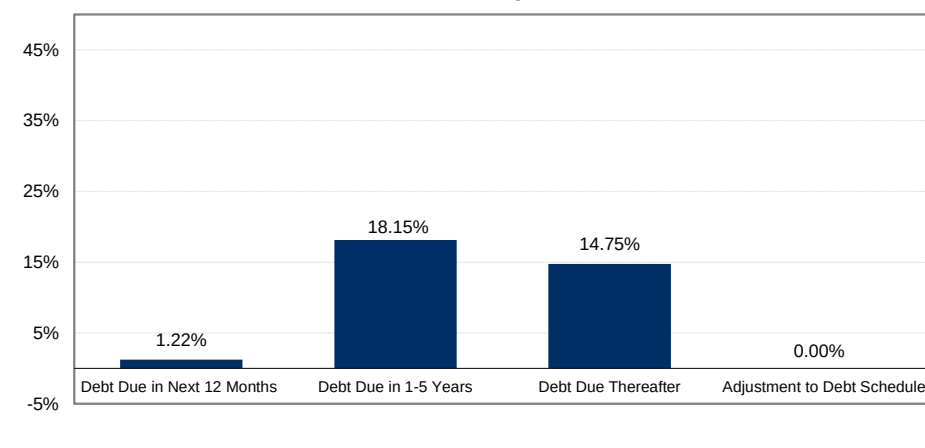
Diversified



Industrial



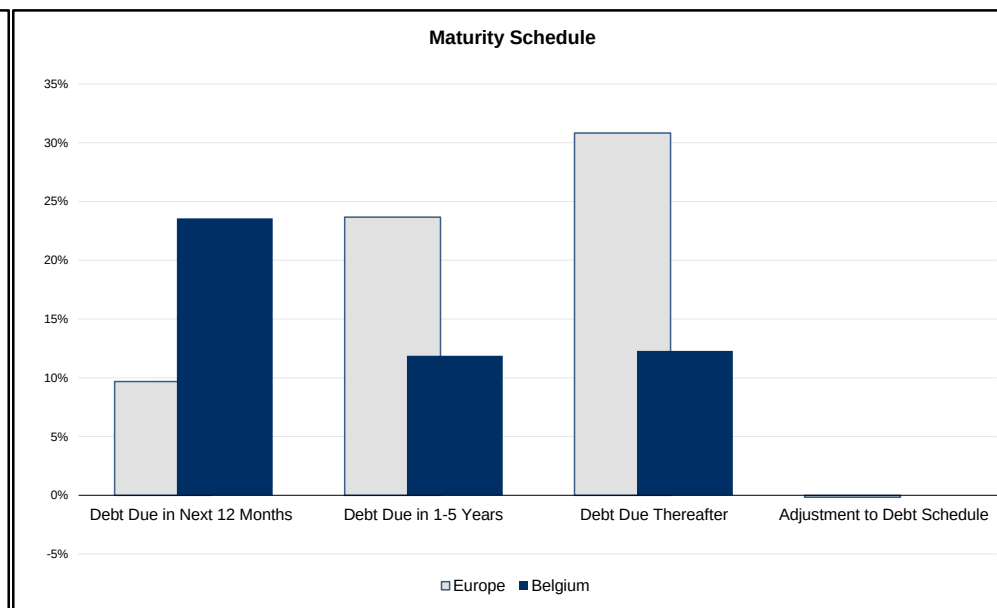
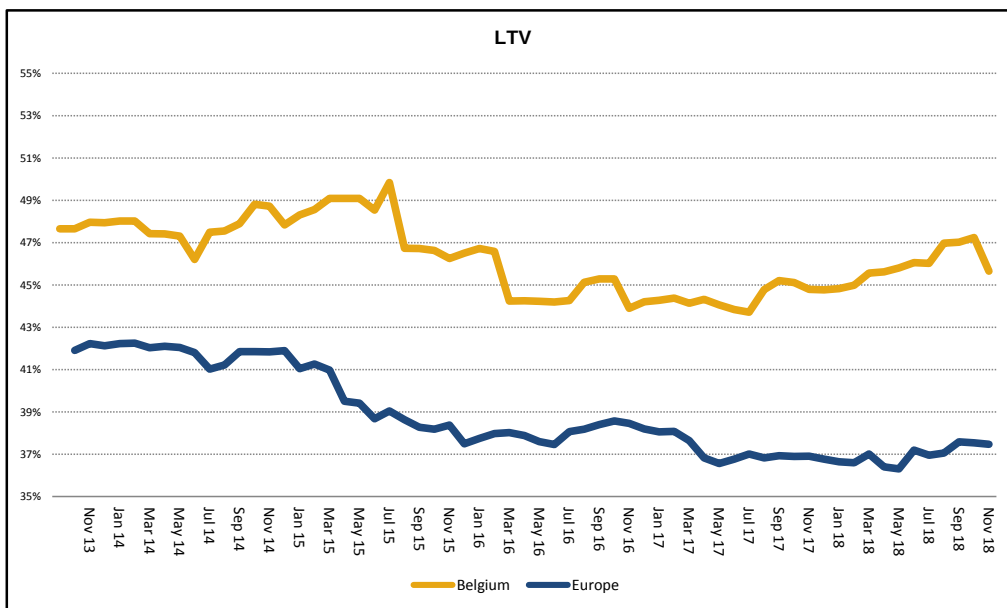
Self Storage



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

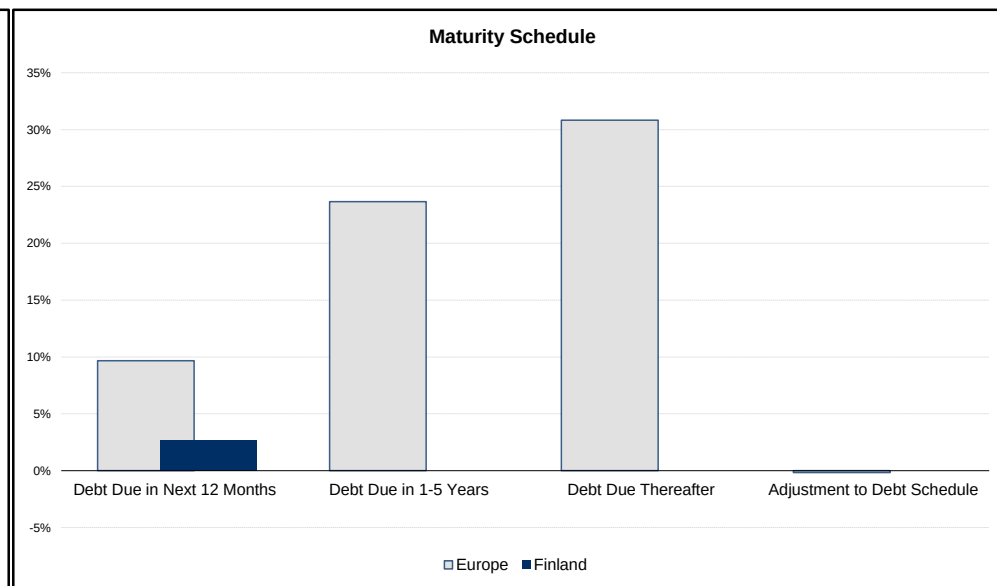
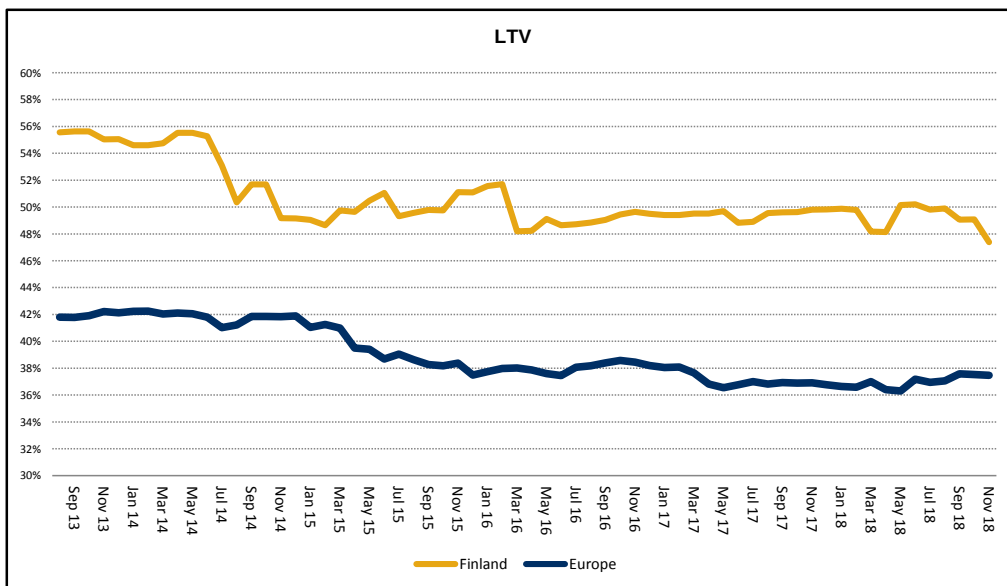
LTV EPRA EUROPE STOCKS

Company name	Country	Financials Currency	Sector	REIT	Earnings Release Date	End of Fiscal Period Date	Net Debt (000)	Investment Properties Fair Value (000)	Inventories & Properties Held for Sale (000)	Nov-18	Oct-18	Debt Due in Next 12 Months	Debt Due in 1-5 Years	Debt Due Thereafter	Adjustment to Debt Schedule
Befimmo SCA	Belgium	EUR	Office	REIT	25.10.2018	30.09.2018	1,103,182	2,643,279	-	41.2%	42.2%	51.5%			
Cofinimmo SA	Belgium	EUR	Diversified	REIT	26.07.2018	30.06.2018	1,682,007	3,622,347	800	45.0%	45.0%	31.6%			
Intervest Offices	Belgium	EUR	Ind/Off Mix	REIT	24.10.2018	30.09.2018	355,169	734,668	-	47.9%	48.4%	26.0%			
Leasinvest	Belgium	EUR	Diversified	REIT	21.08.2018	30.06.2018	594,876	903,996	-	59.3%	59.3%	28.7%			
Warehouses De Pauw	Belgium	EUR	Industrial	REIT	26.10.2018	30.09.2018	1,658,282	2,994,617	19,134	53.9%	54.8%	14.1%			
Wereldhave Belgium	Belgium	EUR	Retail	REIT	17.07.2018	30.06.2018	250,598	879,931	2,240	28.2%	29.2%	29.0%			0.0%
Aedifica	Belgium	EUR	Health Care	REIT	05.09.2018	30.06.2018	729,168	1,736,463	4,070	44.3%	44.3%	3.1%	51.6%	46.2%	0.0%
Retail Estates	Belgium	EUR	Retail	REIT	18.05.2018	31.03.2018	778,995	1,349,367	29,201	48.7%	48.7%	4.7%	43.4%	52.0%	0.0%
Xior Student Housing	Belgium	EUR	Residential	REIT						39.3%	39.3%	4.65%	43.42%	51.99%	0.00%
Montea	Belgium	EUR	Industrial	REIT	20.08.2018	30.06.2018	416,799	779,623	-	52.7%	52.7%	7.1%			
Shurgard Self Storage S.A.	Belgium	EUR	Self Storage	Non-REIT			NA	NA	NA	24.8%					



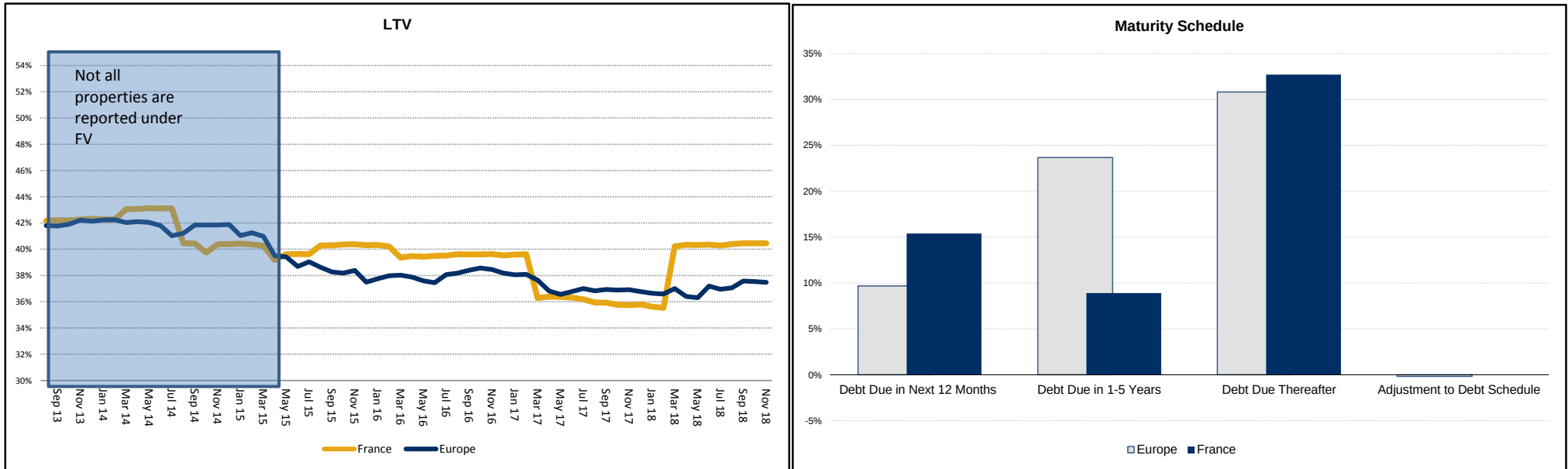
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Citycon Oyj	Finland	EUR	Retail	Non-REIT	18.10.2018	30.09.2018	2,152,100	4,183,400	94,700	48.20%	47.00%	7.96%			
Kojamo	Finland	EUR	Residential	Non-REIT			2,297,300	4,923,300	400	46.7%	46.7%				



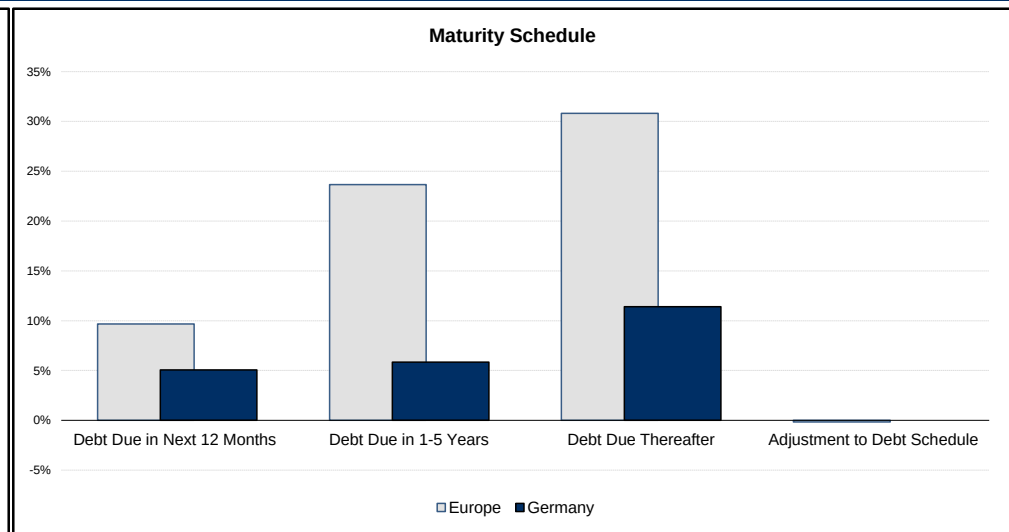
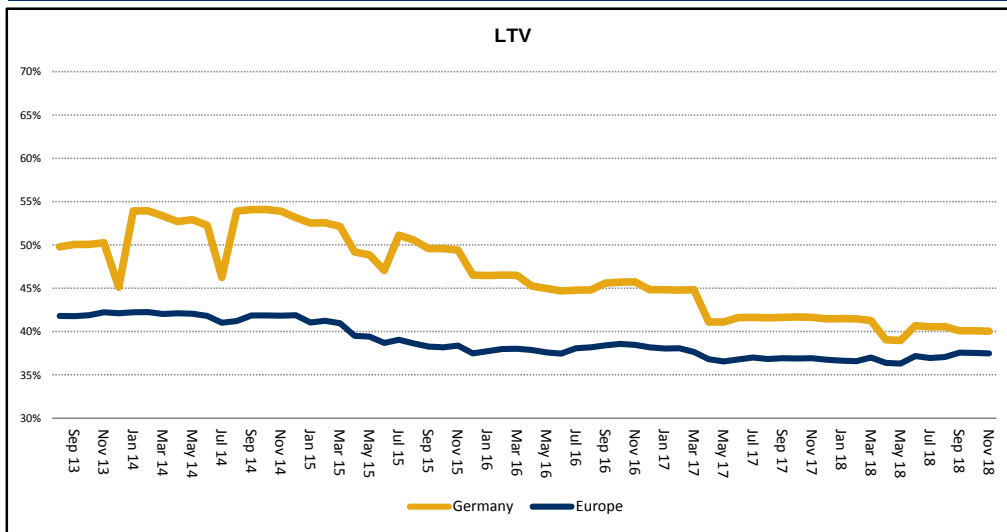
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Foncière des Régions	France	EUR	Diversified	REIT	19.07.2018	30.06.2018	9,437,208	18,939,905	665,425	44.80%	44.80%	13.86%	25.94%	59.56%	0.00%
Gecina	France	EUR	Office	REIT	19.07.2018	30.06.2018	8,236,137	17,812,943	1,534,076	41.40%	41.40%	26.72%	23.40%	47.73%	0.00%
Icade	France	EUR	Diversified	REIT	23.07.2018	30.06.2018	5,951,800	-	466,100	41.80%	41.80%	19.69%	21.85%	58.47%	0.00%
Klépierre	France	EUR	Retail	REIT	26.07.2018	30.06.2018	9,080,500	21,890,300	3,300	37.20%	37.20%	22.52%			
Mercurialis	France	EUR	Retail	REIT	25.07.2018	30.06.2018	1,472,844	-	113	40.20%	40.20%	36.29%			
Carmila	France	EUR	Retail	REIT			2,125,898	5,469,073	500	33.80%	33.80%	4.12%	0.00%	95.88%	0.00%



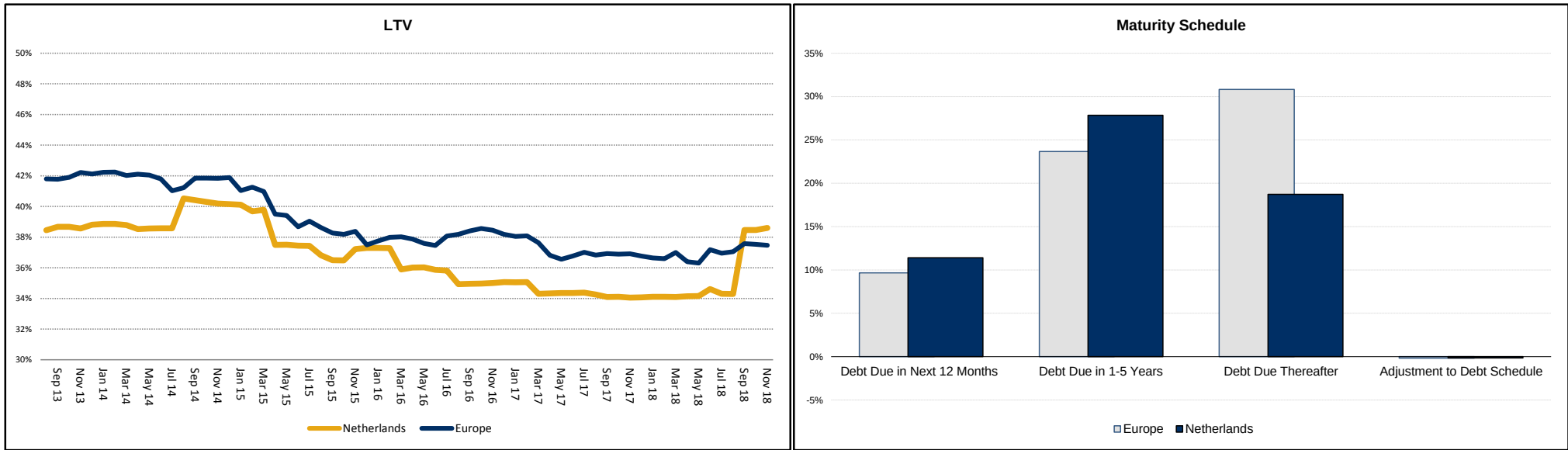
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TAG Immobilien AG	Germany	EUR	Residential	Non-REIT	30.10.2018	30.09.2018	2,233,753	4,333,755	140,554	49.40%	50.20%	2.30%			
Alstria office REIT-AG	Germany	EUR	Office	REIT	06.08.2018	30.06.2018	1,212,844	3,455,633	26,200	34.70%	34.70%	0.59%			
Deutsche EuroShop AG	Germany	EUR	Retail	Non-REIT	14.08.2018	30.06.2018	1,369,811	3,918,172	-	30.80%	30.80%	2.04%	39.81%	59.18%	0.00%
Deutsche Wohnen AG	Germany	EUR	Residential	Non-REIT	14.08.2018	30.06.2018	7,104,400	20,719,800	312,900	34.60%	34.60%	0.84%			
DIC Asset AG	Germany	EUR	Diversified	Non-REIT	30.07.2018	30.06.2018	1,232,154	-	84,332	57.30%	57.30%	20.22%			
Vonovia	Germany	EUR	Residential	Non-REIT	31.08.2018	30.06.2018	19,024,300	40,992,200	471,300	43.90%	43.90%	9.20%			
Hamborner REIT AG	Germany	EUR	Diversified	REIT	09.08.2018	30.06.2018	648,233	-	-	44.50%	44.50%	3.50%			
LEG Immobilien AG	Germany	EUR	Residential	Non-REIT	10.08.2018	30.06.2018	4,171,600	9,941,500	34,900	41.90%	41.90%	8.97%	24.41%	66.18%	0.00%
TLG Immobilien	Germany	EUR	Diversified	Non-REIT	10.08.2018	30.06.2018	1,484,164	3,651,646	6,450	39.90%	39.90%	2.51%			
Grand City Properties	Germany	EUR	Residential	Non-REIT	17.08.2018	30.06.2018	2,587,359	6,842,088	194,243	35.00%	35.00%	1.01%			
Adler Real Estate AG	Germany	EUR	Residential	Non-REIT	31.08.2018	30.06.2018	3,591,156	4,830,252	48,474	60.40%	60.40%	4.34%			
ADO Properties S.A.	Germany	EUR	Residential	Non-REIT	15.08.2018	30.06.2018	1,563,470	3,766,309	42,953	41.80%	41.80%	15.53%			
Aroundtown SA	Germany	EUR	Diversified	Non-REIT			5,777,900	11,884,200	380,700	35.00%	35.00%	1.46%			



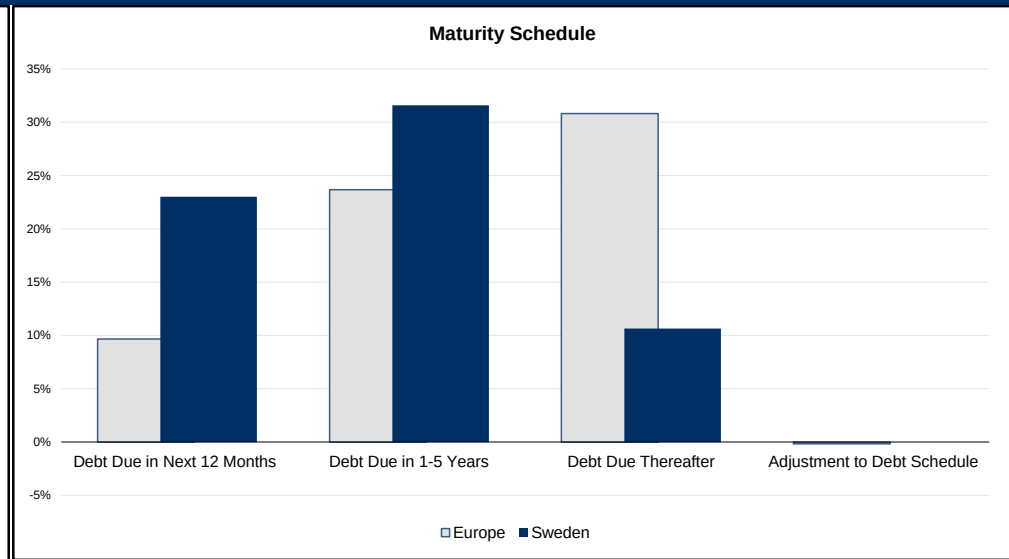
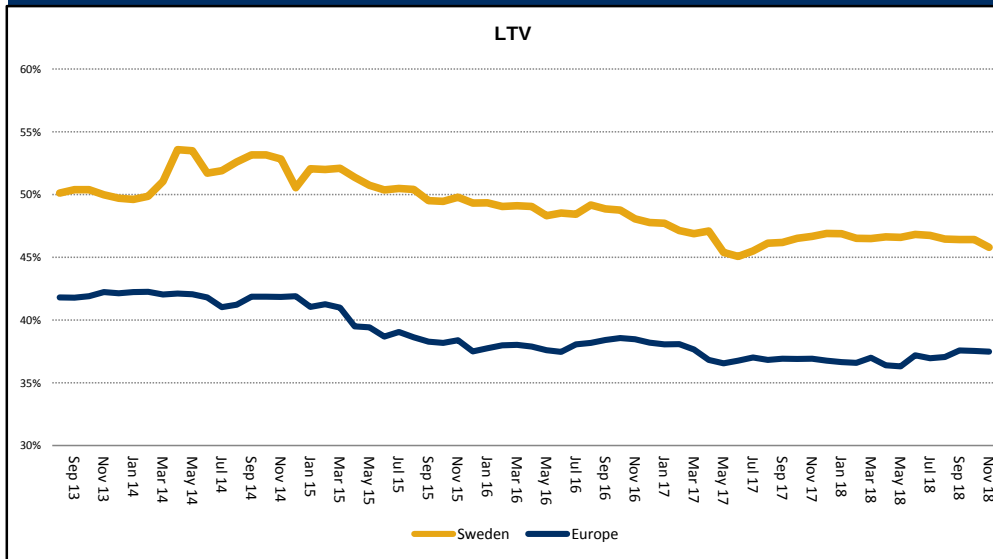
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Eurocommercial	Netherlands	EUR	Retail	REIT	31.08.2018	30.06.2018	1,713,716	3,875,585	-	44.00%	44.00%	10.04%	37.80%	53.08%	-0.92%
Nieuwe Steen	Netherlands	EUR	Office	REIT	19.07.2018	30.06.2018	422,473	1,128,037	27,338	39.50%	36.30%	0.72%	89.89%	9.39%	0.00%
VastNed Retail	Netherlands	EUR	Retail	REIT	01.08.2018	30.06.2018	579,212	1,555,404	1,250	37.30%	37.30%	23.67%			
Wereldhave	Netherlands	EUR	Retail	REIT	24.07.2018	30.06.2018	1,609,959	3,793,358	27,270	42.60%	42.20%	23.22%			
Unibail-Rodamco-Westfield	Netherlands	EUR	Retail	REIT	29.08.2018	30.06.2018	26,272,800	44,770,700	1,348,500	38.00%	38.00%	10.83%	39.37%	49.80%	0.00%



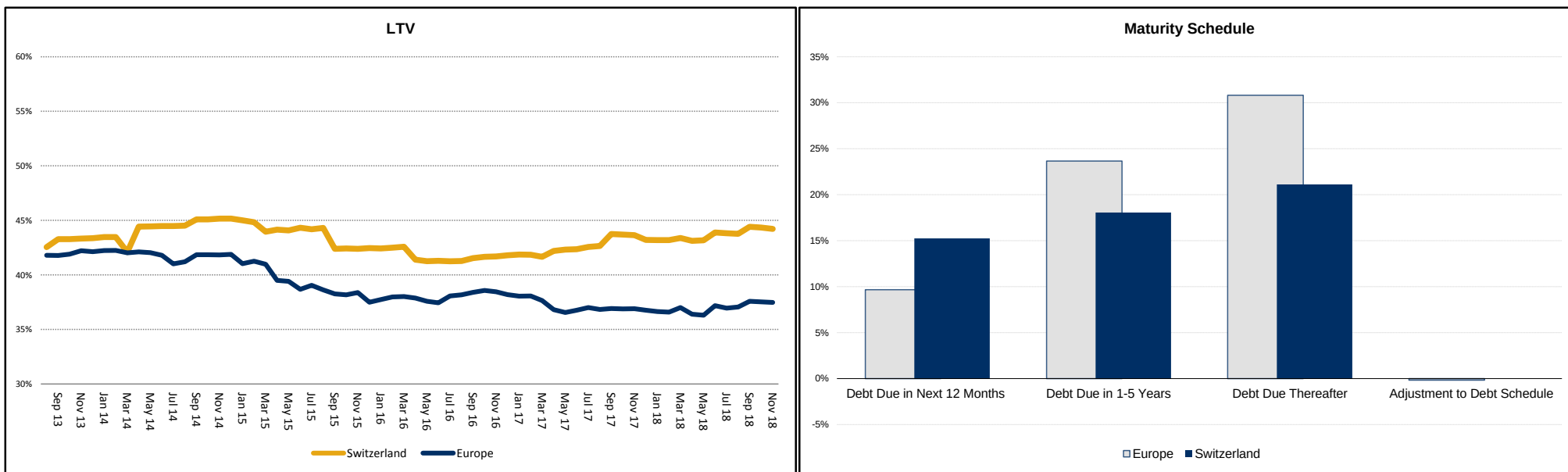
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Castellum AB	Sweden	SEK	Diversified	Non-REIT	17.10.2018	30.09.2018	40,646,000	87,473,000	-	46.00%	47.00%	35.93%	57.91%	6.16%	0.00%
Fabege AB	Sweden	SEK	Office	Non-REIT	18.10.2018	30.09.2018	25,374,000	65,024,000	-	39.00%	39.00%	16.93%	51.93%	28.58%	0.00%
Hufvudstaden AB	Sweden	SEK	Diversified	Non-REIT	21.08.2018	30.06.2018	6,419,800	42,090,400	-	15.00%	15.00%	6.71%	73.15%	20.13%	0.00%
Klövern AB	Sweden	SEK	Diversified	Non-REIT	19.10.2018	30.09.2018	29,948,000	47,378,000	1,095,000	59.15%	59.15%	33.27%	50.08%	16.66%	0.00%
Kungsleden AB	Sweden	SEK	Ind/Off Mix	Non-REIT	24.10.2018	30.09.2018	16,350,000	34,012,000	-	48.10%	48.50%	8.47%			
Wallenstam AB	Sweden	SEK	Diversified	Non-REIT	25.10.2018	30.09.2018	20,780,000	44,360,000	658,000	46.00%	46.00%	66.44%			
Wihlborgs Fastigheter AB	Sweden	SEK	Diversified	Non-REIT	23.10.2018	30.09.2018	21,171,000	40,260,000	-	53.00%	54.00%	16.93%	51.93%	28.58%	0.00%
Fastighets Balder AB	Sweden	SEK	Diversified	Non-REIT	18.07.2018	30.06.2018	64,109,000	109,740,000	-	51.90%	51.90%	17.34%	50.77%	31.89%	0.00%
Dios Fastigheter	Sweden	SEK	Diversified	Non-REIT	25.10.2018	30.09.2018	11,027,000	20,178,000	-	54.60%	55.80%				
Hemfosa Fastigheter AB	Sweden	SEK	Diversified	Non-REIT	23.10.2018	30.09.2018	28,858,000	35,570,000	17,270,000	53.90%	53.90%	36.49%			
Pandox AB	Sweden	SEK	Lodging	Non-REIT	25.10.2018	25.10.2018	26,538,000	45,524,000	296,000	49.90%	50.60%	12.51%			
Hembla	Sweden	SEK	Residential	Non-REIT	43,399	43,399	15,831,000	30,139,000	-	52.80%	54.60%	#N/A	#N/A	#N/A	#N/A
Catena AB	Sweden	SEK	Industrial	Non-REIT	26.10.2018	26.10.2018	8,027,500	14,257,400	-	58.00%	60.70%	29.70%			
Victoria Park AB	Sweden	SEK	Residential	Non-REIT	-	-				51.50%	52.30%				



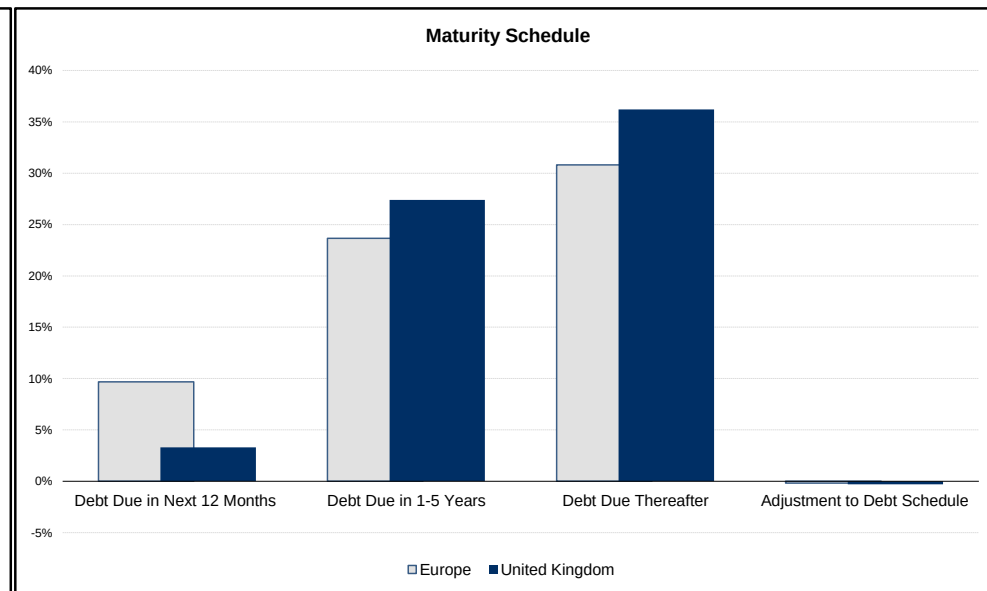
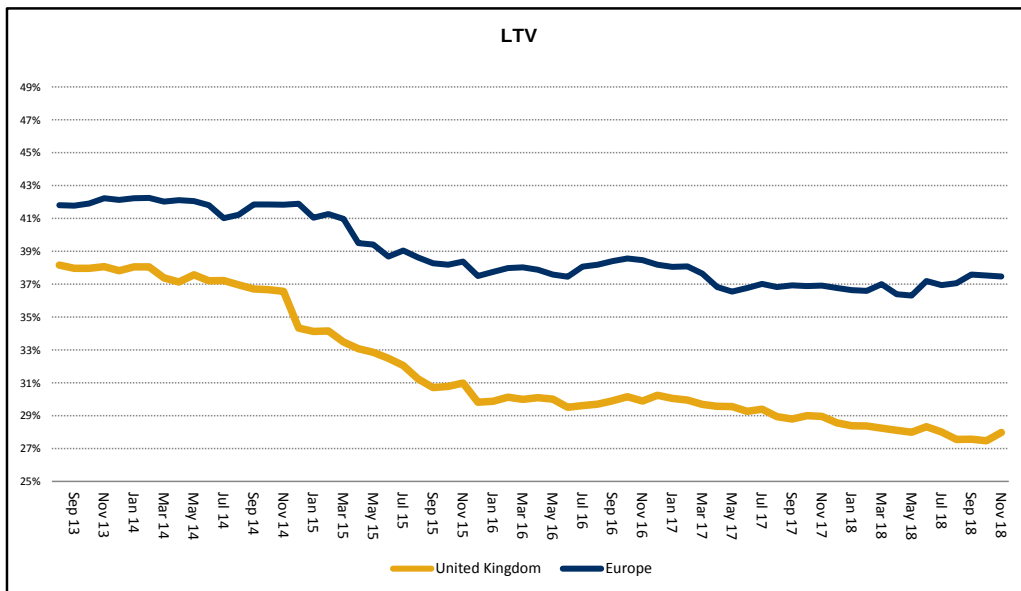
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Allreal Holding AG	Switzerland	CHF	Diversified	Non-REIT	28.08.2018	30.06.2018	1,826,100	3,984,900	116,800	45.83%	45.83%	23.77%	35.03%	39.16%	0.00%
PSP Swiss Property AG	Switzerland	CHF	Diversified	Non-REIT	17.08.2018	30.06.2018	2,578,475	7,257,035	49,165	34.50%	34.50%	4.63%			
Mobimo	Switzerland	CHF	Diversified	Non-REIT	03.08.2018	30.06.2018	1,356,315	2,601,150	199,782	53.60%	53.60%	17.52%	37.17%	45.31%	0.00%
Swiss Prime Site AG	Switzerland	CHF	Diversified	Non-REIT	09.08.2018	30.06.2018	5,013,128	10,812,543	38,286	47.70%	47.70%	15.11%			
HIAG Immobilien	Switzerland	CHF	Diversified	Non-REIT	31.08.2018	30.06.2018	568,919	1,326,812	19,340	42.00%	42.00%	1.57%			



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Big Yellow Group Plc	United Kingdom	GBP	Self Storage	REIT	21.05.2018	31.03.2018	345,011	1,303,299	283	25.00%	25.00%	1.29%	54.45%	44.26%	0.00%
British Land Company Plc	United Kingdom	GBP	Diversified	REIT	17.05.2018	31.03.2018	3,085,000	9,507,000	328,000	28.40%	28.40%	0.85%	42.54%	56.61%	0.00%
Daejan Holdings Plc	United Kingdom	GBP	Diversified	Non-REIT	17.07.2018	31.03.2018	259,053	2,373,184	-	14.60%	14.60%	15.40%	33.88%	50.73%	0.00%
Derwent London Plc	United Kingdom	GBP	Office	REIT	09.08.2018	30.06.2018	821,500	4,904,000	28,500	15.20%	15.20%	0.00%			
Phoenix Spree Deutschland	United Kingdom	GBP	Residential	Non-REIT						25.80%	25.80%				
F&C Commercial	United Kingdom	GBP	Diversified	Non-REIT	12.09.2018	30.06.2018	287,913	1,429,277	-	20.80%	20.20%	0.00%	16.24%	84.46%	0.00%
Assura PLC	United Kingdom	GBP	Health Care	REIT	23.05.2018	31.03.2018	462,400	1,732,700	8,400	26.00%	26.00%	0.00%	49.13%	51.63%	0.00%
Tritax Big Box REIT	United Kingdom	GBP	Industrial	REIT	09.08.2018	30.06.2018	597,160	2,754,740	-	25.00%	25.00%	0.00%			



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Grainger Plc	United Kingdom	GBP	Residential	Non-REIT	17.05.2018	31.03.2018	897,000	505,200	878,600	39.00%	39.00%	0.11%			
Great Portland Estates Plc	United Kingdom	GBP	Diversified	REIT	23.05.2018	31.03.2018	36,500	2,305,200	19,500	11.60%	11.60%	38.90%	0.03%	61.07%	0.00%
Hammerson Plc	United Kingdom	GBP	Retail	REIT	24.07.2018	30.06.2018	3,274,400	4,658,000	-	37.00%	37.00%	0.00%			
Helical Bar Plc	United Kingdom	GBP	Office	Non-REIT	24.05.2018	31.03.2018	333,205	791,948	6,042	39.90%	39.90%	0.00%	70.60%	29.40%	0.00%
Picton Property	United Kingdom	GBP	Industrial/Office M	Non-REIT	05.06.2018	31.03.2018	180,976	670,674	3,850	25.50%	25.50%	0.39%	21.00%	80.00%	-1.38%
Schroder Real Estate Investmer	United Kingdom	GBP	Diversified	REIT	22.05.2018	31.03.2018	119,287	388,976	-	25.30%	25.30%	0.00%	13.80%	87.27%	-1.06%
LondonMetric Property	United Kingdom	GBP	Diversified	REIT	30.05.2018	31.03.2018	622,689	1,677,555	-	35.00%	35.00%	0.00%			
F&C UK Real Estate Investmen	United Kingdom	GBP	Diversified	REIT	28.09.2018	30.06.2018	87,262	349,268	-	26.30%	27.68%	0.00%	12.55%	87.45%	0.00%
Landsec	United Kingdom	GBP	Diversified	REIT	15.05.2018	31.03.2018	3,565,000	12,336,000	24,000	25.80%	25.80%	24.12%	7.55%	71.74%	-2.92%
INTU Properties	United Kingdom	GBP	Retail	REIT	26.07.2018	30.06.2018	4,731,300	8,660,000	-	48.70%	48.70%	4.23%			
Primary Health Properties Plc	United Kingdom	GBP	Health Care	REIT	25.07.2018	30.06.2018	643,700	1,415,200	-	44.60%	44.60%	9.62%			
SEGRO Plc	United Kingdom	GBP	Industrial	REIT	26.07.2018	30.06.2018	2,114,900	7,348,600	34,400	31.00%	29.00%	0.00%	25.88%	74.12%	0.00%
Shaftesbury Plc	United Kingdom	GBP	Diversified	REIT	21.05.2018	31.03.2018	767,300	3,628,500	-	21.70%	21.70%	0.00%	0.00%	101.24%	-1.24%
Empiric Student Property	United Kingdom	GBP	Residential	REIT	21.08.2018	30.06.2018	288,453	945,631	-	34.20%	34.20%	9.65%	31.23%	60.71%	-1.59%
Standard Life Investments Prop	United Kingdom	GBP	Ind/Off Mix	REIT	17.09.2018	30.06.2018	85,945	443,257	11,250	19.00%	19.00%	0.00%	100.00%	0.00%	0.00%
UK Commercial Property Trust I	United Kingdom	GBP	Diversified	REIT	20.09.2018	30.06.2018	165,423	1,403,690	-	16.90%	16.90%	0.00%	60.12%	40.08%	-0.20%
Unite Group Plc	United Kingdom	GBP	Residential	REIT	24.07.2018	30.06.2018	410,600	1,644,700	13,200	27.00%	27.00%	0.25%	65.56%	24.30%	0.00%
Workspace Group Plc	United Kingdom	GBP	Office	REIT	06.06.2018	31.03.2018	536,900	2,288,700	-	23.00%	23.00%	0.00%	33.13%	66.19%	0.67%
Safestore Holdings Plc	United Kingdom	GBP	Self Storage	REIT	14.06.2018	30.04.2018	422,700	1,188,700	200	32.60%	32.60%	2.38%			
Capital & Counties Properties P	United Kingdom	GBP	Diversified	Non-REIT	25.07.2018	30.06.2018	567,000	3,426,100	-	16.60%	16.60%	0.09%			
Hansteen Holdings	United Kingdom	GBP	Industrial	REIT	22.08.2018	30.06.2018	225,200	644,400	25,800	33.60%	33.60%	0.17%	88.79%	0.37%	0.00%
Medicx Fund	United Kingdom	GBP	Health Care	REIT	22.05.2018	31.03.2018	369,402	719,706	-	49.50%	49.50%	0.67%	3.36%	95.98%	0.00%
RDI REIT	United Kingdom	GBP	Diversified	REIT	25.10.2018	31.08.2018	731,300	1,598,000	-	46.20%	48.00%	0.68%	74.48%	26.96%	-2.13%
Target Healthcare REIT	United Kingdom	GBP	Health Care	REIT	04.10.2018	30.06.2018	22,782	362,918	-	46.00%	16.60%	0.00%	100.00%	0.00%	0.00%
Regional REIT	United Kingdom	GBP	Ind/Off Mix	REIT	11.09.2018	30.06.2018	307,660	758,653	-	41.20%	41.20%	10.05%	48.55%	42.62%	-1.21%
Capital & Regional	United Kingdom	GBP	Retail	REIT	14.08.2018	30.06.2018	463,300	926,600	-	46.00%	46.00%	0.00%			
NewRiver REIT	United Kingdom	GBP	Retail	REIT	24.05.2018	31.03.2018	341,151	1,227,212	-	28.00%	28.00%	0.00%	35.41%	64.59%	0.00%
GCP Student Living	United Kingdom	GBP	Residential	REIT	06.09.2018	30.06.2018	203,558	784,424	-	26.00%	26.00%	0.00%	0.00%	100.00%	
Custodian REIT	United Kingdom	GBP	Diversified	REIT	05.06.2018	31.03.2018	109,598	528,943	-	21.00%	21.00%	0.00%	0.00%	100.00%	
Sirius Real Estate	United Kingdom	GBP	Diversified	Non-REIT		31.03.2018	302,664	913,843	17,325	40.80%	40.80%	2.14%			
Civitas Social Housing	United Kingdom	GBP	Residential	REIT		31.03.2018	158,511	516,222	-	20.90%	20.90%	76.69%	10.26%	13.48%	

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LXi REIT	United Kingdom	GBP	Office	REIT	18.07.2018	30.06.2018	2,153,557	4,184,366	183,917	46.4%	46.4%	3.61%	49.62%	39.88%	0.00%
Triple Point Social Housing REIT	United Kingdom	GBP	Retail	REIT	03.08.2018	30.06.2018	1,132,397	2,397,506	34,820	47.4%	47.4%	20.19%			
Beni Stabili S.p.A.	Italy	EUR	Office	REIT	18.07.2018	30.06.2018	2,153,557	4,184,366	183,917	46.4%	46.4%	3.61%	49.62%	39.88%	0.00%
Immobiliare Grande Distributor	Italy	EUR	Retail	REIT	03.08.2018	30.06.2018	1,132,397	2,397,506	34,820	47.4%	47.4%	20.19%			
Entra ASA	Norway	NOK	Office	Non-REIT	18.10.2018	30.09.2018	18,595,000	44,969,000	407,000	41.2%	40.6%	20.37%			
CA Immobilien Anlagen AG	Austria	EUR	Office	Non-REIT	22.08.2018	30.06.2018	1,384,365	3,937,555	45,774	42.6%	42.6%	7.10%			
Inmobiliaria Colonial, S.A.	Spain	EUR	Office	REIT	30.07.2018	30.06.2018	4,596,305	10,975,944	-	39.0%	39.0%	7.53%	38.74%	53.73%	0.00%
Lar Espana Real Estate SOCIM	Spain	EUR	Diversified	REIT	26.07.2018	30.06.2018	538,135	1,323,829	153,306	36.0%	36.0%	0.00%	0.00%	0.00%	0.00%
Merlin Properties	Spain	EUR	Diversified	REIT	31.07.2018	30.06.2018	5,120,746	10,790,220	1,991	43.3%	43.3%	0.00%	0.00%	0.00%	0.00%
Green REIT	Ireland	EUR	Ind/Off Mixed	REIT	18.09.2018	30.06.2018	171,716	1,424,428	-	15.5%	15.5%	32.03%	67.97%	0.00%	0.00%
Hibernia REIT	Ireland	EUR	Office	REIT	24.05.2018	31.03.2018	195,397	1,308,717	534	15.5%	15.5%	0.00%	100.00%	0.00%	0.00%
Irish Residential Properties	Ireland	EUR	Residential	REIT	02.08.2018	30.06.2018	276,359	868,540	-	32.1%	32.1%	0.00%	100.00%	0.00%	0.00%

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	202,856.31
conwert Immobilien Invest SE	5.250% Senior unsecured convertible bonds, due 02/01/16	20-Jan-10	20-Jan-10	1-Feb-16	EUR	135,000.00
Norwegian Property ASA	Floating rate bonds, due Mar 22, 2012	26-Jan-10	29-Jan-10	22-Mar-12	NOK	28,674.45
Unibail-Rodamco SE	3.375% Series 61 unsecured bonds, due Mar 11, 2015	31-Mar-10	11-Mar-10	11-Mar-15	EUR	635,000.00
Gecina	2.125% Convertible bonds, due 01/01/16	31-Mar-10	31-Mar-10	1-Jan-16	EUR	320,000.00
PSP Swiss Property AG	1.875% Senior unsecured bonds, due Apr 1, 2014	31-Mar-10	1-Apr-10	1-Apr-14	CHF	176,390.77
Klépierre	4.625% Series 2 senior medium-term notes, due 04/14/20	7-Apr-10	7-Apr-10	14-Apr-20	EUR	200,000.00
Klépierre	4.000% Series 1 senior medium-term notes, due 04/13/17	7-Apr-10	9-Apr-10	13-Apr-17	EUR	700,000.00
Beni Stabili SpA SIIQ	3.875% Equity linked convertible bond, due 04/23/15	14-Apr-10	14-Apr-10	23-Apr-15	EUR	225,000.00
Colonia Real Estate AG	5.875% Convertible bonds, due May 11, 2015	21-Apr-10	5-May-10	11-May-15	EUR	11,441.00
TAG Immobilien AG	6.375% Convertible bonds, due 05/13/15	15-Apr-10	7-May-10	13-May-15	EUR	30,000.00
Unibail-Rodamco SE	Floating rate series 62 medium-term notes, due May 25, 2020	21-Jul-10	25-May-10	25-May-20	EUR	50,000.00
Sponda Plc	4.375% Senior unsecured notes, due May 27, 2015	20-May-10	27-May-10	27-May-15	EUR	100,000.00
Unibail-Rodamco SE	Floating rate series 63 medium-term notes, due June 18, 2020	21-Jul-10	18-Jun-10	18-Jun-20	EUR	50,000.00
Intervest Offices & Warehouses	5.100% Bonds, due June 29, 2015	8-Jun-10	29-Jun-10	29-Jun-15	EUR	75,000.00
Kungsleden AB	Unsecured bond, due 2015	18-Aug-10	30-Jun-10	31-Dec-15	NOK	40,780.88
Corio N.V.	5.448% Bond, due Aug 10, 2020	2-Aug-10	2-Aug-10	10-Aug-20	EUR	250,000.00
Cofinimmo SA	2.936% Non-convertible bond, due Sept 29, 2013	7-Sep-10	6-Sep-10	29-Sep-13	EUR	50,000.00
Gecina	4.500% Bonds, due Sept 19, 2014	13-Sep-10	10-Sep-10	19-Sep-14	EUR	500,000.00
Unibail-Rodamco SE	3.350% Series 64 unsecured bonds, due Sept 27, 2018	31-Dec-10	27-Sep-10	27-Sep-18	EUR	50,000.00
Unibail-Rodamco SE	3.350% Series 65 unsecured bonds, due Sept 27, 2018	31-Dec-10	27-Sep-10	27-Sep-18	EUR	60,000.00
Kungsleden AB	Floating rate unsecured bonds, due Oct 18, 2015	12-Oct-10	12-Oct-10	18-Oct-15	SEK	64,781.54
Corio N.V.	4.625% Bonds, due Jan 2018	13-Oct-10	13-Oct-10	31-Jan-18	EUR	500,000.00
Wereldhave N.V.	2.875% Unsecured convertible bonds, due Nov 18, 2015	13-Oct-10	13-Oct-10	18-Nov-15	EUR	230,000.00
Vastned Retail N.V.	4.790% Unsecured bonds, due 2017	27-Oct-10	27-Oct-10	31-Dec-17	EUR	37,500.00
* Converted to Euros					EUR	4,722,424.94

EPRA European Constituents Debt Offerings 2010 (cont.)

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Debt Offerings 2011

Company	Description	Announcement Date	Completion Date	Maturity Date	Currency	Gross Amount Offered (€000)©
Klépierre	4.625% Series 2 senior medium-term notes, due 04/14/20	8-Feb-11	20-Jan-11	14-Apr-20	EUR	50,000.00
Gecina	4.250% Bonds, due Feb 3, 2016	25-Jan-11	3-Feb-11	3-Feb-16	EUR	500,000.00
Klépierre	4.000% Series 1 senior medium-term notes, due 04/13/17	24-Feb-11	24-Feb-11	13-Apr-17	EUR	50,000.00
Kungsleden AB	Floating rate unsecured bonds, due Mar 9, 2014	24-Feb-11	24-Feb-11	9-Mar-14	SEK	68,049.17
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	10-Mar-11	1-Mar-11	14-Mar-21	EUR	50,000.00
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	10-Mar-11	2-Mar-11	14-Mar-21	EUR	50,000.00
Unibail-Rodamco SE	3.875% Series 67 unsecured bonds, due Nov 5, 2020	20-Jul-11	14-Mar-11	5-Nov-20	EUR	200,000.00
Wereldhave N.V.	4.210% senior unsecured notes, due 2016	31-Dec-10	22-Mar-11	31-Dec-16	USD	111,825.00
Wereldhave N.V.	4.900% Senior unsecured notes, due 2018	31-Dec-10	22-Mar-11	31-Dec-18	USD	26,092.50
Wereldhave N.V.	5.500% Senior unsecured notes, due 2021	31-Dec-10	22-Mar-11	31-Dec-21	USD	85,732.50
Sponda Plc	Floating rate senior unsecured notes, due Apr 4, 2016	25-Mar-11	25-Mar-11	4-Apr-16	SEK	72,322.23
Unibail-Rodamco SE	4.625% Series 60 medium-term notes, due 09/23/16	20-Jul-11	31-Mar-11	23-Sep-16	EUR	100,000.00
Great Portland Estates Plc	5.090% Unsecured bonds, due June 30, 2018	31-Mar-11	31-Mar-11	30-Jun-18	GBP	33,913.04
Great Portland Estates Plc	4.810% Unsecured bonds, due June 30, 2018	31-Mar-11	31-Mar-11	30-Jun-18	USD	91,598.00
Great Portland Estates Plc	5.370% Unsecured bonds, due June 30, 2021	31-Mar-11	31-Mar-11	30-Jun-21	USD	54,958.80
Allreal Holding AG	2.500% Bonds, due May 12, 2016	13-Apr-11	13-Apr-11	12-May-16	CHF	115,623.25
CLS Holdings Plc	Floating rate senior unsecured bonds, due Apr 27, 2016	15-Apr-11	15-Apr-11	27-Apr-16	SEK	33,548.37
Cofinimmo SA	3.125% Senior unsecured convertible bonds, due Apr 28, 2016	15-Apr-11	15-Apr-11	28-Apr-16	EUR	173,321.00
Befimmo SA	4.500% Bonds, due Apr 29, 2017	30-Mar-11	26-Apr-11	29-Apr-17	EUR	162,000.00
DIC Asset AG	5.875% Unsecured straight bonds, due May 16, 2016	13-Apr-11	11-May-11	16-May-16	EUR	70,000.00
Foncière des Régions	3.340% Convertible unsecured bonds, due Jan 17, 2017	16-May-11	19-May-11	17-Jan-17	EUR	550,000.00
Derwent London Plc	2.750% Senior unsecured convertible notes, due July 15, 2016	17-May-11	27-May-11	15-Jul-16	GBP	200,275.57
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	1-Jun-11	1-Jun-11	14-Mar-21	EUR	100,000.00
Swiss Prime Site AG	1.875% Convertible bonds, due June 21, 2016	7-Jun-11	7-Jun-11	21-Jun-16	CHF	154,636.67
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	8-Jun-11	8-Jun-11	14-Mar-21	EUR	100,000.00
					EUR	3,203,896.10

* Converted to Euros

EPRA European Constituents Debt Offerings 2011 (cont.)

* 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 (€000)©
Vastned Retail N.V.	4.880% Unsecured bonds, due 2019	18-Jan-12	18-Jan-12	31-Dec-19	EUR	25,000.00
Vastned Retail N.V.	5.060% Unsecured bonds, due 2020	18-Jan-12	18-Jan-12	31-Dec-20	EUR	25,000.00
Klövern AB	Floating rate unsecured bonds, due Mar 2, 2015	23-Feb-12	23-Feb-12	2-Mar-15	SEK	56,562.45
Klövern AB	Floating rate unsecured bonds, due Mar 2, 2015	29-Feb-12	29-Feb-12	2-Mar-15	SEK	36,371.71
Unibail-Rodamco SE	3.000% bonds, due Mar 22, 2019	15-Mar-12	15-Mar-12	22-Mar-19	EUR	750,000.00
Mercialys	4.125% Unsecured bonds, due Mar 26, 2019	19-Mar-12	16-Mar-12	26-Mar-19	EUR	650,000.00
Gecina	4.750% Bonds, due Apr 11, 2019	3-Apr-12	3-Apr-12	11-Apr-19	EUR	650,000.00
Citycon Oyj	4.250% Unsecured domestic bond, due May 11, 2017	4-May-12	4-May-12	11-May-17	EUR	150,000.00
Great Portland Estates Plc	4.200% Senior unsecured notes, due May 30, 2019	10-May-12	9-May-12	30-May-19	USD	123,728.00
Great Portland Estates Plc	4.820% Senior unsecured notes, due May 30, 2022	10-May-12	9-May-12	30-May-22	USD	30,932.00
Safestore Holdings Plc	5.520% Series A senior secured notes, due May 9, 2019	2-May-12	9-May-12	9-May-19	USD	51,811.10
Safestore Holdings Plc	6.290% Series B senior secured notes, due May 9, 2024	2-May-12	9-May-12	9-May-24	USD	37,118.40
Klövern AB	Floating rate unsecured bonds, due Mar 2, 2015	11-May-12	11-May-12	2-Mar-15	SEK	20,020.16
Klépierre	4.230% Series 4 senior medium-term notes, due May 21, 2027	16-May-12	16-May-12	21-May-27	EUR	50,000.00
Sponda Plc	4.125% Senior unsecured notes, due May 29, 2017	22-May-12	22-May-12	29-May-17	EUR	150,000.00
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	29-May-12	29-May-12	14-Mar-21	EUR	200,000.00
Klépierre	4.625% Series 2 senior medium-term notes, due 04/14/20	29-May-12	29-May-12	14-Apr-20	EUR	50,000.00
Befimmo SA	Senior notes, due 2019	30-May-12	30-May-12	31-Dec-19	GBP	27,573.47
Befimmo SA	Senior notes, due 2019	30-May-12	30-May-12	31-Dec-19	USD	60,517.50
Befimmo SA	Senior notes, due 2020	30-May-12	30-May-12	31-Dec-20	USD	72,621.00
Unibail-Rodamco SE	3.196% Senior unsecured bonds, due May 30, 2022	30-Jun-12	30-May-12	30-May-22	EUR	200,000.00
conwert Immobilien Invest SE	5.750% Corporate bond, due June 19, 2017	1-Jun-12	13-Jun-12	19-Jun-17	EUR	65,000.00
TAG Immobilien AG	5.500% Unsecured convertible bonds, due June 28, 2019	25-Jun-12	25-Jun-12	28-Jun-19	EUR	85,300.00
Klépierre	4.000% Series 1 senior medium-term notes, due 04/13/17	30-Jun-12	2-Jul-12	13-Apr-17	EUR	100,000.00
Primary Health Properties Plc	5.375% Unsecured bonds, due July 23, 2019	29-Jun-12	10-Jul-12	23-Jul-19	GBP	94,824.91
					EUR	3,762,380.70

* 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 (€000)©
Klépierre	4.750% Series 3 senior medium-term notes, due Mar 14, 2021	13-Jul-12	13-Jul-12	14-Mar-21	EUR	88,500.00
Unibail-Rodamco SE	2.250% Senior unsecured bonds, due Aug 1, 2018	25-Jul-12	25-Jul-12	1-Aug-18	EUR	750,000.00
Cofinimmo SA	3.550% Bonds, due Feb 7, 2020	7-Aug-12	26-Jul-12	7-Feb-20	EUR	100,000.00
Klépierre	Floating rate senior bonds, due Sept 14, 2017	22-Aug-12	22-Aug-12	14-Sep-17	NOK	98,866.44
Castellum AB	Floating rate unsecured bond, due 2015	28-Aug-12	28-Aug-12	31-Dec-15	SEK	57,336.90
Castellum AB	4.000% Unsecured bond, due 2015	28-Aug-12	28-Aug-12	31-Dec-15	SEK	15,088.66
conwert Immobilien Invest SE	4.500% Senior unsecured convertible bonds, due Sept 6, 2018	30-Aug-12	30-Aug-12	6-Sep-18	EUR	80,000.00
British Land Company Plc	1.500% Senior unsecured convertible bonds, due Sept 10, 2017	4-Sep-12	4-Sep-12	10-Sep-17	GBP	506,115.97
Unibail-Rodamco SE	0.750% Net share settled convertible bonds, due Jan 1, 2018	11-Sep-12	11-Sep-12	1-Jan-18	EUR	750,000.00
Klépierre	2.750% Series 5 senior medium-term notes, due Sept 17, 2019	10-Sep-12	13-Sep-12	17-Sep-19	EUR	500,000.00
Castellum AB	Floating rate unsecured bond, due 2015	18-Sep-12	18-Sep-12	31-Dec-15	SEK	11,660.70
Hammerson Plc	2.750% Senior unsecured bonds, due Sept 26, 2019	19-Sep-12	19-Sep-12	26-Sep-19	EUR	500,000.00
Fastighets Balder AB	Floating rate bond loan, due Oct 10, 2015	9-Nov-12	1-Oct-12	10-Oct-15	SEK	29,495.52
Workspace Group Plc	6.000% Unsecured bonds, due Oct 9, 2019	18-Sep-12	2-Oct-12	9-Oct-19	GBP	71,742.78
Intu Properties Plc	2.500% Senior unsecured convertible bonds, due Oct 4, 2018	20-Sep-12	4-Oct-12	4-Oct-18	GBP	372,830.13
Foncière des Régions	3.875% Inaugural bond, due Jan 16, 2018	9-Oct-12	9-Oct-12	16-Jan-18	EUR	500,000.00
Klövern AB	Floating rate unsecured bonds, due Jan 19, 2017	12-Oct-12	12-Oct-12	19-Jan-17	SEK	74,992.52
Cofinimmo SA	3.550% Bonds, due Feb 7, 2020	12-Nov-12	23-Oct-12	7-Feb-20	EUR	40,000.00
Unibail-Rodamco SE	1.625% Bonds, due June 26, 2017	24-Oct-12	24-Oct-12	26-Jun-17	EUR	500,000.00
St. Modwen Properties Plc	6.250% Unsecured bonds, due Nov 7, 2019	17-Oct-12	31-Oct-12	7-Nov-19	GBP	99,436.12
Castellum AB	Floating rate unsecured bonds, due Sept 3, 2015	31-Dec-12	2-Nov-12	3-Sep-15	SEK	58,146.48
Affine	5.800% Senior bonds, due Oct 2, 2018	5-Nov-12	7-Nov-12	2-Oct-18	EUR	5,000.00
Klépierre	Floating rate senior bonds, due Nov 8, 2016	31-Dec-12	8-Nov-12	8-Nov-16	NOK	85,530.67
Deutsche EuroShop AG	1.750% Senior convertible unsecured notes, due Nov 20, 2017	13-Nov-12	14-Nov-12	20-Nov-17	EUR	100,000.00
GSW Immobilien AG	2.000% Unsecured convertible bonds, due Nov 20, 2019	15-Nov-12	15-Nov-12	20-Nov-19	EUR	182,900.00
					EUR	9,340,023.58

* Converted to Euros

EPRA European Constituents Debt Offerings 2012 (cont.)

* 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 (€000)©
Beni Stabili SpA SIQ	3.375% Equity linked convertible bonds, due Jan 17, 2018	8-Jan-13	8-Jan-13	17-Jan-18	EUR	175,000.00
Hufvudstaden AB	3.350% Unsecured medium-term notes, due Jan 21, 2019	21-Jan-13	16-Jan-13	21-Jan-19	SEK	57,814.13
Hufvudstaden AB	3.000% Unsecured medium-term notes, due Jan 22, 2018	22-Jan-13	17-Jan-13	22-Jan-18	SEK	57,601.17
DIC Asset AG	5.875% Unsecured straight bonds, due May 16, 2016	4-Mar-13	31-Jan-13	16-May-16	EUR	30,000.00
Fabege AB	3.700% Secured bonds, due Feb 15, 2016	5-Feb-13	5-Feb-13	15-Feb-16	SEK	34,955.54
Fabege AB	Floating rate secured bonds, due Feb 15, 2016	5-Feb-13	5-Feb-13	15-Feb-16	SEK	101,371.07
PSP Swiss Property AG	1.000% Bonds, due Feb 8, 2019	31-Dec-12	8-Feb-13	8-Feb-19	CHF	97,760.82
Unibail-Rodamco SE	2.375% Senior unsecured bonds, due Feb 25, 2021	18-Feb-13	18-Feb-13	25-Feb-21	EUR	750,000.00
Corio N.V.	3.250% Senior unsecured bonds, due Feb 26, 2021	21-Feb-13	21-Feb-13	26-Feb-21	EUR	500,000.00
Unibail-Rodamco SE	3.100% Bonds, due Feb 28, 2025	30-Jun-13	28-Feb-13	28-Feb-25	HKD	69,037.73
Castellum AB	Floating rate unsecured bonds, due Mar 1, 2017	31-Mar-13	1-Mar-13	1-Mar-17	SEK	119,401.60
Intu Properties Plc	3.875% Secured bonds, due 2023	7-Mar-13	7-Mar-13	31-Dec-23	GBP	517,574.48
Intu Properties Plc	4.625% Secured bonds, due 2028	7-Mar-13	7-Mar-13	31-Dec-28	GBP	402,557.93
Warehouses De Pauw	3.800% Unsecured bonds, due Mar 18, 2020	11-Mar-13	11-Mar-13	18-Mar-20	EUR	50,000.00
Foncière des Régions	3.300% Unsecured bonds, due Apr 30, 2020	12-Mar-13	12-Mar-13	30-Apr-20	EUR	180,000.00
Beni Stabili SpA SIQ	3.375% Equity linked convertible bonds, due Jan 17, 2018	7-Mar-13	14-Mar-13	17-Jan-18	EUR	50,000.00
Klövern AB	Floating rate secured covered bonds, due Apr 4, 2018	26-Mar-13	26-Mar-13	4-Apr-18	SEK	83,794.85
Unibail-Rodamco SE	3.280% Bonds, due Mar 26, 2025	30-Jun-13	26-Mar-13	26-Mar-25	HKD	58,631.18
Immobiliare Grande Distribuzione SIQ SpA	4.335% Senior unsecured bonds, due May 7, 2017	18-Apr-13	26-Apr-13	7-May-17	EUR	122,900.00
Immobiliare Grande Distribuzione SIQ SpA	4.335% Senior unsecured bonds, due May 7, 2017	18-Apr-13	26-Apr-13	7-May-17	EUR	22,000.00
Klépierre	Floating rate senior bonds, due Apr 26, 2017	30-Jun-13	26-Apr-13	26-Apr-17	NOK	51,194.00
Klövern AB	Floating rate unsecured bonds, due Jan 19, 2017	26-Apr-13	26-Apr-13	19-Jan-17	SEK	58,447.79
Fastighets Balder AB	Floating rate unsecured bond loan, due May 16, 2017	8-May-13	8-May-13	16-May-17	SEK	58,475.97
Gecina	2.875% Bonds, due May 30, 2023	21-May-13	21-May-13	30-May-23	EUR	300,000.00
Hufvudstaden AB	Floating rate series 104 unsecured medium-term notes, due Dec 1, 2014	23-May-13	23-May-13	1-Dec-14	SEK	23,253.02
					EUR	3,971,771.29

* 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 (€000)©
Unibail-Rodamco SE	2.500% Senior unsecured bonds, due June 12, 2023	4-Jun-13	4-Jun-13	12-Jun-23	EUR	700,000.00
Unite Group Plc	3.400% Secured bonds, due June 2023	1-Jun-13	6-Jun-13	30-Jun-23	GBP	447,010.25
alstria office REIT-AG	2.750% Unsecured convertible bonds, due June 14, 2018	7-Jun-13	7-Jun-13	14-Jun-18	EUR	79,400.00
Cofinimmo SA	2.000% Senior unsecured convertible bonds, due June 20, 2018	11-Jun-13	11-Jun-13	20-Jun-18	EUR	190,841.00
Citycon Oyj	3.750% Unsecured bond, due June 24, 2020	6-Jun-13	14-Jun-13	24-Jun-20	EUR	500,000.00
Helical Bar Plc	6.000% Unsecured bonds, due June 24, 2020	4-Jun-13	24-Jun-13	24-Jun-20	GBP	94,080.69
Wihlborgs Fastigheter AB	Variable rate senior secured bond, due Jan 12, 2015	25-Jun-13	25-Jun-13	12-Jan-15	SEK	85,270.60
Hansteen Holdings Plc	4.000% Senior unsecured convertible bonds, due July 15, 2018	26-Jun-13	26-Jun-13	15-Jul-18	EUR	100,000.00
Workspace Group Plc	5.530% Series B senior unsecured notes, due June 2023	31-Mar-13	1-Jul-13	30-Jun-23	GBP	173,415.80
Workspace Group Plc	Floating rate series C senior unsecured notes, due June 2020	31-Mar-13	1-Jul-13	30-Jun-20	GBP	10,510.05
DIC Asset AG	5.750% Corporate bonds, due July 9, 2018	14-Jun-13	4-Jul-13	9-Jul-18	EUR	75,000.00
Swiss Prime Site AG	1.125% bonds, due July 11, 2018	12-Sep-13	11-Jul-13	11-Jul-18	CHF	92,745.06
Derwent London Plc	1.125% Senior convertible unsecured bond, due July 24, 2019	17-Jul-13	17-Jul-13	24-Jul-19	GBP	173,857.95
Quintain Estates and Development Plc	6.500% Secured bonds, due July 29, 2020	19-Jul-13	19-Jul-13	29-Jul-20	GBP	133,587.45
TAG Immobilien AG	5.125% Senior unsecured bond, due Aug 7, 2018	29-Jul-13	29-Jul-13	7-Aug-18	EUR	200,000.00
Befimmo SA	2.812% Bonds, due July 31, 2018	30-Sep-13	31-Jul-13	31-Jul-18	EUR	15,000.00
Befimmo SA	3.690% Bonds, due July 31, 2023	30-Sep-13	31-Jul-13	31-Jul-23	EUR	3,000.00
Wihlborgs Fastigheter AB	Variable rate senior secured bond, due Jan 12, 2015	27-Aug-13	27-Aug-13	12-Jan-15	SEK	28,757.28
Norwegian Property ASA	Floating rate secured bonds, due Oct 5, 2016	28-Aug-13	28-Aug-13	5-Oct-16	NOK	61,886.99
Great Portland Estates Plc	1.000% Senior unsecured convertible bonds, due Sept 10, 2018	3-Sep-13	3-Sep-13	10-Sep-18	GBP	177,124.44
Hufvudstaden AB	Floating rate series 105 medium-term notes, due Mar 24, 2015	17-Sep-13	17-Sep-13	24-Mar-15	SEK	23,161.47
Allreal Holding AG	2.000% Bonds, due Sept 23, 2020	30-Sep-13	23-Sep-13	23-Sep-20	CHF	122,011.85
Icade	2.250% Senior unsecured bonds, due Jan 30, 2019	24-Sep-13	24-Sep-13	30-Jan-19	EUR	500,000.00
Icade	3.375% Senior unsecured bonds, due Sept 29, 2023	24-Sep-13	24-Sep-13	29-Sep-23	EUR	300,000.00
Leasinvest Real Estate SCA	3.750% Bonds, due Oct 9, 2019	25-Sep-13	25-Sep-13	9-Oct-19	EUR	75,000.00
					EUR	8,333,432.17

* 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 (€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	57,719.54
Castellum AB	Floating rate series 103 unsecured medium term notes, due Mar 26, 2015	23-Sep-13	26-Sep-13	26-Mar-15	SEK	57,719.54
Deutsche Annington Immobilien SE	3.625% Unsecured bonds, due Oct 8, 2021	2-Oct-13	1-Oct-13	8-Oct-21	EUR	500,000.00
Unibail-Rodamco SE	1.875% Series 82 senior unsecured bonds, due Oct 8, 2018	1-Oct-13	1-Oct-13	8-Oct-18	EUR	500,000.00
Deutsche Annington Immobilien SE	3.200% Unsecured bonds, due Oct 2, 2017	2-Oct-13	2-Oct-13	2-Oct-17	USD	552,000.00
Deutsche Annington Immobilien SE	5.000% Unsecured bonds, due Oct 2, 2023	2-Oct-13	2-Oct-13	2-Oct-23	USD	184,000.00
Sponda Plc	3.375% Senior unsecured bonds, due Oct 9, 2018	2-Oct-13	2-Oct-13	9-Oct-18	EUR	150,000.00
Unite Group Plc	2.500% Senior unsecured convertible bonds, due Oct 10, 2018	3-Oct-13	3-Oct-13	10-Oct-18	GBP	106,719.91
Beni Stabili SpA SIIQ	2.625% Equity linked convertible bonds, due Apr 17, 2019	8-Oct-13	8-Oct-13	17-Apr-19	EUR	270,000.00
Cofinimmo SA	2.780% Non-convertible bonds, due Oct 22, 2017	9-Oct-13	9-Oct-13	22-Oct-17	EUR	50,000.00
Klövern AB	Floating rate unsecured bonds, due Mar 31, 2015	16-Oct-13	16-Oct-13	31-Mar-15	SEK	7,974.67
Swiss Prime Site AG	2.000% bonds, due Oct 21, 2020	31-Dec-13	21-Oct-13	21-Oct-20	CHF	186,494.07
Unibail-Rodamco SE	2.000% Senior unsecured notes, due Nov 20, 2023	30-Sep-13	22-Oct-13	20-Nov-23	CHF	109,471.69
Mobimo Holding AG	1.500% Straight bonds, due Oct 29, 2018	1-Oct-13	29-Oct-13	29-Oct-18	CHF	133,421.84
Unibail-Rodamco SE	3.900% Senior notes, due Oct 2025	13-Dec-13	31-Oct-13	31-Oct-25	HKD	38,415.72
Primary Health Properties Plc	Floating rate senior guaranteed secured bonds, due Dec 30, 2025	5-Nov-13	4-Nov-13	30-Dec-25	GBP	82,639.97
Unite Group Plc	3.921% Secured bonds, due June 30, 2025	5-Nov-13	5-Nov-13	30-Jun-25	GBP	220,290.39
Intu Properties Plc	4.125% Secured bonds, due 2023	6-Nov-13	13-Nov-13	31-Dec-23	GBP	578,510.79
Norwegian Property ASA	3.700% Secured bonds, due Jan 5, 2018	14-Nov-13	14-Nov-13	5-Jan-18	NOK	24,618.56
Norwegian Property ASA	Floating rate secured bonds, due Jan 5, 2018	14-Nov-13	14-Nov-13	5-Jan-18	NOK	30,022.63
Deutsche Wohnen AG	0.500% Convertible bonds, due Nov 22, 2020	19-Nov-13	19-Nov-13	22-Nov-20	EUR	250,000.00
Leasinvest Real Estate SCA	3.528% Bonds, due Dec 4, 2020	20-Nov-13	20-Nov-13	4-Dec-20	EUR	20,000.00
Grainger Plc	5.000% Guaranteed secured notes, due Dec 16, 2020	18-Nov-13	21-Nov-13	16-Dec-20	GBP	239,916.03
Kungsleden AB	Floating rate unsecured bonds, due Dec 2016	13-Dec-13	13-Dec-13	31-Dec-16	SEK	77,442.33
Klövern AB	Floating rate unsecured bonds, due Mar 31, 2015	16-Dec-13	16-Dec-13	31-Mar-15	SEK	10,499.55
					EUR	12,771,309.40

* Converted to Euros

EPRA European Constituents Debt Offerings 2013 (cont.)

* 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 (€000)©
Beni Stabili SpA SIIQ	4.125% Senior unsecured bonds, due Jan 22, 2018	14-Jan-14	14-Jan-14	22-Jan-18	EUR	350,000.00
DIC Asset AG	5.750% Corporate bonds, due July 9, 2018	4-Feb-14	4-Feb-14	9-Jul-18	EUR	25,000.00
PSP Swiss Property AG	1.375% Redeemable bonds, due Feb 4, 2020	28-Feb-14	4-Feb-14	4-Feb-20	CHF	163,674.55
TAG Immobilien AG	5.125% Senior unsecured bond, due Aug 7, 2018	10-Feb-14	7-Feb-14	7-Aug-18	EUR	110,000.00
Wihlborgs Fastigheter AB	Floating rate senior guaranteed bond, due Feb 18, 2019	11-Feb-14	11-Feb-14	18-Feb-19	SEK	34,139.40
Unibail-Rodamco SE	Floating rate series 86 medium-term notes, due Feb 14, 2019	12-Feb-14	12-Feb-14	14-Feb-19	EUR	30,000.00
Unibail-Rodamco SE	2.500% Series 87 senior unsecured bonds, due Feb 26, 2024	19-Feb-14	19-Feb-14	26-Feb-24	EUR	750,000.00
Klövern AB	Floating rate unsecured bonds, due Mar 4, 2018	20-Feb-14	20-Feb-14	4-Mar-18	SEK	122,489.08
St. Modwen Properties Plc	2.875% Convertible unsecured bonds, due Mar 6, 2019	26-Feb-14	26-Feb-14	6-Mar-19	GBP	121,710.20
Fastighets Balder AB	Floating rate bond, due Mar 12, 2019	5-Mar-14	5-Mar-14	12-Mar-19	SEK	67,943.37
Castellum AB	Floating rate series 105 unsecured medium term notes, due June 7, 2019	31-Mar-14	7-Mar-14	7-Jun-19	SEK	56,432.68
Hufvudstaden AB	Floating rate series 107 unsecured medium term notes, due Mar 11, 2016	31-Mar-14	12-Mar-14	11-Mar-16	SEK	33,903.66
Hufvudstaden AB	Floating rate series 106 unsecured medium term notes, due Sept 14, 2015	31-Mar-14	14-Mar-14	14-Sep-15	SEK	22,491.90
Intervest Offices & Warehouses	3.430% Bonds, due Apr 1, 2019	19-Mar-14	19-Mar-14	1-Apr-19	EUR	25,000.00
Intervest Offices & Warehouses	4.057% Bonds, due Apr 1, 2021	19-Mar-14	19-Mar-14	1-Apr-21	EUR	35,000.00
Unibail-Rodamco SE	3.080% Series 88 medium-term notes, due Mar 24, 2034	20-Mar-14	20-Mar-14	24-Mar-34	EUR	20,000.00
Beni Stabili SpA SIIQ	3.500% Senior unsecured notes, due Apr 1, 2019	24-Mar-14	31-Mar-14	1-Apr-19	EUR	250,000.00
British Land Company Plc	3.970% Senior notes, due 2026	6-Sep-13	31-Mar-14	31-Dec-26	GBP	120,956.99
British Land Company Plc	3.810% Senior notes, due 2026	6-Sep-13	31-Mar-14	31-Dec-26	GBP	120,956.99
Norwegian Property ASA	Floating rate secured bonds, due 2019	1-Apr-14	1-Apr-14	31-Dec-19	NOK	42,458.50
Unibail-Rodamco SE	3.080% Series 89 medium-term notes, due Apr 3, 2034	1-Apr-14	1-Apr-14	3-Apr-34	EUR	30,000.00
Vastned Retail N.V.	1.875% Senior unsecured convertible bonds, due Apr 10, 2019	3-Apr-14	3-Apr-14	10-Apr-19	EUR	110,000.00
LEG Immobilien AG	0.500% Senior unsecured convertible bond, due July 1, 2021	7-Apr-14	7-Apr-14	1-Jul-21	EUR	300,000.00
Deutsche Annington Immobilien	4.625% Unsecured bond, due Apr 8, 2074	28-Feb-14	8-Apr-14	8-Apr-74	EUR	700,000.00
Icade	2.250% Senior unsecured bonds, due Apr 16, 2021	9-Apr-14	9-Apr-14	16-Apr-21	EUR	500,000.00
					EUR	4,142,157.31

* 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 (€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	144,000.00
Swiss Prime Site AG	1.750% Senior bonds, due Apr 16, 2021	30-Jun-14	16-Apr-14	16-Apr-21	CHF	246,444.37
BUWOG AG	3.500% Senior unsecured convertible bond, due Apr 25, 2019	1-Apr-14	25-Apr-14	25-Apr-19	EUR	260,000.00
Wihlborgs Fastigheter AB	Floating rate senior guaranteed bond, due Feb 18, 2019	25-Apr-14	25-Apr-14	18-Feb-19	SEK	53,192.22
Hemfosa Fastigheter AB	3.375% Unsecured bonds, due Apr 4, 2017	30-Apr-14	30-Apr-14	4-Apr-17	SEK	11,066.10
Hemfosa Fastigheter AB	Floating rate unsecured bonds, due Apr 4, 2017	30-Apr-14	30-Apr-14	4-Apr-17	SEK	121,727.12
Immobiliare Grande Distribuzione SIQ SpA	3.875% Senior unsecured bonds, due Jan 7, 2019	11-Apr-14	7-May-14	7-Jan-19	EUR	150,000.00
GAGFAH S.A.	1.500% Senior unsecured convertible bonds, due May 20, 2019	13-May-14	13-May-14	20-May-19	EUR	375,000.00
Primary Health Properties Plc	4.250% Senior unsecured convertible bond, due May 20, 2019	13-May-14	13-May-14	20-May-19	GBP	101,350.40
Wereldhave N.V.	1.000% Convertible bonds, due May 22, 2019	15-May-14	15-May-14	22-May-19	EUR	250,000.00
Fastighets Balder AB	Floating rate bond, due May 21, 2018	21-May-14	21-May-14	21-May-18	SEK	50,050.91
Warehouses De Pauw	3.375% Unsecured bonds, due June 13, 2021	20-May-14	22-May-14	13-Jun-21	EUR	125,000.00
Unibail-Rodamco SE	2.500% Senior bonds, due June 4, 2026	27-May-14	27-May-14	4-Jun-26	EUR	600,000.00
Helical Bar Plc	4.000% Senior unsecured guaranteed convertible bonds, due June 17, 2019	10-Jun-14	10-Jun-14	17-Jun-19	GBP	123,751.26
Unibail-Rodamco SE	Zero coupon net share settled convertible bonds, due July 1, 2021	17-Jun-14	17-Jun-14	1-Jul-21	EUR	500,000.00
Hammerson Plc	2.000% Senior bonds, due July 1, 2022	24-Jun-14	24-Jun-14	1-Jul-22	EUR	500,000.00
TAG Immobilien AG	3.750% Senior bond, due June 25, 2020	25-Jun-14	25-Jun-14	25-Jun-20	EUR	125,000.00
Unibail-Rodamco SE	Floating rate bonds, due June 2019	30-Jun-14	30-Jun-14	30-Jun-19	SEK	71,599.96
Unibail-Rodamco SE	2.250% Senior bonds, due June 2019	30-Jun-14	30-Jun-14	30-Jun-19	SEK	93,599.99
Deutsche Annington Immobilien SE	2.125% Series 2 unsecured bonds, due Sept 7, 2022	2-Jul-14	2-Jul-14	7-Sep-22	EUR	500,000.00
Gecina	1.750% Bonds, due July 30, 2021	23-Jul-14	23-Jul-14	30-Jul-21	EUR	500,000.00
Wereldhave N.V.	Senior notes, due 2029	25-Jul-14	23-Jul-14	31-Dec-29	EUR	265,000.00
Grainger Plc	5.000% Guaranteed secured notes, due Dec 16, 2020	1-Aug-14	1-Aug-14	16-Dec-20	GBP	94,046.82
Mobimo Holding AG	1.875% Straight bonds, due Sept 16, 2024	18-Aug-14	18-Aug-14	16-Sep-24	CHF	123,863.39
MedicX Fund Limited	3.800% Secured loan notes, due Aug 2019	26-Aug-14	26-Aug-14	31-Aug-19	GBP	62,781.83
					EUR	9,589,631.66

* Converted to Euros

EPRA European Constituents Debt Offerings 2014

* 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 (€000)©
Gecina	1.500% Bonds, due Jan 20, 2025	12-Jan-15	12-Jan-15	20-Jan-25	EUR	500,000.00
Klépierre	1.750% Series 6 senior medium-term notes, due Nov 6, 2024	26-Jan-15	26-Jan-15	6-Nov-24	EUR	100,000.00
CA Immo Anlagen	2.750% Corporate bonds, due Feb 17, 2022	5-Feb-15		17-Feb-22	EUR	175,000.00
Klovern AB	Floating rate unsecured bonds, due Mar 2019	18-Feb-15	18-Feb-15	31-Mar-19	SEK	104,629.00
Grand City Properties S.A.	Variable rate perpetual hybrid notes	3-Mar-15	3-Mar-15		EUR	250,000.00
Cofinimmo SA	1.929% Non-convertible bonds, due Mar 25, 2022	16-Mar-15	16-Mar-15	25-Mar-22	EUR	150,000.00
Beni Stabili SpA SIQ	2.125% Senior unsecured notes, due Mar 30, 2022	17-Mar-15	17-Mar-15	30-Mar-22	EUR	125,000.00
Cofinimmo SA	1.929% Non-convertible bonds, due Mar 25, 2022	19-Mar-15	19-Mar-15	25-Mar-22	EUR	40,000.00
Wallenstam AB	Floating rate unsecured notes, due Mar 2019	19-Mar-15	19-Mar-15	31-Mar-19	SEK	54,135.81
Deutsche Annington Immobilien SE	1.500% Series 4 unsecured medium term notes, due Mar 31, 2025	26-Mar-15	26-Mar-15	31-Mar-25	EUR	500,000.00
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	500,000.00
Adler Real Estate AG	4.750% Corporate bonds, due Apr 8, 2020	31-Mar-15	2-Apr-15	8-Apr-20	EUR	300,000.00
Klépierre	1.000% Series 7 senior notes, due Apr 17, 2023	8-Apr-15	7-Apr-15	17-Apr-23	EUR	750,000.00
Unibail-Rodamco SE	1.000% Medium-term notes, due Mar 14, 2025	9-Apr-15	9-Apr-15	14-Mar-25	EUR	500,000.00
Unibail-Rodamco SE	1.375% Medium-term notes, due Apr 15, 2030	9-Apr-15	9-Apr-15	15-Apr-30	EUR	500,000.00
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	400,000.00
Immobiliare Grande Distribuzione SIQ SpA	2.650% Senior unsecured notes, due Apr 21, 2022	8-Apr-15	14-Apr-15	21-Apr-22	EUR	25,100.00
Immobiliare Grande Distribuzione SIQ SpA	2.650% Senior unsecured notes, due Apr 21, 2022	8-Apr-15	14-Apr-15	21-Apr-22	EUR	136,900.00
Wihlborgs Fastigheter AB	Floating rate senior unsecured bond, due Apr 23, 2018	14-Apr-15	14-Apr-15	23-Apr-18	SEK	53,480.10
DIC Asset AG	4.625% Corporate bonds, due Sept 8, 2019	21-Apr-15	21-Apr-15	8-Sep-19	EUR	50,000.00
Kungsleden AB	1.200% Senior unsecured bond, due May 2017	24-Apr-15	24-Apr-15	31-May-17	SEK	40,002.20
MedicX Fund Limited	3.838% Secured loan notes, due Sept 30, 2028	1-May-15	30-Apr-15	30-Sep-28	GBP	68,522.22
Sponda Plc	2.375% Senior unsecured notes, due May 20, 2020	12-May-15	12-May-15	20-May-20	EUR	175,000.00
Inmobiliaria Colonial	1.863% Senior notes, due June 5, 2019	27-May-15	27-May-15	5-Jun-19	EUR	750,000.00
Inmobiliaria Colonial	2.728% Senior notes, due June 5, 2023	27-May-15	27-May-15	5-Jun-23	EUR	500,000.00
					EUR	6,747,769.32

* 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 (€000)©
Technopolis Plc	3.750% Senior unsecured bonds, due May 28, 2020	22-May-15	28-May-15	28-May-20	EUR	150,000.00
Entra ASA	2.450% Unsecured bonds, due June 13, 2022	2-Jun-15	2-Jun-15	13-Jun-22	NOK	45,851.19
British Land	Zero coupon convertible bonds, due 9 June, 2020	2-Jun-15	2-Jun-15	9-Jun-20	GBP	494,000.00
Gecina	2.000% Bonds, due June 17, 2024	9-Jun-15	9-Jun-15	17-Jun-24	EUR	500,000.00
Klépierre	1.750% Series 6 senior medium-term notes, due Nov 6, 2024	10-Jun-15	10-Jun-15	6-Nov-24	EUR	30,000.00
Warehouses De Pauw	2.60% Bonds, due July 2, 2022	25-Jun-15	25-Jun-15	2-Jul-22	EUR	92,200.00
Deutsche Wohnen AG	1.375% Senior unsecured corporate bonds, due July 24, 2020	16-Jul-15	16-Jul-15	24-Jul-20	EUR	500,000.00
Beni Stabili SpA SIIQ	0.875% Convertible bonds, due Jan 31, 2021	23-Jul-15	23-Jul-15	31-Jan-21	EUR	200,000.00
Grand City Properties S.A.	Variable rate perpetual hybrid notes	29-Jul-15	29-Jul-15		EUR	100,000.00
Citycon Oyj	Floating rate bonds, due Mar 2021	24-Aug-15	24-Aug-15	31-Mar-21	NOK	131,517.25
Citycon Oyj	3.900% Bonds, due Sept 2025	24-Aug-15	24-Aug-15	30-Sep-25	NOK	147,299.32
Icade	1.875% Senior unsecured bonds, due Sept 14, 2022	3-Sep-15	2-Sep-15	14-Sep-22	EUR	500,000.00
Citycon Oyj	2.375% Bonds, due Sept 16, 2022	8-Sep-15	8-Sep-15	16-Sep-22	EUR	300,000.00
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	150,000.00
Klépierre	2.125% Series 8 senior unsecured medium-term notes, due Oct 22, 2025	20-Oct-15	20-Oct-15	22-Oct-25	EUR	150,000.00
Hammerson Plc	3.500% Bonds, due 2025	21-Oct-15	21-Oct-15	31-Dec-25	GBP	476,515.15
Klépierre	2.125% Series 8 senior unsecured medium-term notes, due Oct 22, 2025	22-Oct-15	22-Oct-15	22-Oct-25	EUR	105,000.00
Adler Real Estate AG	4.750% Corporate bonds, due Apr 8, 2020	30-Oct-15	30-Oct-15	8-Apr-20	EUR	50,000.00
alstria office REIT-AG	2.250% Unsecured corporate bonds, due Mar 24, 2021	17-Nov-15	17-Nov-15	24-Mar-21	EUR	500,000.00
Mercialys	1.787% Unsecured bonds, due Mar 31, 2023	20-Nov-15	20-Nov-15	31-Mar-23	EUR	200,000.00
Wereldhave N.V.	4.610% Series A senior notes, due Dec 14, 2025	14-Dec-15	14-Dec-15	14-Dec-25	USD	63,490.00
Vonovia SE	Floating rate bonds, due Dec 15, 2017	10-Dec-15	10-Dec-15	15-Dec-17	EUR	750,000.00
Vonovia SE	2.250% Bonds, due Dec 15, 2023	10-Dec-15	10-Dec-15	15-Dec-23	EUR	1,000,000.00
Vonovia SE	1.625% Bonds, due Dec 15, 2020	10-Dec-15	10-Dec-15	15-Dec-20	EUR	1,250,000.00
Gecina	Floating rate bonds, due July 18, 2017	31-Dec-15	18-Dec-15		EUR	110,000.00
					EUR	14,743,642.24

* 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 (€000)©
Klépierre	1.875% Series 9 senior medium-term notes, due Feb 19, 2026	12-Feb-16	12-Feb-16	19-Feb-26	EUR	500,000.00
PSP Swiss Property AG	0.500% Bonds, due Feb 16, 2024	1-Mar-16	16-Feb-16	16-Feb-24	CHF	204,241.27
Grand City Properties S.A.	0.250% Unsecured convertible bonds, due Mar 2, 2022	24-Feb-16	24-Feb-16	2-Mar-22	EUR	450,000.00
Unibail-Rodamco SE	1.375% Medium-term notes, due Mar 9, 2026	1-Mar-16	1-Mar-16	9-Mar-26	EUR	500,000.00
Wihlborgs Fastigheter AB	Floating rate green bonds, due Nov 20, 2017	4-Mar-16	4-Mar-16	20-Nov-17	SEK	44,963.64
Hammerson Plc	1.750% Senior unsecured bonds, due Mar 15, 2023	8-Mar-16	8-Mar-16	15-Mar-23	EUR	500,000.00
Warehouses De Pauw	Floating rate bonds, due Apr 1, 2026	23-Mar-16	23-Mar-16	1-Apr-26	EUR	22,900.00
Warehouses De Pauw	2.500% Bonds, due Apr 1, 2026	23-Mar-16	23-Mar-16	1-Apr-26	EUR	37,100.00
Castellum AB	Unsecured medium term notes	31-Mar-16			SEK	10,820.31
alstria office REIT-AG	2.125% Unsecured corporate bonds, due Apr 12, 2023	5-Apr-16	12-Apr-23	12-Apr-23	EUR	500,000.00
Entra ASA	Floating rate senior bonds, due Aug 8, 2019	7-Apr-16	8-Aug-19	8-Aug-19	NOK	42,181.87
MERLIN Properties SOCIMI, S.A.	2.225% Senior unsecured notes, due Apr 25, 2023	14-Apr-16	25-Apr-23	25-Apr-23	EUR	850,000.00
D. Carnegie & Co	Senior unsecured bonds	14-Apr-16	1-Apr-19	1-Apr-19	SEK	107,931.00
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	150,000.00
Unibail-Rodamco SE	1.125% Bonds, due Apr 28, 2027	20-Apr-16	28-Apr-27	28-Apr-27	EUR	500,000.00
Unibail-Rodamco SE	2.000% Bonds, due Apr 28, 2036	20-Apr-16	28-Apr-36	28-Apr-36	EUR	500,000.00
Entra ASA	Floating rate senior bonds, due Aug 8, 2019	27-Apr-16	8-Aug-19	8-Aug-19	NOK	32,425.00
PSP Swiss Property AG	0.375% Bonds, due Apr 29, 2026	9-May-16	29-Apr-16	29-Apr-26	CHF	91,061.74
Derwent London Plc	3.460% Senior unsecured notes, due May 4, 2028	25-Feb-16	4-May-16	4-May-28	GBP	37,792.09
Derwent London Plc	3.570% Senior unsecured notes, due May 4, 2031	25-Feb-16	4-May-16	4-May-31	GBP	94,480.24
Foncière des Régions	1.875% Senior unsecured green bond, due May 20, 2026	10-May-16	9-May-16	20-May-26	EUR	500,000.00
Fabege AB	Floating rate bonds, due May 23, 2018	17-May-16	13-May-16	23-May-18	SEK	64,245.27
Unite Group Plc	3.921% Secured bonds, due June 30, 2025	13-May-16	13-May-16	30-Jun-25	GBP	158,761.48
Wallenstam AB	Floating rate unsecured green bond, due May 2018	19-May-16	20-May-16	31-May-18	SEK	42,778.34
Entra ASA	2.450% Senior bonds, due June 2, 2023	25-May-16	25-May-16	2-Jun-23	NOK	75,398.84
					EUR	6,017,081.09

* 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 (€000)©
Entra ASA	Floating rate senior bonds, due June 2, 2021	25-May-16	25-May-16	2-Jun-21	NOK	107,712.62
Immobiliare Grande Distribuzione SIQ SpA	2.500% Senior unsecured notes, due May 31, 2021	17-May-16	25-May-16	31-May-21	EUR	300,000.00
Klövern AB	Floating rate unsecured bonds, due June 2020	26-May-16	26-May-16	30-Jun-20	SEK	80,892.82
Icade	1.750% Senior bond, due June 10, 2026	31-May-16	31-May-16	10-Jun-26	EUR	750,000.00
Swiss Prime Site AG	0.250% Convertible bonds, due June 16, 2023	7-Jun-16	7-Jun-16	16-Jun-23	CHF	227,853.67
Vonovia SE	1.500% bonds, due June 10, 2026	7-Jun-16	7-Jun-16	10-Jun-26	EUR	500,000.00
Vonovia SE	0.875% bonds, due June 10, 2022	7-Jun-16	7-Jun-16	10-Jun-22	EUR	500,000.00
Norwegian Property ASA	Floating rate secured bonds, due July 2020	16-Jun-16	16-Jun-16	31-Jul-20	NOK	141,683.27
Kungsleden AB	Floating rate unsecured bonds, due June 2019	17-Jun-16	17-Jun-16	30-Jun-19	SEK	63,895.58
Adler Real Estate AG	2.500% Convertible bonds, due June 29, 2021	10-Jun-16	15-Jul-16	31-Dec-21	EUR	137,900.00
Entra ASA	2.450% Senior unsecured bonds, due June 13, 2022	8-Jul-16	8-Jul-16	13-Jun-22	NOK	42,431.48
CA Immobilien Anlagen AG	1.875% Unsecured corporate bonds, due July 12, 2021	29-Jun-16	5-Jul-16	12-Jul-21	EUR	140,000.00
PSP Swiss Property AG	0% Unsecured corporate bonds, due 2023		19-Aug-16	1-Sep-23	CHF	150,000.00
Citycon Oyj	1.250% Guaranteed bonds, due Sept 8, 2026	30-Aug-16	30-Aug-16	8-Sep-26	EUR	350,000.00
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	300,000.00
Castellum AB	1.875% Unsecured medium-term notes, due 2021	28-Sep-16	28-Sep-16	31-Dec-21	SEK	36,346.69
Castellum AB	Floating rate unsecured medium term notes, due 2021	28-Sep-16	28-Sep-16	31-Dec-21	SEK	67,500.99
Gecina	1.000% Bonds, due Jan 2029	23-Sep-16	23-Sep-16	31-Jan-29	EUR	500,000.00
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	233,585.79
Klépierre	1.250% Series 10 senior unsecured medium-term notes, due Sept 29, 2031	19-Sep-16	19-Sep-16	29-Sep-31	EUR	600,000.00
LondonMetric Property Plc	2.620% Series A senior notes, due Sept 21, 2023	22-Sep-16	22-Sep-16	21-Sep-23	GBP	75,742.54
LondonMetric Property Plc	2.720% Series B senior notes, due Sept 21, 2024	22-Sep-16	22-Sep-16	21-Sep-24	GBP	46,610.79
LondonMetric Property Plc	2.880% Series C senior notes, due Sept 21, 2028	22-Sep-16	22-Sep-16	21-Sep-28	GBP	29,131.74
Wihlborgs Fastigheter AB	Floating rate series 109 secured green bonds, due Sept 7, 2018	27-Sep-16	27-Sep-16	7-Sep-18	SEK	47,610.85
					EUR	11,445,979.90

* 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 (€000)©
Cofinimmo SA	Senior unsecured convertible bonds, due 2021	6-Sep-16		31-Dec-21	EUR	168,653.02
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	329,392.52
Grand City Properties S.A.	2.750% Perpetual unsecured subordinated notes	8-Sep-16	22-Sep-16		EUR	200,000.00
Capital & Counties Properties Plc	2.280% Senior unsecured notes, due 2026	26-Sep-16		31-Dec-26	GBP	186,658.66
Capital & Counties Properties Plc	2.370% Senior unsecured notes, due 2028	26-Sep-16		31-Dec-28	GBP	74,663.46
Assura Plc	2.650% Senior unsecured notes, due 2026	3-Oct-16		31-Dec-26	GBP	146,950.82
Castellum AB	Unsecured medium term notes	12-Oct-16	12-Oct-16		SEK	21,546.00
Entra ASA	2.450% Senior unsecured bonds, due June 2, 2023	20-Oct-16	20-Oct-16	2-Jun-23	NOK	44,631.80
Inmobiliaria Colonial, S.A.	1.450% Senior unsecured notes, due Oct 28, 2024	21-Oct-16	21-Oct-16	28-Oct-24	EUR	600,000.00
Intu Properties Plc	2.875% Guaranteed convertible bonds, due Nov 1, 2022	25-Oct-16	25-Oct-16	1-Nov-22	GBP	391,026.57
MERLIN Properties SOCIMI, S.A.	1.875% Senior unsecured notes, due 2026	25-Oct-16	25-Oct-16	31-Dec-26	EUR	800,000.00
Cofinimmo SA	1.700% bonds, due 2026	26-Oct-16	26-Oct-16	31-Dec-26	EUR	70,000.00
Klövern AB	Floating rate senior unsecured bonds, due Nov 2020	26-Oct-16	26-Oct-16	30-Nov-20	SEK	154,294.57
Fabege AB	Floating rate bonds, due Dec 3, 2018	18-Nov-16	18-Nov-16	3-Dec-18	SEK	71,469.29
Hemfosa Fastigheter AB	Variable rate senior unsecured bonds, due Nov 30, 2019	25-Nov-16	30-Nov-16	30-Nov-19	SEK	76,627.98
Icade	1.125% Bonds, due Nov 17, 2025	7-Nov-16	7-Nov-16	17-Nov-25	EUR	500,000.00
Unibail-Rodamco SE	0.875% bond, due Feb 21, 2025	15-Nov-16	15-Nov-16	21-Feb-25	EUR	500,000.00
Hammerson Plc	Senior notes	22-Nov-16	13-Oct-16		GBP	
Hammerson Plc	Senior notes	22-Nov-16	13-Oct-16		EUR	
Hammerson Plc	Senior notes	22-Nov-16	13-Oct-16		USD	
Hammerson Plc	Senior notes	22-Nov-16	13-Oct-16		USD	
Cofinimmo SA	2.000% Unsecured green bond, due Dec 9, 2024	2-Dec-16	2-Dec-16	9-Dec-24	EUR	55,000.00
Immobiliare Grande Distribuzione SIQ SpA	2.250% Senior unsecured non-convertible bonds, due 2023	1-Dec-16	6-Dec-16	31-Dec-23	EUR	100,000.00
Castellum AB	Unsecured medium term notes	31-Dec-16	31-Dec-16		SEK	23,490.20
					EUR	15,960,384.80

* 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 (€000)©
LEG Immobilien AG	1.250% Unsecured corporate bonds, due Jan 23, 2024	16-Jan-17	16-Jan-17	23-Jan-24	EUR	500,000.00
Fabege AB	Floating rate bonds, due May 29, 2020	25-Jan-17	25-Jan-17	29-May-20	SEK	31,656.09
Deutsche Wohnen AG	0.325% Convertible bonds, due July 26, 2024	21-Feb-17	21-Feb-17	26-Jul-24	EUR	800,000.00
Entra ASA	2.450% Senior unsecured bonds, due June 13, 2022	23-Feb-17	23-Feb-17	13-Jun-22	NOK	22,672.76
Fabege AB	Floating rate series 103 green bonds, due Sept 16, 2019	9-Feb-17	9-Feb-17	16-Sep-19	SEK	31,655.00
Fabege AB	Floating rate green bonds, due Feb 20, 2022	7-Feb-17	7-Feb-17	20-Feb-22	SEK	15,831.49
Hemfosa Fastigheter AB	Floating rate senior unsecured bonds, due Aug 23, 2020	17-Feb-17	23-Feb-17	23-Aug-20	SEK	78,826.12
Klépierre	1.375% Series 11 senior unsecured medium-term notes, due Feb 16, 2027	9-Feb-17	9-Feb-17	16-Feb-27	EUR	500,000.00
Klépierre	1.375% Series 11 senior unsecured medium-term notes, due Feb 16, 2027	23-Feb-17	23-Feb-17	16-Feb-27	EUR	100,000.00
Land Securities Group Plc	1.974% Secured bonds, due Feb 8, 2024	24-Jan-17	1-Feb-17	8-Feb-24	GBP	470,115.09
Land Securities Group Plc	2.399% Secured bonds, due Feb 8, 2029	24-Jan-17	1-Feb-17	8-Feb-29	GBP	352,586.32
Mobimo Holding AG	0.750% Straight bonds, due Mar 20, 2026	21-Feb-17	21-Feb-17	20-Mar-26	CHF	211,518.27
Unibail-Rodamco SE	1.500% Bonds, due Feb 2028	15-Feb-17	15-Feb-17	29-Feb-28	EUR	600,000.00
PSP Swiss Property AG	Zero coupon bonds, due Sept 1, 2023	6-Mar-17	10-Feb-17	1-Sep-23	CHF	46,826.19
CA Immobilien Anlagen AG	1.875% Corporate bonds, due Feb 22, 2024	15-Feb-17	22-Feb-17	22-Feb-24	EUR	175,000.00
Great Portland Estates Plc	2.150% Senior unsecured notes, due 2024	29-Mar-17	22-Feb-17	31-Dec-24	GBP	207,351.66
Castellum AB	Floating rate series 121 unsecured medium term notes, due Sept 1, 2022	1-Mar-17	1-Mar-17	1-Sep-22	SEK	104,822.13
Castellum AB	2.150% Series 122 unsecured medium-term notes, due Sept 1, 2022	1-Mar-17	1-Mar-17	1-Sep-22	SEK	57,652.17
Castellum AB	Floating rate series 123 unsecured medium term notes, due Mar 1, 2021	1-Mar-17	1-Mar-17	1-Mar-21	SEK	26,205.53
Castellum AB	0.980% Series 125 unsecured medium-term notes, due Mar 3, 2020	6-Mar-17	3-Mar-17	3-Mar-20	SEK	52,420.20
Castellum AB	Floating rate series 124 unsecured medium term notes, due Mar 6, 2019	6-Mar-17	6-Mar-17	6-Mar-19	SEK	52,417.25
Fastighets Balder AB	1.125% Bonds, due Mar 14, 2022	7-Mar-17	7-Mar-17	14-Mar-22	EUR	500,000.00
Fastighets Balder AB	1.875% Bonds, due 2025	7-Mar-17	7-Mar-17	31-Dec-25	EUR	500,000.00
Castellum AB	Floating rate series 126 unsecured medium term notes, due Mar 17, 2023	17-Mar-17	17-Mar-17	17-Mar-23	SEK	31,659.86
Primary Health Properties Plc	2.830% Senior secured guaranteed notes, due 2027	21-Mar-17	21-Mar-17	31-Dec-27	GBP	115,489.27
					EUR	5,584,705.40

* 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 (€000)©
Wihlborgs Fastigheter AB	Floating rate senior unsecured bond, due Mar 27, 2019	21-Mar-17	21-Mar-17	27-Mar-19	SEK	31,566.56
Entra ASA	2.450% Senior unsecured bonds, due June 13, 2022	30-Mar-17	30-Mar-17	13-Jun-22	NOK	21,819.54
Adler Real Estate AG	4.750% Corporate bonds, due Apr 8, 2020	10-Apr-17	10-Apr-17	8-Apr-20	EUR	150,000.00
Swiss Prime Site AG	0.825% Straight-bond, due May 11, 2026	12-Apr-17	11-Apr-17	11-May-26	CHF	233,845.31
Hemfosa Fastigheter AB	Variable rate senior unsecured bonds, due Dec 6, 2019	3-May-17	3-May-17	6-Dec-19	SEK	25,977.30
Entra ASA	Floating rate unsecured green bonds, due Mar 20, 2024	9-May-17	9-May-17	20-Mar-24	NOK	26,477.58
Norwegian Property ASA	Floating rate senior secured bond, due May 17, 2024	10-May-17	18-May-17	17-May-24	NOK	23,436.19
Norwegian Property ASA	2.950% Senior secured bond, due May 17, 2024	10-May-17	18-May-17	17-May-24	NOK	47,937.67
Befimmo SA	2.175% Bonds, due Apr 12, 2027	11-May-17	12-Apr-17	12-Apr-27	EUR	60,000.00
MERLIN Properties SOCIMI, S.A.	1.750% Medium term notes, due May 26, 2025	17-May-17	17-May-17	26-May-25	EUR	600,000.00
Unibail-Rodamco SE	1.500% Redeemable bonds, due May 29, 2029	17-May-17	17-May-17	29-May-29	EUR	500,000.00
Unibail-Rodamco SE	2.000% Redeemable bonds, due May 29, 2037	17-May-17	17-May-17	29-May-37	EUR	500,000.00
Safestore Holdings Plc	1.590% Notes, due 2024	19-May-17	31-May-17	31-Dec-24	EUR	50,900.00
Safestore Holdings Plc	2.000% Notes, due 2027	19-May-17	31-May-17	31-Dec-27	EUR	74,100.00
Safestore Holdings Plc	2.920% Notes, due 2029	19-May-17	31-May-17	31-Dec-29	GBP	57,963.86
Foncière des Régions	1.500% Unsecured bonds, due June 21, 2027	13-Jun-17	13-Jun-17	21-Jun-27	EUR	500,000.00
Castellum AB	Floating rate series 128 unsecured medium term notes, due Dec 14, 2019	14-Jun-17	14-Jun-17	14-Dec-19	SEK	20,499.90
Wihlborgs Fastigheter AB	Floating rate senior unsecured bond, due June 22, 2020	14-Jun-17	14-Jun-17	22-Jun-20	SEK	20,499.90
Norwegian Property ASA	2.930% Senior secured bond, due July 12, 2024	22-Jun-17	22-Jun-17	12-Jul-24	NOK	31,680.16
Gecina	Floating rate bonds, due June 2022	27-Jun-17	27-Jun-17	30-Jun-22	EUR	500,000.00
Gecina	1.375% Bond, due June 2027	27-Jun-17	27-Jun-17	30-Jun-27	EUR	500,000.00
Gecina	2.000% Bond, due June 2032	27-Jun-17	27-Jun-17	30-Jun-32	EUR	500,000.00
Hemfosa Fastigheter AB	Variable rate senior unsecured bonds, due Dec 6, 2019	30-Jun-17	30-Jun-17	6-Dec-19	SEK	25,988.23
DIC Asset AG	3.250% Corporate bonds, due July 11, 2022	5-Jul-17	5-Jul-17	11-Jul-22	EUR	130,000.00
ADO Properties S.A.	1.500% Unsecured corporate bonds, due July 26, 2024	21-Jul-17	21-Jul-17	26-Jul-24	EUR	400,000.00
					EUR	10,617,397.60

* 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 (€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	600,000.00
MedicX Fund Limited	3.000% Secured loan notes, due Sept 30, 2028	26-Jul-17	26-Jul-17	30-Sep-28	GBP	30,853.13
Workspace Group Plc	3.070% Senior unsecured notes, due Aug 18, 2025	28-Jul-17	28-Jul-17	18-Aug-25	GBP	89,321.10
Workspace Group Plc	3.190% Series B senior unsecured notes, due Aug 16, 2027	28-Jul-17	28-Jul-17	16-Aug-27	GBP	133,981.65
TAG Immobilien AG	0.625% Convertible bonds, due Sept 2022	23-Aug-17	23-Aug-17	30-Sep-22	EUR	262,000.00
LEG Immobilien AG	0.875% Senior unsecured convertible bonds, due Sept 1, 2025	29-Aug-17	29-Aug-17	1-Sep-25	EUR	400,000.00
Shaftesbury PLC	2.348% Secured first mortgage bonds, due Sept 30, 2027	31-Aug-17	31-Aug-17	30-Sep-27	GBP	314,540.19
Fastighets AB Balder	1.950% Senior unsecured bond, due 2026	1-Sep-17	1-Sep-17	31-Dec-26	EUR	500,000.00
Fastighets AB Balder	3.130% Hybrid capital security	1-Sep-17	1-Sep-17		EUR	350,000.00
Icade	1.500% Bonds, due 2027	4-Sep-17	4-Sep-17	31-Dec-27	EUR	600,000.00
Land Securities Group Plc	2.625% Bonds, due 2037	6-Sep-17	15-Sep-17	31-Dec-37	GBP	568,252.89
Land Securities Group Plc	2.750% Bonds, due 2057	6-Sep-17	15-Sep-17	31-Dec-57	GBP	568,252.89
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	328,868.97
MERLIN Properties SOCIMI, S.A.	2.375% Senior unsecured notes, due Sept 18, 2029	11-Sep-17	11-Sep-17	18-Sep-29	EUR	300,000.00
Castellum AB	0.370% Series 401 unsecured medium-term notes, due Sept 5, 2019	12-Sep-17	5-Sep-17	5-Sep-19	SEK	68,522.62
Castellum AB	0.970% Series 402 unsecured medium-term notes, due Apr 12, 2021	12-Sep-17	12-Sep-17	12-Apr-21	SEK	36,720.13
Citycon Oyj	2.750% Senior unsecured bond, due Sept 22, 2025	13-Sep-17	13-Sep-17	22-Sep-25	NOK	106,564.04
Entra ASA	Floating rate senior unsecured bonds, due June 2, 2021	14-Sep-17	14-Sep-17	2-Jun-21	NOK	31,950.49
Gecina	1.375% Bonds, due Jan 26, 2028	19-Sep-17	19-Sep-17	26-Jan-28	EUR	700,000.00
Castellum AB	2.290% Series 403 unsecured medium-term notes, due Sept 20, 2024	20-Sep-17	20-Sep-17	20-Sep-24	SEK	20,983.09
Kungsleden 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	200,000.00
Deutsche Wohnen SE	0.600% Convertible bonds, due Jan 2026	26-Sep-17	26-Sep-17	31-Jan-26	EUR	800,000.00
Beni Stabili SpA SIIQ	1.625% Senior unsecured bond, due Oct 17, 2024	28-Sep-17	6-Oct-17	17-Oct-24	Euro	300,000.00
Castellum AB	Floating rate series 404 unsecured medium term notes, due Oct 2, 2024	2-Oct-17	2-Oct-17	2-Oct-24	SEK	15,636.81
					EUR	17,943,845.59

* 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 (€000)©
SEGRO Plc	2.375% Unsecured bonds, due Oct 11, 2029	5-Oct-17	5-Oct-17	11-Oct-29	GBP	392,583.10
SEGRO Plc	2.875% Unsecured bonds, due Oct 11, 2037	5-Oct-17	5-Oct-17	11-Oct-37	GBP	448,666.40
Castellum AB	0.970% Series 402 unsecured medium-term notes, due Apr 12, 2021	9-Oct-17	2-Oct-17	12-Apr-21	SEK	31,273.62
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	150,000.00
Alstria office REIT-AG	1.500% Unsecured corporate bonds, due Nov 2027	8-Nov-17	8-Nov-17	30-Nov-27	EUR	350,000.00
Klövern AB	Floating rate secured bonds, due Nov 2021	15-Nov-17	15-Nov-17	30-Nov-21	SEK	85,361.00
Wallenstam AB	0.875% Unsecured bonds, due Nov 15, 2020	15-Nov-17	15-Nov-17	15-Nov-20	SEK	85,361.00
Wallenstam AB	Floating rate unsecured bonds, due Nov 15, 2020	15-Nov-17	15-Nov-17	15-Nov-20	SEK	65,276.00
Wallenstam AB	Floating rate unsecured bonds, due Nov 15, 2022	15-Nov-17	15-Nov-17	15-Nov-22	SEK	25,106.00
TLG IMMOBILIEN AG	1.375% Unsecured standalone notes, due Nov 27, 2024	20-Nov-17	20-Nov-17	27-Nov-24	EUR	400,000.00
Inmobiliaria Colonial, S.A.	1.625% Senior unsecured notes, due Nov 28, 2025	21-Nov-17	21-Nov-17	28-Nov-25	EUR	500,000.00
Inmobiliaria Colonial, S.A.	2.500% Senior unsecured notes, due Nov 28, 2029	21-Nov-17	21-Nov-17	28-Nov-29	EUR	300,000.00
Entra ASA	Floating rate bonds, due Oct 14, 2022	24-Nov-17	27-Nov-17	14-Oct-22	NOK	61,773.00
Klépierre	1.625% Senior unsecured bonds, due Dec 13, 2032	28-Nov-17	28-Nov-17	13-Dec-32	EUR	500,000.00
Adler Real Estate AG	1.500% Senior unsecured notes, due Dec 6, 2021	29-Nov-17	29-Nov-17	6-Dec-21	EUR	500,000.00
Adler Real Estate AG	2.125% Senior unsecured notes, due Feb 6, 2024	29-Nov-17	29-Nov-17	6-Feb-24	EUR	300,000.00
Entra ASA	1.170% Senior unsecured notes, due Nov 9, 2018	10-Nov-17	10-Nov-17	9-Nov-18	NOK	63,326.70
Tritax Big Box REIT Plc	2.625% Senior unsecured notes, due Dec 14, 2026	1-Dec-17	1-Dec-17	14-Dec-26	GBP	283,986.80
Tritax Big Box REIT Plc	3.125% Senior unsecured notes, due Dec 14, 2031	1-Dec-17	1-Dec-17	14-Dec-31	GBP	283,986.80
Wereldhave N.V.	2.090% Senior notes, due Dec 14, 2027	14-Dec-17	14-Dec-17	14-Dec-27	EUR	75,975.00
Castellum AB	Floating rate series 405 unsecured medium term notes, due Dec 22, 2022	22-Dec-17	22-Dec-17	22-Dec-22	SEK	2,421.64
					EUR	22,848,942.65

* Converted to Euros

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Appendix - Historical Bond and Equity Issues

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2012						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (€000)©
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	25-Jan-12	26-Jan-12		GBP	18,200.64
alstria office REIT-AG	Ordinary shares, no par value	21-Feb-12	22-Feb-12		EUR	60,948.00
TAG Immobilien AG	Ordinary shares, no par value	29-Feb-12	16-Mar-12	16-Mar-12	EUR	66,083.00
UK Commercial Property Trust Limited	Ordinary shares, £0.25 par value	15-Mar-12	16-Mar-12		GBP	39,692.02
TAG Immobilien AG	Ordinary shares, no par value	29-Feb-12	19-Mar-12		EUR	60,911.00
NSI N.V.	Ordinary shares, €0.46 par value	12-Apr-12	12-Apr-12		EUR	25,066.00
GSW Immobilien AG	Ordinary shares, no par value	17-Apr-12	3-May-12	2-May-12	EUR	201,789.00
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	4-May-12	10-May-12		GBP	6,774.94
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	16-May-12	16-May-12		GBP	10,024.95
Primary Health Properties Plc	Ordinary shares, £0.50 par value	18-May-12	18-May-12		GBP	23,614.80
Technopolis Plc	Ordinary shares, no par value	15-May-12	12-Jun-12	12-Jun-12	EUR	32,640.00
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	455,961.00
Deutsche Wohnen AG	Ordinary bearer shares, no par value	11-Jun-12	28-Jun-12		EUR	5,141.00
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	9-Jul-12	9-Jul-12		GBP	12,859.26
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	12-Jul-12	12-Jul-12		GBP	12,881.91
Hamborner REIT AG	Ordinary shares, no par value	29-Jun-12	16-Jul-12	16-Jul-12	EUR	73,927.00
Capital & Counties Properties Plc	Ordinary shares, £0.25 par value	19-Sep-12	19-Sep-12		GBP	185,277.22
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	26-Sep-12	26-Sep-12		GBP	4,164.47
Citycon Oyj	Ordinary shares, no par value	7-Sep-12	1-Oct-12	1-Oct-12	EUR	90,709.00
Klövern AB	Preferred stock	14-Sep-12	1-Oct-12		GBP	77,098.92
Warehouses De Pauw	Ordinary shares	4-Oct-12	3-Oct-12		EUR	20,030.00
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	9-Oct-12	9-Oct-12		GBP	4,555.63
Picton Property Income Limited	Zero dividend preference shares, due Oct 15, 2016	6-Sep-12	10-Oct-12		GBP	27,314.11
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	1-Nov-12	1-Nov-12		GBP	2,545.14
* Converted to Euros					EUR	1,518,208.99

EPRA European Constituents Rights Offerings 2012 (cont.)

* Converted to Euros

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 (€000)©
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	14-Jan-13	14-Jan-13		GBP	3,671.28
Deutsche Wohnen AG	Ordinary bearer shares, no par value	15-Jan-13	16-Jan-13		EUR	195,101.00
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	21-Jan-13	21-Jan-13		GBP	1,211.02
Big Yellow Group Plc	Ordinary shares, £0.10 par value	23-Jan-13	23-Jan-13		GBP	44,132.74
LEG Immobilien AG	Ordinary shares, no par value	7-Jan-13	31-Jan-13		EUR	1,165,195.00
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	8-Feb-13	8-Feb-13		GBP	2,408.20
St. Modwen Properties Plc	Ordinary shares, £0.01 par value	26-Feb-13	26-Feb-13		GBP	56,803.88
Intu Properties Plc	Ordinary shares, £0.50 par value	27-Feb-13	27-Feb-13		GBP	322,740.84
Citycon Oyj	Ordinary shares, no par value	12-Feb-13	7-Mar-13	7-Mar-13	EUR	200,214.00
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	8-Mar-13	8-Mar-13		GBP	5,855.36
British Land Company Plc	Ordinary shares, £0.25 par value	12-Mar-13	12-Mar-13		GBP	563,595.18
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	18-Mar-13	18-Mar-13		GBP	1,187.41
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	20-Mar-13	20-Mar-13		GBP	1,189.62
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	3-Apr-13	25-Mar-13		GBP	1,199.44
Cofinimmo SA	Ordinary shares, no par value	26-Mar-13	26-Mar-13		EUR	86,574.00
Primary Health Properties Plc	Ordinary shares, £0.50 par value	22-May-13	6-Jun-13	6-Jun-13	GBP	19,300.26
Primary Health Properties Plc	Ordinary shares, £0.50 par value	22-May-13	11-Jun-13		GBP	27,025.27
Primary Health Properties Plc	Ordinary shares, £0.50 par value	22-May-13	11-Jun-13		GBP	4,186.57
Primary Health Properties Plc	Ordinary shares, £0.50 par value	22-May-13	11-Jun-13		GBP	29,998.05
Unite Group Plc	Ordinary shares, £0.25 par value	13-Jun-13	13-Jun-13		GBP	60,378.42
MedicX Fund Limited	Ordinary shares, no par value	18-Jun-13	18-Jun-13		GBP	3,315.04
Leasinvest Real Estate SCA	Ordinary shares, no par value	24-May-13	20-Jun-13	19-Jun-13	EUR	60,655.00
Befimmo SA	Ordinary shares, no par value	18-Jun-13	10-Jul-13		EUR	110,000.00
GAGFAH S.A.	Ordinary shares, €1.25 par value	9-Jul-13	10-Jul-13		EUR	261,075.00
Deutsche Annington Immobilien SE	Ordinary shares, no par value	9-Jul-13	10-Jul-13		EUR	575,000.00
* Converted to Euros					EUR	3,802,012.57

EPRA European Constituents Rights Offerings 2013 (cont.)

* Converted to Euros

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2014						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (€000)©
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	12-Sep-13	9-Jan-14		GBP	20,815.16
Eurobank Properties REIC	Ordinary shares, €2.13 par value	8-Nov-13	28-Jan-14	28-Jan-14	Euro	193,248.00
Safestore Holdings Plc	Ordinary share, £0.01 par value	29-Jan-14	30-Jan-14		GBP	39,591.55
DO Deutsche Office AG	Common stock, no par value	13-Jan-14	11-Feb-14	11-Feb-14	EUR	123,167.00
DO Deutsche Office AG	Common stock, no par value	13-Jan-14	14-Feb-14		EUR	7,280.00
Redefine International Plc	Ordinary shares, £0.08 par value	20-Feb-14	20-Feb-14		GBP	33,076.66
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	513,000.00
Shaftesbury Plc	Ordinary shares, £0.25 par value	6-Mar-14	6-Mar-14		GBP	189,079.53
Klövern AB	Preferred stock	24-Mar-14	24-Mar-14		SEK	5,315.08
Hemfosa Fastigheter AB	Common stock, no par value	24-Feb-14	21-Mar-14		SEK	407,220.39
Unite Group Plc	Ordinary shares, £0.25 par value	6-Mar-14	27-Mar-14	27-Mar-14	GBP	78,075.62
Unite Group Plc	Ordinary shares, £0.25 par value	6-Mar-14	27-Mar-14		GBP	43,345.26
Hansteen Holdings Plc	Ordinary shares, £0.10 par value	28-Mar-14	28-Mar-14		GBP	5,695.82
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	16,820.99
Intu Properties Plc	Ordinary shares, £0.50 par value	13-Mar-14	22-Apr-14	17-Apr-14	GBP	610,690.15
Inmobiliaria Colonial, S.A.	Ordinary shares, €1.00 par value	9-Apr-14	26-Apr-14	26-Apr-14	EUR	1,263,338.00
BUWOG AG	Common stock	28-Apr-14	28-Apr-14		EUR	1,294,975.23
Capital & Counties Properties Plc	Ordinary shares, £0.25 par value	14-May-14	14-May-14		GBP	315,820.41
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	14-May-14	14-May-14		GBP	6,076.29
Deutsche Annington Immobilien SE	Ordinary shares, no par value	19-May-14	22-May-14		EUR	585,000.00
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	22-May-14	22-May-14		GBP	3,065.34
Picton Property Income Limited	Ordinary shares, no par value	1-May-14	23-May-14		GBP	43,251.94
* Converted to Euros					EUR	5,797,948.41

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2014						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (€000)©
Quintain Estates and Development Plc	Ordinary shares, £0.25 par value	28-May-14	28-May-14		GBP	3,112.68
Klövern AB	Preferred stock	28-May-14	28-May-14		SEK	9,925.75
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	29-May-14	29-May-14		GBP	3,048.85
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	4-Jun-14	4-Jun-14		GBP	3,054.14
Citycon Oyj	Ordinary shares, no par value	13-May-14	9-Jun-14		EUR	206,367.00
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	18-Jun-14	18-Jun-14		GBP	2,897.42
MERLIN Properties SOCIMI, S.A.	Ordinary shares, €1.00 par value	13-Jun-14	26-Jun-14		EUR	1,291,520.00
Citycon Oyj	Ordinary shares, no par value	13-May-14	2-Jul-14	2-Jul-14	EUR	191,350.00
Citycon Oyj	Ordinary shares, no par value	3-Jul-14	8-Jul-14		EUR	5,186.00
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	1-Jul-14	28-Jul-14		GBP	46,103.09
F&C Commercial Property Trust Limited	Ordinary shares, £0.90 par value	5-Sep-14	5-Sep-14		GBP	62,965.08
Hammerson Plc	Ordinary shares, £0.25 par value	25-Sep-14	5-Sep-14		GBP	502,796.30
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	22-Sep-14	22-Sep-14		GBP	6,775.57
Kungsliden AB	Ordinary shares, SEK1.25 par value	15-Aug-14	8-Oct-14		SEK	174,146.06
LEG Immobilien AG	Ordinary shares, no par value	9-Oct-14	9-Oct-14		EUR	205,000.00
Entra ASA	Ordinary shares, NOK1.00 par value	17-Sep-14	17-Oct-14		NOK	624,200.09
Immobiliare Grande Distribuzione SIIQ SpA	Ordinary shares, no par value	7-Aug-14	21-Oct-14		EUR	199,678.00
Beni Stabili SpA SIIQ	Ordinary shares, €0.10 par value	2-Sep-14	22-Oct-14		EUR	149,724.00
TLG Immobilien AG	Ordinary shares, no par value	26-Sep-14	23-Oct-14		EUR	360,125.00
Deutsche Annington Immobilien SE	Ordinary shares, no par value	5-Nov-14	6-Nov-14		EUR	450,800.00
Workspace Group Plc	Ordinary shares, £1.00 par value	12-Nov-14	12-Nov-14		GBP	122,486.97
Standard Life Investments Property Income Trust Ltd	Ordinary shares, £0.01 par value	6-Jun-14	13-Nov-14		GBP	25,242.95
Klövern AB	Preferred stock	22-Oct-14	18-Nov-14		SEK	202,827.02
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	20-Mar-14	20-Nov-14		GBP	33,835.35
Warehouses De Pauw	Ordinary shares	19-Nov-14	20-Nov-14		EUR	37,500.00
* Converted to Euros					EUR	10,718,615.73

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2015						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (€000)©
F&C UK Real Estate Investments Limited	Ordinary shares, £0.01 par value	23-Jan-15	23-Jan-15		GBP	1,892.80
Picton Property Income Limited	Ordinary shares, no par value	1-May-14	22-Jan-15		GBP	9,239.70
Wereldhave Belgium	Ordinary shares	26-Jan-15	16-Feb-15	10-Feb-15	EUR	47,378.00
MedicX Fund Limited	Ordinary shares, no par value	17-Feb-15	18-Feb-15		GBP	37,259.05
Hamborner REIT AG	Ordinary shares, no par value	18-Feb-15			EUR	40,912.00
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	12-Feb-15	20-Feb-15		GBP	33,034.08
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	26-Feb-15	26-Feb-15		GBP	1,410.84
Redefine International Plc	Ordinary shares, £0.08 par value	27-Feb-15	27-Feb-15		ZAR	48,976.23
Redefine International Plc	Ordinary shares, £0.08 par value	27-Feb-15	27-Feb-15		GBP	48,682.42
Schroder Real Estate Investment Trust Limited	Ordinary shares, no par value	5-Mar-15	4-Mar-15		GBP	36,477.02
Foncière des Régions	Ordinary shares, €3.00 par value	26-Feb-15	12-Mar-15	12-Mar-15	EUR	254,652.00
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	6-Mar-15	18-Mar-15		GBP	215,041.15
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	6-Mar-15	18-Mar-15		GBP	26,483.53
Picton Property Income Limited	Ordinary shares, no par value	1-May-14	19-Mar-15		GBP	48,733.90
alstria office REIT-AG	Ordinary shares, no par value	24-Mar-15	24-Mar-15		EUR	102,724.00
Warehouses De Pauw	Ordinary shares		31-Mar-15		EUR	40,962.00
Cofinimmo	Ordinary shares, no par value	9-Apr-15		6-May-15	EUR	285,410.00
Merlin Properties	Ordinary shares, €1.00 par value	15-Apr-15		2-May-15	EUR	613,757.00
Unite Group Plc	Ordinary shares, £0.25 par value	16-Apr-15	16-Apr-15		GBP	159,817.07
Swiss Prime Site	Ordinary shares		13-May-15		CHF	410,562.73
Eurocommercial Properties	Bearer depositary receipt representing 10 ordinary shares, €0.50 par value	18-May-15	18-May-15		EUR	164,540.00
Deutsche Wohnen	Ordinary bearer shares, no par value	20-May-15	3-Jun-15		EUR	906,580.00
Deutsche Annington	Ordinary shares	16-Jun-15		1-Jul-15	EUR	2,250,000.00
Intervest Offices & Warehouses	Ordinary shares	17-Jun-15	17-Jun-15		EUR	110,760.00
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	8-Jun-15	17-Jun-15		GBP	75,523.64
* Converted to Euros					EUR	5,970,809.16

Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2015						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (€000)©
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	12-Jun-15	18-Jun-15		GBP	12,971.77
Pandox AB	Ordinary Shares		18-Jun-15		SEK	599,360.00
LEG Immobilien AG	Ordinary shares, no par value	23-Jun-15	23-Jun-15		EUR	73,623.00
Hamborner REIT	Ordinary shares	24-Jun-15		6-Jul-15	EUR	141,800.00
Aedifica	Ordinary shares	25-Jun-15	29-Jun-15		EUR	153,000.00
Wereldhave	Ordinary shares	25-Jun-15	29-Jun-15		EUR	257,000.00
Grainger Plc	Ordinary shares, £0.05 par value	1-Jul-15	1-Jul-15		GBP	42.34
Citycon Oyj	Ordinary shares, no par value	25-May-15	7-Jul-15		EUR	608,162.00
ADO Properties S.A.	Ordinary share, no par value	2-Jun-15	22-Jul-15		EUR	456,500.00
Lar España Real Estate SOCIMI, S.A.	Ordinary share, no par value	16-Jul-15		7-Aug-15	EUR	134,892.00
MERLIN Properties SOCIMI, S.A.	Ordinary share, no par value	15-Jul-15		7-Aug-15	EUR	1,033,696.00
Hansteen Holdings Plc	Ordinary shares, £0.10 par value	27-Aug-15	27-Aug-15		GBP	35,714.00
Target Healthcare REIT Limited	Ordinary shares, no par value	5-Sep-14	27-Aug-15		GBP	14,229.00
Grand City Properties S.A.	Ordinary shares, €0.10 par value	9-Sep-15	10-Sep-15		EUR	151,050.00
BUWOG AG	Ordinary shares, no par value	15-Sep-15	15-Sep-15		EUR	149,813.00
Hemfosa Fastigheter AB	6.200% Perpetual preferred stock, no par value	30-Sep-15	1-Oct-15		SEK	2,129.09
Assura	Ordinary shares	24-Sep-15	9-Oct-15		GBP	416,748.00
LEG Immobilien AG	Ordinary shares, no par value	12-Nov-15	12-Nov-15		EUR	306,680.00
Target Healthcare REIT Limited	Ordinary shares, no par value	16-Nov-15	19-Nov-15		GBP	23,189.54
Fastighets Balder AB	Class B ordinary shares, no par value	15-Dec-15	16-Dec-15		SEK	184,743.00
Immobiliare Grande Distribuzione SIIQ SpA	Ordinary shares, no par value	3-Dec-15	3-Dec-15		EUR	54,294.71
TLG IMMOBILIEN AG	Ordinary shares, no par value	17-Nov-15	18-Nov-15		EUR	108,333.87
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	13-Nov-15	18-Dec-15		GBP	114,662.18
Standard Life Investments Property Income Trust Limited	Ordinary shares, £0.01 par value	13-Nov-15	18-Dec-15		GBP	44,963.08
* Converted to Euros					EUR	11,048,405.74

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 (€000)©
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	27-Jan-16	11-Feb-16		GBP	255,410.88
Redefine International Plc	Ordinary shares, £0.08 par value	29-Jan-16	16-Feb-16		GBP	147,666.71
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	220,799.00
D. Carnegie & Co	Ordinary shares	4-Apr-16	5-Apr-16		SEK	51,100.00
Primary Health Properties Plc	Ordinary shares, £0.125 par value	22-Mar-16	6-Apr-16		GBP	37,547.80
Primary Health Properties Plc	Ordinary shares, £0.125 par value	22-Mar-16	12-Apr-16		GBP	74,974.42
Primary Health Properties Plc	Ordinary shares, £0.125 par value	22-Mar-16	12-Apr-16		GBP	55,358.61
Primary Health Properties Plc	Ordinary shares, £0.125 par value	22-Mar-16	12-Apr-16		GBP	19,230.94
Target Healthcare REIT Limited	Ordinary shares, no par value	12-Apr-16	10-May-16		GBP	151,879.88
ADO Properties S.A.	Ordinary share, no par value	20-Apr-16	20-Apr-16		EUR	99,750.00
Hemfosa Fastigheter AB	Common stock, no par value	15-Mar-16	10-May-16		SEK	195,252.07
Castellum AB	Ordinary shares, SEK0.50 par value	13-Apr-16		9-Jun-16	SEK	682,175.00
Hispania Activos Inmobiliarios SOCIMI, S.A.	Ordinary share, €1.00 par value	11-May-16		28-May-16	EUR	263,777.73
Lar España Real Estate SOCIMI, S.A.	Ordinary shares, €2 par value	7-Jul-16		23-Jul-16	EUR	147,174.00
Technopolis Plc	Ordinary shares, no par value	31-Aug-16		21-Sep-16	EUR	125,447.00
SEGRO Plc	Ordinary shares, £0.10 par value	2-Sep-16	2-Sep-16		EUR	387,862.80
ADO Properties S.A.	Ordinary share, no par value	13-Sep-16	13-Sep-16		EUR	198,800.00
Fastighets Balder AB	Class B ordinary shares, no par value	19-Sep-16	20-Sep-16		SEK	72,020.27
Befimmo SA	Ordinary shares, no par value	23-Sep-16	23-Sep-16		EUR	127,257.00
Hamborner REIT AG	Ordinary shares, no par value	12-Sep-16		27-Sep-16	EUR	153,186.00
Hamborner REIT AG	Ordinary shares, no par value	26-Sep-16	27-Sep-16		EUR	13,335.00
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	28-Sep-16	13-Oct-16		GBP	395,000.00
Warehouses De Pauw	Ordinary shares, no par value	16-Nov-16	24-Nov-16		EUR	147,894.00
Warehouses De Pauw	Ordinary shares, no par value	16-Nov-16	17-Nov-16		EUR	29,823.00
* Converted to Euros					EUR	4,052,722.10

EPRA European Constituents Rights Offerings 2016

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Appendix - Historical Bond and Equity Issues

EPRA European Constituents Rights Offerings 2017						
Company	Description	Announcement Date	Completion Date	If Rights Offering, Complete Subscription Close date	Currency	Gross Amount Offered (€000)©
Foncière des Régions	Ordinary shares, €3.00 par value	10-Jan-17	12-Jan-17		EUR	400,000.00
Diös Fastigheter AB	Ordinary shares, SEK2 par value	22-Nov-16	23-Jan-17		SEK	195,099.97
TLG Immobilien	Ordinary shares, €1.00 par value	30-Jan-17	31-Jan-17		EUR	116,000.00
Deutsche Wohnen AG	Ordinary bearer shares, no par value	21-Feb-17	21-Feb-17		EUR	545,278.00
Axiare Patrimonio Socimi, S.A.	Ordinary shares, €10 par value	7-Mar-17	7-Mar-17		EUR	93,437.00
Deutsche EuroShop AG	Ordinary shares, no par value	7-Mar-17	8-Mar-17		EUR	165,000.00
LondonMetric Property Plc	Ordinary shares, £0.10 par value	23-Mar-17	23-Mar-17		GBP	110,853.31
Aedifica SA	Ordinary shares, no par value	14-Mar-17	24-Mar-17		EUR	219,305.00
Kungsleden AB	Ordinary shares, SEK1.25 par value	6-Mar-17	24-Mar-17		SEK	172,048.87
SEGRO Plc	Ordinary shares, £0.10 par value	10-Mar-17	28-Mar-17		GBP	665,253.39
Custodian REIT Plc	Ordinary shares, £0.01 par value	4-Apr-17	4-Apr-17		GBP	1,599.00
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	24-Apr-17	10-May-17		GBP	160,788.02
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	24-Apr-17	11-May-17		GBP	19,316.49
Tritax Big Box REIT Plc	Ordinary shares, £0.01 par value	24-Apr-17	11-May-17		GBP	231,560.25
Inmobiliaria Colonial, S.A.	Ordinary shares, €2.50 par value	4-May-17	5-May-17		EUR	253,091.00
Intervest Offices & Warehouses	Ordinary shares, no par value	5-May-17	5-May-17		EUR	10,401.00
BUWOG AG	Ordinary shares, no par value	15-May-17			EUR	325,760.00
NewRiver REIT	Common stock, £0.01 par value	15-Jun-17	4-Jul-17		GBP	173,468.75
NewRiver REIT	Common stock, £0.01 par value	15-Jun-17	3-Jul-17	27-Jun-17	GBP	82,681.26
Assura Plc	Ordinary shares, £0.1 par value	20-Jun-17	20-Jun-17		GBP	111,584.56
Gecina	Ordinary shares, EUR 7.50 par value	18-Jul-17			EUR	1,001,361.00
GCP Student Living Plc	Ordinary shares, £0.01 par value	2-Feb-17	7-Jul-17		GBP	79,162.59
Empiric Student Property Plc	Ordinary share, £0.01 par value	4-Jul-17	14-Jul-17		GBP	53,732.92
Empiric Student Property Plc	Ordinary share, £0.01 par value	4-Jul-17	20-Jul-17		GBP	56,169.16
Empiric Student Property Plc	Ordinary share, £0.01 par value	4-Jul-17	20-Jul-17		GBP	14,129.89
* Converted to Euros					EUR	5,257,081.43

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