



EPRA RESEARCH

European Public Real Estate Association

Monthly Published NAV Bulletin

February 2011



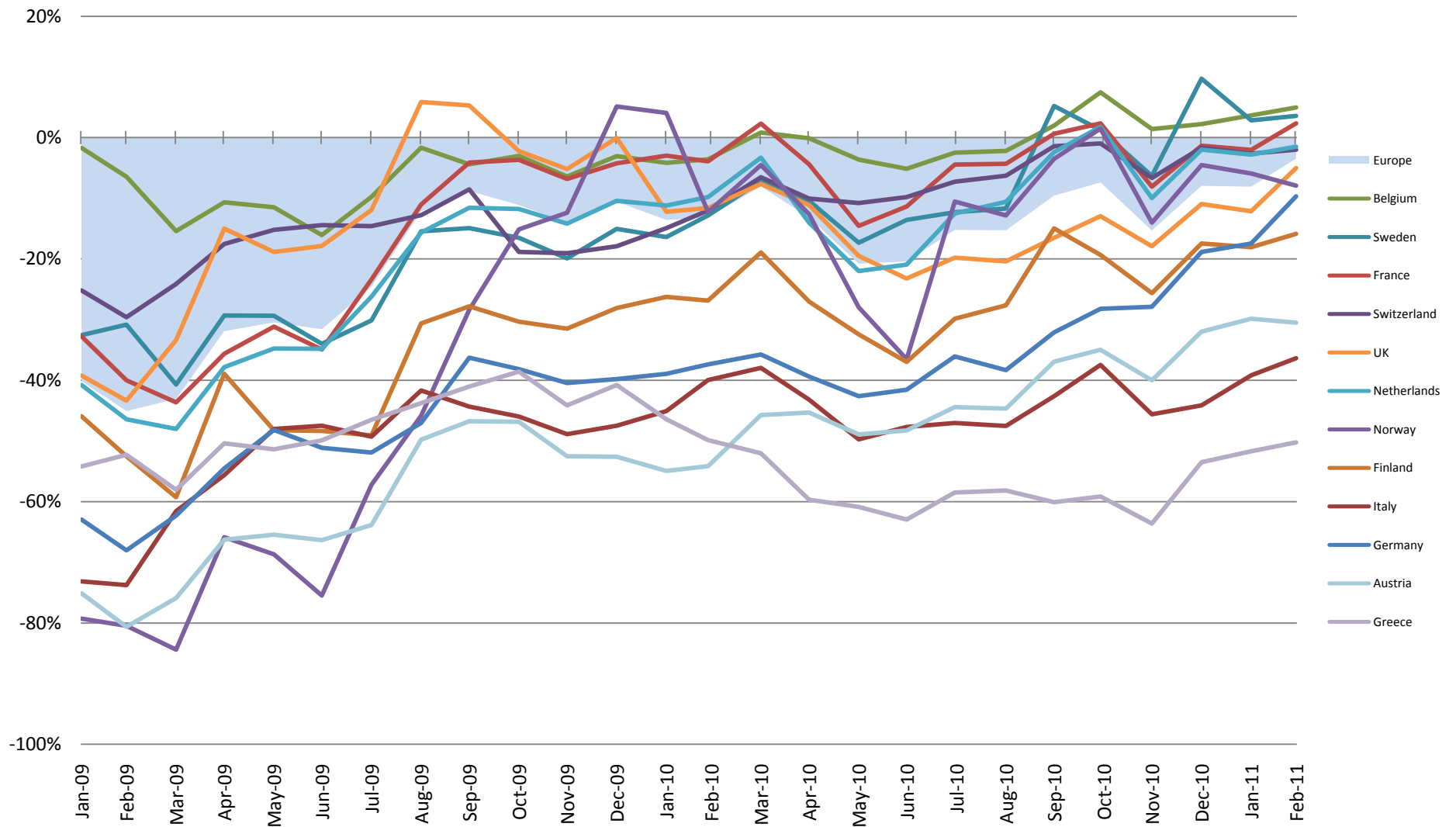
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Discounts in Europe (February 28, 2011)



Discounts to Latest Published NAVs in Europe



Updated Published NAVs (February 2011)

1-Feb-11 UK Commercial Property Trust	UK	Posted	FY 10	as of	31-Dec-10	NAV p.s.	GBp	77.00	▲	4.1% 1 Year	FY 09	GBp	74.00
2-Feb-11 Intervest Office	BE	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	EUR	21.57	▲	2.5% 3 months	Q3 10	EUR	21.04
2-Feb-11 Fabege (ex Wihlborgs May 2005)	SWED	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	SEK	77.00	▲	11.6% 6 months	Q2 10	SEK	69.00
2-Feb-11 Workspace Group	UK	Posted	FY 10	as of	31-Dec-10	EPRA NAV p.s.	GBp	28.00	▲	12.0% 3 months	Q3 10	GBp	25.00
4-Feb-11 Sponda	FIN	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	EUR	4.95	▲	15.9% 3 months	Q3 10	EUR	4.27
7-Feb-11 Icade	FR	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	EUR	81.40	▼	-6.0% 6 months	Q2 10	EUR	86.60
7-Feb-11 Wihlborgs Fastigheter	SWED	Posted	FY 10	as of	31-Dec-10	NAV p.s.	SEK	170.24	▲	16.4% 1 Year	FY 09	SEK	146.30
7-Feb-11 St. Modwen Properties	UK	Posted	FY 10	as of	30-Nov-10	EPRA NAV p.s.	GBp	234.00	▲	6.8% 1 Year	FY 09	GBp	219.00
8-Feb-11 Kleppiere	FR	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	EUR	28.10	▲	1.1% 6 months	Q2 10	EUR	27.80
8-Feb-11 British Land Corp.	UK	Posted	Q3 10	as of	31-Dec-10	EPRA NAV p.s.	GBp	548.00	▲	4.4% 3 months	Q2 10	GBp	525.00
8-Feb-11 Mucklow (A.& J.) Group	UK	Posted	Q4 10	as of	31-Dec-10	EPRA NAV p.s.	GBp	306.00	▼	-0.6% 6 months	Q2 10	GBp	308.00
9-Feb-11 Citycon	FIN	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	EUR	3.49	▼	-2.5% 3 months	Q3 10	EUR	3.58
9-Feb-11 Mercialys	FR	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	EUR	28.39	▲	4.8% 6 months	Q2 10	EUR	27.10
9-Feb-11 Unibail-Rodamco	FR	Posted	FY 10	as of	31-Dec-10	EPRA NAV p.s.	EUR	129.20	▼	-4.9% 6 months	Q2 10	EUR	135.80
9-Feb-11 Nieuwe Steen Investments	NL	Posted	Q4 10	as of	31-Dec-10	EPRA NAV p.s.	EUR	14.11	▼	-0.7% 3 months	Q3 10	EUR	14.21
10-Feb-11 Silic	FR	Posted	FY 10	as of	31-Dec-10	NAV p.s.	EUR	117.04	▲	5.7% 6 months	Q2 10	EUR	110.71
10-Feb-11 ProLogis European Properties	NL	Posted	Q4 10	as of	31-Dec-10	EPRA NAV p.s.	EUR	6.32	▲	0.2% 3 months	Q3 10	EUR	6.31
11-Feb-11 Cofinimmo	BE	Posted	FY 10	as of	31-Dec-10	NAV p.s.	EUR	98.21	▲	2.0% 3 months	Q3 10	EUR	96.24
11-Feb-11 Eurocommercial Properties	NL	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	EUR	34.68	▲	0.1% 3 months	Q3 10	EUR	34.66
14-Feb-11 Warehouses De Pauw	BE	Posted	FY 10	as of	31-Dec-10	NAV p.s.	EUR	32.58	▲	1.9% 3 months	Q3 10	EUR	31.97
14-Feb-11 Beni Stabili	ITA	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	EUR	1.08	▲	4.9% 3 months	Q3 10	EUR	1.03
16-Feb-11 Befimmo	BE	Posted	FY 10	as of	31-Dec-10	EPRA NAV p.s.	EUR	58.50	▼	-5.2% 3 months	Q3 10	EUR	61.68
17-Feb-11 Corio	NL	Posted	FY 10	as of	31-Dec-10	EPRA NAV p.s.	EUR	46.79	▼	-1.0% 3 months	Q3 10	EUR	47.26
17-Feb-11 Klövern AB	SWED	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	SEK	28.10	▲	6.0% 3 months	Q3 10	SEK	26.50
17-Feb-11 Kungsliden	SWED	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	SEK	53.89	▲	7.9% 3 months	Q3 10	SEK	49.95
18-Feb-11 Leasinvest	BE	Posted	FY 10	as of	31-Dec-10	NAV p.s.	EUR	68.92	▲	3.0% 3 months	Q3 10	EUR	66.90
18-Feb-11 Norwegian Property	NO	Posted	Q4 10	as of	31-Dec-10	EPRA NAV p.s.	NOK	10.84	▲	-15.5% 1 Year	FY 09	NOK	12.83

Updated Published NAVs (February 2011)

21-Feb-11 Hammerson	UK	Posted	FY 10	as of	31-Dec-10	EPRA NAV p.s.	GBp	495.00	▲	9.0% 6 months	Q4 10	GBp	454.00
22-Feb-11 Fonciere Des Regions	FR	Posted	FY 10	as of	31-Dec-10	NAV p.s.	EUR	72.20	▼	-1.4% 6 months	Q2 10	EUR	73.20
22-Feb-11 Minerva	UK	Posted	Q4 10	as of	31-Dec-10	EPRA NAV p.s.	GBp	140.00	▲	22.8% 6 months	Q3 10	GBp	114.00
23-Feb-11 Capital Shopping Centres Group	UK	Posted	FY 10	as of	31-Oct-10	EPRA NAV p.s.	GBp	390.00	▲	12.1% 1 Year	FY 09	GBp	348.00
24-Feb-11 Gecina	FR	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	EUR	99.70	▲	14.9% 6 months	Q2 10	EUR	86.80
24-Feb-11 Allreal Holding	SWIT	Posted	FY 10	as of	31-Dec-10	NAV p.s.	CHF	115.95	▼	-3.1% 1 Year	FY 09	CHF	119.70
24-Feb-11 Primary Health Properties	UK	Posted	Q4 10	as of	31-Dec-10	EPRA NAV p.s.	GBp	312.00	▲	2.6% 6 months	Q2 10	GBp	304.00
24-Feb-11 SEGRO	UK	Posted	Q4 10	as of	31-Dec-10	EPRA NAV p.s.	GBp	376.00	▲	2.7% 6 months	Q3 10	GBp	366.00
25-Feb-11 PSP Swiss Property	SWIT	Posted	Q4 10	as of	31-Dec-10	NAV p.s.	CHF	80.86	▲	5.3% 3 months	Q3 10	CHF	76.80
28-Feb-11 Inmobiliarie Colonial	SP	Posted	FY 10	as of	31-Dec-10	NAV p.s.	EUR	0.06	▲	-33.3% 6 months	HY 10	EUR	0.09

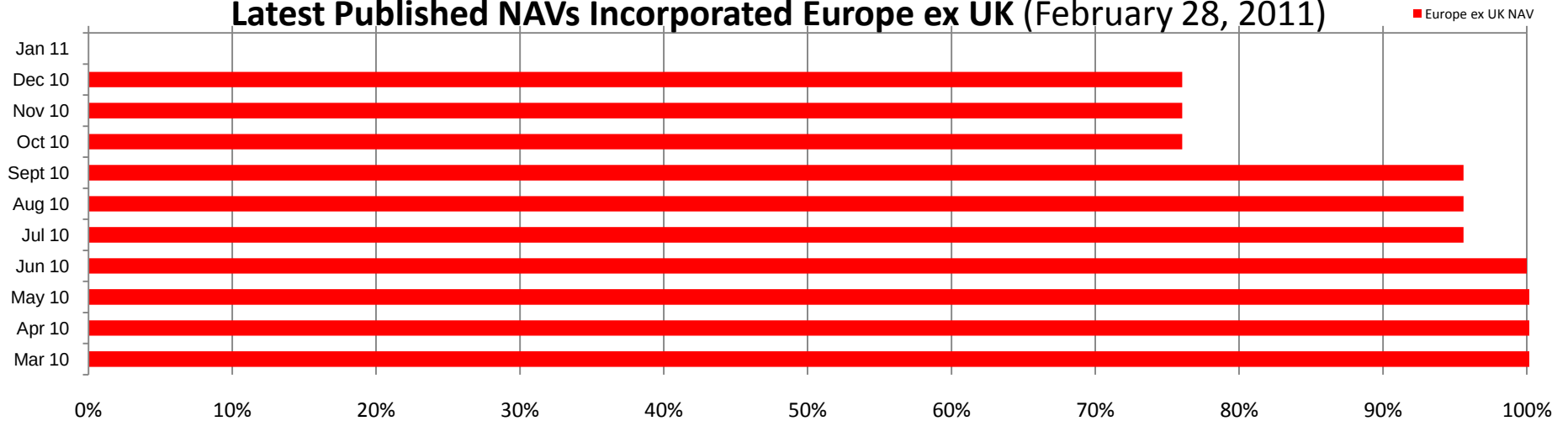
Agenda March 2011

1-Mar-11	Wereldhave Belgium	BE
1-Mar-11	Hufvudstaden A	SWED
2-Mar-11	Wereldhave	NL
2-Mar-11	Capital & Counties Properties	UK
2-Mar-11	Unite Group	UK
3-Mar-11	Societe de la Tour Eiffel	FR
3-Mar-11	Vastned Offices/Industrial	NL
3-Mar-11	Vastned Retail	NL
4-Mar-11	Affine	FR
8-Mar-11	DIC Asset	GER
9-Mar-11	Gagfah	GER
10-Mar-11	Immobiliare Grande Distribution	ITA
10-Mar-11	CA Immobilien	OEST
10-Mar-11	Derwent London Holdings	UK
17-Mar-11	Swiss Prime Site	SWIT
22-Mar-11	Lamda development	GRC
23-Mar-11	Patrizia Immobilien	GER
23-Mar-11	Conwert Immobilien	OEST
25-Mar-11	Deutsche Wohnen	GER
29-Mar-11	Colonia real Estate	GER
30-Mar-11	Alstria Office	GER
31-Mar-11	Grainger Trust	UK

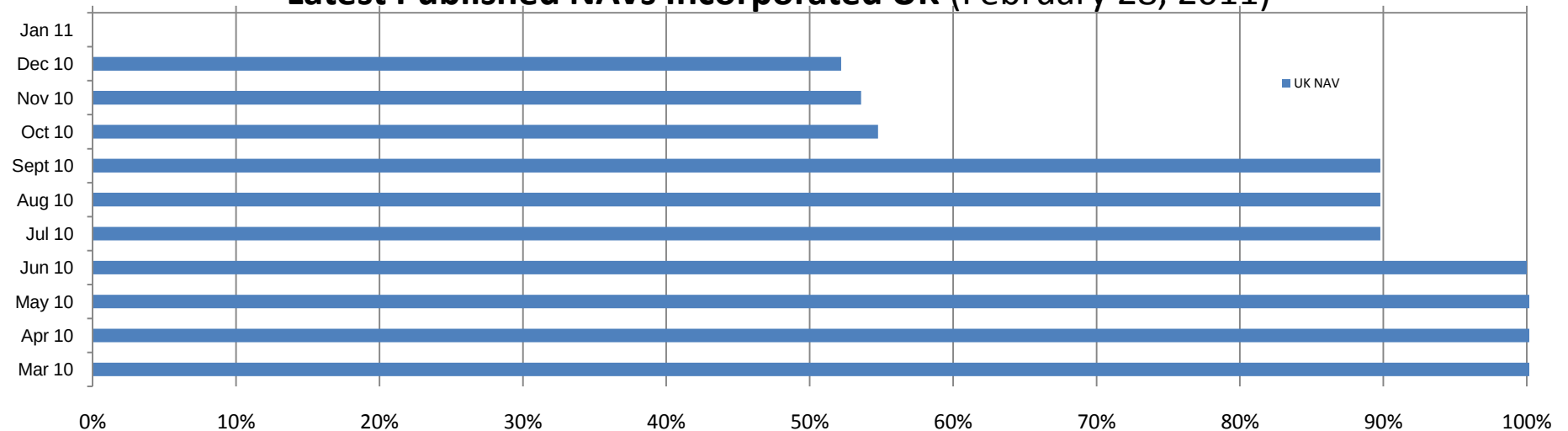
Average Discounts in Europe

	Current	Yr. to date	1 yr.	2 yr.	3 yr.	5 yr.	10 yr.	15 yr.	20 yr.
Europe	-3.5%	-3.5%	-12.1%	-16.2%	-21.2%	-12.8%	-16.1%	-14.9%	-14.1%
Europe ex UK	-2.7%	-2.7%	-11.0%	-17.5%	-22.2%	-10.3%	-13.1%	-11.3%	-9.0%
Austria	-30.5%	-30.5%	-41.2%	-49.0%	-52.8%				
Belgium	5.0%	5.0%	0.4%	-3.4%	-3.8%	4.9%	3.7%	1.0%	
Finland	-15.9%	-15.9%	-23.9%	-30.4%	-33.3%	-16.6%	-14.9%		
France	2.3%	2.3%	-3.6%	-10.4%	-16.5%	-8.7%	-11.3%	-7.7%	
Germany	-9.7%	-9.7%	-31.2%	-38.1%	-40.0%	-12.1%	-18.1%		
Greece	-50.2%	-50.2%	-56.9%	-52.1%	-43.4%	-13.8%			
Italy	-36.4%	-36.4%	-43.0%	-45.6%	-53.2%	-40.6%			
Netherlands	-1.5%	-1.5%	-8.5%	-15.3%	-19.2%	-7.3%	-5.4%	-4.0%	-3.4%
Norway	-7.9%	-7.9%	-11.7%	-24.8%	-33.6%	-21.5%	-1.6%		
Spain	31.7%	31.7%	-0.3%	-0.3%	-2.6%	71.6%	5.7%	-8.0%	
Sweden	3.6%	3.6%	-5.3%	-13.8%	-17.7%	-5.7%	-6.1%		
Switzerland	-2.0%	-2.0%	-6.0%	-10.7%	-10.6%	-5.4%	-12.6%	-0.2%	
UK	-5.0%	-5.0%	-14.5%	-12.3%	-18.0%	-14.9%	-19.2%	-18.1%	-17.5%

Latest Published NAVs Incorporated Europe ex UK (February 28, 2011)



Latest Published NAVs Incorporated UK (February 28, 2011)



FTSE EPRA/NAREIT Developed Europe Index

As of: **February 28, 2011**

Premium / Discount: **-3.5%**
Last month: **-8.1%**

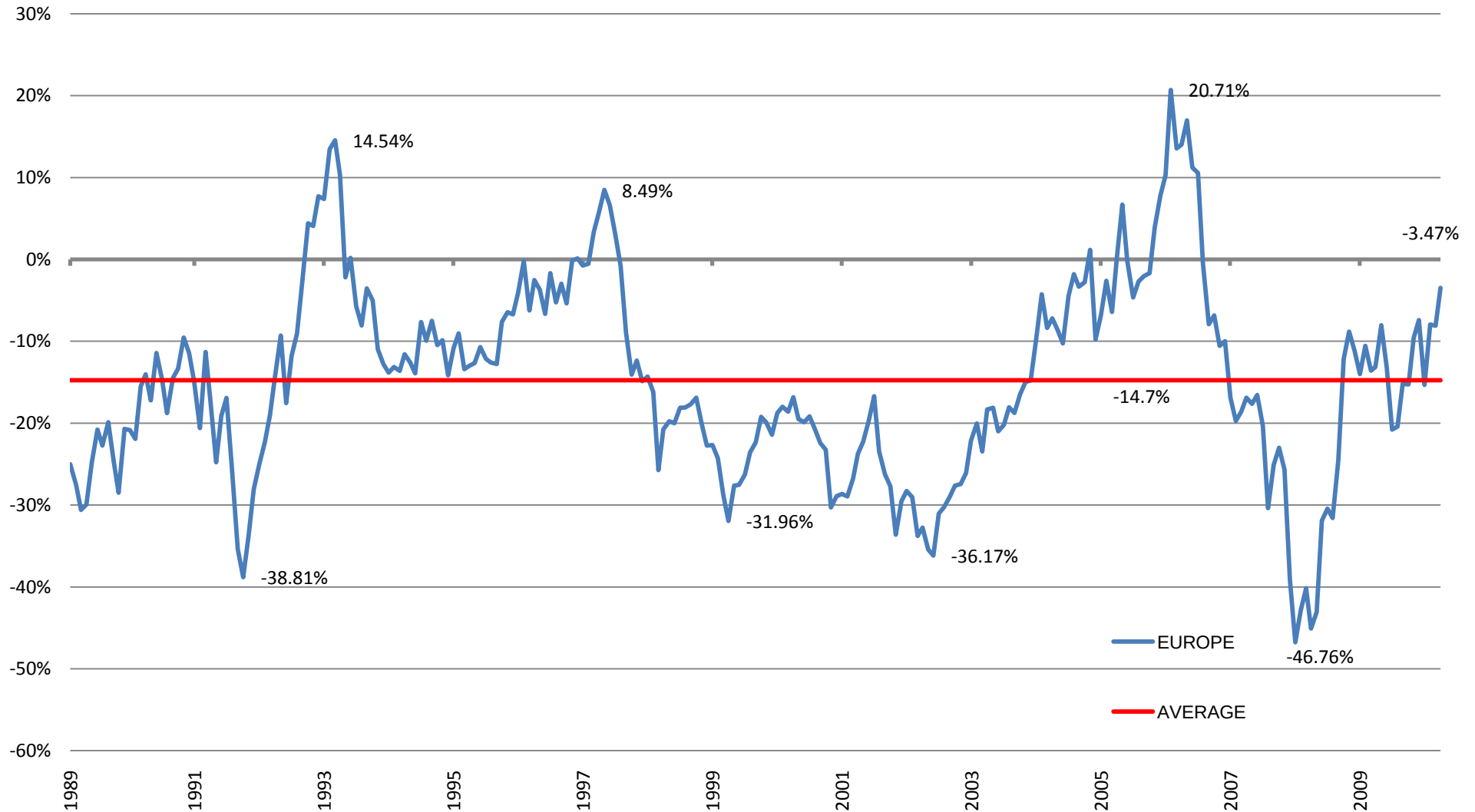
Total NAV (million EUR): **122,991**
Total MC (million EUR): **118,775**

Number of constituents: **82**
Trading at Premium: **36** **55% of market cap**
Trading at Discount: **46** **45% of market cap**

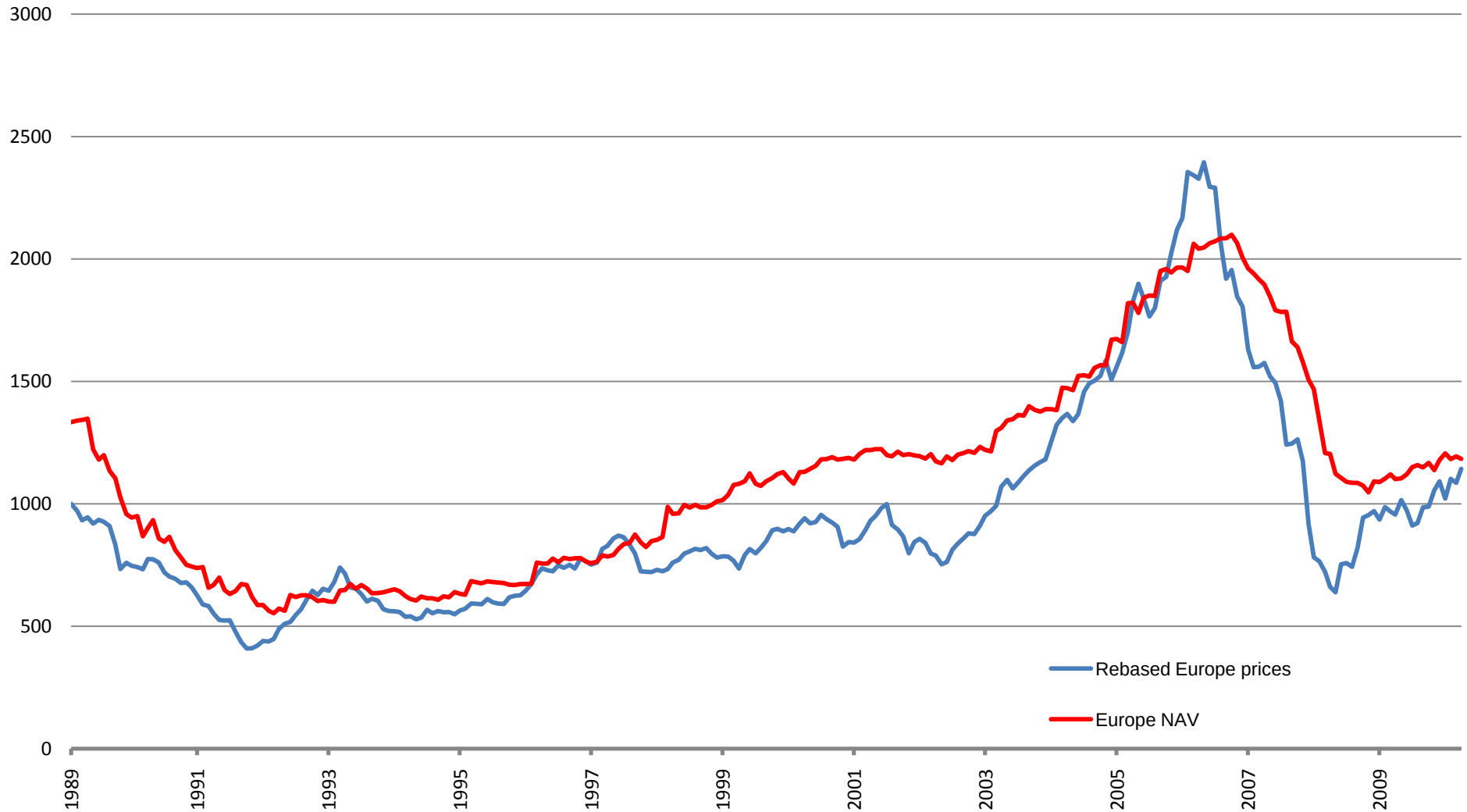
Average since 1989: **-14.1%**
10 year average: **-16.1%**
5 year average: **-12.8%**
3 year average: **-21.2%**
2 year average: **-16.2%**
1 year average: **-12.1%**

Price Index Monthly change: **5.3%**

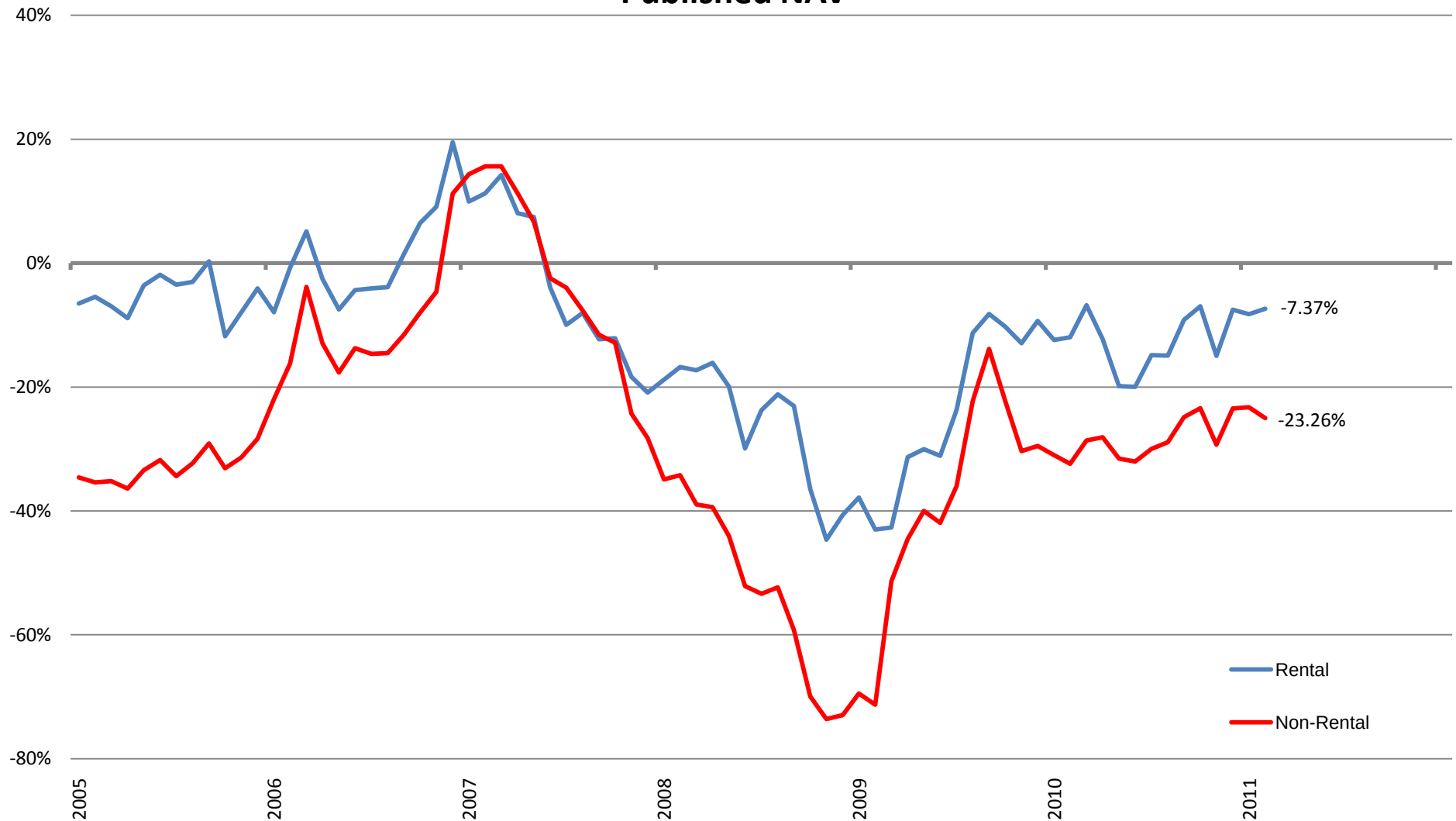
FTSE EPRA/NAREIT Europe Index Discount to Published NAV



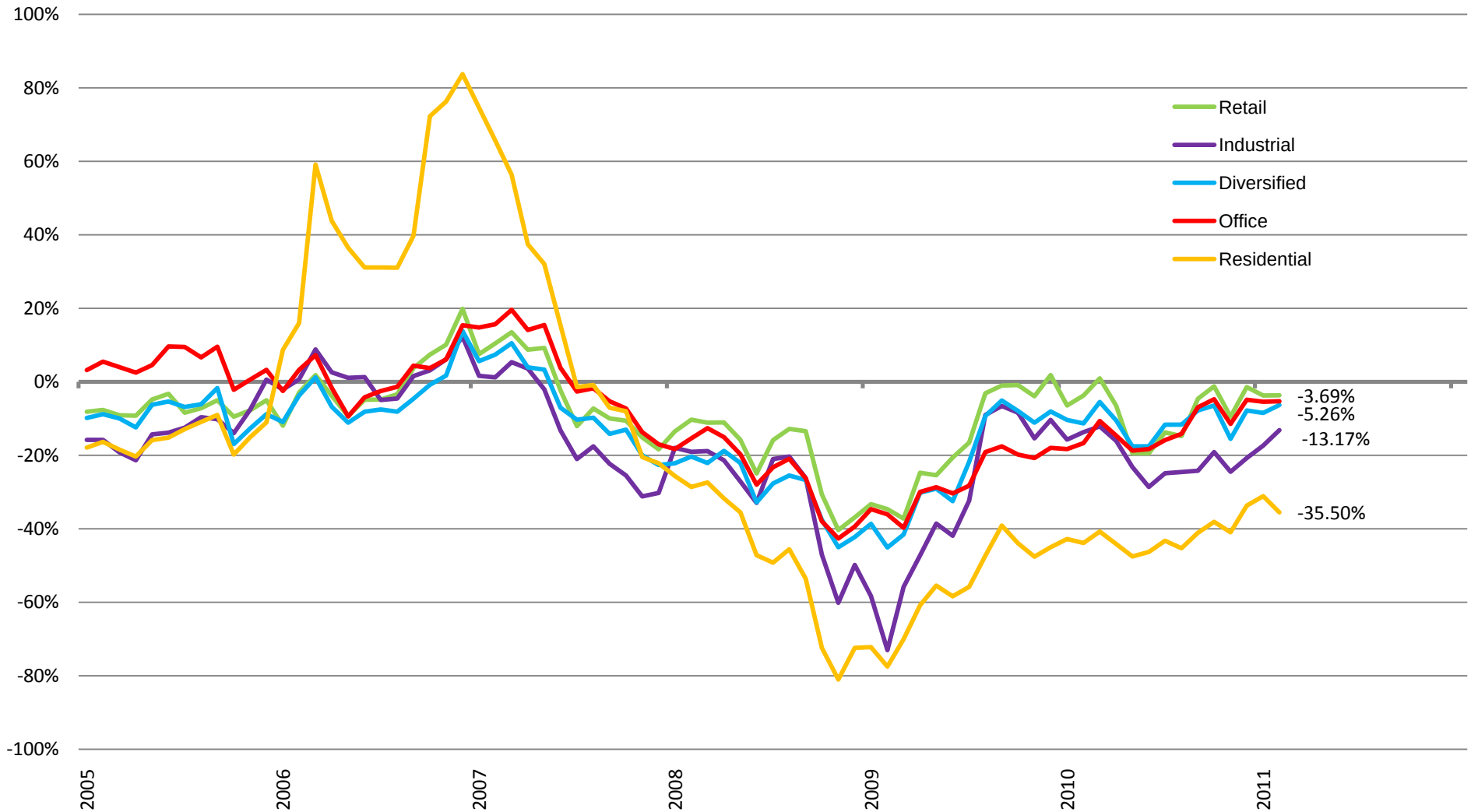
FTSE EPRA/NAREIT Europe Stock prices vs. NAVs (Rebased EUR)



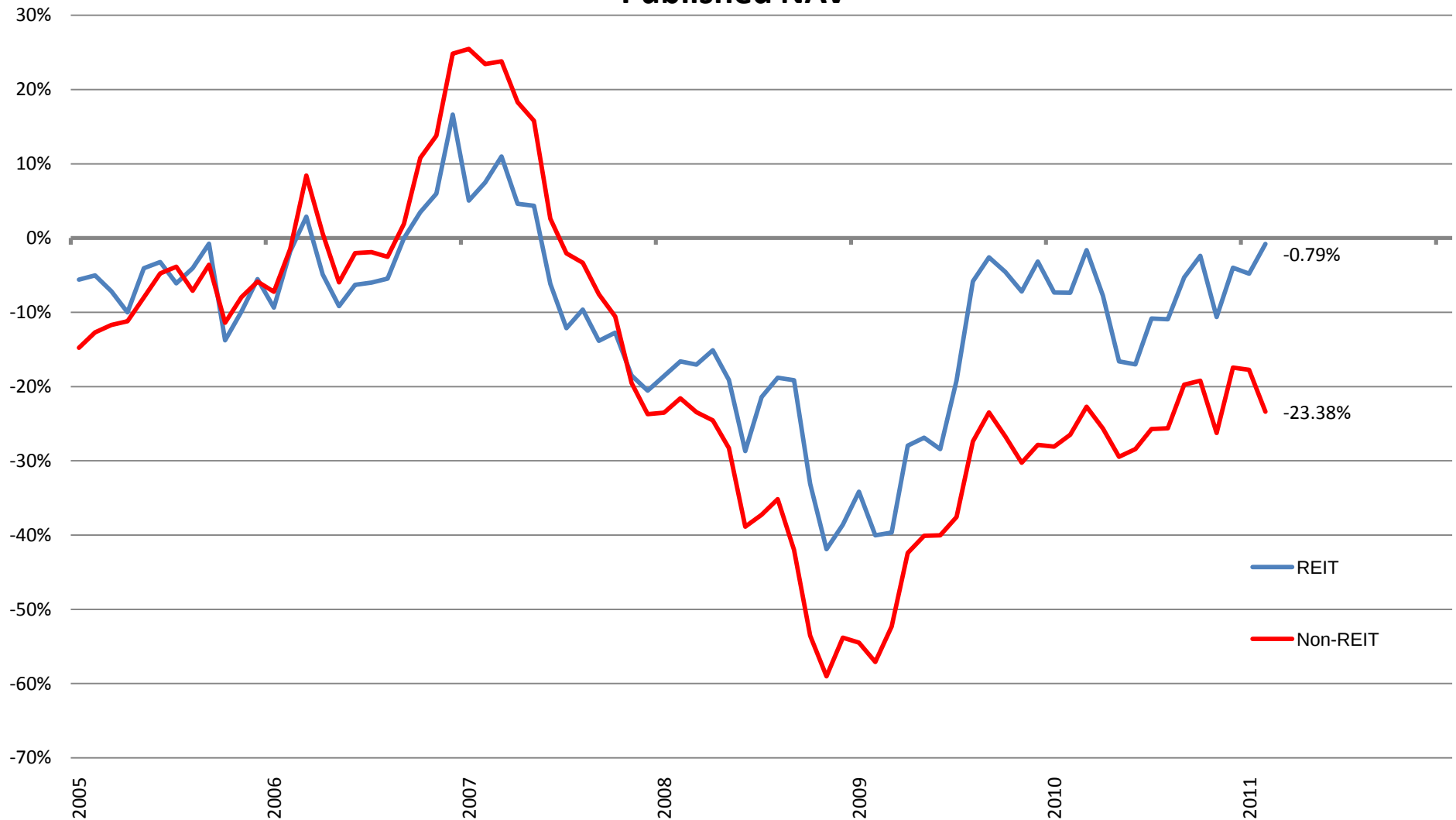
FTSE EPRA/NAREIT Europe Rental vs. Non-Rental Index Discount to Published NAV



FTSE EPRA/NAREIT Europe Sector Indices Discount to Published NAV



FTSE EPRA/NAREIT Europe REIT Index vs. Europe Non-REIT Index Discount to Published NAV



FTSE EPRA/NAREIT Developed Europe ex UK Index

As of: **February 28, 2011**

Premium / Discount: **-2.7%**
Last month: **-6.2%**

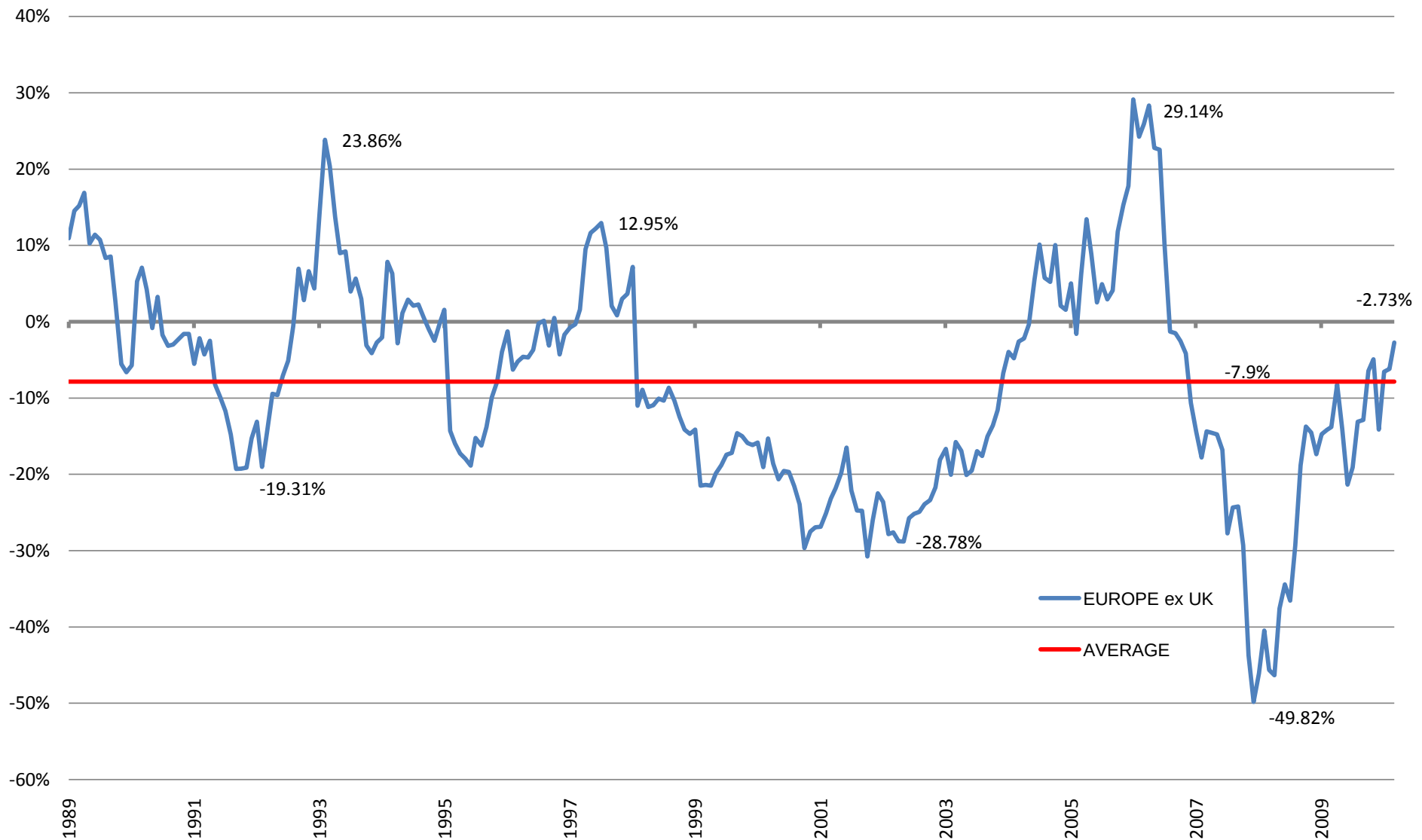
Total NAV (million EUR): **83,302**
Total MC (million EUR): **81,086**

Number of constituents: **51**
Trading at Premium: **24** **57%** of market cap
Trading at Discount: **27** **43%** of market cap

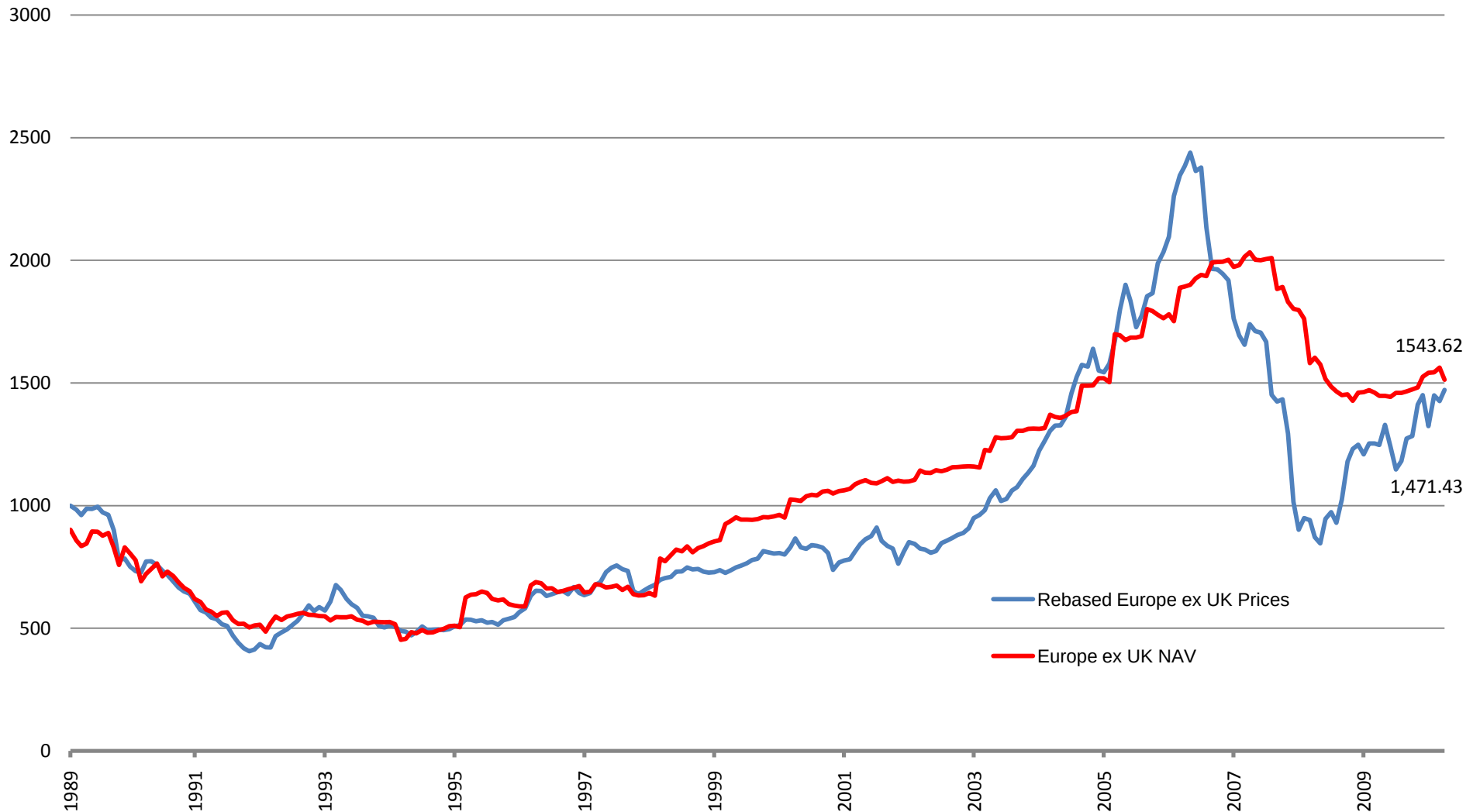
Average since 1989: **-9.0%**
10 year average: **-13.1%**
5 year average: **-10.3%**
3 year average: **-22.2%**
2 year average: **-17.5%**
1 year average: **-11.0%**

Price Index Monthly change: **3.2%**

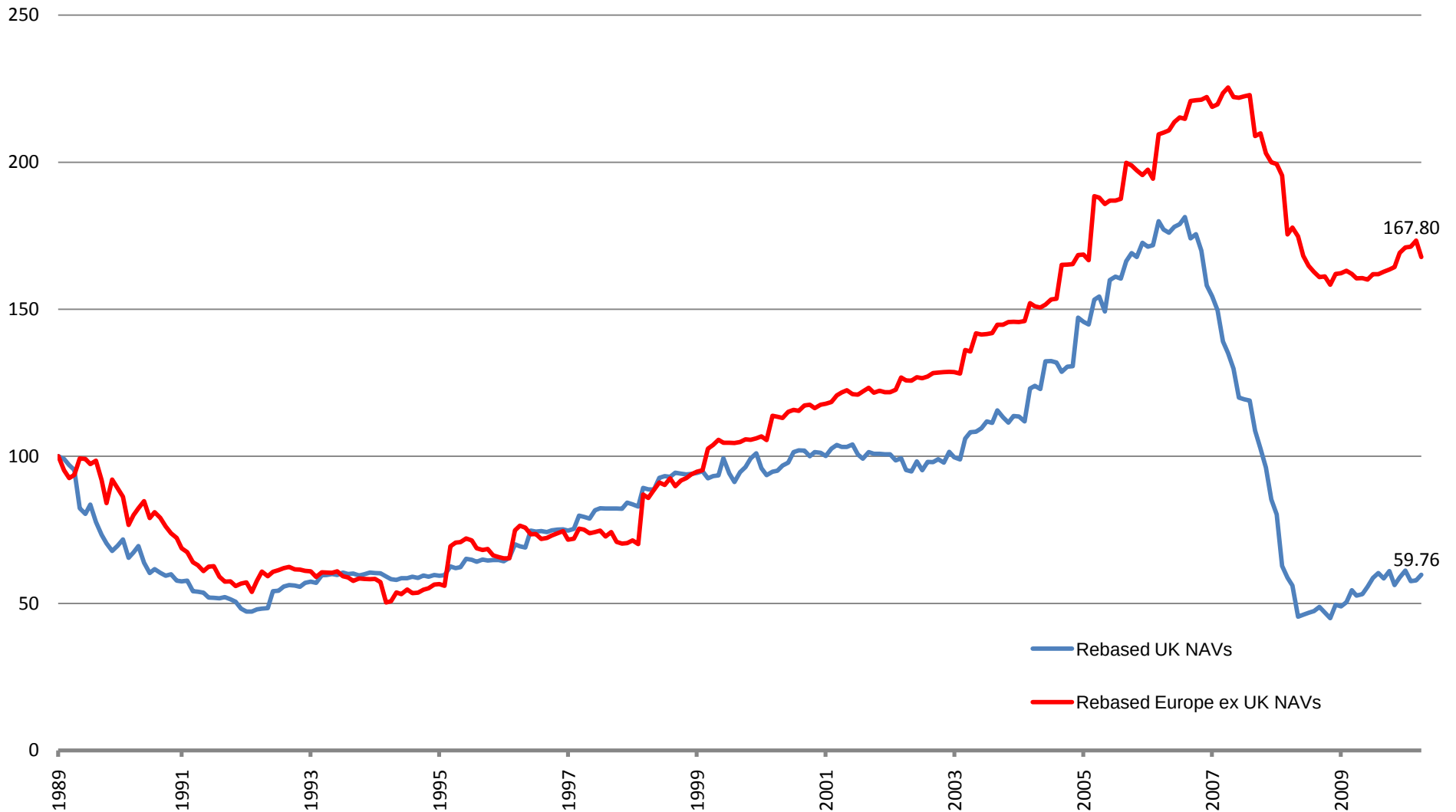
FTSE EPRA/NAREIT Europe ex UK Index Discount to Published NAV



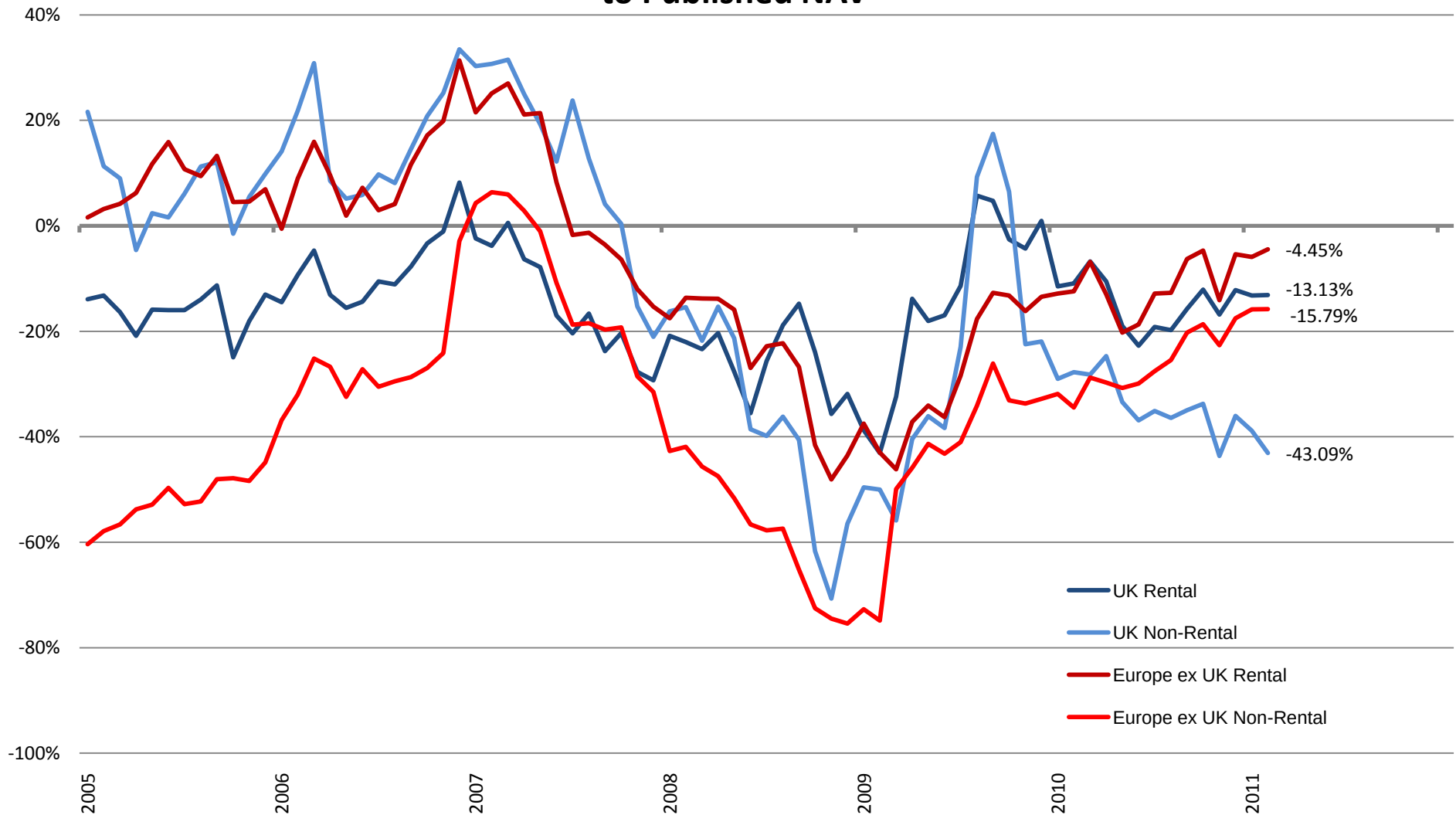
FTSE EPRA/NAREIT Europe ex UK Stock prices vs. NAVs (Rebased EUR)



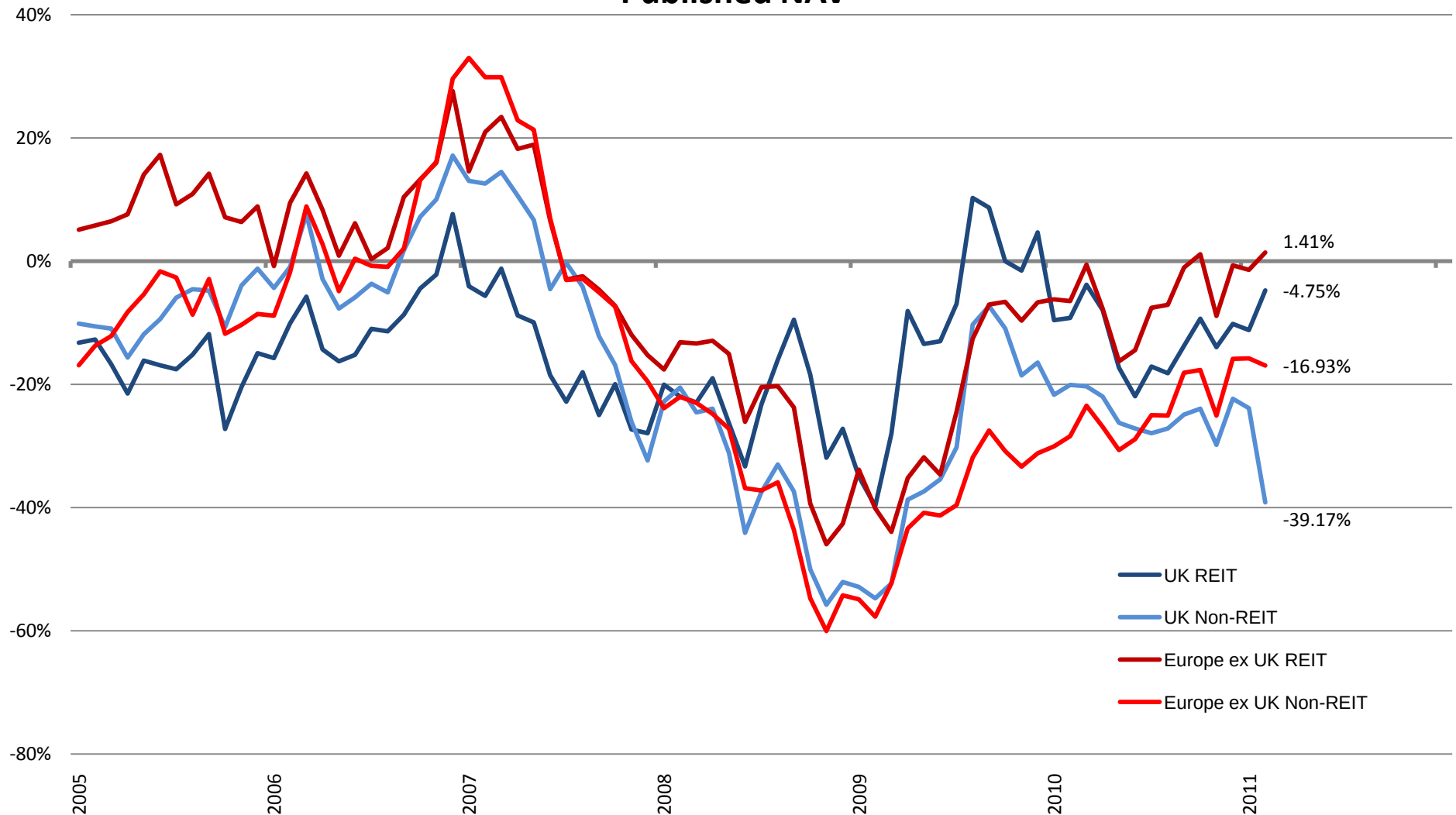
FTSE EPRA/NAREIT Europe ex UK Index vs. UK Index Published NAVs



FTSE EPRA/NAREIT Europe ex UK / UK Rental vs. Non-Rental Index Discount to Published NAV



FTSE EPRA/NAREIT Europe ex UK / UK REIT vs. Non-REIT Index Discount to Published NAV



FTSE EPRA/NAREIT UK Index

As of: **February 28, 2011**

Premium / Discount: **-5.0%**

Last month: **-12.2%**

Total NAV (million EUR): **39,688**

Total MC (million EUR): **37,689**

Number of constituents: **31**

Trading at Premium: **12** **51%** of market cap

Trading at Discount: **19** **49%** of market cap

Average since 1989: **-17.5%**

10 year average: **-19.2%**

5 year average: **-14.9%**

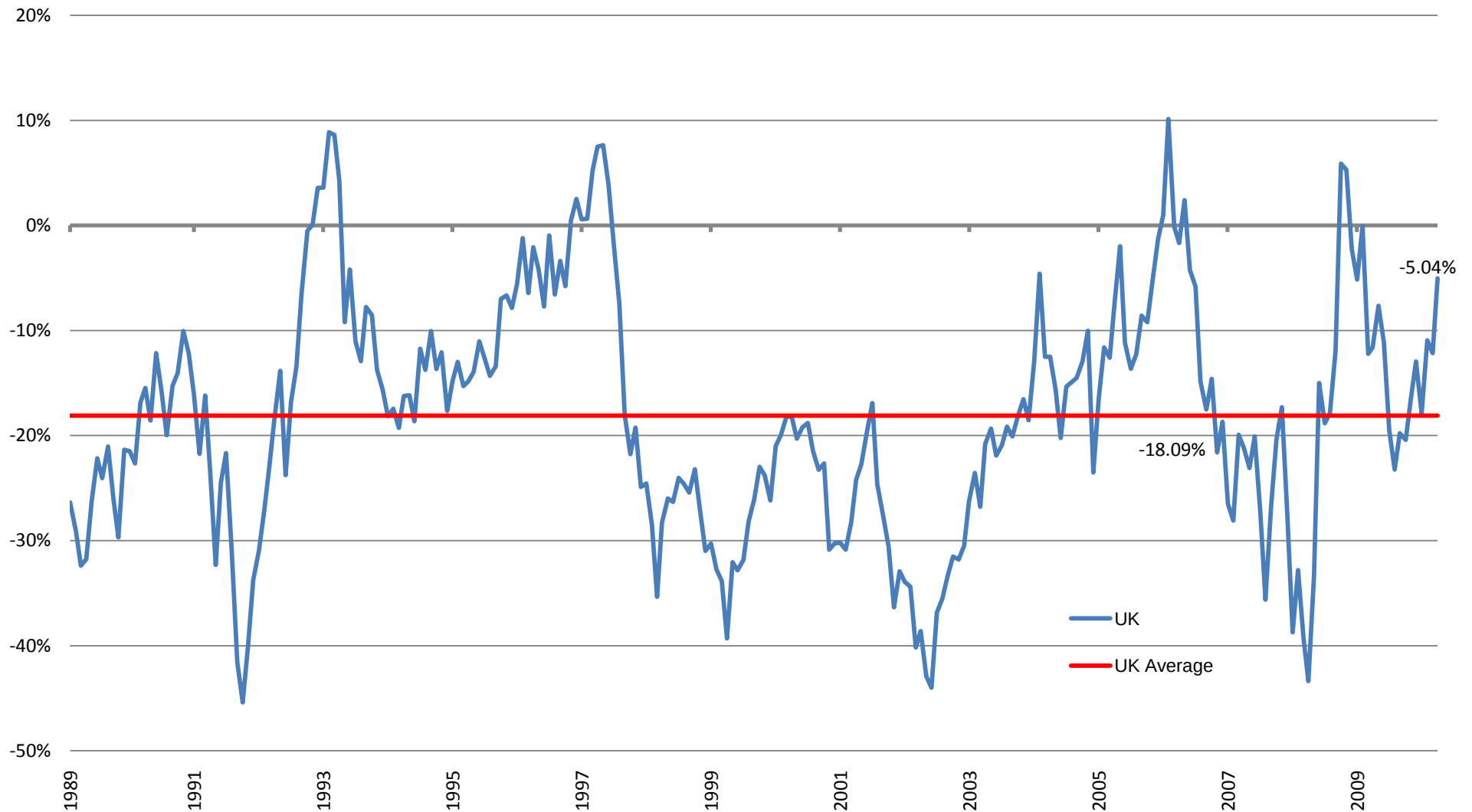
3 year average: **-18.0%**

2 year average: **-12.3%**

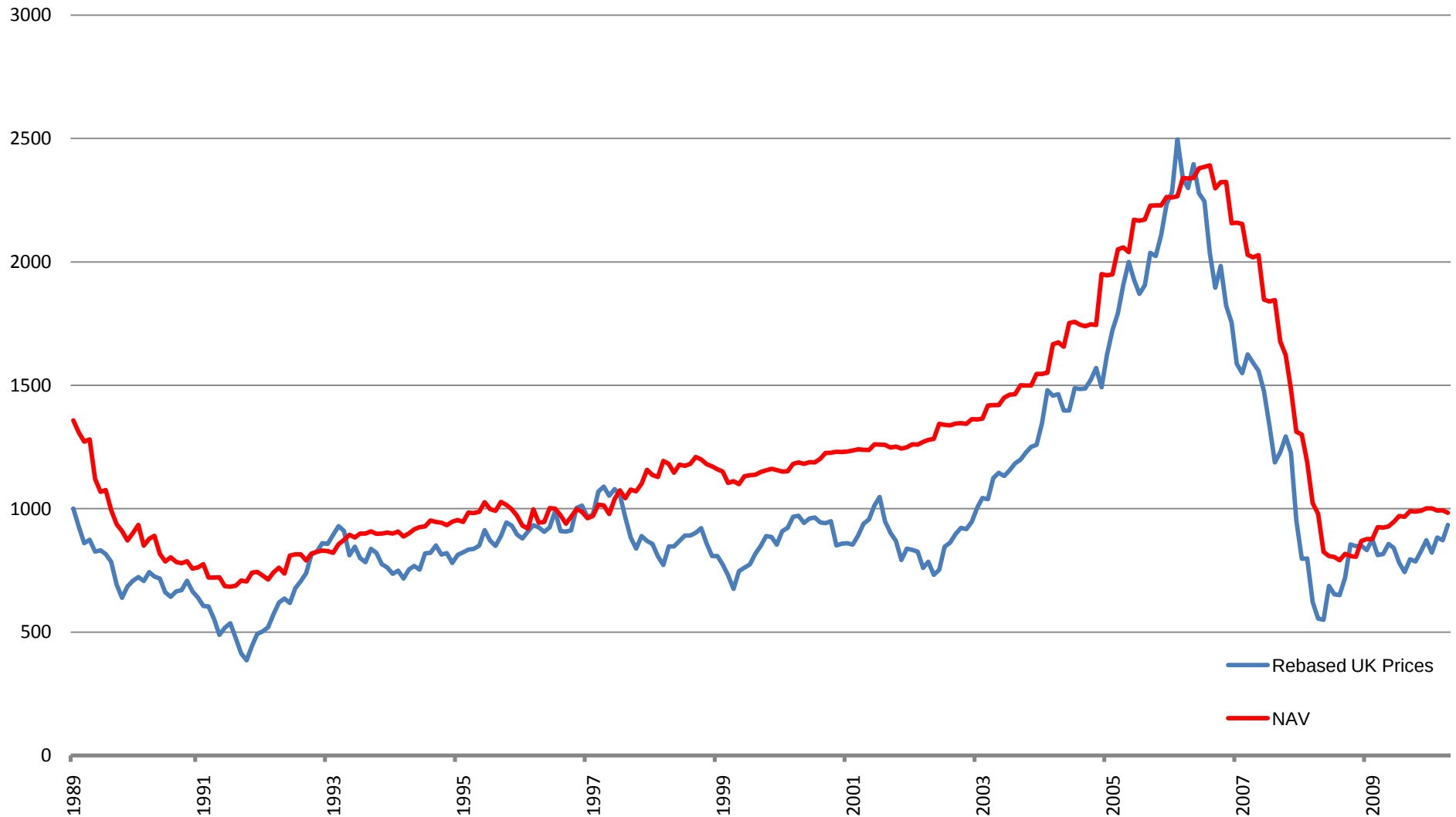
1 year average: **-14.5%**

Price Index Monthly change: **9.1%**

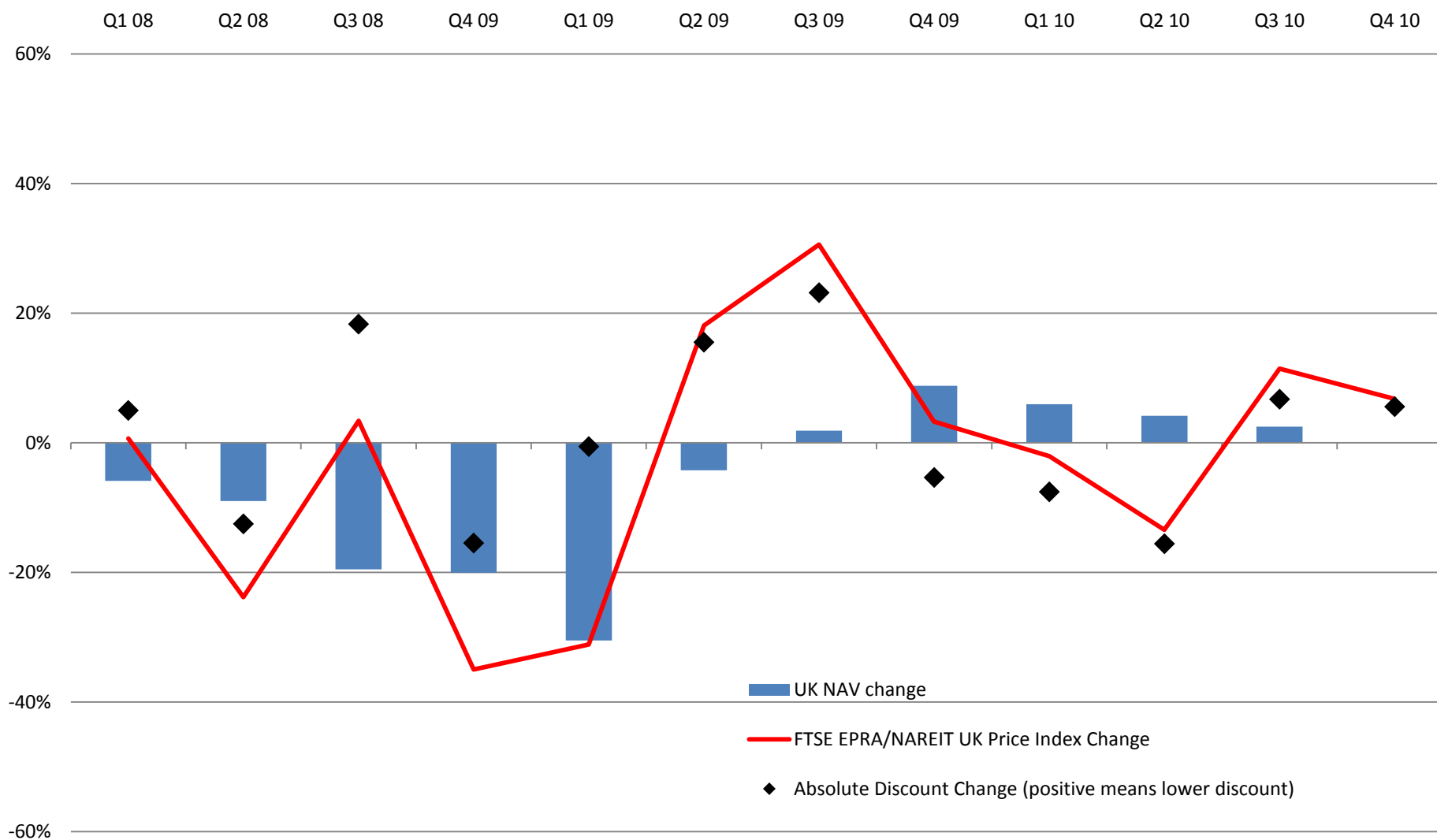
FTSE EPRA/NAREIT UK Index Discount to Published NAV



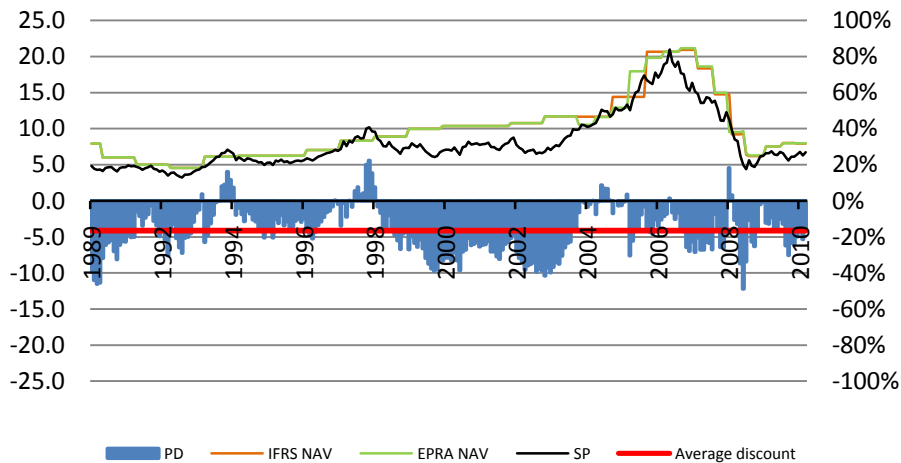
FTSE EPRA/NAREIT UK Stock Prices vs. NAVs (Rebased GBP)



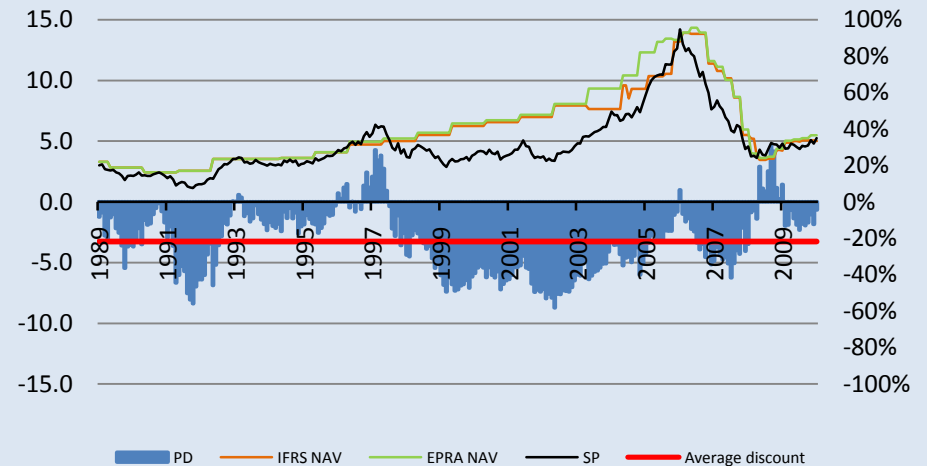
Quarterly Changes UK Prices and UK NAV



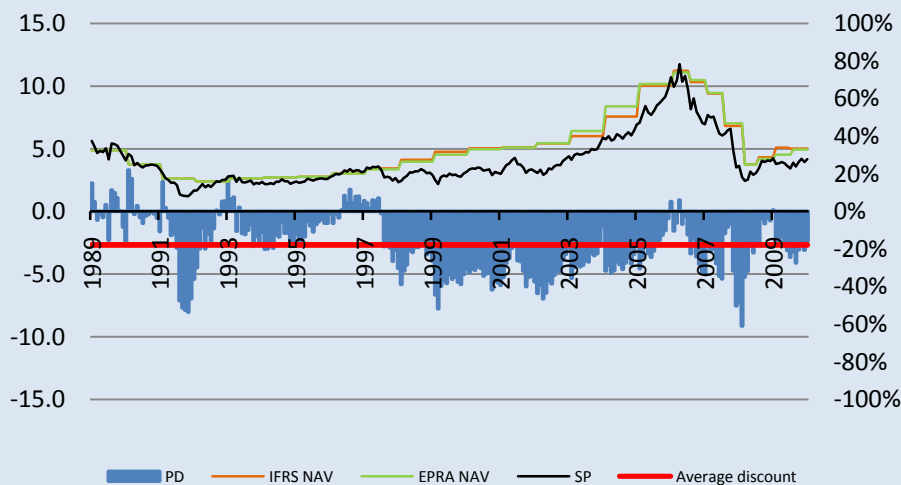
Land Securities *



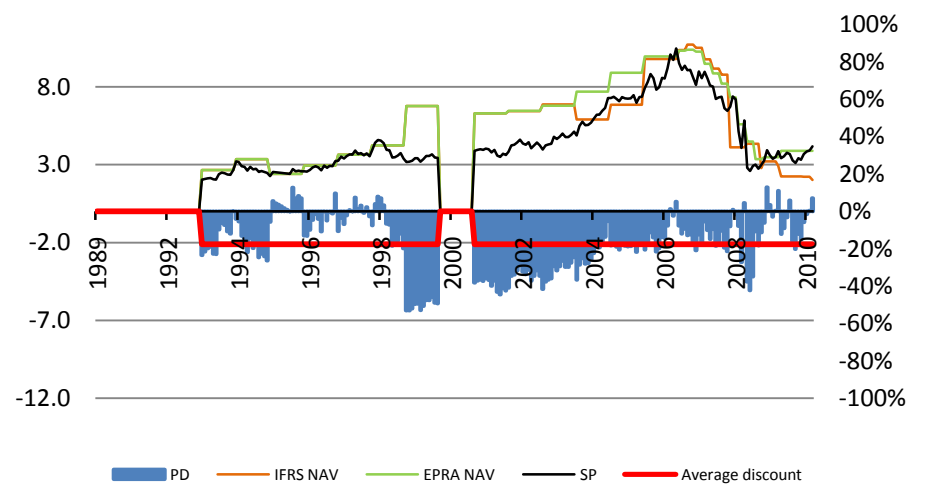
British Land *



Hammerson *

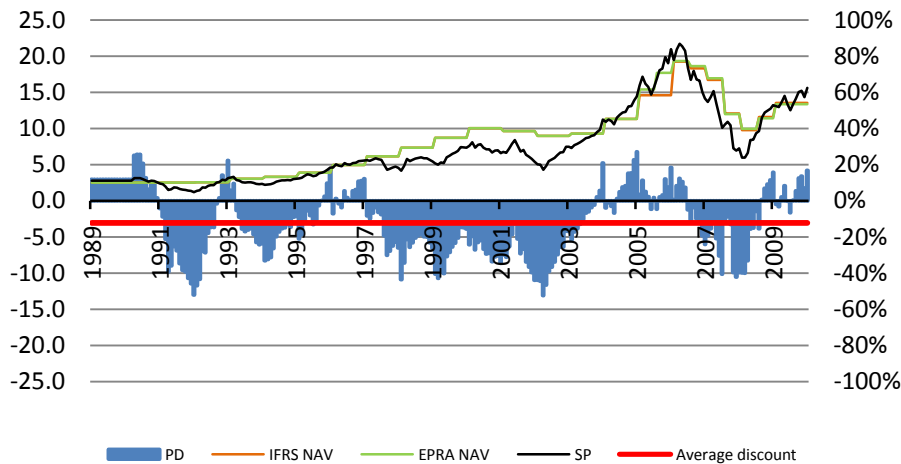


Capital Shopping Centers Group*

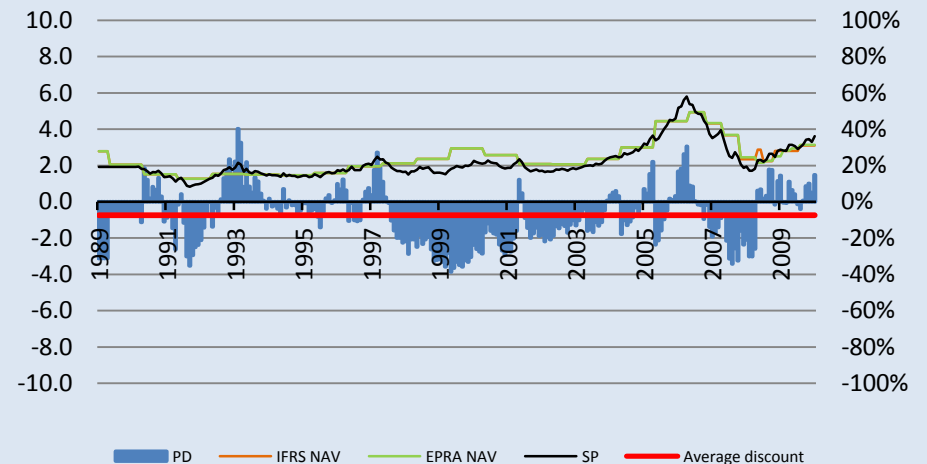


PD = Premium / Discount SP = Shareprice

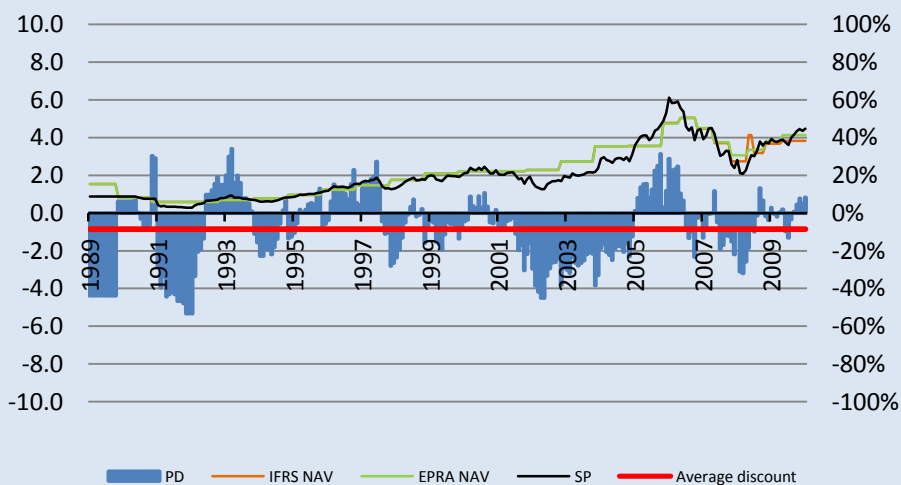
Derwent London *



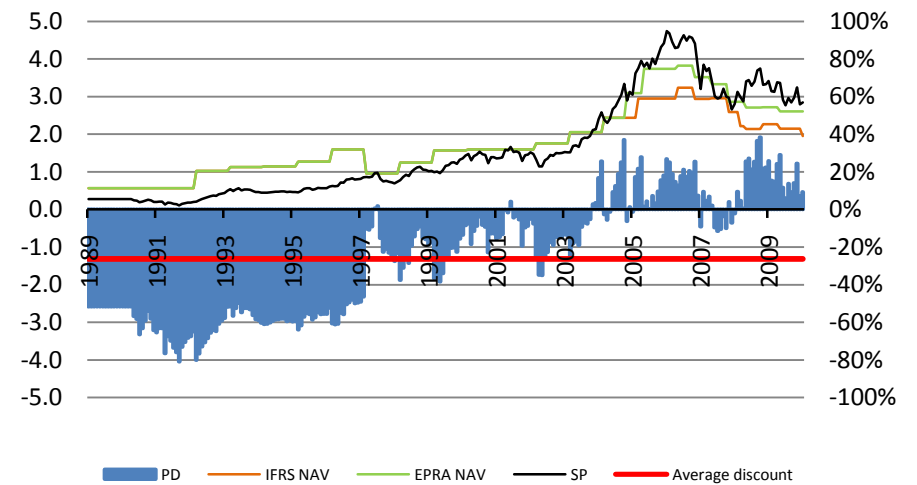
Great Portland Estates *



Shaftesbury *

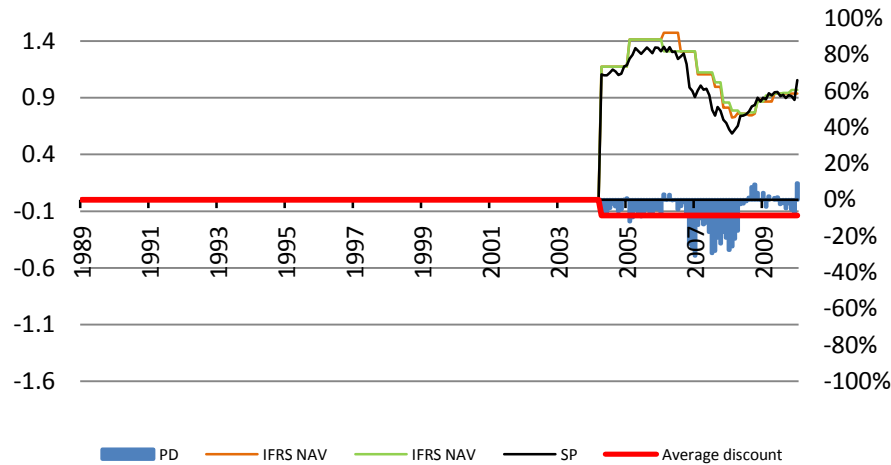


Helical Bar

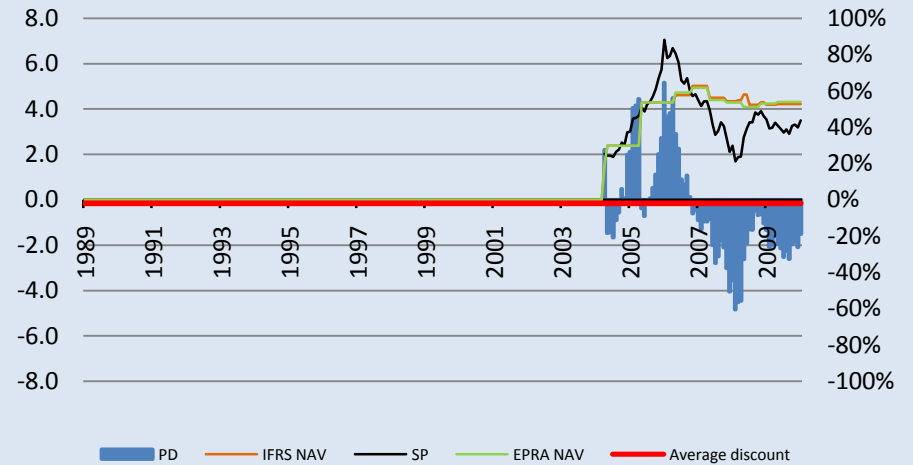


PD = Premium / Discount SP = Shareprice

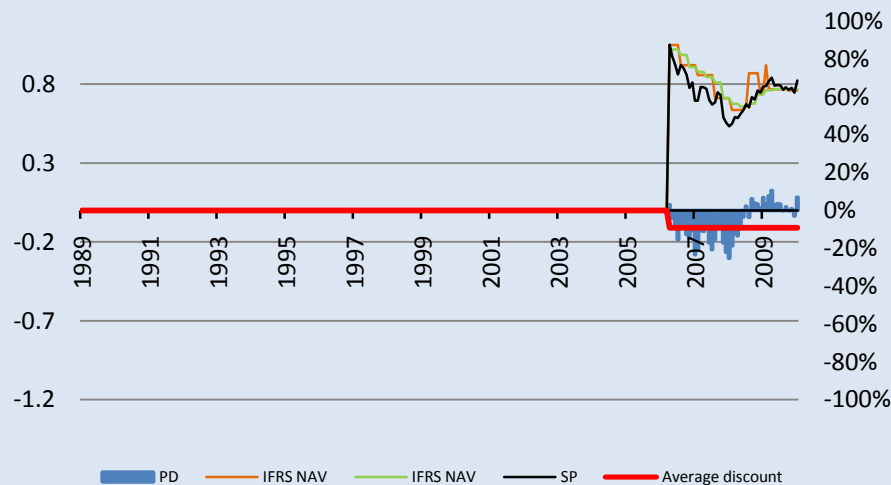
F&C Commercial Property Trust



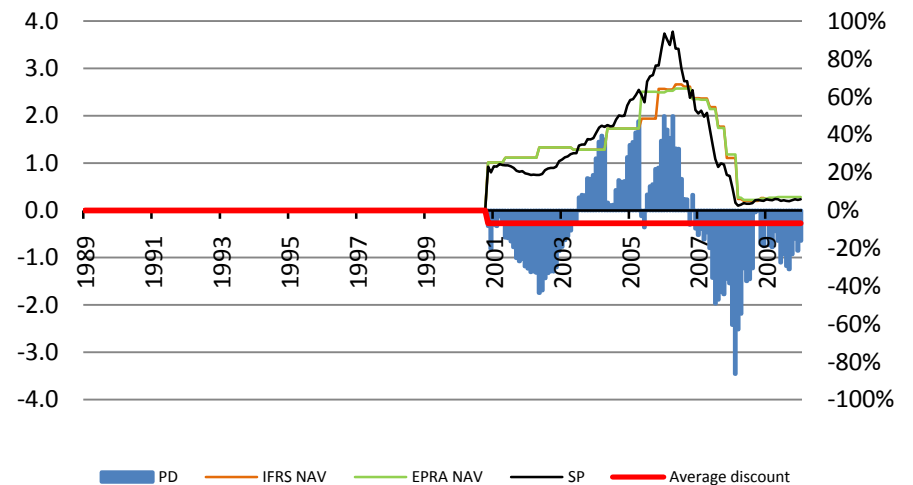
Big Yellow Group *



UK Commercial Property Trust

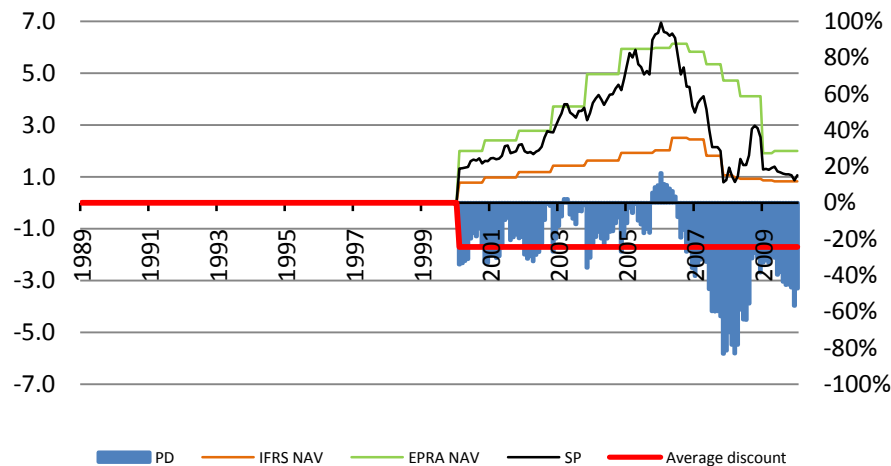


Workspace Group *

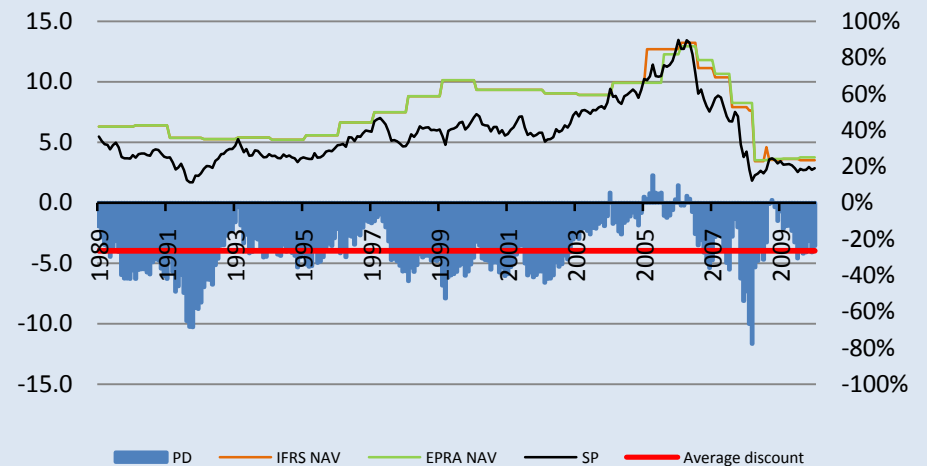


PD = Premium / Discount SP = Shareprice

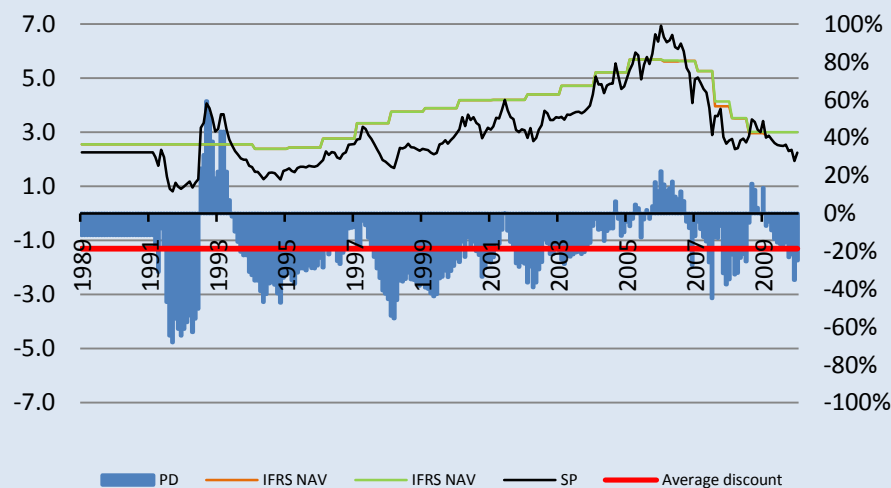
Grainger



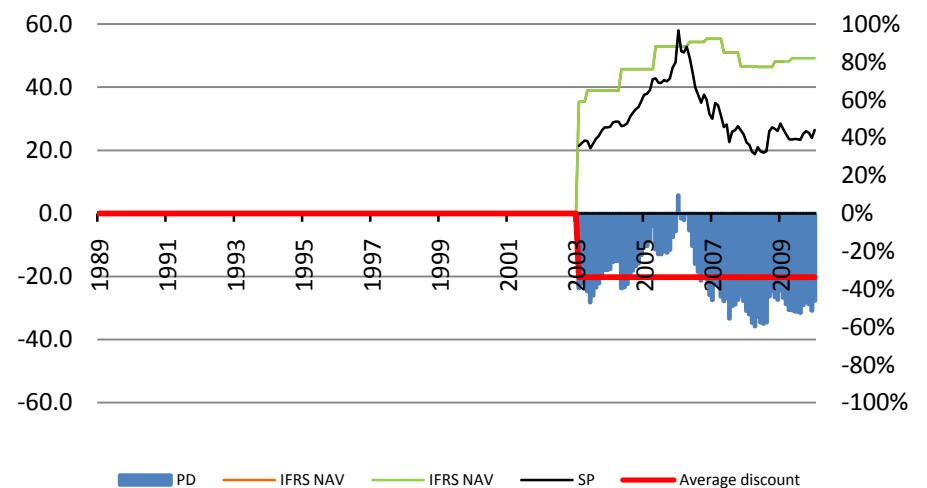
SEGRO *



Development Securities

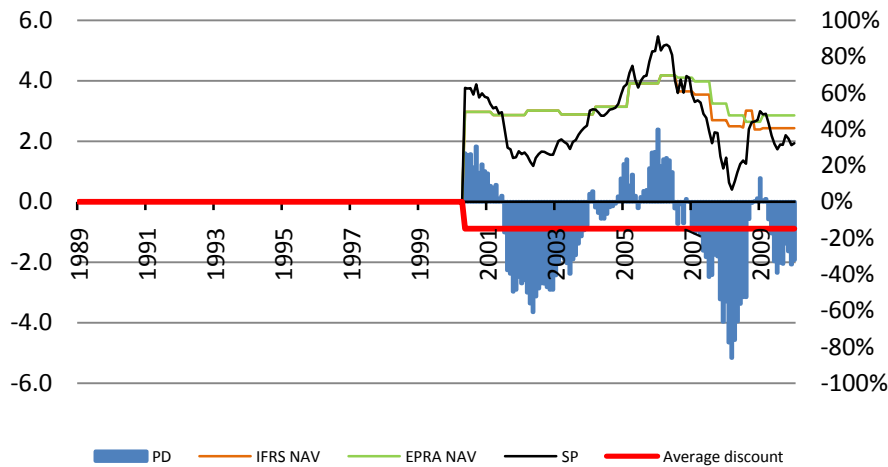


Daejan Holdings

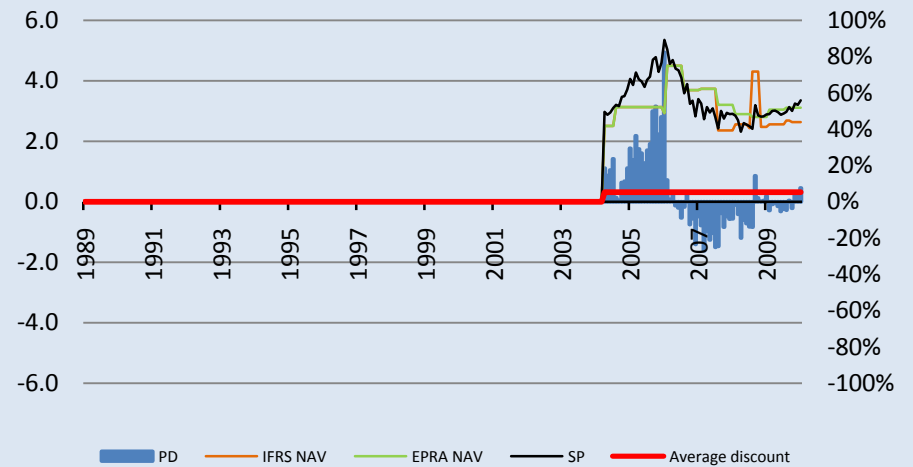


PD = Premium / Discount SP = Shareprice

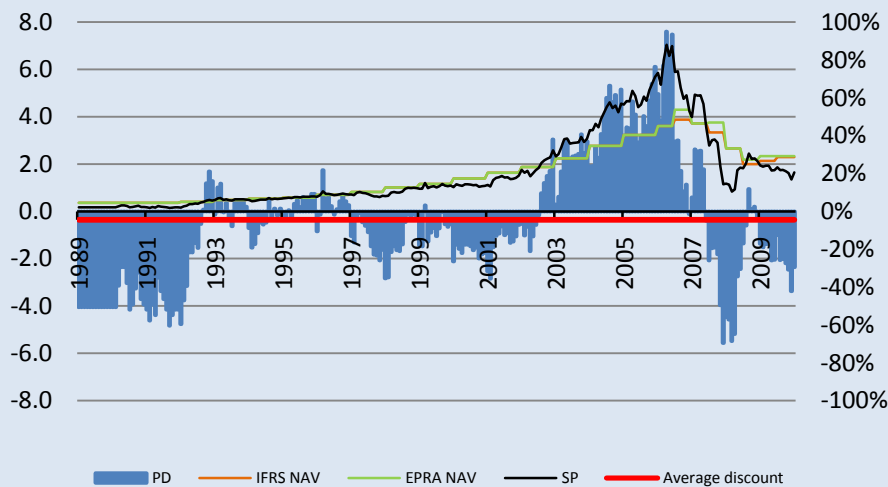
Unite Group



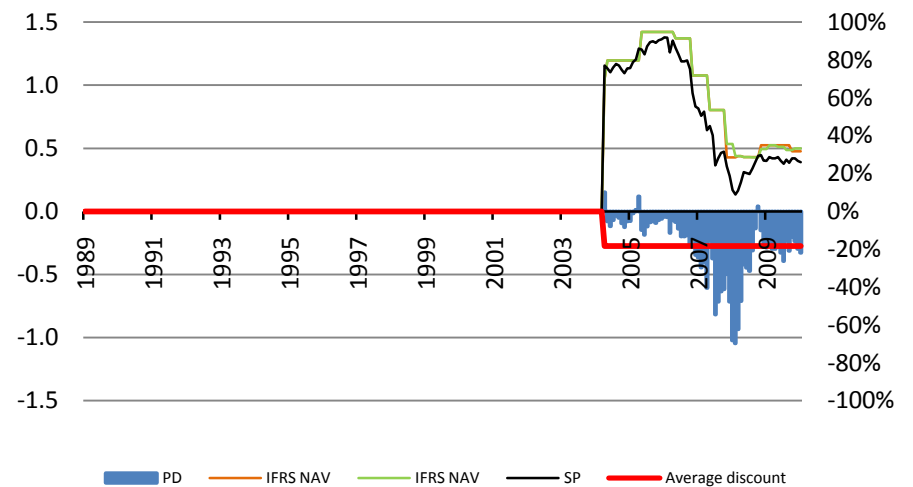
Primary Health Properties *



ST. Modwen Properties

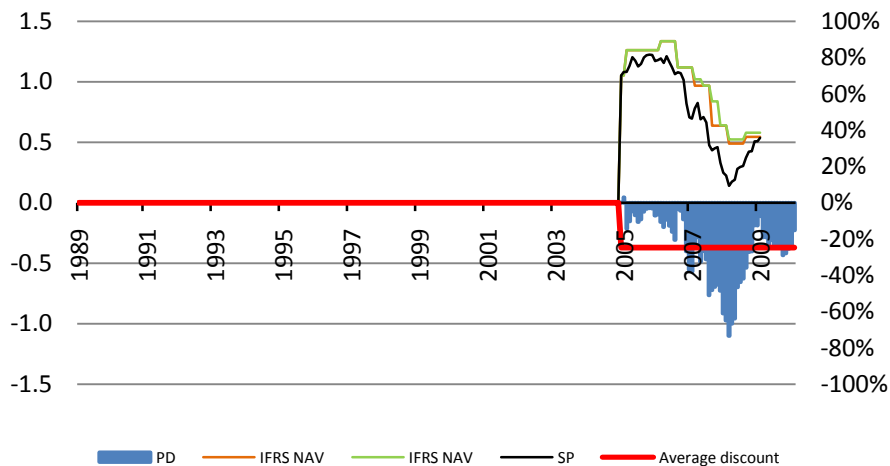


Invista Foundation Property Trust

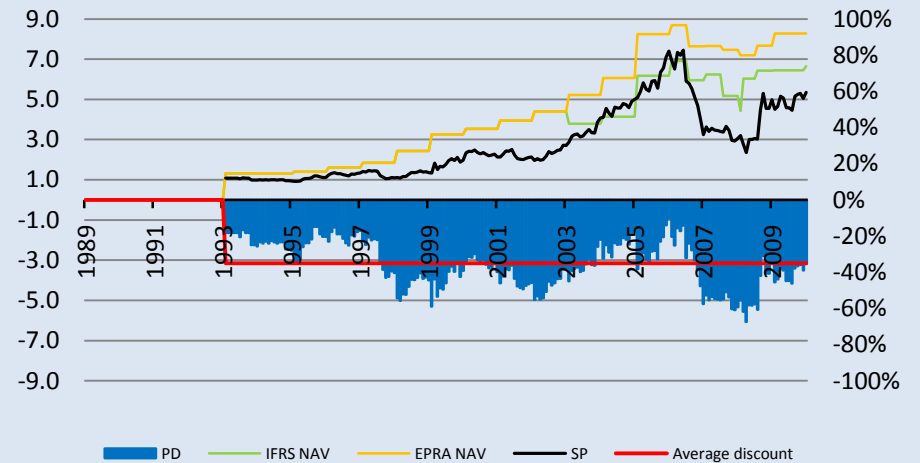


PD = Premium / Discount SP = Shareprice

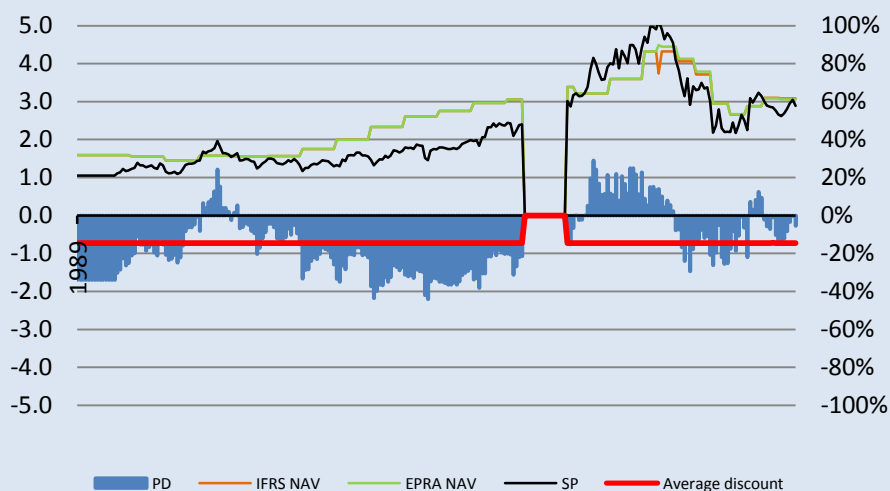
ING UK Real Estate Income Trust



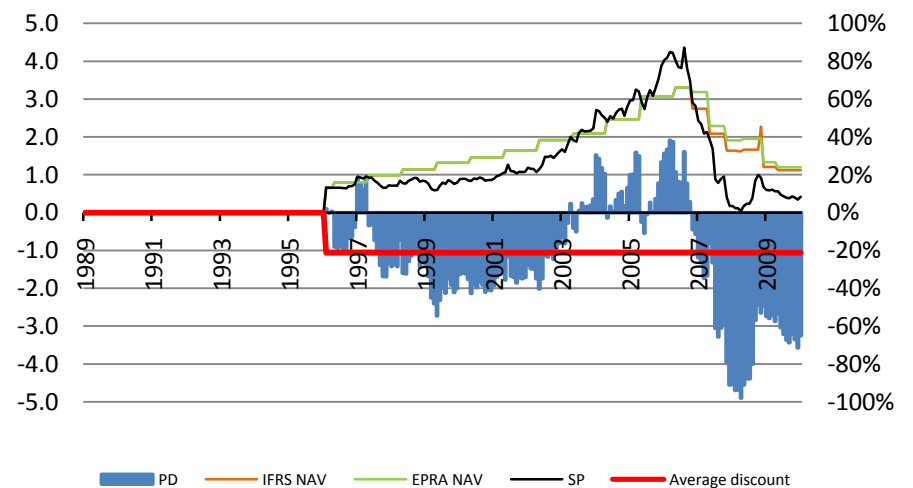
CLS Holdings



Mucklow (A. & J.) Group *

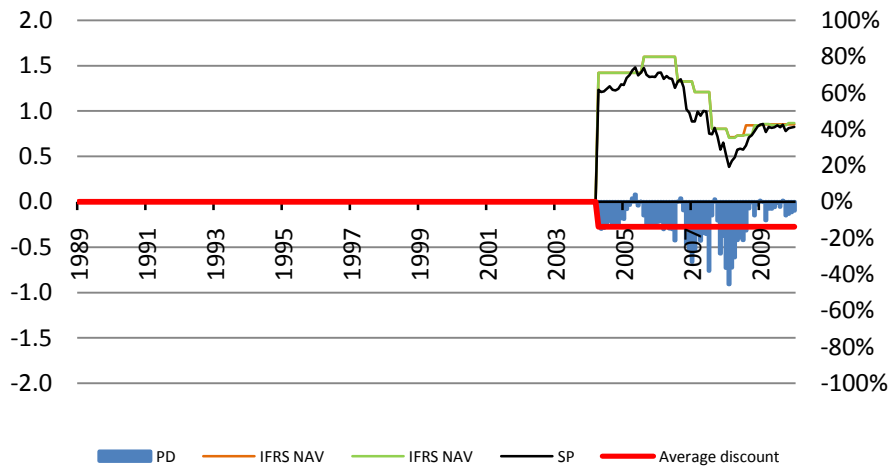


Quintain Estates & Development

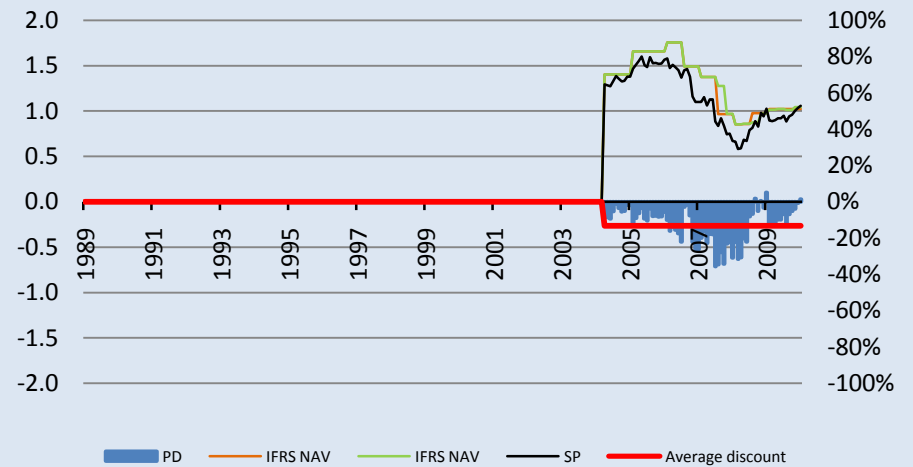


PD = Premium / Discount SP = Shareprice

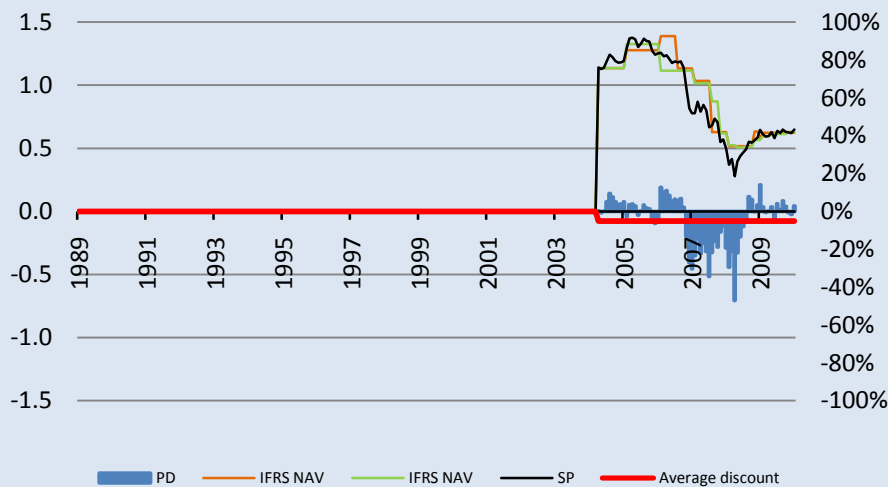
IRP Property Investments



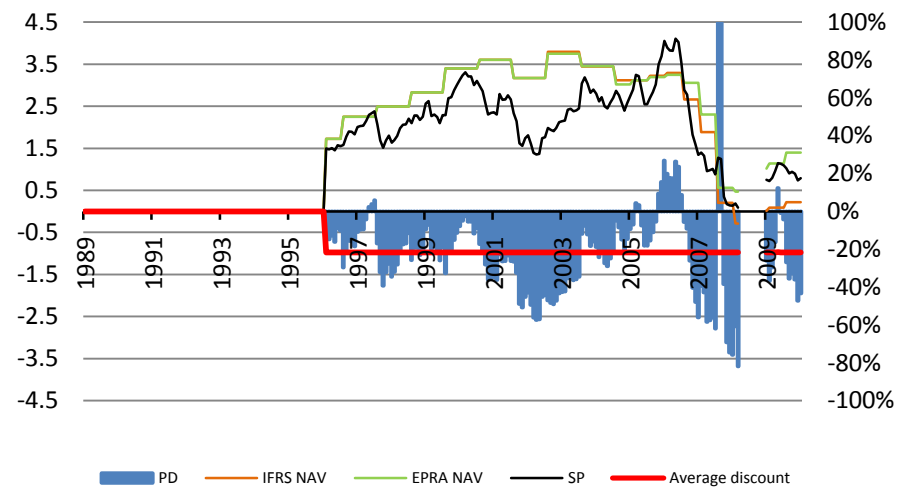
ISIS Property Trust Ltd



Standard Life Inv Prop Income Trust

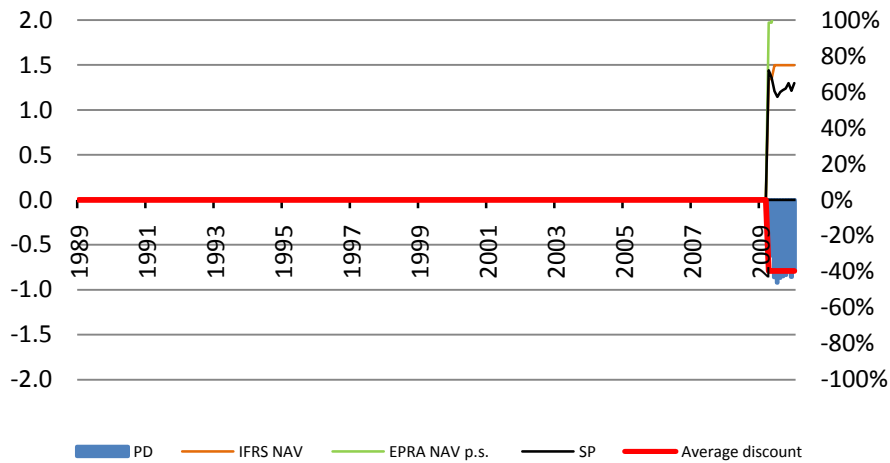


Minerva

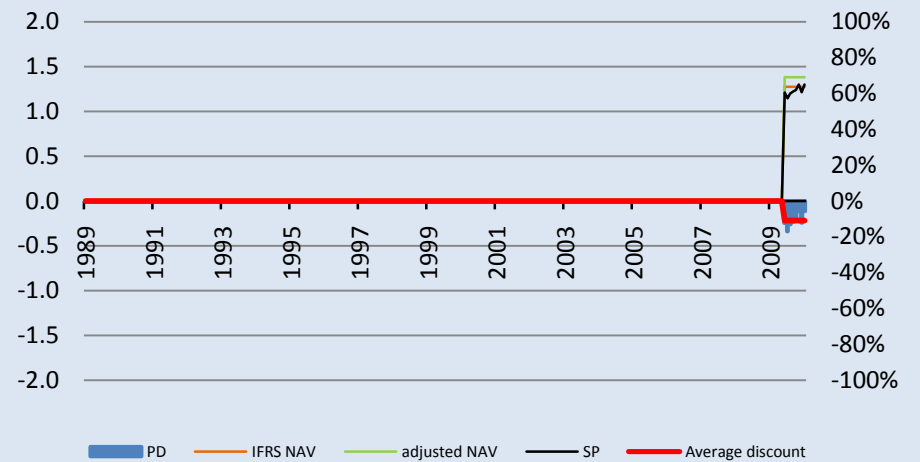


PD = Premium / Discount SP = Shareprice

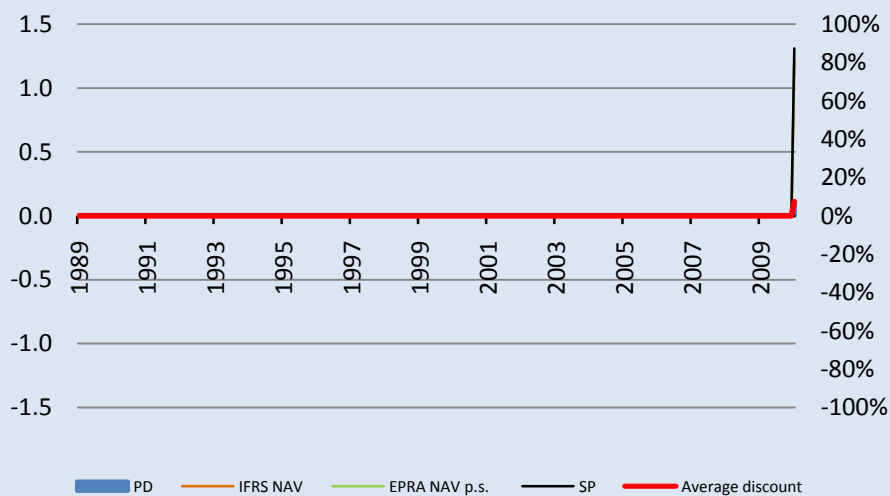
Safestore



Capital & Counties Properties



London & Stamford Property



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT France Index

As of: **February 28, 2011**

Premium / Discount: **2.3%**
Last month: **-2.0%**

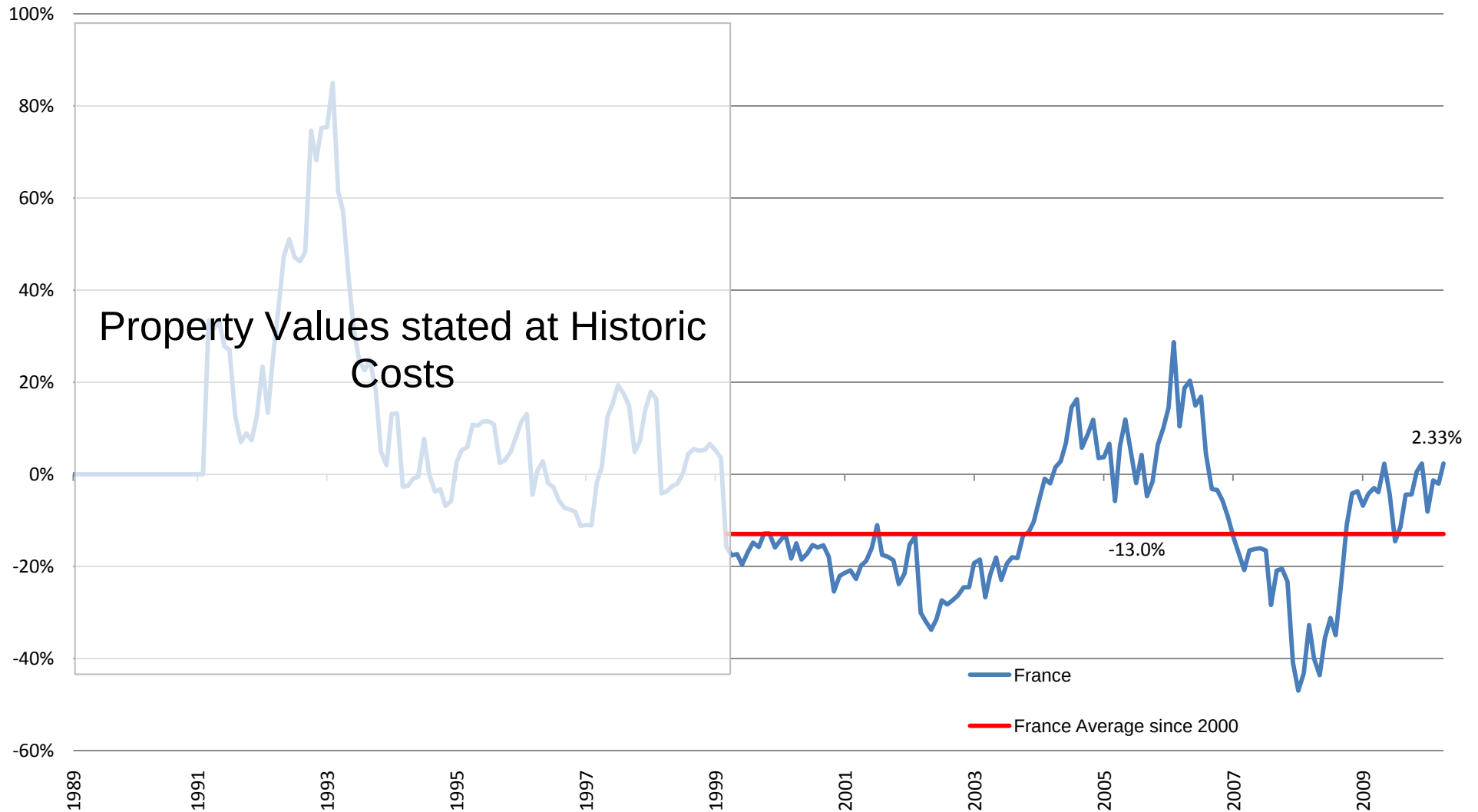
Total NAV (million EUR): **36,654**
Total MC (million EUR): **37,507**

Number of constituents: **9**
Trading at Premium: **3** **61%** of market cap
Trading at Discount: **6** **39%** of market cap

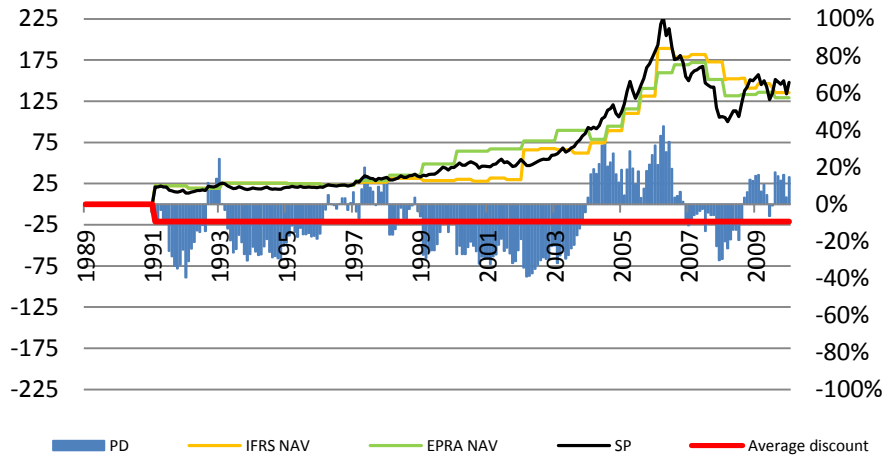
Average since 1989:
10 year average: **-7.7%**
5 year average: **-8.7%**
3 year average: **-16.5%**
2 year average: **-10.4%**
1 year average: **-3.6%**

Price Index Monthly change: **4.1%**

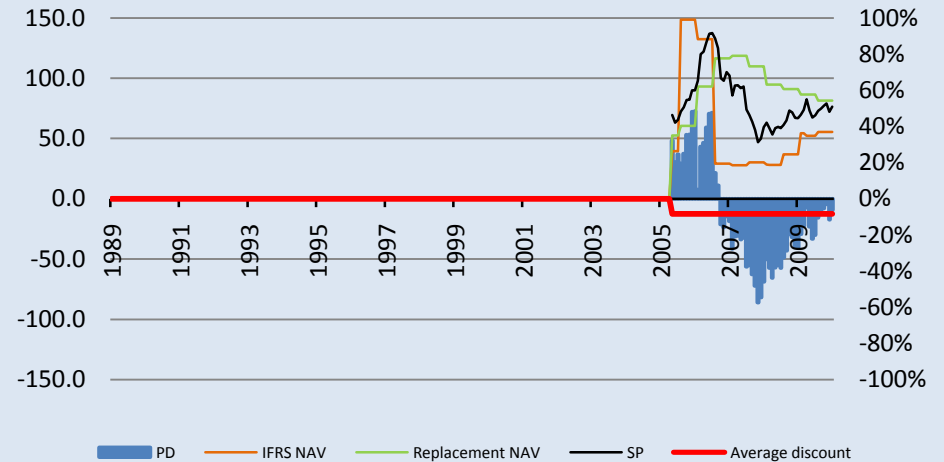
FTSE EPRA/NAREIT France Index Discount to Published NAV



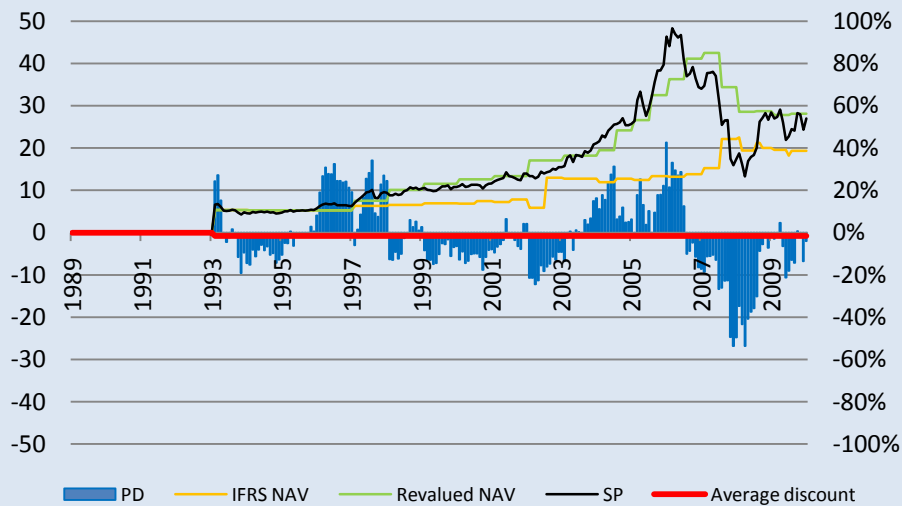
Unibail-Rodamco *



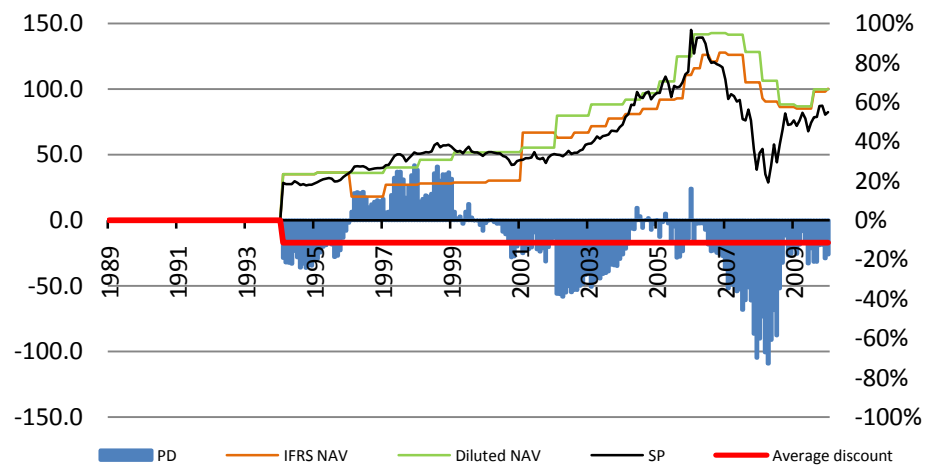
Icade *



Klépierre *

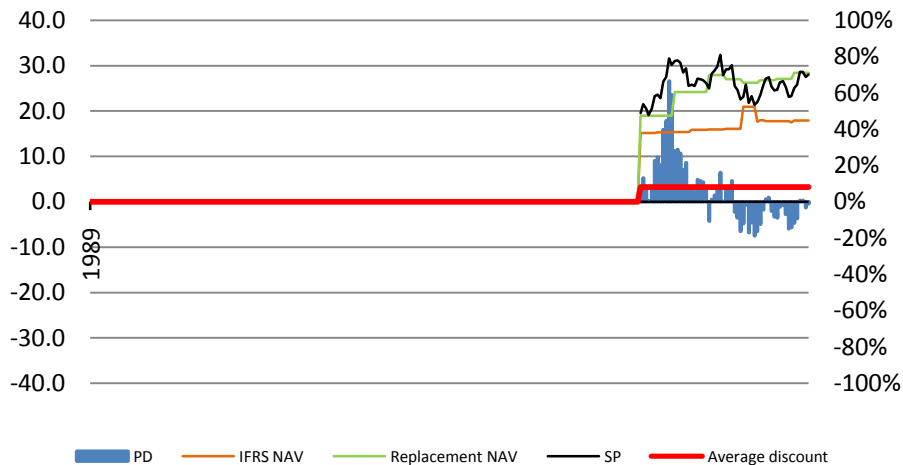


Gecina *

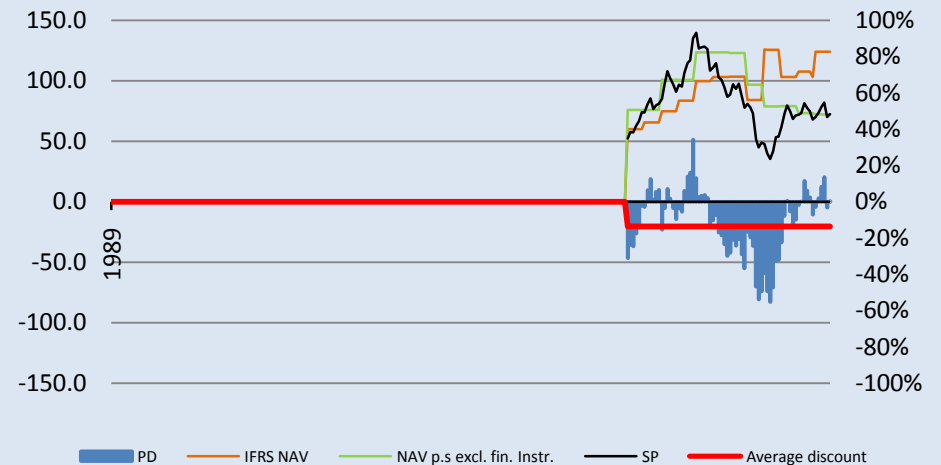


PD = Premium / Discount SP = Shareprice

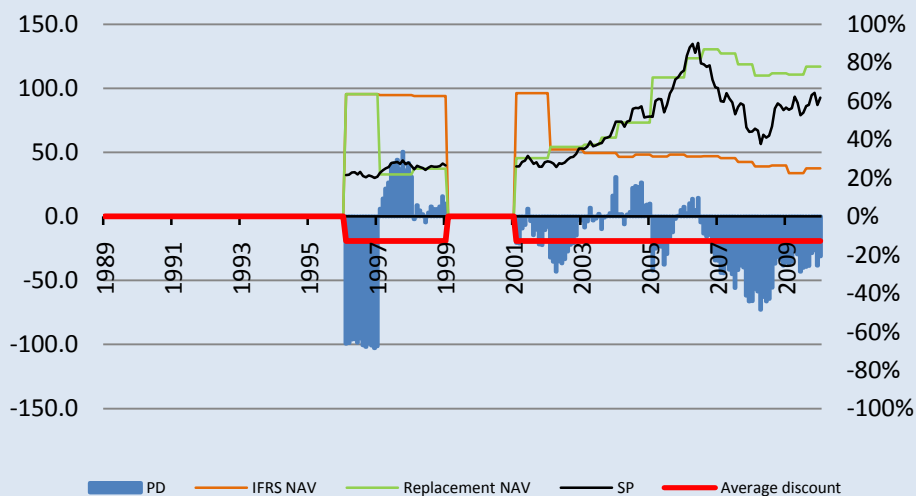
Mercialys *



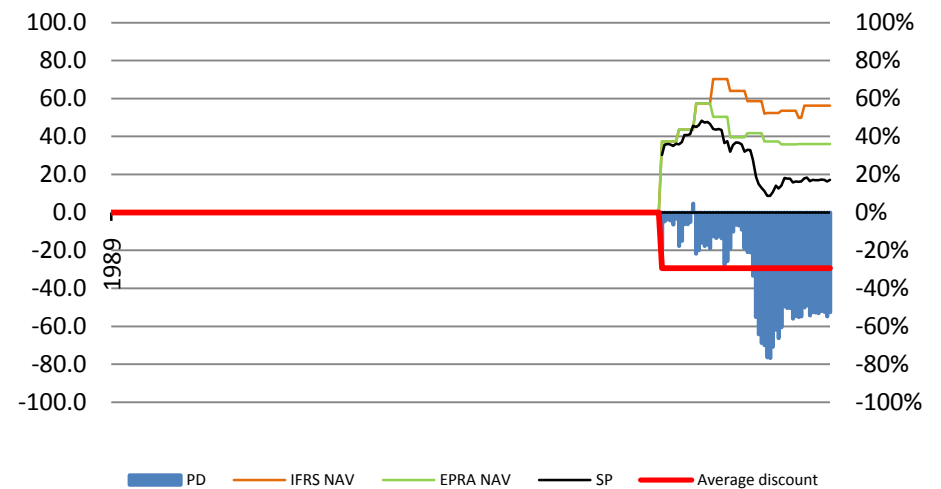
Foncière Des Régions *



Silic*

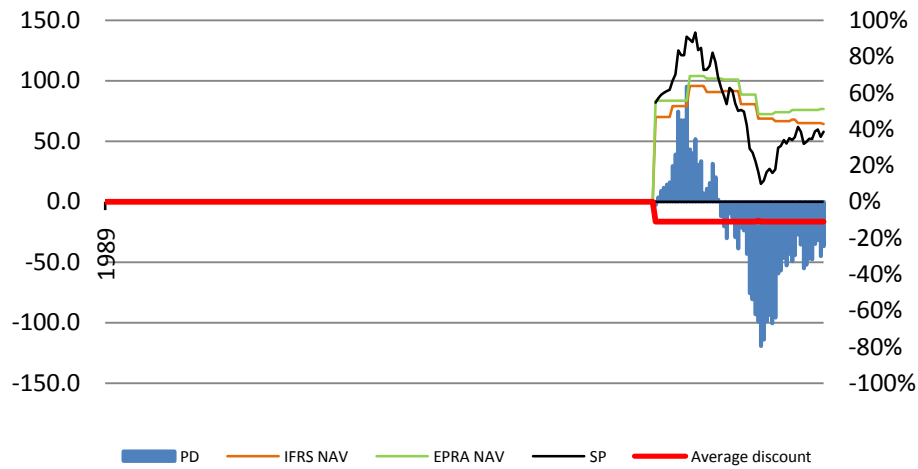


Affine *



PD = Premium / Discount SP = Shareprice

Société De La Tour Eiffel *



FTSE EPRA/NAREIT Netherlands Index

As of: **February 28, 2011**

Premium / Discount: **-1.5%**
Last month: **-2.8%**

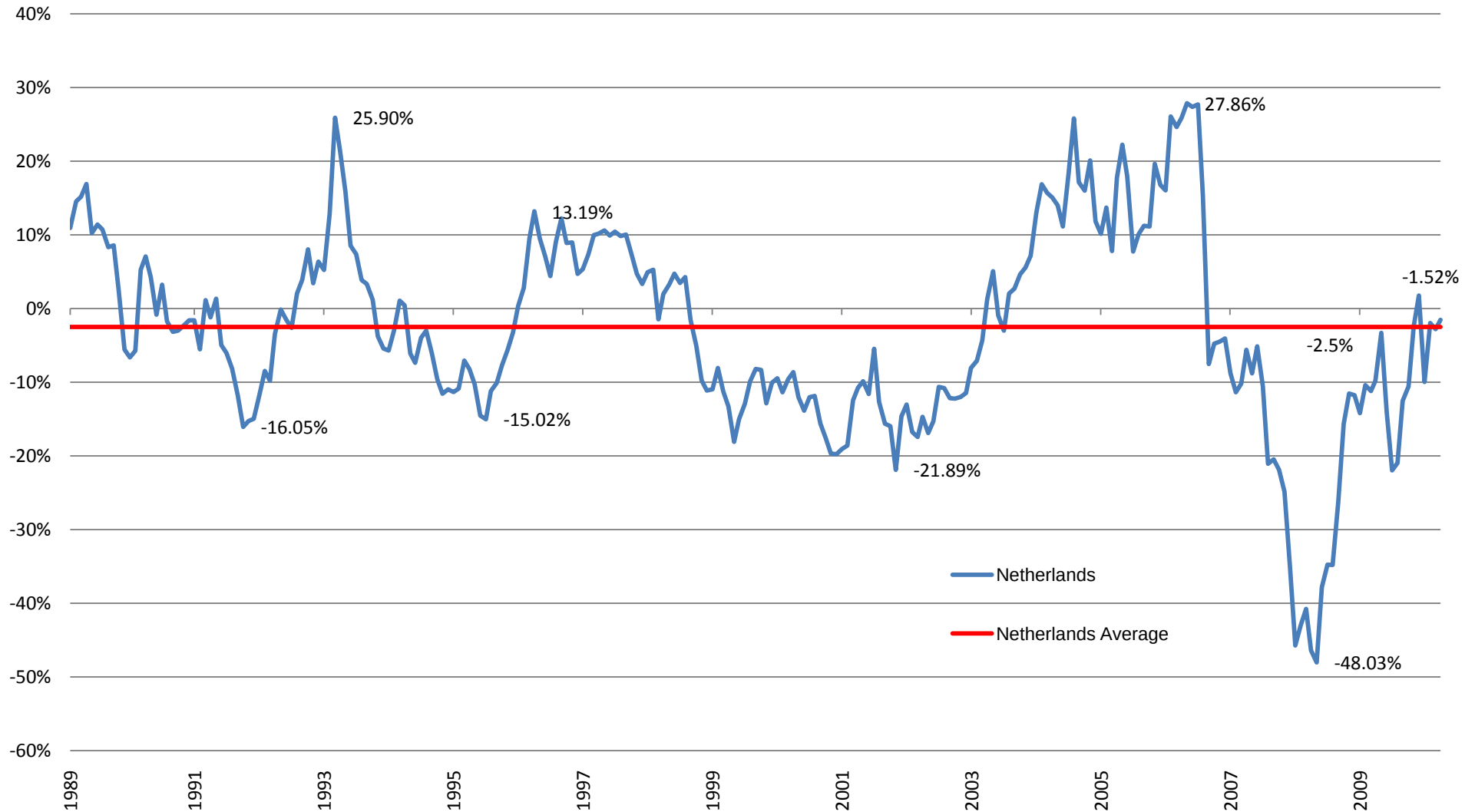
Total NAV (million EUR): **10,271**
Total MC (million EUR): **10,115**

Number of constituents: **7**
Trading at Premium: **5** **88% of market cap**
Trading at Discount: **2** **12% of market cap**

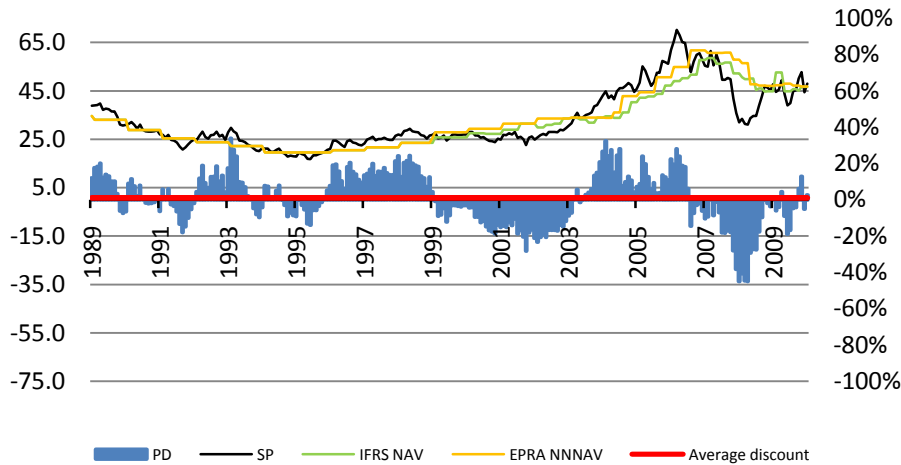
Average since 1989: **-3.4%**
10 year average: **-5.4%**
5 year average: **-7.3%**
3 year average: **-19.2%**
2 year average: **-15.3%**
1 year average: **-8.5%**

Price Index Monthly change: **1.4%**

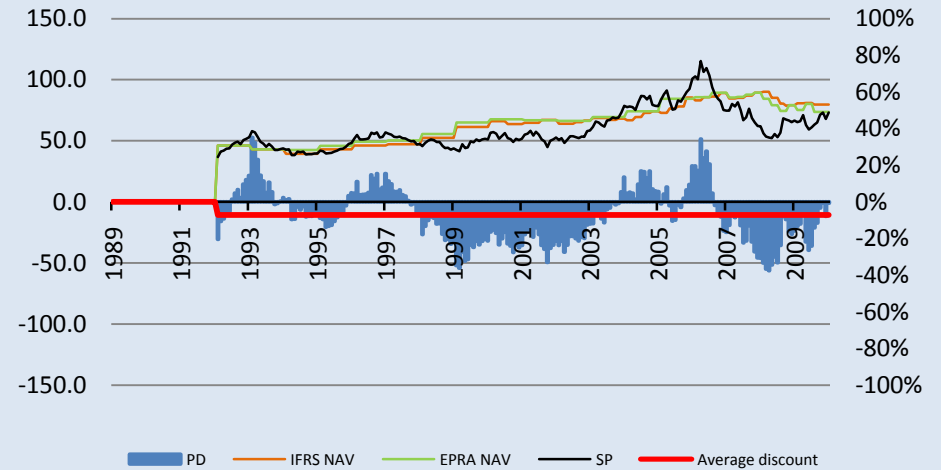
FTSE EPRA/NAREIT Netherlands Index Discount to Published NAV



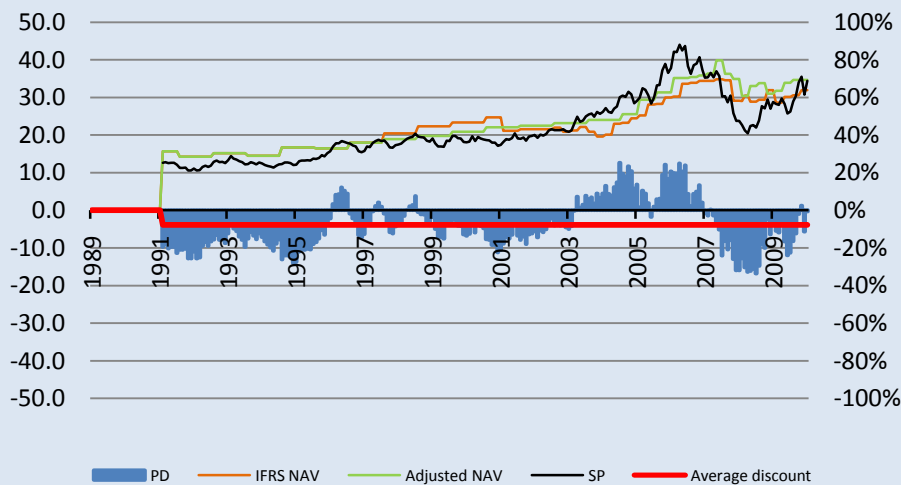
Corio *



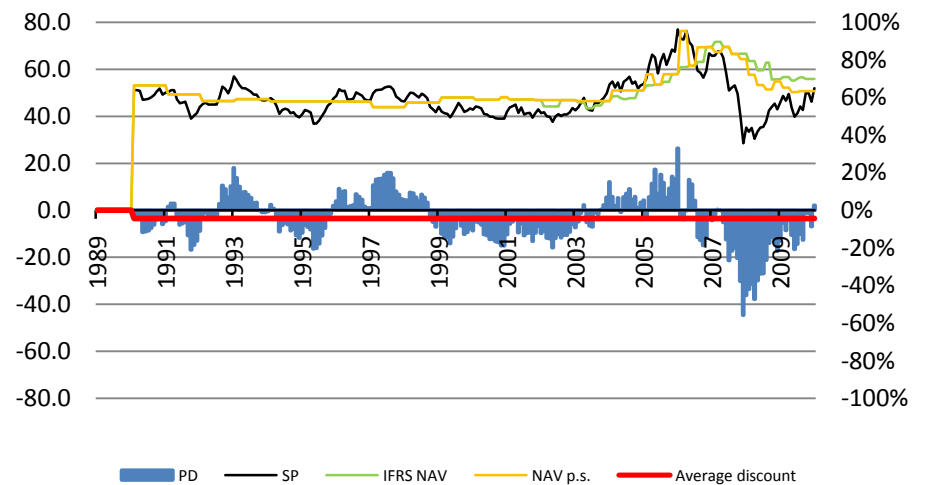
Wereldhave *



Eurocommercial Properties *

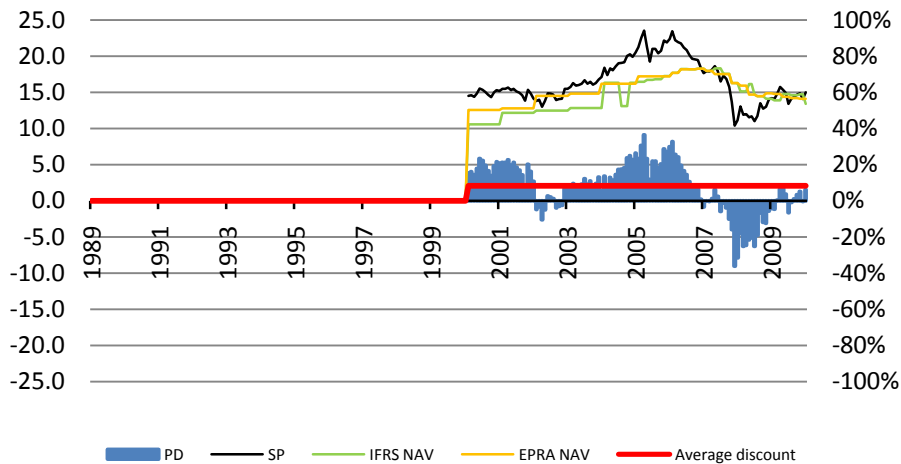


Vastned Retail *

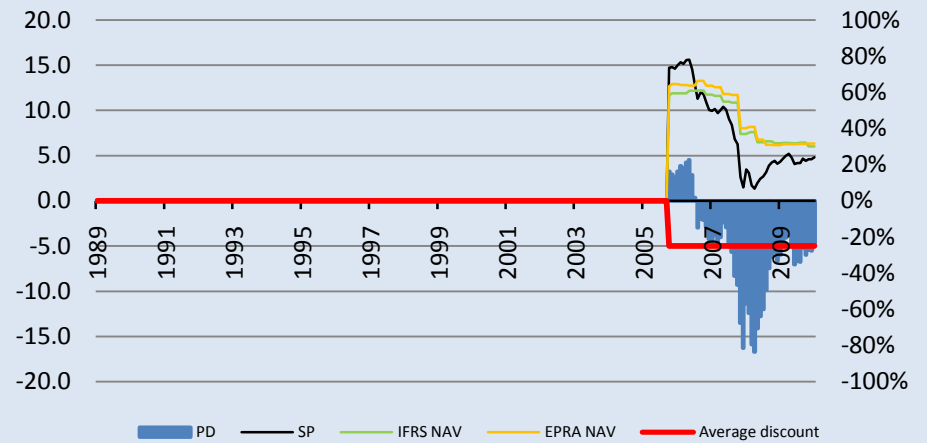


PD = Premium / Discount SP = Shareprice

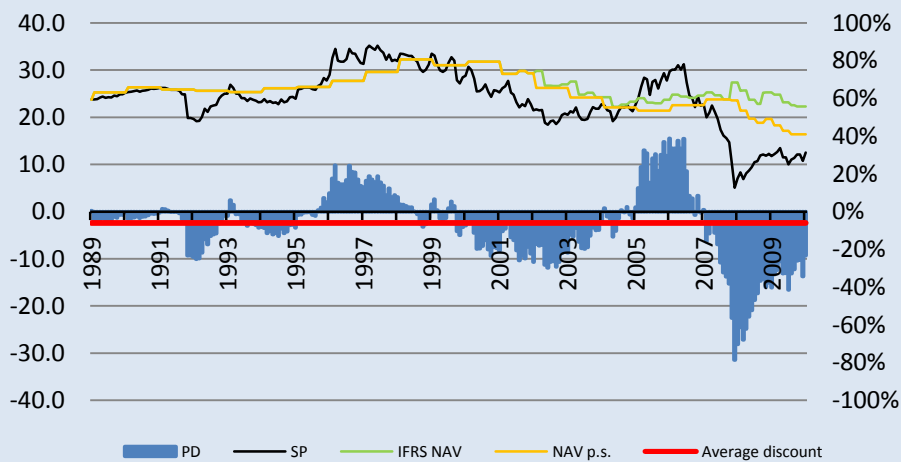
Nieuwe Steen Investments *



Prologis European Properties



Vastned Offices / Industrial *



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Germany Index

As of: **February 28, 2011**

Premium / Discount: **-9.7%**
Last month: **-17.4%**

Total NAV (million EUR): **6,865**
Total MC (million EUR): **6,201**

Number of constituents: **8**
Trading at Premium: **5** **60%** of market cap
Trading at Discount: **3** **40%** of market cap

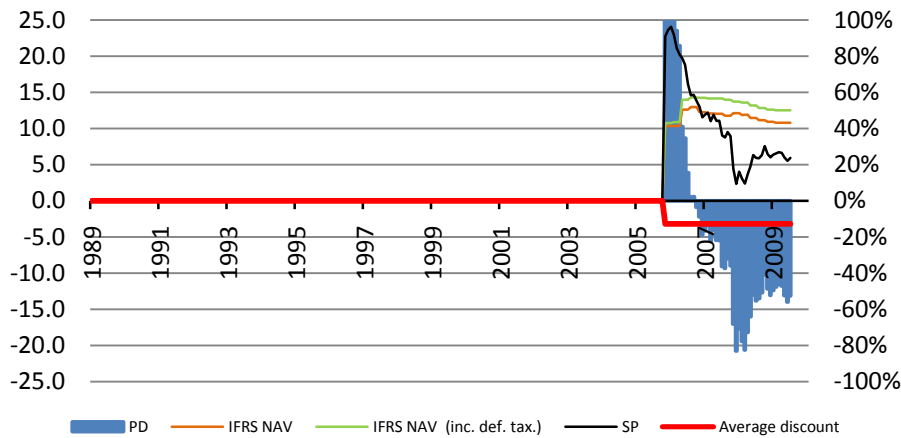
Average since 1989:
10 year average: **-18.1%**
5 year average: **-12.1%**
3 year average: **-40.0%**
2 year average: **-38.1%**
1 year average: **-31.2%**

Price Index Monthly change: **7.3%**

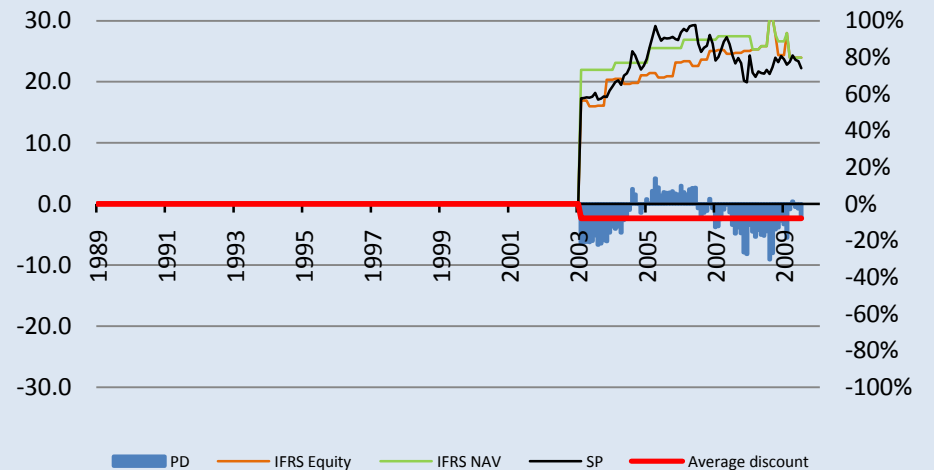
FTSE EPRA/NAREIT Germany Index Discount to Published NAV



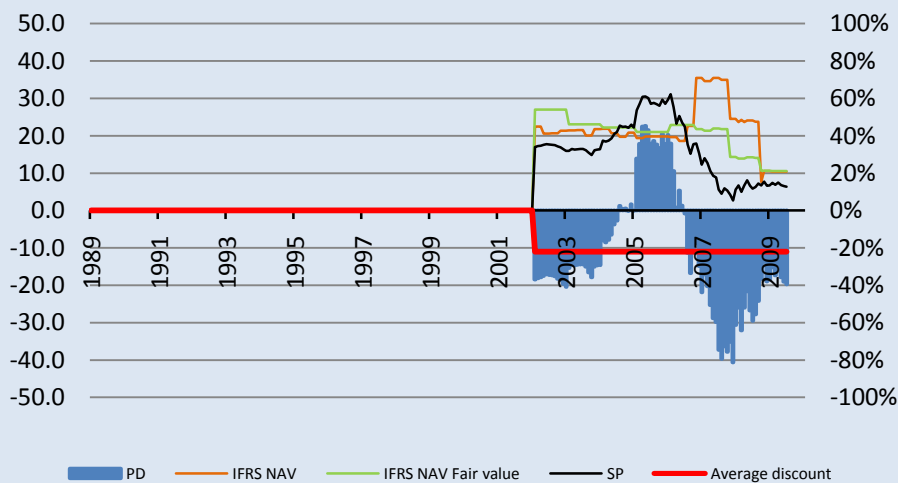
Gagfah



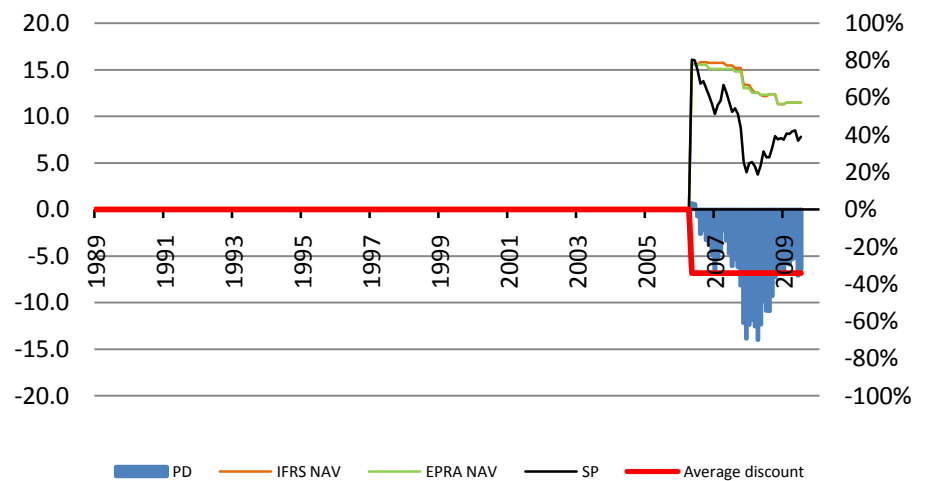
Deutsche Euroshop



Deutsche Wohnen

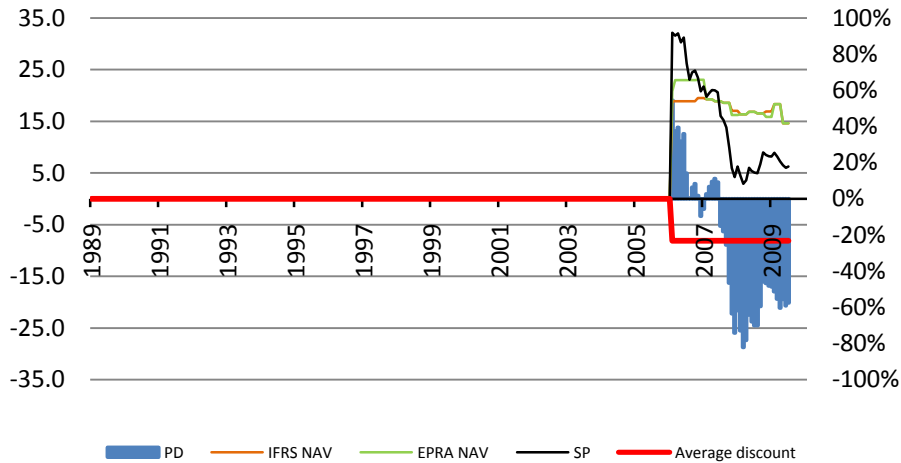


Alstria Office *

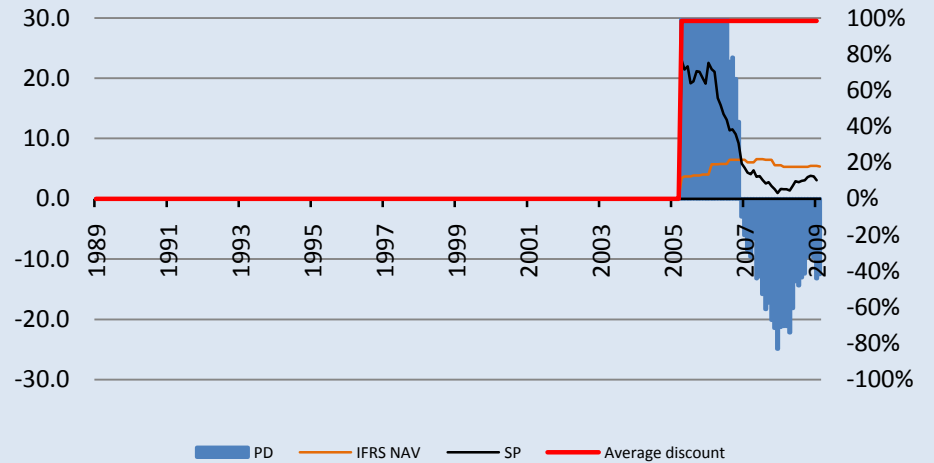


PD = Premium / Discount SP = Shareprice

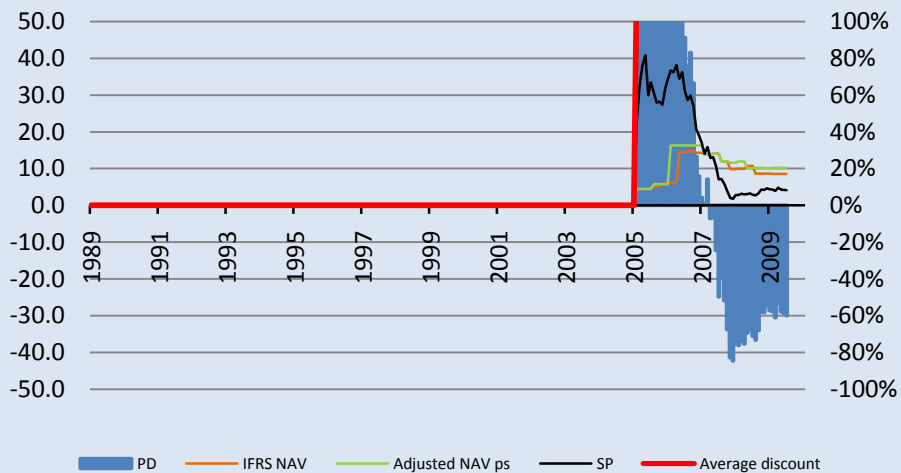
DIC Asset



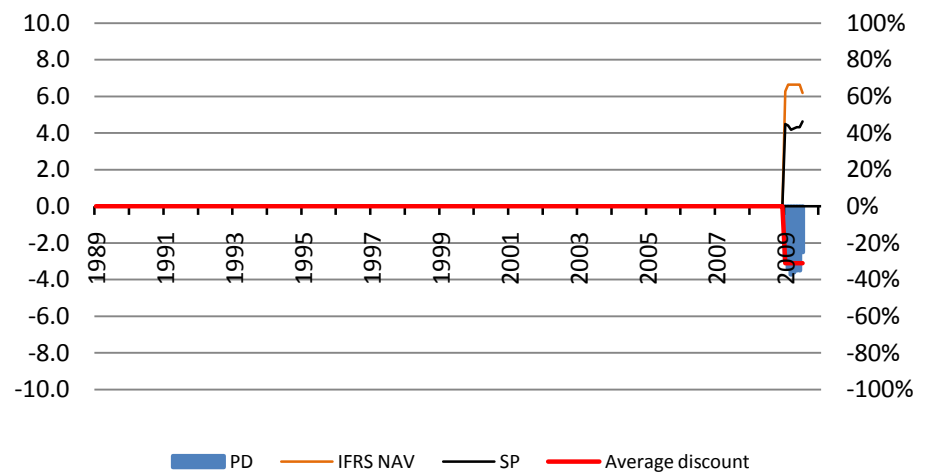
Patrizia Immobilien



Colonia Real Estate



TAG Immobilien



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Sweden Index

As of: **February 28, 2011**

Premium / Discount: **3.6%**
Last month: **2.8%**

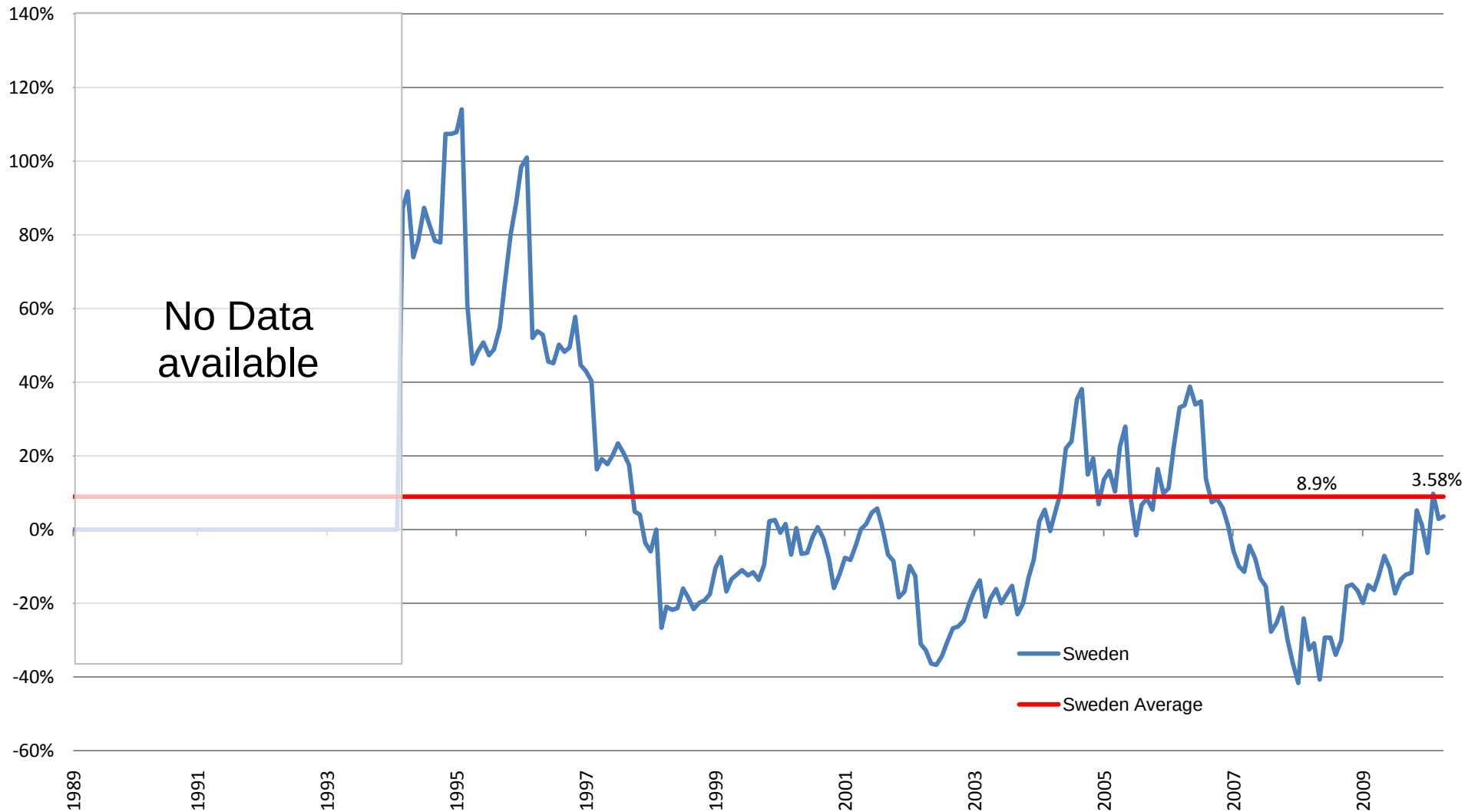
Total NAV (million EUR): **6,783**
Total MC (million EUR): **7,080**

Number of constituents: **6**
Trading at Premium: **4** **57%** of market cap
Trading at Discount: **2** **43%** of market cap

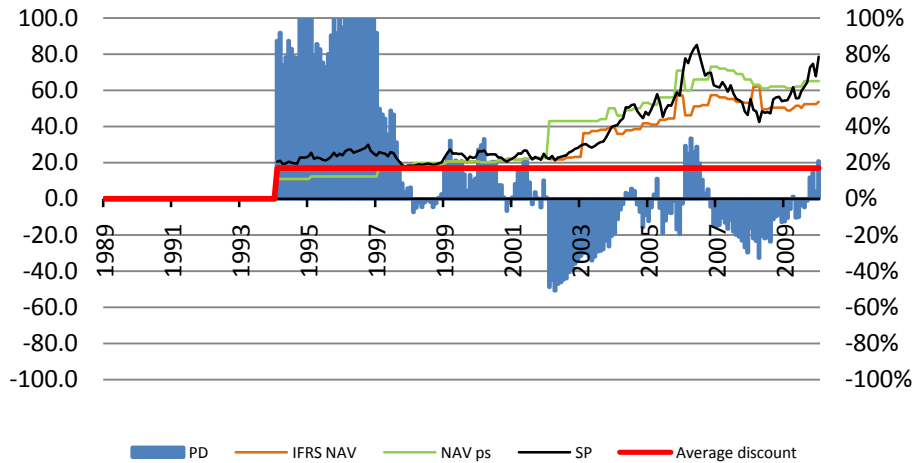
Average since 1989:
10 year average: **-6.1%**
5 year average: **-5.7%**
3 year average: **-17.7%**
2 year average: **-13.8%**
1 year average: **-5.3%**

Price Index Monthly change: **1.2%**

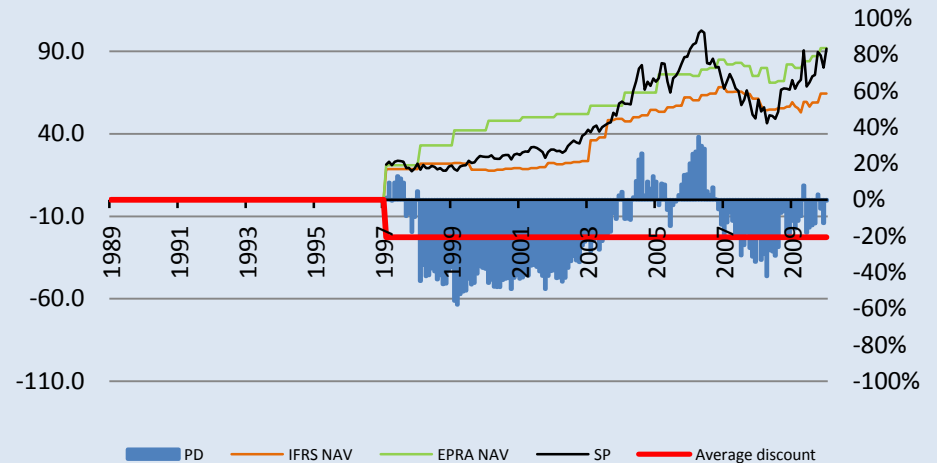
FTSE EPRA/NAREIT Sweden Index Discount to Published NAV



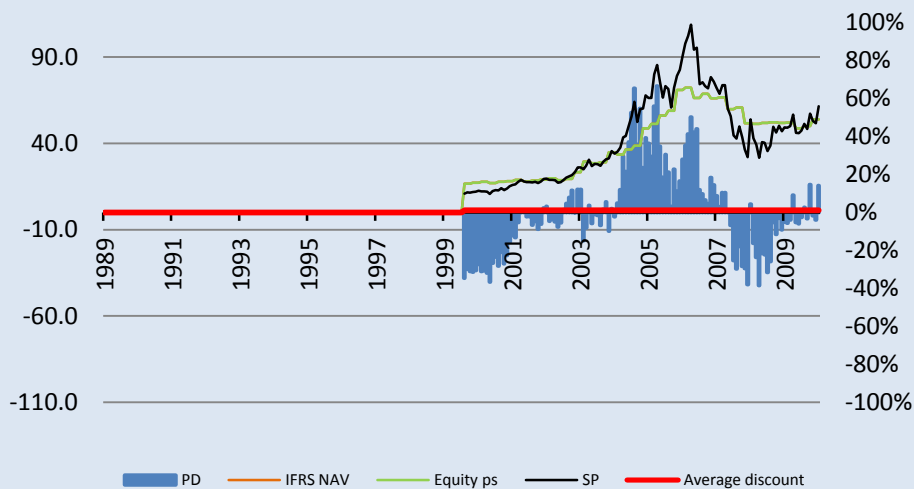
Hufvudstaden A



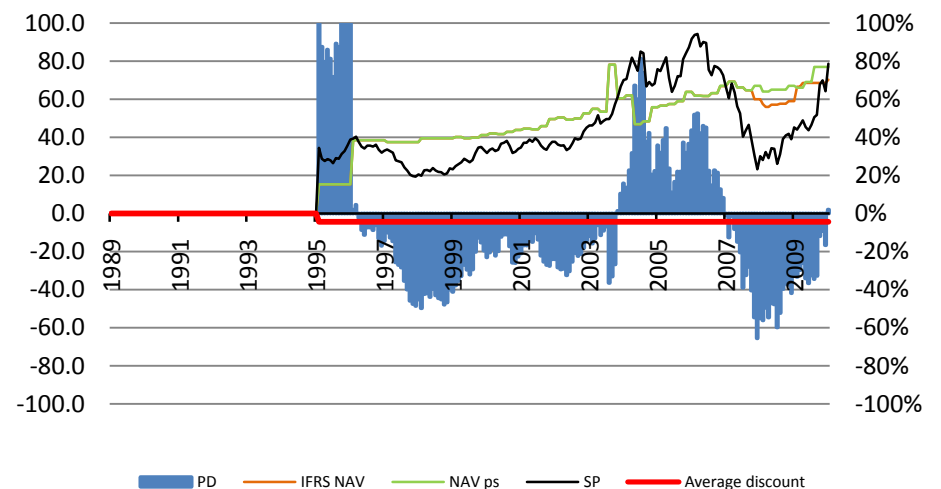
Castellum



Kungsliden

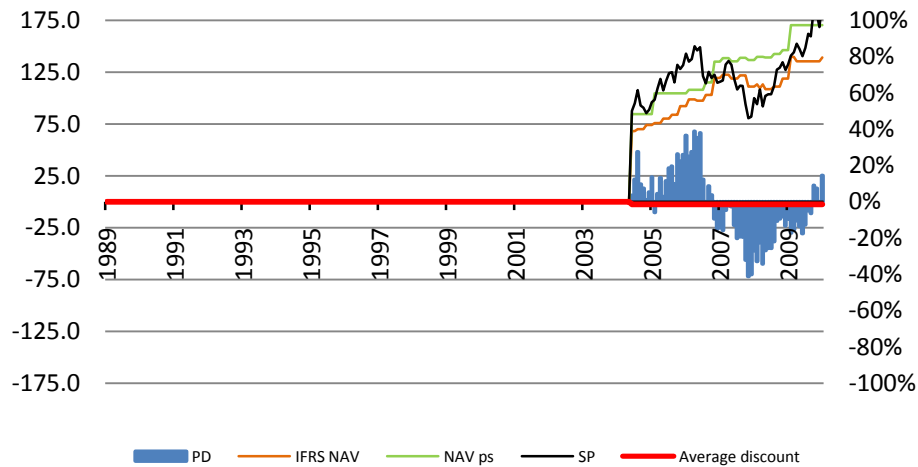


Fabege (ex Wihlborgs May 2005)

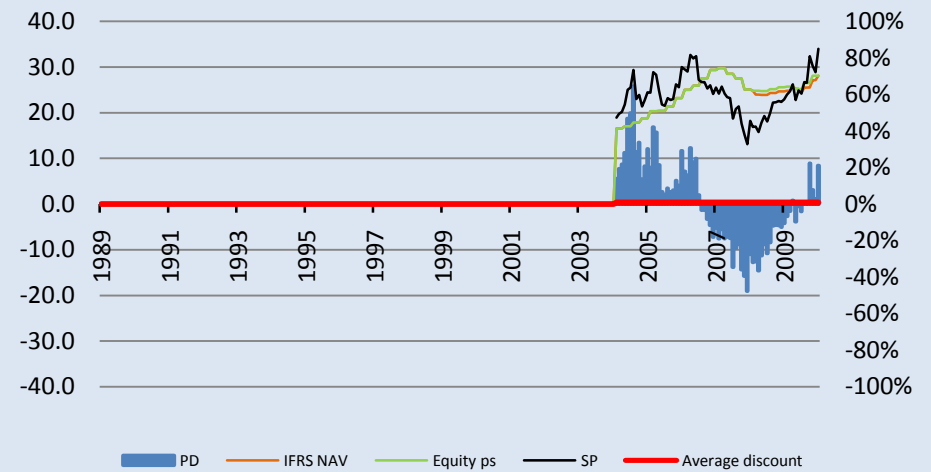


PD = Premium / Discount SP = Shareprice

Wihlborgs Fastigheter



Klovern AB



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Belgium/Luxembourg Index

As of: **February 28, 2011**

Premium / Discount: **5.0%**
Last month: **3.7%**

Total NAV (million EUR): **3,651**
Total MC (million EUR): **3,833**

Number of constituents: **6**
Trading at Premium: **5** **93% of market cap**
Trading at Discount: **1** **7% of market cap**

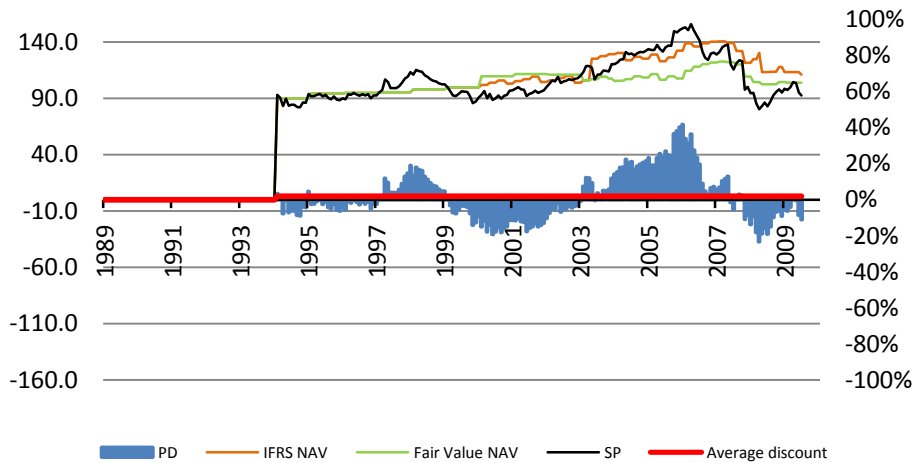
Average since 1989:
10 year average: **3.7%**
5 year average: **4.9%**
3 year average: **-3.8%**
2 year average: **-3.4%**
1 year average: **0.4%**

Price Index Monthly change: **1.1%**

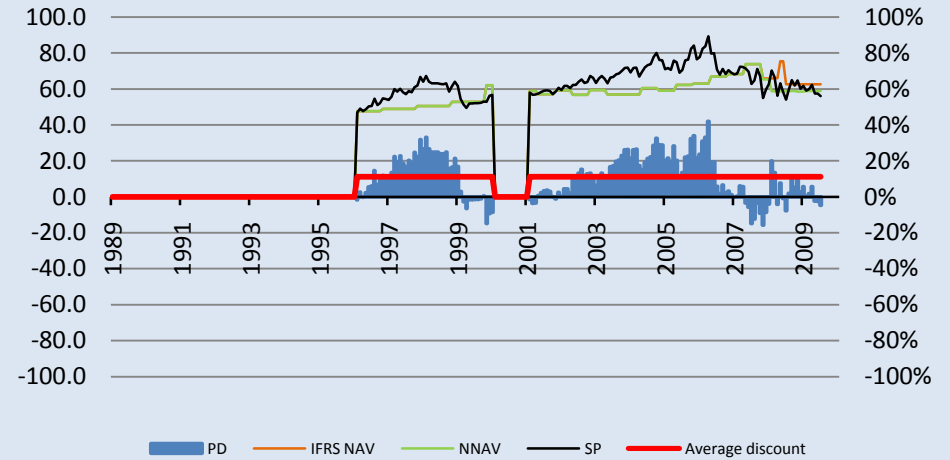
FTSE EPRA/NAREIT Belgium Index Discount to Published NAV



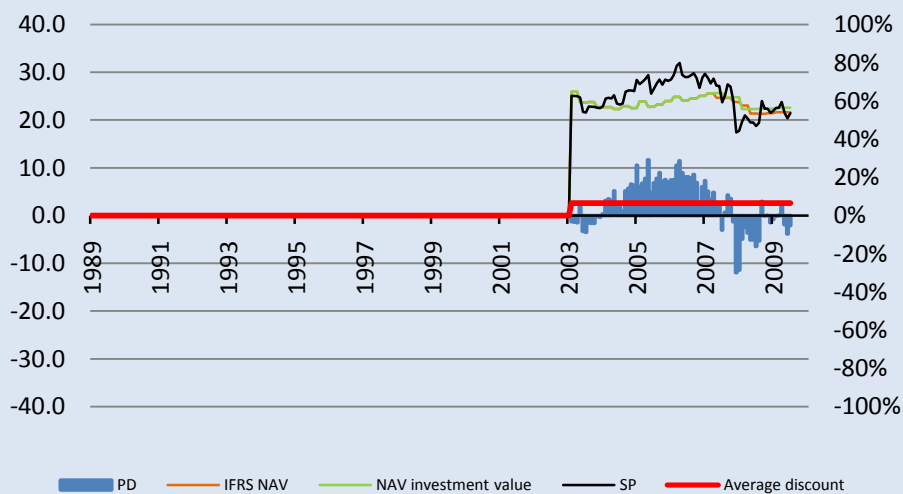
Cofinimmo *



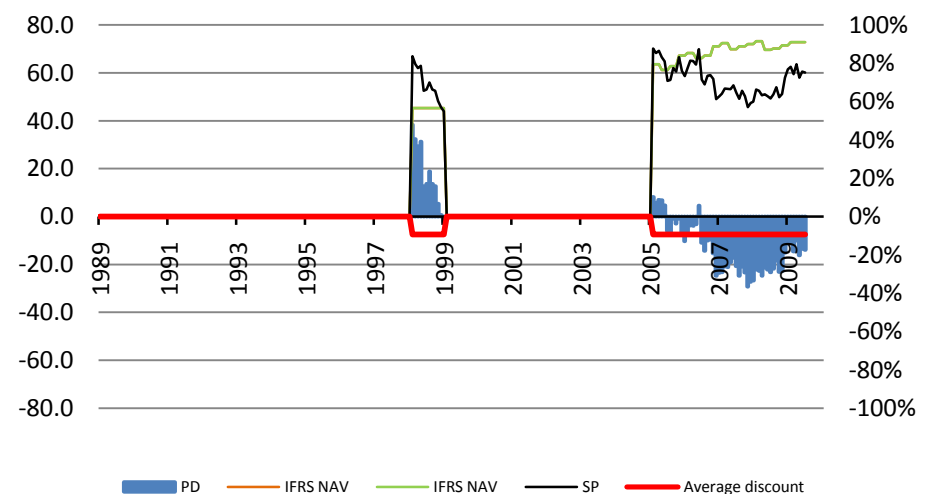
Befimmo *



Intervest Offices *

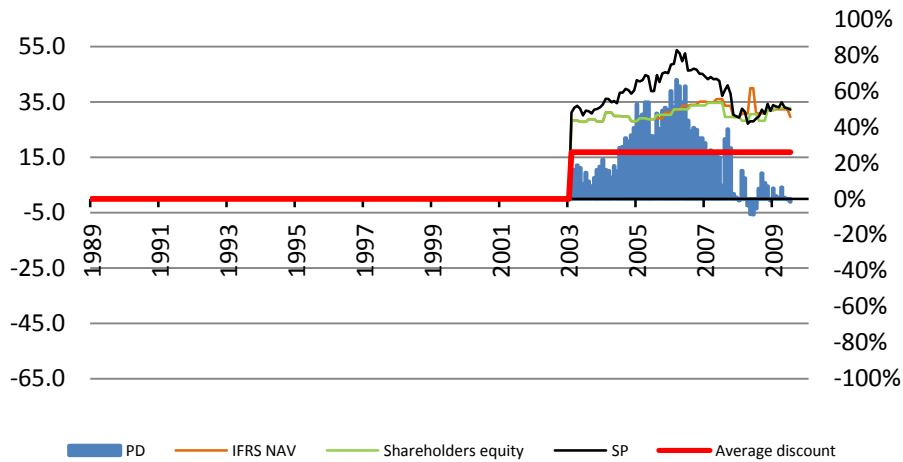


Wereldhave Belgium *

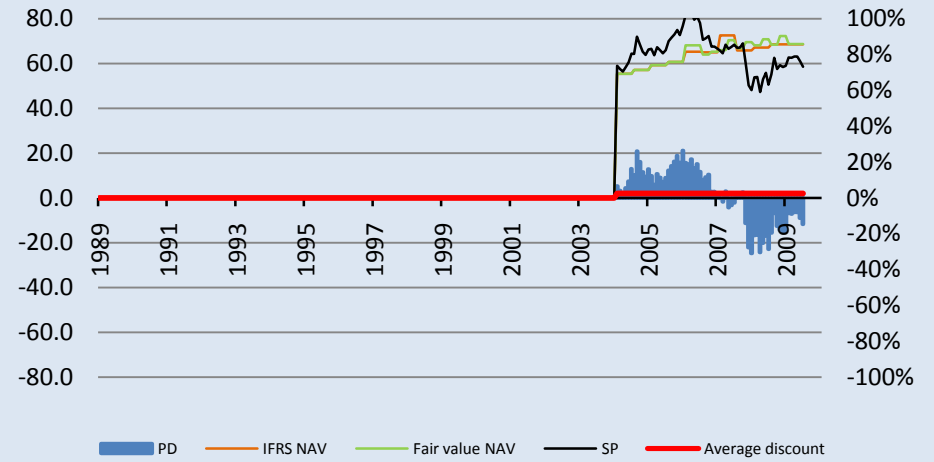


PD = Premium / Discount SP = Shareprice

Warehouses De Pauw *



Leasinvest *



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Switzerland Index

As of: **February 28, 2011**

Premium / Discount: **-2.0%**
Last month: **-2.6%**

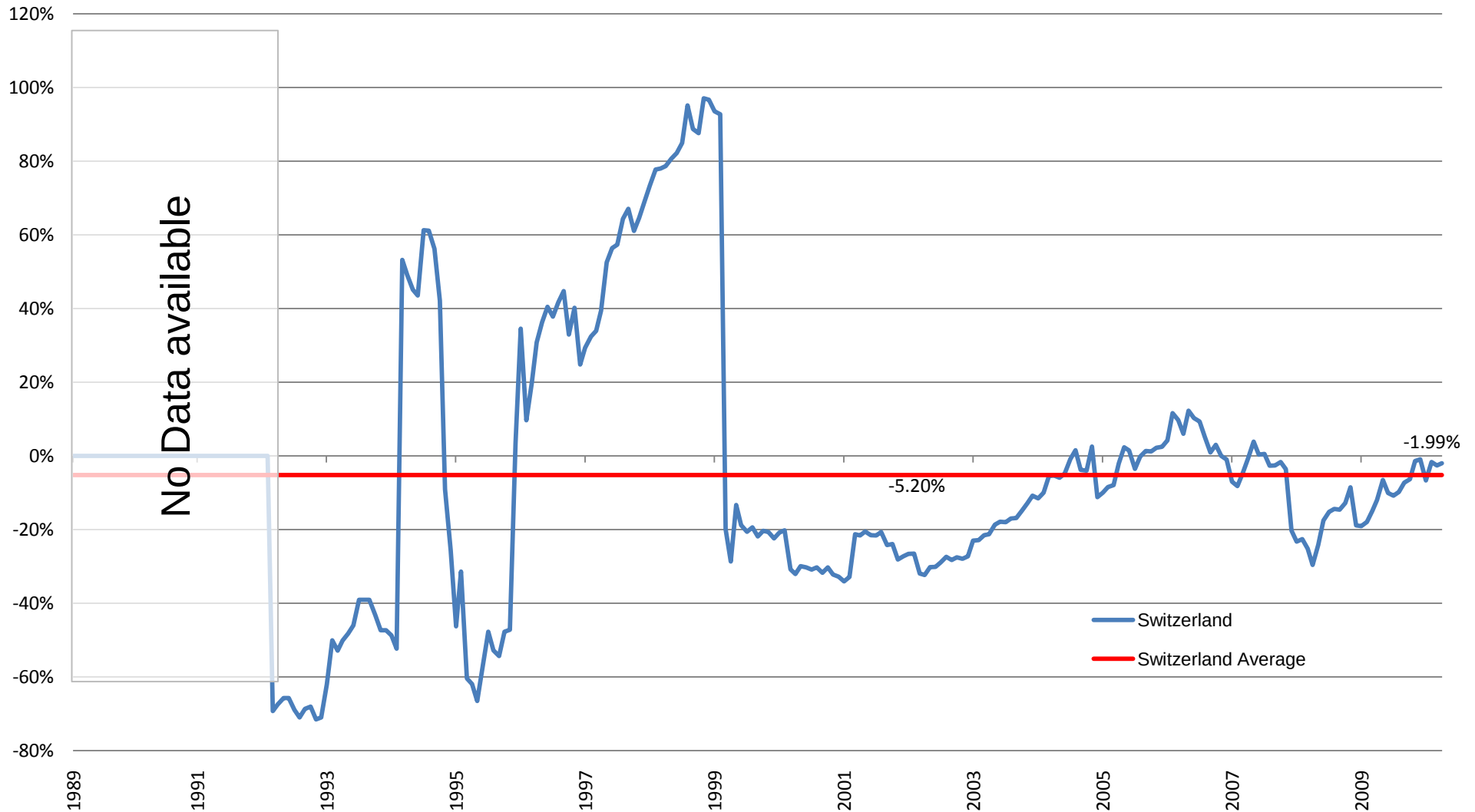
Total NAV (million EUR): **7,441**
Total MC (million EUR): **7,293**

Number of constituents: **4**
Trading at Premium: **1** **21%** of market cap
Trading at Discount: **3** **79%** of market cap

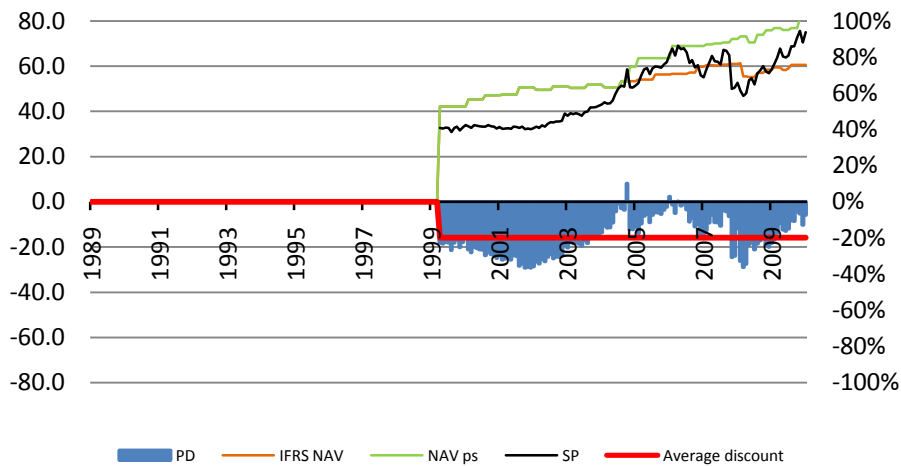
Average since 1989:
10 year average: **-12.6%**
5 year average: **-5.4%**
3 year average: **-10.6%**
2 year average: **-10.7%**
1 year average: **-6.0%**

Price Index Monthly change: **1.3%**

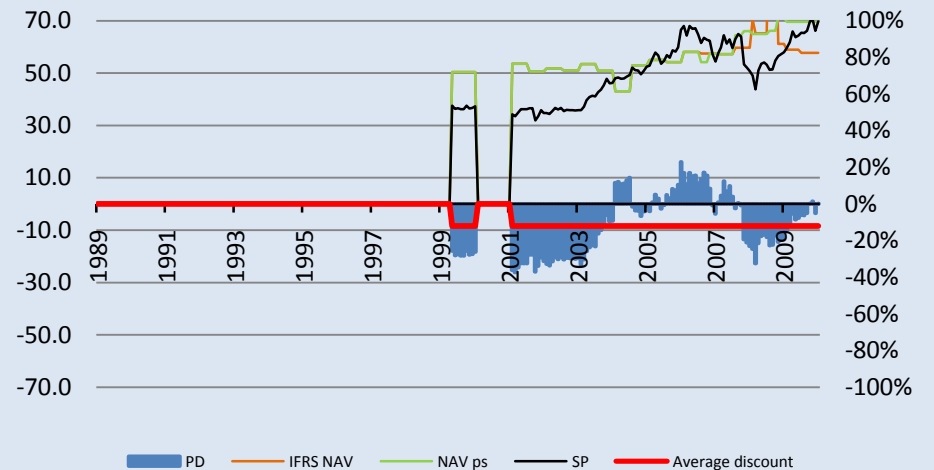
FTSE EPRA/NAREIT Switzerland Index Discount to Published NAV



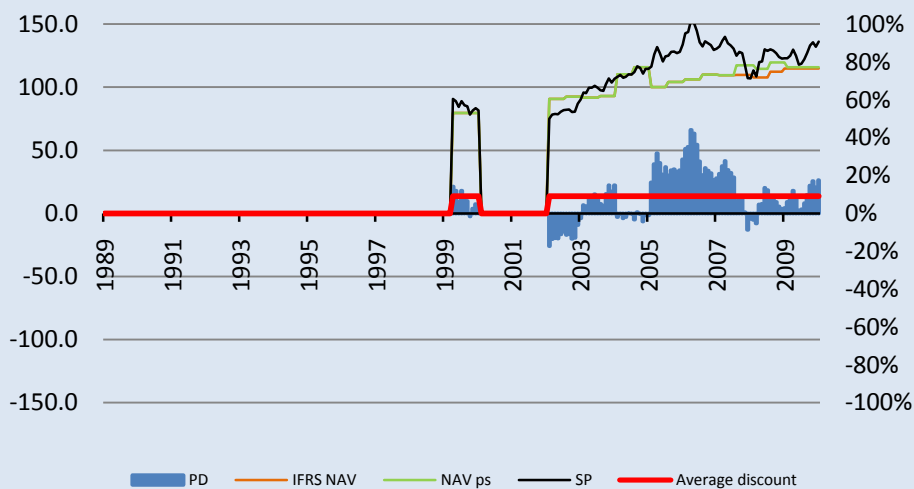
PSP Swiss Property



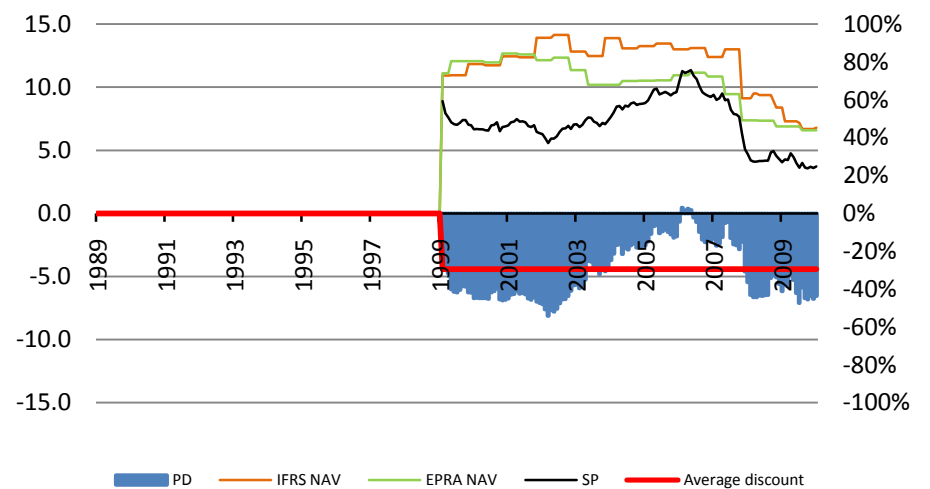
Swiss Prime Site



Allreal Holding



Züblin Immobilien Holding



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Austria Index

As of: **February 28, 2011**

Premium / Discount: **-30.5%**
Last month: **-29.9%**

Total NAV (million EUR): **2,957**
Total MC (million EUR): **2,055**

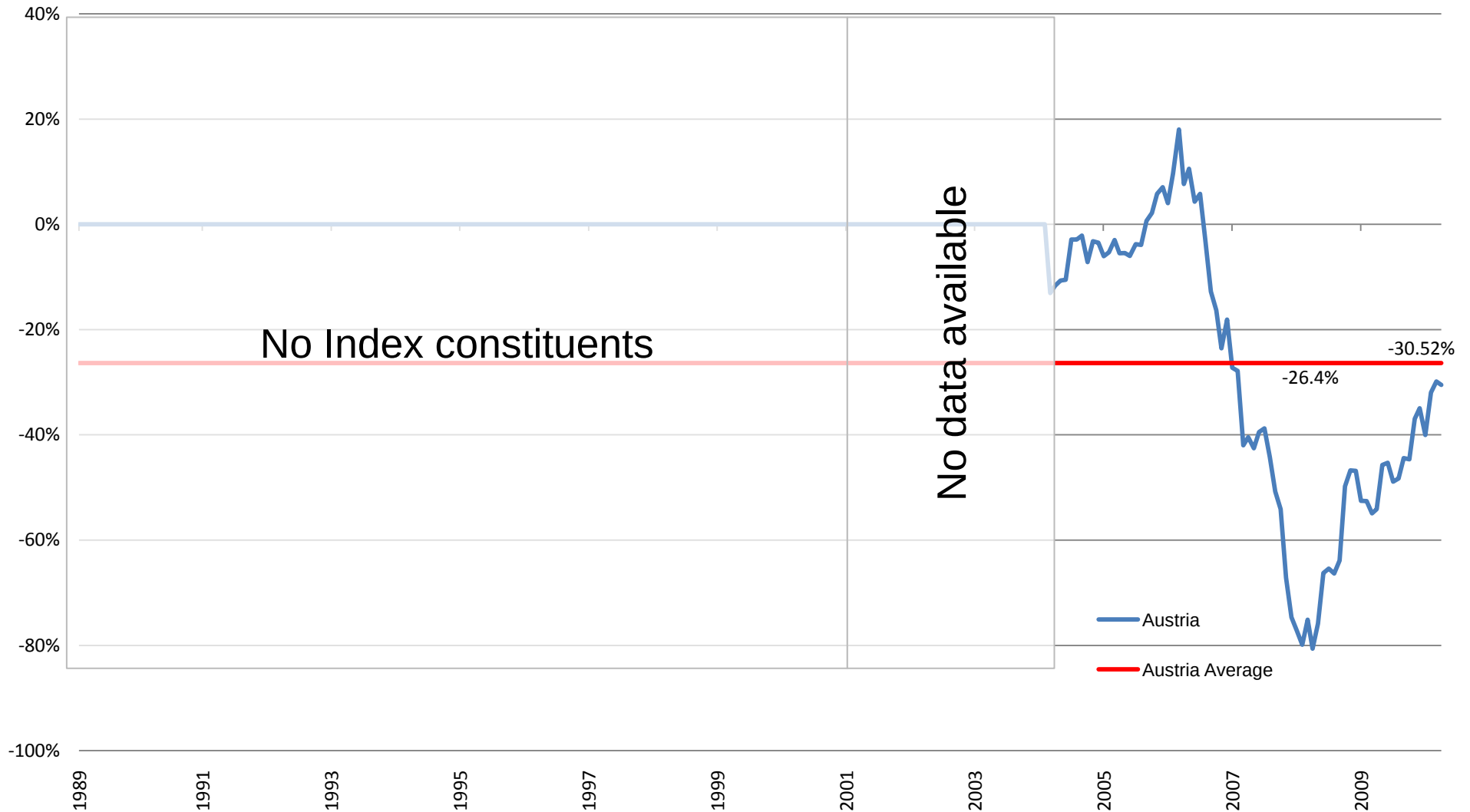
Number of constituents: **2**
Trading at Premium: **0** **0%** of market cap
Trading at Discount: **2** **100%** of market cap

Average since 1989:

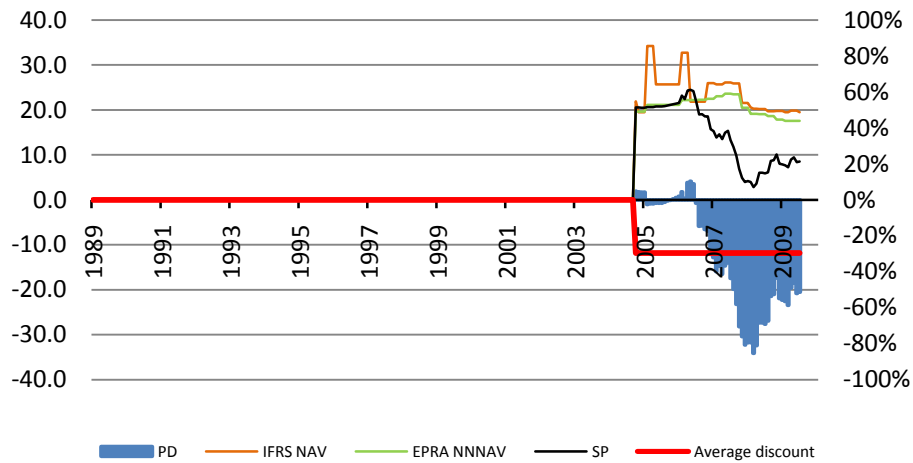
10 year average:
5 year average:
3 year average: **-52.8%**
2 year average: **-49.0%**
1 year average: **-41.2%**

Price Index Monthly change: **5.0%**

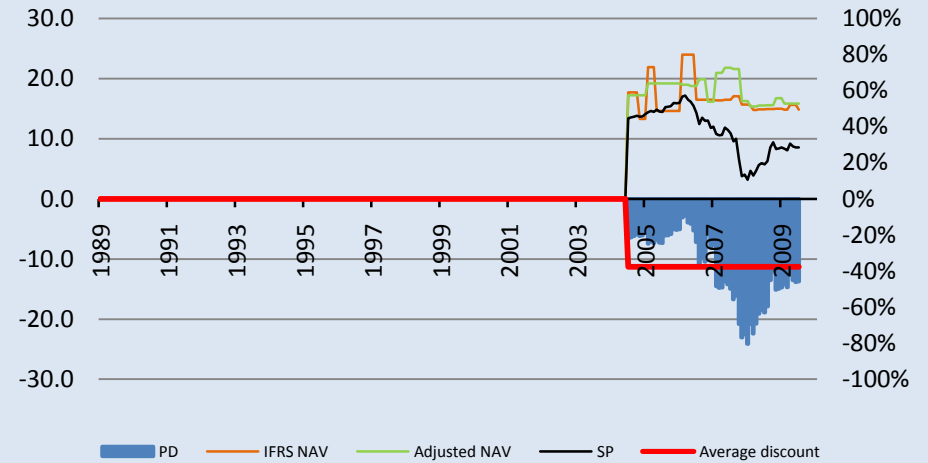
FTSE EPRA/NAREIT Austria Index Discount to Published NAV



CA Immo



Conwert Immobilien Invest



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Finland Index

As of: **February 28, 2011**

Premium / Discount: **-15.9%**
Last month: **-18.1%**

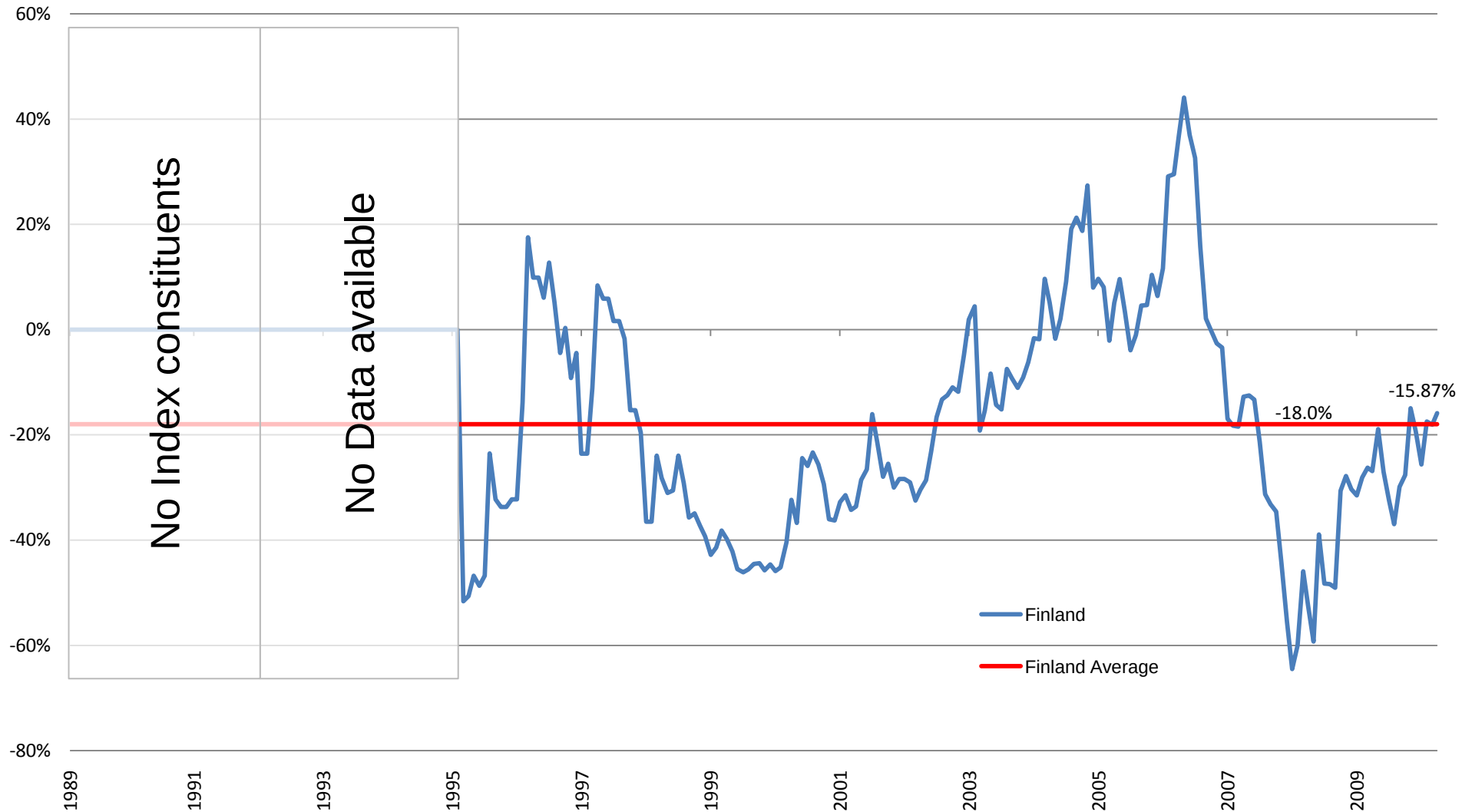
Total NAV (million EUR): **2,528**
Total MC (million EUR): **2,127**

Number of constituents: **3**
Trading at Premium: **0** **0%** of market cap
Trading at Discount: **3** **100%** of market cap

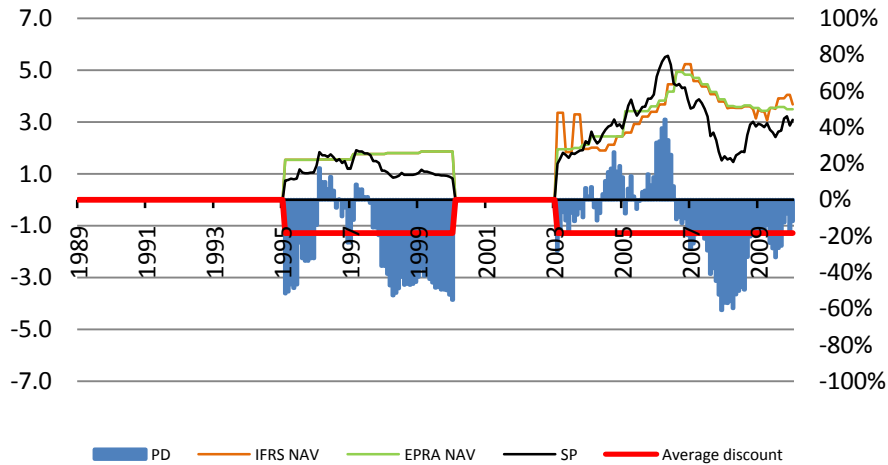
Average since 1989:
10 year average: **-14.9%**
5 year average: **-16.6%**
3 year average: **-33.3%**
2 year average: **-30.4%**
1 year average: **-23.9%**

Price Index Monthly change: **2.9%**

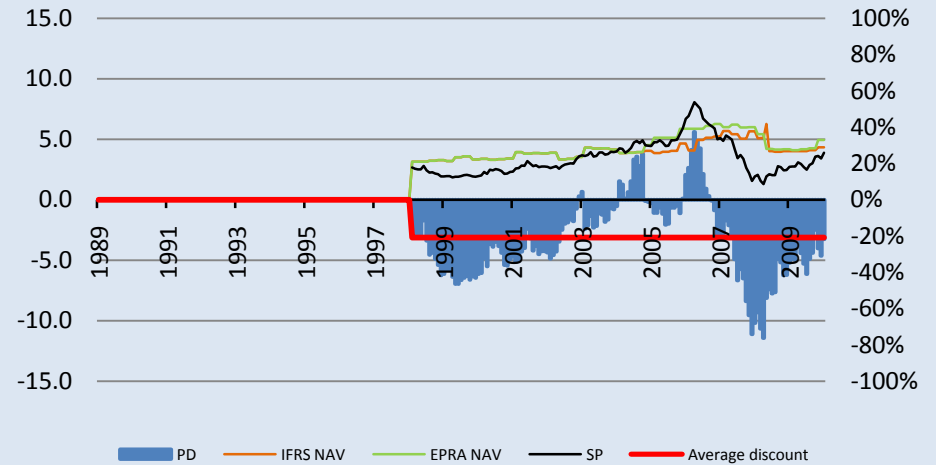
FTSE EPRA/NAREIT Finland Index Discount to Published NAV



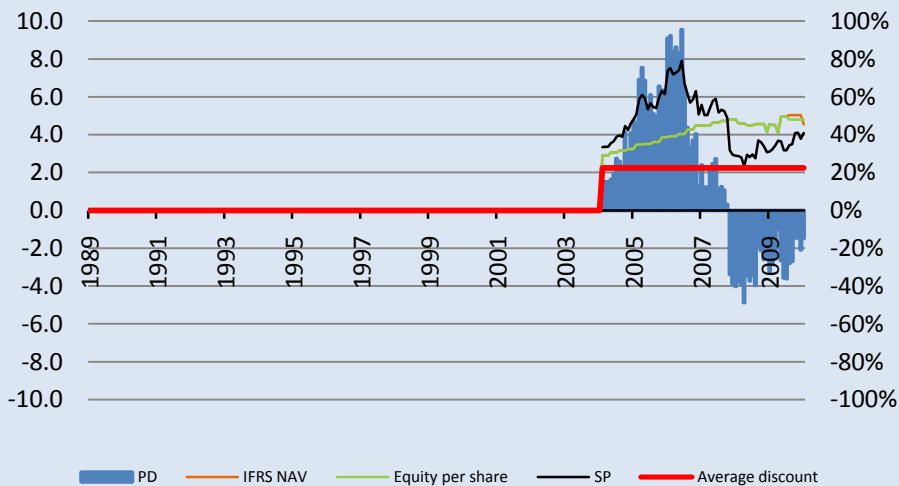
Citycon



Sponda



Technopolis



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Norway Index

As of: **February 28, 2011**

Premium / Discount: **-7.9%**
Last month: **-5.9%**

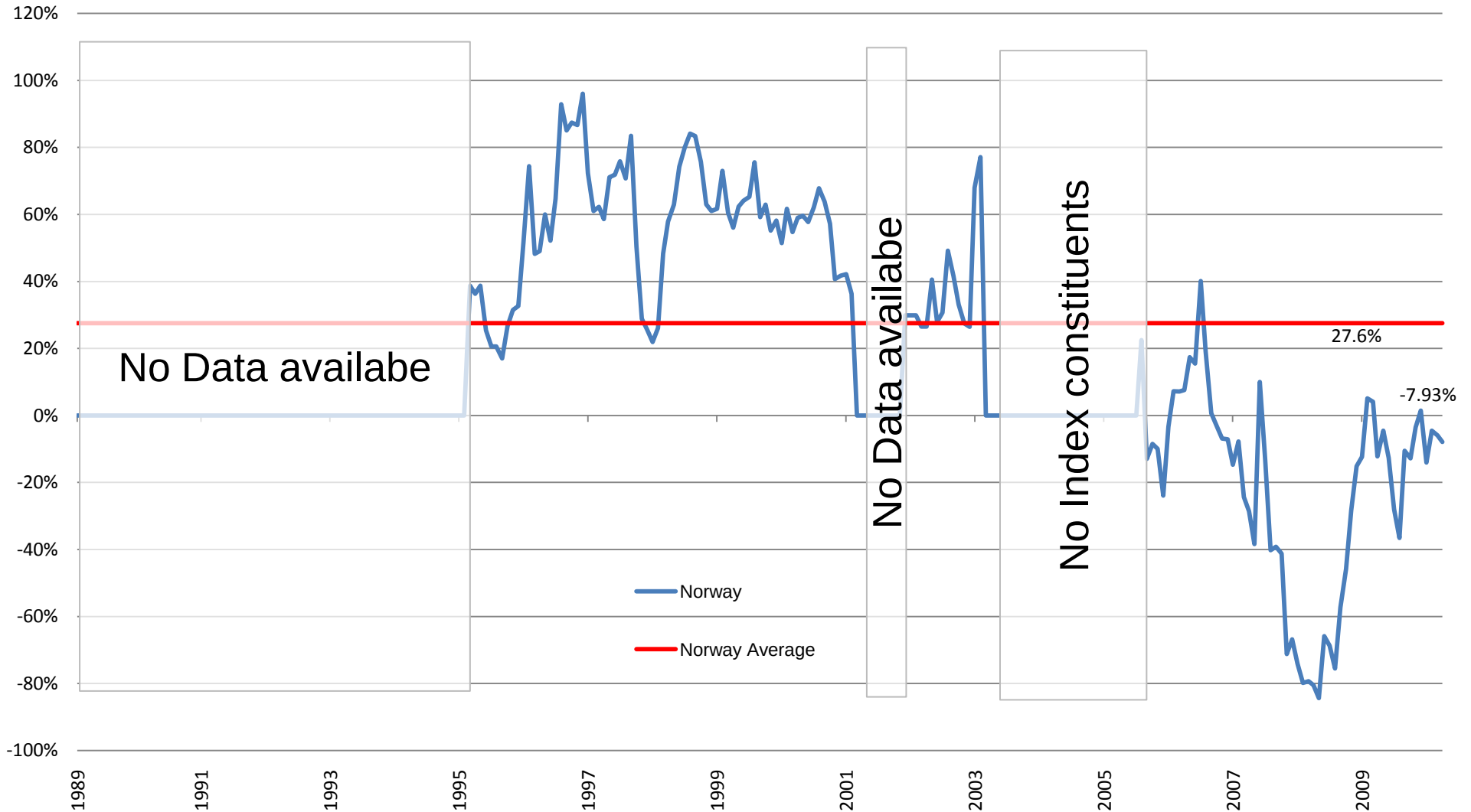
Total NAV (million EUR): **699**
Total MC (million EUR): **643**

Number of constituents: **1**
Trading at Premium: **0** **0%** of market cap
Trading at Discount: **1** **100%** of market cap

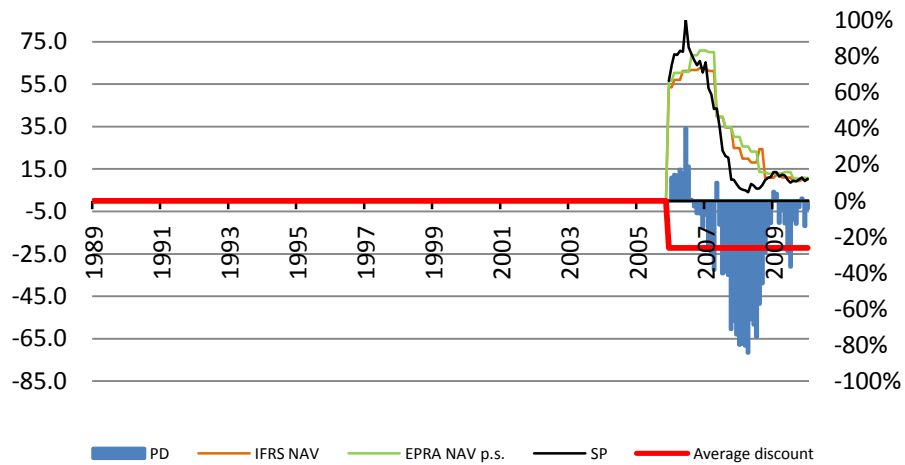
Average since 1989:
10 year average: **-1.6%**
5 year average: **-21.5%**
3 year average: **-33.6%**
2 year average: **-24.8%**
1 year average: **-11.7%**

Price Index Monthly change: **0.2%**

FTSE EPRA/NAREIT Norway Index Discount to Published NAV



Norwegian Property ASA



FTSE EPRA/NAREIT Italy Index

As of: **February 28, 2011**

Premium / Discount: **-36.4%**
Last month: **-39.2%**

Total NAV (million EUR): **2,949**
Total MC (million EUR): **1,877**

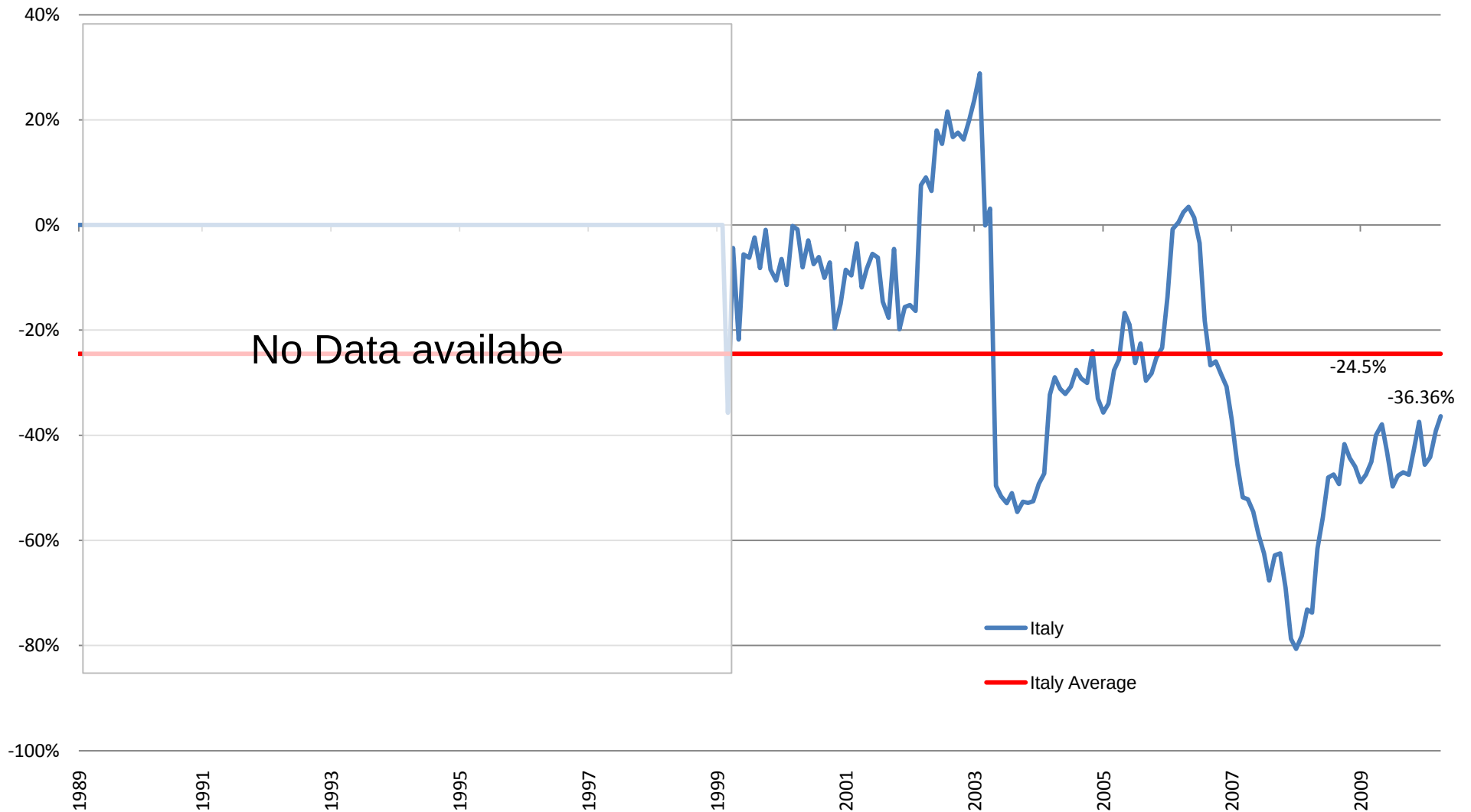
Number of constituents: **2**
Trading at Premium: **0** **0%** of market cap
Trading at Discount: **2** **100%** of market cap

Average since 1989:

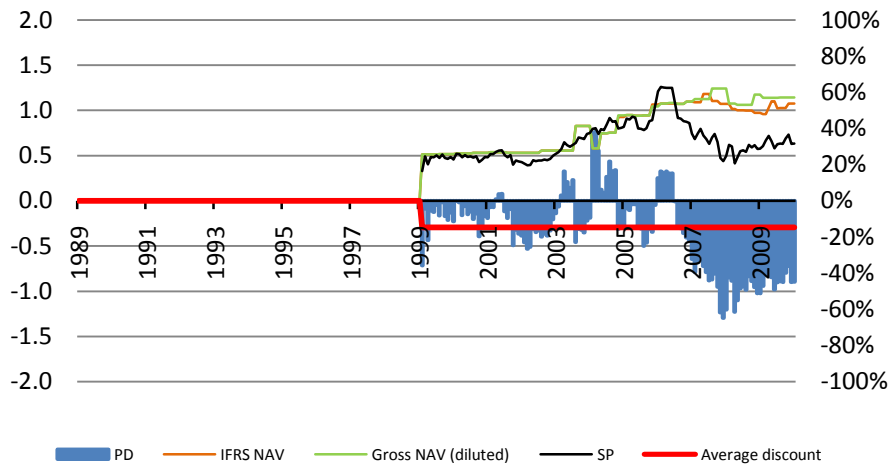
10 year average:
5 year average: **-40.6%**
3 year average: **-53.2%**
2 year average: **-45.6%**
1 year average: **-43.0%**

Price Index Monthly change: **5.0%**

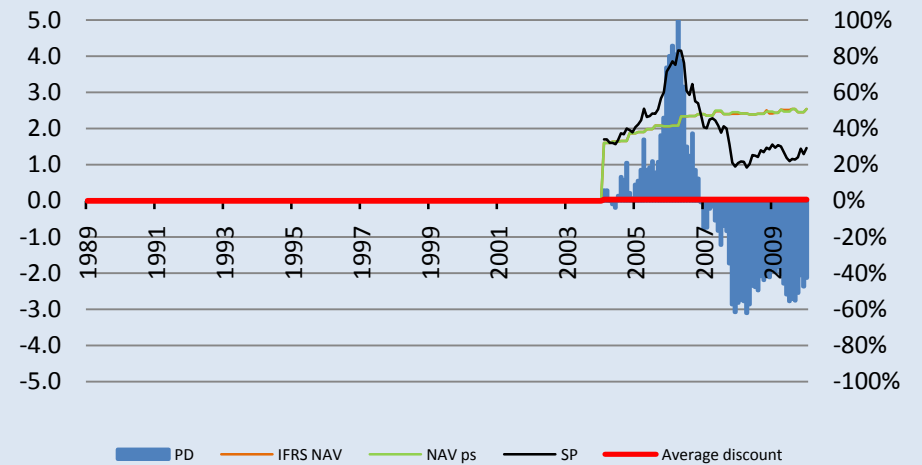
FTSE EPRA/NAREIT Italy Index Discount to Published NAV



Beni Stabili



Immobiliare Grande Distribution*



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Greece Index

As of: **February 28, 2011**

Premium / Discount: **-50.2%**
Last month: **-51.7%**

Total NAV (million EUR): **1,149**
Total MC (million EUR): **572**

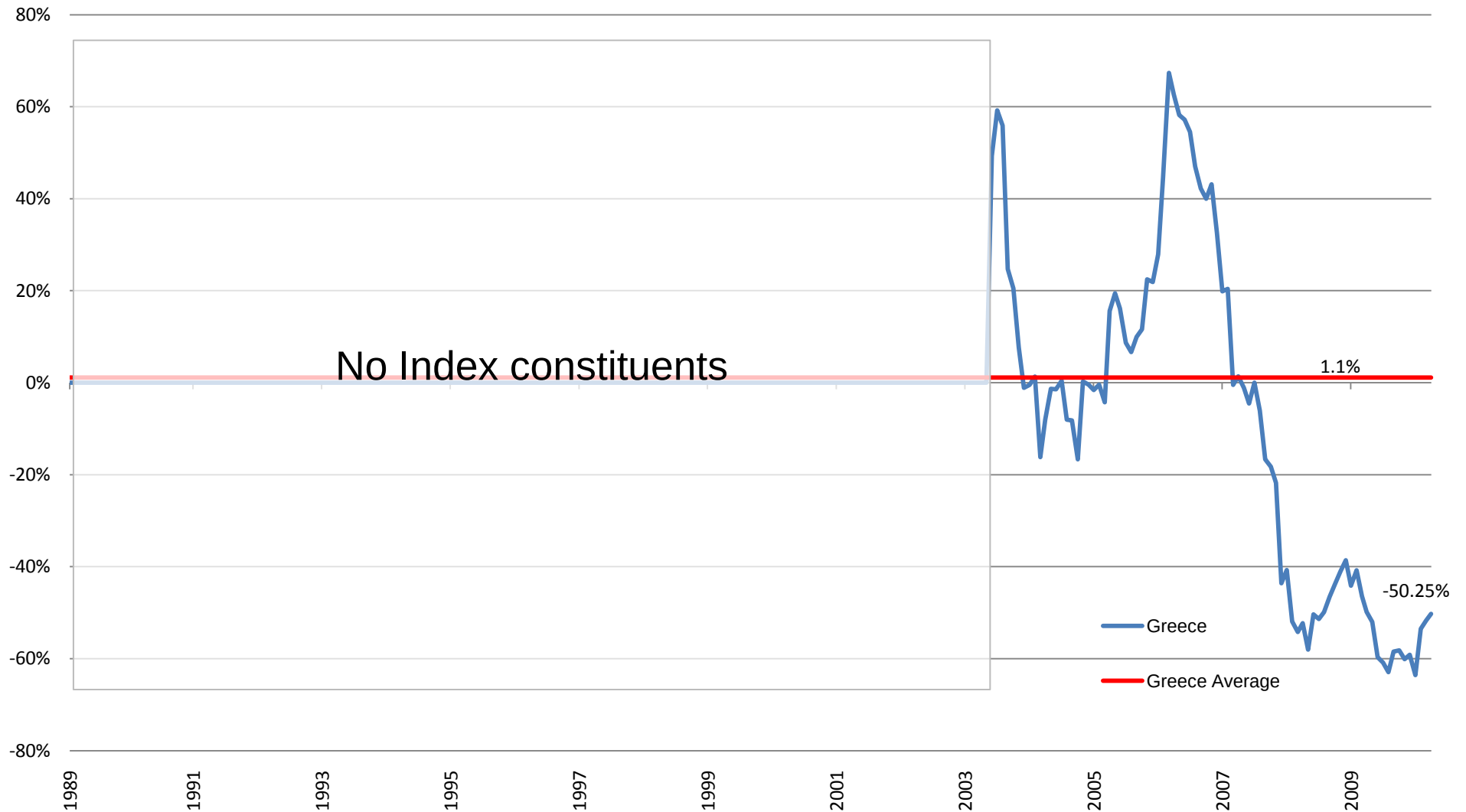
Number of constituents: **2**
Trading at Premium: **0** **0%** of market cap
Trading at Discount: **2** **100%** of market cap

Average since 1989:

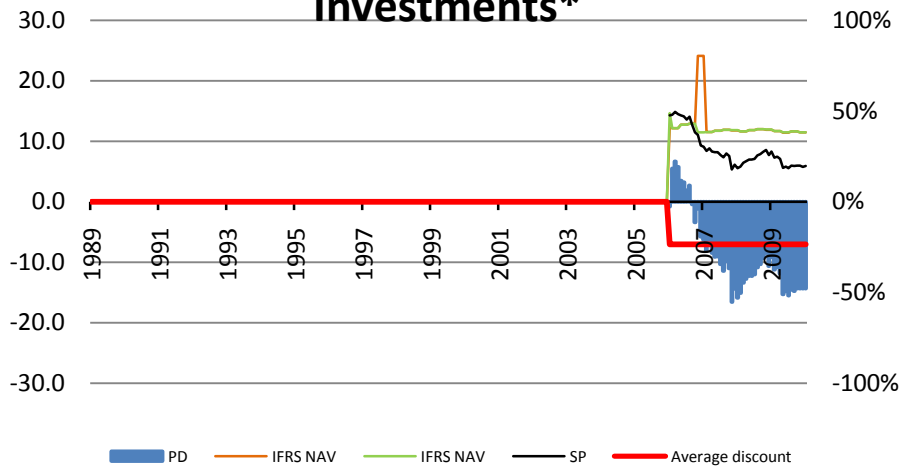
10 year average:
5 year average: **-13.8%**
3 year average: **-43.4%**
2 year average: **-52.1%**
1 year average: **-56.9%**

Price Index Monthly change: **3.0%**

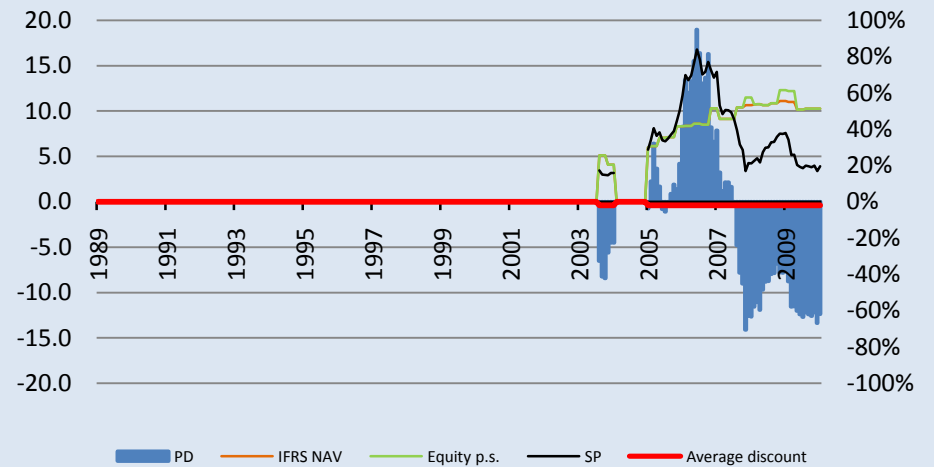
FTSE EPRA/NAREIT Greece Index Discount to Published NAV



Eurobank Properties Real Estate Investments*



Lamda Development



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Spain Index

As of: **February 28, 2011**

Premium / Discount: **31.7%**
Last month: **5.0%**

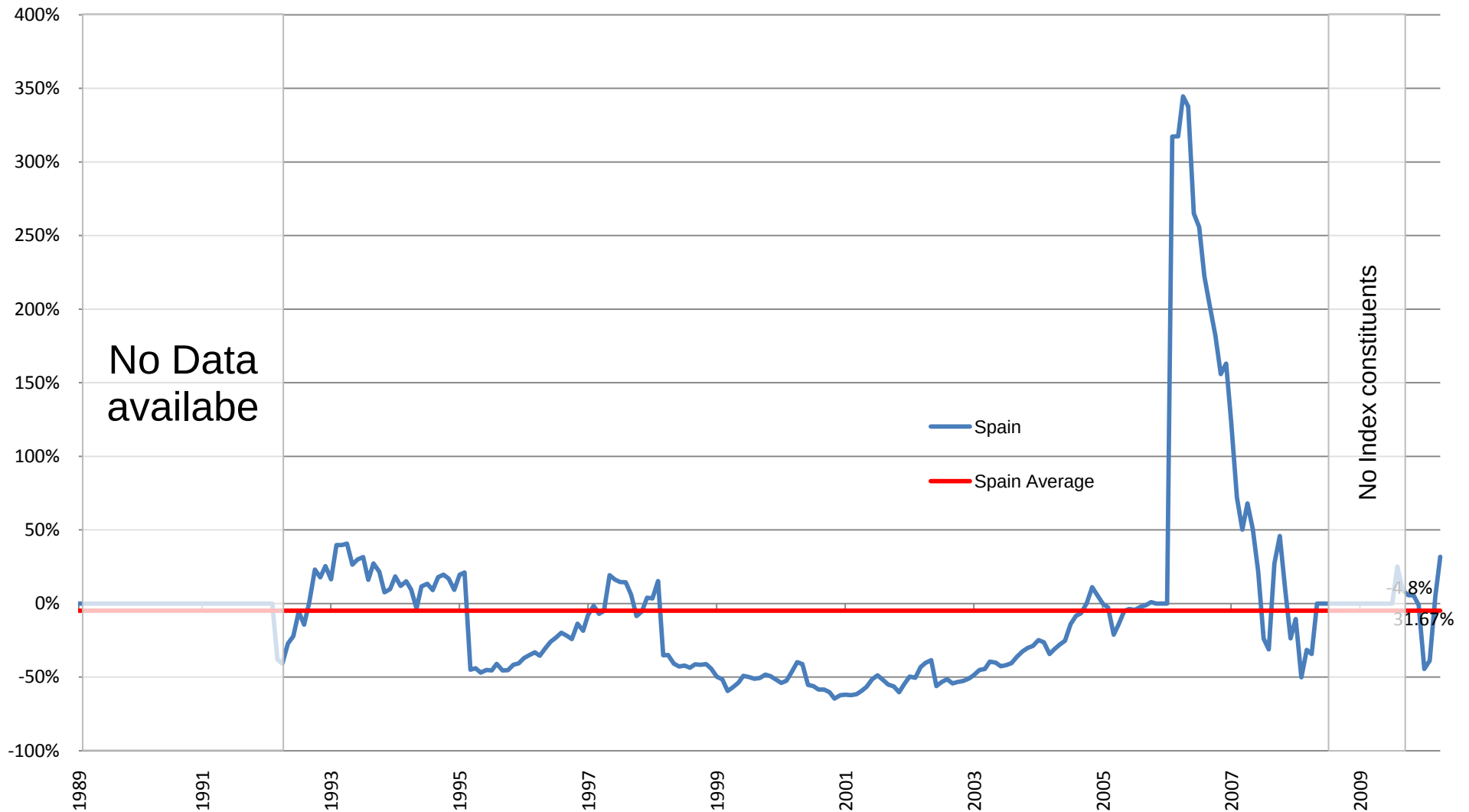
Total NAV (million EUR): **1,355**
Total MC (million EUR): **1,784**

Number of constituents: **1**
Trading at Premium: **1** **100%** of market cap
Trading at Discount: **0** **0%** of market cap

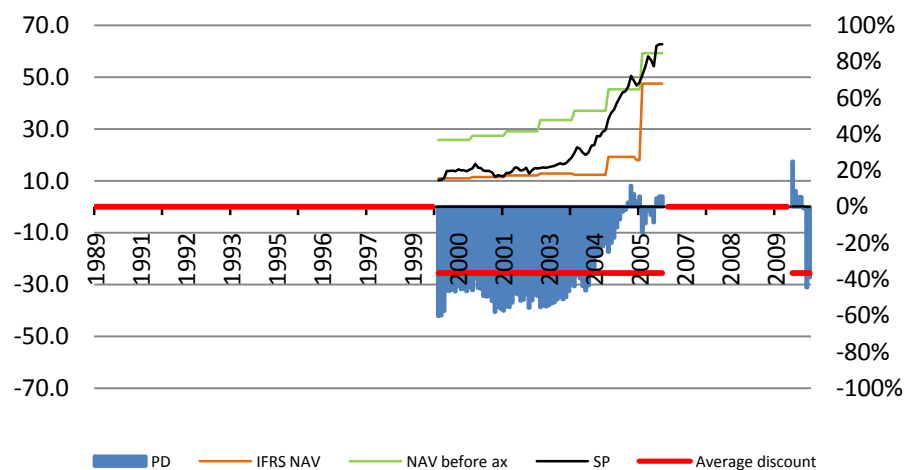
Average since 1989:
10 year average: **5.7%**
5 year average: **71.6%**
3 year average: **-2.6%**
2 year average: **-0.3%**
1 year average: **-0.3%**

Price Index Monthly change: **25.4%** (index launched this month)

FTSE EPRA/NAREIT Spain Index Discount to Published NAV



Inmobiliaria Colonial



NOTE: Previous constituent (Inmobiliaria Colonial) was taken over by another entity, and was subsequently renamed to Inmobiliaria Colonial

End-of-year Index Constituents and NAV availability

Index constituent, data available

Index constituent, no data available

Company	Page	Country	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 YTD
CA Immo	60	Austria																							
Conwert Immobilien	60	Austria																							
Immoeast		Austria																							
Immofinanz		Austria																							
Sparkassen Immo Invest		Austria																							
Sparkassen Immobilien		Austria																							
Befimmo	53	Belgium																							
Bern Comofi		Belgium																							
Cofinimmo	53	Belgium																							
Immobel		Belgium																							
Intervest Offices	53	Belgium																							
Leasinvest	53	Belgium																							
Warehouses De Pauw	54	Belgium																							
Wereldhave Belgium	54	Belgium																							
ES Norden		Denmark																							
Keops		Denmark																							
Nordicom		Denmark																							
Sjaelso Gruppen		Denmark																							
TK Development		Denmark																							
Citycon	63	Finland																							
Sponda	63	Finland																							
Technopolis	63	Finland																							
Acanthe Développement		France																							
Affine	37	France																							
Fidei		France																							
Foncière des Régions	37	France																							

Company	Page	Country	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 YTD
Fonciere Lyonnaise		France																							
Gecina	36	France																							
Icade	36	France																							
Klépierre	36	France																							
Locafinanciere		France																							
Mercialys	37	France																							
Sefimeg		France																							
Silic	37	France																							
Simco		France																							
Société de la Tour Eiffel	38	France																							
Sogeparc		France																							
Sophia		France																							
Unibail-Rodamco		France																							
Union Immobiliere de France		France																							
Alstria Office	45	Germany																							
Bau-Verein Zu Hamburg		Germany																							
CBB Holding		Germany																							
Colonia Real Estate	46	Germany																							
Deutsche Euroshop	45	Germany																							
Deutsche Wohnen	45	Germany																							
DIC Asset	46	Germany																							
Gagfah	45	Germany																							
Hamborner		Germany																							
IVG Immobilien		Germany																							
Patrizia Immobilien	46	Germany																							
RSE Grundbesitz U-Beteiligung		Germany																							
TAG Immobilien	46	Germany																							
Vivacon		Germany																							

Company	Page	Country	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 YTD
Babis Vovos International		Greece																							
Eurobank Properties Real Estate Investment	72	Greece																							
Lamda Development	72	Greece																							
Dunloe Ewart		Ireland																							
Green Property		Ireland																							
Aedes		Italy																							
Beni Stabili	69	Italy																							
Gifim		Italy																							
Immobiliare Grande Distribution	69	Italy																							
Immobiliare Metanopoli		Italy																							
IPI		Italy																							
Jolly Hotels		Italy																							
Pirelli & Co. Real Estate		Italy																							
Premafin		Italy																							
Risanamento		Italy																							
Unione Immobiliare		Italy																							
AM N.V.		Netherlands																							
Corio	41	Netherlands																							
Eurocommercial Properties	41	Netherlands																							
Haslemere		Netherlands																							
Nieuwe Steen Investments	42	Netherlands																							
ProLogis European Properties	42	Netherlands																							
Rodamco		Netherlands																							
Rodamco Europe		Netherlands																							
Rodamco Retail Nederland		Netherlands																							
Uni-Invest		Netherlands																							
Vastned Offices/Industrial	42	Netherlands																							

Company	Page	Country	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 YTD
Vastned Retail	41	Netherlands																							
Wereldhave	41	Netherlands																							
Avantor		Norway																							
Choice Hotels		Norway																							
Norgani Hotels		Norway																							
Norwegian Property	66	Norway																							
Olav Thon		Norway																							
Steen & Strom		Norway																							
Globe Trade Centre		Poland																							
Mundicenter		Portugal																							
Sonae Imobiliaria		Portugal																							
Inmobiliaria Colonial		Spain																							
Metrovacesa		Spain																							
Renta Corp Real Estate		Spain																							
Testa Inmuebles En Renta (Prima Inmobiliara)		Spain																							
Vallehermoso		Spain																							
Asticus		Sweden																							
Bostads AB Drott		Sweden																							
Castellum	49	Sweden																							
Custos		Sweden																							
Diligentia		Sweden																							
Dios Anders		Sweden																							
Fabege		Sweden																							
Fabege (ex Drott March 2004)		Sweden																							
Fabege (ex Wihlborgs May 2005)	49	Sweden																							
Fast Balder		Sweden																							
Hufvudstaden A	49	Sweden																							

Company	Page	Country	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 YTD
JM		Sweden																							
Klövern AB	50	Sweden																							
Kungsleden	49	Sweden																							
Lundbergs B		Sweden																							
Mandamus Fastigheter		Sweden																							
Nackebro		Sweden																							
Norrporten		Sweden																							
Pandox		Sweden																							
Piren		Sweden																							
Platzer		Sweden																							
Prifast		Sweden																							
Storheden Fastighets		Sweden																							
Tornet Fastighets		Sweden																							
Wihlborgs Fastigheter	50	Sweden																							
Allreal Holdings	57	Switzerland																							
Intershop B		Switzerland																							
Jelmoli Real Estate		Switzerland																							
Maag B		Switzerland																							
PSP Swiss Property	57	Switzerland																							
REG Real Estate Group		Switzerland																							
Swiss Prime Site	57	Switzerland																							
Zublin Immobilien Holding	57	Switzerland																							
Asda Property Holdings		UK																							
Ashtenne Holdings		UK																							
Assura		UK																							
Benchmark Group		UK																							
Big Yellow Group	28	UK																							

Company	Page	Country	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 YTD
BPT		UK																							
British Land Corp.	26	UK																							
Brixton		UK																							
Burford Holdings		UK																							
Canary Wharf Group		UK																							
Capital & Counties Properties	33	UK																							
Capital & Regional Property		UK																							
Capital Shopping Centers		UK																							
Capital Shopping Centres Group	26	UK																							
Chelsfield		UK																							
CLS Holdings	31	UK																							
Compco Holdings		UK																							
Daejan Holdings	29	UK																							
Delancey Estates		UK																							
Dencora		UK																							
Derwent London Holdings	27	UK																							
Development Securities	29	UK																							
Eskmuir		UK																							
F&C Commercial property trust	28	UK																							
Freeport		UK																							
Frogmore Estates		UK																							
Grainger Trust	29	UK																							
Grantchester Holdings		UK																							
Great Portland Estates	27	UK																							
Hammerson	26	UK																							
Helical Bar	27	UK																							
ING UK Real Estate Income Trust	31	UK																							
Invista Foundation Property Trust	30	UK																							

Company	Page	Country	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 YTD
Invesco UK Property Income Trust		UK																							
IRP Property Investments	32	UK																							
ISIS Property Trust Ltd	32	UK																							
James Smith Estates		UK																							
Jermyn Investment Properties		UK																							
Land Securities Group	26	UK																							
London Merchant Securities		UK																							
London Merchant Securities Dfd		UK																							
London & Stamford Property	33	UK																							
Mapeley		UK																							
Marylebone Warwick Balfour Group		UK																							
McKay Securities		UK																							
MEPC		UK																							
Minerva		UK																							
Moorfield Group		UK																							
Mucklow (A. & J.) Group	31	UK																							
NHP		UK																							
Pillar Property		UK																							
Plaza Centers NV		UK																							
Primary Health Properties	30	UK																							
Quintain Estates & Development	31	UK																							
Raglan Properties		UK																							
Safestore	33	UK																							
Saville Gordon Estates		UK																							
Scottish Met		UK																							
Shaftesbury	27	UK																							
SEGRO	29	UK																							
St. Modwen Properties	30	UK																							

Company	Page	Country	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 YTD
Standard Life Inv Prop Inc Trust	32	UK																							
Advantage Property Income Trust		UK																							
Tops Estates		UK																							
Town Centre Securities		UK																							
UK Balanced Property Trust		UK																							
UK Commercial Property Trust	28	UK																							
Unite Group	30	UK																							
Warner Estate Holdings		UK																							
Wates City of London		UK																							
Westbury Property Fund		UK																							
Workspace Group	28	UK																							

METHODOLOGY

Discounts have been calculated as: $(\text{Share price} / \text{NAV per share}) - 1$

NAV per share is the EPRA NAV per share as taken from company reports. NO adjustments have been made.

When not available, the NAV per share has been calculated as: $\text{Total Assets} - \text{Total Liabilities} / \text{number of shares outstanding}$.

Discounts have been calculated for EPRA Index constituent for their respective inclusion times. Minus constituents of which no data was available.

Reasons for non-availability are: Property values stated at historical costs and not market or fair value, or historic data could not be found.

At the back of this document a complete list of contributing companies can be found

New NAV data will replace old NAV data for the months following the previous latest published NAV data.

Share prices are month-end closing prices.

Aggregates have been calculated on a NAV-based weighting.

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