

Monthly Market Review

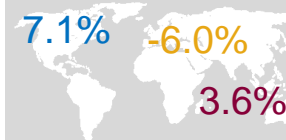
Europe

Asia

Americas

Emerging

% Total Returns (EUR)	Jun-16	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*	20 yrs*
Global Real Estate	4.0	7.0	12.9	14.8	14.6	6.5	9.3
Global Equities (FTSE)	-1.0	0.0	-2.6	8.8	8.8	5.4	6.6
Global Bonds (JP Morgan)	2.4	6.7	8.8	5.7	5.0	4.7	5.1
Europe Real Estate	-6.0	-5.1	1.1	16.0	11.1	3.0	9.3
Asia Real Estate	3.6	7.0	1.0	7.5	10.9	5.2	6.3
North America Real Estate	7.1	10.6	23.0	18.6	17.7	8.5	12.3



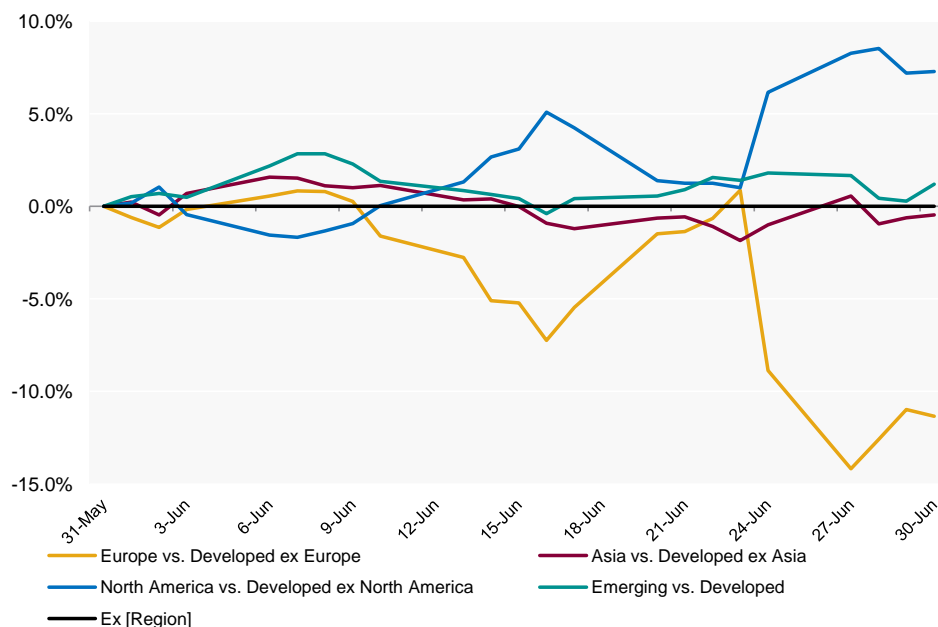
FTSE EPRA/NAREIT Developed Index

The FTSE EPRA/NAREIT Developed (Global) Index increased 4.0% during May 2016. Global equities and global bonds market lost 1.0% and gained 2.4% respectively during the month of June. Real estate markets in North America increased 7.1% and Europe's market decreased by 6.0% while Asia was up 3.6%.

Over a one-year period, global real estate investments have returned 12.9% compared to a loss of 2.6% and a gain of 8.8% from global equities and global bonds, respectively. Annualised ten-year rolling returns for real estate investments stand at 6.5%. Equities gained 5.4% while bonds markets posted a 4.7% return per annum.

At the end of June 2016, the FTSE EPRA/NAREIT Developed Index counted a total of 334 constituents, representing a free float market capitalisation of over EUR 1,268 billion.

Monthly Regional Over/Under Performance



* Annualised

** Shaded bars display previous month's data

Developed Index (TR) (EUR)

(ENGL) **4,371** ▲ 4.0%

Developed Europe (TR) (EUR)

(EPRA) **3,942** ▼ -6.0%

Developed Asia (TR) (EUR)

(EGAS) **2,735** ▲ 3.6%

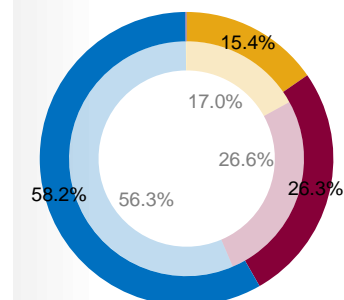
North America (TR) (EUR)

(EGNA) **6,421** ▲ 7.1%

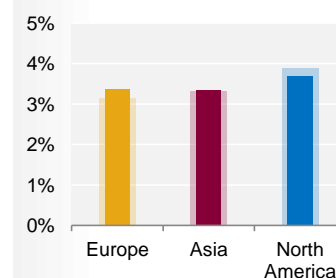
Emerging (TR) (EUR)

(ENEI) **2,495** ▲ 5.2%

Global Weights (EUR)**



Dividend Yields**



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FTSE EPRA/NAREIT Developed Index – Top 5 Performers

Company	Country	Total Return
Urstadt Biddle Properties	US	▲ 19.2%
Government Properties Trust	US	▲ 18.1%
Realty Income Corp.	US	▲ 16.1%
Digital Realty Trust	US	▲ 16.1%
Store Capital REIT	US	▲ 15.7%

FTSE EPRA/NAREIT Developed Index – Bottom 3 Performers

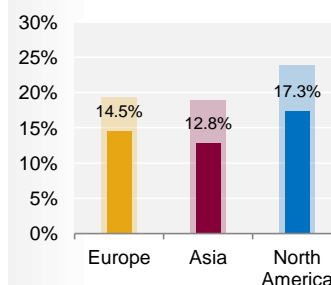
Company	Country	Total Return
Helical Bar Plc	UK	▼ -27.1%
Derwent London Plc	UK	▼ -22.1%
Workspace Group Plc	UK	▼ -21.0%

FTSE EPRA/NAREIT Developed Index – Top 10 Constituents

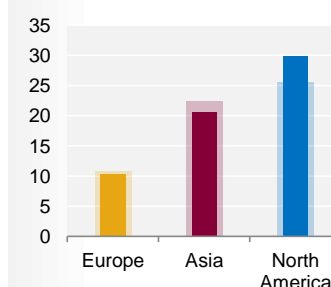
Company	Country	Total Return
Simon Property Group, Inc.	US	▲ 9.7%
Public Storage, Inc.	US	▲ 0.9%
Welltower Inc.	US	▲ 10.0%
ProLogis	US	▲ 4.0%
Unibail Rodamco	Netherlands	▼ -4.6%
Equity Residential Properties Trust	US	▲ 1.0%
AvalonBay Communities, Inc.	US	▲ 0.9%
Ventas, Inc.	US	▲ 10.9%
Mitsubishi Estate Company, Limited	Japan	▼ -10.5%
Mitsui Fudosan Co., Ltd.	Japan	▼ -12.2%



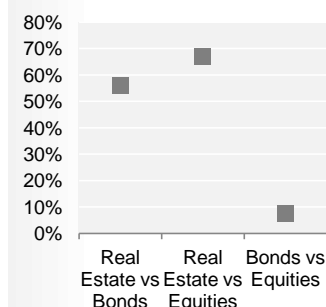
Volatility (10 yr. & 3 yr.)*



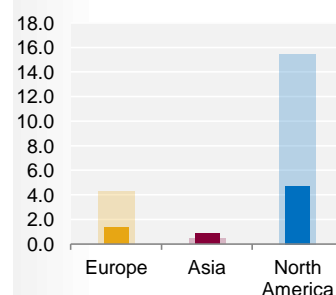
Index Turnover (EUR billion)



Correlation (3 yr. rolling)



Transactions (EUR billion)**



* Shaded bars are 3 yr.

** Previous month



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FTSE EPRA/NAREIT Developed Europe Index

The FTSE EPRA/NAREIT Developed Europe Index lost 6.0% during June 2016. The UK Index decreased by 10.2% compared to a decrease of 2.6% in France. The Netherlands was down by 4.5%.

At the end of June 2016, the FTSE EPRA/NAREIT Developed Europe Index counted a total of 100 constituents, representing a free float market capitalisation of over EUR 195 billion.

FTSE EPRA/NAREIT Developed Europe - Selected Country Indices

% Total Returns	Jun-16	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*	20 yrs*
Europe (EUR)	-6.0	-5.1	1.1	16.0	11.1	3.0	9.3
Europe ex UK (EUR)	-0.1	5.4	17.0	17.7	11.0	6.0	11.6
UK (GBP)	-10.2	-13.3	-10.1	10.1	8.5	-0.5	5.7
France (EUR)	-2.6	4.9	7.6	13.3	9.5	8.8	14.4
Netherlands (EUR)	-4.5	-0.6	5.4	12.6	3.1	3.3	8.7

Top stories - Europe

Vonovia SE - (Germany - Non-REIT - Rental - Residential)

[Notice](#) [Notice](#) ▲

6.3%

On June 10, Vonovia announced that it issued two bonds for a total value of EUR 1 billion. The first EUR 500 million bond has a maturity of 6 years and offers a 0.875% coupon. The second EUR 500 million bond has a maturity of 10 years and offers a 1.5% coupon. Both bonds are listed on Luxembourg Stock Exchange and have a BBB+ rating.

Gecina - (France - REIT - Rental - Diversified)

[Notice](#) ▼

-3.5%

On June 09, Gecina announced that it signed a preliminary agreement to acquire an office building in Paris' 17th arrondissement, close to Paris' central business district, from the AVIVA Group. This building, offering 5,700 sq m of space, was fully renovated in 2008 and has 104 parking spaces. The transaction represent approximately EUR 50 million. With annual revenues of EUR 2.8 million, the building is close to 90% occupied, primarily by CBRE Group, whose lease runs through to mid-2017. This acquisition is aligned with Gecina's strategy, aimed at further strengthening its exposure to Paris' most central sectors and Greater Paris' leading commercial hubs, where there are growing signs of a rental market upturn.

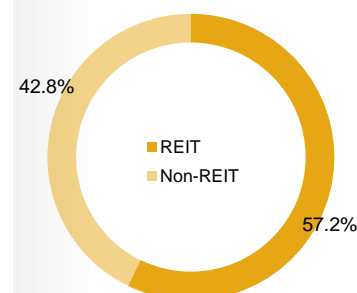
Icade - (France - REIT - Non-Rental - Diversified)

[Notice](#) ▼

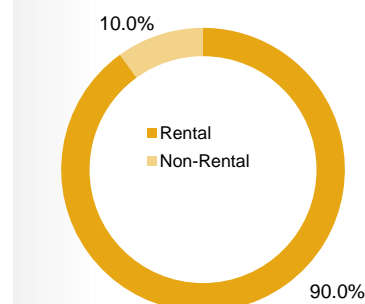
-1.9%

On June 17, Icade announced that its subsidiary, Icade Santé, acquired a property portfolio that comprises of 4 medium-care facilities operated by Ramsay Generale de Sante for EUR 57 million from private investors. These properties are under leases with no break clauses for an average term of 9.2 years. With this deal, Icade Santé continues to expand and consolidate its position as the leader in healthcare real estate, with a portfolio of 95 assets including 4 under development. Icade has a 56.5% stake in Icade Santé Furthermore, Icade announced the signing of a preliminary agreement to purchase a fully-leased office building located in Gentilly from an investment fund managed by OREIMA for approximately EUR 50 million. This building has a floor area of 13,000 sq m and benefits from excellent visibility. The final acquisition is expected to take place in Q3 2016.

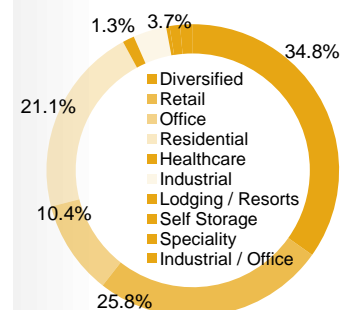
Developed Europe REIT / Non-REITs



Developed Europe Focus split



Developed Europe Sector split



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Workspace Group - (UK - REIT - Rental - Office)

[Notice](#) ▼

-20.5%

On June 14, Workspace announced that it exchanged the contracts for the disposal of the remaining seven properties in the BlackRock Workspace Property Trust (BWPT) joint venture, in which Workspace has a 20% interest, for GBP 118 million and a net initial yield of 4.7%.

The seven properties sold were Baden Place in London Bridge, Burford Road Business Centre in Stratford, City Road near Old Street, Europa Studios in Acton, Little London in Bermondsey, 6 Lloyds Avenue near Aldgate and Union Court in Clapham. Following the completion of this disposal, a performance fee will be payable by BWPT to Workspace based on the returns achieved over the five years of the joint venture. This fee is estimated to be GBP 24 million.

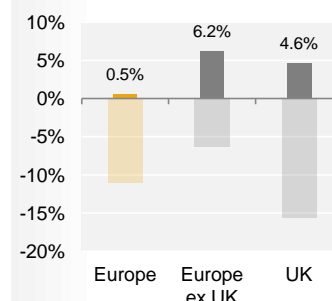
Entra ASA - (Norway - Non-REIT - Rental - Office)

[Notice](#) ▼

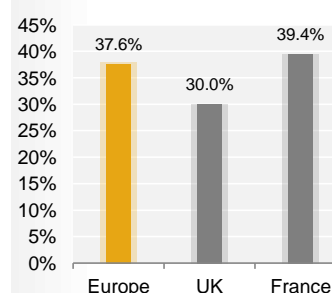
-0.9%

On June 01, Entra announced that it signed an agreement to buy three quality office properties at Skøyen in Oslo from Norwegian Property. The portfolio comprises of 61,000 sq m gross area, of which around 43,100 sq m is office space and 2,700 sq m retail. The total transaction price was approximately NOK 2.5 billion. The portfolio is 95% let to high quality tenants with an average remaining lease term of 6.2 years. The transaction is in line with Entra's strategy of growth in central areas of the largest cities in Norway.

Discounts to NAV*



LTV (last month)



*shaded bars are 20-year averages



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FTSE EPRA/NAREIT Developed EMEA Index – Top 5 Performers

Company	Country	Total Return
ADO Properties SA	Germany	▲ 9.8%
Deutsche Wohnen AG	Germany	▲ 8.2%
BUWOG AG	Austria	▲ 8.0%
Aedifica	Belgium	▲ 6.7%
Vonovia SE	Germany	▲ 6.1%

FTSE EPRA/NAREIT Developed EMEA – Bottom 3 Performers

Company	Country	Total Return
Helical Bar Plc	UK	▼ -27.1%
Derwent London Plc	UK	▼ -22.1%
Workspace Group Plc	UK	▼ -21.0%

FTSE EPRA/NAREIT Developed EMEA – Top 10 Constituents

Company	Country	Total Return
Unibail Rodamco	Netherlands	▼ -4.6%
Vonovia SE	Germany	▲ 6.1%
Deutsche Wohnen AG	Germany	▲ 8.2%
Land Securities Group Plc	UK	▼ -11.7%
Klepierre	France	▼ -4.1%
British Land Co Plc	UK	▼ -20.1%
LEG Immobilien AG	Germany	▲ 4.9%
Swiss Prime Site AG	Switzerland	▲ 3.2%
Hammerson Plc	UK	▼ -8.6%
Gecina	France	▼ -3.9%

Corporate Actions

Following the June 2016 quarterly review, two companies were added to the EPRA Developed Europe Index: Regional REIT from the UK (78% free float and 274,217,264 SII) and WCM Beteiligungs und Grundbesitz from Germany (66% free float and 120,772,500 SII). Four companies were reclassified: CA Immobilien from Diversified to Office, Icade from Office to Diversified, Merlin Properties from Office to Diversified, and Unite Group from Rental to Non-Rental. D Carnegie & Co AB has a new free float percentage of 54% (was 63%) and a new number of SII of 71,938,910. TAG Immobilien has new free float percentage of 95% (was 100%) and a new number of SII of 132,501,206. Three companies obtained a new free float percentage: Azrieli Group, Immobiliaria Colonial S.A., and Intervest Offices and Warehouses of respectively 36% (was 30%), 72% (was 66%), and 90% (was 85%). Another six companies have a new number of SII: ADO Properties SA, Befimmo, Fonciere Des Regions, Green REIT PLC, Hansteen Holdings, Segro, and Wallenstam. Citycon from Finland had a capital repayment of EUR 0.0375 on June 21.



The working benchmark



EPRA's globally used benchmark for listed real estate let's you build your investment strategies with precision and flexibility.

Build it, maintain it, tailor it.

www.epra.com/index



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FTSE EPRA/NAREIT Developed Asia Index

The FTSE EPRA/NAREIT Developed Asia Index increased by 3.6% during June 2016. The Hong Kong Index was up by 4.3% compared to a decrease of 6.7% in Japan. The Australia Index was up by 3.7%, while Singapore increased 2.7% during the month.

At the end of June 2016, the FTSE EPRA/NAREIT Developed Asia Index counted a total of 81 constituents, representing a free float market capitalisation of EUR 334 billion.

FTSE EPRA/NAREIT Developed Asia - Selected Country Indices

% Total Returns	Jun-16	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*	20 yrs*
Asia (EUR)	3.6	7.0	1.0	7.5	10.9	5.2	6.3
Hong Kong (HKD)	4.3	3.0	-15.2	-0.3	0.7	5.6	5.9
Japan (JPY)	-6.7	-7.3	-12.7	0.9	13.5	1.7	3.7
Australia (AUD)	3.7	16.7	24.8	18.5	17.9	2.3	9.2
Singapore (SGD)	2.7	5.5	-2.9	3.0	5.3	3.8	1.8

Top stories - Asia

Mitsui Fudosan - (Japan - Non-REIT - Non-Rental - Diversified)

[Notice](#)



-14.3%

Mitsui & Co. and Mitsui Fudosan are currently implementing the OH-1 Project, an integrated development project in 2, Ohtemachi 1-Chome District. The construction work commenced on May 18, 2016, and a commemoration ceremony to mark the start of work on this project was held on June 8. In this Project, Mitsui and Mitsui Fudosan are collaborating on a large-scale integrated redevelopment initiative centering on two office buildings. The total floor area of the buildings will be 360,000 sqm. , making this one of the biggest redevelopment projects ever undertaken in Tokyo. In addition to office space equipped with cutting-edge systems, there will also be a multipurpose hall capable of accommodating both business and entertainment activities, as well as a luxury hotel that will rank among Japan's finest. An unusual feature for a redevelopment project situated on prime land will be a large open space covering an area of about 6,000 sqm. , which includes the place that was popularly known as Karugamo Plaza ("Duck Plaza"). Mitsui and Mitsui Fudosan will advance the project as an initiative that will contribute to Tokyo's international competitiveness. The buildings are scheduled for completion in late February 2020. After completion, Mitsui will relocate its Headquarters into the office section of the Project.

Japan Real Estate Investment Corporation - (Japan - REIT - Rental - Office)

[Notice](#)

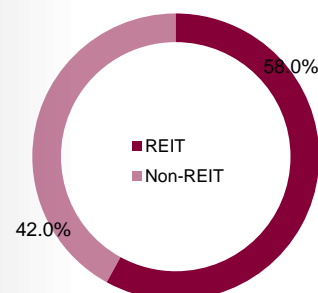


-2.3%

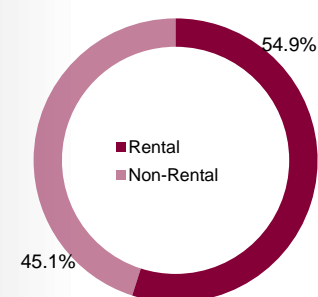
Japan Real Estate Investment Corporation announced its decision on June 17, 2016 to draw down loans and to allocate a part of the funds for repayment of the existing long-term loans of JPY 24 billion executed on June 23, 2011. Mizuho Bank, The Bank of Tokyo-Mitsubishi UFH, Sumitomo Mitsui Trust Bank, and Mitsubishi UFJ Trust and Banking Corporation each provide a loan amounting to JPY 5 billion with a principal repayment date on December 26, 2016. The interest rate will be a 1-month JPY LIBOR + 0.04%.

* Annualised

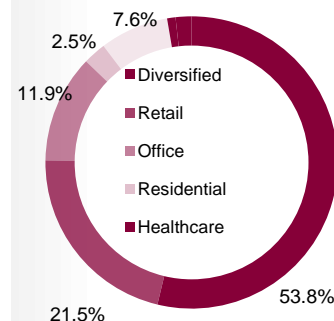
Developed Asia REIT / Non-REITs



Developed Asia Focus split



Developed Asia Sector split



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Sun Hung Kai Props - (Hong Kong - Non-REIT - Non-Rental - Diversified) [Notice](#) ▲ 1.8%

Sun Hung Kai Properties Limited was named one of the top ten developers in Hong Kong by BCI Asia for the sixth year running. This is the latest recognition of SHKP's leading position in the industry, earned through quality developments with premium design and construction that serve the needs of customers and the community in the spirit of Building Homes with Heart. The annual BCI Asia Top Ten Awards recognize the best developers and architectural firms in seven Asian jurisdictions including Hong Kong and Singapore. Candidates are judged on criteria such as aggregate value and green ratings of projects under development during the past year. The awards are meant to endorse and promote excellence in construction and sustainability in the industry.

Scentre Group - (Australia - REIT - Rental - Retail) [Notice](#) ▲ 5.6%

Scentre Group has agreed with PGGM Private Real Estate Fund to redeem approximately AUD 600 million of the AUD 1.2 billion Property Linked Notes that it holds and to extend the review dates of the remaining Notes totalling approximately AUD 555 million. The Notes, originally issued in 2006, provide income and capital returns to the holder based on the economic performance of the underlying shopping centres and have a first review date of December 31, 2016. Approximately AUD 160 million of the Notes, linked to Westfield Tea Tree Plaza, will be redeemed on June 30, 2016, effectively increasing Scentre Group's economic interest in that centre by 25%. A further AUD 440 million of Notes, linked to Westfield Belconnen, Westfield Burwood and Westfield Hornsby, will be redeemed on December 31, 2016 and will effectively increase Scentre Group's economic interest in these centres by 25%, 25% and 5% respectively. The remaining Notes of approximately AUD 555 million, linked to economic interests in Westfield Parramatta (12.5%), Westfield Southland (12.5%) and Westfield Hornsby (20%), will remain outstanding and have the following review dates of December 31, 2021, 2022 and 2023 respectively. The redemption of the Notes will be funded from existing financing facilities. The impact of the redemptions, in isolation, will be to increase gearing by 1.9%.

Stockland - (Australia - REIT - Non-Rental - Diversified) [Notice](#) ▲ 4.0%

Stockland has agreed to acquire 95 hectares of residential zoned land bordering its 198 hectare Elara community at Marsden Park in North West Sydney. Stockland will acquire the property from Winten Property Group for AUD 290 million on capital-efficient terms over 30 months. Completion of the transaction is subject to a number of conditions precedent being satisfied. Mark Steinert, Managing Director and CEO at Stockland, said: "This is a good investment for Stockland, which increases our exposure to the strongly performing Sydney residential property market. The North West Sydney Growth Centre remains under-supplied, given the pent up demand for vacant land and the strong underlying fundamentals that we see for this corridor. "The property is zoned for residential development and immediately adjacent to our highly successful Elara community. It presents us with a unique opportunity to continue development, extend the project and maintain strong sales momentum for several more years." The master plan for the existing Elara community will yield more than 2,300 residential lots, more than 900 of which have been sold since the project launched in April 2014. The new acquisition is expected to yield more than 1,500 additional



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FTSE EPRA/NAREIT Developed Asia Index – Top 5 Performers

Company	Country	Total Return
Wharf Holdings	Hong Kong	▲ 13.3%
Link REIT	Hong Kong	▲ 12.7%
Champion REIT	Hong Kong	▲ 9.2%
Sino Land Company Limited	Hong Kong	▲ 8.0%
Fortune Real Estate Investment Trust	Hong Kong	▲ 7.9%

FTSE EPRA/NAREIT Developed Asia – Bottom 3 Performers

Company	Country	Total Return
AEON REIT Investment	Japan	▼ -16.8%
Mitsui Fudosan	Japan	▼ -12.2%
Invincible Investment Corporation	Japan	▼ -11.9%

FTSE EPRA/NAREIT Developed Asia – Top 10 Constituents

Company	Country	Total Return
Mitsubishi Estate	Japan	▼ -10.5%
Mitsui Fudosan	Japan	▼ -12.2%
Scentre Group	Australia	▲ 6.0%
Cheung Kong Property Holdings	Hong Kong	▲ 0.4%
Sun Hung Kai Properties	Hong Kong	▲ 4.3%
Link REIT	Hong Kong	▲ 12.7%
Westfield Corporation	Australia	▲ 0.3%
Sumitomo Realty & Development	Japan	▼ -9.6%
Goodman Group	Australia	▲ 2.0%
Stockland Trust Group	Australia	▲ 5.7%

Corporate Actions

City Developments from Singapore was added to the indices following the June 2016 quarterly review with a free float percentage of 65% and 909,301,300 shares in issue. Kenedix Retail REIT from Japan was added to the index as well with a free float percentage of 98% and 419,250 SII. Hang Lung Properties was reclassified from Non-Rental to Rental and has a new free float percentage of 45% (was 50%). The following companies obtained an updated free float percentage: Advance Residence Investment 93% (was 98%), Frontier Real Estate Investment Corporation 90% (was 95%), Fukuoka REIT 84% (was 89%), Industrial and Infrastructure Fund Investment Corp. 92% (was 97%), Japan Logistics Fund 95% (was 100%), Japan Real Estate Investment 92% (was 96%), Nippon Accommodations Fund 92% (was 97%), Sun Hung Kai Properties 49% (was 58%), Tokyu REIT 90% (was 95%), United Urban Investment 95% (was 100%), and Wharf Holdings 50% (was 45%). The stocks with an updated number for SII are: Ascendas REIT (A-REIT), Goodman Group, Henderson Land Development, Japan Real Estate Investment, Keppel REIT, Mapletree Industrial Trust, New World Development, Nippon Prologis REIT, Orix Jreit Inc., Sino Land, and Stockland Trust Group.



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FTSE EPRA/NAREIT North America Index

The FTSE EPRA/NAREIT North America Index increased by 6.9% during May 2016. The United States Index gained 6.9% compared to an increase of 5.9% in Canada.

At the end of June 2016, the FTSE EPRA/NAREIT North America Index counted a total of 152 constituents, representing a free float market capitalisation of over EUR 737 billion.

FTSE EPRA/NAREIT North America - Country Indices

% Total Returns	Jun-16	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*	20 yrs*
North America (USD)	6.9	13.1	22.6	12.6	11.6	7.0	11.5
United States (USD)	6.9	12.3	23.3	13.3	12.3	7.0	11.4
Canada (CAD)	5.9	21.3	15.0	9.9	8.7	8.1	12.1

Top stories - North America

SL Green Realty - (US - REIT - Rental - Office)

[Notice](#)



5.0%

SL Green Realty sold a Manhattan office buildings complex on 388-390 Greenwich Street to Citigroup for USD 1.76 billion, *The Real Deal* reported. The final sales price is lower by more than USD 200 million, compared to the initial USD 2 billion price announced by the REIT earlier this year. The transaction, however, represents the largest deal in New York's commercial real estate market year-to-date. The buildings are occupied by Citigroup and serve as its Tribeca headquarters. The 39-story tower at 388 Greenwich St. contains 1.59 million square feet and the adjacent nine-story building at 390 Greenwich St. covers 760,000 square feet. In January, SL Green announced that Citigroup would exercise a USD 2 billion option to reacquire the 2.7 million-square-foot office complex that the bank sold to SL Green and Ivanhoe Cambridge for nearly USD 1.6 billion in 2007. The buyback option was part of a USD one billion lease renewal deal with Citigroup. The city's largest landlord added that it will "realize approximately USD 1.8 billion" in proceeds at the deal's closing, including a USD 94 million lease termination payment from Citigroup. SL Green expects to use the sale proceeds "to repay approximately USD 345 million of its corporate credit facility and retire the USD 1.45 billion mortgage" on 388-390 Greenwich Street.

InnVest REIT - (Canada - REIT - Rental - Lodging/Resorts)

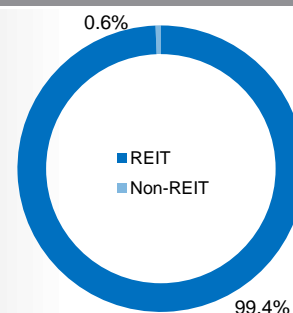
[Notice](#)



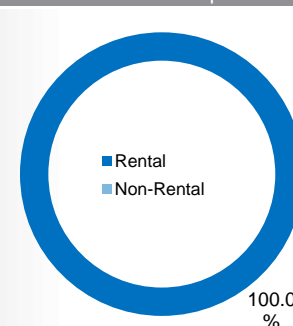
5.0%

InnVest REIT received court approval for its deal to be acquired by Bluesky Hotels and Resorts. The Alberta Superior Court of Justice issued a final order for the approval of the deal under which Bluesky agreed to buy the REIT's issued and outstanding units for CAD 7.25 per unit in cash. The Ontario-based and backed by capital from Hong Kong, Bluesky Hotels & Resorts, agreed to buy InnVest Real Estate Investment Trust for CAD 2.1 billion (USD 1.6 billion), giving the firm a stake in some of Canada's most historic hotels and beachhead for expansion in North America according to Bloomberg. The deal is based on CAD 7.25 a share, which equalled a 33% premium over the close price at the time of the announcement on May 11th. The deal would give Bluesky one of Canada's largest hotel portfolios with 109 properties, including a stake in Toronto's Fairmont Royal York Hotel, which was built in 1929 and host to British royalty. InnVest also holds a 50 percent stake in Choice Hotels Canada Inc., one of the biggest franchisers of hotels in the country. The deal is the largest purchase of a Canadian REIT since H&R REIT bought Primaris Retail REIT for CAD 4 billion in 2013. The company added it expects that the Arrangement will close in the third quarter of 2016.

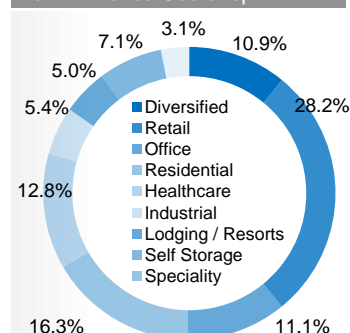
North America REIT / Non-REITs



North America Focus split



North America Sector split



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Senior Housing Properties Trust - (US - REIT - Rental - Health Care) [Notice](#) ▲ 11.5%

Senior Housing Properties Trust agreed to acquire seven assisted-living communities from Five Star Quality Care under a sale-leaseback transaction valued at USD 112.4 million, according to SNL. At the same time, Five Star Quality Care agreed to a combined lease for the communities for a 12.5-year term expiring at 2028-end with renewal options. The initial annual rent is USD 8.4 million, or roughly 7.5% of the purchase price, subject to a potential rent increase after 2017. The tenant under the lease will be a Five Star subsidiary. The REIT disclosed that said it funded the acquisition with cash on hand and drawings under its USD one billion unsecured revolving credit facility. Five Star, previously a wholly owned subsidiary of the REIT, added that it in excess of net book value, it realized a net sale price of roughly USD 81.8 million from the transaction and expects to amortize this gain as a reduction of rent expense during the lease term. The seven communities covered in the deal hold 545 units and are spread across North Carolina, South Carolina, Tennessee and Virginia.

Crombie Real Estate Investment Trust - (Canada - REIT - Rental - Retail) [Notice](#) ▲ 4.7%

Crombie REIT completed a CAD 418 million acquisition with Empire Co, SNL reported. Under the deal the REIT will purchase a portfolio of 19 retail assets, a 50% stake in three distribution centers and two development land parcels adjacent to its existing properties. In addition, an investment will be made to renovate and expand 10 Sobeys Inc.-anchored assets currently owned by Crombie. The Company financed the transaction with approximately CAD 324.6 million in cash and CAD 93.4 million through the issuance of 6,353,741 class B LP units of Crombie LP, along with the REIT's attached special voting units, to Empire subsidiaries. The REIT's unit holders approved the unit issuance at a June 28 meeting. Crombie funded the cash portion of the deal using about CAD 125.7 million in net proceeds from its recently completed subscription receipt offering and drawings on its existing revolving term credit facilities. The units issued in exchange for the subscription receipts will be entitled to receive the per-unit cash distribution of 7.417 cents, payable July 15 to holders of record as of June 30. Empire will continue to indirectly own a 41.5% economic and voting interest in Crombie, or 40.3% on a fully diluted basis, after the completion of the deal and the subscription receipt conversion.

Ashford Hospitality Trust - (US - REIT - Rental - Lodging/Resorts) [Notice](#) ▲ 6.8%

Ashford Hospitality Prime said that the USD 20.25-per-share takeout offer "materially undervalues" the company which traded for USD 14.32 per share as of the close of trading June 27, in a letter to a potential acquirer. According to SNL, Ashford Prime disclosed that its financial adviser, Deutsche Bank Securities has met with Lyle Weisman, manager of Weisman Group, which offered to acquire the company's assets for USD 1.48 billion. Weisman identified two lenders interested in underwriting the debt in the transaction, and said he is willing to contribute his existing equity stake, in partnership with Judah Hertz of the Hertz Investment Group, who would provide the remaining equity. The Company added that it "will not sell below full and fair value," but will grant Weisman an opportunity to undertake due diligence on Ashford Prime, on a nonexclusive basis, in an effort to encourage him to produce an offer "materially above" his original proposal. The USD 20.25-per-share figure is a gross number from which the termination fee payable to Ashford Prime's external adviser, Ashford Inc., must be subtracted, the company noted, adding that Weisman's USD 70 million estimate for that fee may be too low, "as has been stated many times publicly." Weisman was asked by the REIT to let Deutsche Bank Securities know, no later than June 30, whether his firm will proceed.



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FTSE EPRA/NAREIT North America Index – Top 5 Performers

Company	Country	Total Return
Urstadt Biddle Properties	US	▲ 19.2%
Government Properties Trust	US	▲ 18.1%
Realty Income	US	▲ 16.1%
Digital Realty Trust	US	▲ 16.1%
Store Capital REIT	US	▲ 15.7%

FTSE EPRA/NAREIT North America – Bottom 3 Performers

Company	Country	Total Return
FelCor Lodging Trust	US	▼ -5.2%
Cousins Property	US	▼ -4.1%
Parkway Properties, Inc.	US	▼ -3.8%

FTSE EPRA/NAREIT North America – Top 10 Constituents

Company	Country	Total Return
Simon Property Group	US	▲ 9.7%
Public Storage	US	▲ 0.9%
Welltower Inc.	US	▲ 10.0%
ProLogis	US	▲ 4.0%
Equity Residential	US	▲ 1.0%
AvalonBay Communities	US	▲ 0.9%
Ventas Inc	US	▲ 10.9%
Boston Property	US	▲ 5.7%
Realty Income	US	▲ 16.1%
Digital Realty Trust	US	▲ 16.1%

Corporate Actions

In North America we saw two additions and two deletions following the June 2016 quarterly review. Extendicare Inc. and Winthrop Realty Trust were deleted from the indices and Four Corners Property Trust as well as Seritage Growth Properties were added to the indices. Both with a free float of 100% and 59,421,592 SII and 25,865,492 SII respectively. Three companies had a reclassification: Artis Real Estate Investment from Diversified to Industrial/Office, Forest City Realty Trust from Non-REIT to REIT, and Lexington Realty Trust from Diversified to Industrial/Office. Gaming & Leisure Properties has a new free float of 100% (was 88%) and Sun Communities has a new free float percentage of 89% (was 96%) and an updated number of SII of 64,576,363. A long list of companies have an updated number of shares, for Canada these are: First Capital Realty, H & R REIT, Killam Apartment REIT, and Pure Industrial Real Estate Trust. For the USA: Acadia Realty Trust, American Homes 4 Rent, Brixmor Property Group, Cedar Realty Trust, Colony Starwood Homes, CubeSmart, DCT Industrial Trust, DDR Corp, Digital Realty Trust, Education Realty Trust, Empire State Realty Trust, Extra Space Storage, Felcor Lodging Trust, First Industrial Realty Trust, Healthcare Realty Trust, Healthcare Trust of America, Highwoods Properties, Host Hotels & Resorts, Investors Real Estate Trust, Kimco Realty Corp., Macerich, National Retail Properties, New Senior Investment Group, Post Properties Trust, Realty Income, Retail Opportunity Investments Corp., Rexford Industrial Realty, Silver Bay Realty Trust, Sovran Self Storage, Spirit Realty Capital, Store Capital REIT, Sunstone Hotel Investors, Terreno Realty, UDR, W.P. Carey Inc., Washington Real Estate Investment Trust, Weingarten Realty Investors, and Xenia Hotels & Resorts Inc.



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FTSE EPRA/NAREIT Emerging Index

The FTSE EPRA/NAREIT Emerging Index gained 5.2% during June 2016. Emerging EMEA was up 8.1%, while Emerging Asia Pacific gained 3.9%. Real estate markets in Emerging Americas gained 8.6% over the month.

At the end of June 2016, the FTSE EPRA/NAREIT Emerging Index counted a total of 149 constituents, representing a free float market capitalisation of almost EUR 126.5 billion.

FTSE EPRA/NAREIT Emerging - Country Indices

% Total Returns	Jun-16	YTD	1 yr	3 yrs*	5 yrs*
Emerging (EUR)	5.2	1.5	-6.0	4.2	5.4
Emerging EMEA (EUR)	8.1	14.0	-4.3	10.2	10.0
Emerging Europe (EUR)	-0.2	3.2	-0.5	0.5	-3.9
Emerging MEA (EUR)	10.1	16.5	-5.3	13.0	13.7
Emerging Asia Pacific (EUR)	3.9	-3.7	-7.5	6.1	13.4
Emerging Americas (EUR)	8.6	20.4	-1.3	-11.8	-16.1

FTSE EPRA/NAREIT Emerging Index – Top 10 Constituents

Company	Country	Total Return
China Overseas Land & Investment	China	▲ 6.3%
China Resources Land Ltd	China	▼ -0.1%
Fibra Uno Administracion S.A. de C.V.	Mexico	▼ -2.7%
SM Prime Holdings	Philippines	▲ 10.1%
Ayala Land	Philippines	▲ 5.3%
Growthpoint Properties	South Africa	▲ 7.1%
Dalian Wanda Commercial Properties Co. Ltd.	China	▼ -4.8%
Global Logistics Properties	China	▲ 0.8%
Redefine Properties	South Africa	▲ 2.4%
Country Garden Holdings	China	▲ 4.5%

Corporate Actions

In the emerging region we saw four additions and four deletions following the June 2016 quarterly review. From China Renhe Commercial Holdings (P-Chip) and China Oceanwide Holdings were removed, Land & Houses from Thailand and Lippo Karawaci from Indonesia were also deleted. Malaysian Resources Corp. and UEM Sunrise from Malaysia were added to the index with a free float of 44% and 35% respectively. Ronshine China Holdings (P-Chip) from China and Prologis Property Mexico S.A. de C.V. from Mexico were added to the indices as well. The following companies were reclassified: Country Garden Holdings from Diversified to Residential, Soho China from Non-Rental to Rental, and WHA from Rental to Non-Rental. BR Properties has a new free float of 30% (was 64%) and SM Prime Holdings has a new free float of 32% (was 27%). Three companies in the AIM index have a new number of SI: Conygar Investment Company, NewRiver Retail, and Taliesin Property Fund. The following companies in the emerging region have an updated number of SI: Ascott Residence Trust, CapitaLand Retail China Trust Management, Delta Property Fund, Eastern & Oriental Berhad, Emaar Misr for Development SAE, Even Construtora e Incorporadora, EZ TEC Empreendimentos Participacoes, Growthpoint Prop. Ltd, Immofinanz AG, Resilient REIT Ltd, Spring Real Estate Investment Trust, Tecnisa, Vista Land & Lifescapes, Vukile Property Fund and Yuexiu Real Estate Investment Trust.



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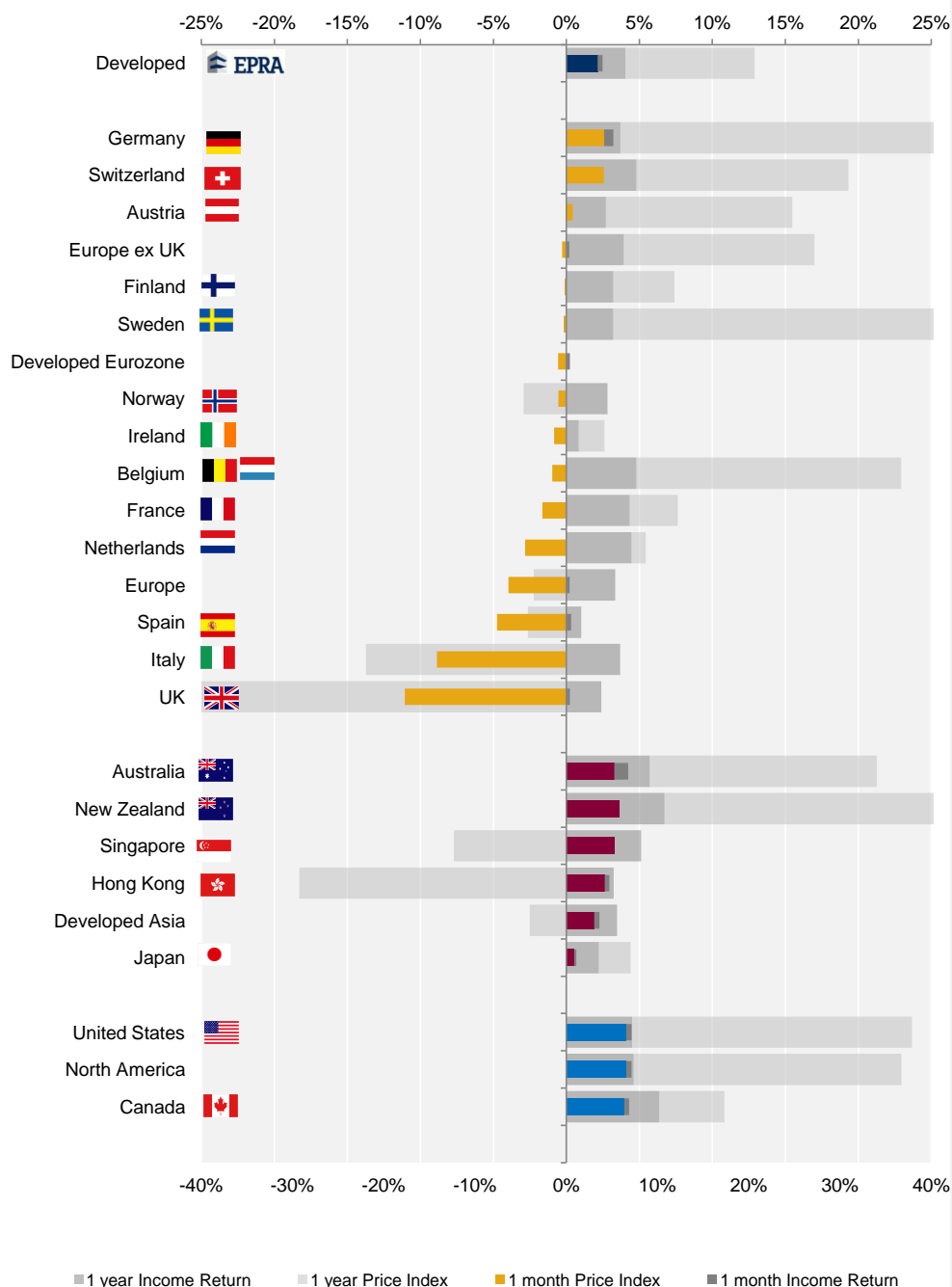
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FTSE EPRA/NAREIT Monthly Index Performances (EUR)



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Exchange Traded Funds (ETFs) tracking FTSE EPRA/NAREIT Global Index Series

ETF Provider	ETF Name	Benchmark BB ticker	ETF 1M return	AUM 05/2016	AUM 06/2016	% change
Amundi	Amundi ETF FTSE EPRA Europe Real Estate UCITS ETF	NEPRA	-7.5%	651	604	-7%
Blackrock	iShares Developed Markets Property Yield UCITS ETF	TENGDN	12.1%	2,890	2,964	3%
Blackrock	iShares European Property Yield UCITS ETF	TENDPNE	7.1%	1,637	1,609	-2%
Blackrock	iShares UK Property UCITS ETF	TELUKNG	-13.2%	1,075	894	-17%
Blackrock	iShares US Property Yield UCITS ETF	TENUDNU	14.2%	667	718	8%
Blackrock	iShares International Developed Real Estate ETF	TRGXUU	-0.4%	737	740	0%
Blackrock	iShares Asia Property Yield UCITS ETF	TENADNU	13.7%	253	249	-2%
Blackrock	iShares Global REIT ETF	RNXG	3.8%	159	169	7%
Blackrock	iShares Europe Developed Real Estate ETF	NUPRA	-7.3%	79	70	-11%
BNP Paribas	BNP Paribas Easy FTSE EPRA/NAREIT Eurozone Capped	NROEUE	-1.4%	321	593	85%
BNP Paribas	BNP Paribas Easy FTSE EPRA/NAREIT Developed Europe	NEPRA	-7.1%	261	274	5%
Deutsche Bank	db x-trackers FTSE EPRA/NAREIT Developed Europe Real Estate ETF (DR) 1C	NEPRA	-7.6%	261	247	-5%
Deutsche Bank	db x-trackers FTSE Developed Europe Ex UK Property UCITS ETF (DR) 1C	NROUKE	-0.6%	243	248	2%
Deutsche Bank	db x-trackers FTSE EPRA/NAREIT Global Real Estate UCITS ETF 1C	TRNHGU	11.2%	10	10	1%
First Trust	First Trust FTSE EPRA/NAREIT Developed Markets Real Estate Index Fund	RUGL	2.9%	82	82	0%
HSBC	HSBC FTSE EPRA/NAREIT Developed UCITS ETF	TRNGLU	11.1%	197	211	7%
Lyxor	Lyxor FTSE EPRA/NAREIT Global Developed UCITS ETF	TRNGLU	3.0%	89	103	16%
Lyxor	Lyxor FTSE EPRA/NAREIT United States UCITS ETF	TRNUSU	5.7%	24	48	99%
Lyxor	Lyxor FTSE EPRA/NAREIT Developed Europe UCITS ETF	NEPRA	-7.4%	18	16	-9%
Lyxor	Lyxor PEA FTSE EPRA/NAREIT Developed Europe UCITS ETF	NEPRA	-7.3%	8	8	-4%
Lyxor	Lyxor FTSE EPRA/NAREIT Asia ex-Japan UCITS ETF	TRNAAU	4.4%	5	8	39%
Psagot	Psagot Sal Real Estate EPRA Europe 4Db	NEPRA	-8.1%	23	19	-16%
SSGA	SPDR FTSE EPRA Europe ex UK Real Estate UCITS ETF	REXUK	-2.0%	275	286	4%
Total				9,966	10,170	2.1%

Source: EPRA, Bloomberg

AUM values are in USD million as of 30 June 2016

ETF returns are as of 30 June 2016

Top 3 performers of this month were the following ETFs - iShares US Property Yield ETF (returned 14.2% during June), iShares Asia Property Yield ETF (return of 13.7% over the course of the month) and iShares Developed Markets Property Yield ETF which returned 12.1%.

The most significant change in assets under management was observed for Lyxor's United States ETF - a 99% increase to USD 48 million.

The largest decrease in AUM was observed for Blackrock's UK Property ETF - a drop from USD 1,075 to USD 894 million, representing a total decrease of 17%.

Total AUM for 23 ETFs stands at USD 10,170 million.



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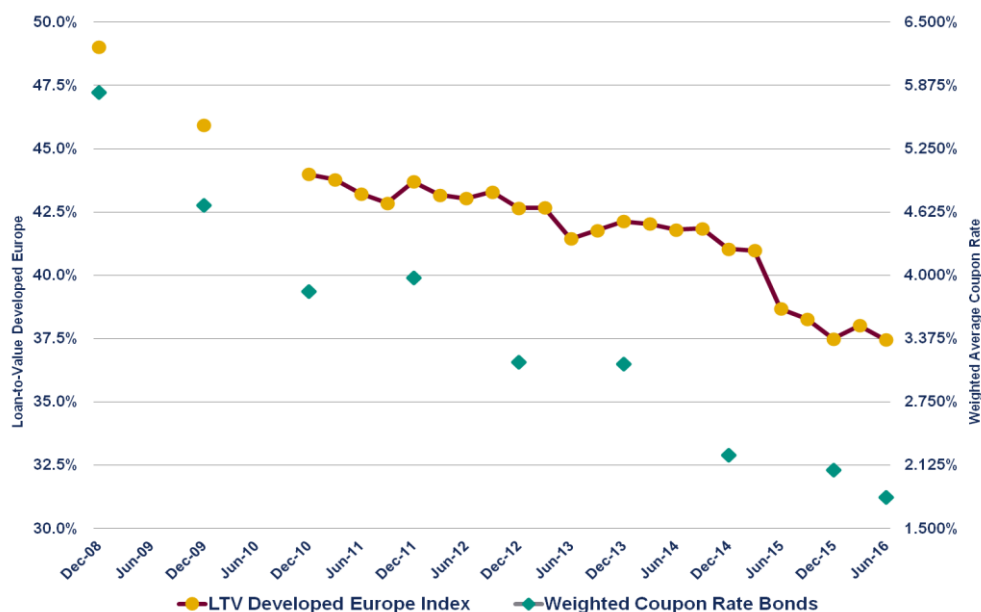
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Chart of the Month - Loan-to-Value versus Weighted Coupon Rate Bonds



Source: EPRA Investor Outreach

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