



EPRA RESEARCH

European Public Real Estate Association

Monthly Published NAV Bulletin

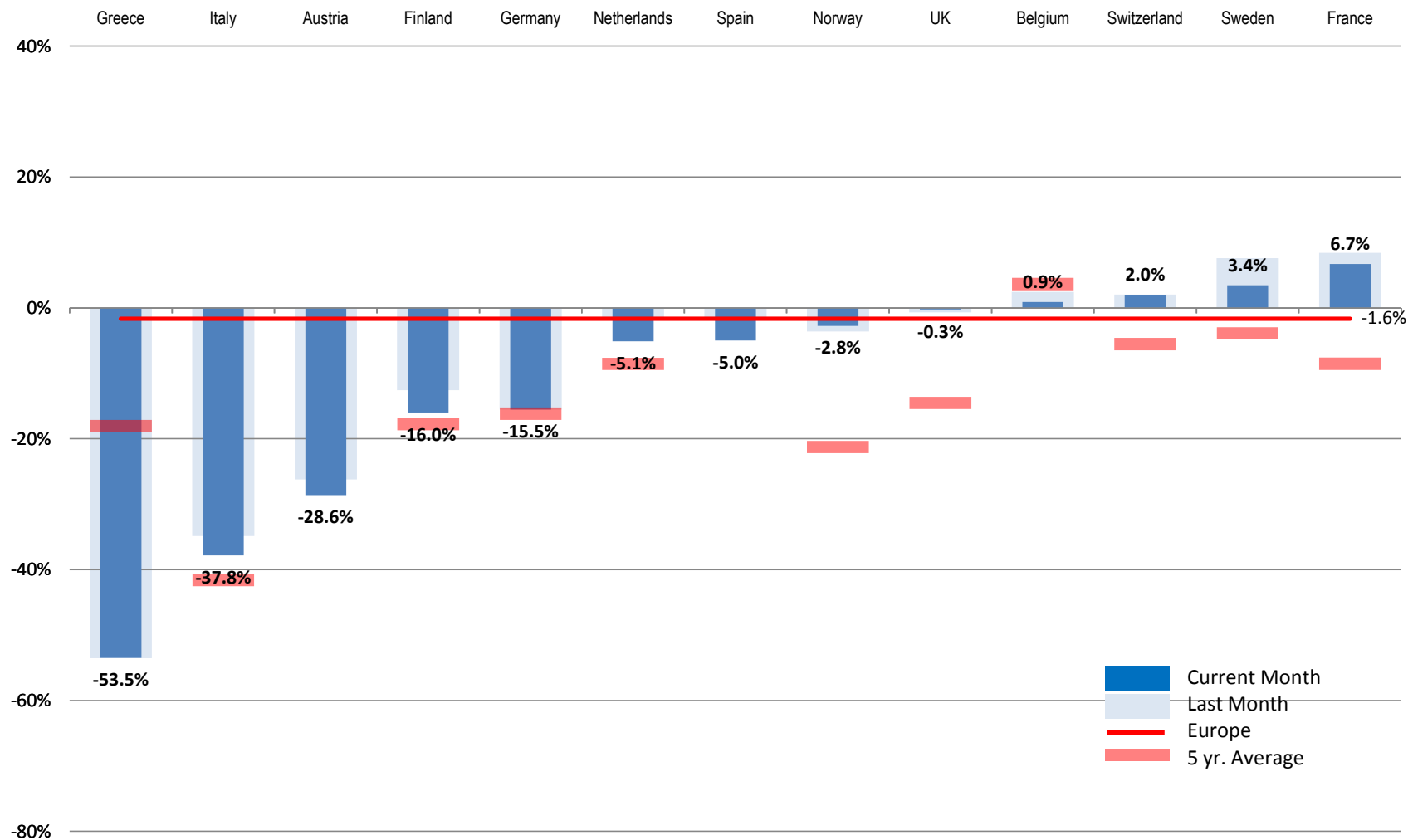
June 2011



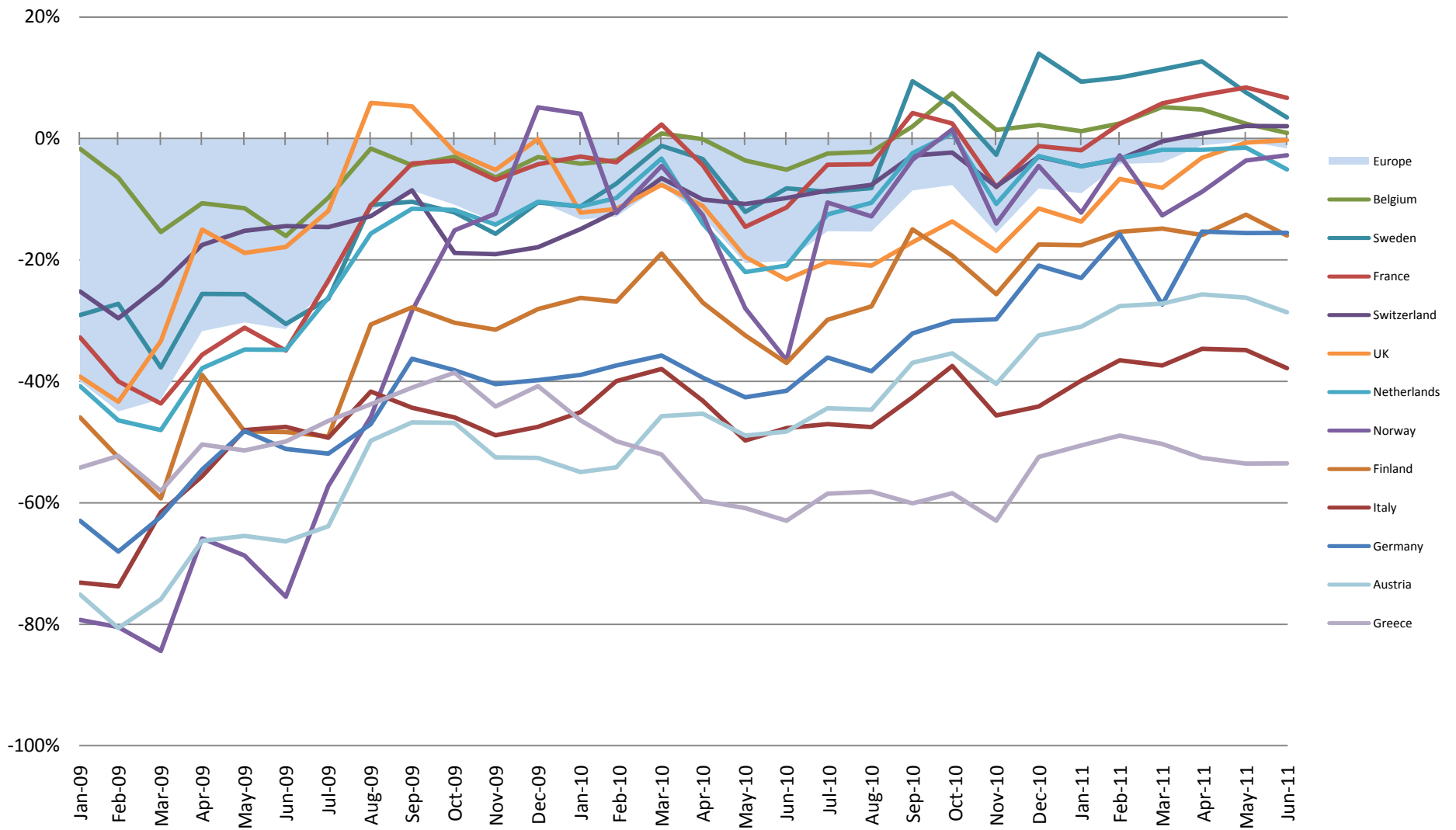
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Discounts in Europe (June 30, 2011)



Discounts to Latest Published NAVs in Europe



Updated Published NAVs (June 2011)

6-Jun-11 Workspace Group	UK	Posted	FY 11	as of	31-Mar-11	EPRA NAV p.s.	GBp	29.50	▲	10.5% 12 Month	FY 10	GBp	26.70
15-Jun-11 Zueblin Immobilien Holding	SWIT	Posted	FY 11	as of	31-Mar-11	EPRA NAV p.s.	CHF	5.94	▼	-5.0% 12 Month	FY 10	CHF	6.25
23-Jun-11 Safestore	UK	Posted	HY 11	as of	30-Apr-11	EPRA NAV p.s.	GBp	204.80	▲	3.9% 6 months	FY 10	GBp	197.20

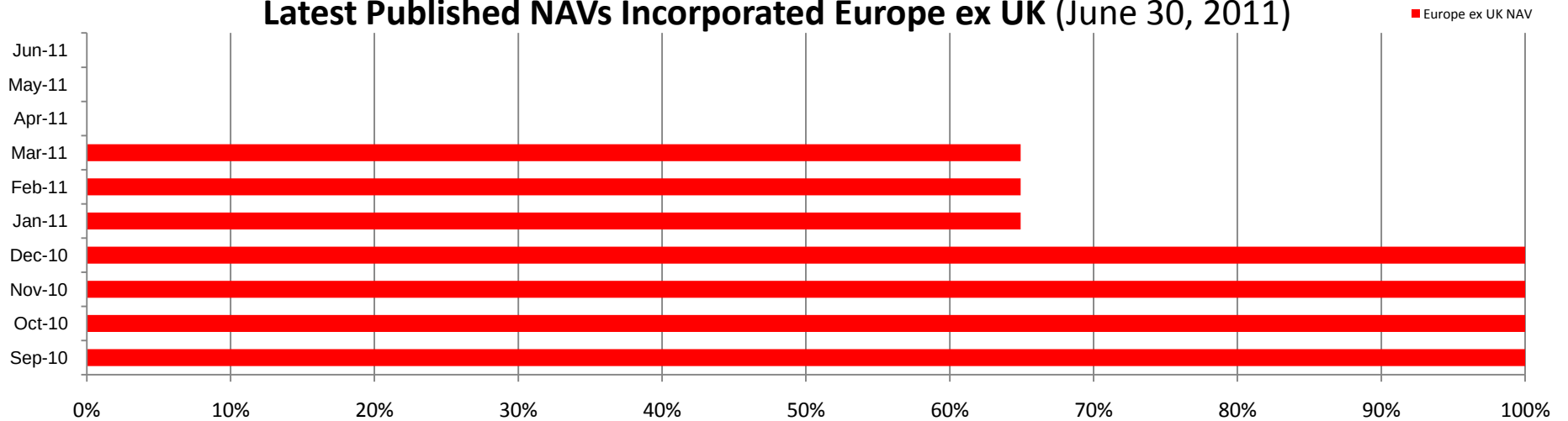
Agenda July 2011

5-Jul-11	St. Modwen Properties	UK
6-Jul-11	Wihlborgs Fastigheter	SWED
6-Jul-11	Wallenstam	SWED
7-Jul-11	Daejan Holdings	UK
7-Jul-11	Klövern AB	SWED
8-Jul-11	Castellum	SWED
11-Jul-11	Fabege (ex Wihlborgs May 2005)	SWED
20-Jul-11	IRP Property Investments	UK
21-Jul-11	Unibail-Rodamco	FR
25-Jul-11	Kleppiere	FR
27-Jul-11	Mercialys	FR
27-Jul-11	Silic	FR
27-Jul-11	Intervest Office	BE
28-Jul-11	Wereldhave Belgium	BE
28-Jul-11	Kungsleden	SWED
28-Jul-11	Invista Foundation Property Trust	UK
29-Jul-11	Societe de la Tour Eiffel	FR

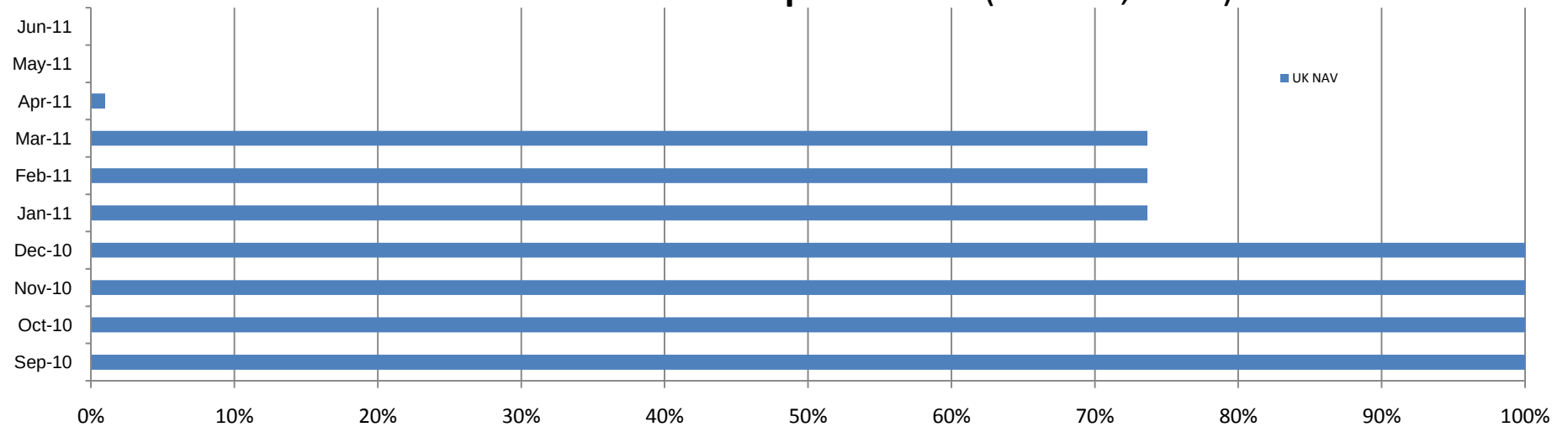
Average Discounts in Europe

	Current	Yr. to date	1 yr.	2 yr.	3 yr.	5 yr.	10 yr.	15 yr.	20 yr.
Europe	-1.6%	-3.4%	-8.6%	-10.8%	-19.0%	-12.8%	-15.5%	-14.6%	-13.8%
Europe ex UK	-2.3%	-2.4%	-6.9%	-11.1%	-20.1%	-10.8%	-12.4%	-10.9%	-9.0%
Austria	-28.6%	-27.7%	-34.5%	-42.1%	-51.2%				
Belgium	0.9%	2.8%	1.6%	-0.8%	-3.6%	3.7%	4.4%	1.4%	
Finland	-16.0%	-15.4%	-20.3%	-24.7%	-32.7%	-17.7%	-14.5%		
France	6.7%	4.7%	0.5%	-3.0%	-13.5%	-8.5%	-10.5%	-7.7%	
Germany	-15.5%	-18.8%	-26.3%	-32.9%	-40.1%	-16.2%	-18.6%		
Greece	-53.5%	-51.6%	-55.6%	-51.9%	-48.8%	-18.1%			
Italy	-37.8%	-36.9%	-41.0%	-42.8%	-50.5%	-41.6%			
Netherlands	-5.1%	-3.0%	-6.0%	-9.5%	-18.4%	-8.6%	-5.1%	-3.8%	-3.5%
Norway	-2.8%	-7.1%	-9.5%	-13.8%	-32.1%	-21.3%	-5.0%		
Spain	-5.0%	15.3%	4.0%	4.0%	-0.7%	73.2%	8.3%	-6.5%	
Sweden	3.4%	9.1%	4.3%	-2.8%	-11.7%	-3.9%	-4.7%		
Switzerland	2.0%	-0.6%	-3.5%	-8.0%	-10.9%	-5.5%	-11.7%	1.1%	
UK	-0.3%	-5.4%	-12.1%	-9.5%	-15.5%	-14.5%	-18.7%	-17.9%	-17.3%

Latest Published NAVs Incorporated Europe ex UK (June 30, 2011)



Latest Published NAVs Incorporated UK (June 30, 2011)



FTSE EPRA/NAREIT Developed Europe Index

As of: **June 30, 2011**

Premium / Discount: **-1.6%**
Last month: **-0.4%**

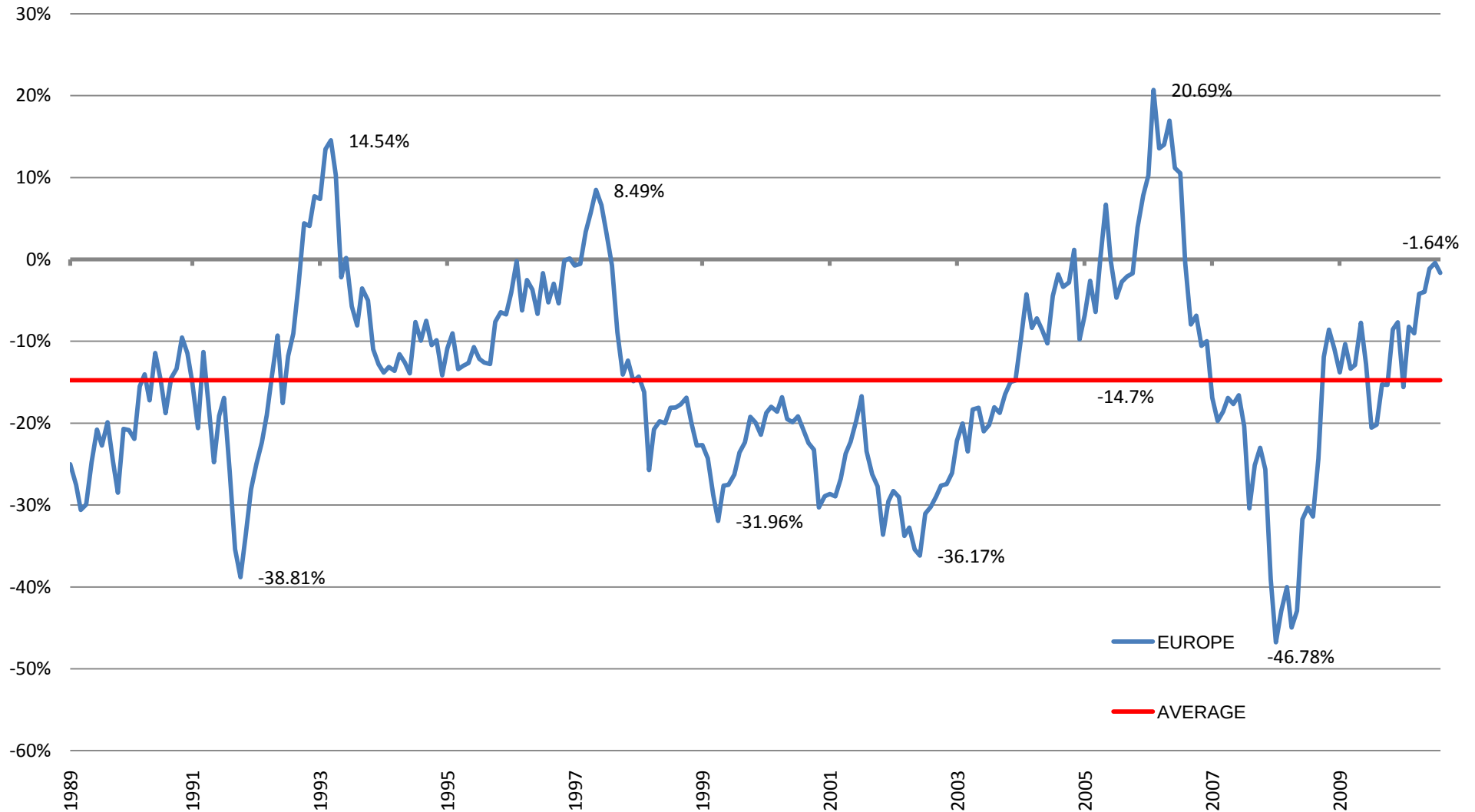
Total NAV (million EUR): **124,532**
Total MC (million EUR): **123,663**

Number of constituents: **85**
Trading at Premium: **34** **56%** of market cap
Trading at Discount: **51** **44%** of market cap

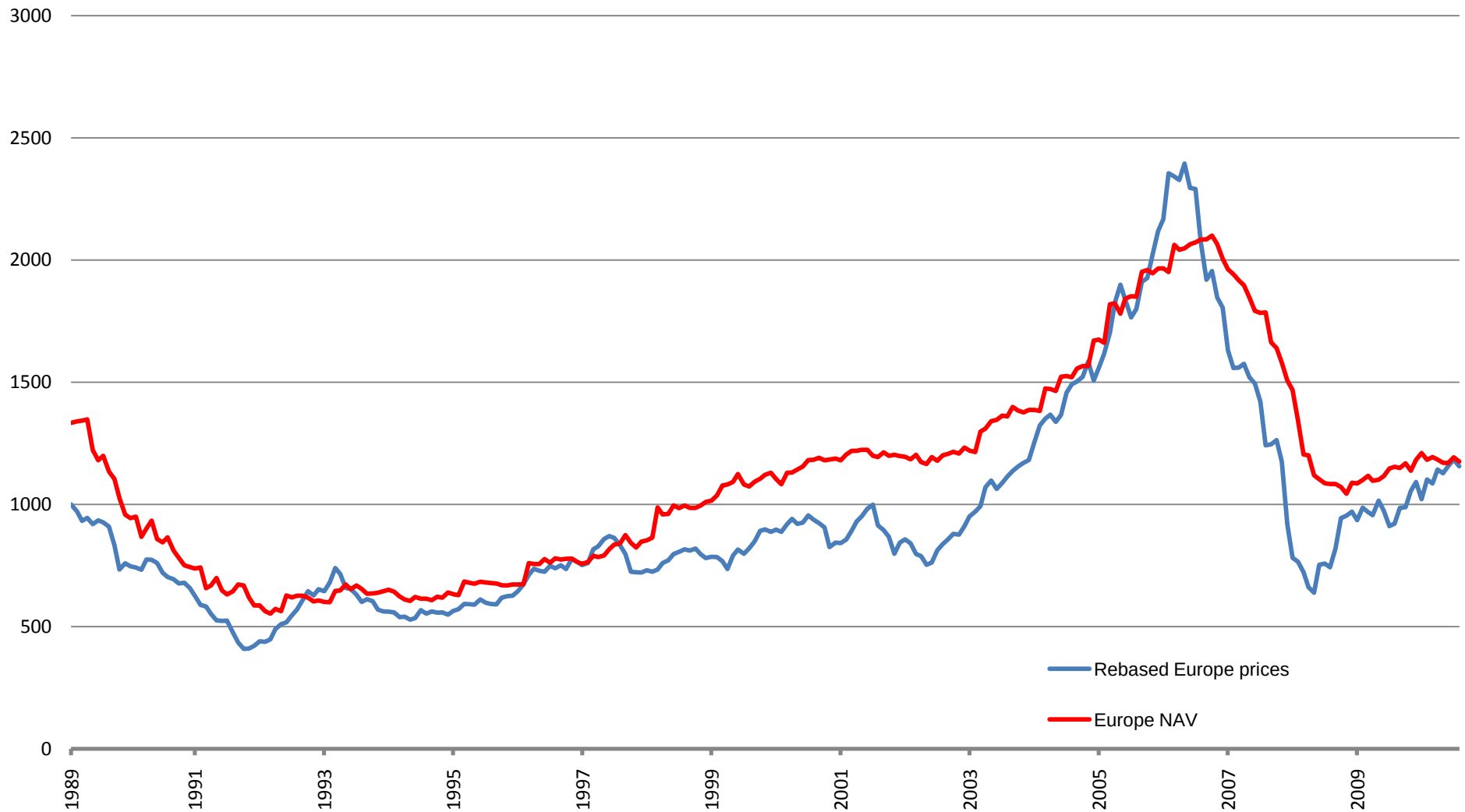
Average since 1989: **-13.8%**
10 year average: **-15.5%**
5 year average: **-12.8%**
3 year average: **-19.0%**
2 year average: **-10.8%**
1 year average: **-8.6%**

Price Index Monthly change: **-2.4%**

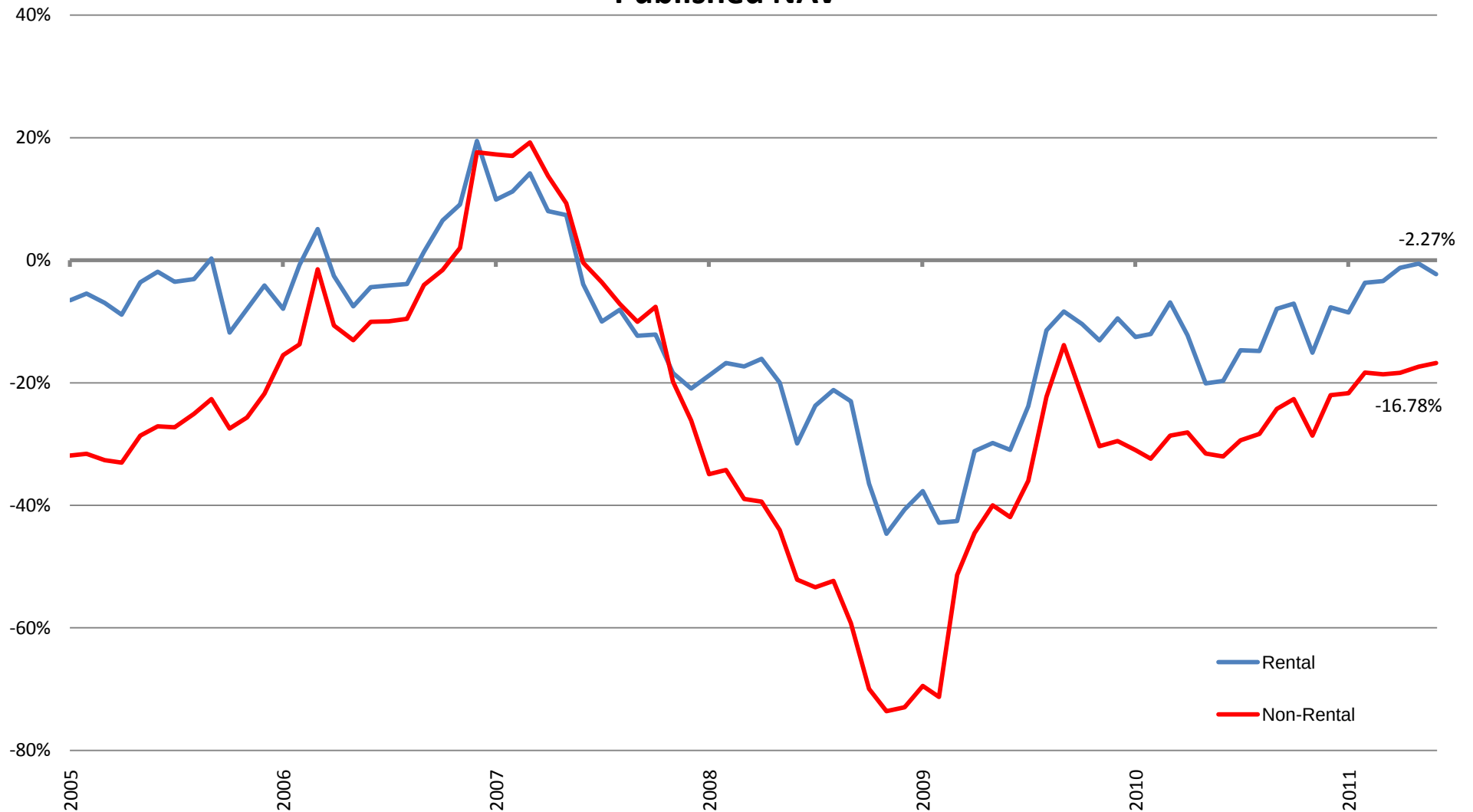
FTSE EPRA/NAREIT Europe Index Discount to Published NAV



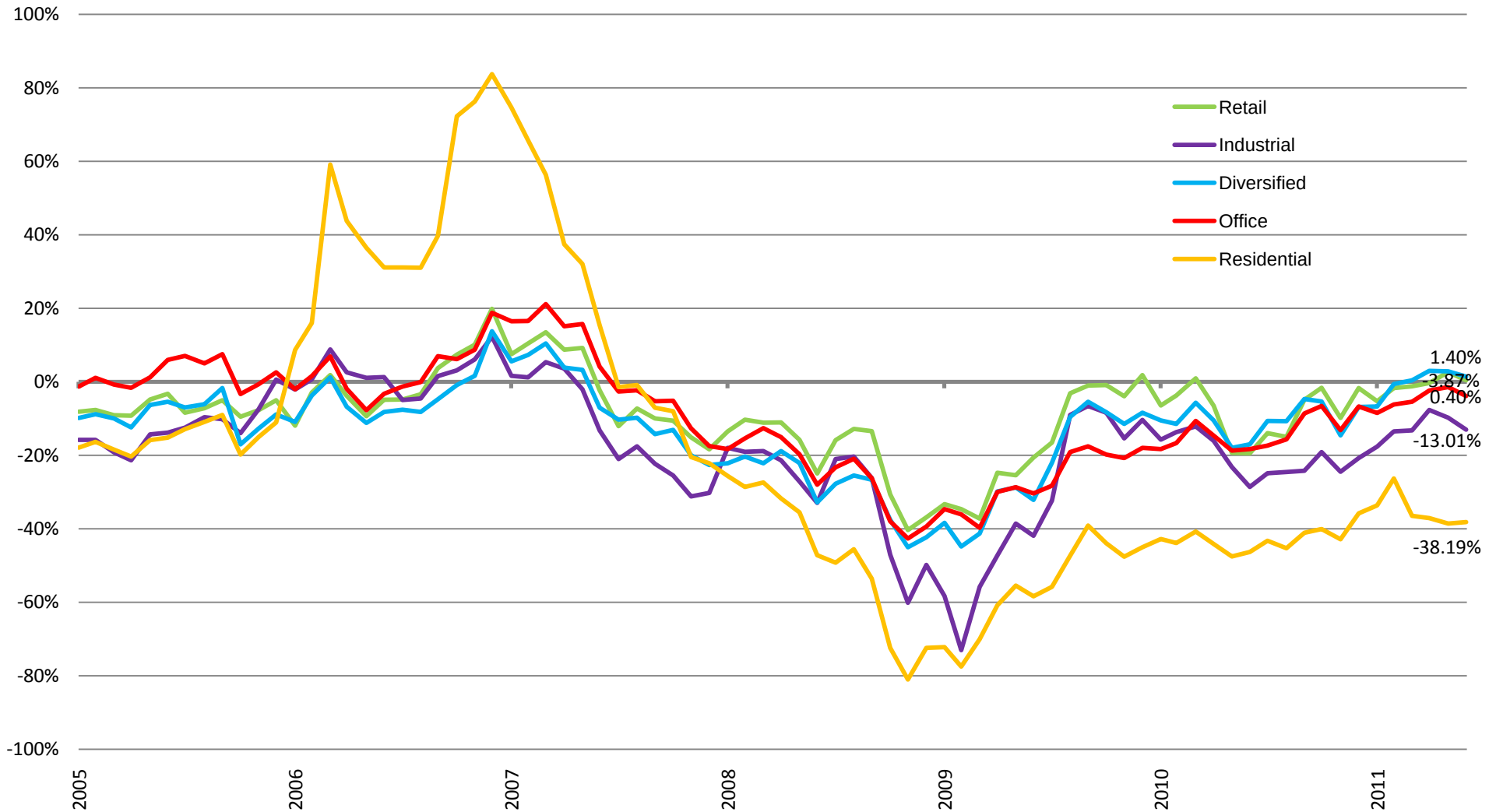
FTSE EPRA/NAREIT Europe Stock prices vs. NAVs (Rebased EUR)



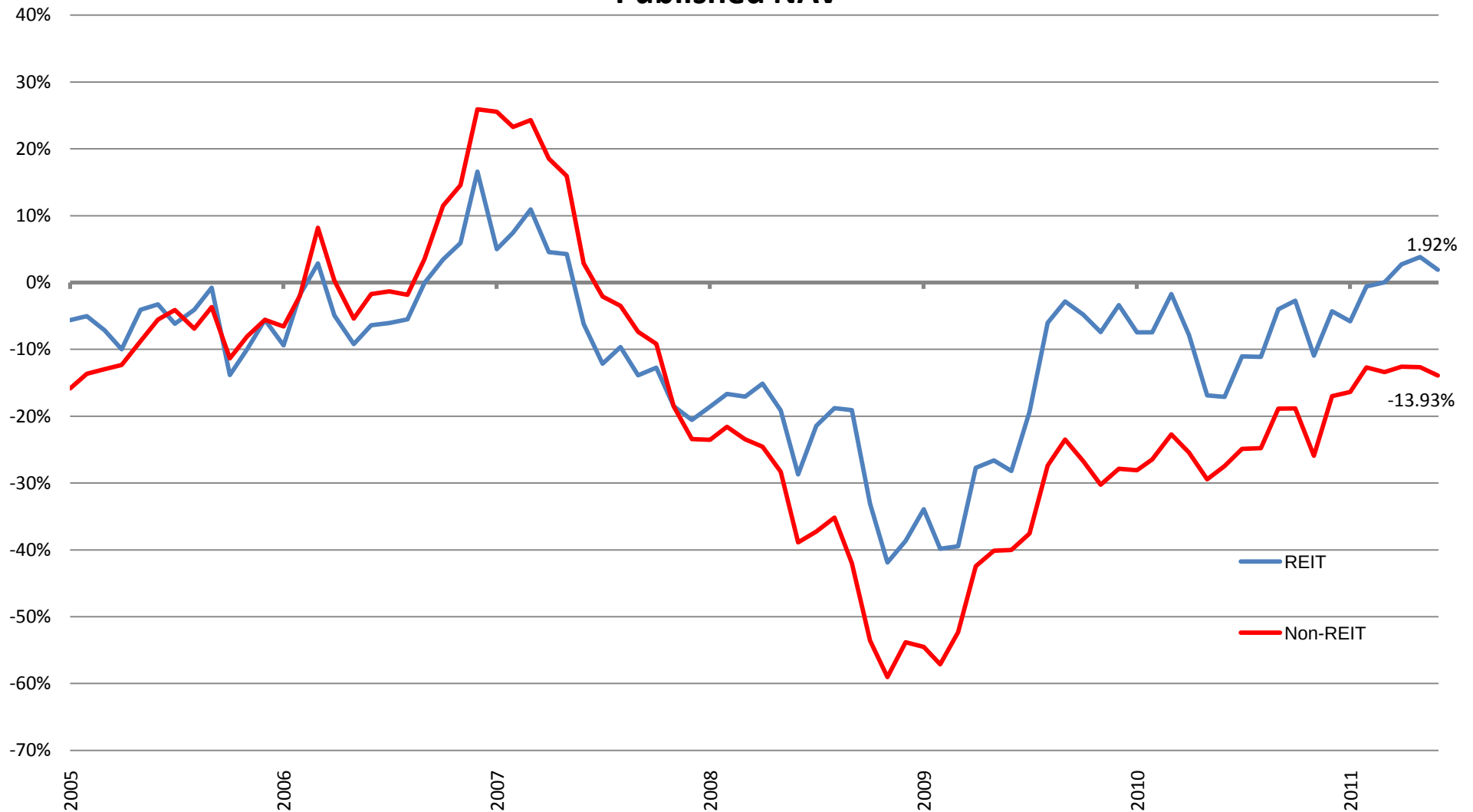
FTSE EPRA/NAREIT Europe Rental vs. Non-Rental Index Discount to Published NAV



FTSE EPRA/NAREIT Europe Sector Indices Discount to Published NAV



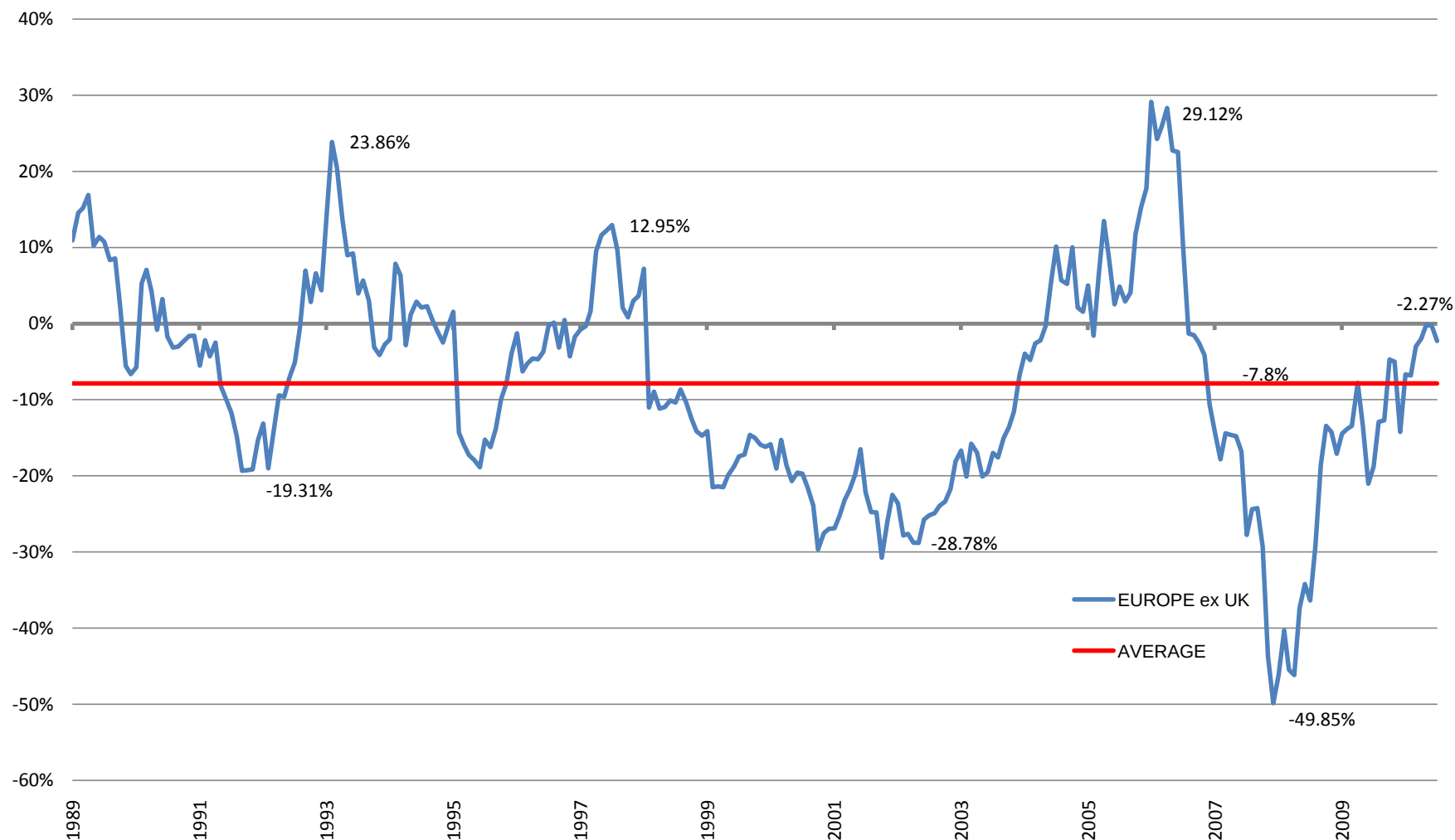
FTSE EPRA/NAREIT Europe REIT Index vs. Europe Non-REIT Index Discount to Published NAV



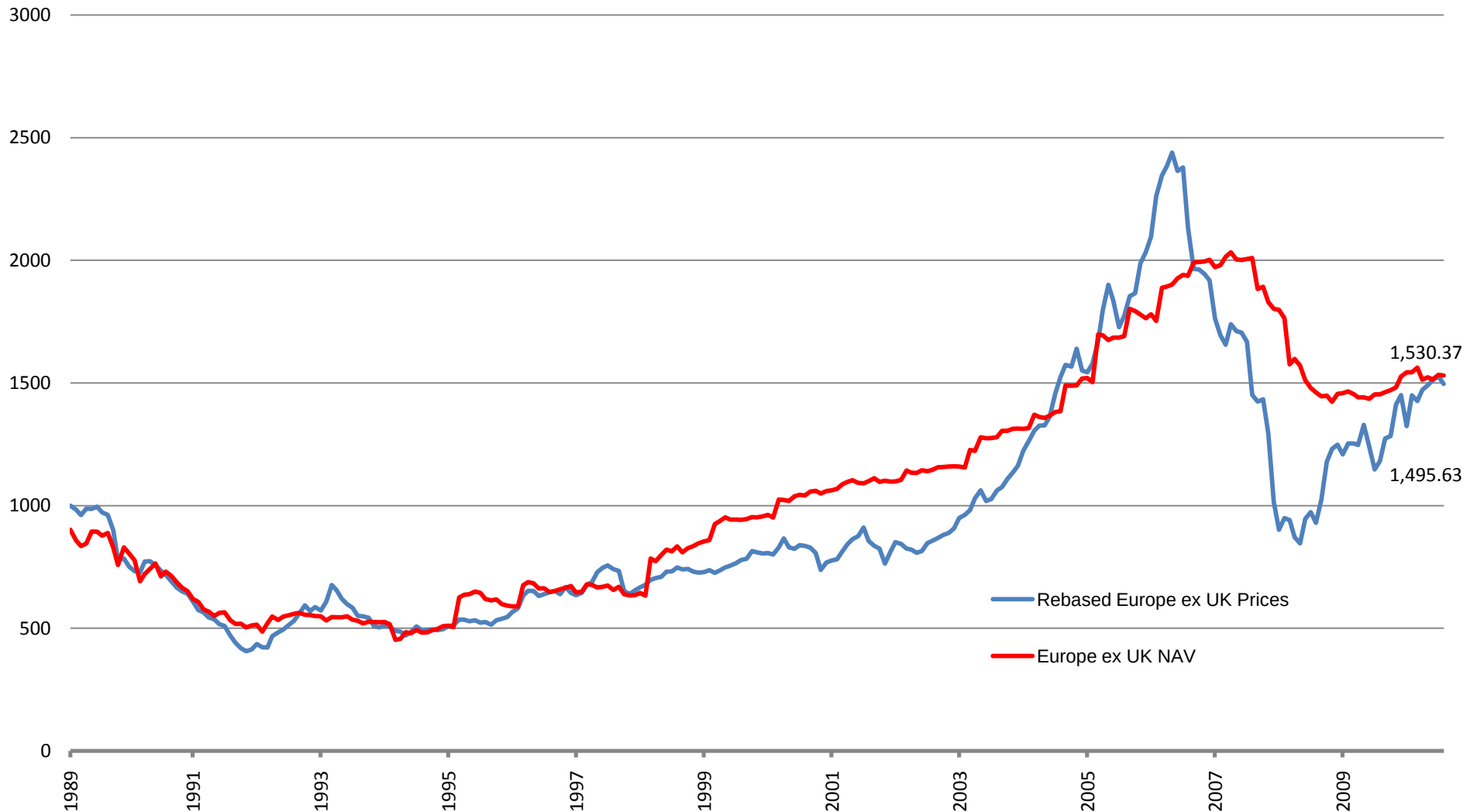
FTSE EPRA/NAREIT Developed Europe ex UK Index

As of:	June 30, 2011	
Premium / Discount:	-2.3%	
Last month:	-0.3%	
Total NAV (million EUR):	85,683	
Total MC (million EUR):	84,913	
Number of constituents:	54	
Trading at Premium:	21	58% of market cap
Trading at Discount:	33	42% of market cap
Average since 1989:	-9.0%	
10 year average:	-12.4%	
5 year average:	-10.8%	
3 year average:	-20.1%	
2 year average:	-11.1%	
1 year average:	-6.9%	
Price Index Monthly change:	-2.1%	

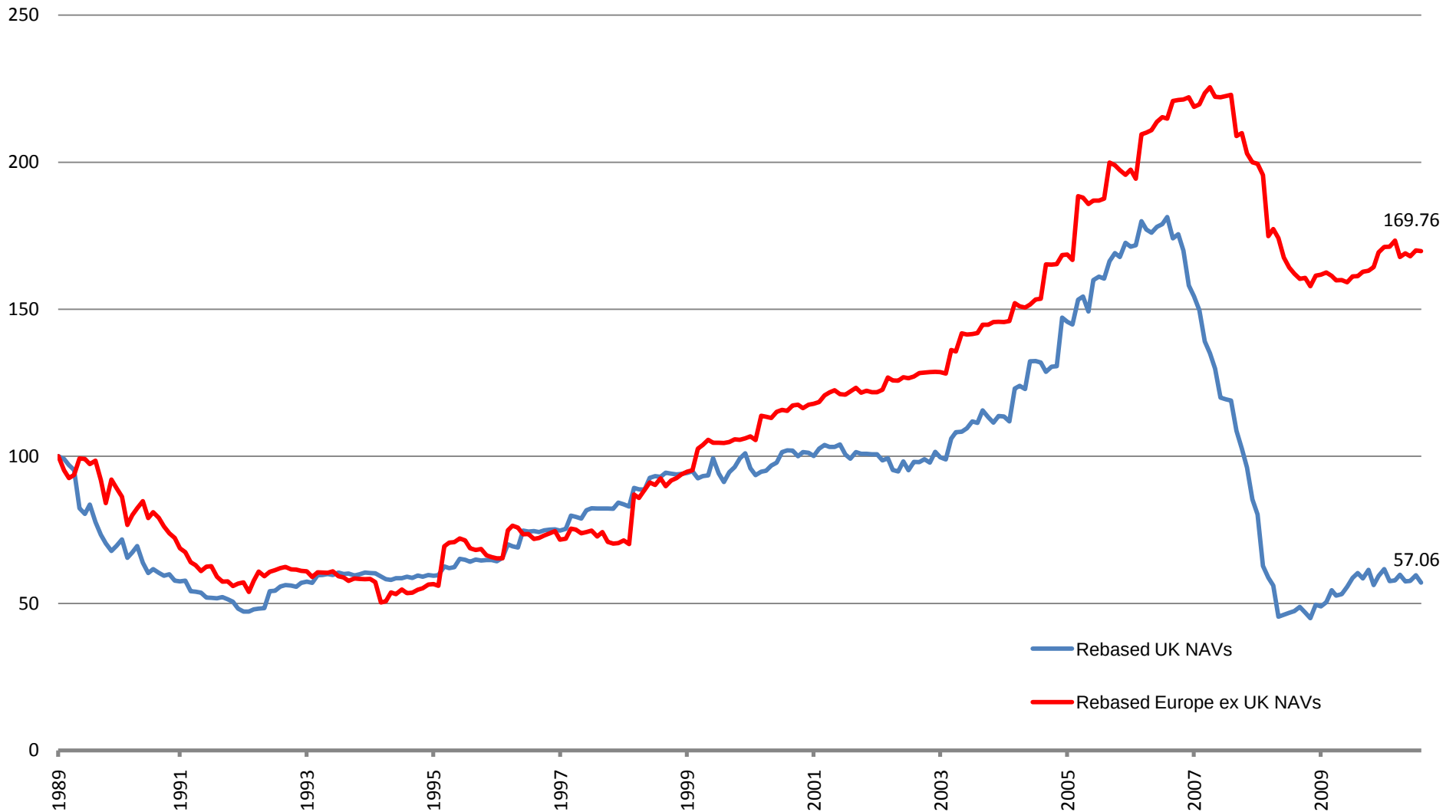
FTSE EPRA/NAREIT Europe ex UK Index Discount to Published NAV



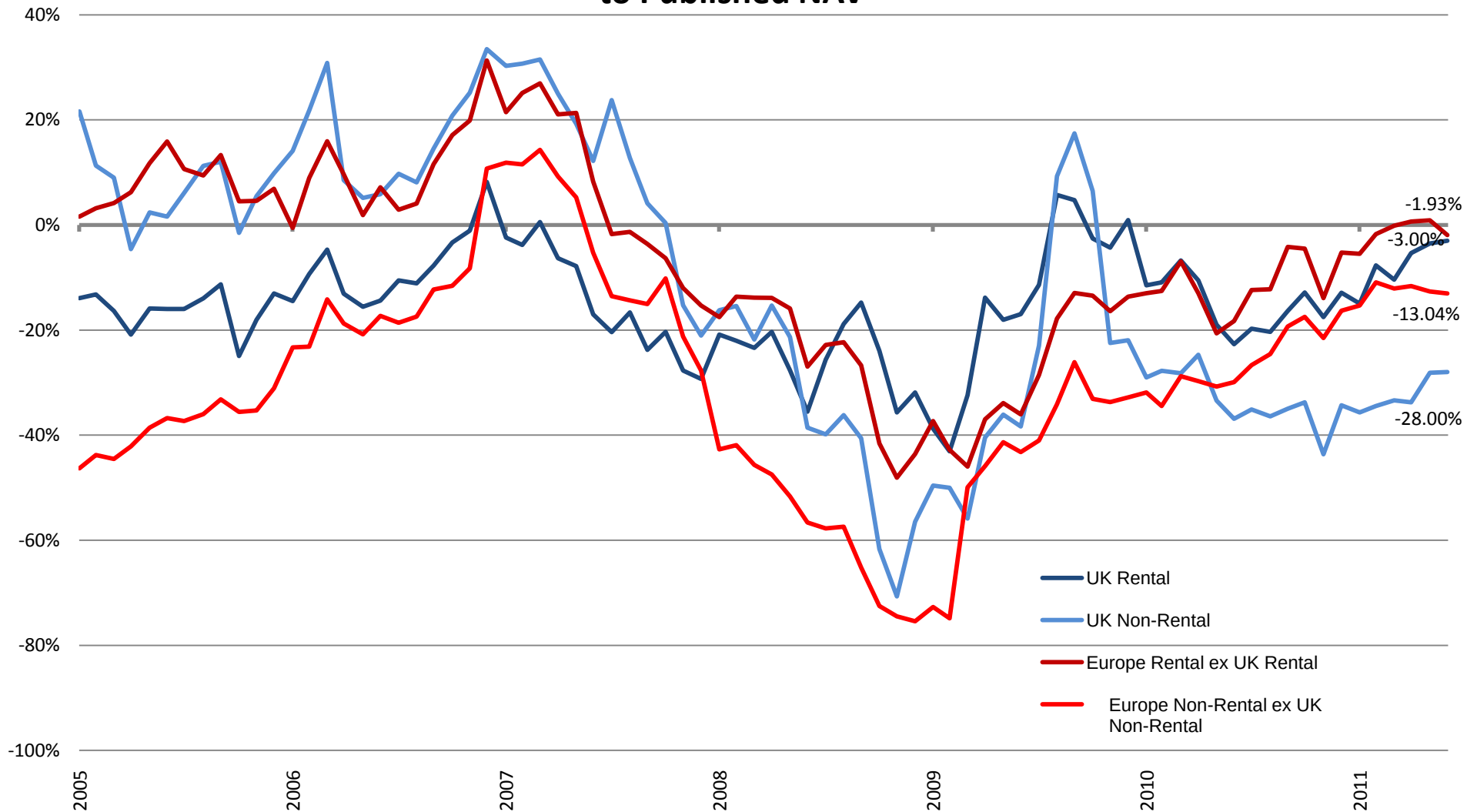
FTSE EPRA/NAREIT Europe ex UK Stock prices vs. NAVs (Rebased EUR)



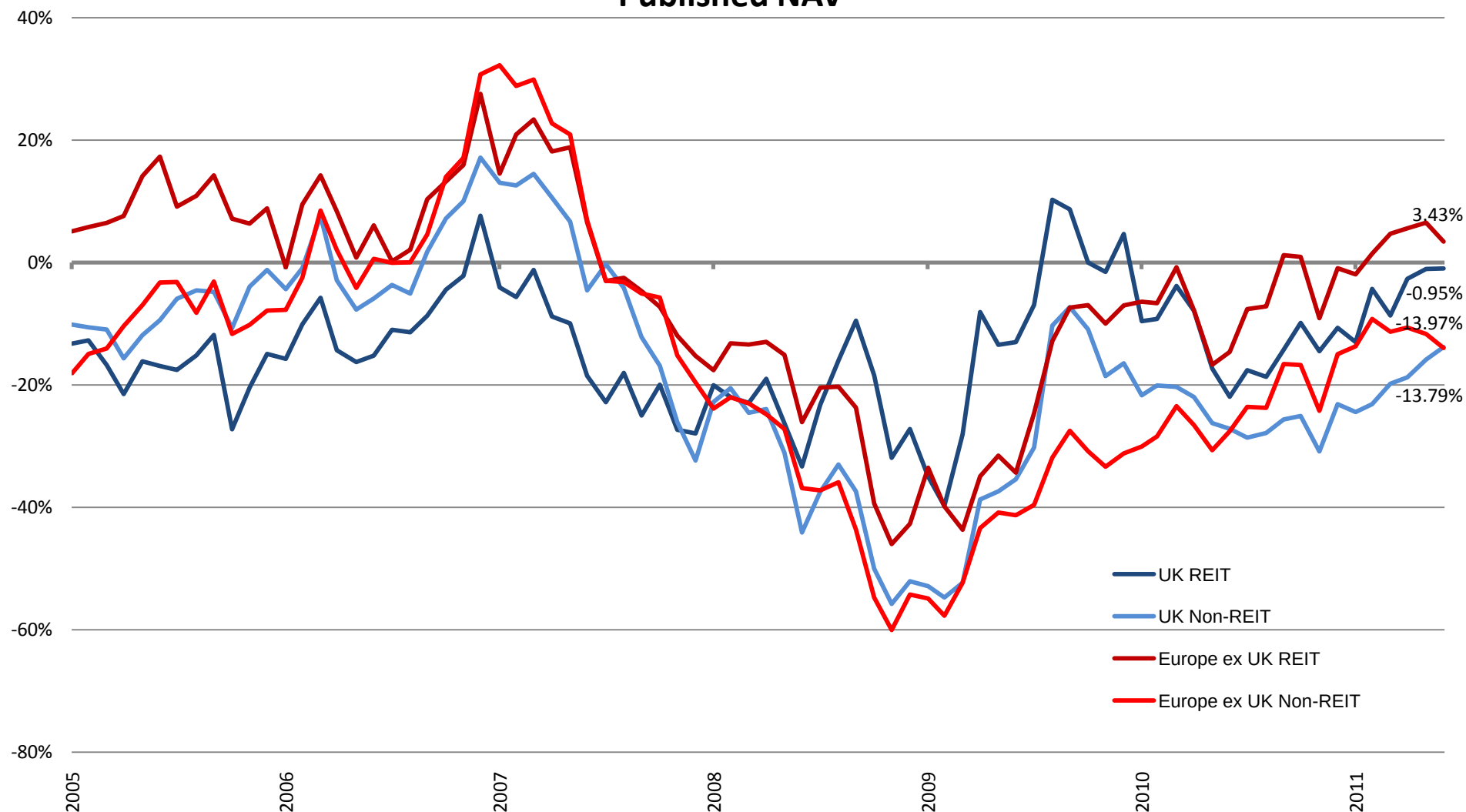
FTSE EPRA/NAREIT Europe ex UK Index vs. UK Index Published NAVs



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: **June 30, 2011**

Premium / Discount: **-0.3%**

Last month: **-0.7%**

Total NAV (million EUR): **38,849**

Total MC (million EUR): **38,750**

Number of constituents: **31**

Trading at Premium: **13** **51%** of market cap

Trading at Discount: **18** **49%** of market cap

Average since 1989: **-17.3%**

10 year average: **-18.7%**

5 year average: **-14.5%**

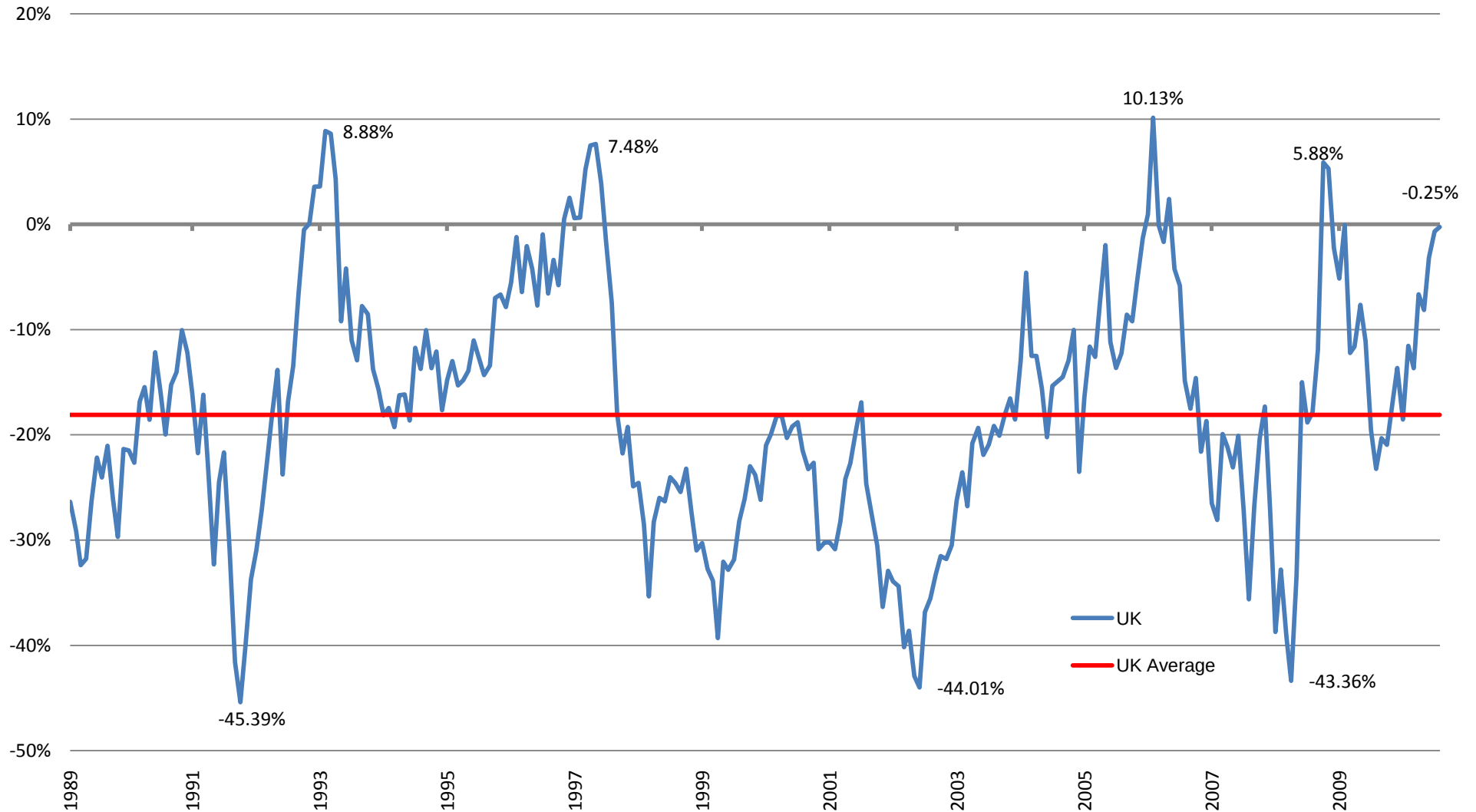
3 year average: **-15.5%**

2 year average: **-9.5%**

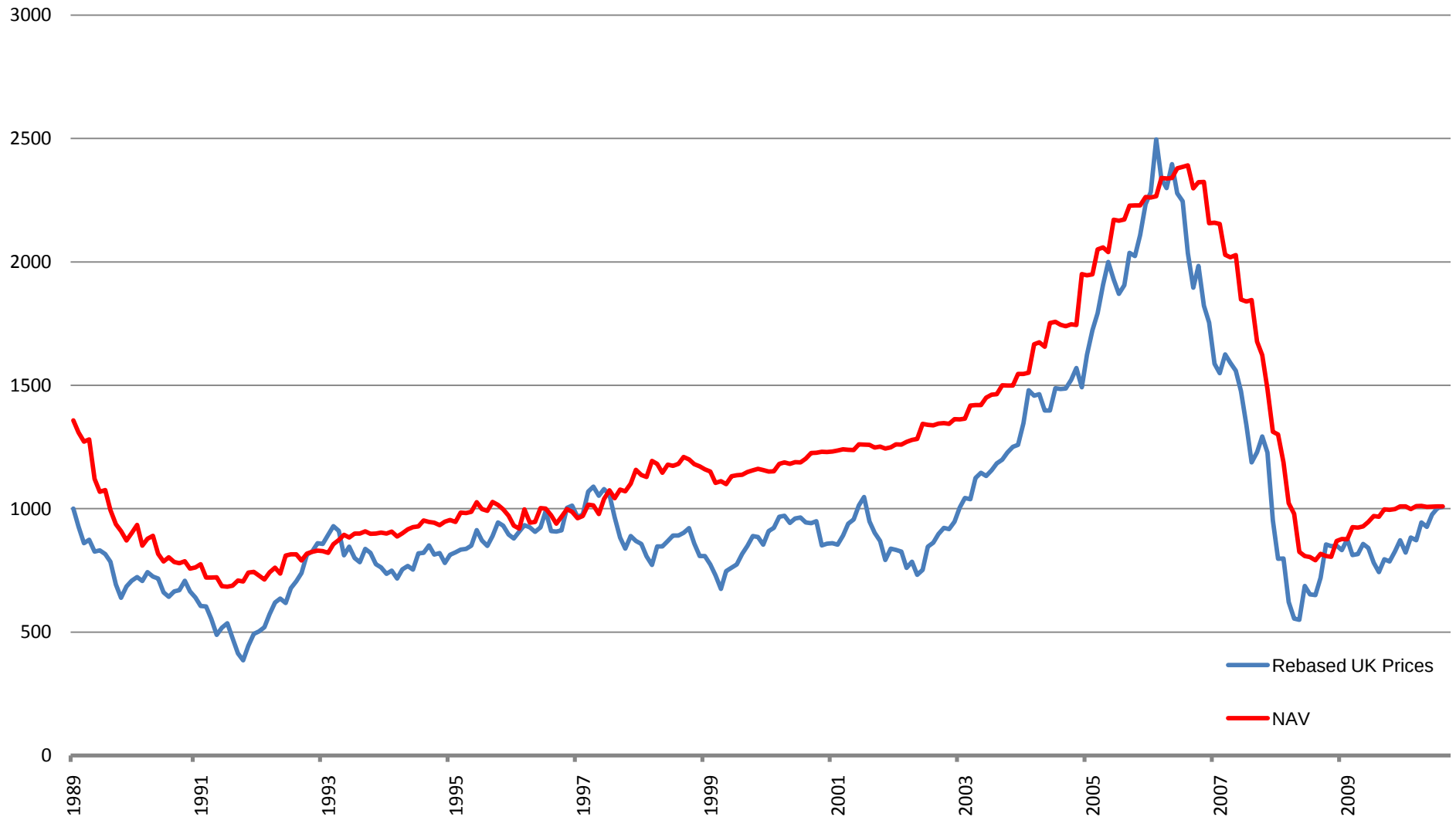
1 year average: **-12.1%**

Price Index Monthly change: **-2.9%**

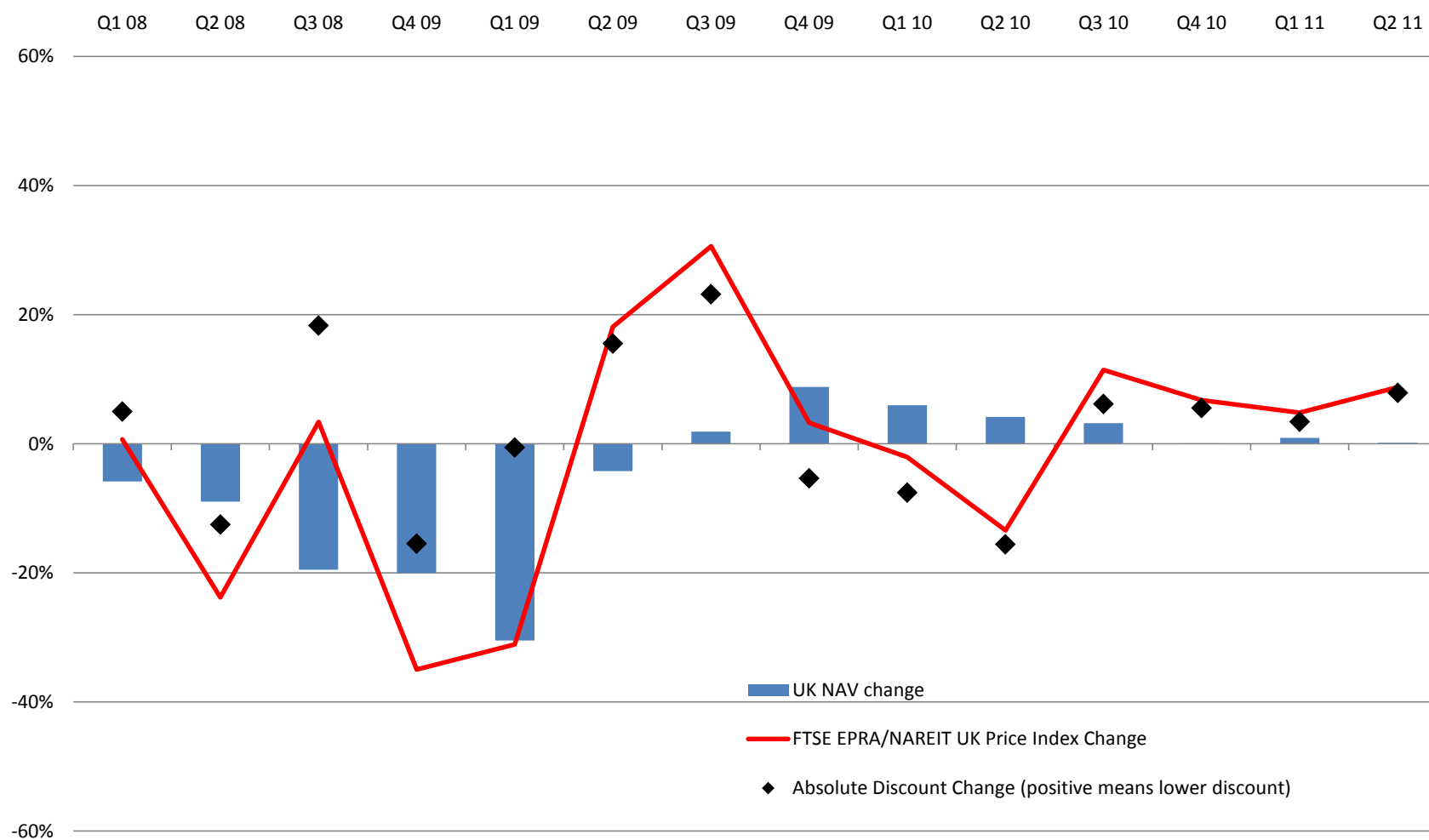
FTSE EPRA/NAREIT UK Index Discount to Published NAV



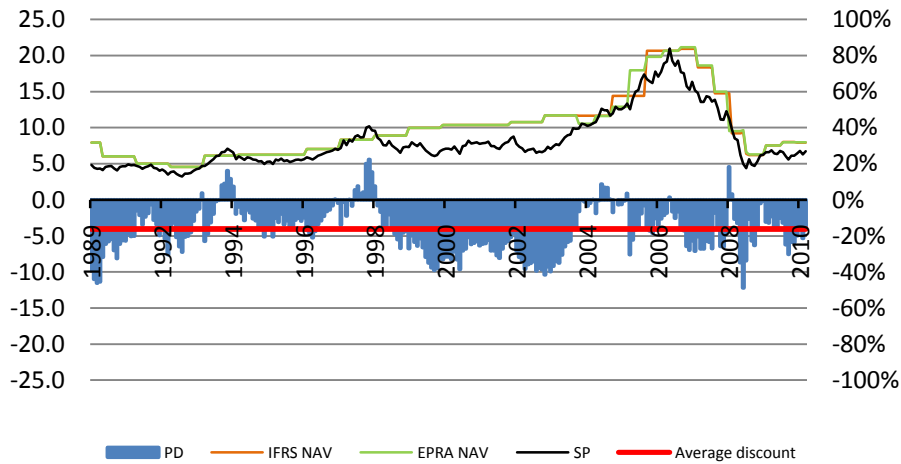
FTSE EPRA/NAREIT UK Stock Prices vs. NAVs (Rebased GBP)



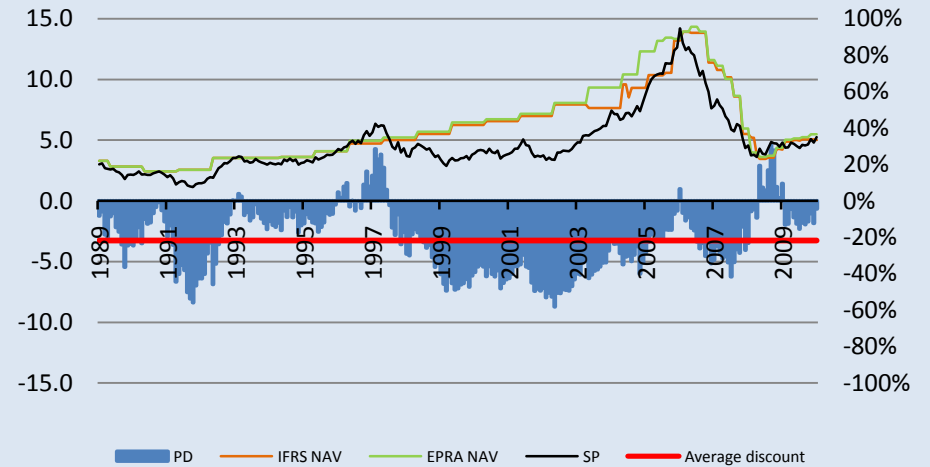
Quarterly Changes UK Prices and UK NAV



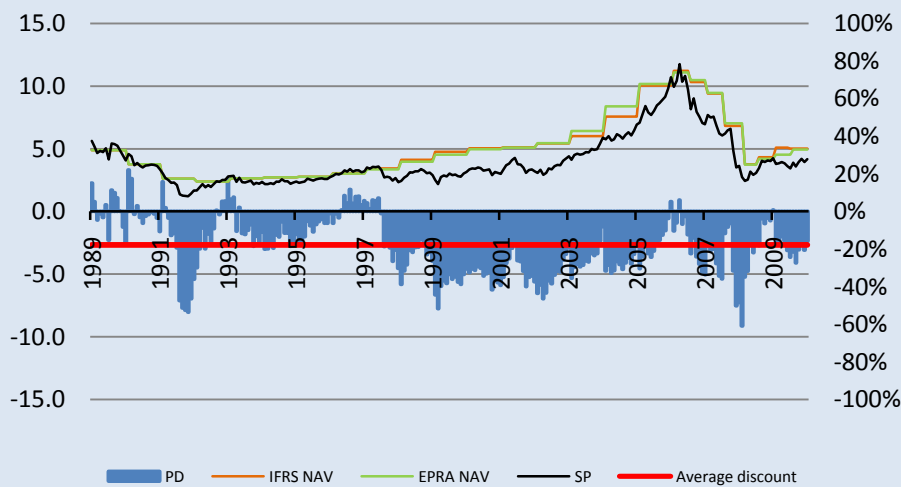
Land Securities *



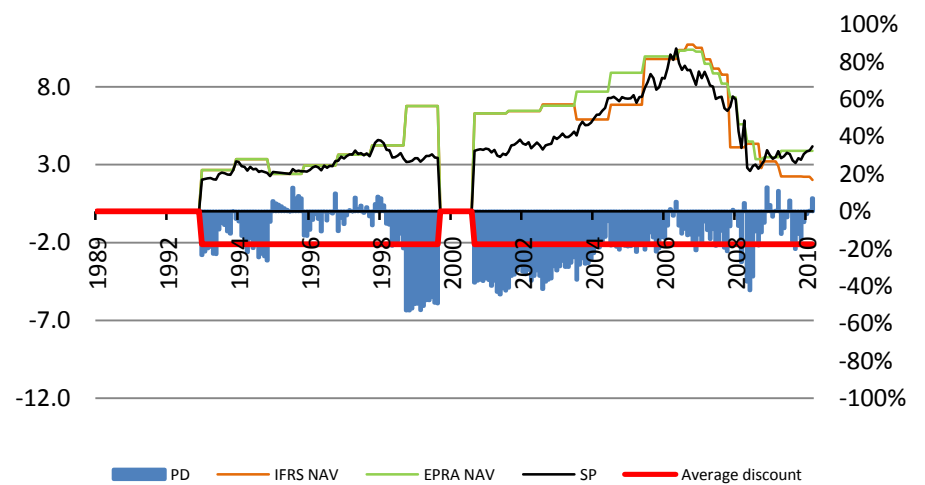
British Land *



Hammerson *

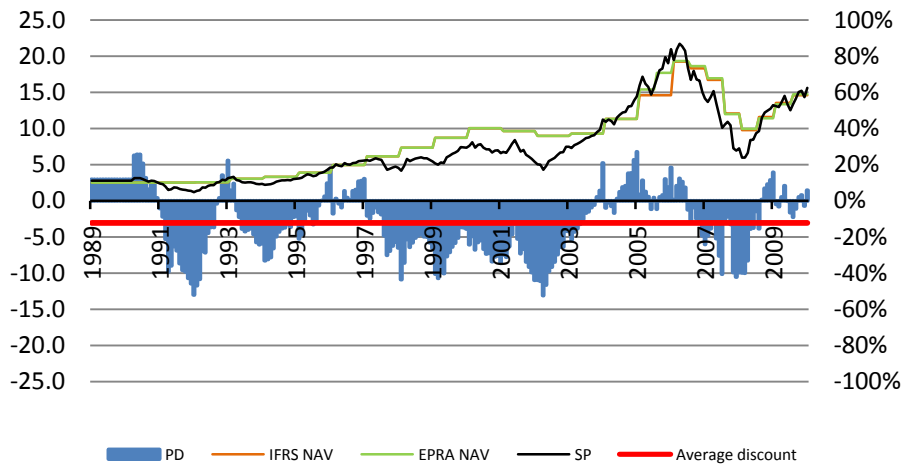


Capital Shopping Centers Group*

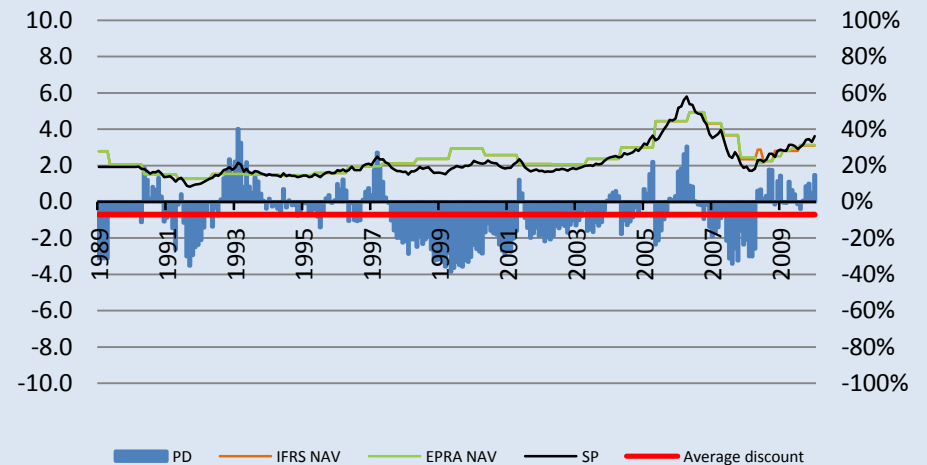


PD = Premium / Discount SP = Shareprice

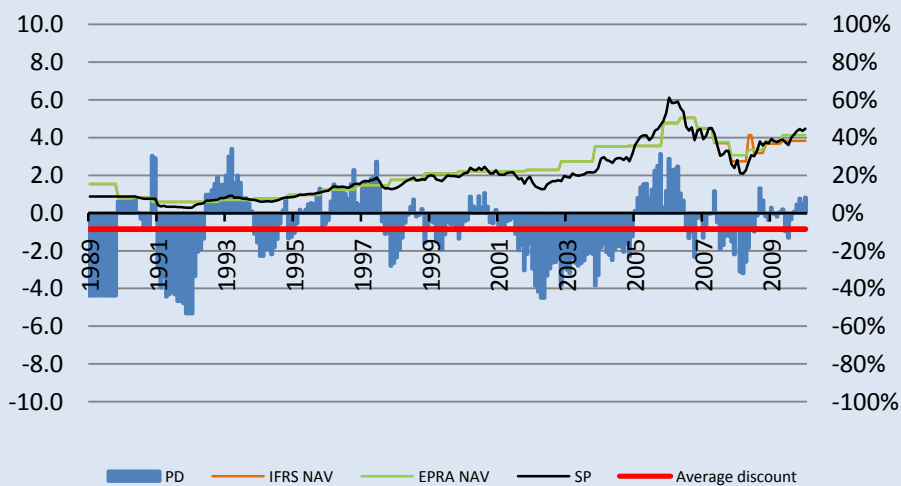
Derwent London *



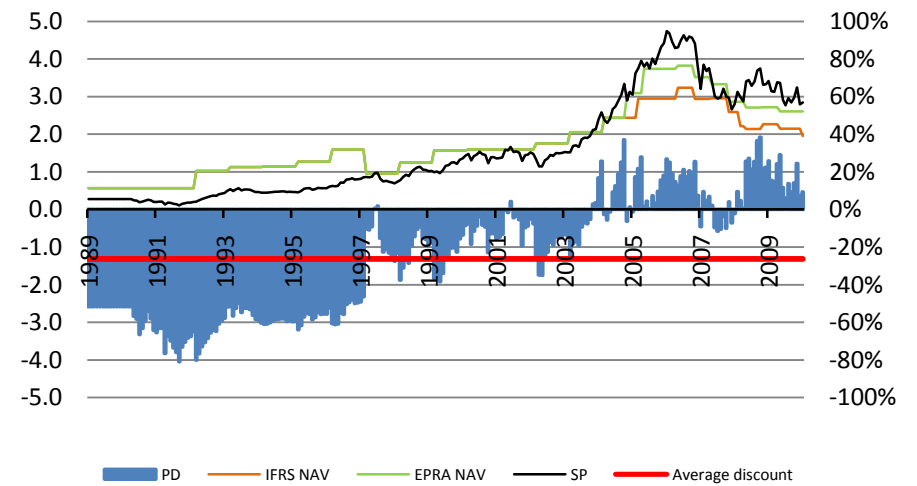
Great Portland Estates *



Shaftesbury *

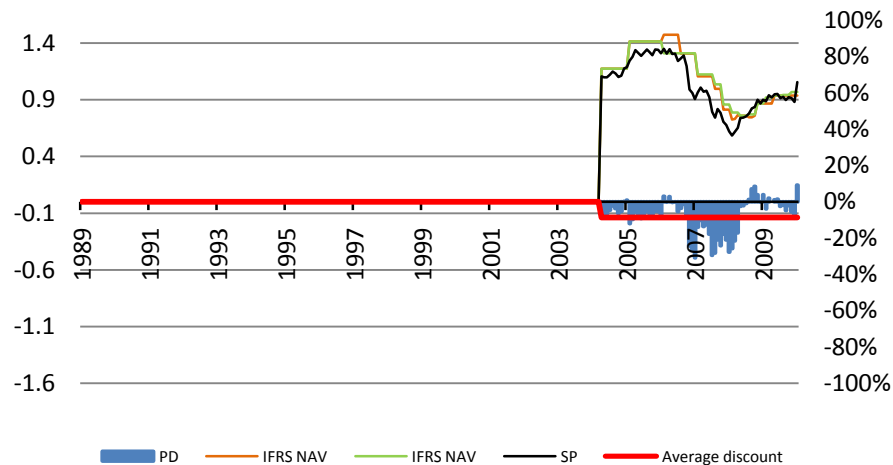


Helical Bar

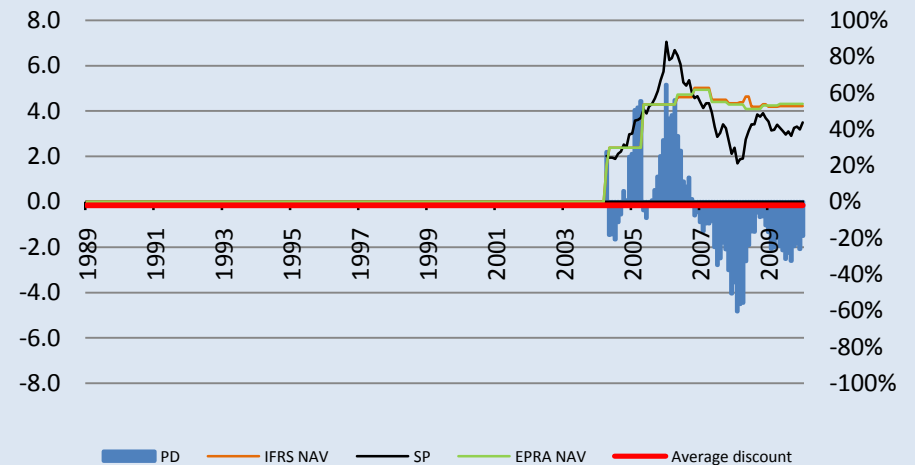


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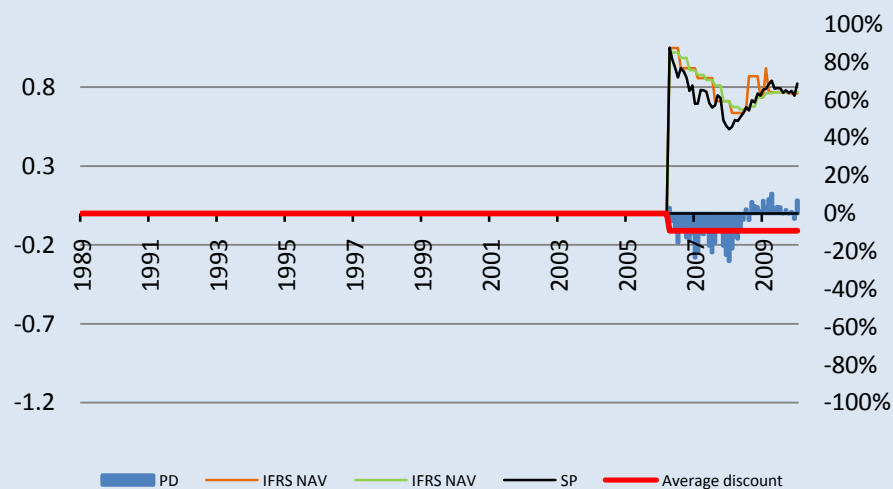
F&C Commercial Property Trust



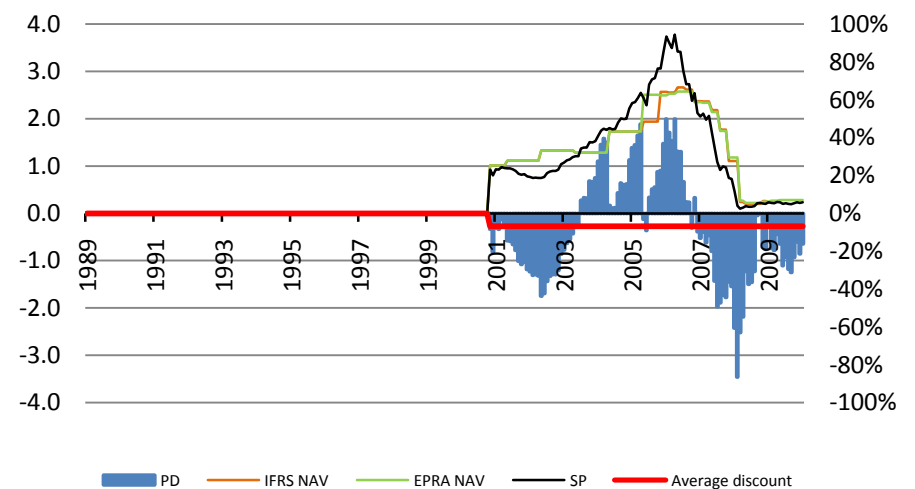
Big Yellow Group *



UK Commercial Property Trust

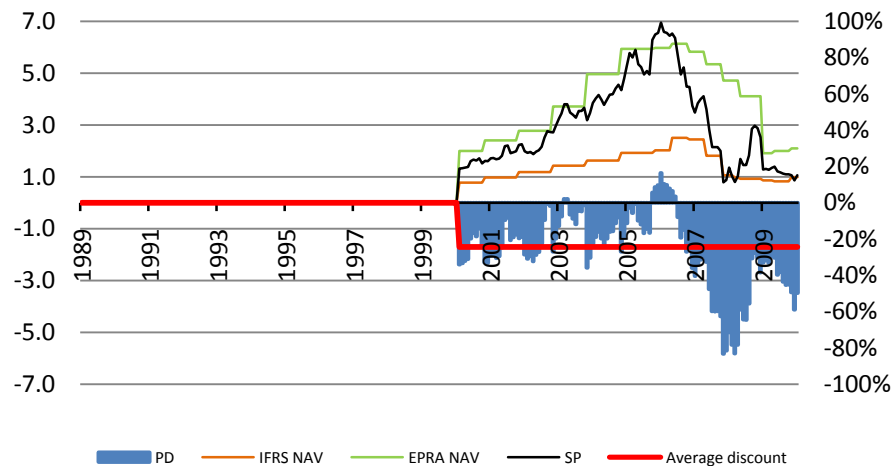


Workspace Group *

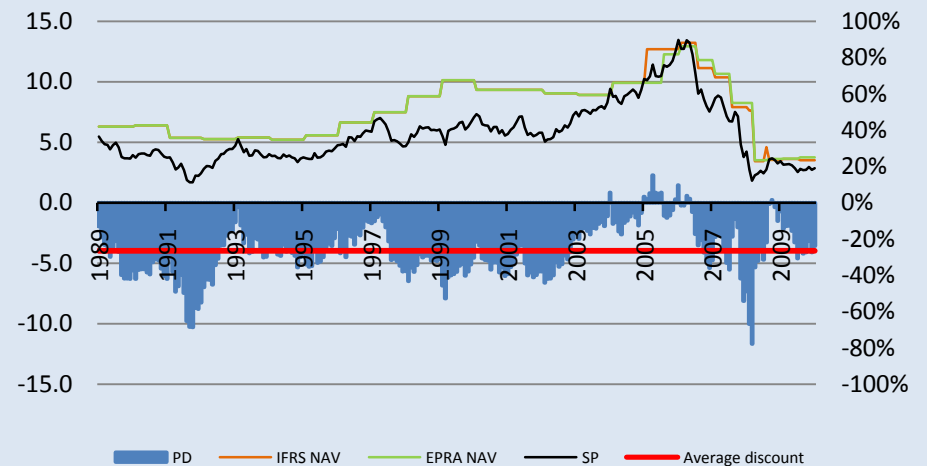


PD = Premium / Discount SP = Shareprice

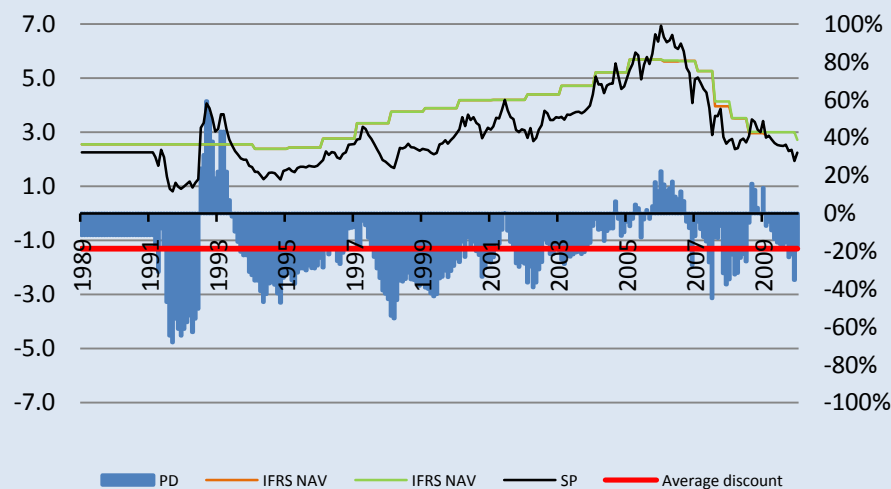
Grainger



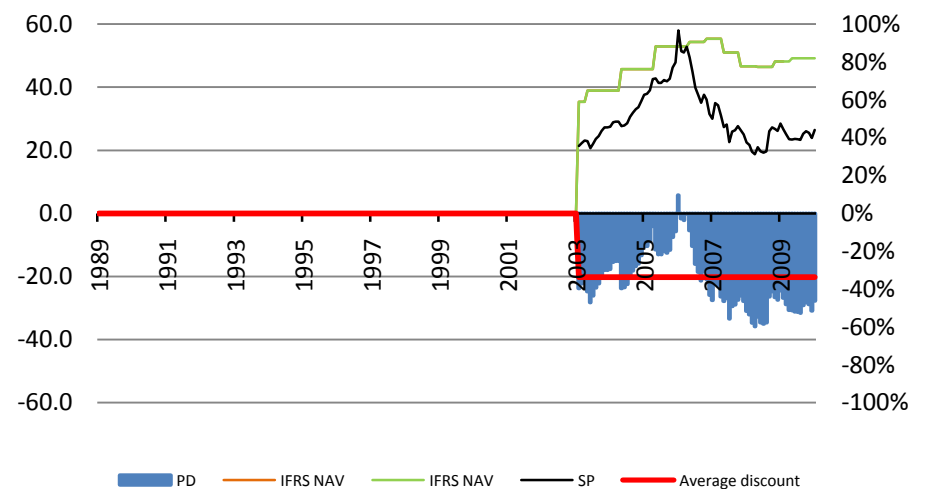
SEGRO *



Development Securities

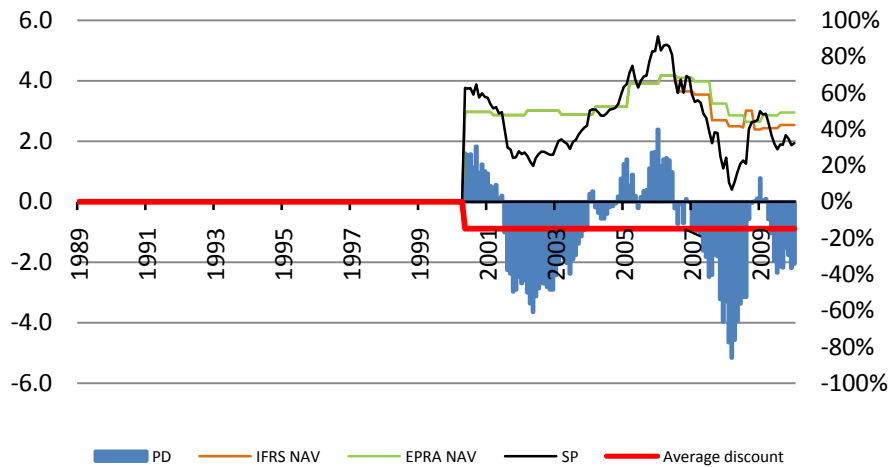


Daejan Holdings

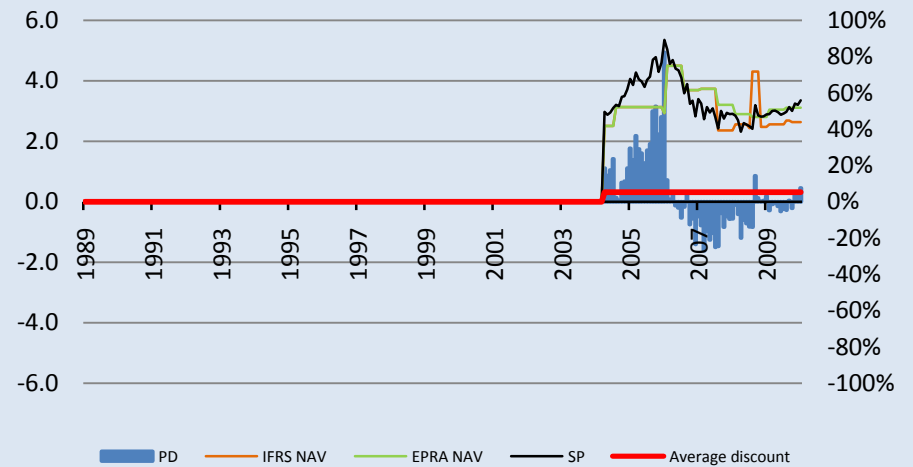


PD = Premium / Discount SP = Shareprice

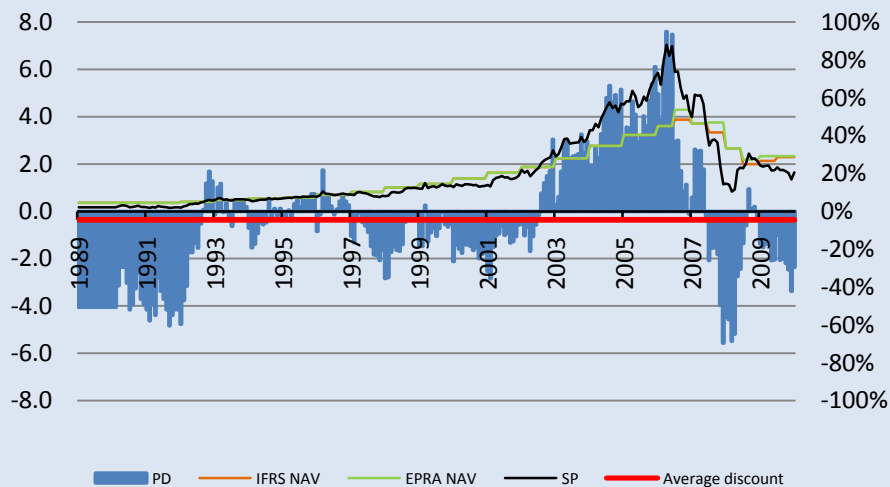
Unite Group



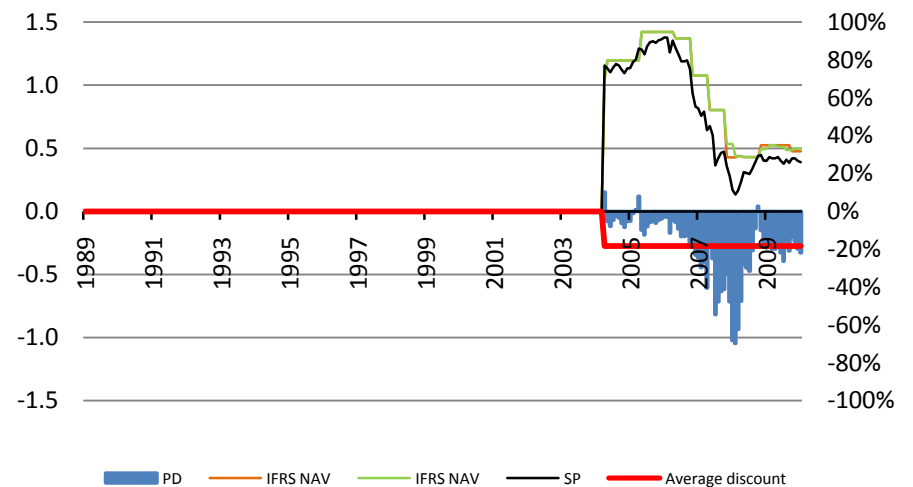
Primary Health Properties *



ST. Modwen Properties

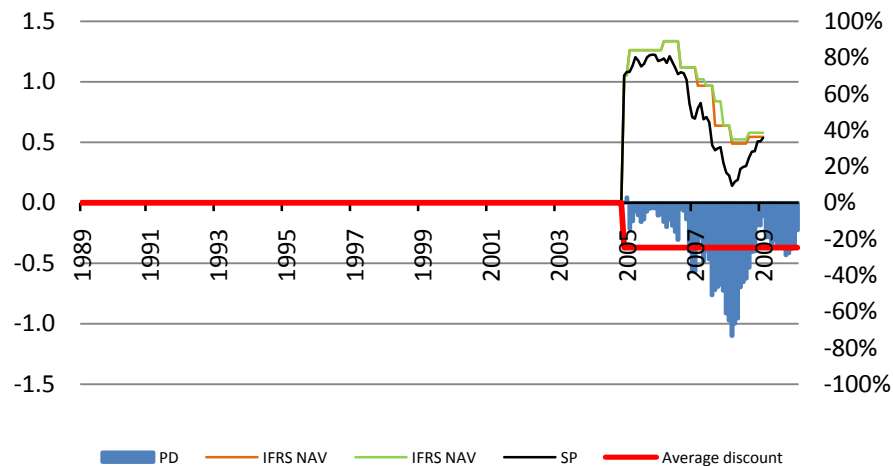


Invista Foundation Property Trust

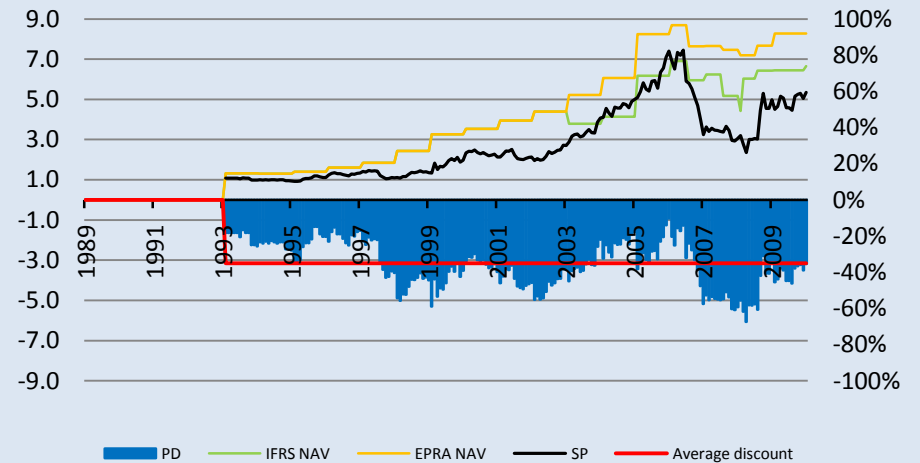


PD = Premium / Discount SP = Shareprice

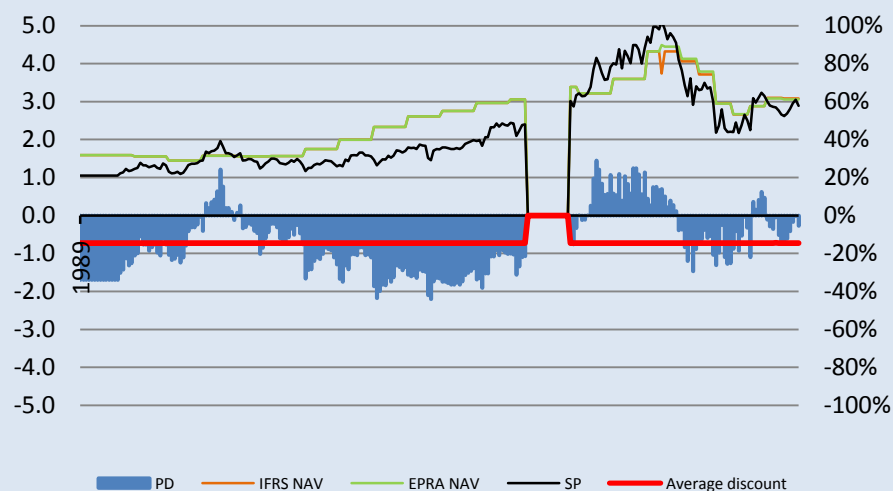
Picton Property



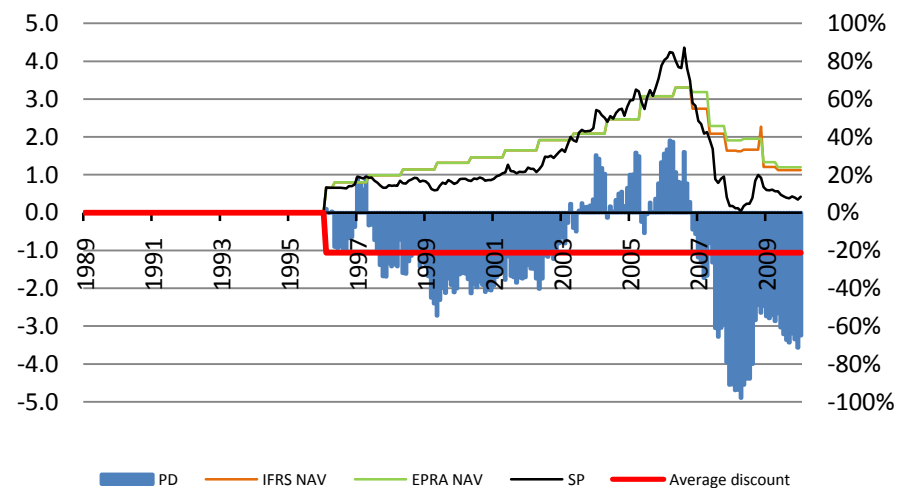
CLS Holdings



Mucklow (A. & J.) Group *

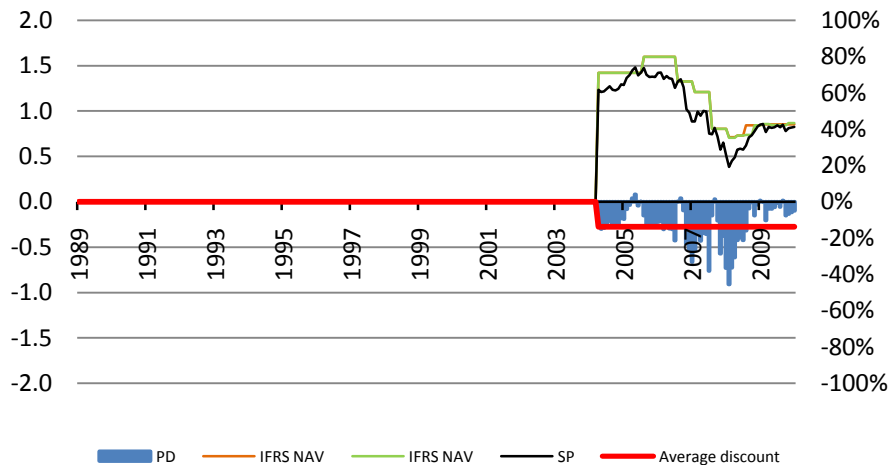


Quintain Estates & Development

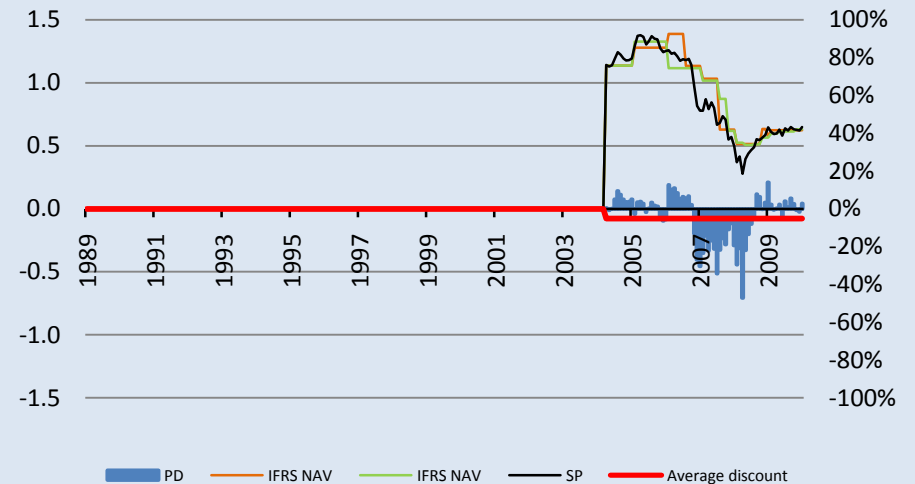


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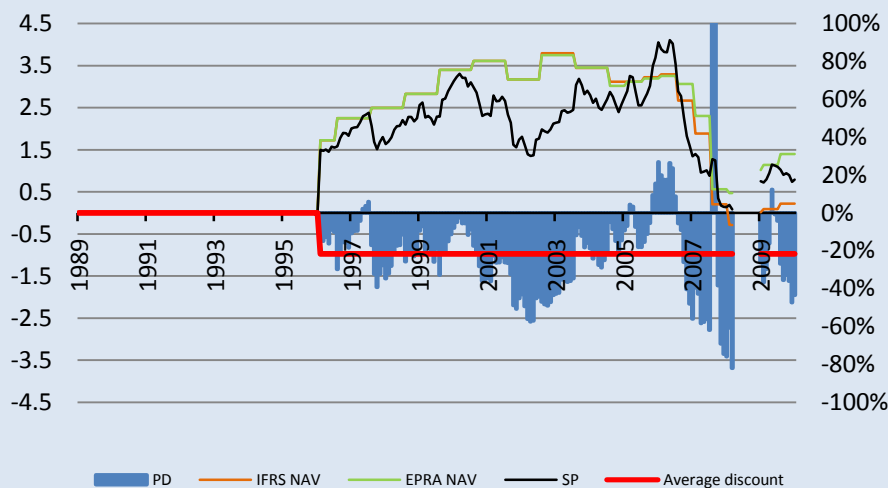
IRP Property Investments



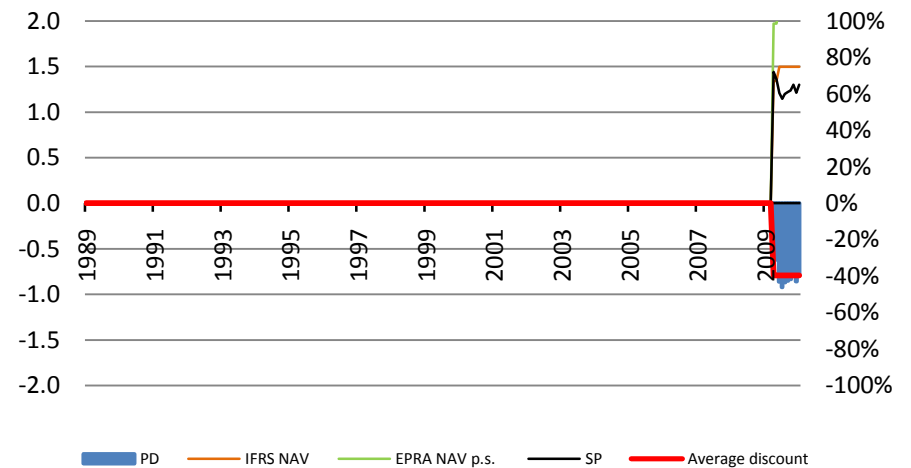
Standard Life Inv Prop Income Trust



Minerva

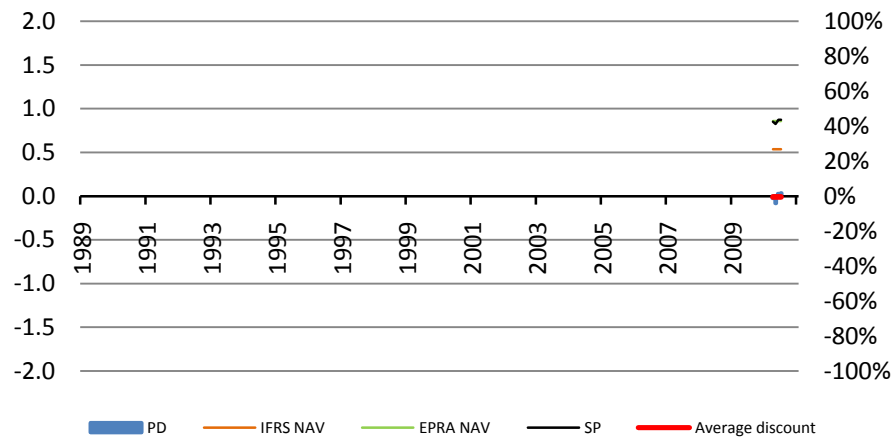


Safestore

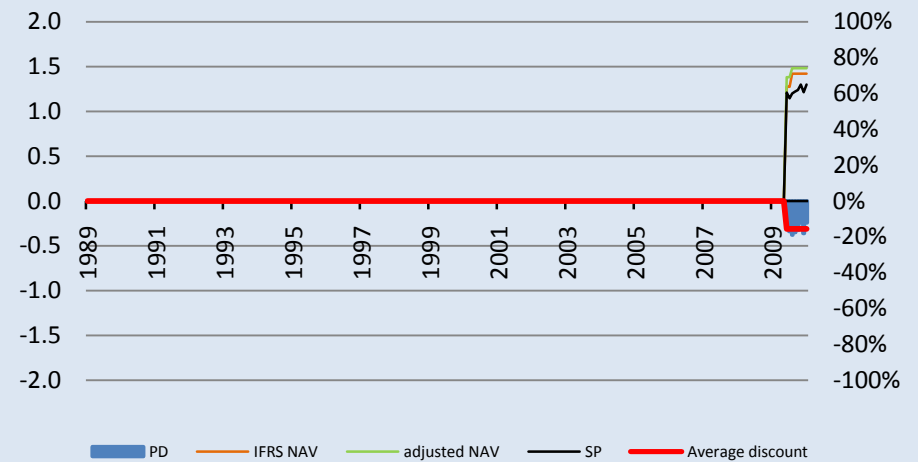


PD = Premium / Discount SP = Shareprice

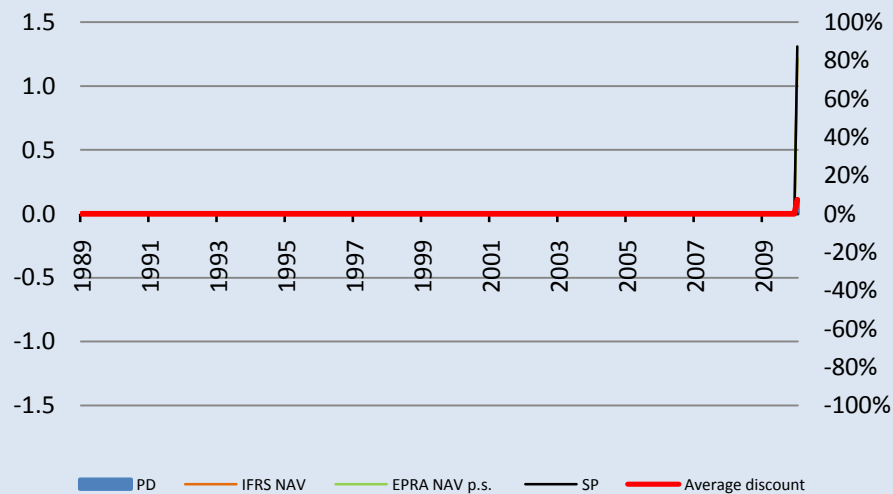
Hansteen Holdings



Capital & Counties Properties



London & Stamford Property



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT France Index

As of: **June 30, 2011**

Premium / Discount: **6.7%**
Last month: **8.4%**

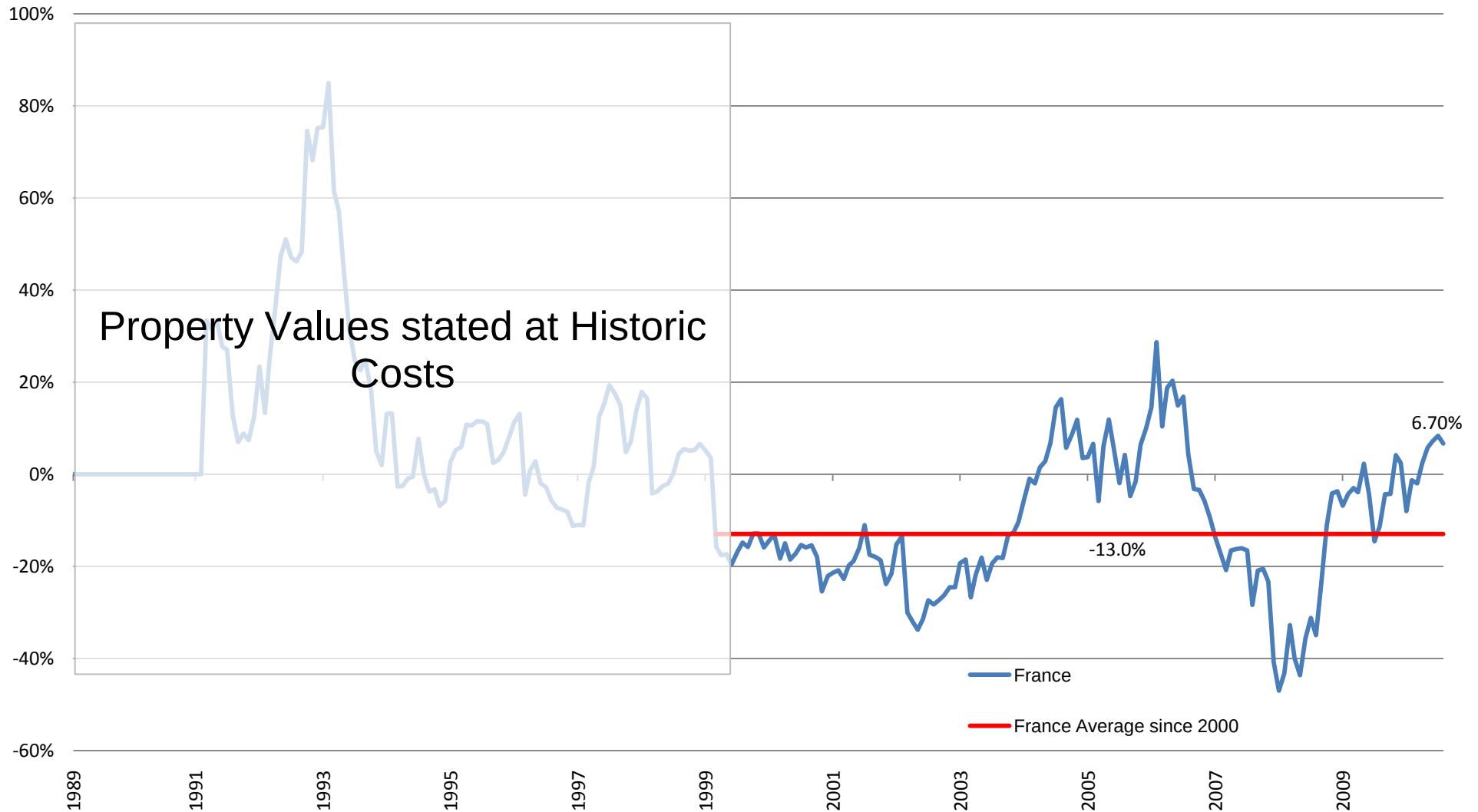
Total NAV (million EUR): **37,042**
Total MC (million EUR): **39,523**

Number of constituents: **9**
Trading at Premium: **5** **79%** of market cap
Trading at Discount: **4** **21%** of market cap

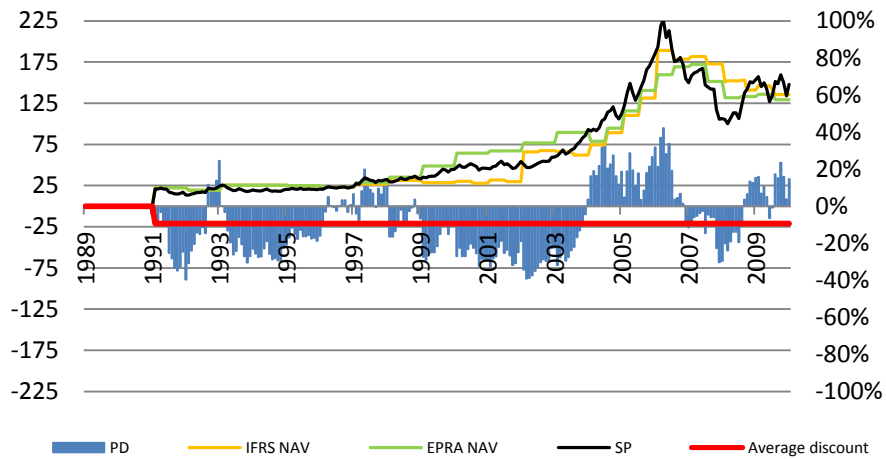
Average since 1989:
10 year average: **-7.7%**
5 year average: **-8.5%**
3 year average: **-13.5%**
2 year average: **-3.0%**
1 year average: **0.5%**

Price Index Monthly change: **-0.5%**

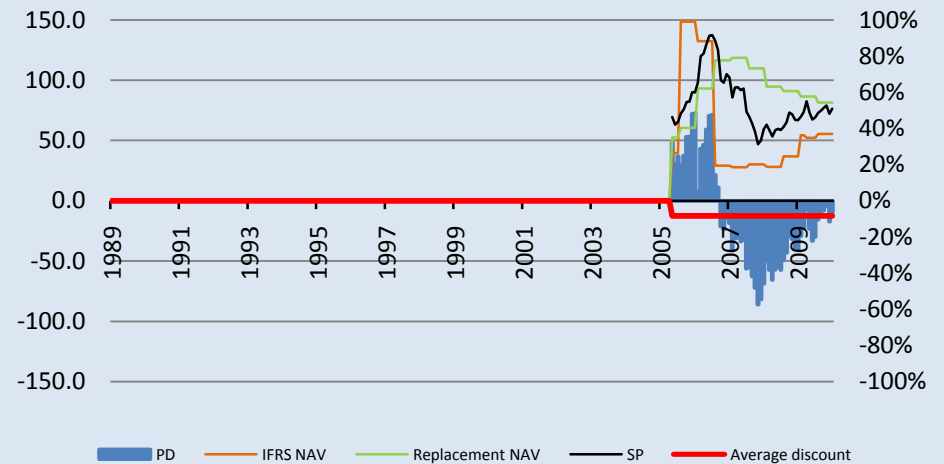
FTSE EPRA/NAREIT France Index Discount to Published NAV



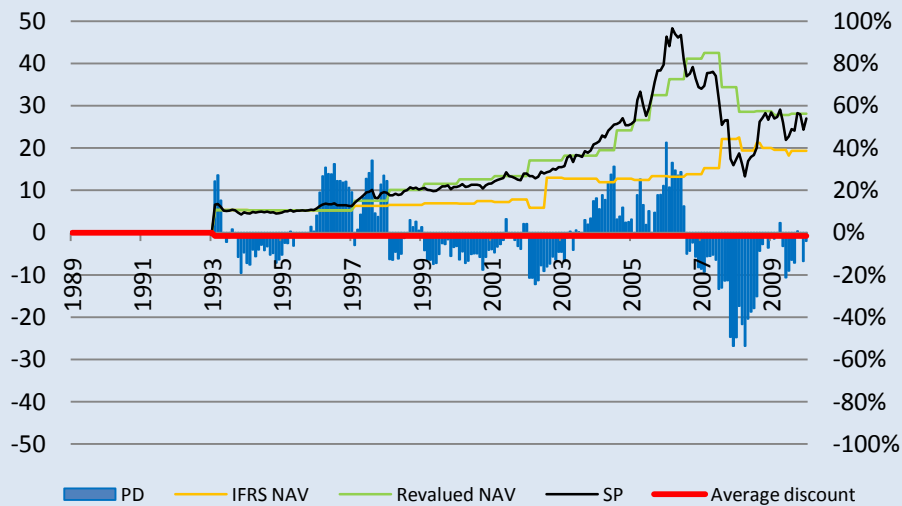
Unibail-Rodamco *



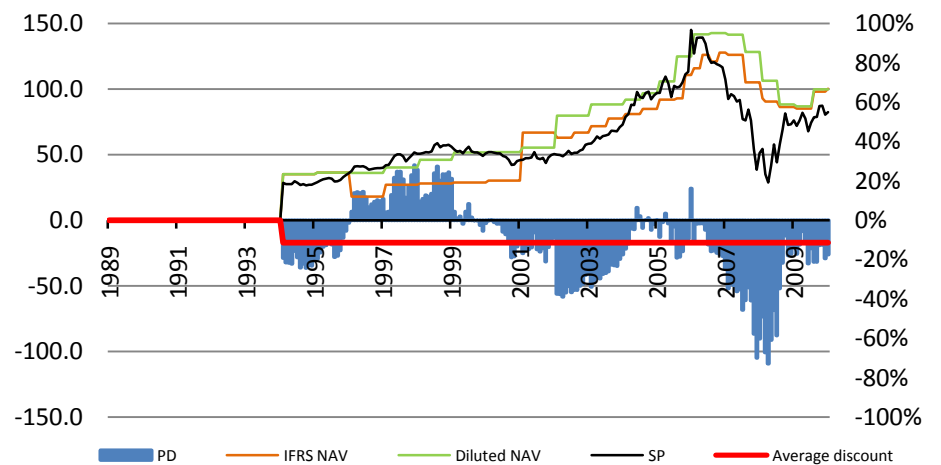
Icade *



Klépierre *

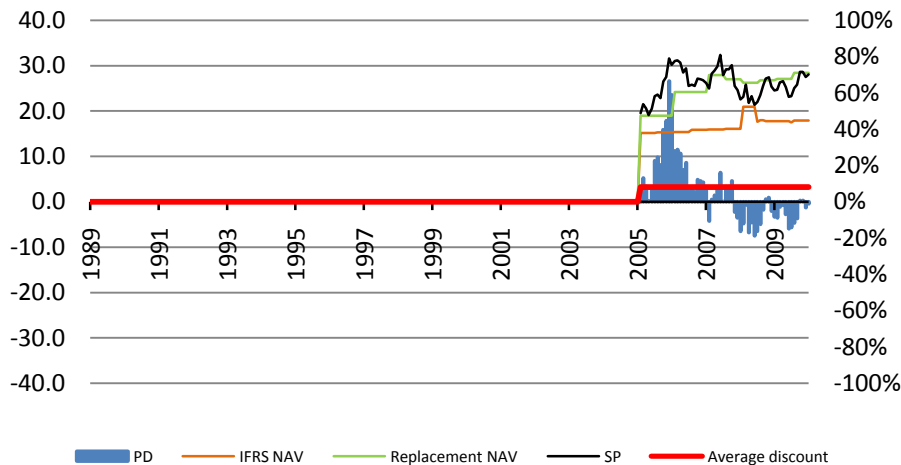


Gecina *

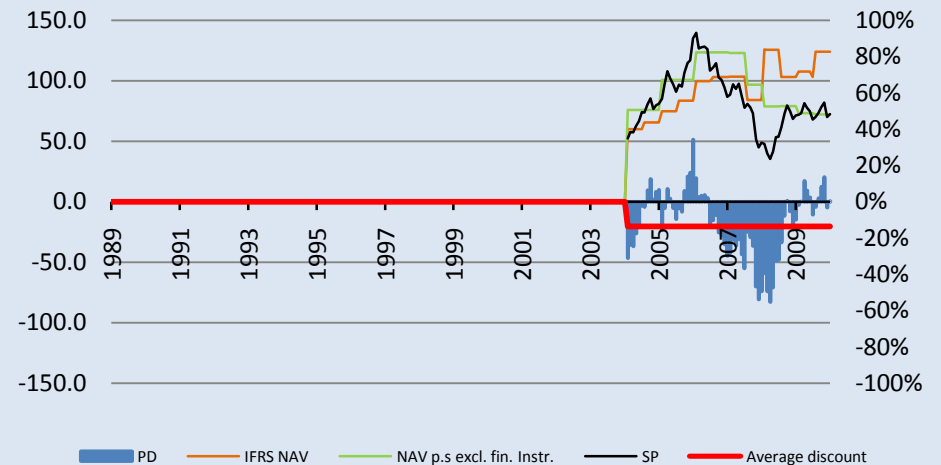


PD = Premium / Discount SP = Shareprice

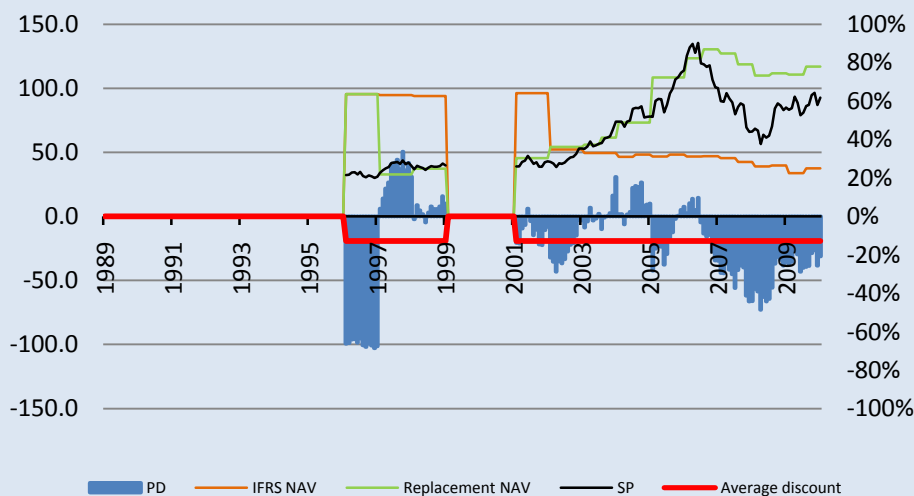
Mercialys *



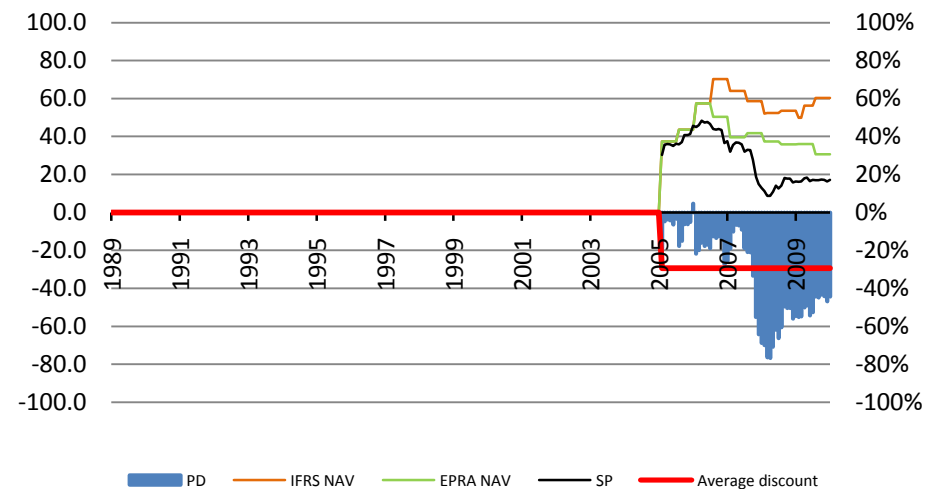
Foncière Des Régions *



Silic*

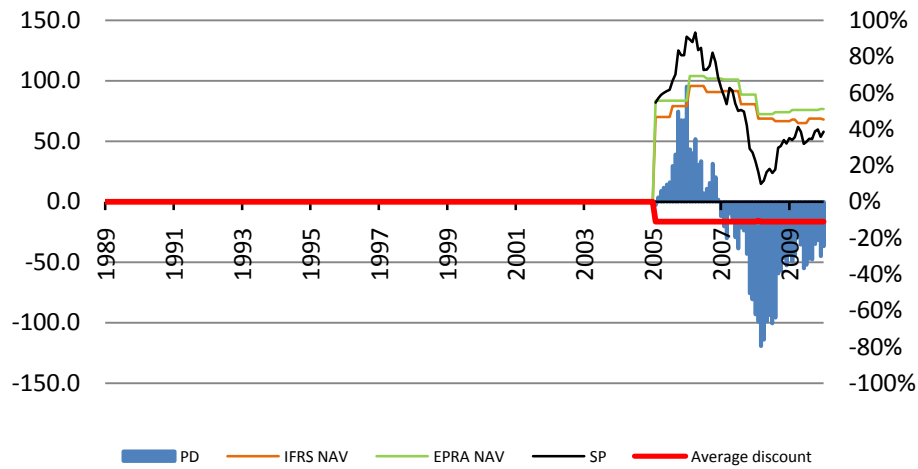


Affine *



PD = Premium / Discount SP = Shareprice

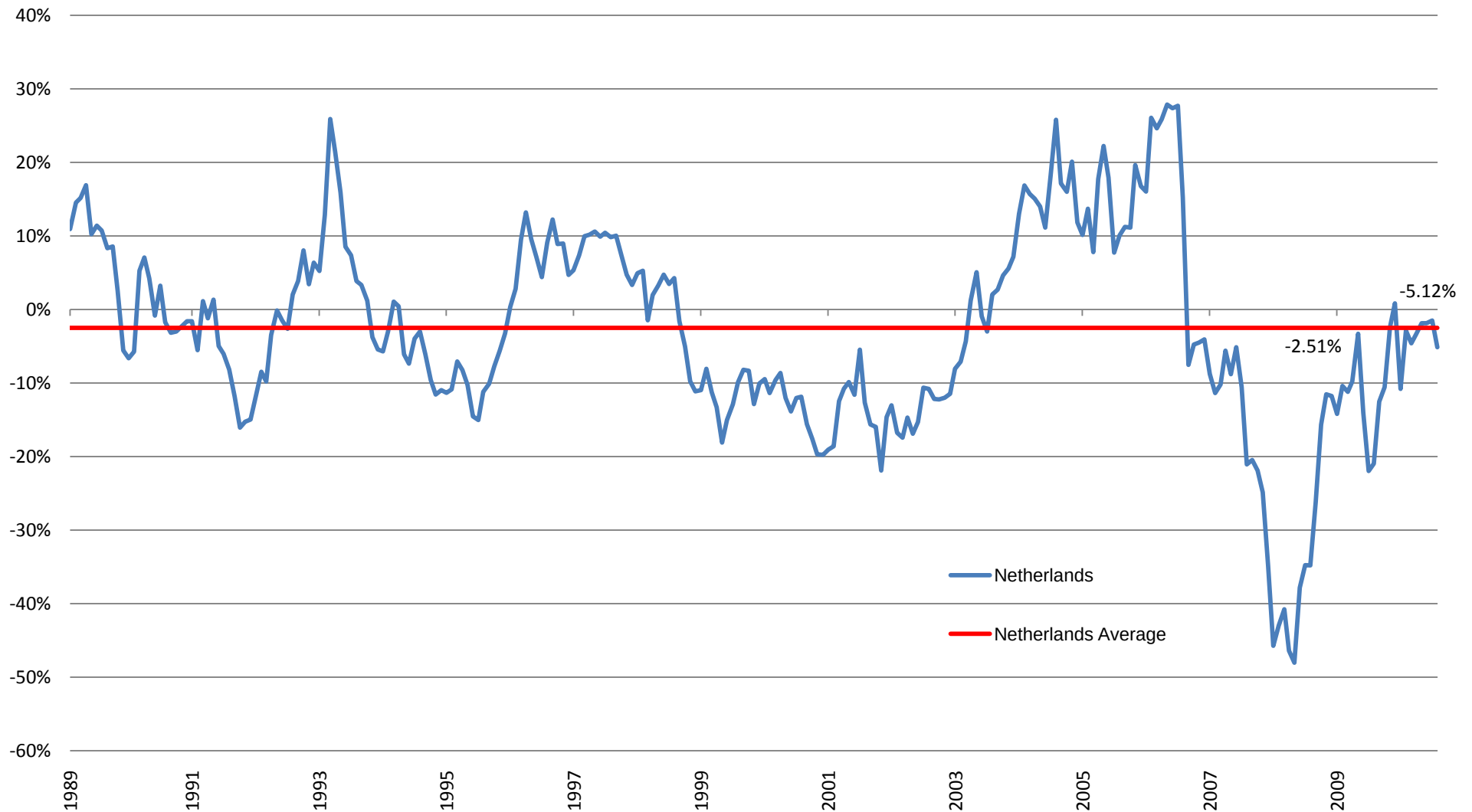
Société De La Tour Eiffel *



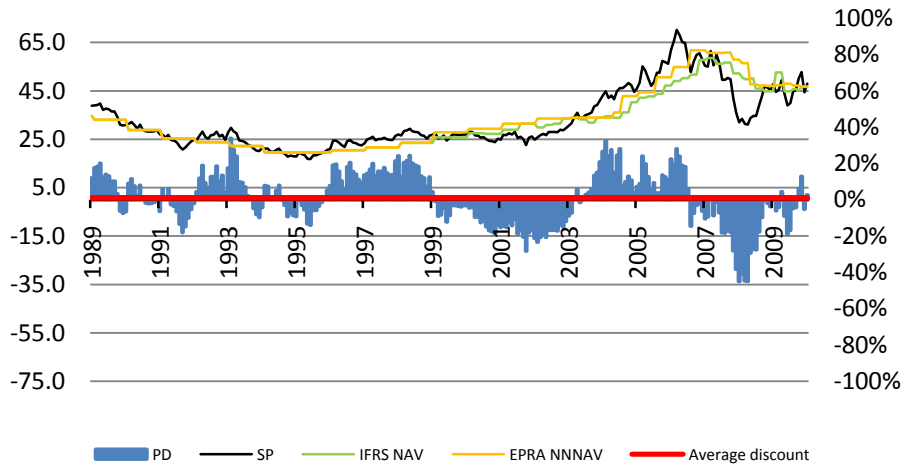
FTSE EPRA/NAREIT Netherlands Index

As of:	June 30, 2011	
Premium / Discount:	-5.1%	
Last month:	-1.5%	
Total NAV (million EUR):	9,277	
Total MC (million EUR):	8,802	
Number of constituents:	6	
Trading at Premium:	0	0% of market cap
Trading at Discount:	6	100% of market cap
Average since 1989:	-3.5%	
10 year average:	-5.1%	
5 year average:	-8.6%	
3 year average:	-18.4%	
2 year average:	-9.5%	
1 year average:	-6.0%	
Price Index Monthly change:	-3.7%	

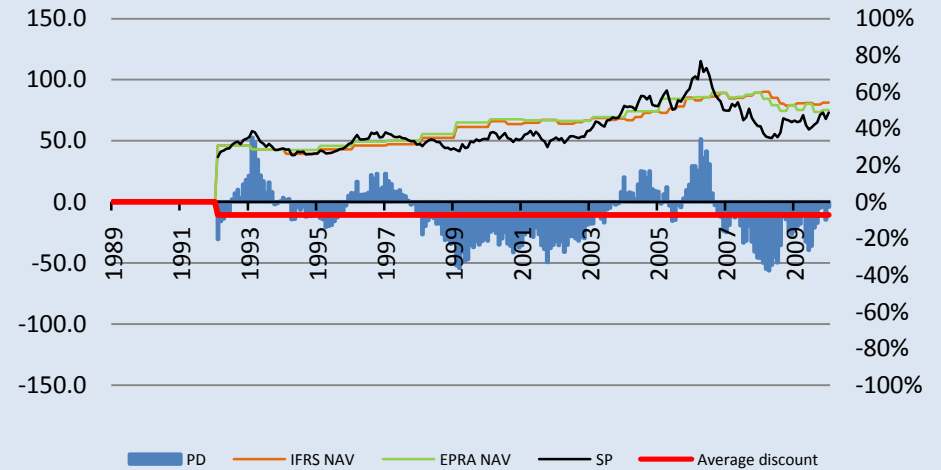
FTSE EPRA/NAREIT Netherlands Index Discount to Published NAV



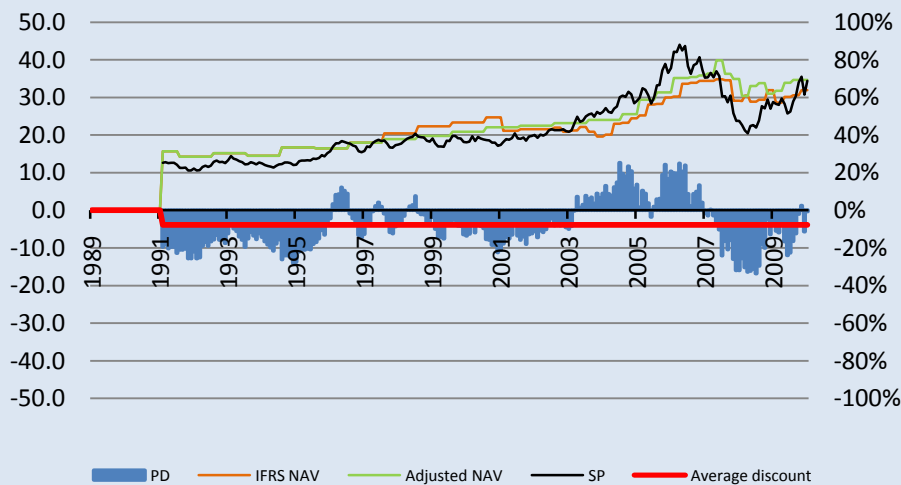
Corio *



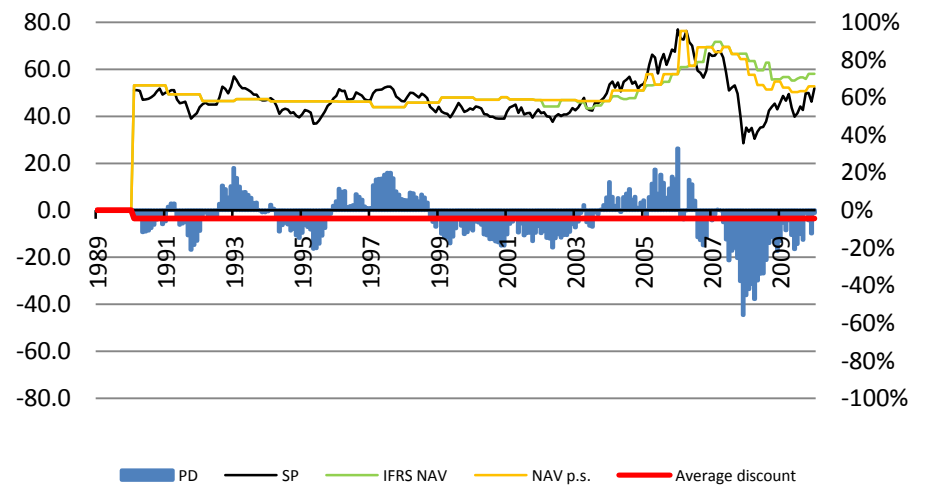
Wereldhave *



Eurocommercial Properties *

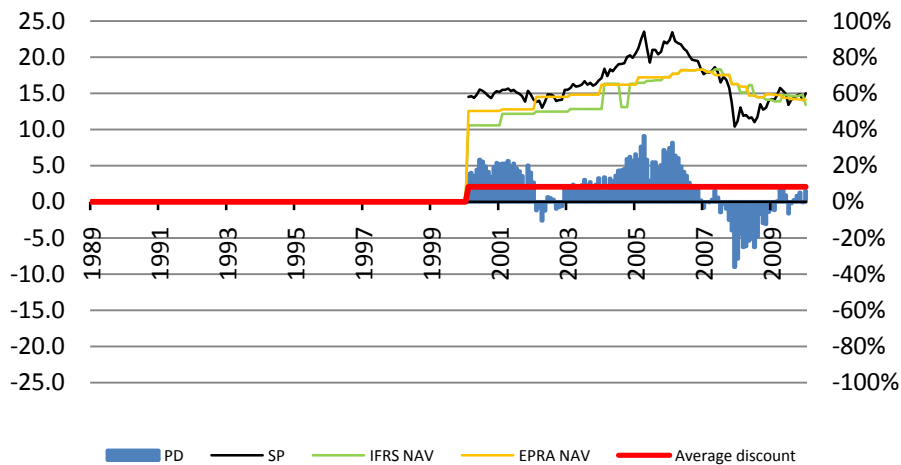


Vastned Retail *

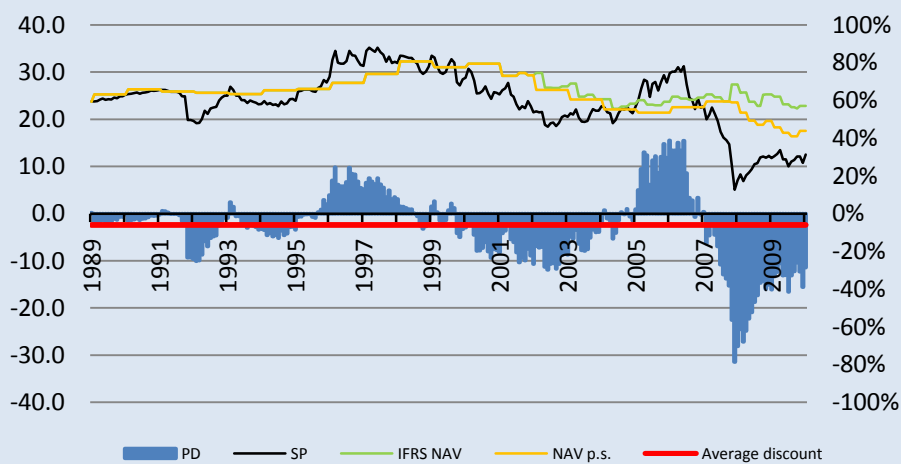


PD = Premium / Discount SP = Shareprice

Nieuwe Steen Investments *



Vastned Offices / Industrial *



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Germany Index

As of: **June 30, 2011**

Premium / Discount: **-15.5%**
Last month: **-15.6%**

Total NAV (million EUR): **8,688**
Total MC (million EUR): **7,340**

Number of constituents: **10**
Trading at Premium: **4** **53%** of market cap
Trading at Discount: **6** **47%** of market cap

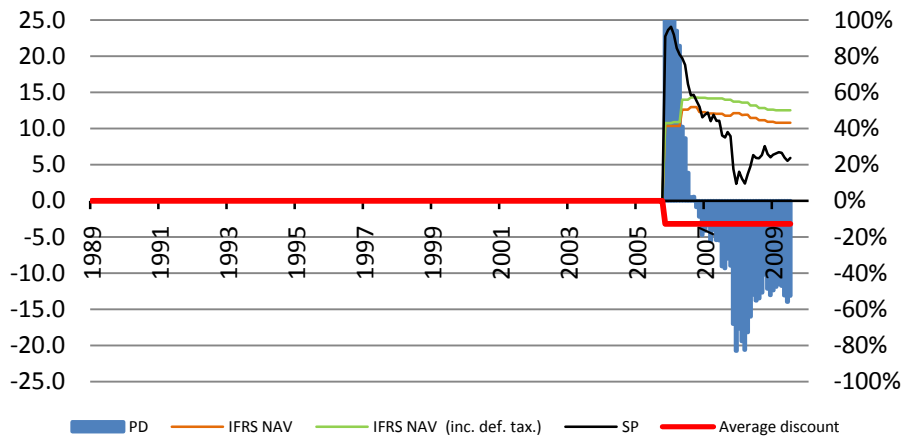
Average since 1989:
10 year average: **-18.6%**
5 year average: **-16.2%**
3 year average: **-40.1%**
2 year average: **-32.9%**
1 year average: **-26.3%**

Price Index Monthly change: **-1.7%**

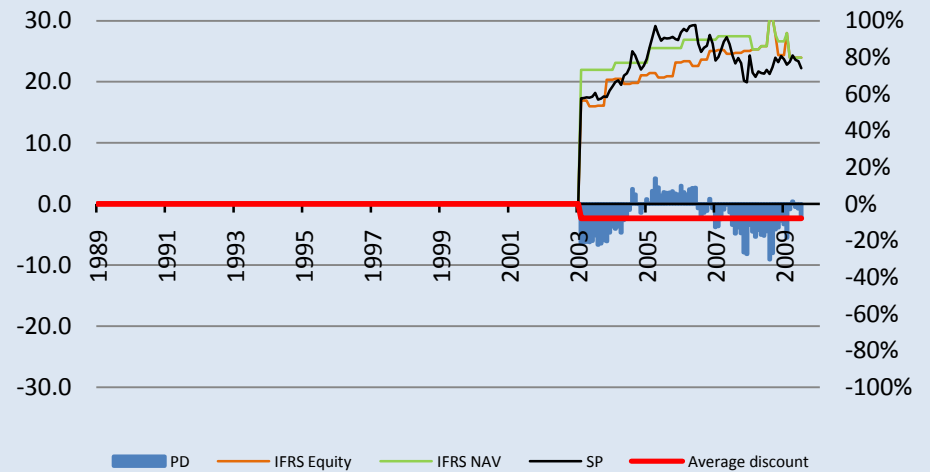
FTSE EPRA/NAREIT Germany Index Discount to Published NAV



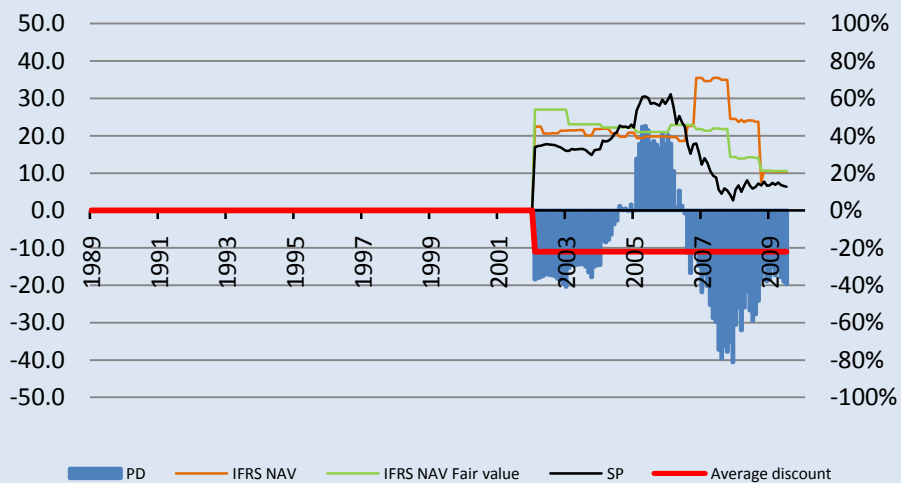
Gagfah



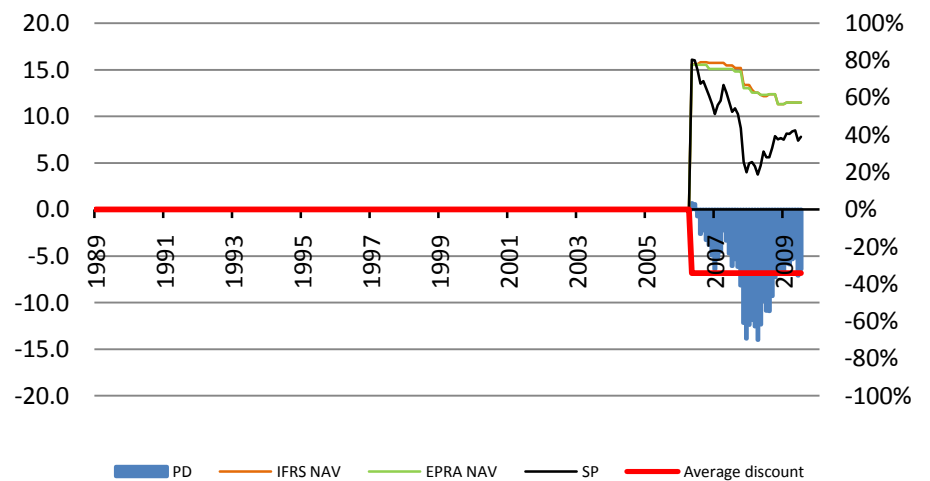
Deutsche Euroshop



Deutsche Wohnen

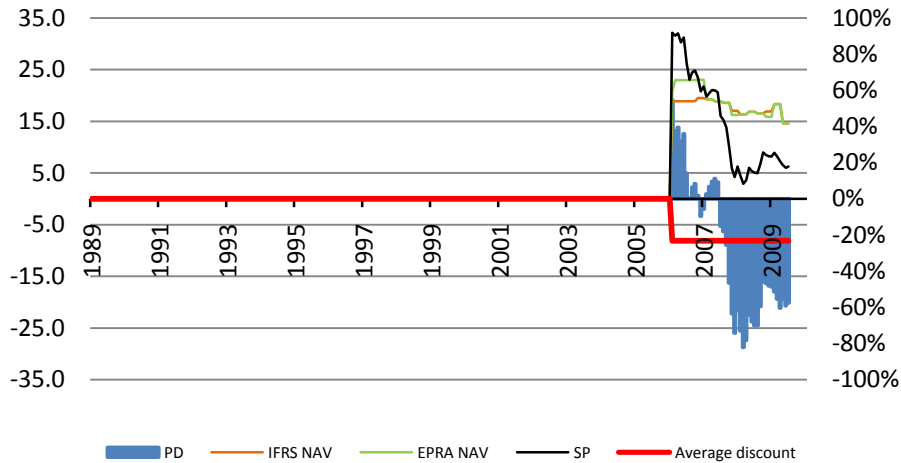


Alstria Office *

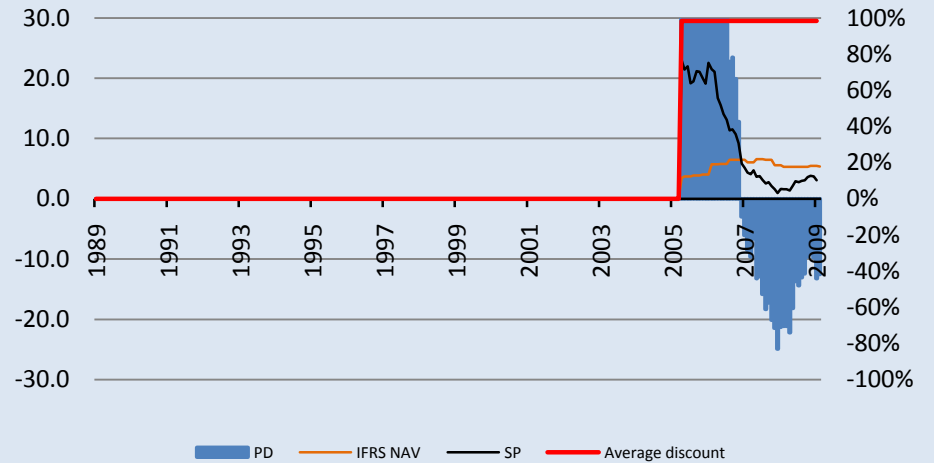


PD = Premium / Discount SP = Shareprice

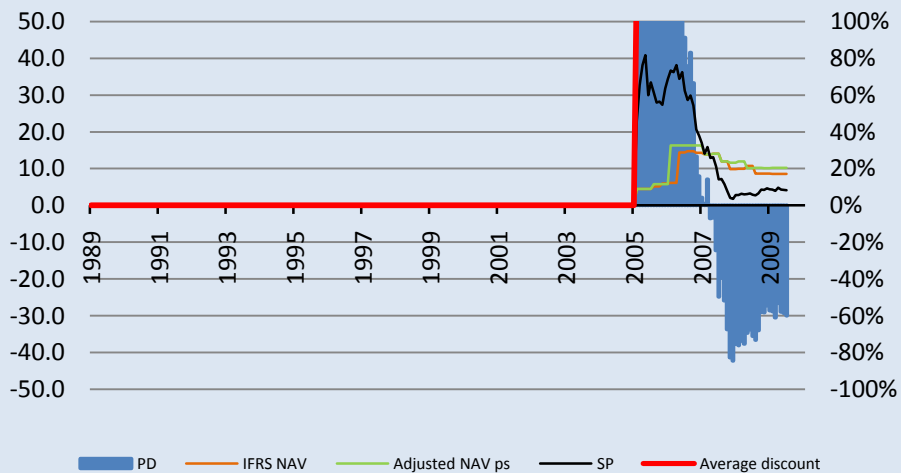
DIC Asset



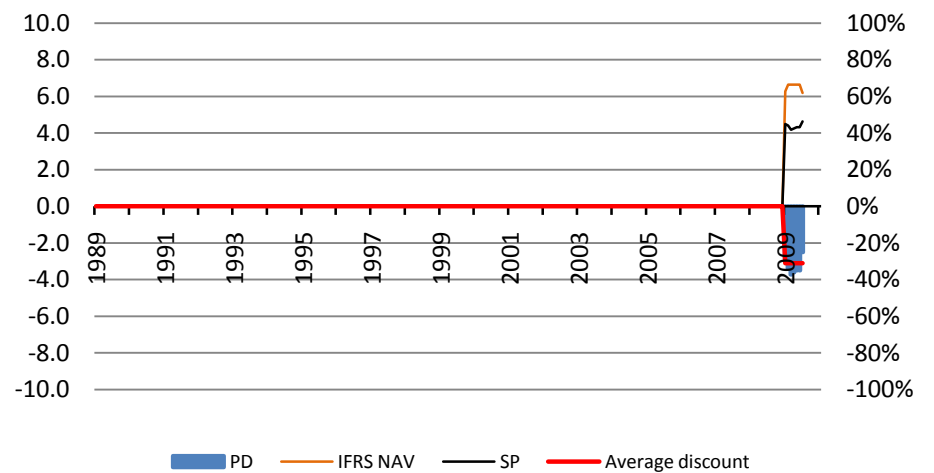
Patrizia Immobilien



Colonia Real Estate

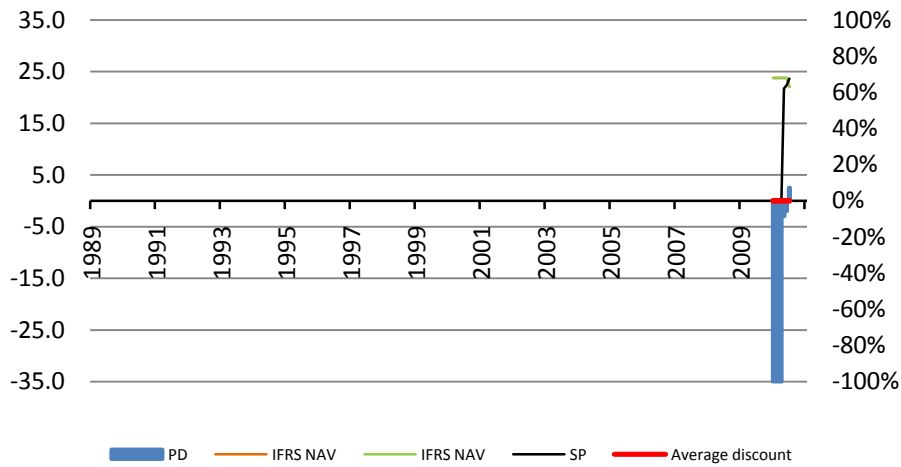


TAG Immobilien

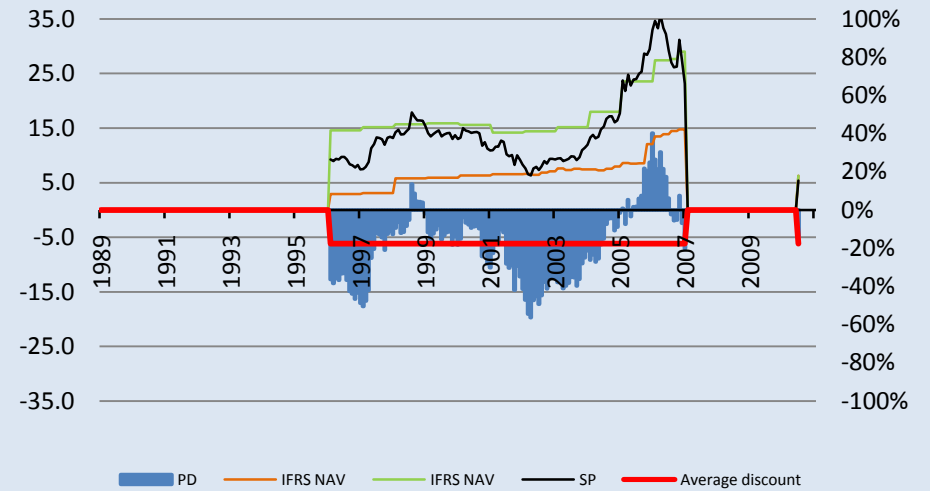


PD = Premium / Discount SP = Shareprice

GSW Immobilien



IVG Immobilien



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Sweden Index

As of: **June 30, 2011**

Premium / Discount: **3.4%**
Last month: **7.6%**

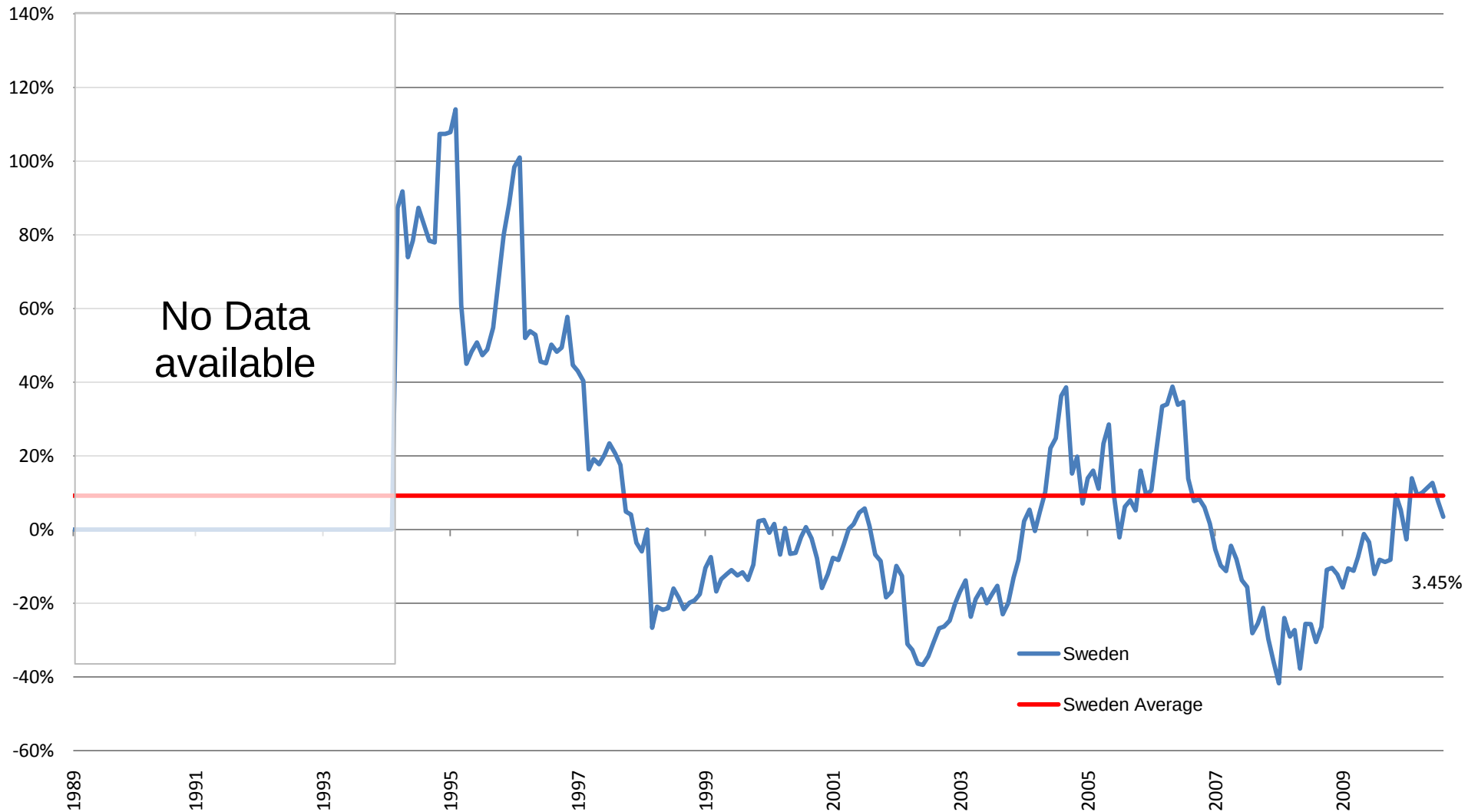
Total NAV (million EUR): **6,608**
Total MC (million EUR): **8,010**

Number of constituents: **7**
Trading at Premium: **5** **71% of market cap**
Trading at Discount: **2** **29% of market cap**

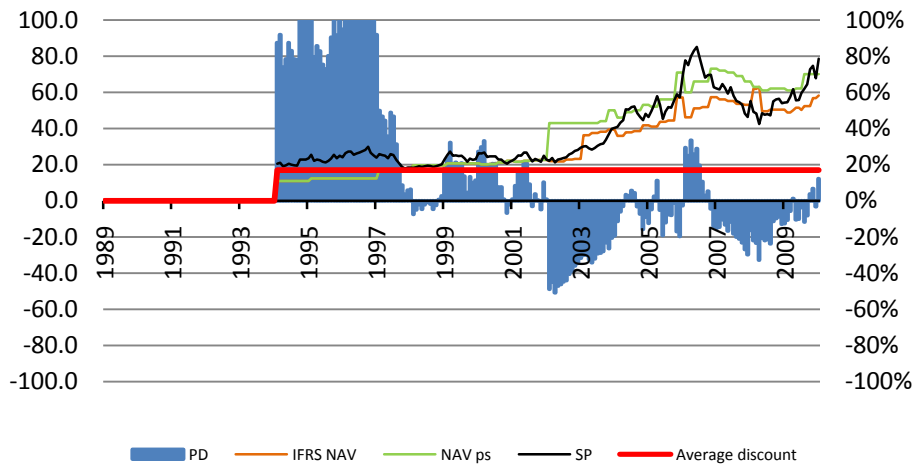
Average since 1989:
10 year average: **-4.7%**
5 year average: **-3.9%**
3 year average: **-11.7%**
2 year average: **-2.8%**
1 year average: **4.3%**

Price Index Monthly change: **-7.0%**

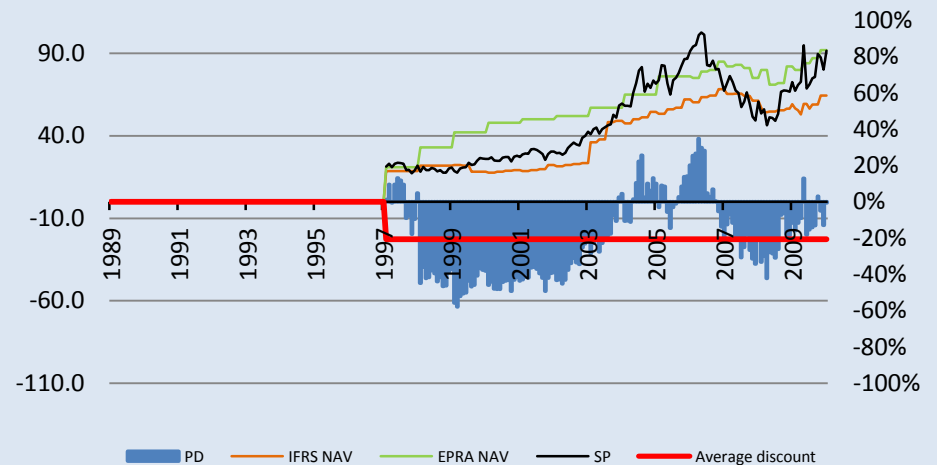
FTSE EPRA/NAREIT Sweden Index Discount to Published NAV



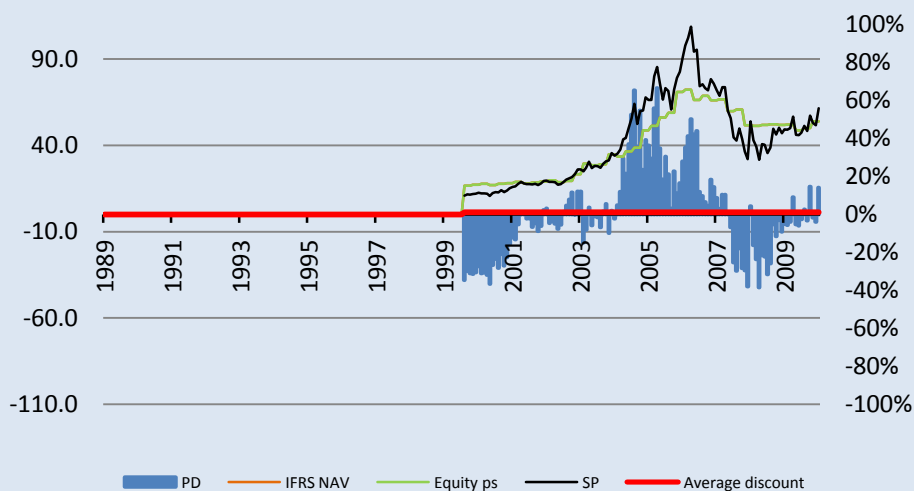
Hufvudstaden A



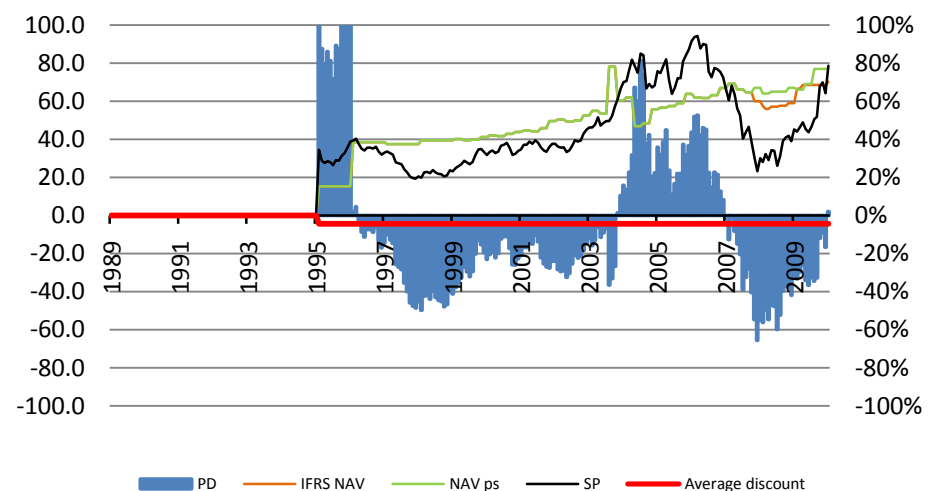
Castellum



Kungsliden

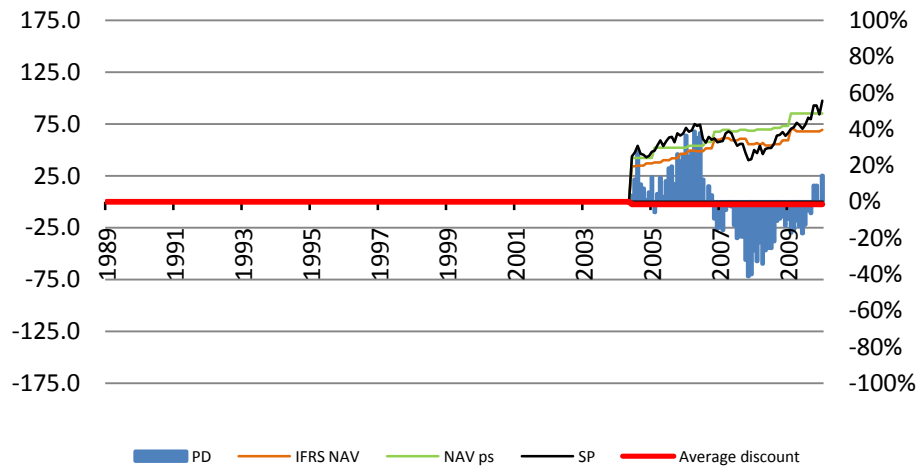


Fabege (ex Wihlborgs May 2005)

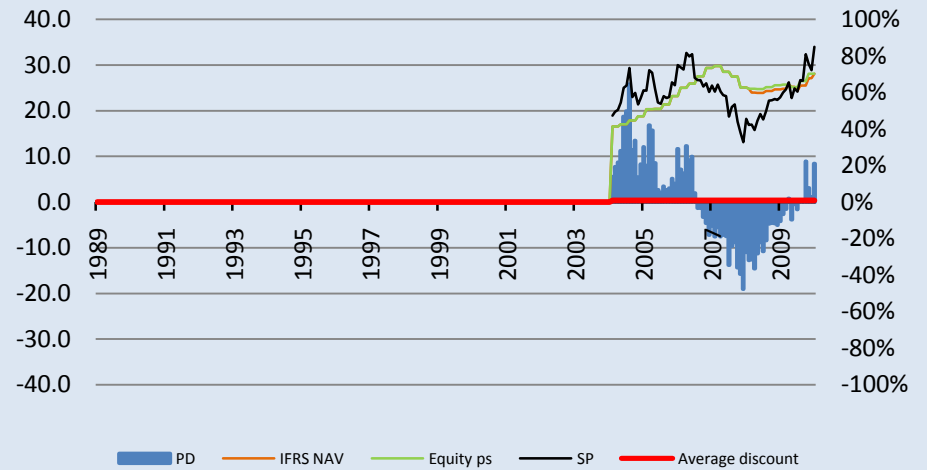


PD = Premium / Discount SP = Shareprice

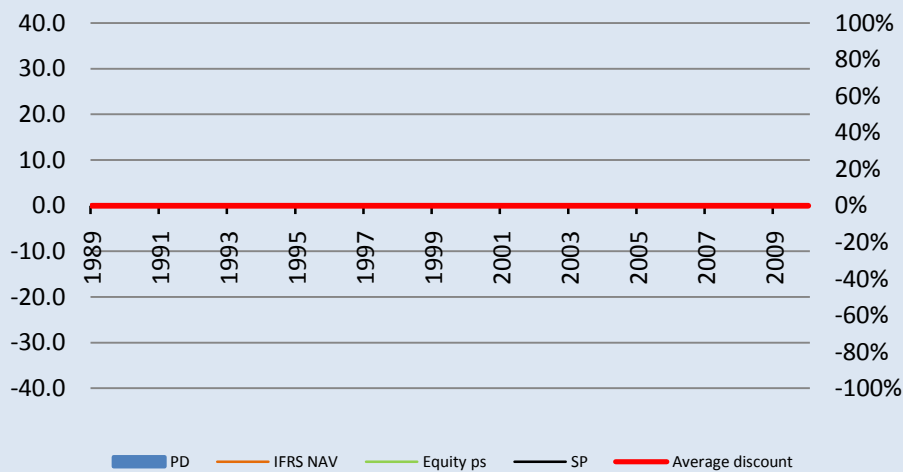
Wihlborgs Fastigheter



Klovern AB



Wallenstam AB



PD = Premium / Discount SP = Shareprice

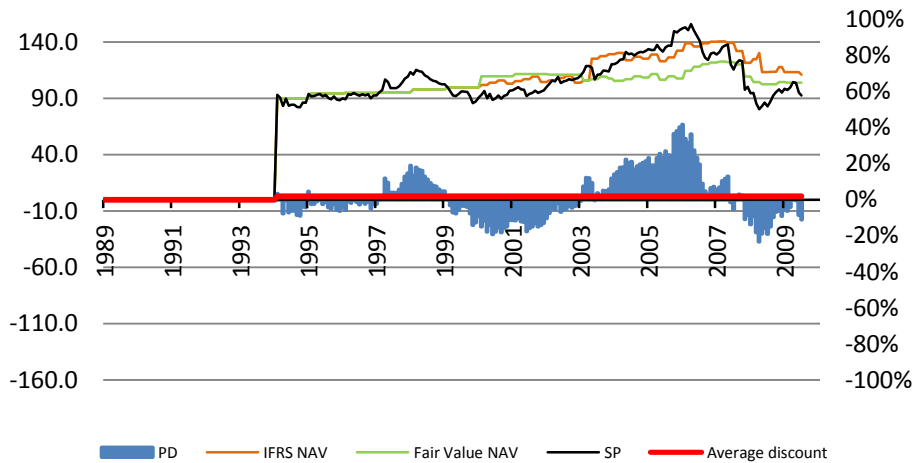
FTSE EPRA/NAREIT Belgium/Luxembourg Index

As of:	June 30, 2011	
Premium / Discount:	0.9%	
Last month:	2.4%	
Total NAV (million EUR):	3,773	
Total MC (million EUR):	3,808	
Number of constituents:	6	
Trading at Premium:	3	48% of market cap
Trading at Discount:	3	52% of market cap
Average since 1989:		
10 year average:	4.4%	
5 year average:	3.7%	
3 year average:	-3.6%	
2 year average:	-0.8%	
1 year average:	1.6%	
Price Index Monthly change:	-1.4%	

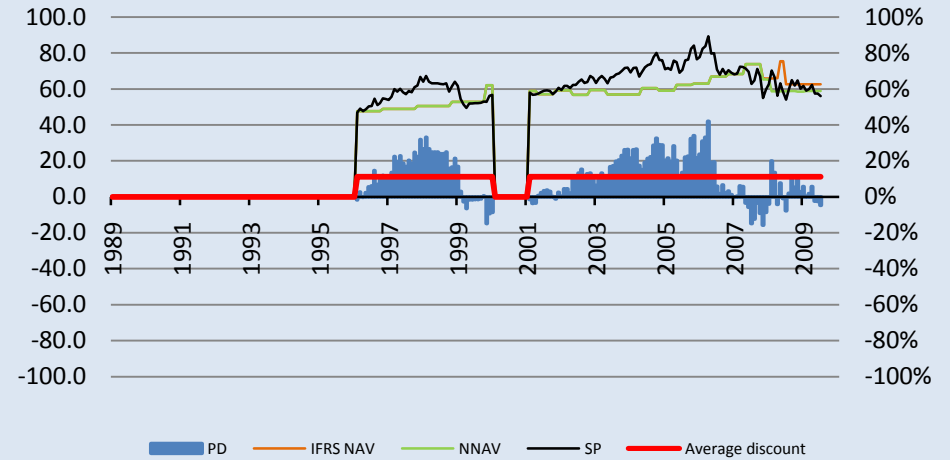
FTSE EPRA/NAREIT Belgium Index Discount to Published NAV



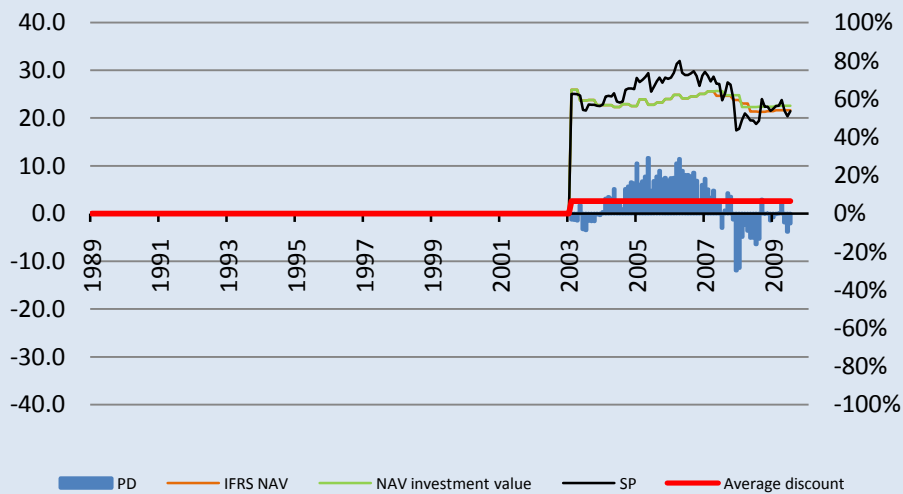
Cofinimmo *



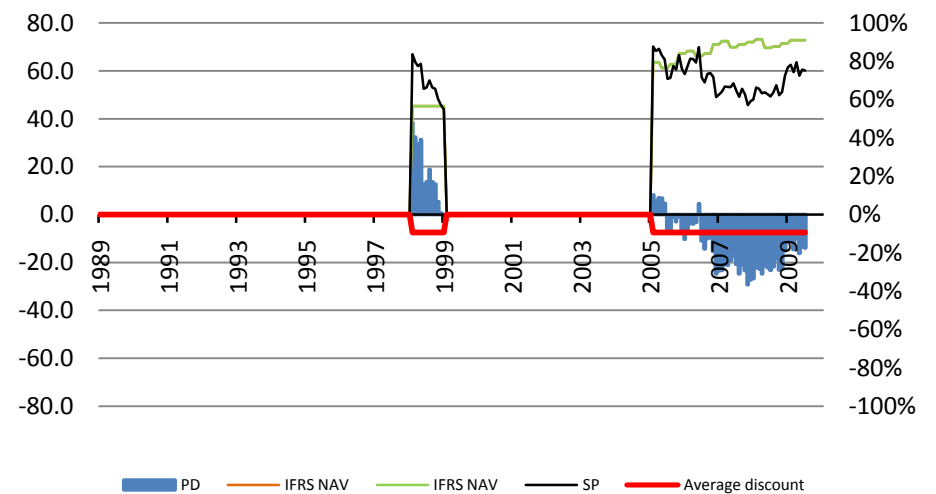
Befimmo *



Intervest Offices *

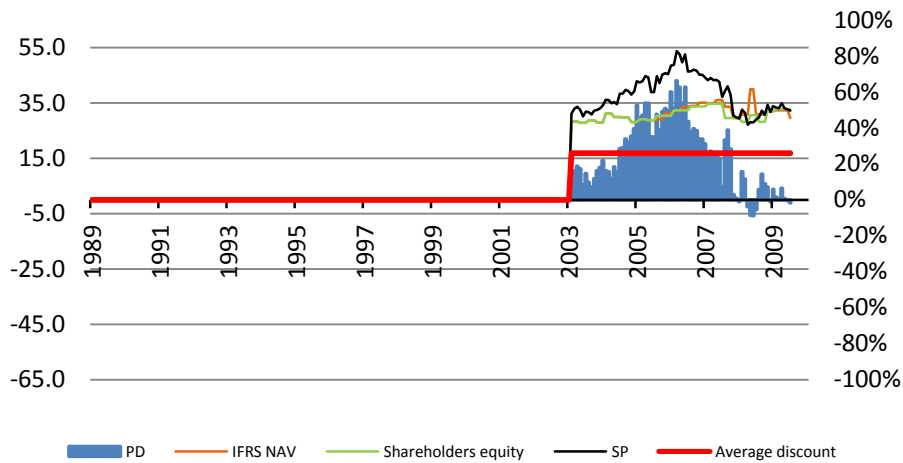


Wereldhave Belgium *

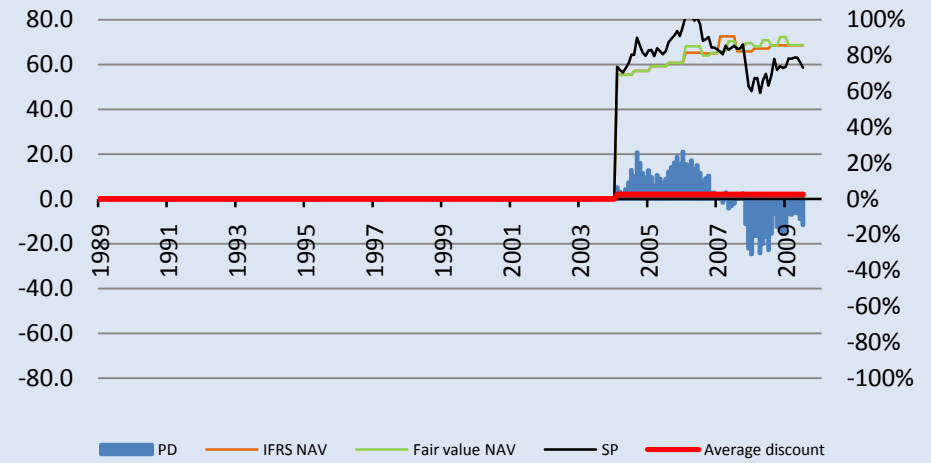


PD = Premium / Discount SP = Shareprice

Warehouses De Pauw *



Leasinvest *



PD = Premium / Discount SP = Shareprice

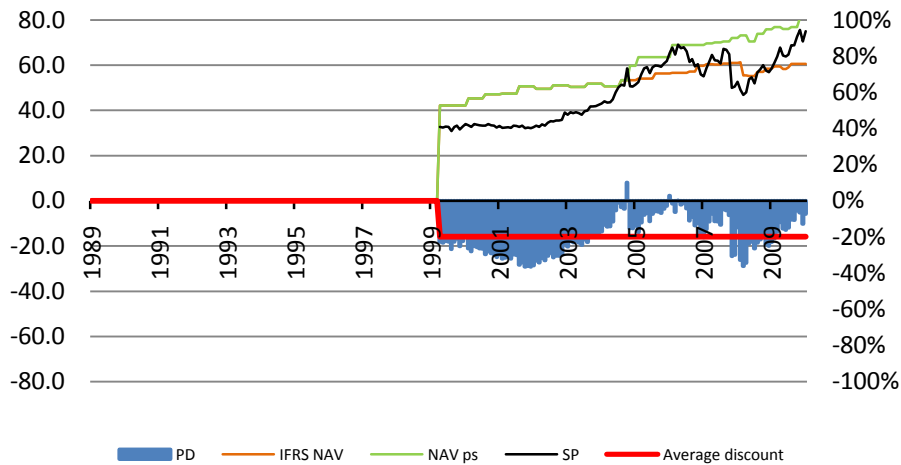
FTSE EPRA/NAREIT Switzerland Index

As of:	June 30, 2011	
Premium / Discount:	2.0%	
Last month:	2.0%	
Total NAV (million EUR):	8,708	
Total MC (million EUR):	8,884	
Number of constituents:	5	
Trading at Premium:	3	64% of market cap
Trading at Discount:	2	36% of market cap
Average since 1989:		
10 year average:	-11.7%	
5 year average:	-5.5%	
3 year average:	-10.9%	
2 year average:	-8.0%	
1 year average:	-3.5%	
Price Index Monthly change:	-1.0%	

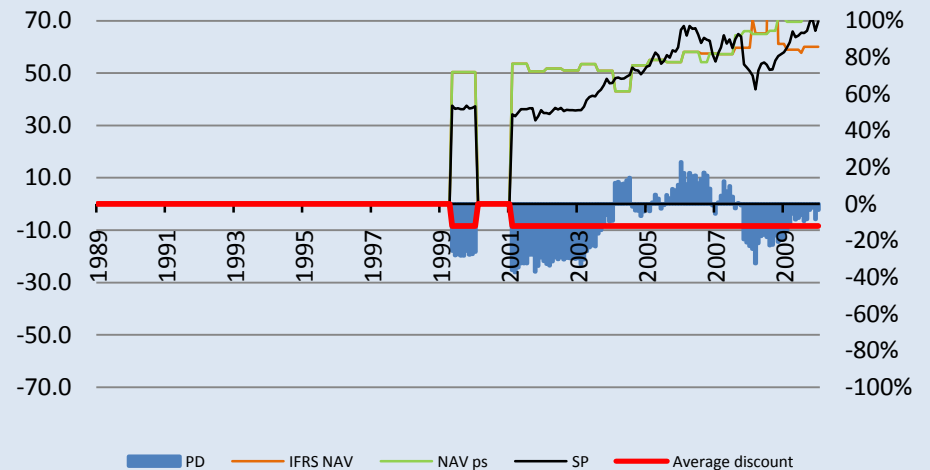
FTSE EPRA/NAREIT Switzerland Index Discount to Published NAV



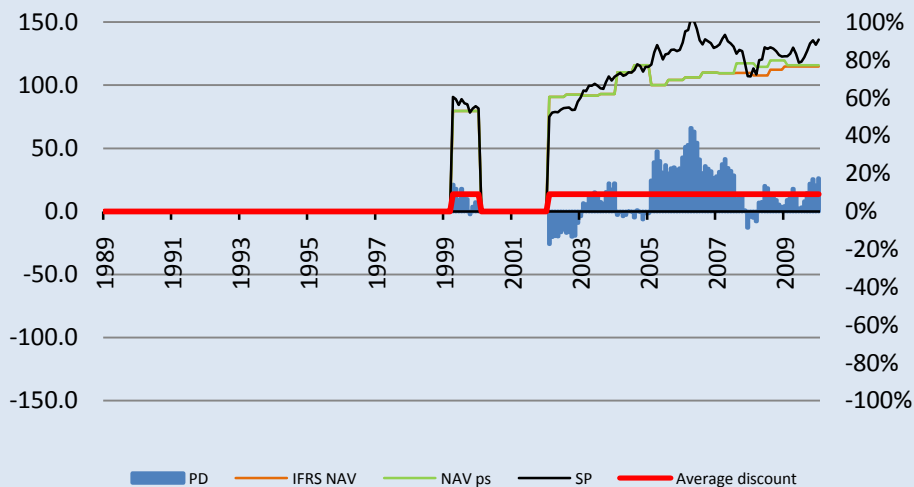
PSP Swiss Property



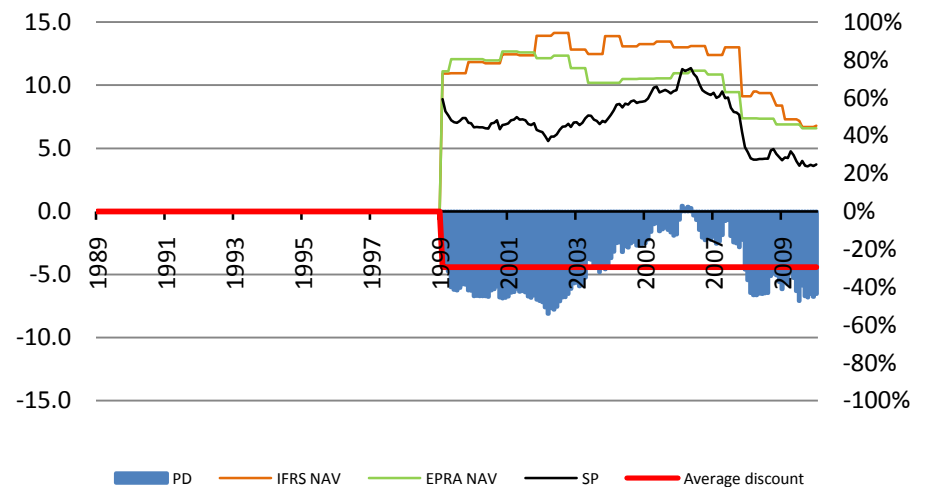
Swiss Prime Site



Allreal Holding

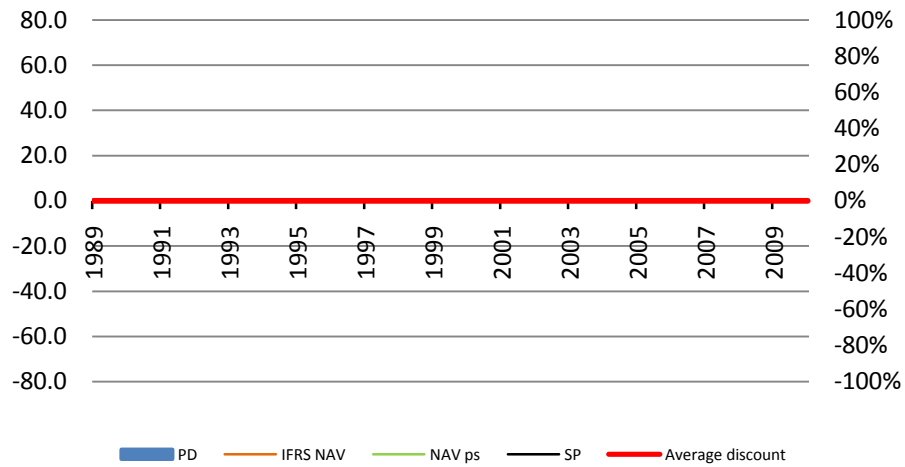


Züblin Immobilien Holding



PD = Premium / Discount SP = Shareprice

Mobimo Holding



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Austria Index

As of: **June 30, 2011**

Premium / Discount: **-28.6%**
Last month: **-26.2%**

Total NAV (million EUR): **2,867**
Total MC (million EUR): **2,046**

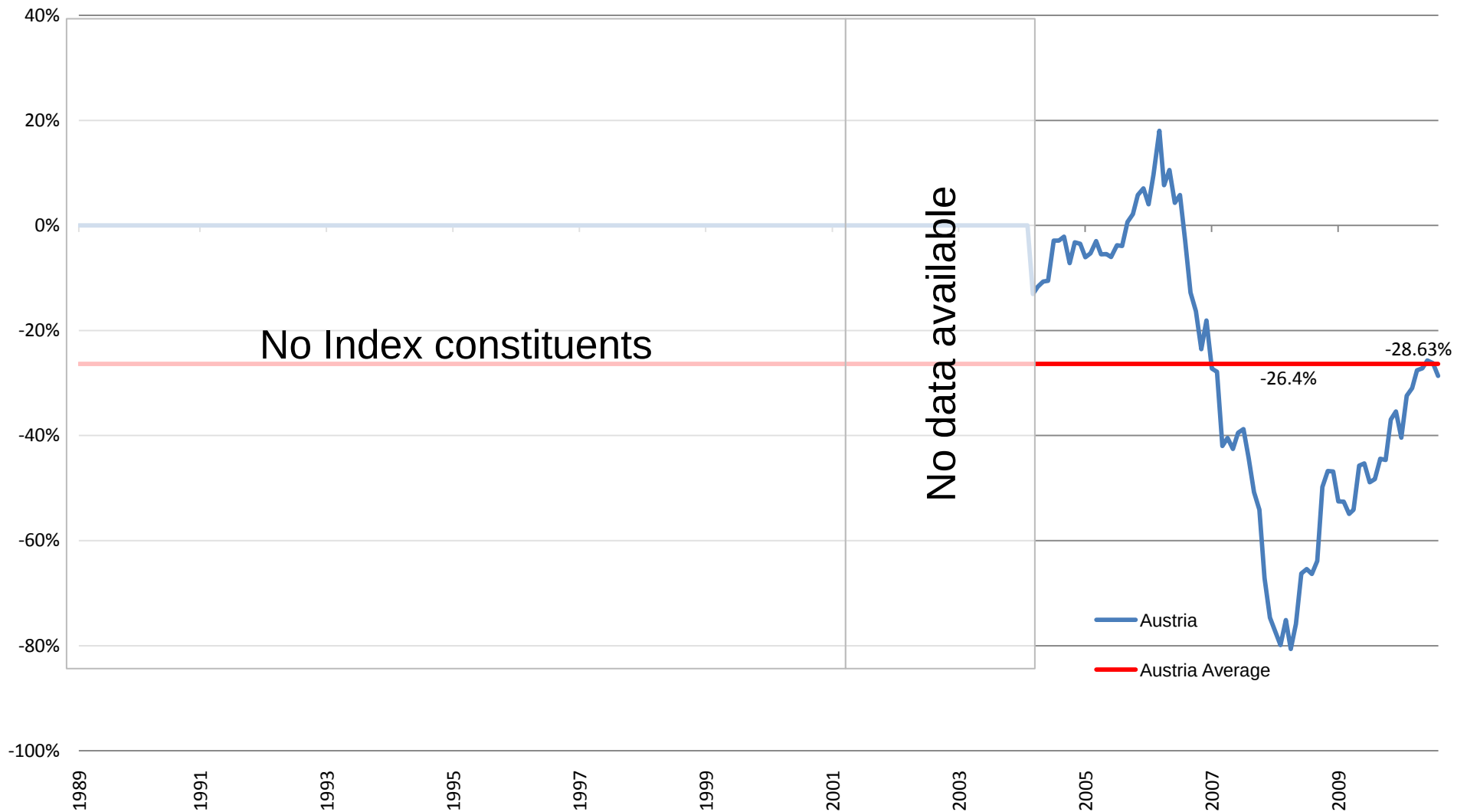
Number of constituents: **2**
Trading at Premium: **0** **0%** of market cap
Trading at Discount: **2** **100%** of market cap

Average since 1989:

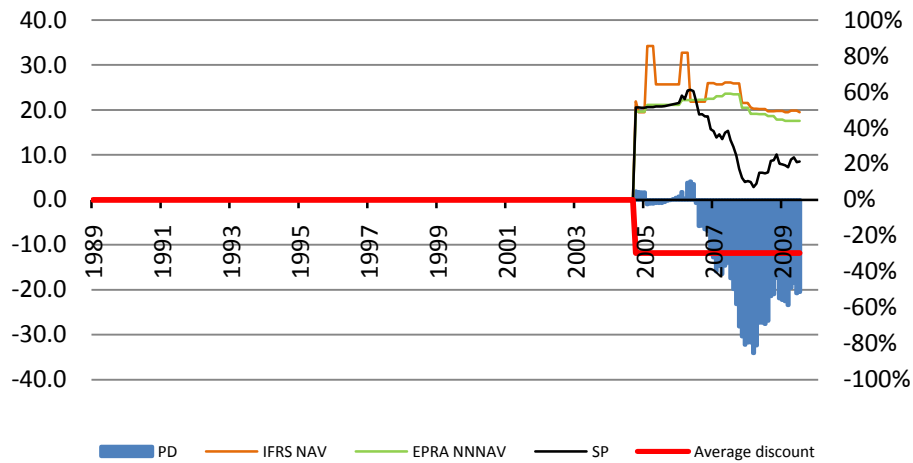
10 year average:
5 year average:
3 year average: **-51.2%**
2 year average: **-42.1%**
1 year average: **-34.5%**

Price Index Monthly change: **-3.2%**

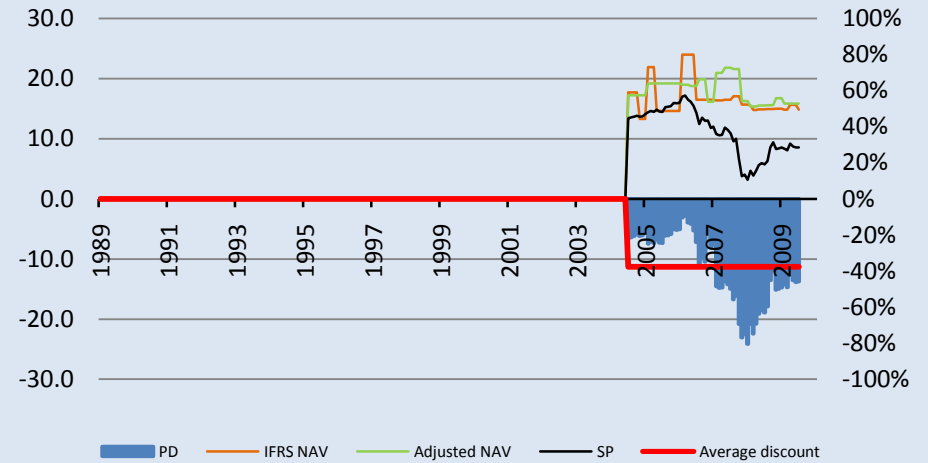
FTSE EPRA/NAREIT Austria Index Discount to Published NAV



CA Immo



Conwert Immobilien Invest

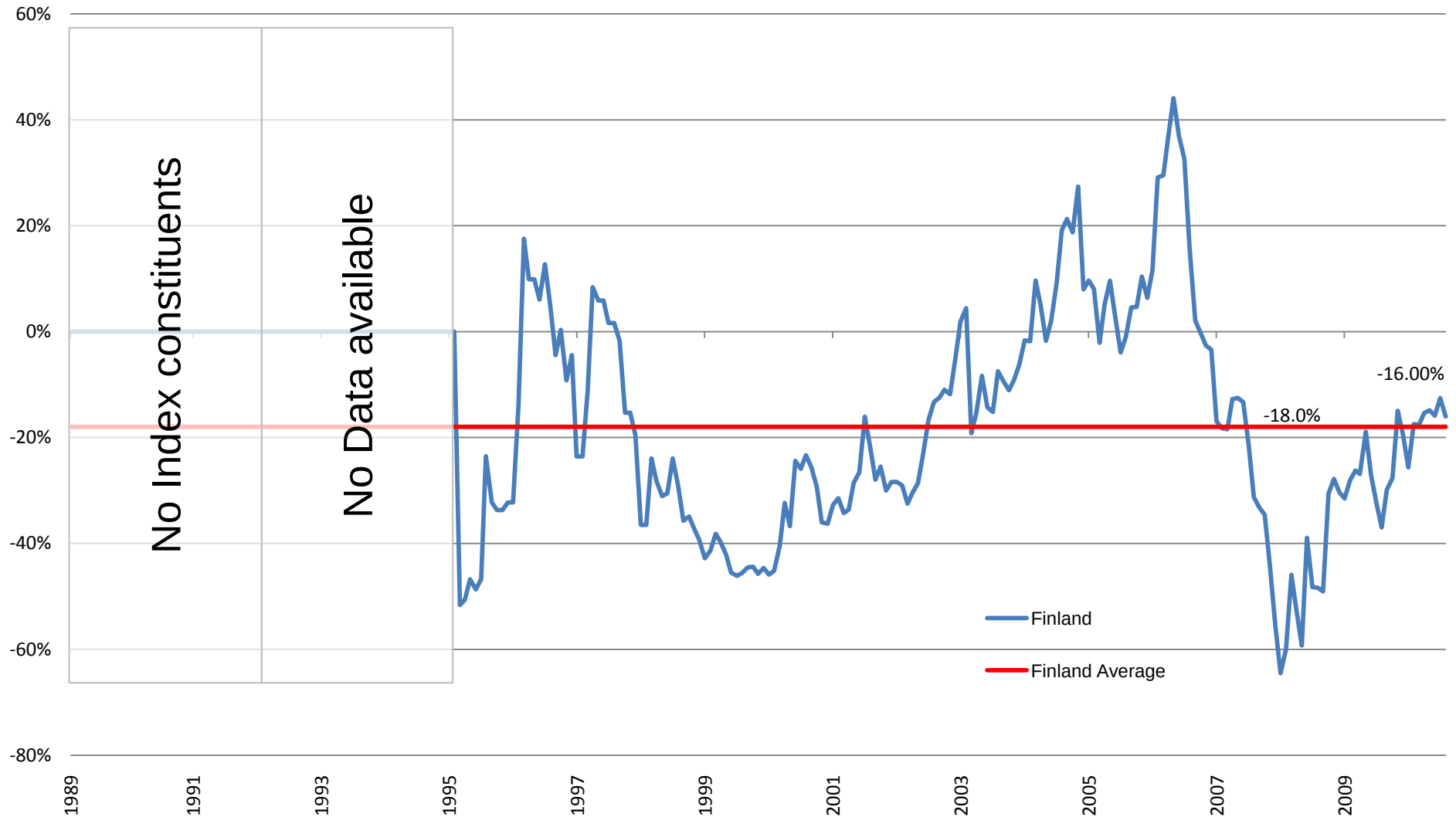


PD = Premium / Discount SP = Shareprice

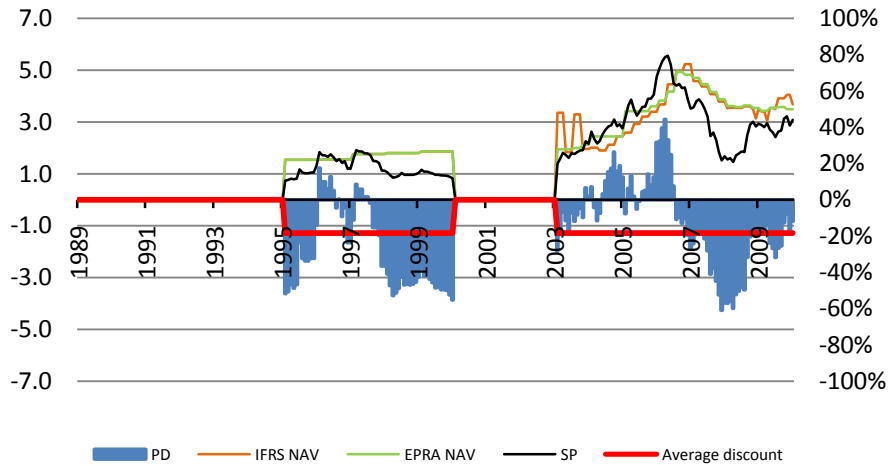
FTSE EPRA/NAREIT Finland Index

As of:	June 30, 2011	
Premium / Discount:	-16.0%	
Last month:	-12.6%	
Total NAV (million EUR):	2,513	
Total MC (million EUR):	2,111	
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:	-14.5%	
5 year average:	-17.7%	
3 year average:	-32.7%	
2 year average:	-24.7%	
1 year average:	-20.3%	
Price Index Monthly change:	-3.5%	

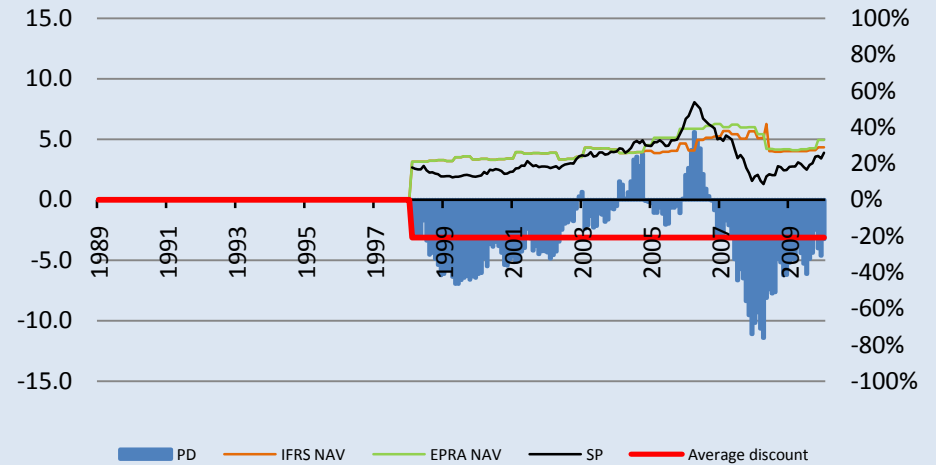
FTSE EPRA/NAREIT Finland Index Discount to Published NAV



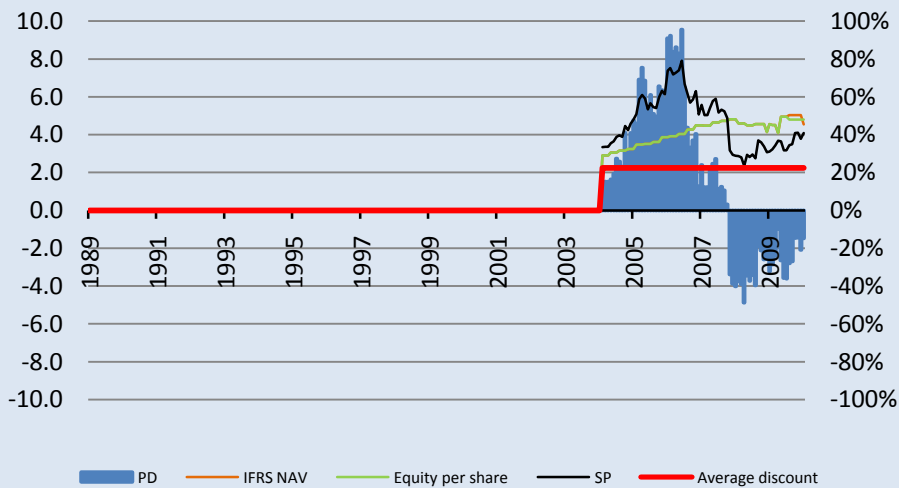
Citycon



Sponda



Technopolis



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Norway Index

As of: **June 30, 2011**

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

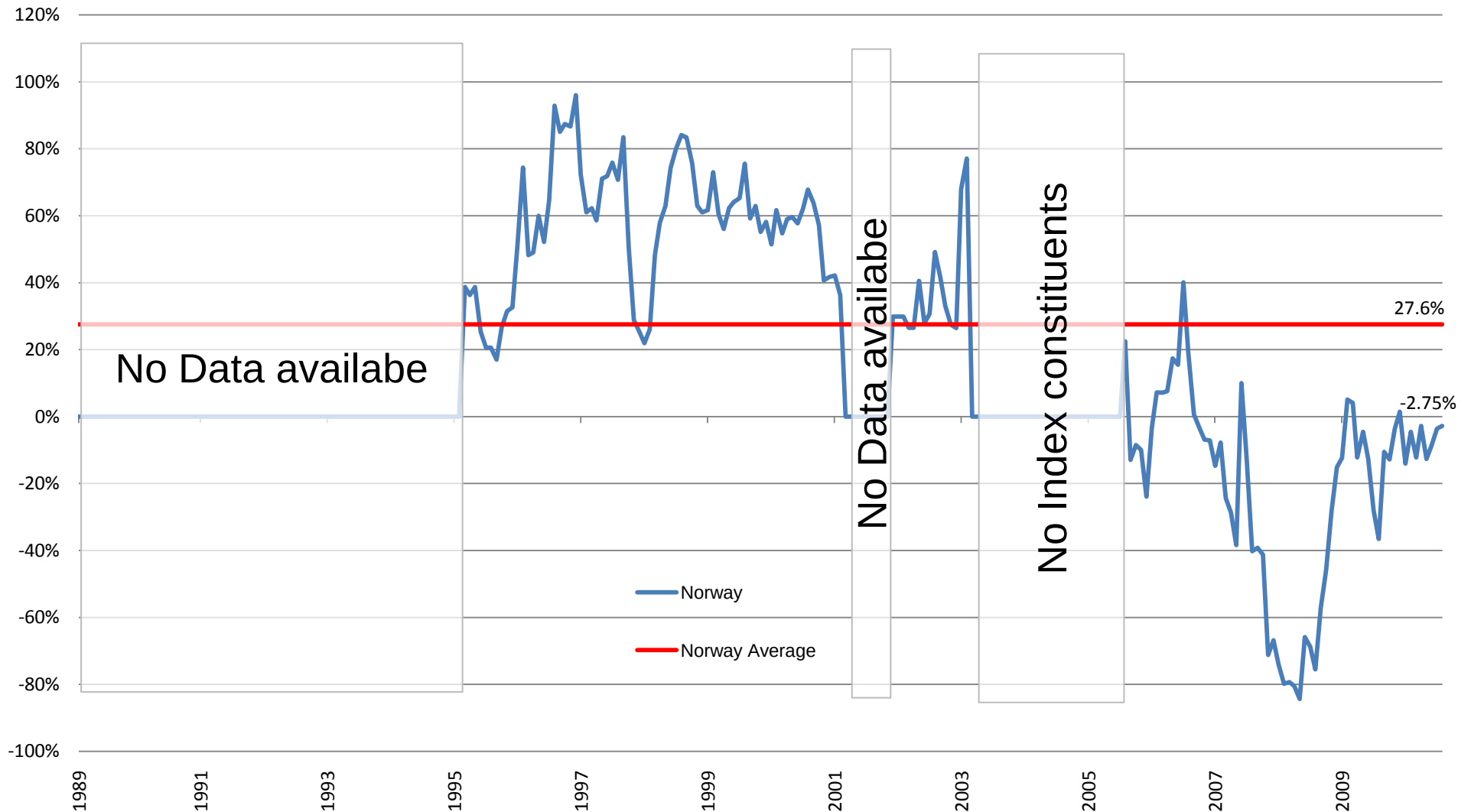
Total NAV (million EUR): **745**
Total MC (million EUR): **724**

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

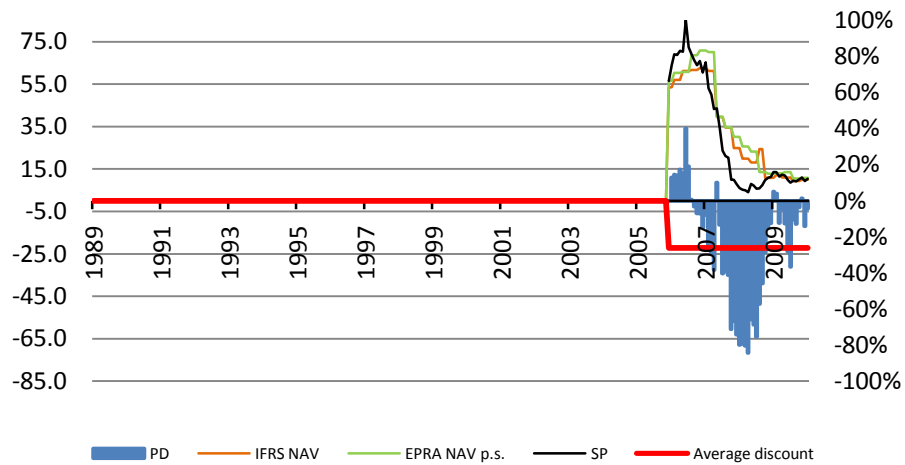
Average since 1989:
10 year average: **-5.0%**
5 year average: **-21.3%**
3 year average: **-32.1%**
2 year average: **-13.8%**
1 year average: **-9.5%**

Price Index Monthly change: **0.6%**

FTSE EPRA/NAREIT Norway Index Discount to Published NAV



Norwegian Property ASA



FTSE EPRA/NAREIT Italy Index

As of: **June 30, 2011**

Premium / Discount: **-37.8%**
Last month: **-34.8%**

Total NAV (million EUR): **2,984**
Total MC (million EUR): **1,855**

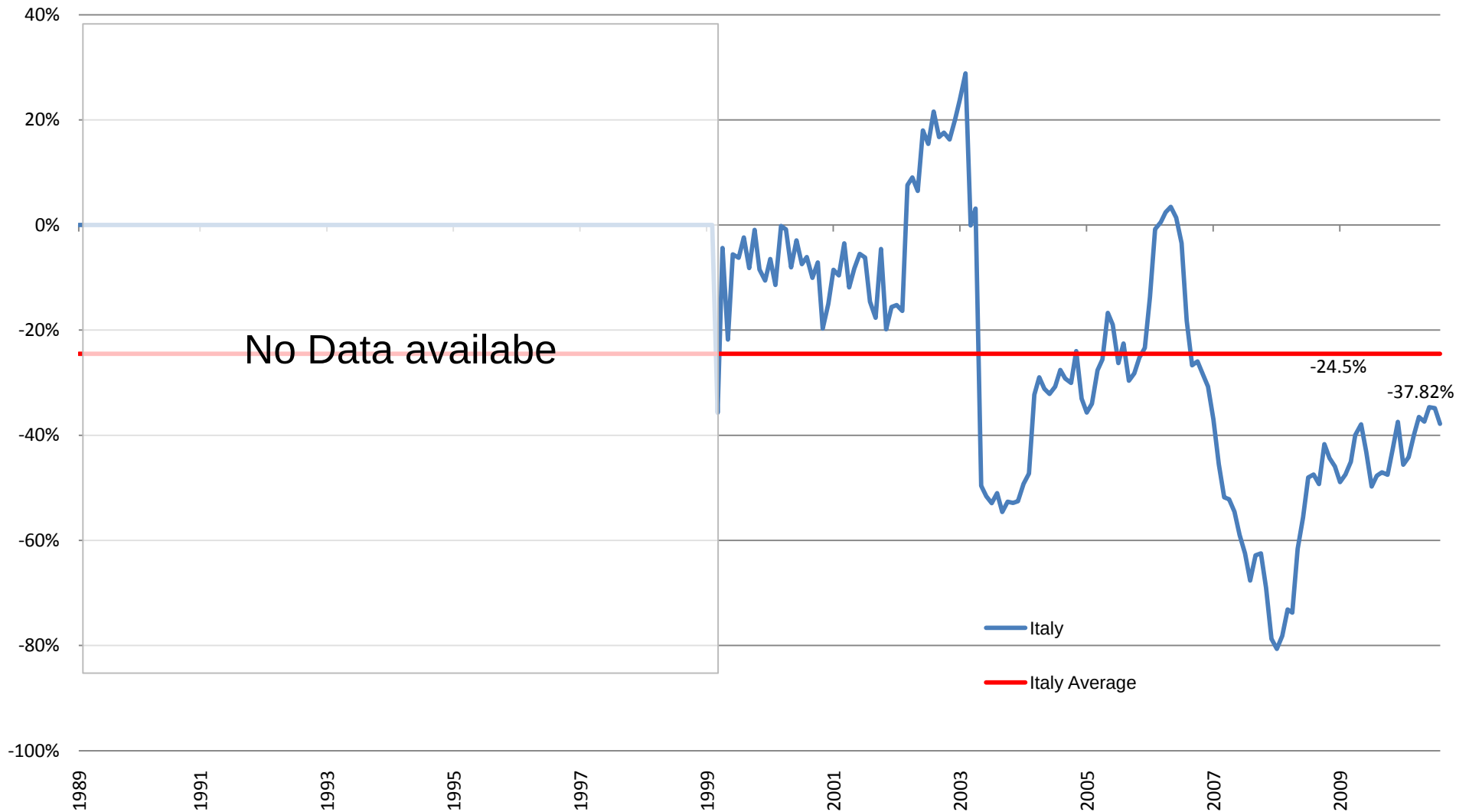
Number of constituents: **2**
Trading at Premium: **1** **28%** of market cap
Trading at Discount: **1** **72%** of market cap

Average since 1989:

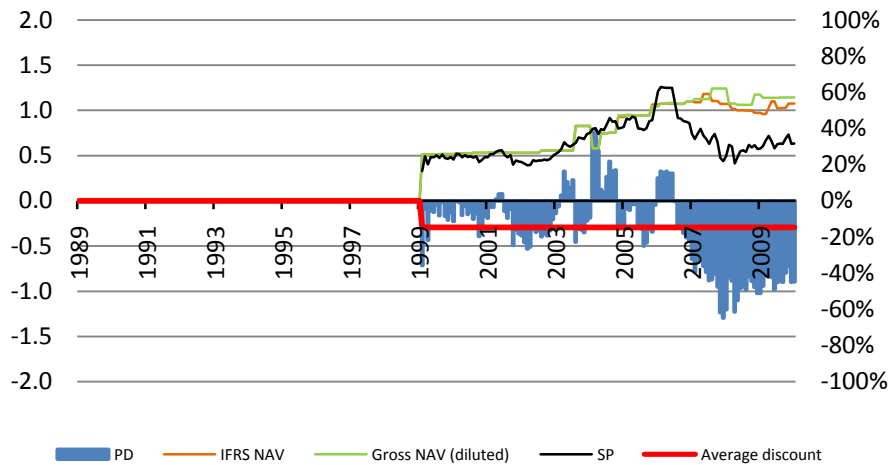
10 year average:
5 year average: **-41.6%**
3 year average: **-50.5%**
2 year average: **-42.8%**
1 year average: **-41.0%**

Price Index Monthly change: **-5.7%**

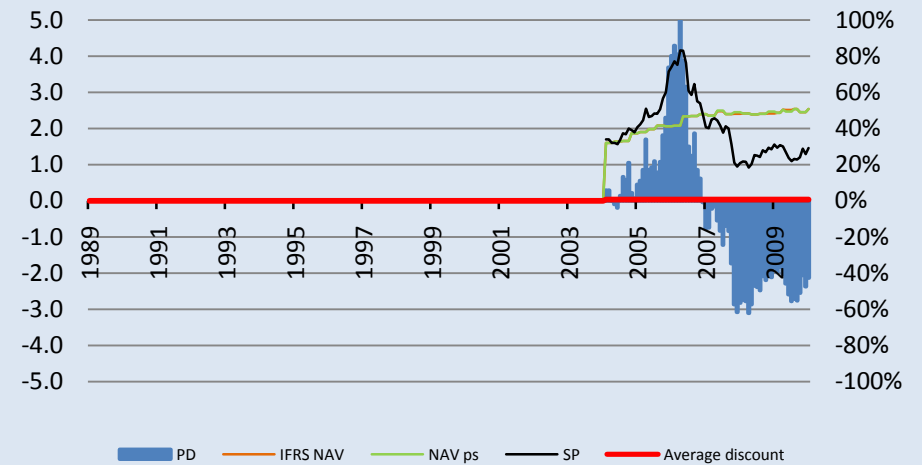
FTSE EPRA/NAREIT Italy Index Discount to Published NAV



Beni Stabili



Immobiliare Grande Distribution*

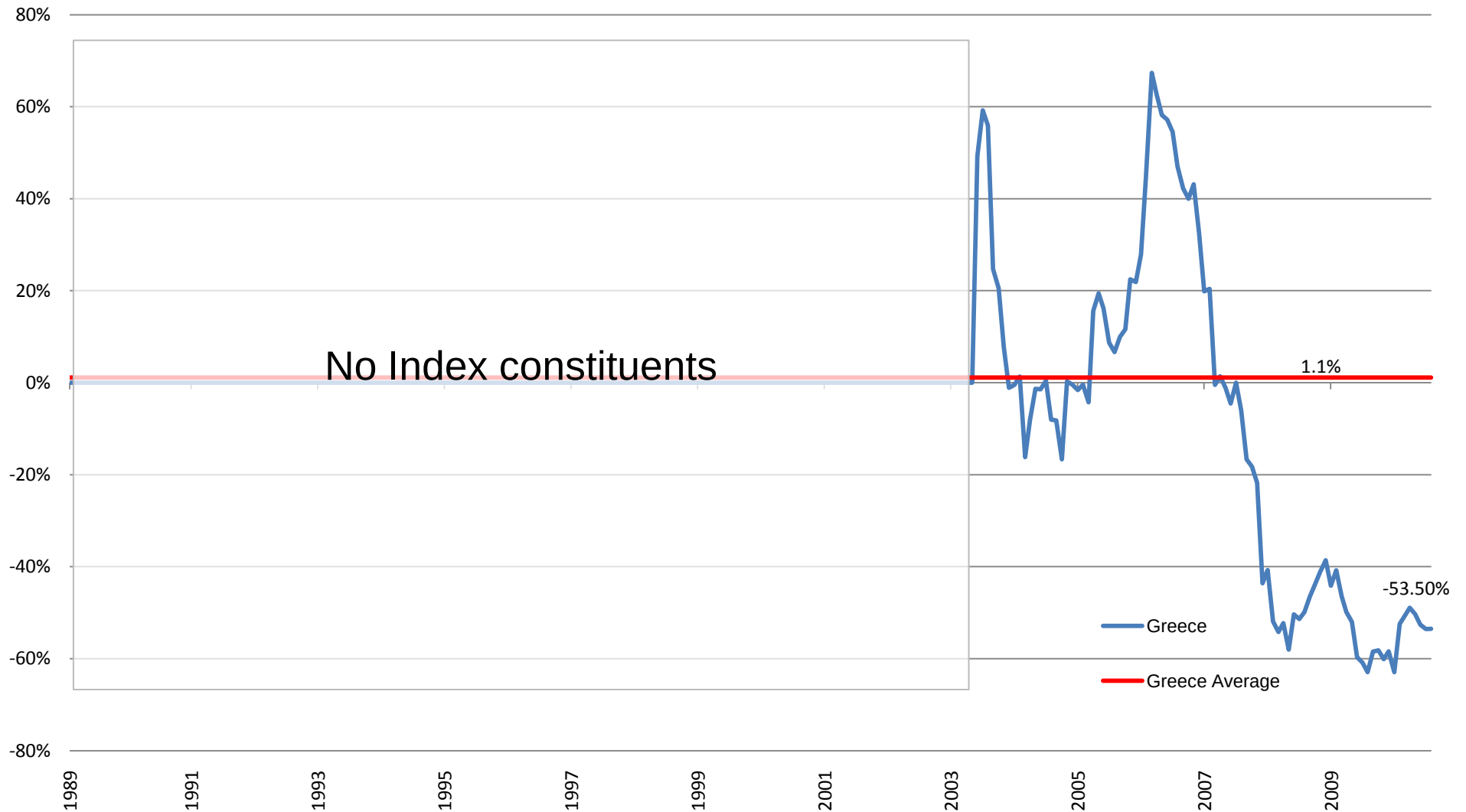


PD = Premium / Discount SP = Shareprice

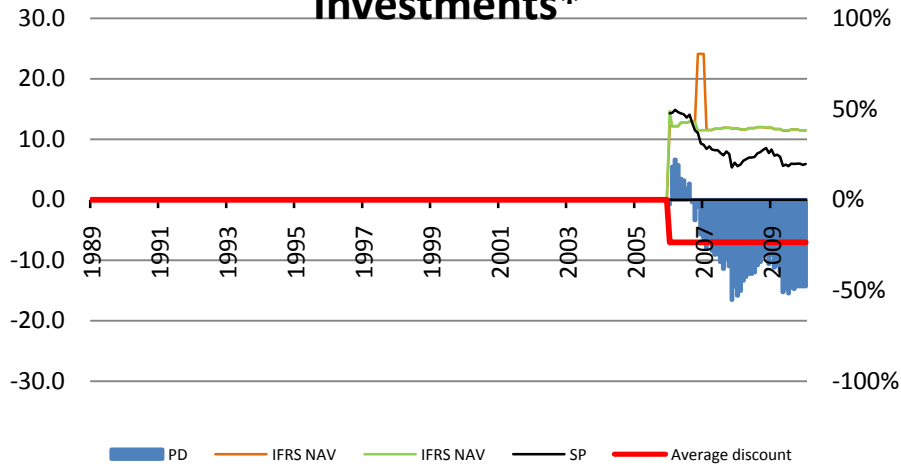
FTSE EPRA/NAREIT Greece Index

As of:	June 30, 2011	
Premium / Discount:	-53.5%	
Last month:	-53.5%	
Total NAV (million EUR):	1,123	
Total MC (million EUR):	522	
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:	-18.1%	
3 year average:	-48.8%	
2 year average:	-51.9%	
1 year average:	-55.6%	
Price Index Monthly change:	-0.2%	

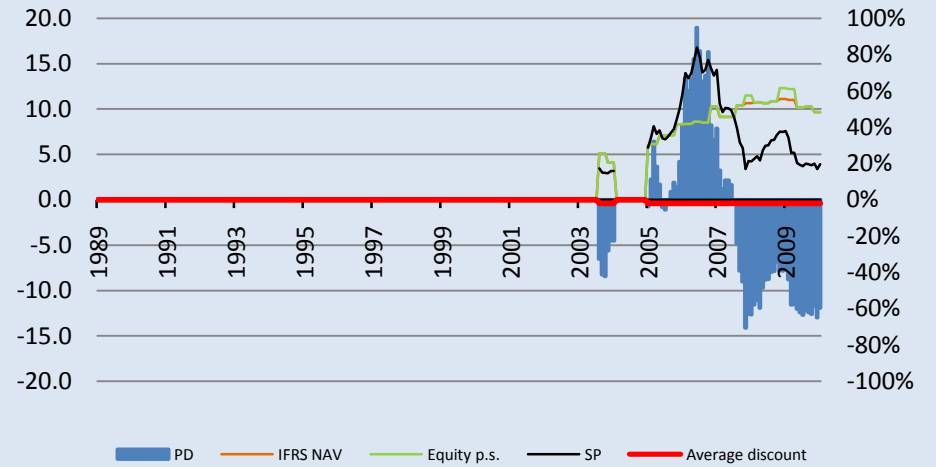
FTSE EPRA/NAREIT Greece Index Discount to Published NAV



Eurobank Properties Real Estate Investments*



Lamda Development



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Spain Index

As of: **June 30, 2011**

Premium / Discount: **-5.0%**
Last month: **-1.7%**

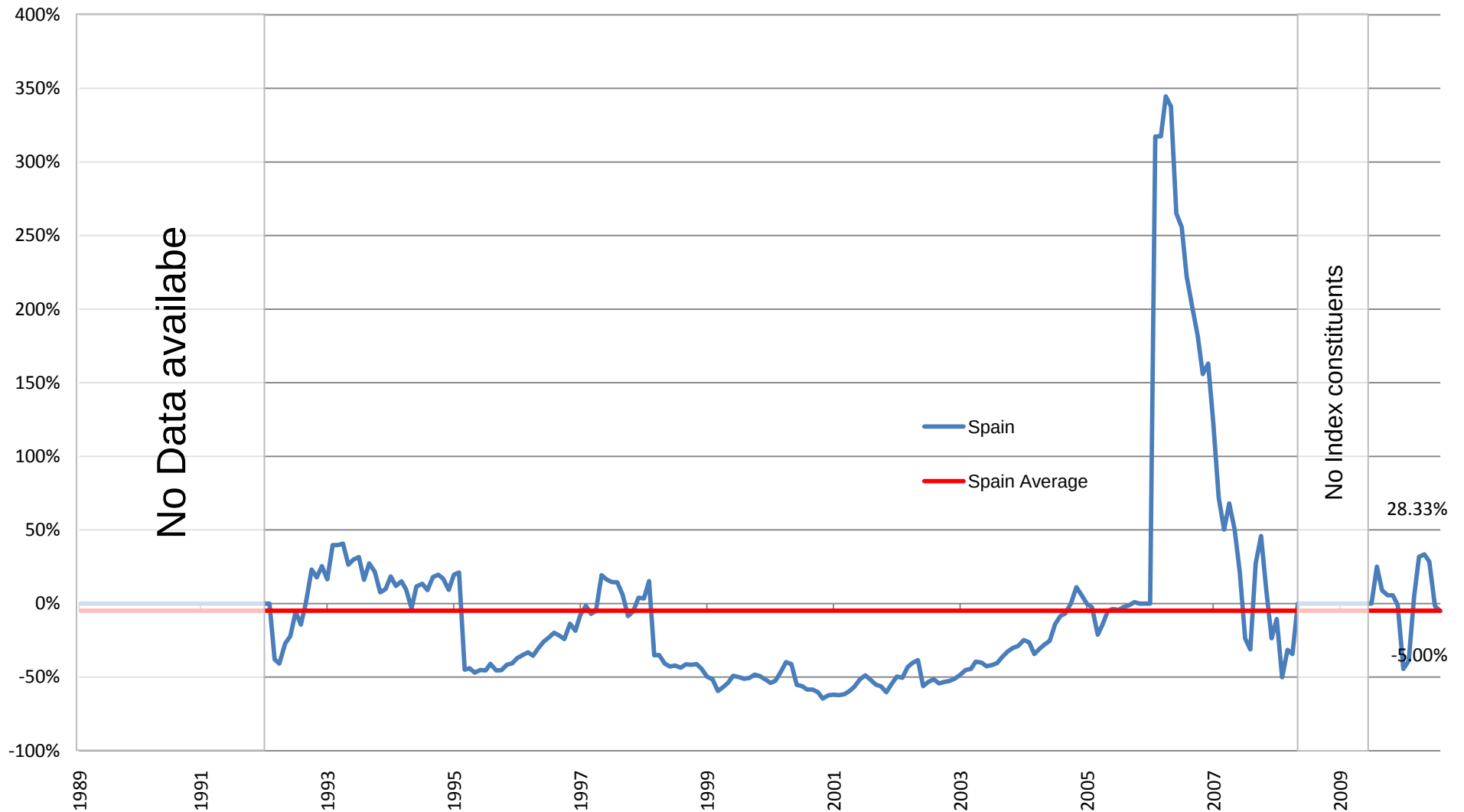
Total NAV (million EUR): **1,355**
Total MC (million EUR): **1,287**

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

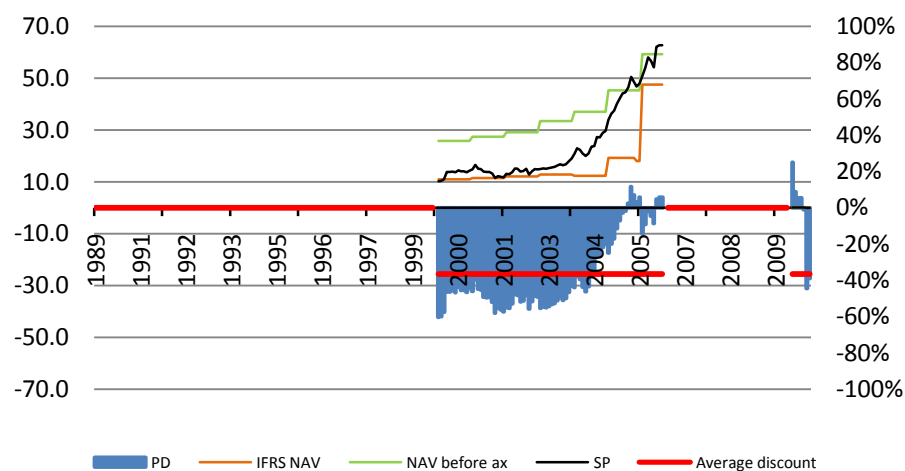
Average since 1989:
10 year average: **8.3%**
5 year average: **73.2%**
3 year average: **-0.7%**
2 year average: **4.0%**
1 year average: **4.0%**

Price Index Monthly change: **-3.4%**

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	61	Austria																							
Conwert Immobilien	61	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	64	Finland																							
Sponda	64	Finland																							
Technopolis	64	Finland																							
Acanthe Développement		France																							
Affine	36	France																							
Fidei		France																							
Foncière des Régions	36	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	35	France																							
Icade	35	France																							
Klépierre	35	France																							
Locafinanciere		France																							
Mercialys	36	France																							
Sefimeg		France																							
Silic	36	France																							
Simco		France																							
Société de la Tour Eiffel	37	France																							
Sogeparc		France																							
Sophia		France																							
Unibail-Rodamco		France																							
Union Immobiliere de France		France																							
Alstria Office	44	Germany																							
Bau-Verein Zu Hamburg		Germany																							
CBB Holding		Germany																							
Colonia Real Estate	45	Germany																							
Deutsche Euroshop	44	Germany																							
Deutsche Wohnen	44	Germany																							
DIC Asset	45	Germany																							
Gagfah	44	Germany																							
GSW Immobilien	46	Germany																							
Hamborner		Germany																							
IVG Immobilien	46	Germany																							
Patrizia Immobilien	45	Germany																							
RSE Grundbesitz U-Beteiligung		Germany																							
TAG Immobilien	45	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
Vivacon		Germany																							
Babis Vovos International		Greece																							
Eurobank Properties Real Estate Investment	73	Greece																							
Lamda Development	73	Greece																							
Dunloe Ewart		Ireland																							
Green Property		Ireland																							
Aedes		Italy																							
Beni Stabili	70	Italy																							
Gifim		Italy																							
Immobiliare Grande Distribution	70	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	40	Netherlands																							
Eurocommercial Properties	40	Netherlands																							
Haslemere		Netherlands																							
Nieuwe Steen Investments	41	Netherlands																							
ProLogis European Properties		Netherlands																							
Rodamco		Netherlands																							
Rodamco Europe		Netherlands																							
Rodamco Retail Nederland		Netherlands																							
Uni-Invest		Netherlands																							
Vastned Offices/Industrial	41	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	40	Netherlands																							
Wereldhave	40	Netherlands																							
Avantor		Norway																							
Choice Hotels		Norway																							
Norgani Hotels		Norway																							
Norwegian Property	67	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																							
Wallenstam	50	Sweden																							
Wihlborgs Fastigheter	50	Sweden																							
Allreal Holdings	57	Switzerland																							
Intershop B		Switzerland																							
Jelmoli Real Estate		Switzerland																							
Maag B		Switzerland																							
Mobimo	58	Switzerland																							
PSP Swiss Property	57	Switzerland																							
REG Real Estate Group		Switzerland																							
Swiss Prime Site	57	Switzerland																							
Züblin Immobilien Holding	57	Switzerland																							
Asda Property Holdings		UK																							
Ashtenne Holdings		UK																							
Assura		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
Benchmark Group		UK																							
Big Yellow Group	27	UK																							
BPT		UK																							
British Land Corp.	25	UK																							
Brixton		UK																							
Burford Holdings		UK																							
Canary Wharf Group		UK																							
Capital & Counties Properties	32	UK																							
Capital & Regional Property		UK																							
Capital Shopping Centers		UK																							
Capital Shopping Centres Group	25	UK																							
Chelsfield		UK																							
CLS Holdings	30	UK																							
Compco Holdings		UK																							
Daejan Holdings	28	UK																							
Delancey Estates		UK																							
Dencora		UK																							
Derwent London Holdings	26	UK																							
Development Securities	28	UK																							
Eskmuir		UK																							
F&C Commercial property trust	27	UK																							
Freeport		UK																							
Frogmore Estates		UK																							
Grainger Trust	28	UK																							
Grantchester Holdings		UK																							
Great Portland Estates	26	UK																							
Hammerson	25	UK																							
Hansteen Holdings	32	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
Helical Bar	26	UK																							
Picton Property	30	UK																							
Invista Foundation Property Trust	29	UK																							
Invesco UK Property Income Trust		UK																							
IRP Property Investments	31	UK																							
ISIS Property Trust		UK																							
James Smith Estates		UK																							
Jermyn Investment Properties		UK																							
Land Securities Group	25	UK																							
London Merchant Securities		UK																							
London Merchant Securities Dfd		UK																							
London & Stamford Properties	32	UK																							
Mapeley		UK																							
Marylebone Warwick Balfour Group		UK																							
McKay Securities		UK																							
MEPC		UK																							
Minerva		UK																							
Moorfield Group		UK																							
Mucklow (A. & J.) Group	30	UK																							
NHP		UK																							
Pillar Property		UK																							
Plaza Centers NV		UK																							
Primary Health Properties	29	UK																							
Quintain Estates & Development	30	UK																							
Raglan Properties		UK																							
Safestore	31	UK																							
Saville Gordon Estates		UK																							
Scottish Met		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
Shaftesbury	26	UK																							
SEGRO	28	UK																							
St.Modwen Properties	29	UK																							
Standard Life Inv Prop Inc Trust	31	UK																							
Advantage Property Income Trust		UK																							
Tops Estates		UK																							
Town Centre Securities		UK																							
UK Balanced Property Trust		UK																							
UK Commercial Property Trust	27	UK																							
Unite Group	29	UK																							
Warner Estate Holdings		UK																							
Wates City of London		UK																							
Westbury Property Fund		UK																							
Workspace Group	27	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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