



EPRA RESEARCH

European Public Real Estate Association

Monthly Published NAV Bulletin

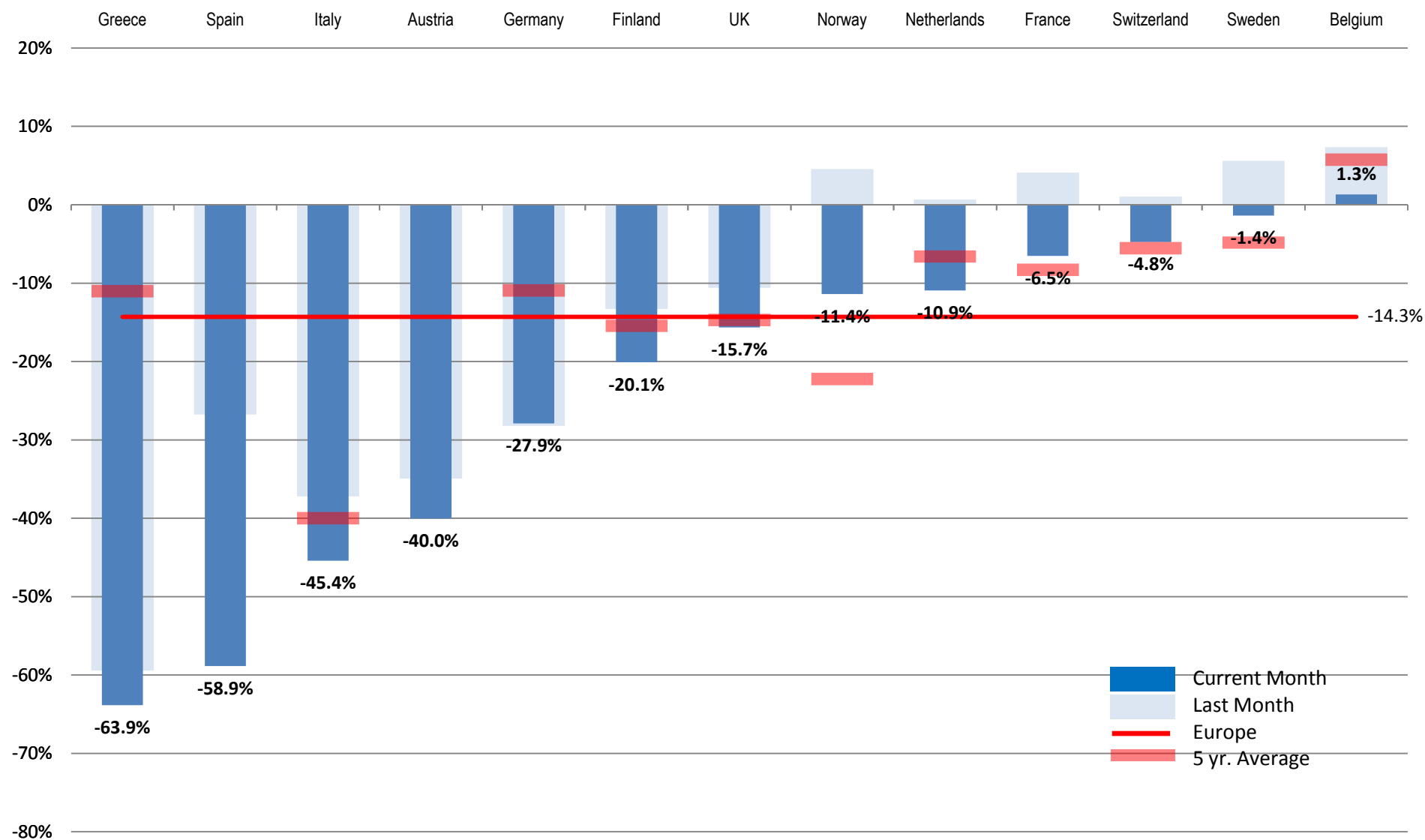
November 2010



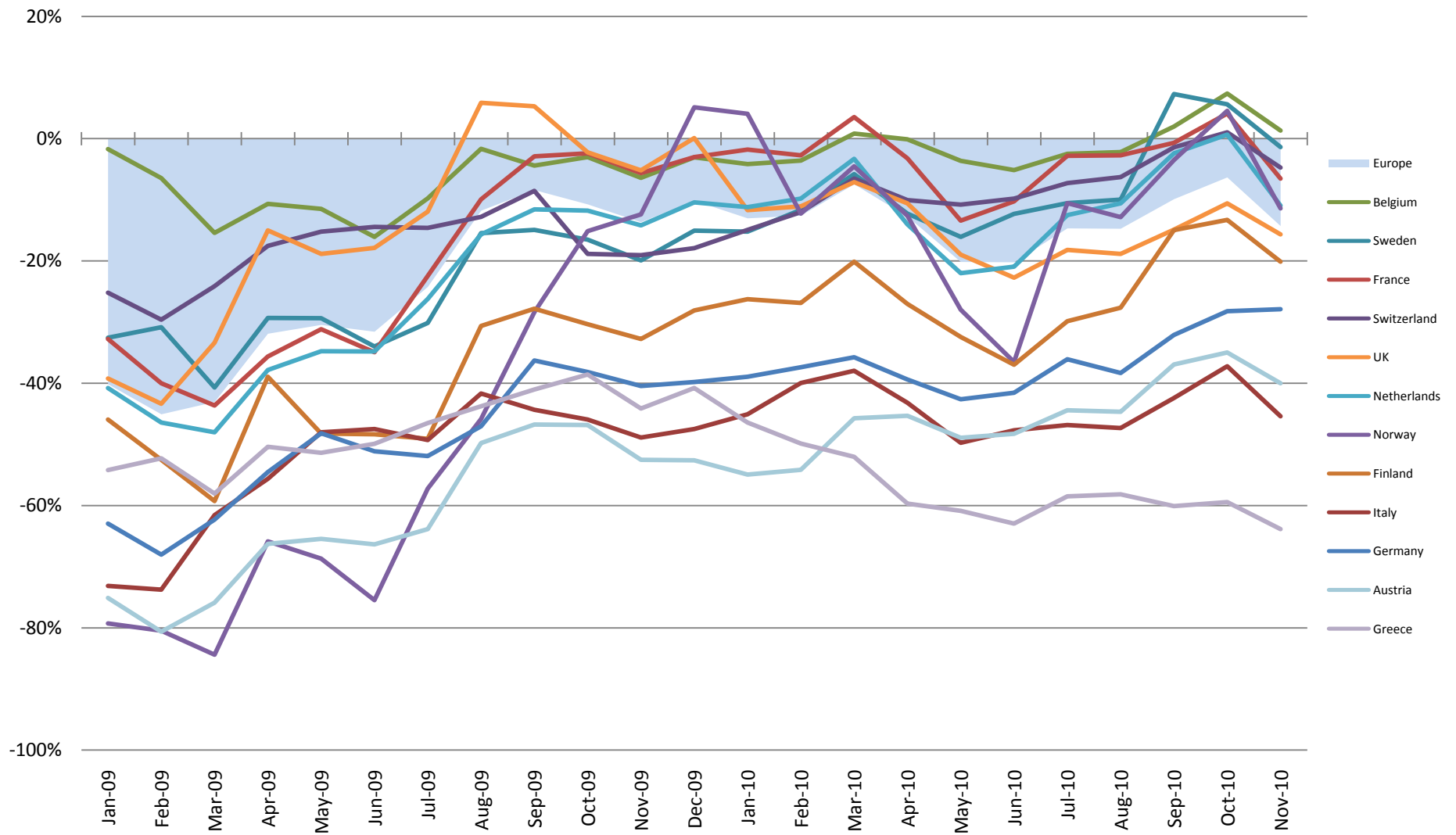
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Discounts in Europe (November 30, 2010)



Discounts to Latest Published NAVs in Europe



Updated Published NAVs (November 2010)

2-Nov-10 Cofinimmo	BE	Posted	Q3 10	as of	30-Sep-10	Revalued NAV p.s. inc. transfer t	EUR	96.24	▼	-0.1% 3 months	H1 10	EUR	96.32
2-Nov-10 Eurobank Properties	GR	Posted	Q3 10	as of	30-Sep-10	Market NAV p.s.	EUR	11.65	▲	1.6% 3 months	H1 10	EUR	11.47
3-Nov-10 Sponda	FIN	Posted	Q3 10	as of	30-Sep-10	EPRA NAV p.s.	EUR	4.27	▲	1.9% 3 months	H1 10	EUR	4.19
4-Nov-10 Deutsche Euroshop	GER	Posted	Q3 10	as of	30-Sep-10	Equity p.s.	EUR	24.13	▼	-6.6% 3 months	H1 10	EUR	25.83
4-Nov-10 Corio	NL	Posted	Q3 10	as of	30-Sep-10	EPRA NNNNAV p.s.	EUR	47.26	▼	-1.5% 3 months	H1 10	EUR	48.00
5-Nov-10 Eurocommercial Properties	NL	Posted	Q3 10	as of	30-Sep-10	Adj. Dil. NAV p.s	EUR	34.66	▲	2.2% 3 months	H1 10	EUR	33.90
5-Nov-10 Vastned Offices/Industrial	NL	Posted	Q3 10	as of	30-Sep-10	Equity p.s.	EUR	16.36	▼	-4.4% 3 months	H1 10	EUR	17.11
5-Nov-10 Vastned Retail	NL	Posted	Q3 10	as of	30-Sep-10	Equity p.s.	EUR	50.65	▲	0.7% 3 months	H1 10	EUR	50.30
9-Nov-10 Leasinvest	BE	Posted	Q3 10	as of	30-Sep-10	NAV p.s. Investment value	EUR	66.90	▲	2.0% 3 months	H1 10	EUR	65.60
9-Nov-10 Wereldhave Belgium	BE	Posted	Q3 10	as of	30-Sep-10	NAV p.s.	EUR	70.36	▲	1.6% 3 months	H1 10	EUR	69.22
9-Nov-10 DIC Asset	GER	Posted	Q3 10	as of	30-Sep-10	Equity p.s.	EUR	14.34	▼	-1.3% 3 months	H1 10	EUR	14.53
10-Nov-10 Alstria Office	GER	Posted	Q3 10	as of	30-Sep-10	EPRA NNNNAV p.s.	EUR	10.88	▼	-2.2% 3 months	H1 10	EUR	11.12
10-Nov-10 Patrizia Immobilien	GER	Posted	Q3 10	as of	30-Sep-10	Equity p.s.	EUR	5.47	▲	2.1% 3 months	H1 10	EUR	5.36
10-Nov-10 Hufvudstaden A	SWED	Posted	Q3 10	as of	30-Sep-10	NAV p.s. (10% tax)	SEK	65.00	▲	4.8% 3 months	H1 10	SEK	62.00
10-Nov-10 Great Portland Estates	UK	Posted	H1 10	as of	30-Sep-10	EPRA NAV p.s.	GBp	314.00	▲	6.4% 3 months	Q1 10	GBp	295.00
11-Nov-10 Wereldhave	NL	Posted	Q3 10	as of	30-Sep-10	EPRA NAV p.s.	EUR	73.56	▼	-8.5% 3 months	H1 10	EUR	80.35
11-Nov-10 Land Securities Group	UK	Posted	H1 10	as of	30-Sep-10	EPRA NAV p.s.	GBp	800.00	▲	6.0% 6 months	AR 09	GBp	755.00
12-Nov-10 PSP Swiss Property	SWIT	Posted	Q3 10	as of	30-Sep-10	NAV p.s. before taxes	CHF	76.80	▲	1.1% 3 months	H1 10	CHF	75.95
15-Nov-10 Workspace Group	UK	Posted	H1 10	as of	30-Sep-10	EPRA NAV p.s.	GBp	28.00	▲	3.7% 6 months	AR 09	GBp	27.00
16-Nov-10 Warehouses De Pauw	BE	Posted	Q3 10	as of	30-Sep-10	NAV p.s. ex IAS 39 result	EUR	31.97	▲	2.1% 3 months	H1 10	EUR	31.32
16-Nov-10 British Land	UK	Posted	H1 10	as of	30-Sep-10	EPRA NAV p.s.	GBp	525.00	▲	1.9% 3 months	Q1 10	GBp	515.00
17-Nov-10 Lamda Development	GR	Posted	Q3 10	as of	30-Sep-10	Equity p.s.	EUR	10.27	▲	1.3% 3 months	H1 10	EUR	10.14
18-Nov-10 Befimmo	BE	Posted	FY 10	as of	30-Sep-10	EPRA NAV p.s.	EUR	61.68	▲	2.9% 3 months	Q3 10	EUR	59.95
18-Nov-10 Gagfah	GER	Posted	Q3 10	as of	30-Sep-10	NAV p.s. inc. def. tax.	EUR	12.24	▼	-2.2% 3 months	H1 10	EUR	12.52
18-Nov-10 Züblin Immobilien Holding AG	SWIT	Posted	H1 10/1	as of	30-Sep-10	EPRA NAV p.s.	CHF	6.58	▼	-4.4% 6 months	AR 09/1	CHF	6.88
22-Nov-10 Big Yellow Group	UK	Posted	H1 10/1	as of	30-Sep-10	EPRA NAV p.s.	GBp	432.00	▲	1.6% 6 months	AR 09/1	GBp	425.00
25-Nov-10 Immobiliare Grande Distribution	ITA	Posted	Q3 10	as of	30-Sep-10	NAV p.s.	EUR	2.45	▼	-0.8% 3 months	H1 10	EUR	2.47

Updated Published NAVs (November 2010)

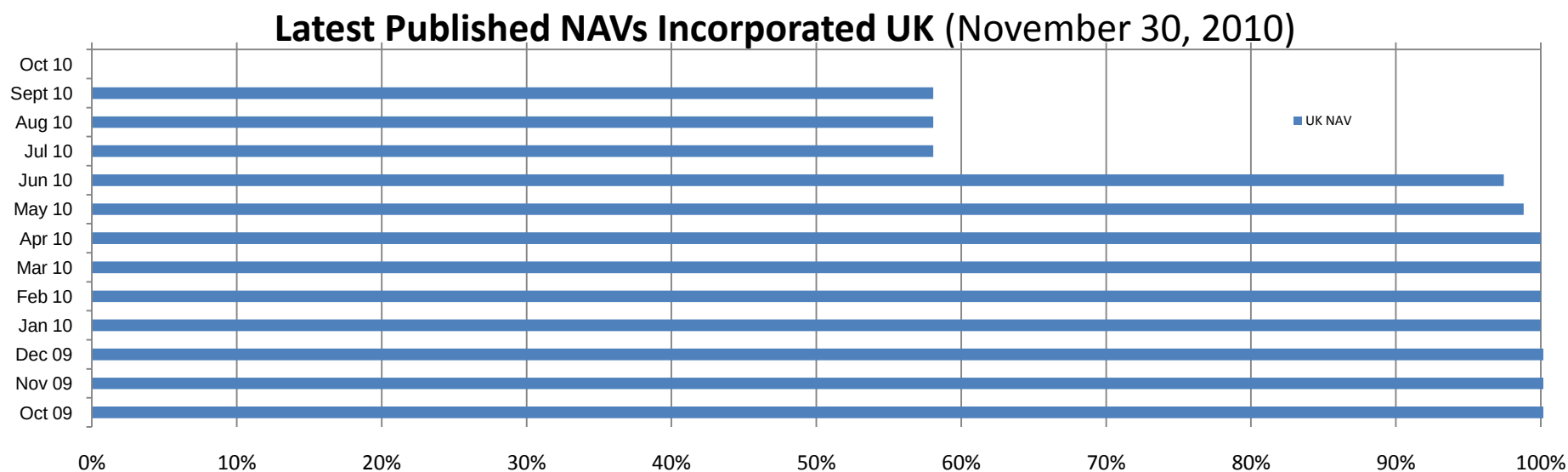
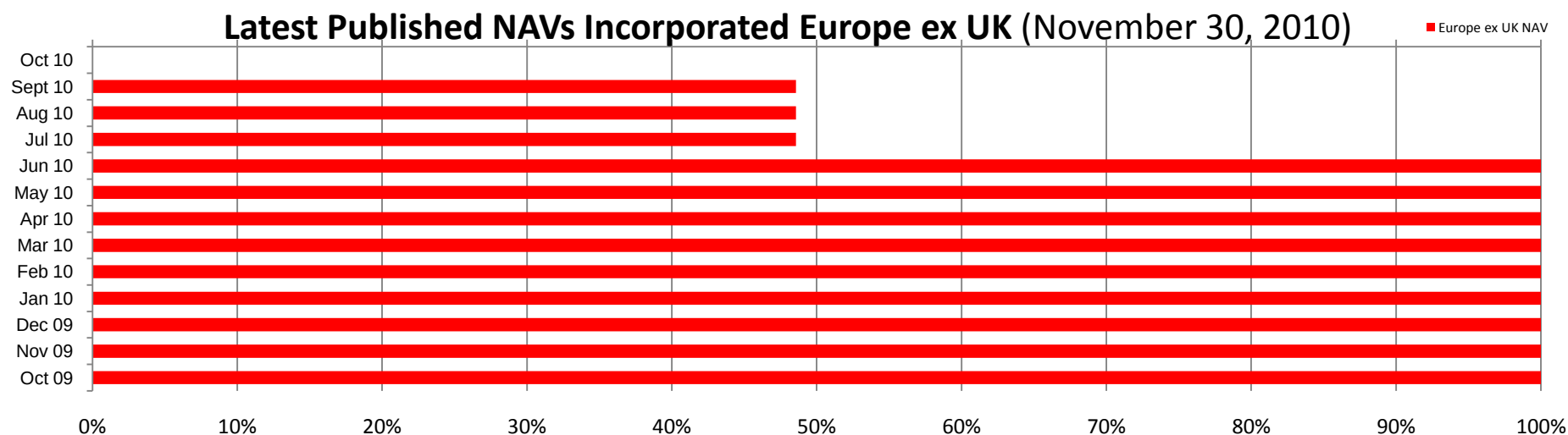
25-Nov-10 CA Immobilien	OEST	Posted	Q3 10	as of	30-Sep-10	NAV p.s.	EUR	17.96	▲	0.2% 3 months	H1 10	EUR	17.92
25-Nov-10 Conwert Immobilien	OEST	Posted	Q3 10	as of	30-Sep-10	NAV p.s.	EUR	15.33	▲	0.9% 3 months	H1 10	EUR	15.20
25-Nov-10 Daejan Holdings	UK	Posted	H1 10/1	as of	30-Sep-10	IFRS NAV p.s. (Fair Value)	GBp	4,919.00	▲	3.4% 6 months	AR 10	GBp	4,817.00
25-Nov-10 Grainger Trust	UK	Posted	FY 10	as of	30-Sep-10	EPRA NAV p.s.	GBp	200.00	▲	4.7% 6 months	H1 10	GBp	191.00
25-Nov-10 Helical Bar	UK	Posted	H1 10/1	as of	30-Sep-10	EPRA NAV p.s.	GBp	261.00	▼	-4.0% 6 months	AR 09/1	GBp	272.00
26-Nov-10 Quintain Estates & Development	UK	Posted	H1 10/1	as of	30-Sep-10	EPRA NAV p.s.	GBp	120.00	▼	-9.8% 6 months	AR 09/1	GBp	133.00
29-Nov-10 Deutsche Wohnen	GER	Posted	Q3 10	as of	30-Sep-10	NNAV p.s.	EUR	10.58	▲	0.8% 3 months	H1 10	EUR	10.50
30-Nov-10 Babis Vovos International	GRC	Posted	Q3 10	as of	30-Sep-10	NAV p.s. before de. Tax.	EUR	11.13	▼	-0.3% 3 months	H1 10	EUR	11.16
30-Nov-10 Shaftesbury	UK	Posted	AR 10	as of	30-Sep-10	EPRA NAV p.s.	GBp	414.00	▲	8.1% 6 months	H1 10	GBp	383.00

Agenda December 2010

No Updates expected

Average Discounts in Europe

	Current	Yr. to date	1 yr.	2 yr.	3 yr.	5 yr.	10 yr.	15 yr.	20 yr.
Europe	-14.3%	-13.3%	-13.0%	-20.4%	-21.9%	-12.4%	-16.3%	-14.9%	-14.2%
Europe ex UK	-13.7%	-12.7%	-12.8%	-22.2%	-22.9%	-9.8%	-13.3%	-11.4%	-8.9%
Austria	-40.0%	-45.3%	-45.9%	-55.0%	-53.3%				
Belgium	1.3%	-0.9%	-1.1%	-4.8%	-3.8%	5.8%	3.3%	0.8%	
Finland	-20.1%	-25.0%	-25.3%	-34.5%	-33.0%	-15.4%	-15.4%		
France	-6.5%	-3.3%	-3.3%	-14.3%	-17.5%	-8.3%	-11.6%	-7.5%	
Germany	-27.9%	-36.2%	-36.5%	-44.1%	-40.1%	-10.9%	-18.1%		
Greece	-63.9%	-57.4%	-56.0%	-52.3%	-38.5%	-11.0%			
Italy	-45.4%	-43.9%	-44.2%	-49.9%	-54.0%	-40.0%			
Netherlands	-10.9%	-10.6%	-10.6%	-20.5%	-19.8%	-6.6%	-5.6%	-4.1%	-3.4%
Norway	-11.4%	-11.2%	-9.9%	-33.8%	-34.6%	-22.2%	0.8%		
Spain	-58.9%	-28.8%	-28.8%	-32.1%	-1.6%	66.6%	2.7%	-9.2%	
Sweden	-1.4%	-7.5%	-8.1%	-17.3%	-18.3%	-4.8%	-6.1%		
Switzerland	-4.8%	-7.5%	-8.4%	-13.5%	-10.7%	-5.5%	-13.3%	-0.6%	
UK	-15.7%	-14.6%	-13.3%	-15.4%	-18.7%	-14.7%	-19.3%	-18.1%	-17.6%



FTSE EPRA/NAREIT Developed Europe Index

As of: **November 30, 2010**

Premium / Discount: **-14.3%**
Last month: **-6.3%**

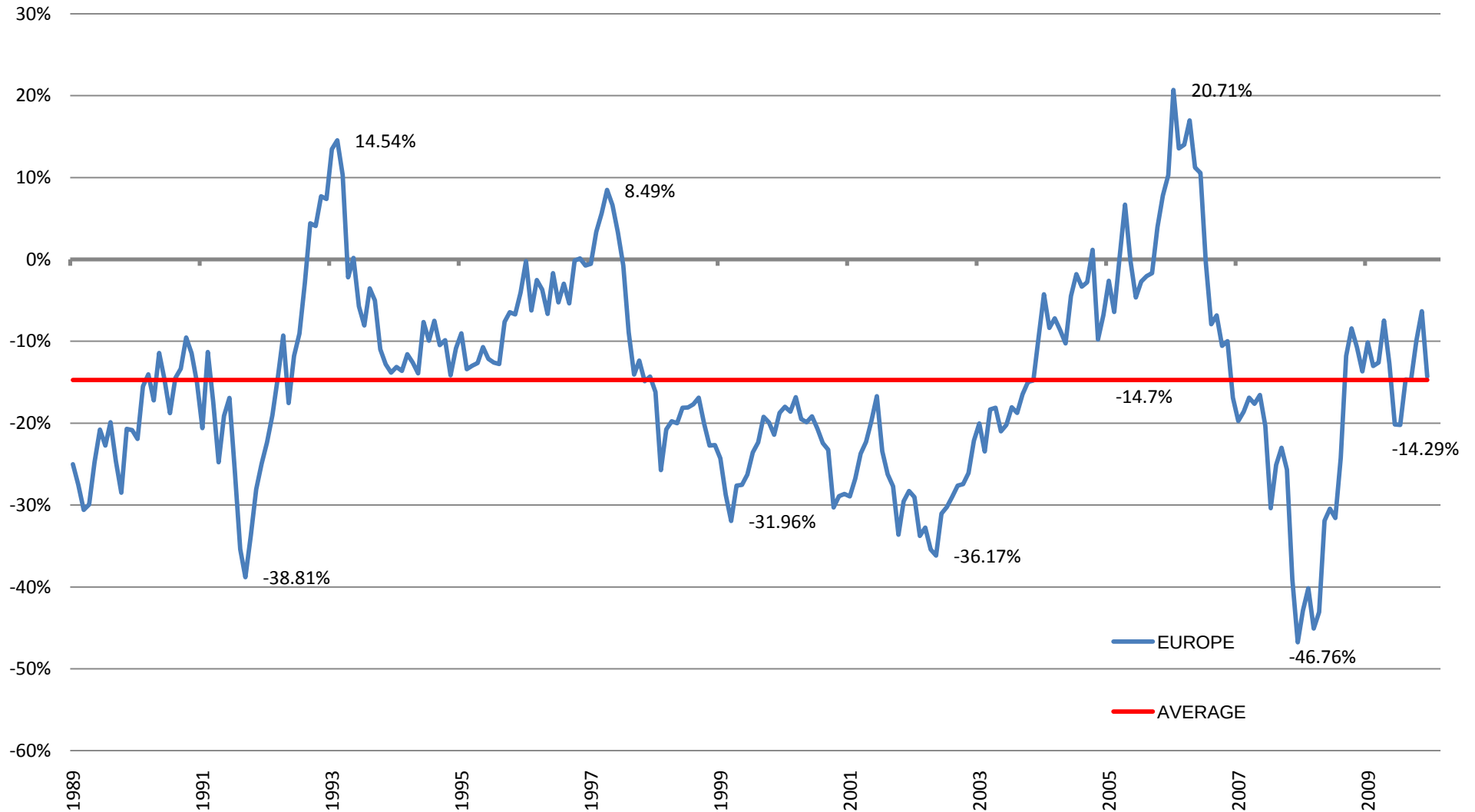
Total NAV (million EUR): **120,225**
Total MC (million EUR): **103,040**

Number of constituents: **82**
Trading at Premium: **19** **30%** of market cap
Trading at Discount: **63** **70%** of market cap

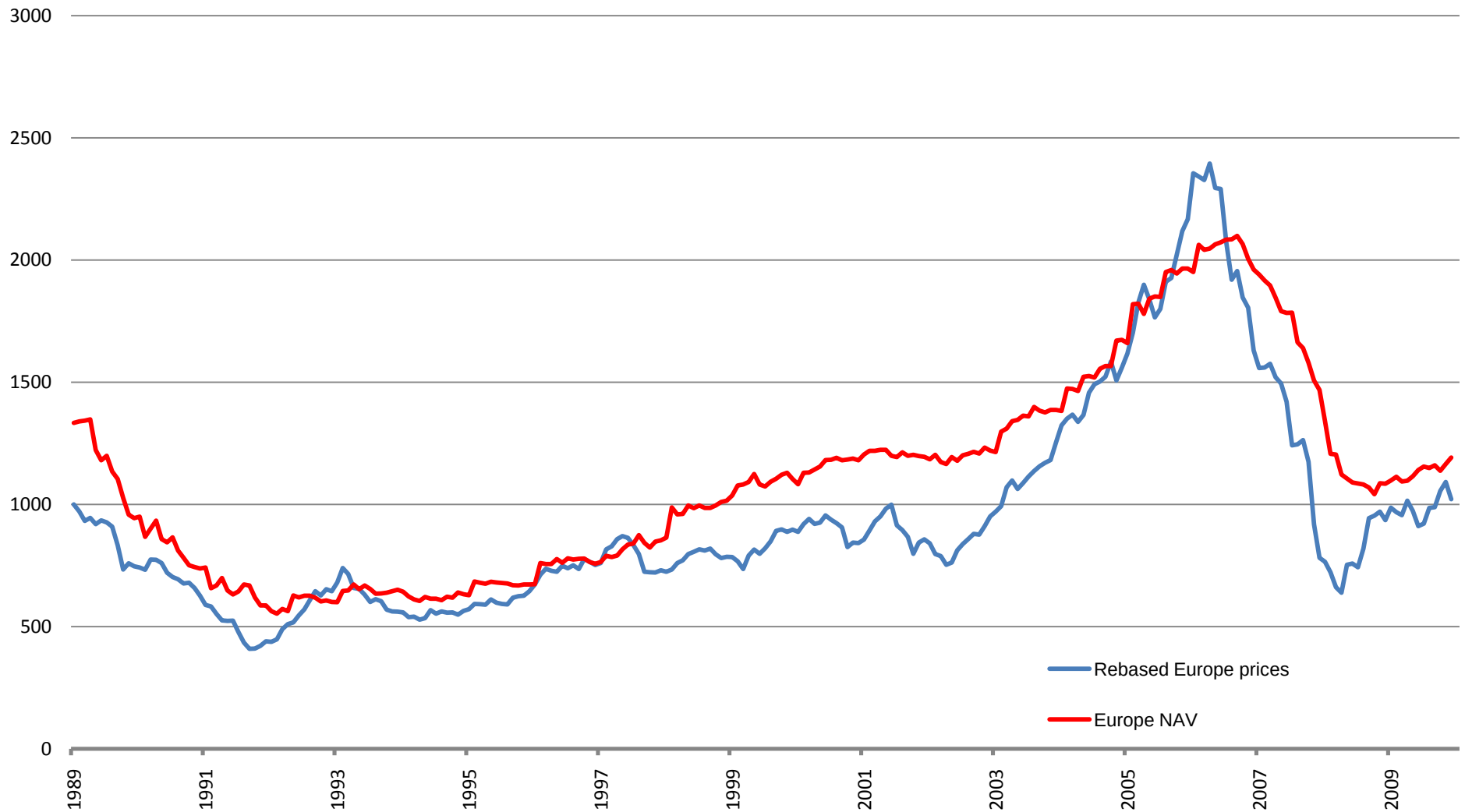
Average since 1989: **-14.2%**
10 year average: **-16.3%**
5 year average: **-12.4%**
3 year average: **-21.9%**
2 year average: **-20.4%**
1 year average: **-13.0%**

Price Index Monthly change: **-6.5%**

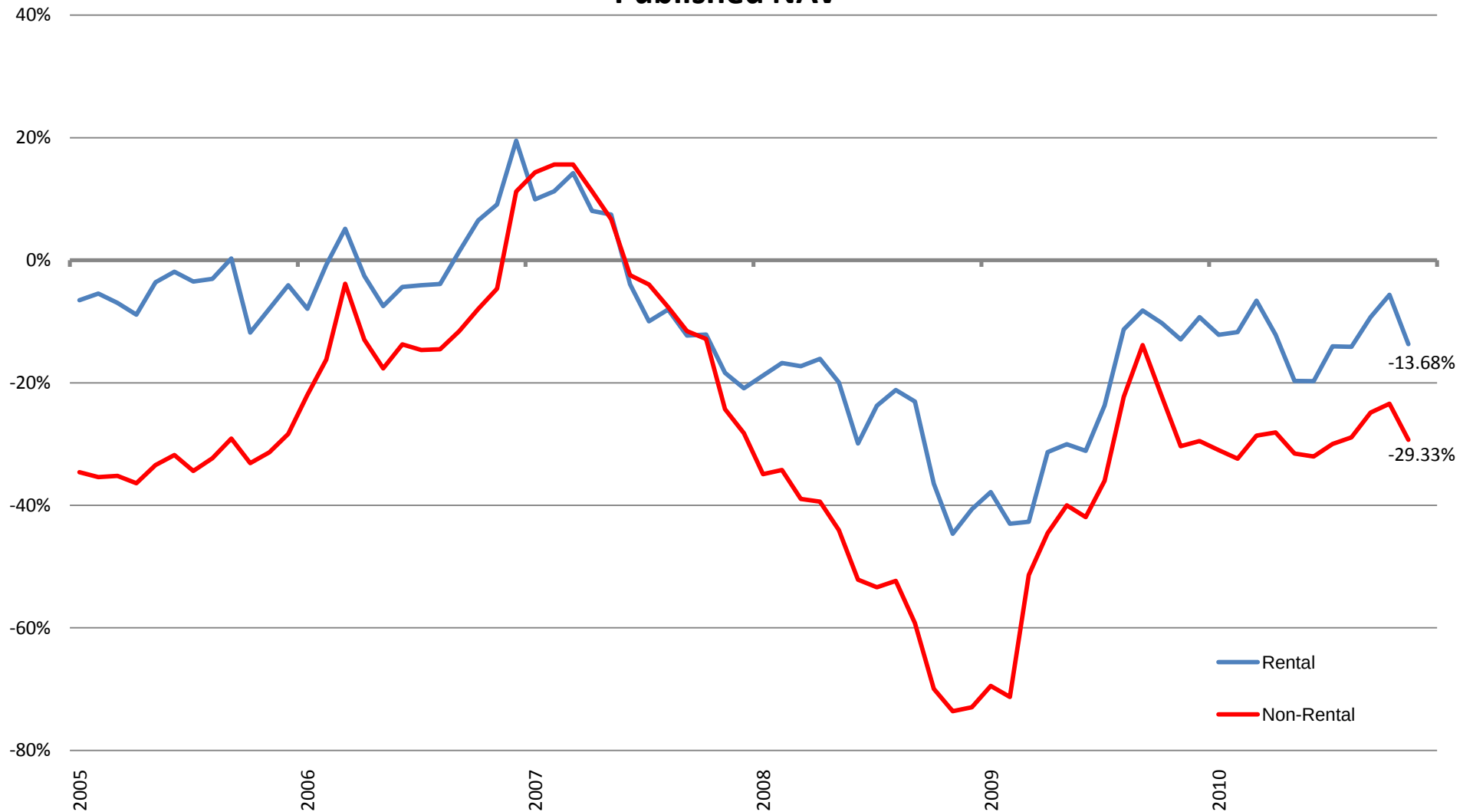
FTSE EPRA/NAREIT Europe Index Discount to Published NAV



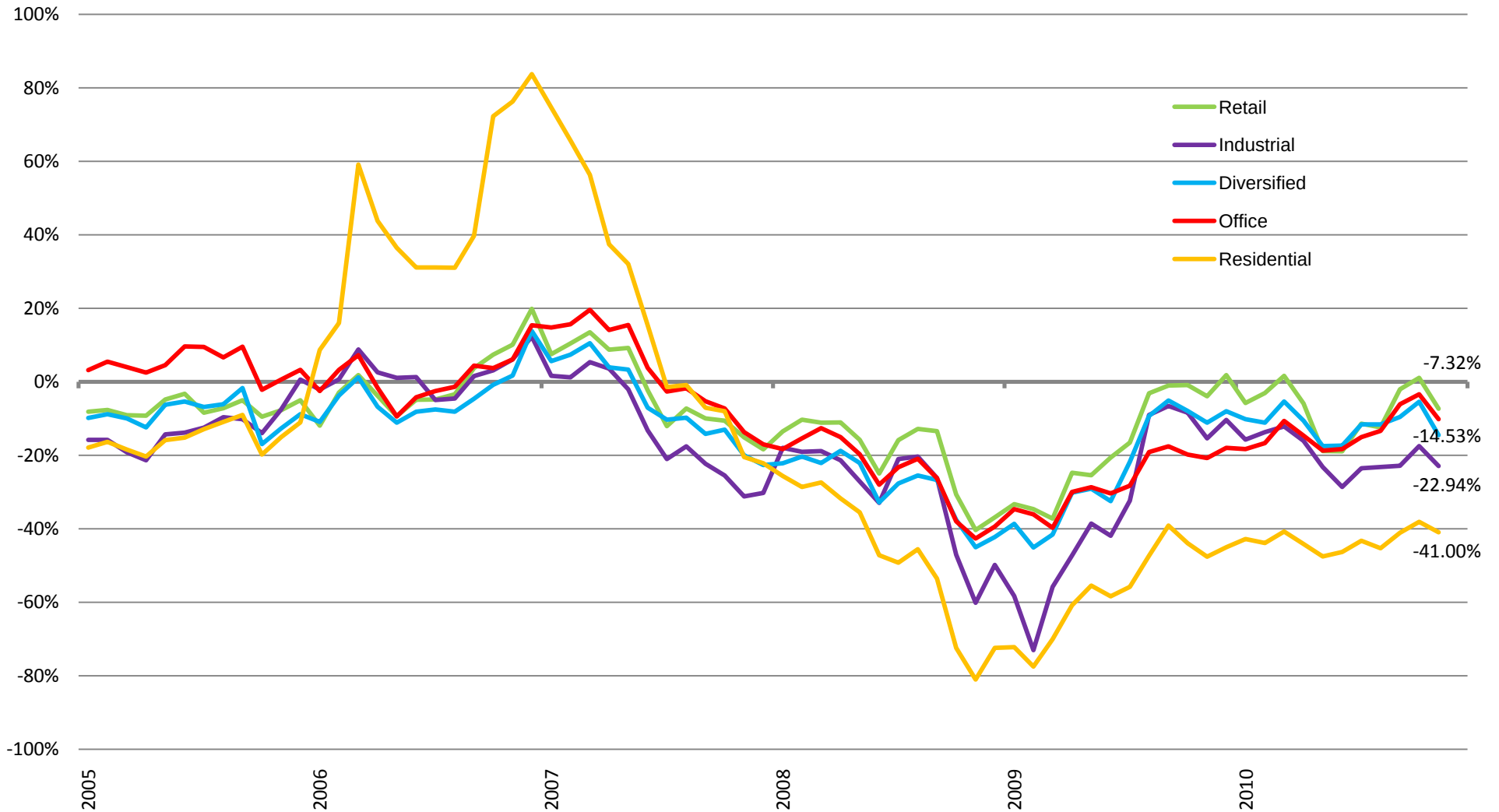
FTSE EPRA/NAREIT Europe Stock prices vs. NAVs (Rebased EUR)



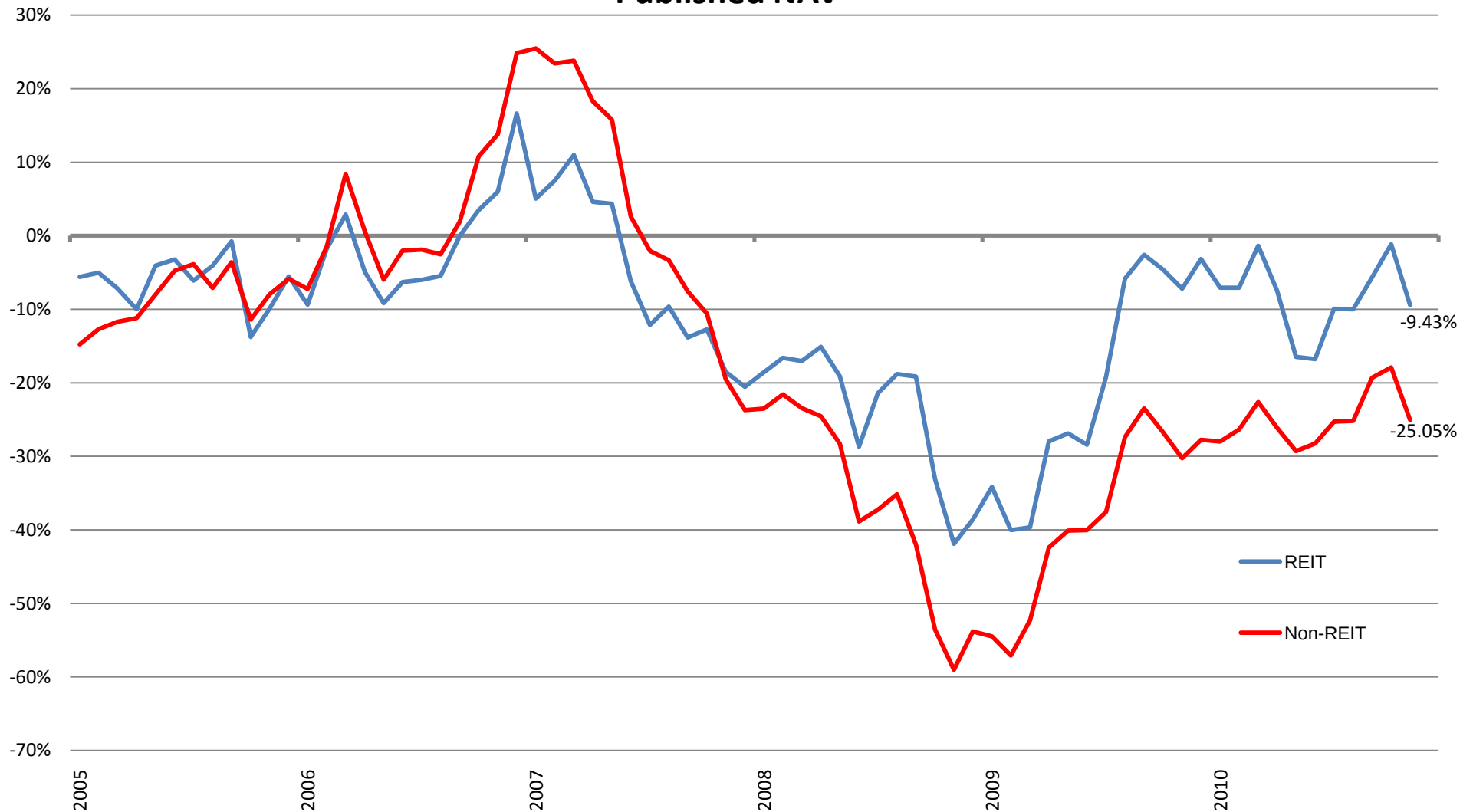
FTSE EPRA/NAREIT Europe Rental vs. Non-Rental Index Discount to Published NAV



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: **November 30, 2010**

Premium / Discount: **-13.7%**
Last month: **-4.5%**

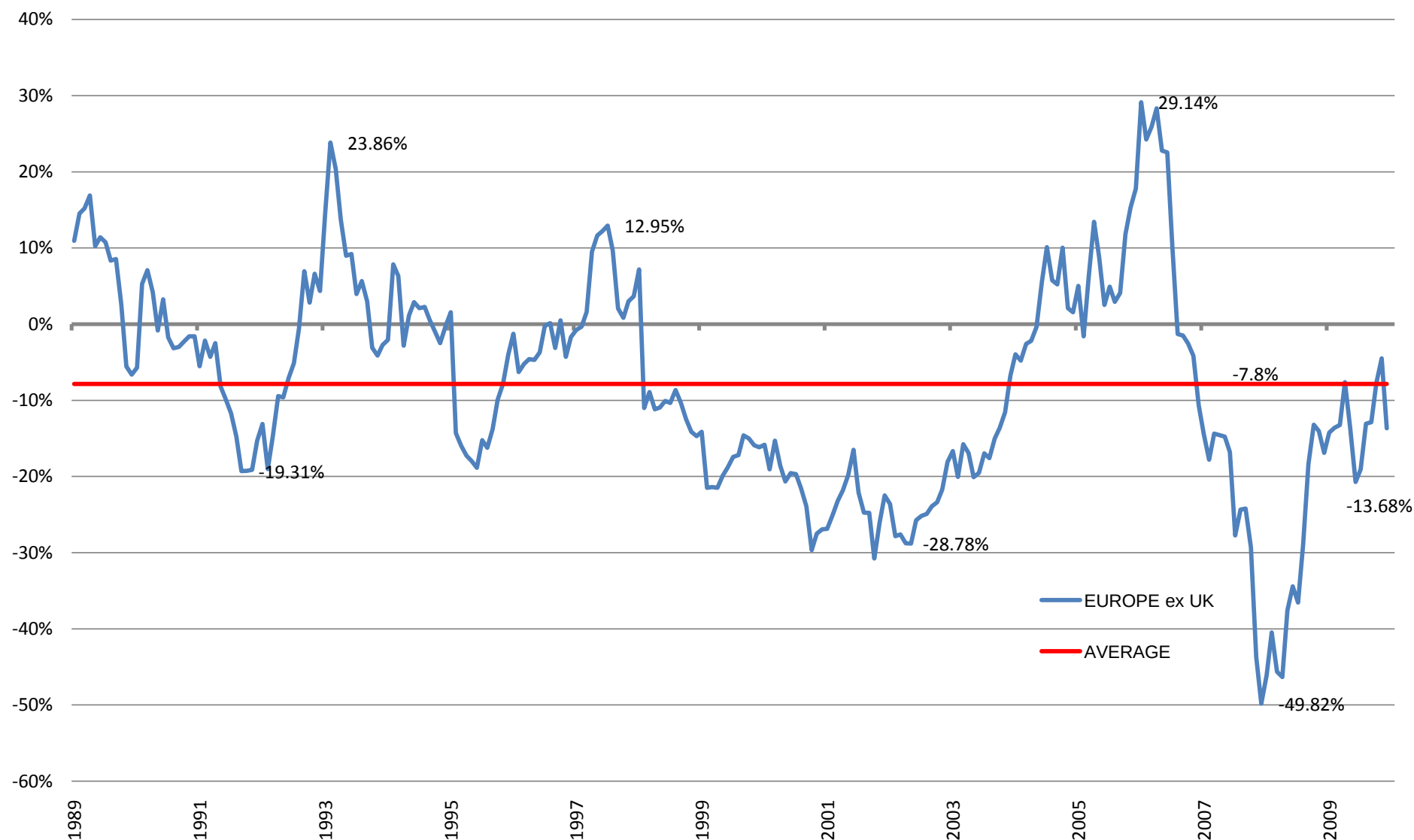
Total NAV (million EUR): **82,887**
Total MC (million EUR): **71,550**

Number of constituents: **52**
Trading at Premium: **11** **32%** of market cap
Trading at Discount: **41** **68%** of market cap

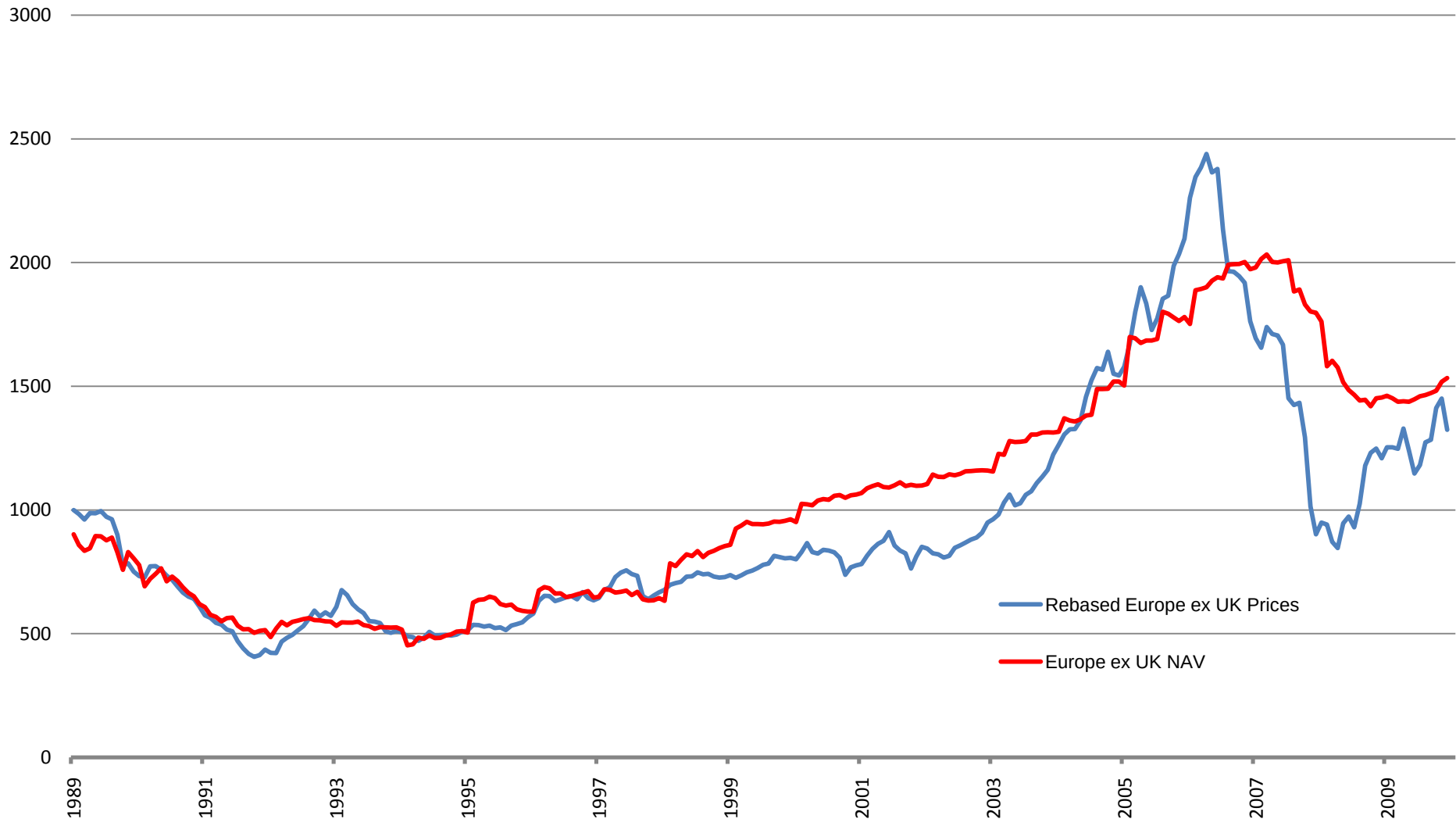
Average since 1989: **-8.9%**
10 year average: **-13.3%**
5 year average: **-9.8%**
3 year average: **-22.9%**
2 year average: **-22.2%**
1 year average: **-12.8%**

Price Index Monthly change: **-8.7%**

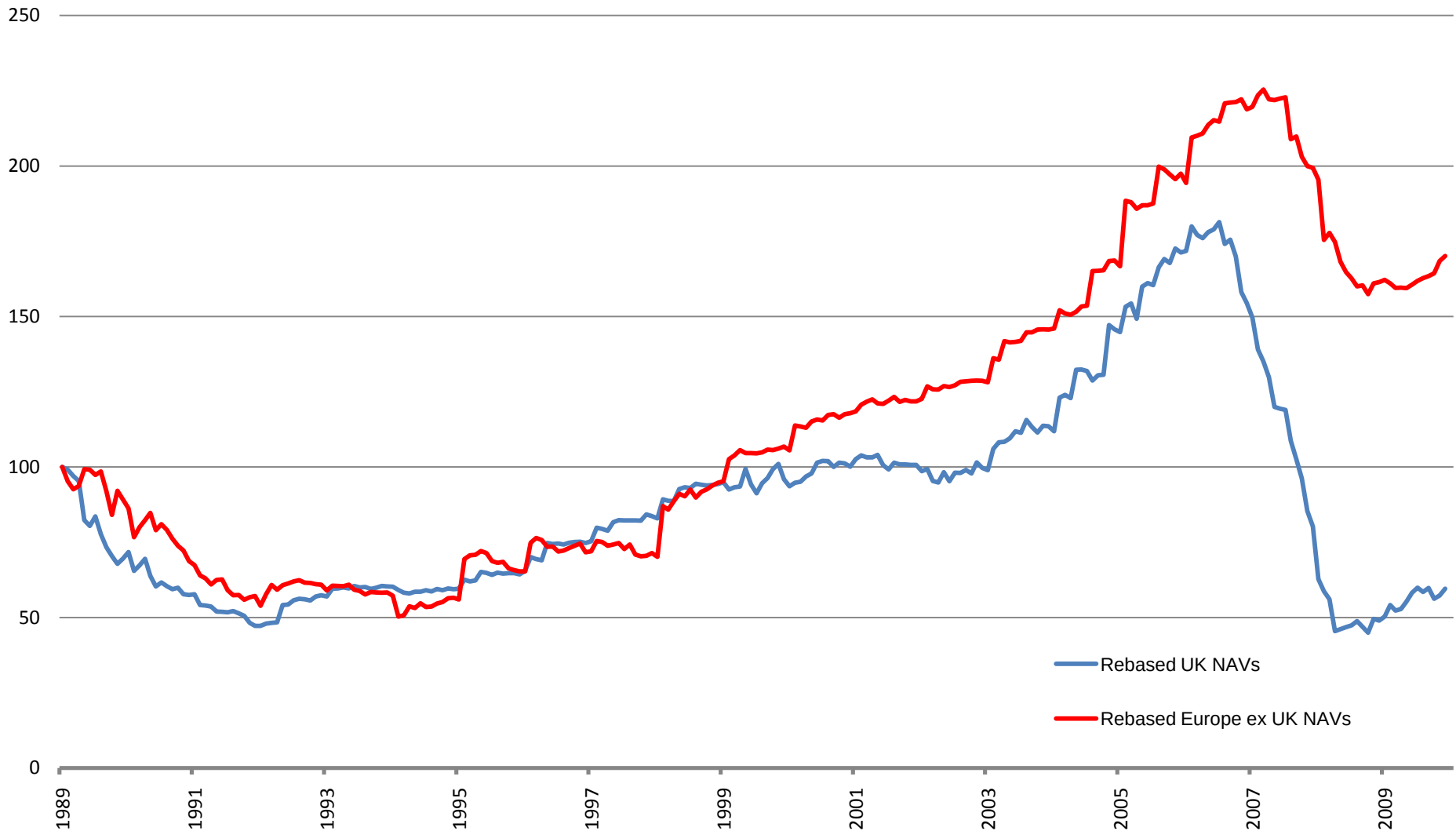
FTSE EPRA/NAREIT Europe ex UK Index Discount to Published NAV



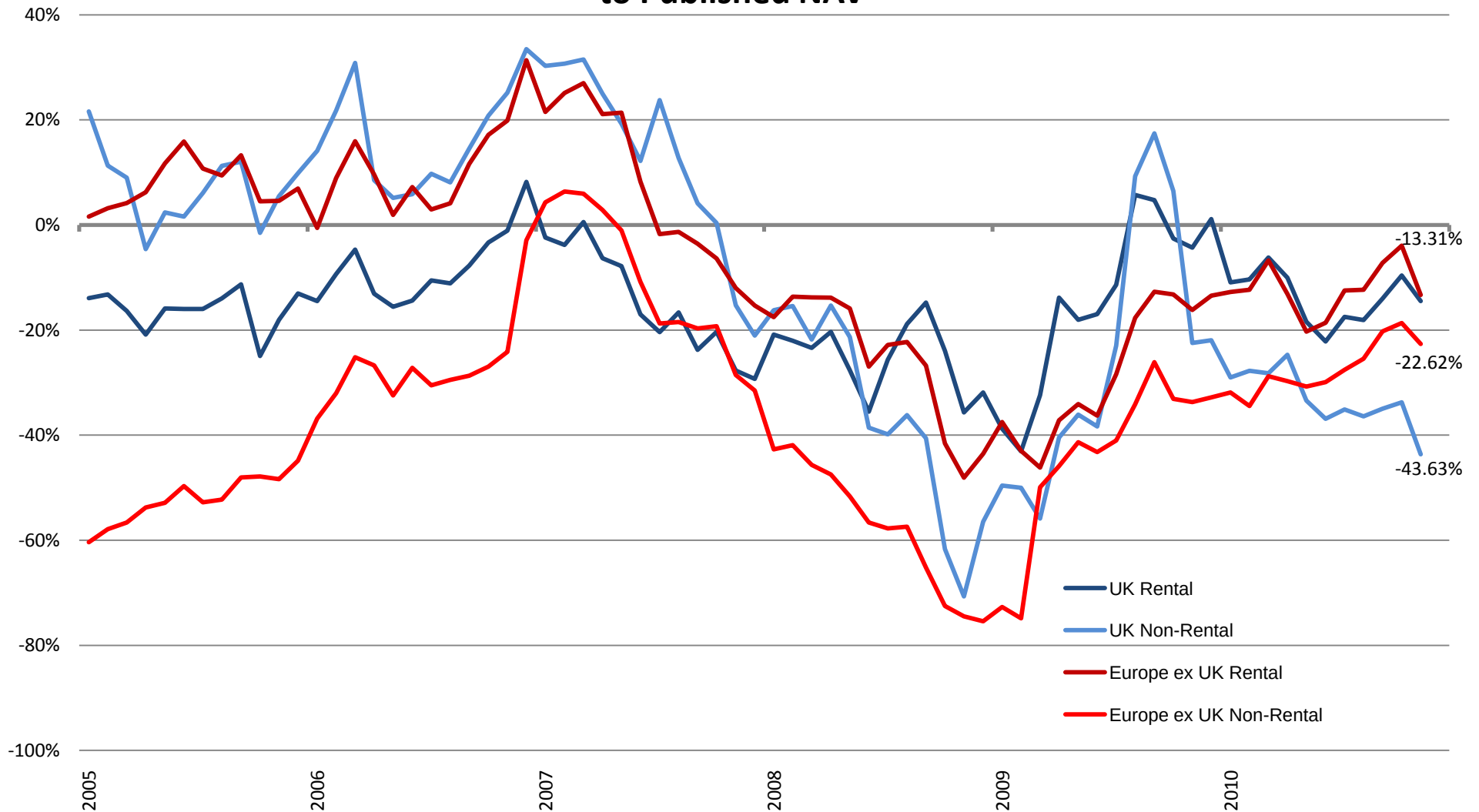
FTSE EPRA/NAREIT Europe ex UK Stock prices vs. NAVs (Rebased EUR)



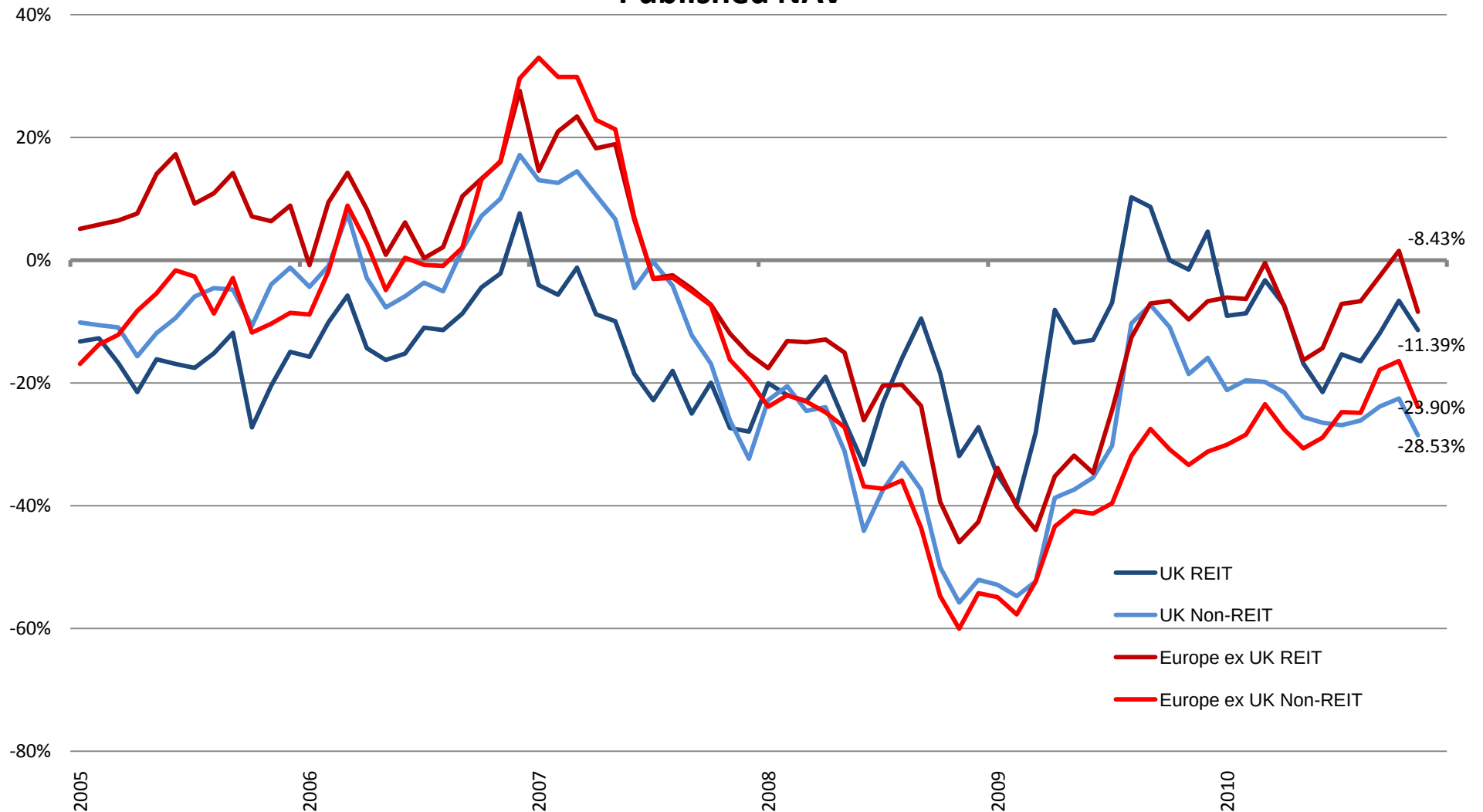
FTSE EPRA/NAREIT Europe ex UK Index vs. UK Index Published NAVs



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: **November 30, 2010**

Premium / Discount: **-15.7%**

Last month: **-10.6%**

Total NAV (million EUR): **37,338**

Total MC (million EUR): **31,490**

Number of constituents: **30**

Trading at Premium: **8** **25%** of market cap

Trading at Discount: **22** **75%** of market cap

Average since 1989: **-17.6%**

10 year average: **-19.3%**

5 year average: **-14.7%**

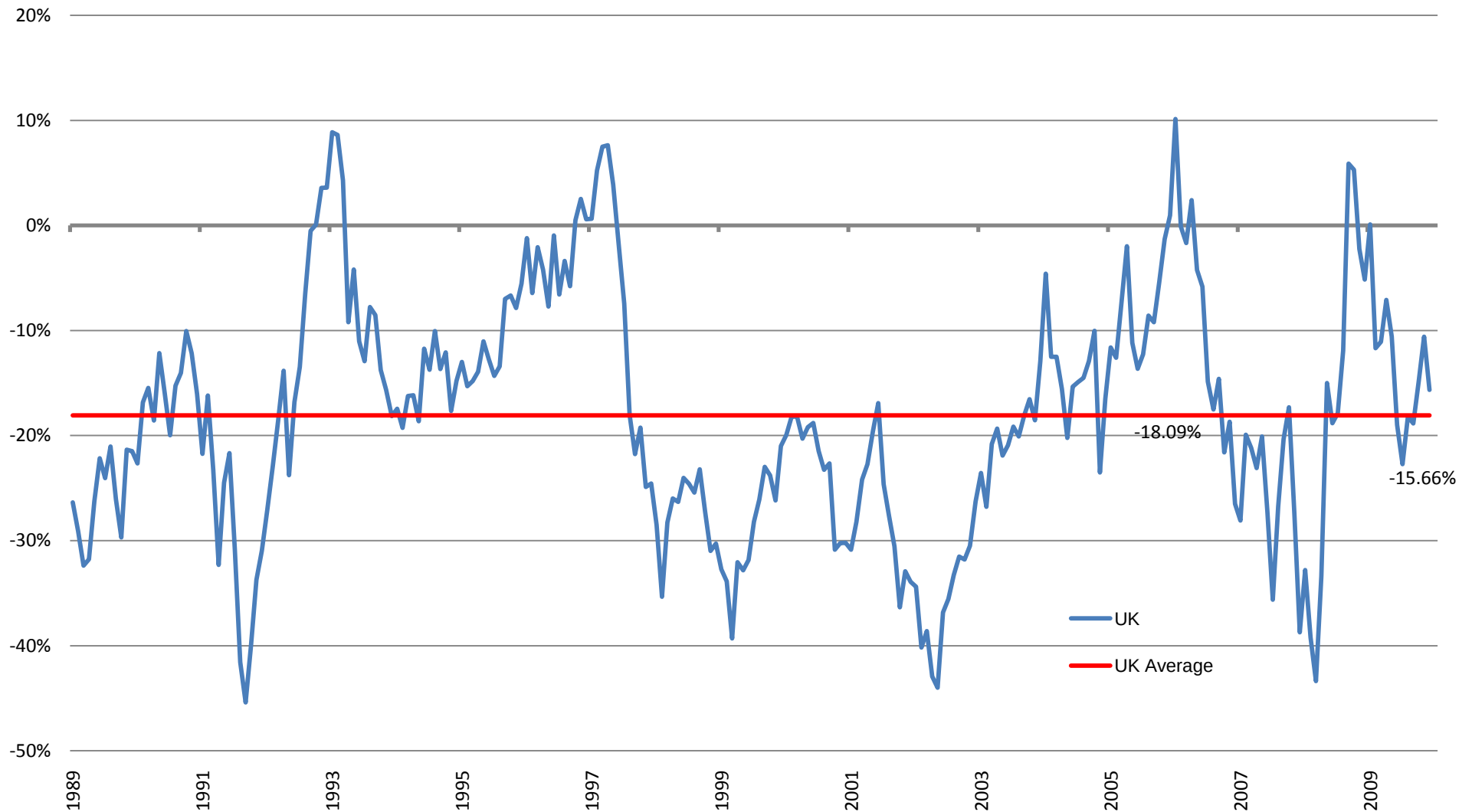
3 year average: **-18.7%**

2 year average: **-15.4%**

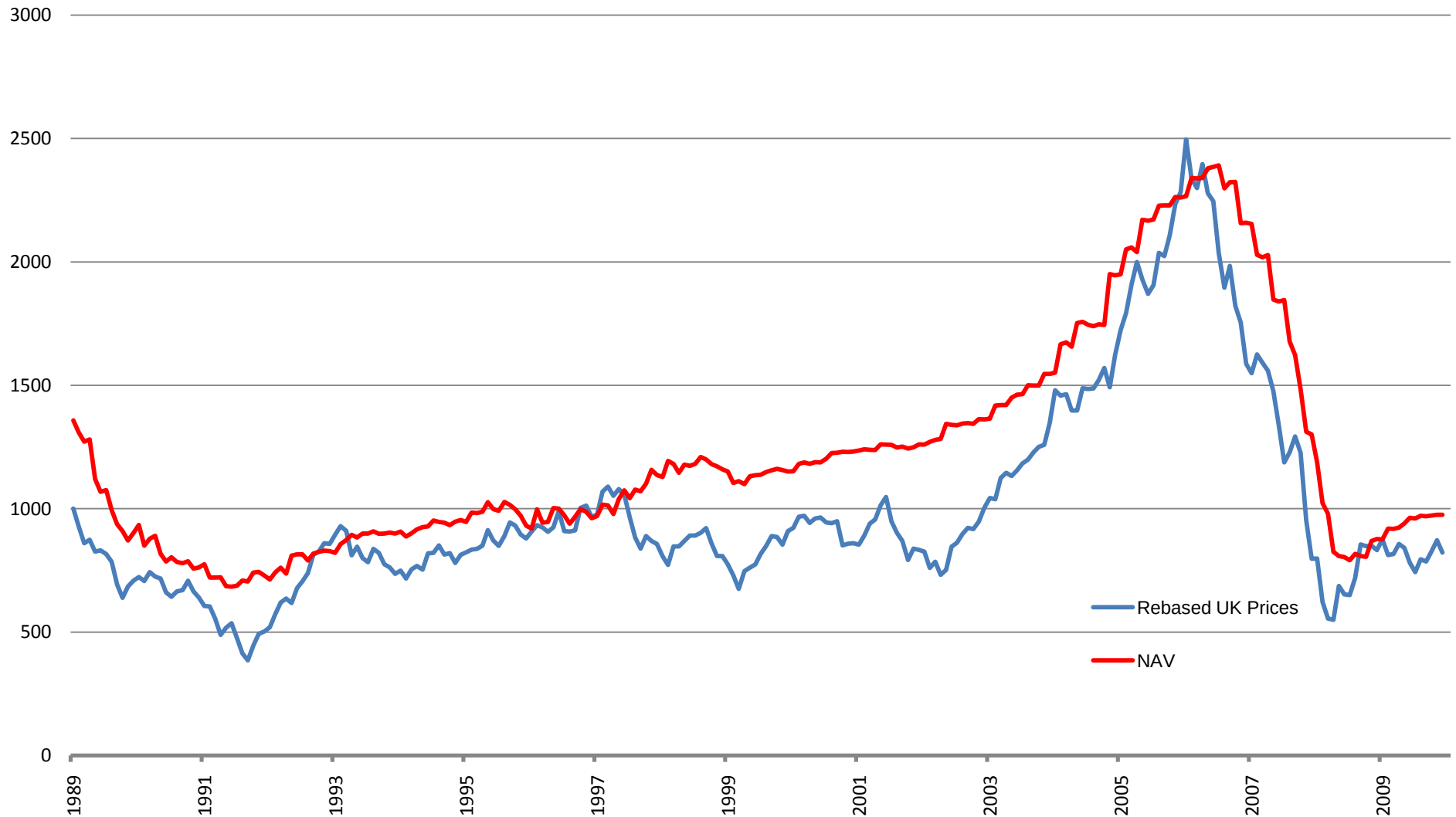
1 year average: **-13.3%**

Price Index Monthly change: **-1.9%**

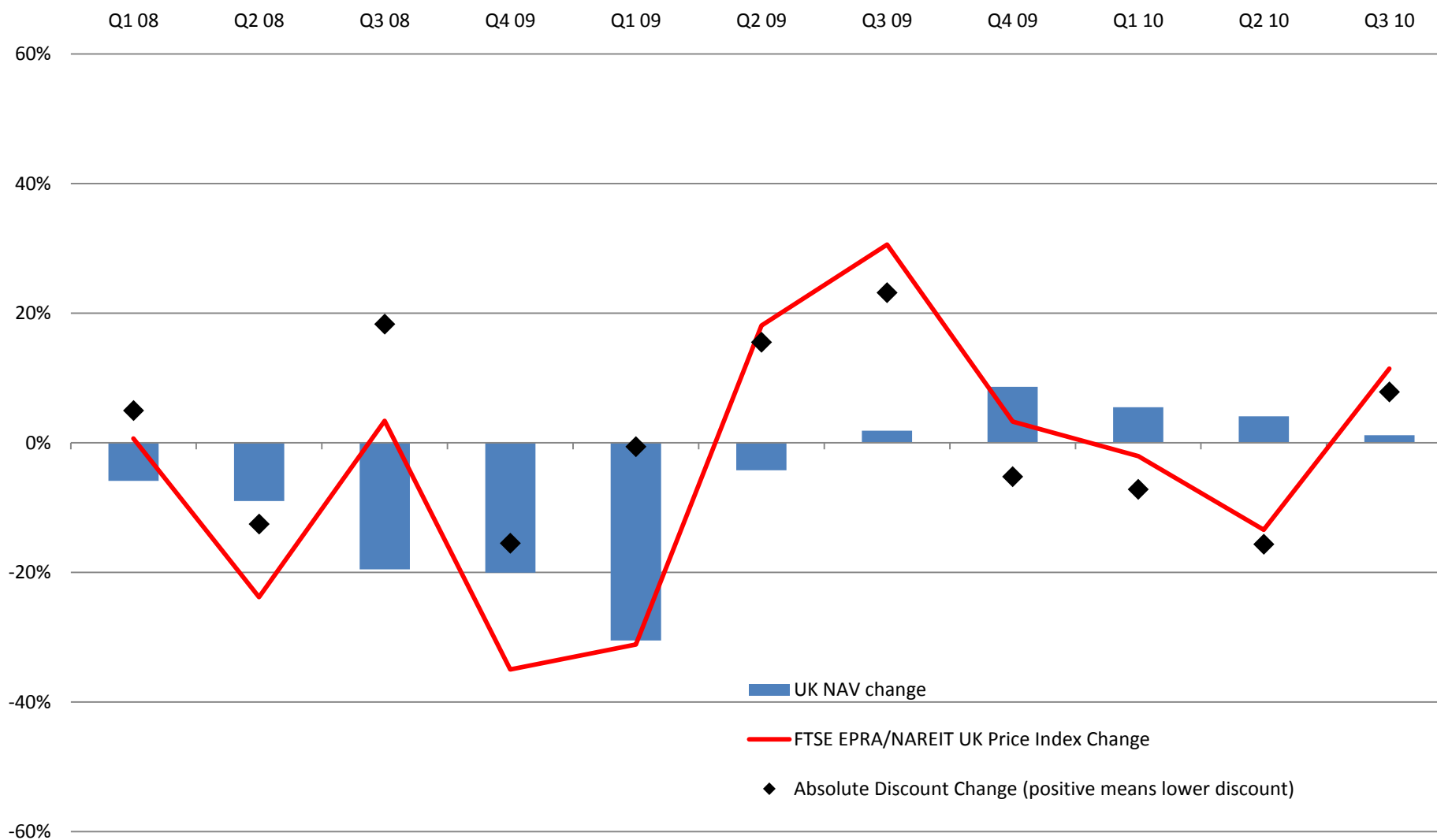
FTSE EPRA/NAREIT UK Index Discount to Published NAV



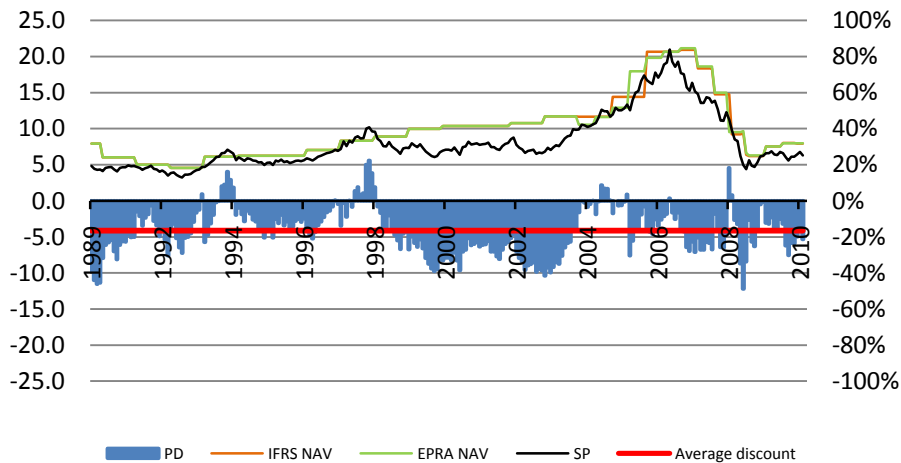
FTSE EPRA/NAREIT UK Stock Prices vs. NAVs (Rebased GBP)



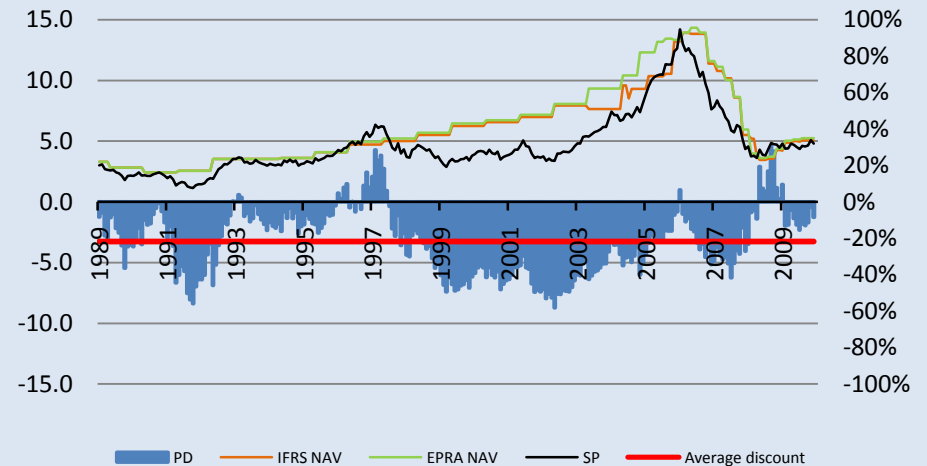
Quarterly Changes UK Prices and UK NAV



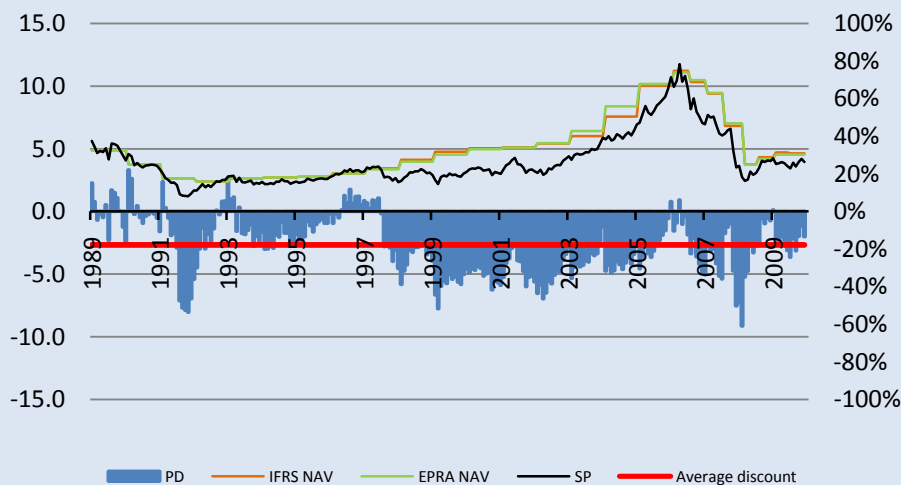
Land Securities *



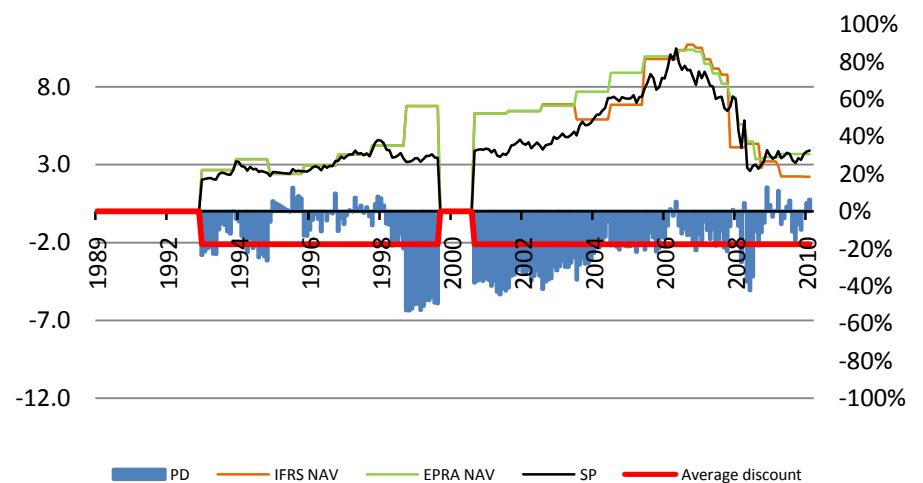
British Land *



Hammerson *

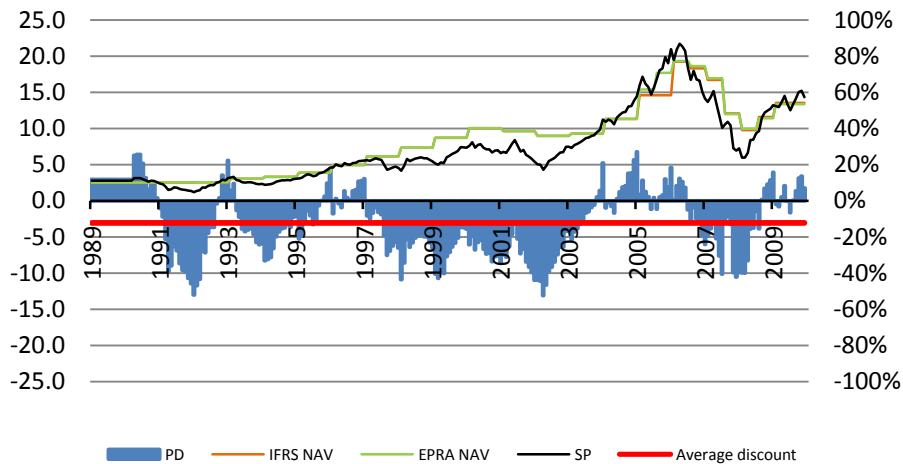


Capital Shopping Centers Group*

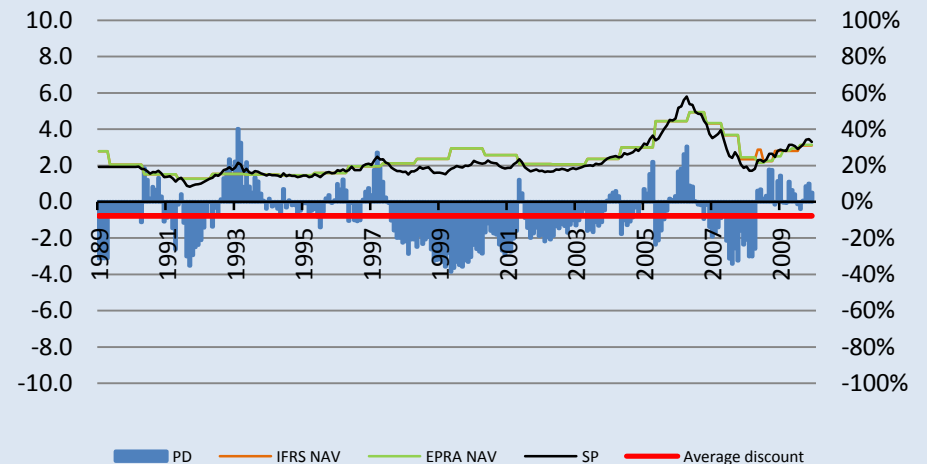


PD = Premium / Discount SP = Shareprice

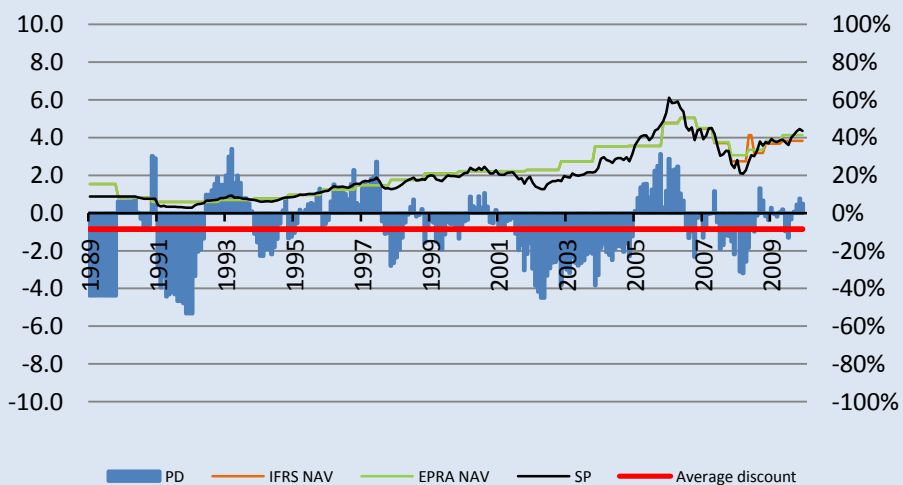
Derwent London *



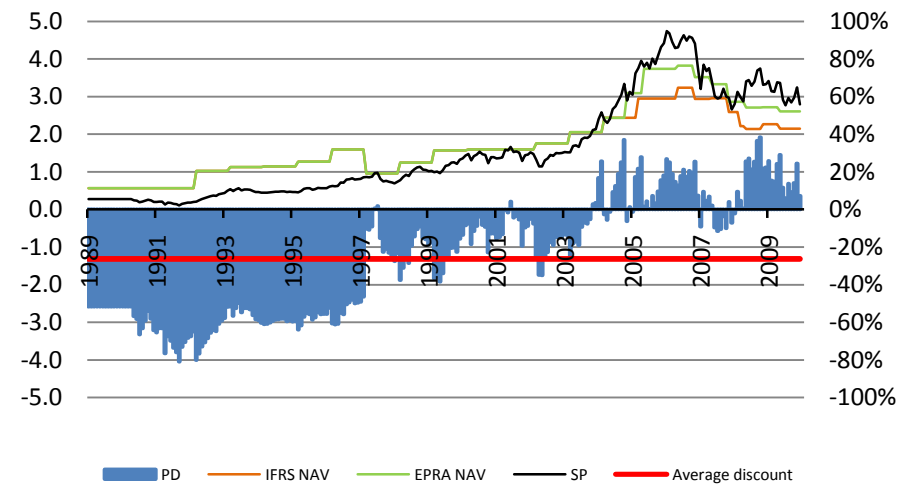
Great Portland Estates *



Shaftesbury *

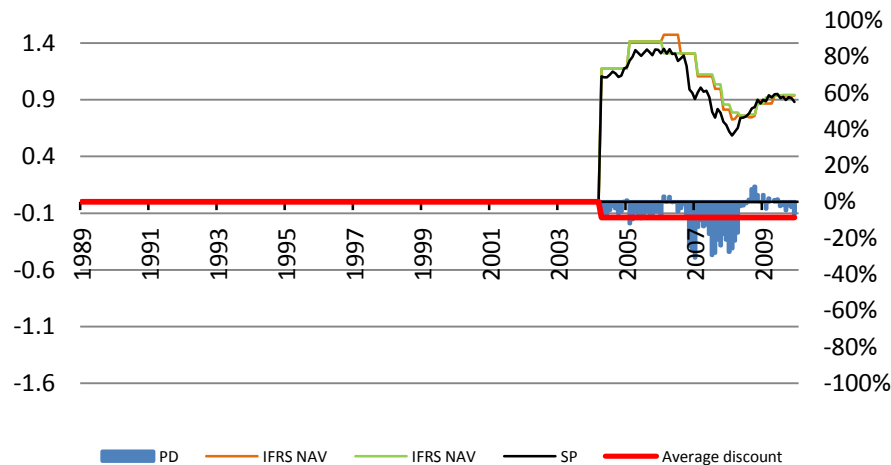


Helical Bar

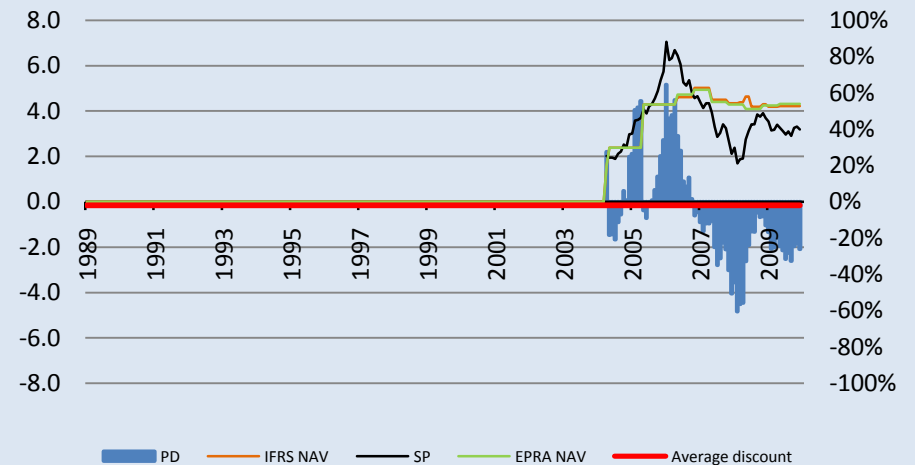


PD = Premium / Discount SP = Shareprice

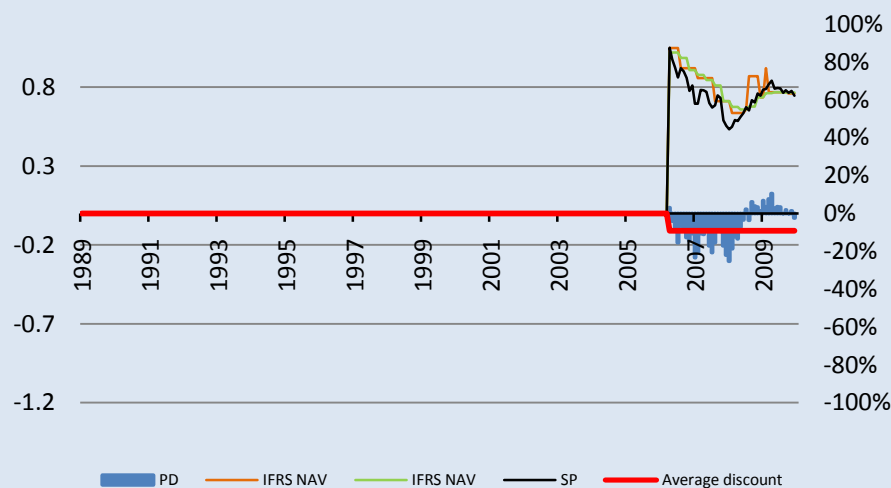
F&C Commercial Property Trust



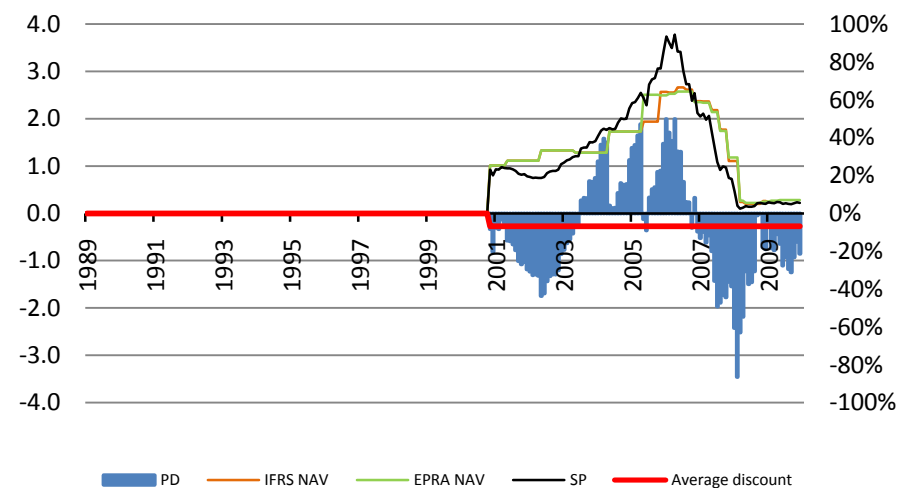
Big Yellow Group *



UK Commercial Property Trust

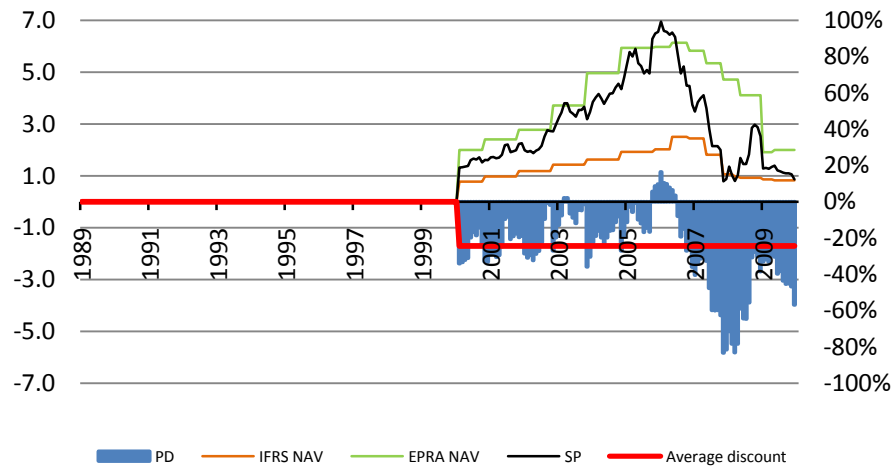


Workspace Group *

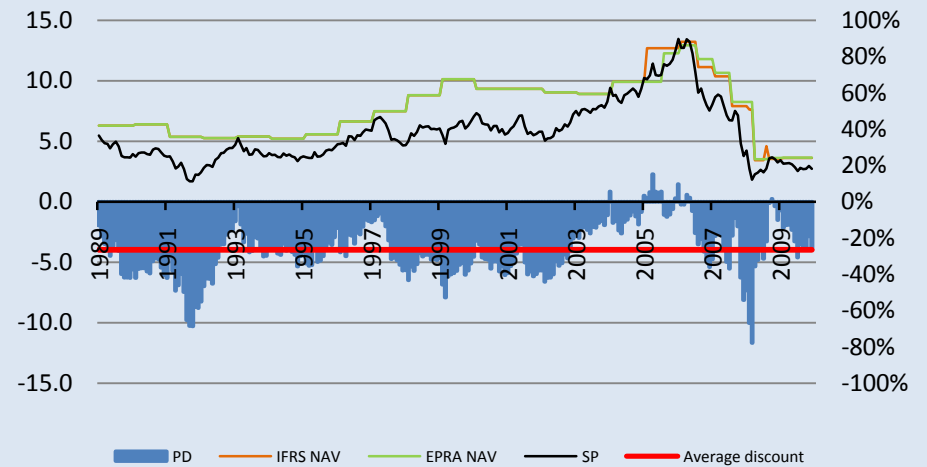


PD = Premium / Discount SP = Shareprice

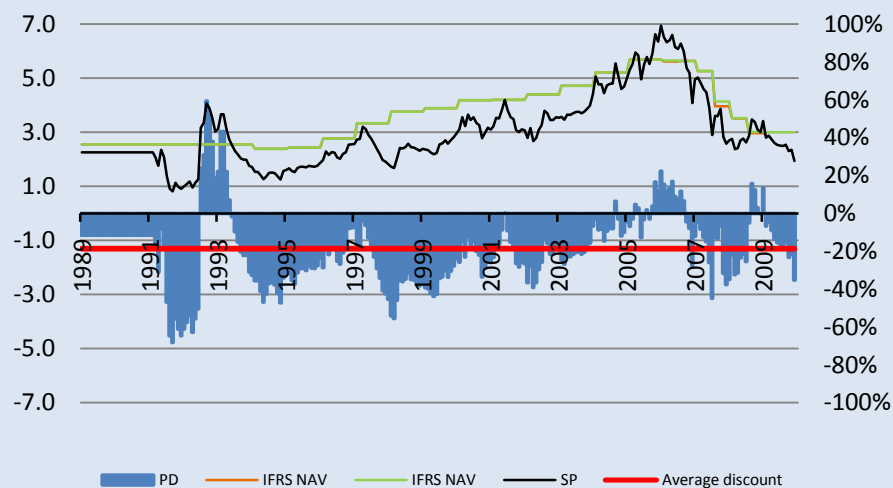
Grainger



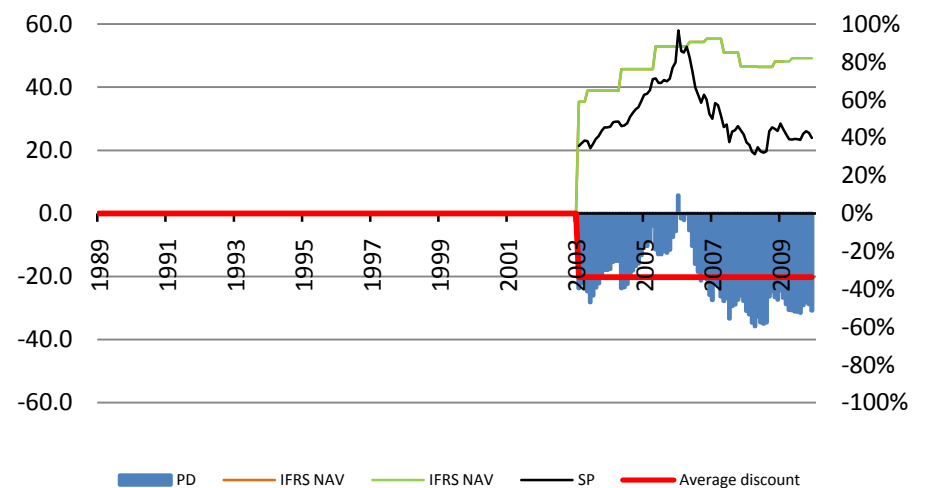
SEGRO *



Development Securities

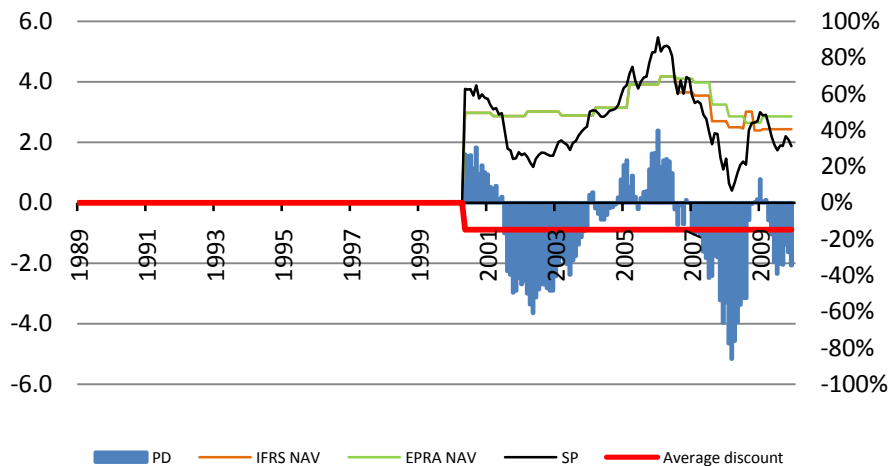


Daejan Holdings

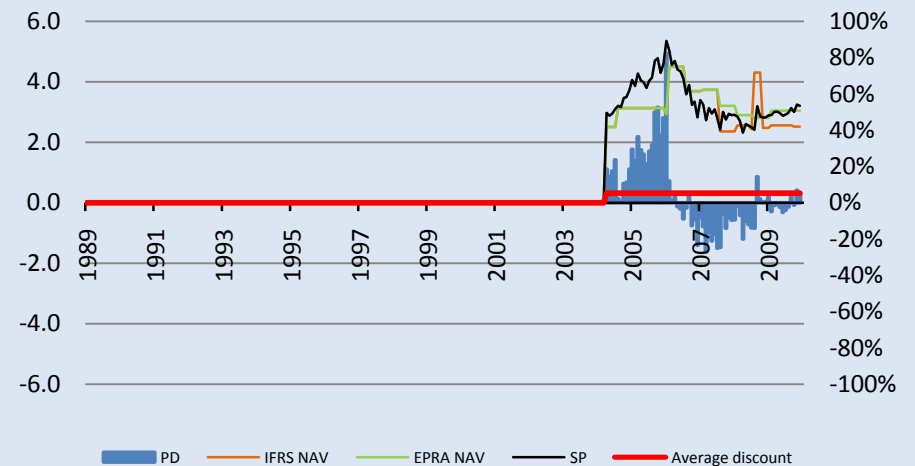


PD = Premium / Discount SP = Shareprice

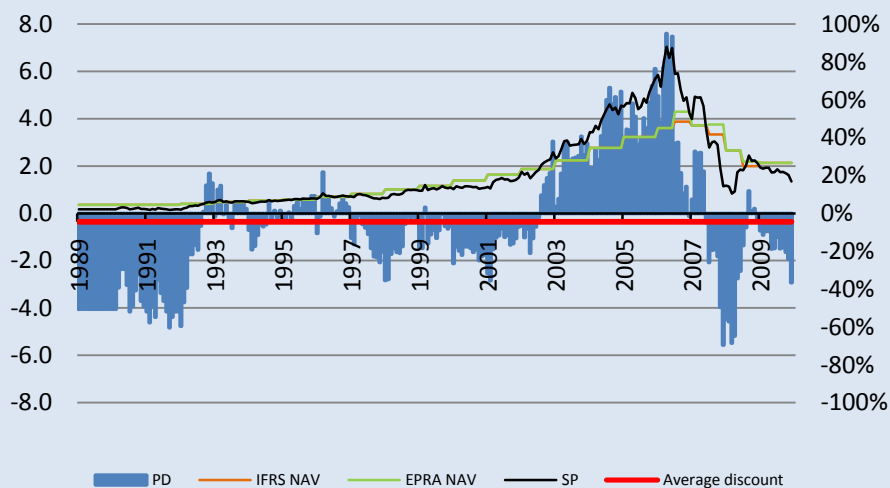
Unite Group



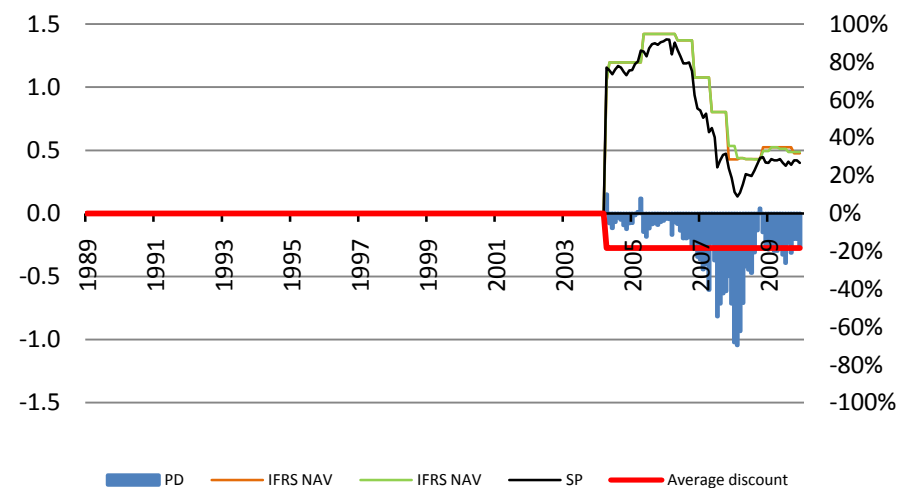
Primary Health Properties *



ST. Modwen Properties

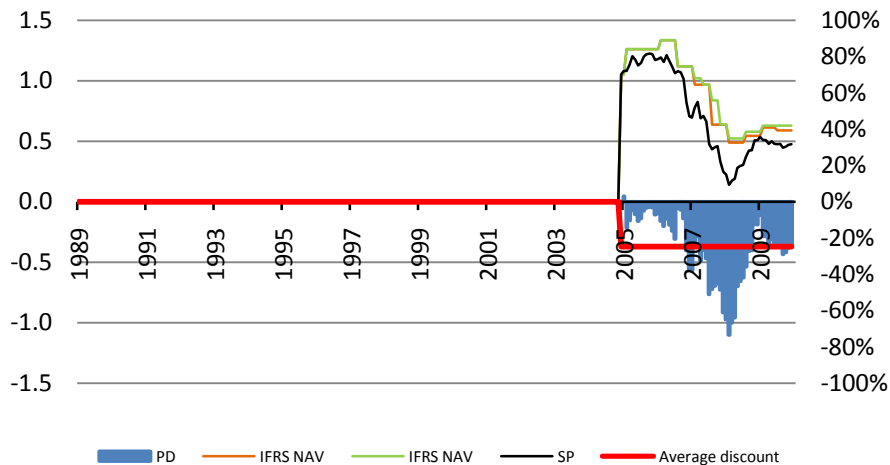


Invista Foundation Property Trust

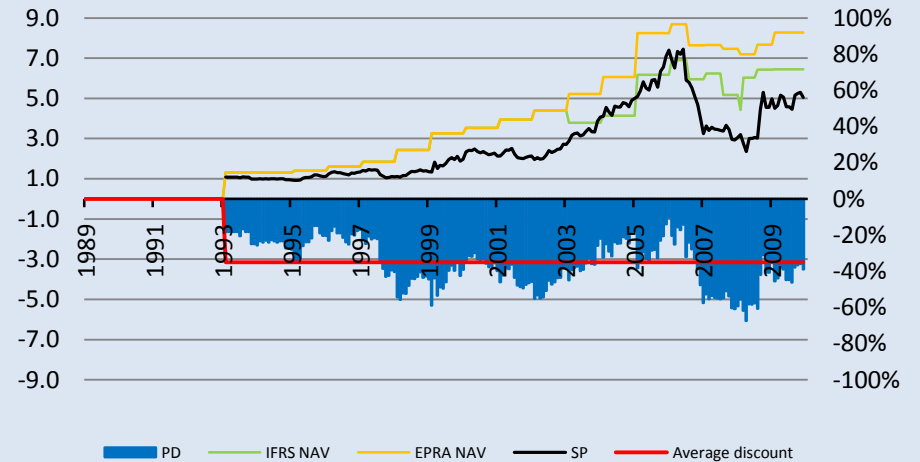


PD = Premium / Discount SP = Shareprice

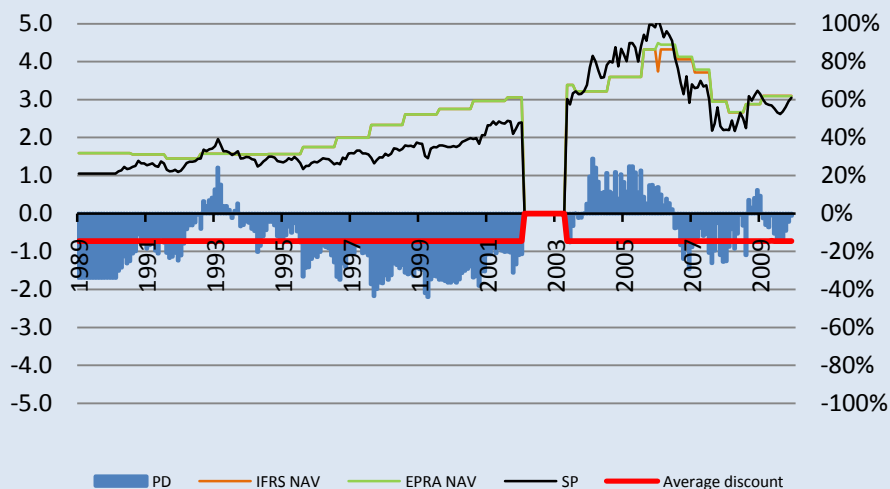
ING UK Real Estate Income Trust



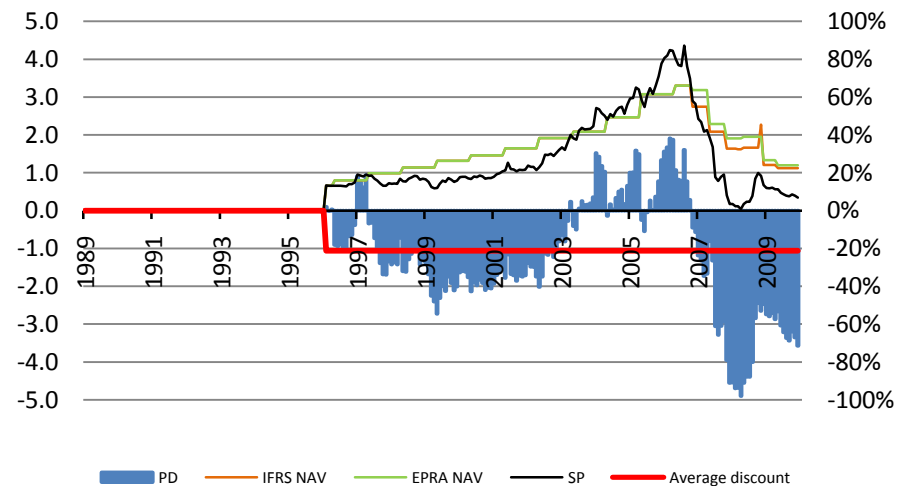
CLS Holdings



Mucklow (A. & J.) Group *

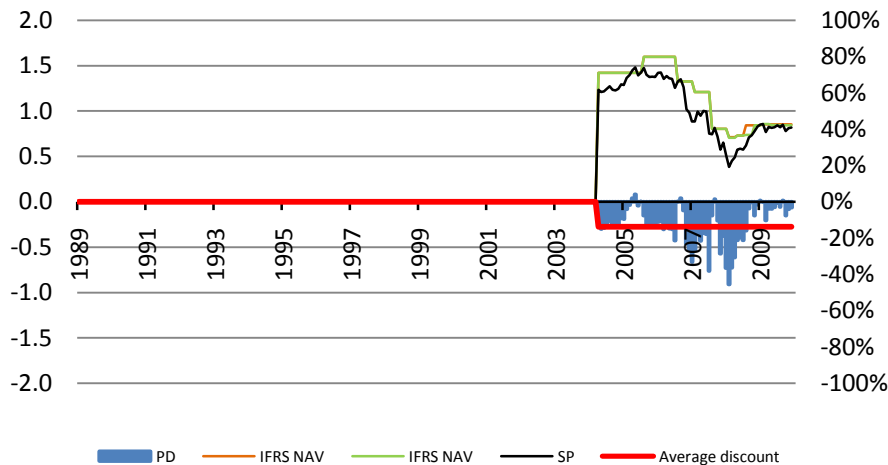


Quintain Estates & Development

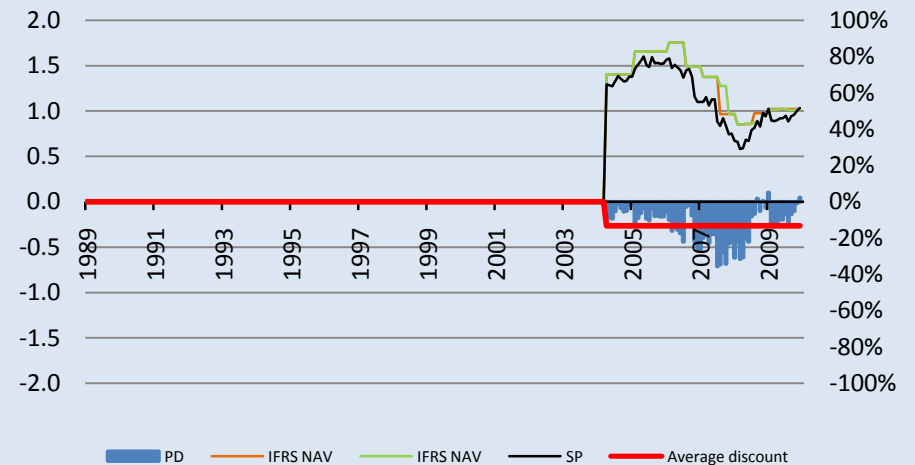


PD = Premium / Discount SP = Shareprice

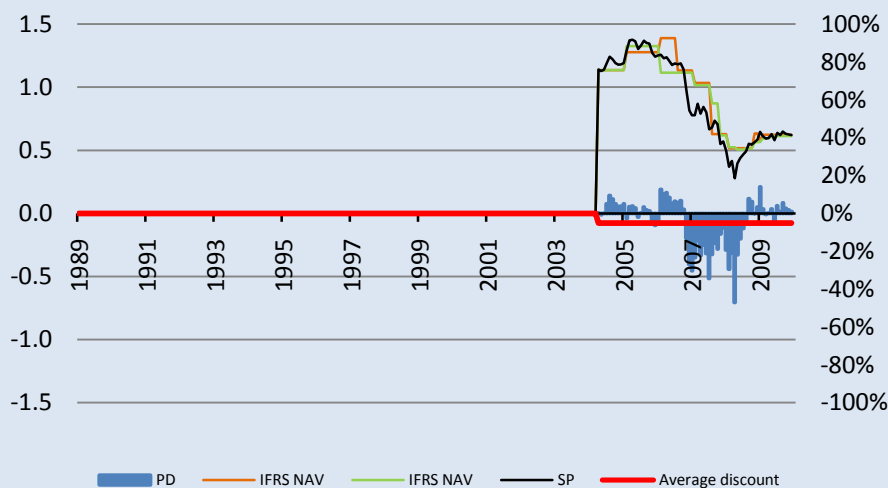
IRP Property Investments



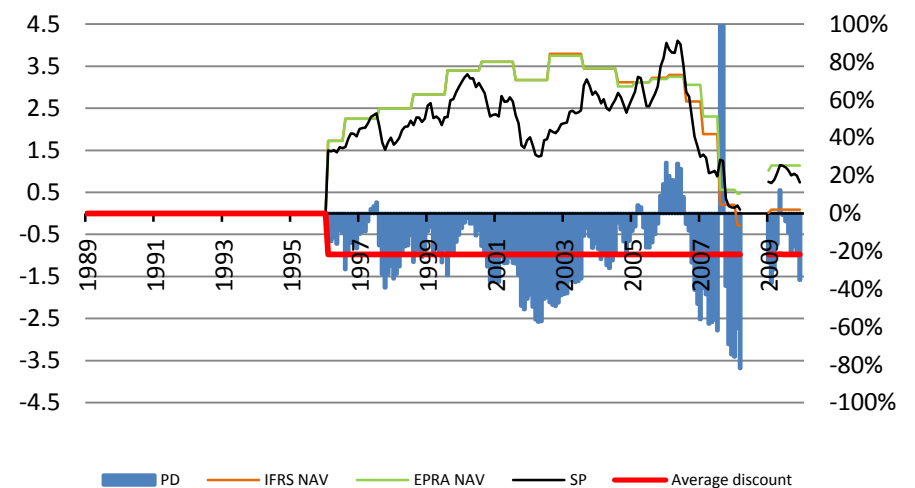
ISIS Property Trust Ltd



Standard Life Inv Prop Income Trust

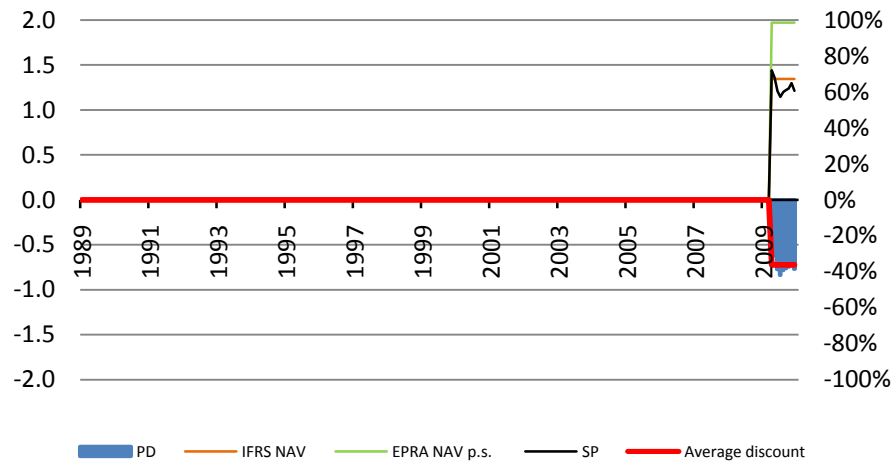


Minerva

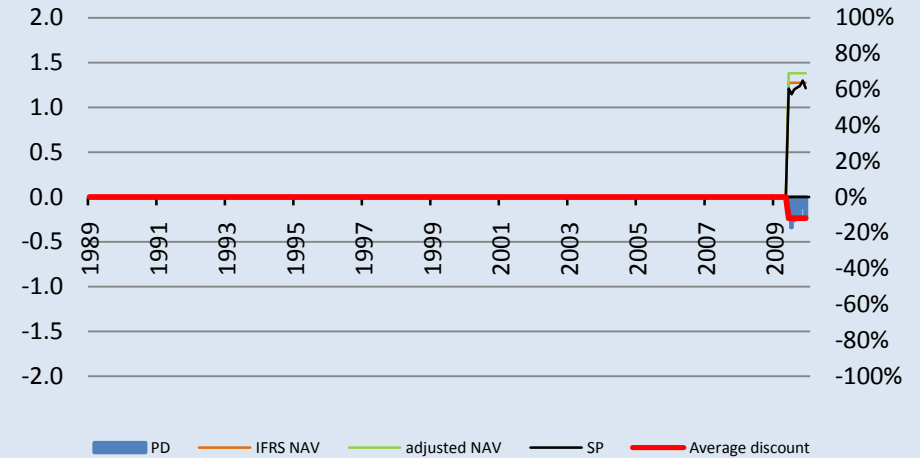


PD = Premium / Discount SP = Shareprice

Safestore



Capital & Counties Properties



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT France Index

As of: **November 30, 2010**

Premium / Discount: **-6.5%**
Last month: **4.1%**

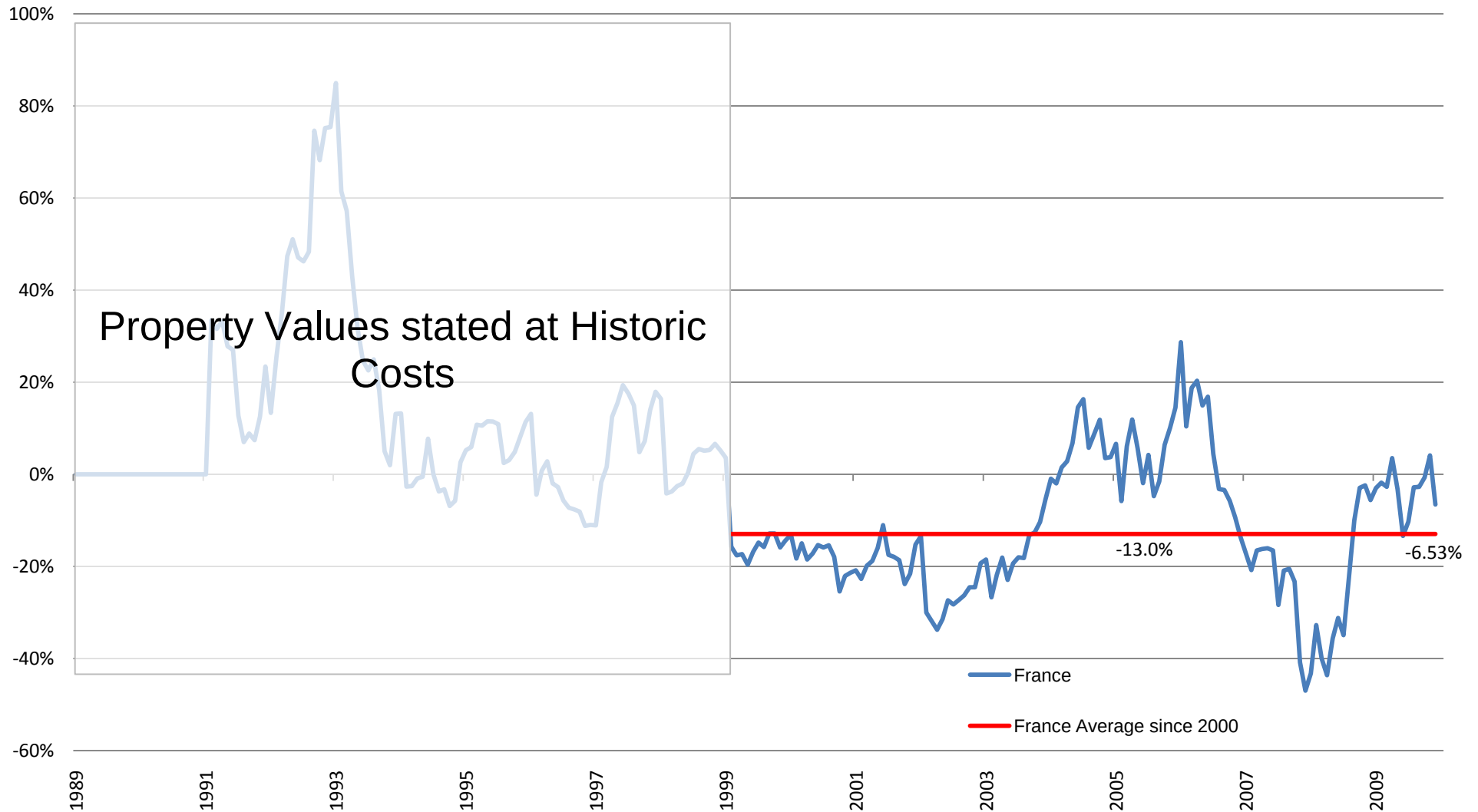
Total NAV (million EUR): **35,715**
Total MC (million EUR): **33,382**

Number of constituents: **9**
Trading at Premium: **2** **44%** of market cap
Trading at Discount: **7** **56%** of market cap

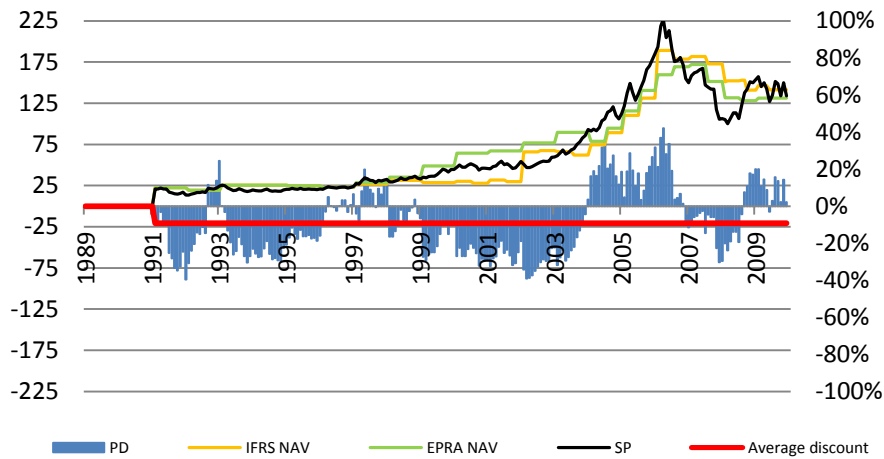
Average since 1989:
10 year average: **-7.5%**
5 year average: **-8.3%**
3 year average: **-17.5%**
2 year average: **-14.3%**
1 year average: **-3.3%**

Price Index Monthly change: **-10.6%**

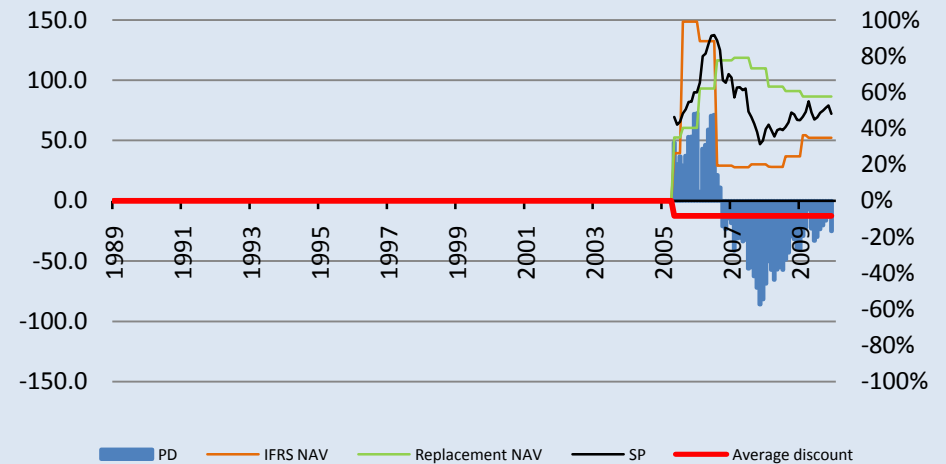
FTSE EPRA/NAREIT France Index Discount to Published NAV



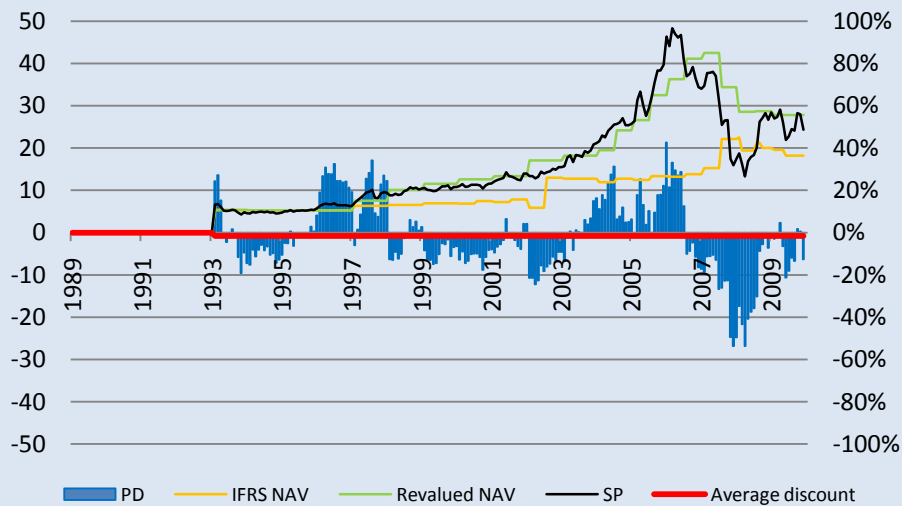
Unibail-Rodamco *



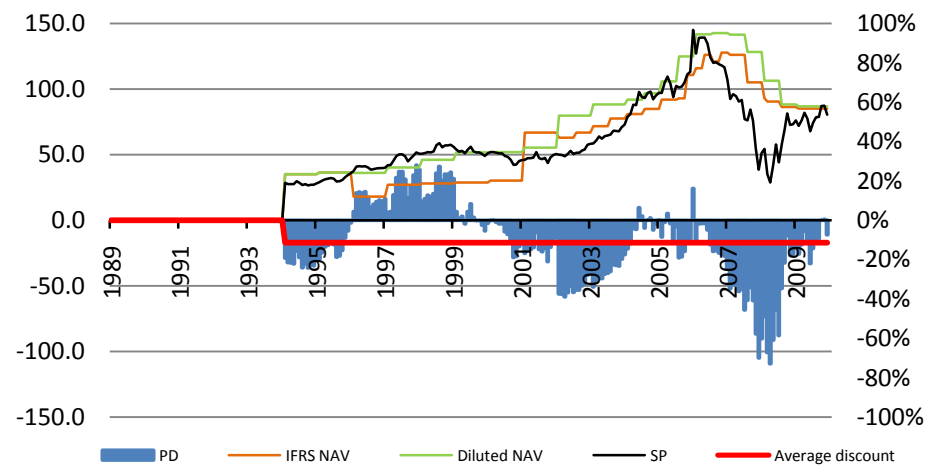
Icade *



Klépierre *

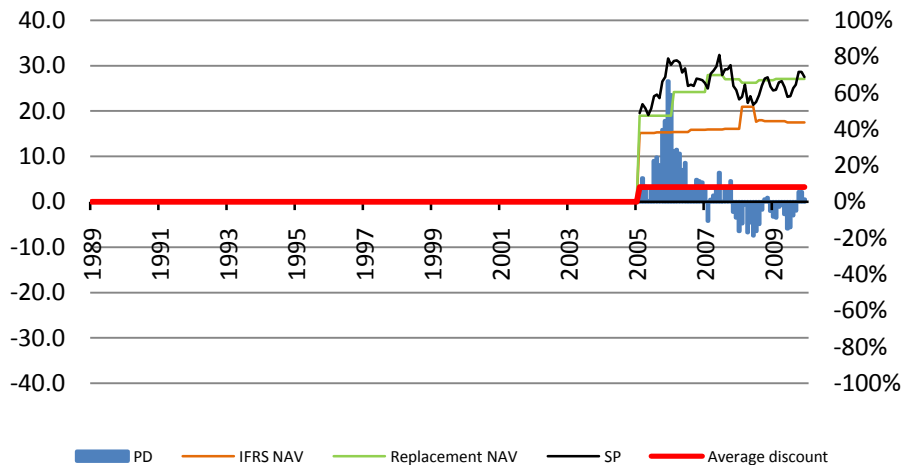


Gecina *

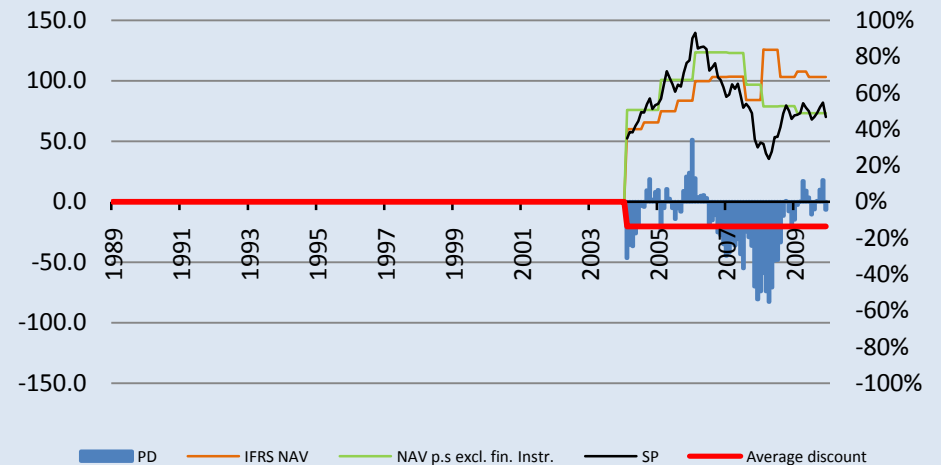


PD = Premium / Discount SP = Shareprice

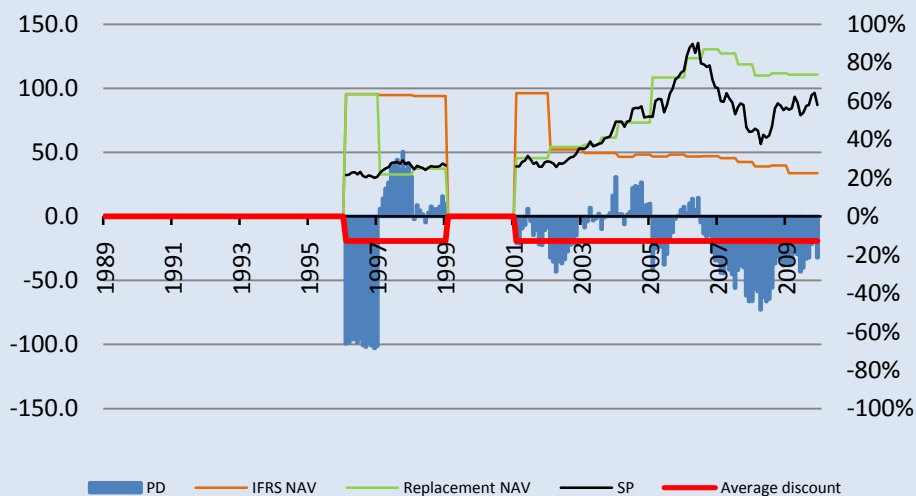
Mercialys *



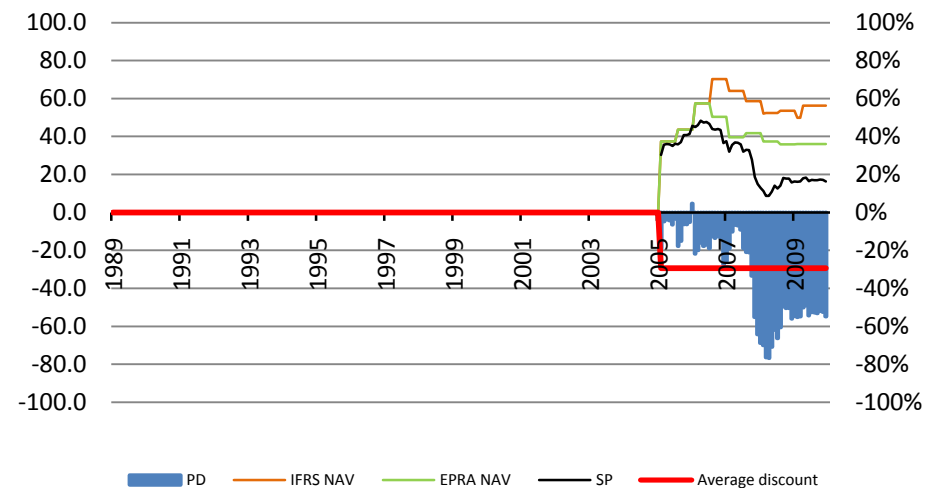
Foncière Des Régions *



Silic*

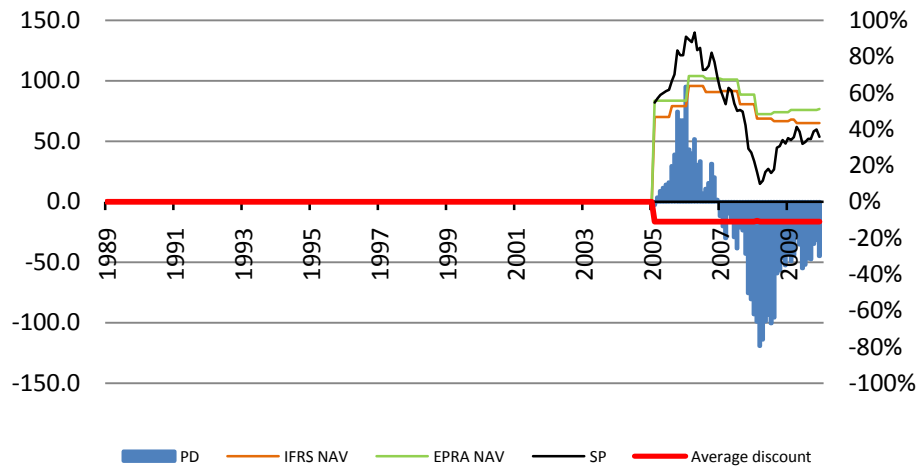


Affine *



PD = Premium / Discount SP = Shareprice

Société De La Tour Eiffel *



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Netherlands Index

As of: **November 30, 2010**

Premium / Discount: **-10.9%**
Last month: **0.7%**

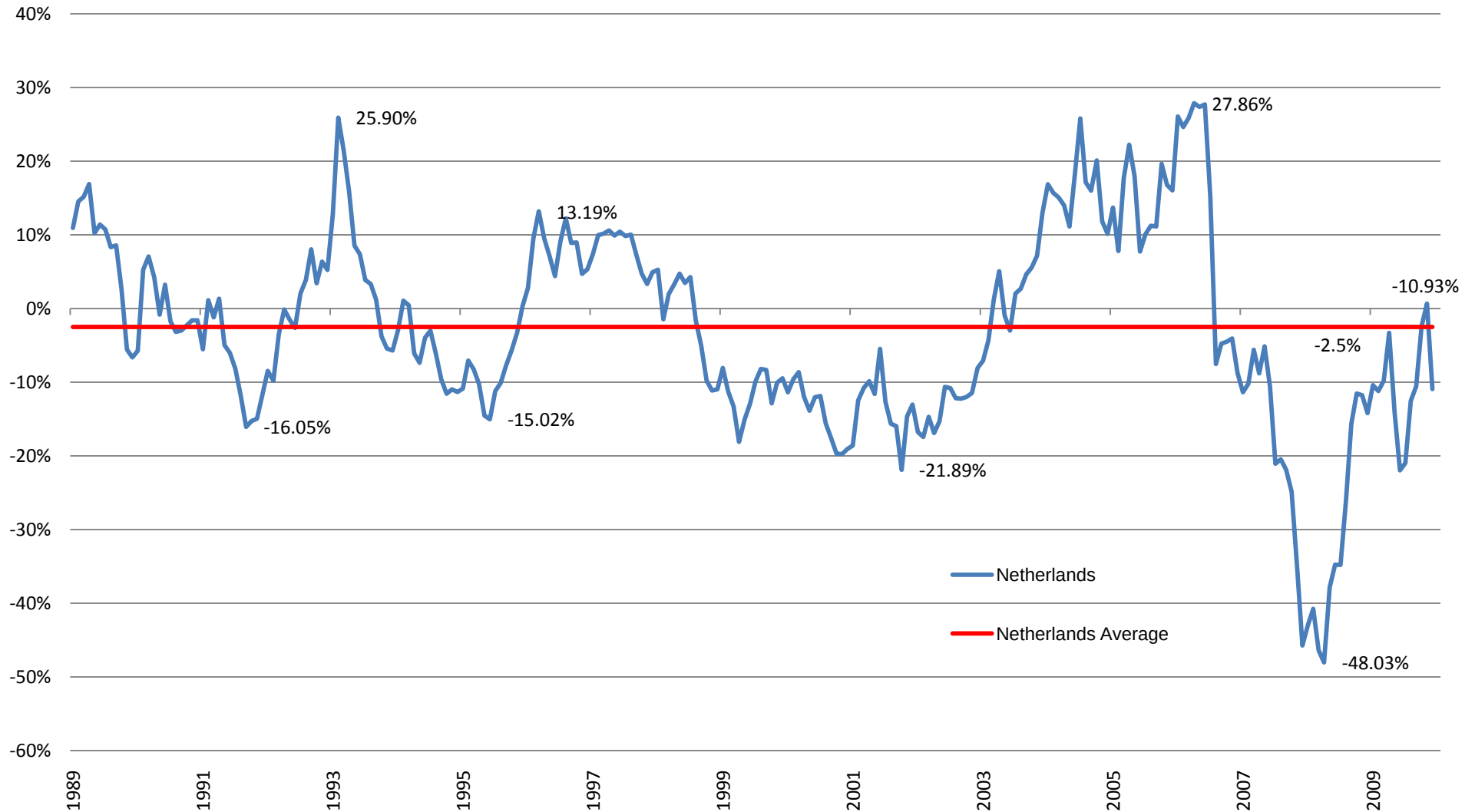
Total NAV (million EUR): **10,327**
Total MC (million EUR): **9,197**

Number of constituents: **7**
Trading at Premium: **0** **0%** of market cap
Trading at Discount: **7** **100%** of market cap

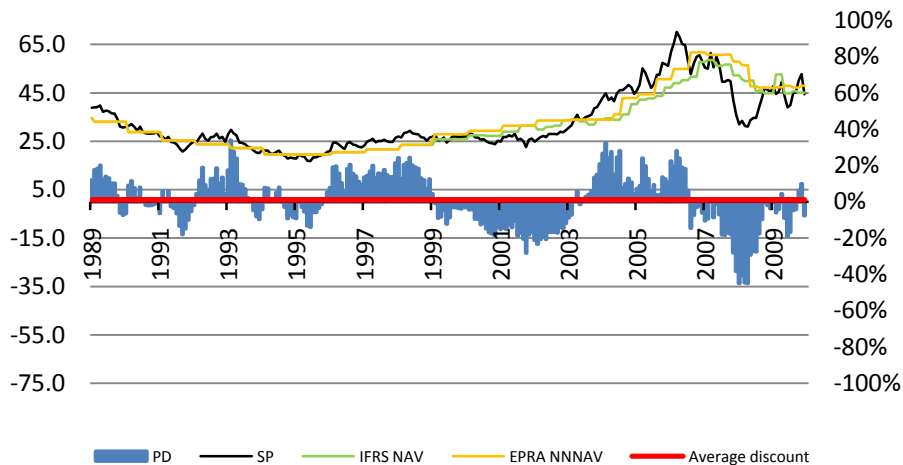
Average since 1989: **-3.4%**
10 year average: **-5.6%**
5 year average: **-6.6%**
3 year average: **-19.8%**
2 year average: **-20.5%**
1 year average: **-10.6%**

Price Index Monthly change: **-11.8%**

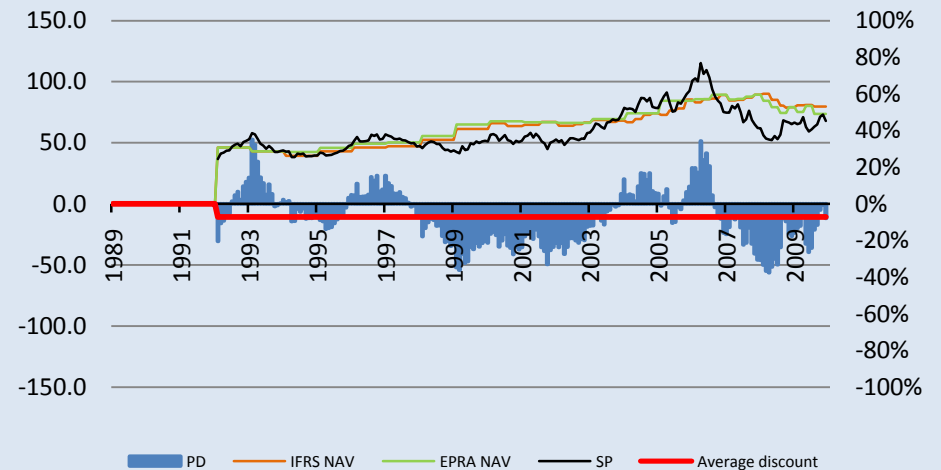
FTSE EPRA/NAREIT Netherlands Index Discount to Published NAV



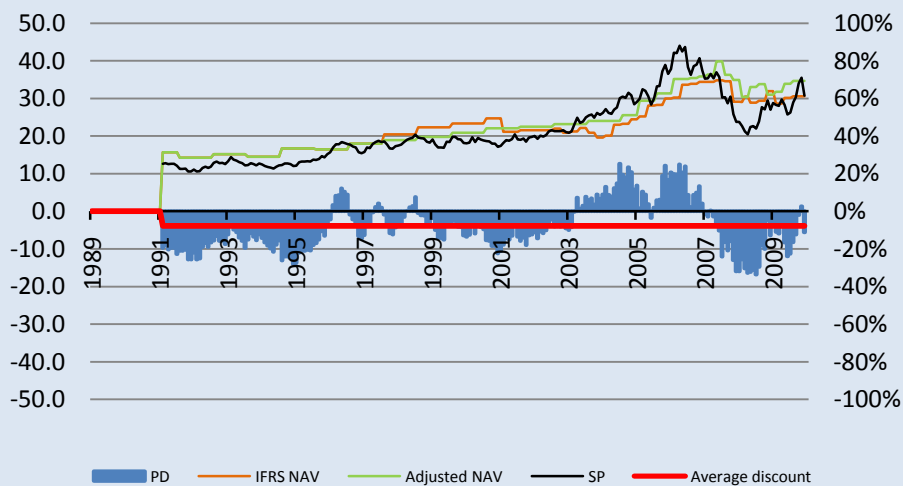
Corio *



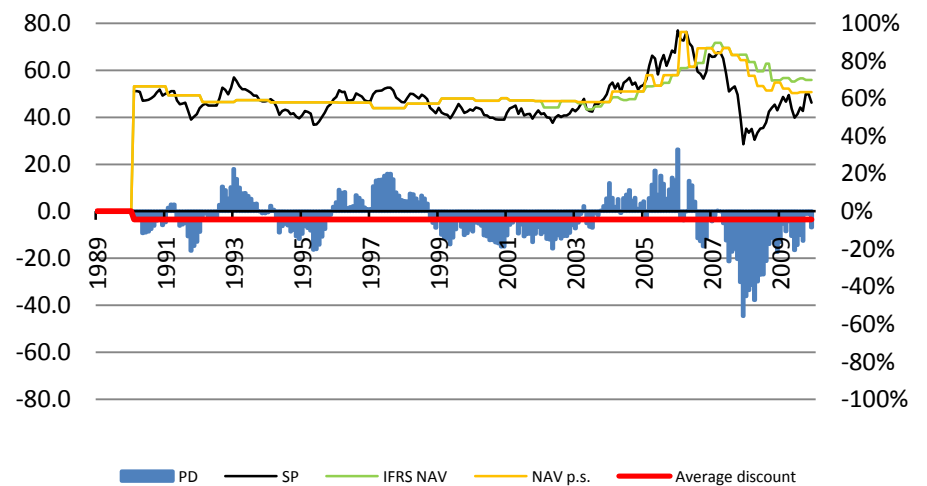
Wereldhave *



Eurocommercial Properties *

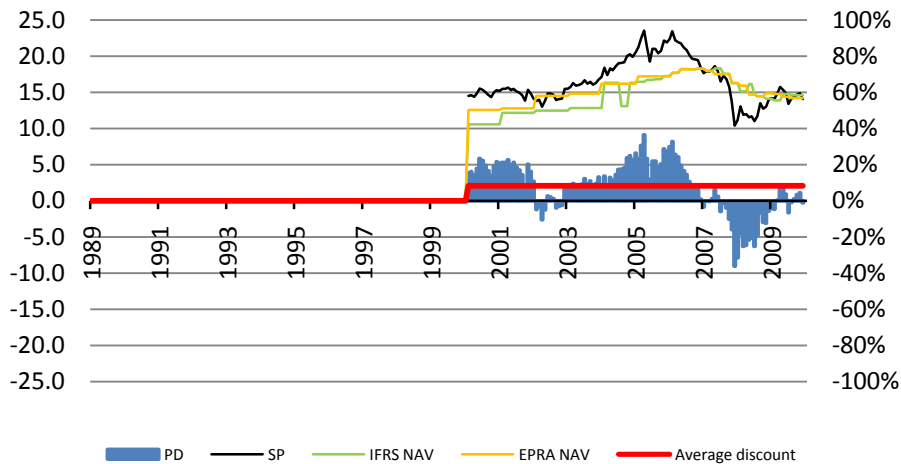


Vastned Retail *

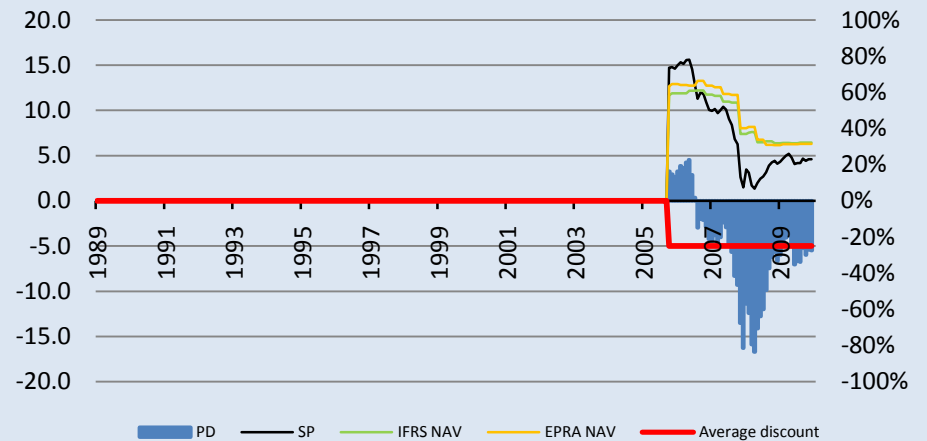


PD = Premium / Discount SP = Shareprice

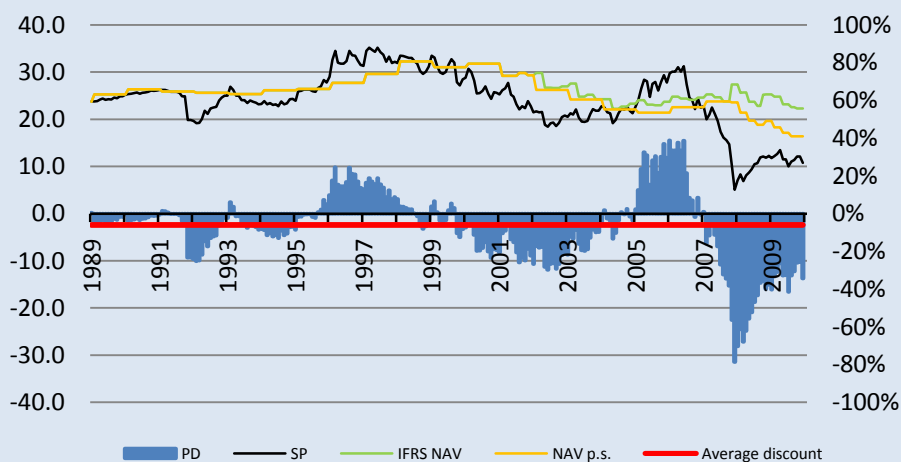
Nieuwe Steen Investments *



Prologis European Properties



Vastned Offices / Industrial *



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Germany Index

As of: **November 30, 2010**

Premium / Discount: **-27.9%**
Last month: **-28.2%**

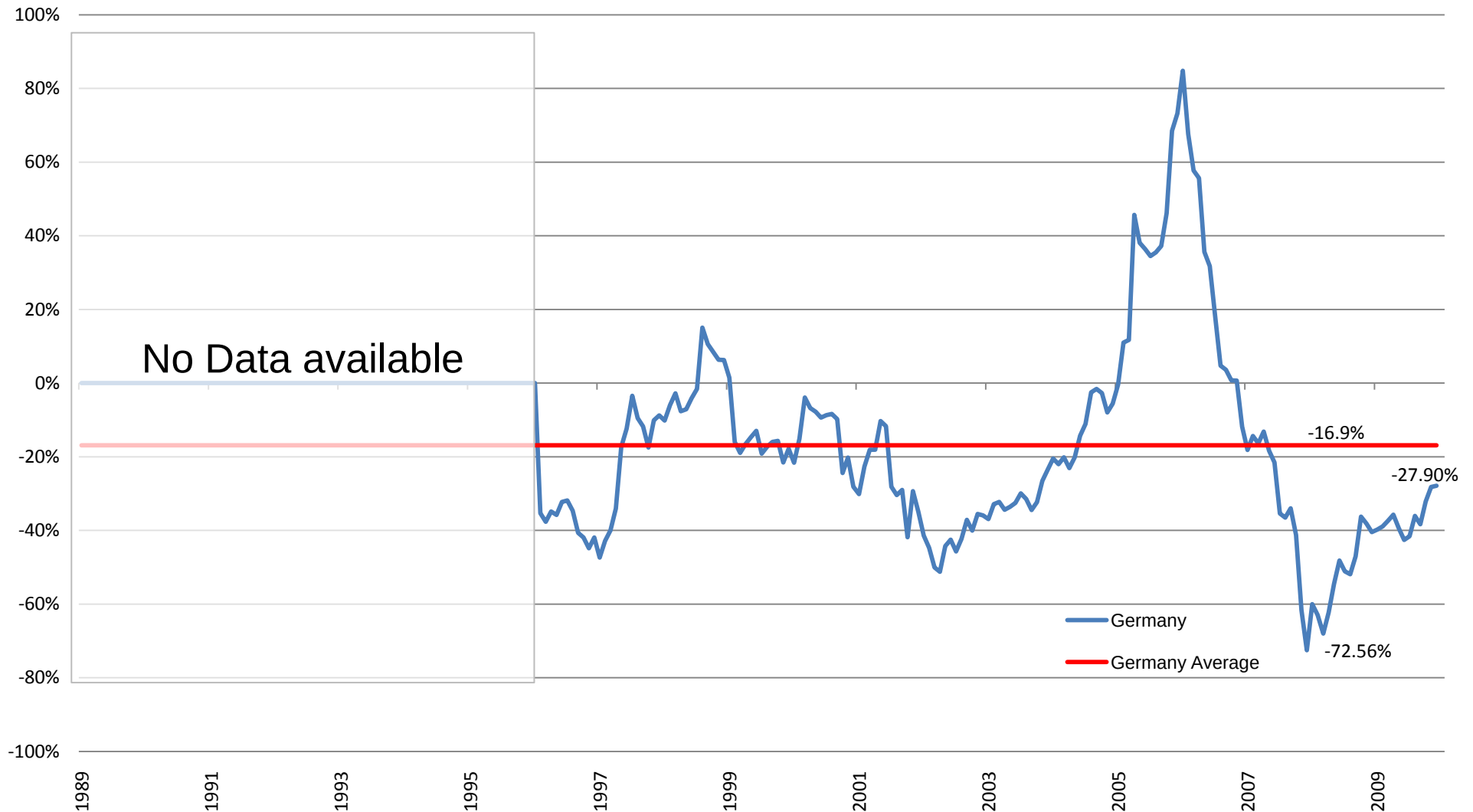
Total NAV (million EUR): **6,759**
Total MC (million EUR): **4,873**

Number of constituents: **8**
Trading at Premium: **1** **26%** of market cap
Trading at Discount: **7** **74%** of market cap

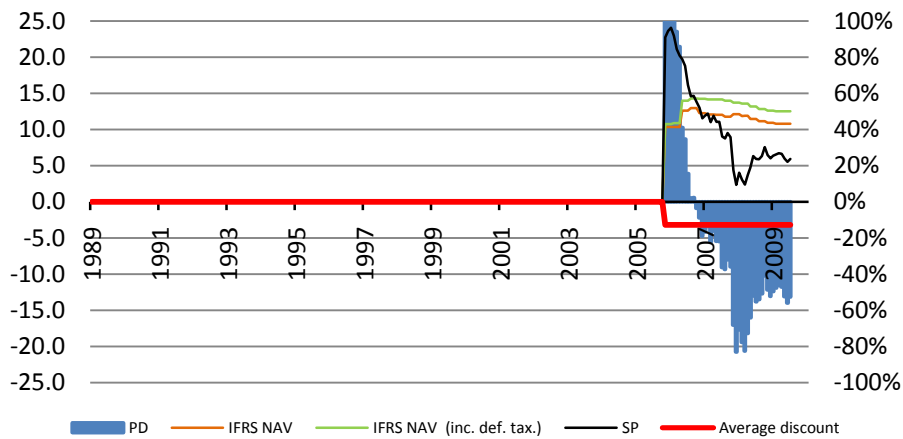
Average since 1989:
10 year average: **-18.1%**
5 year average: **-10.9%**
3 year average: **-40.1%**
2 year average: **-44.1%**
1 year average: **-36.5%**

Price Index Monthly change: **-1.2%**

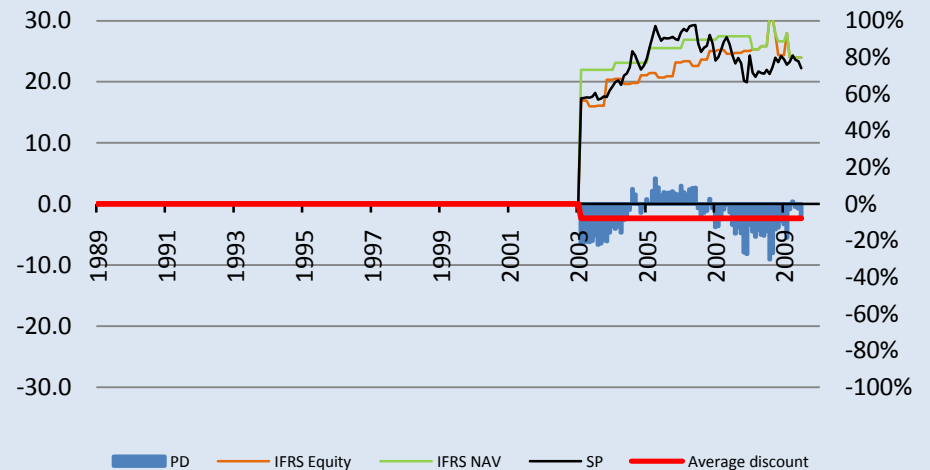
FTSE EPRA/NAREIT Germany Index Discount to Published NAV



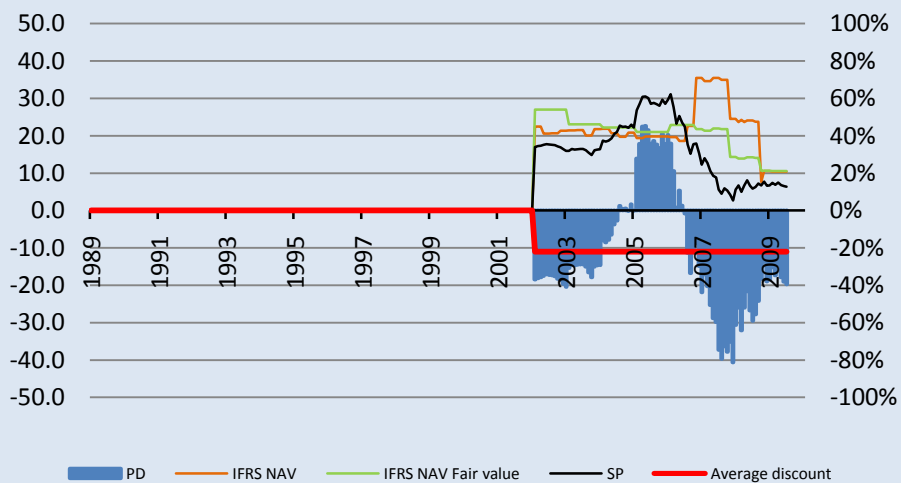
Gagfah



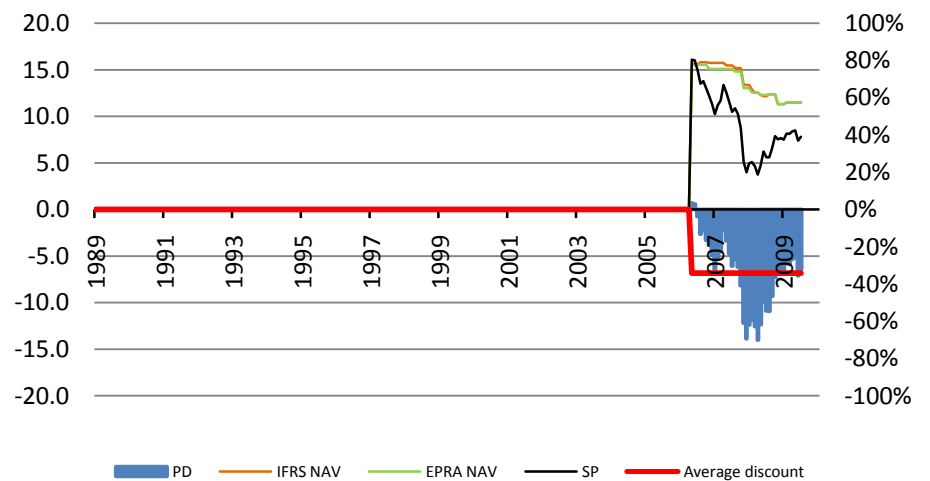
Deutsche Euroshop



Deutsche Wohnen

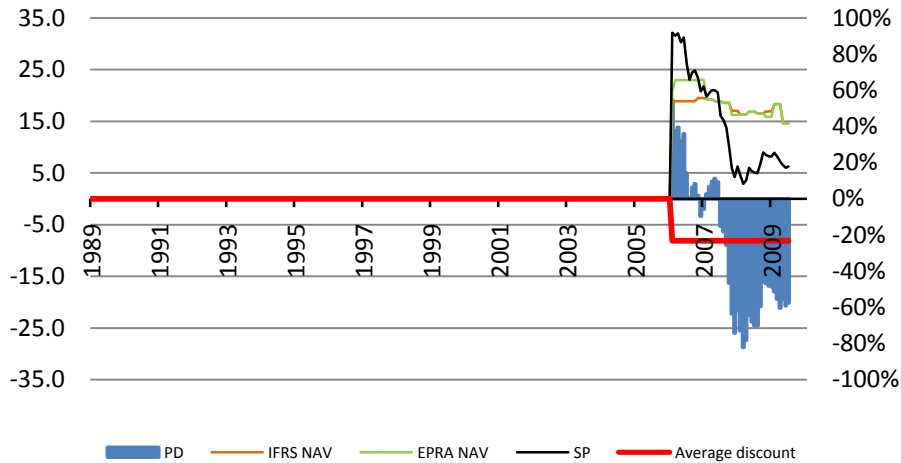


Alstria Office *

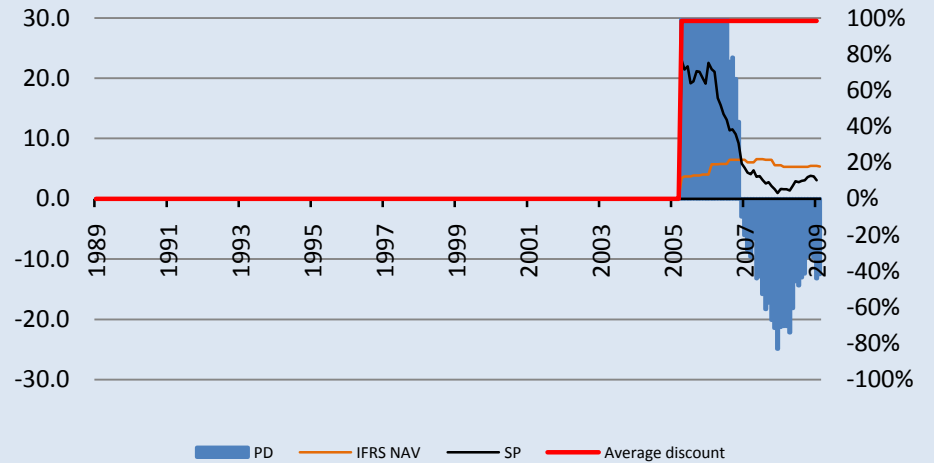


PD = Premium / Discount SP = Shareprice

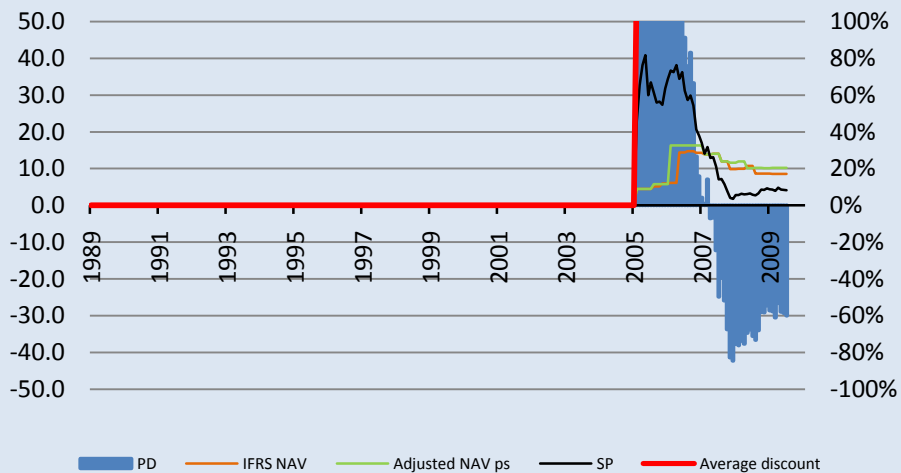
DIC Asset



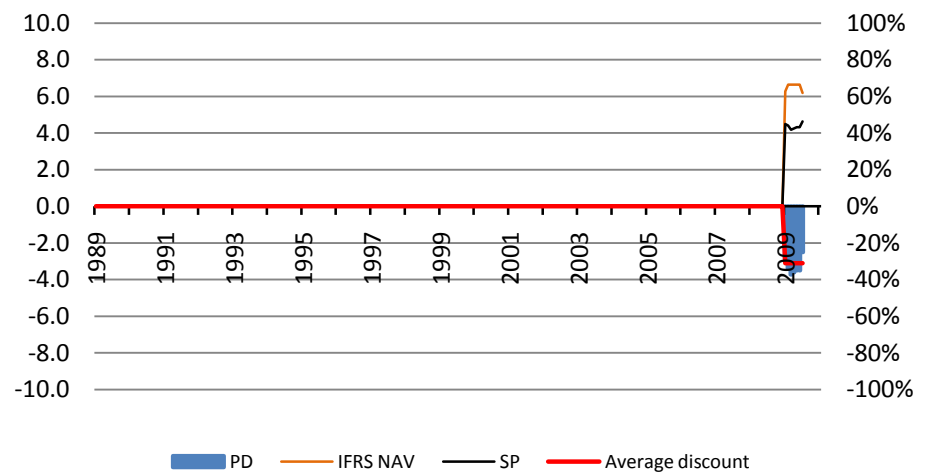
Patrizia Immobilien



Colonia Real Estate



TAG Immobilien



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Sweden Index

As of: **November 30, 2010**

Premium / Discount: **-1.4%**
Last month: **5.6%**

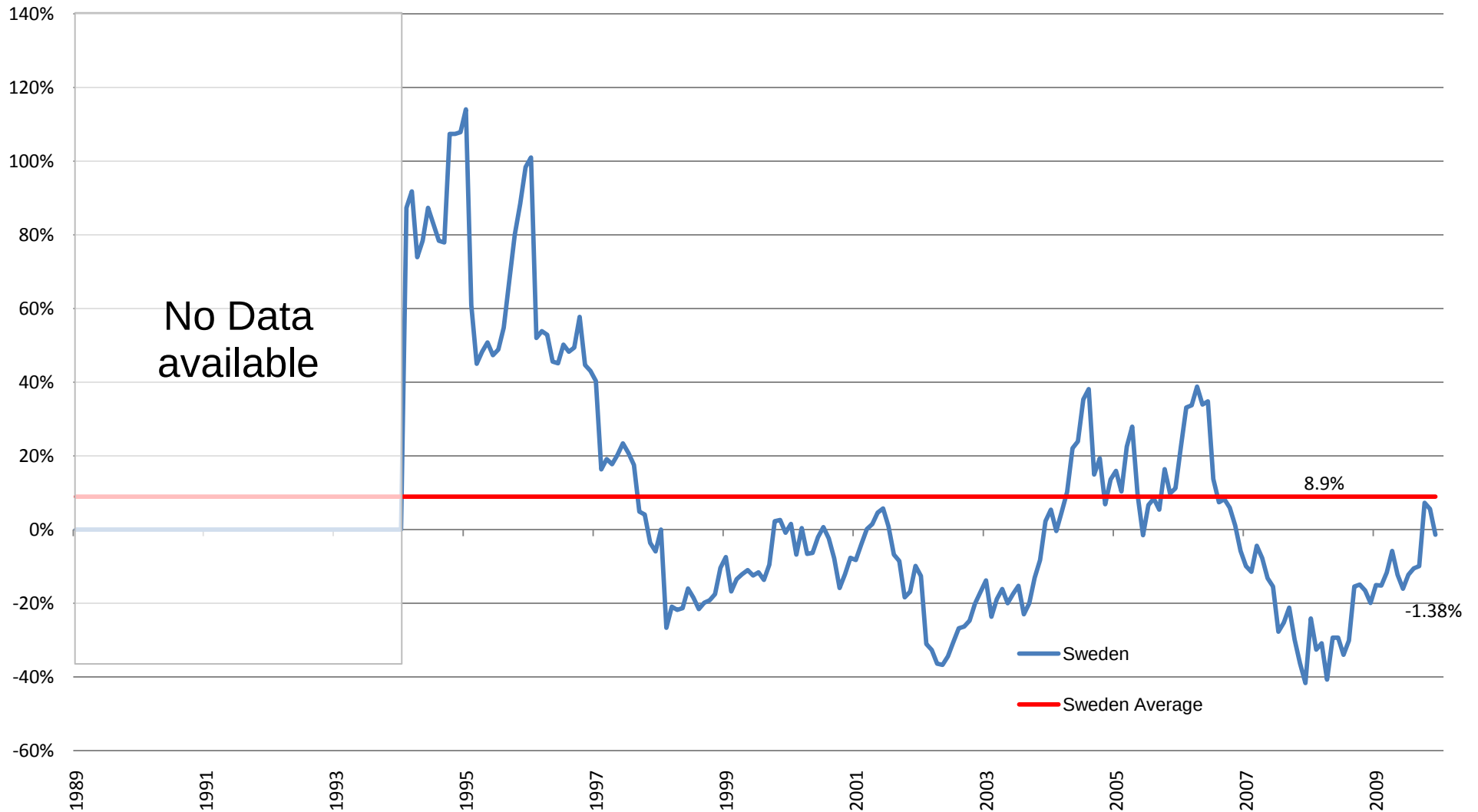
Total NAV (million EUR): **6,252**
Total MC (million EUR): **6,166**

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

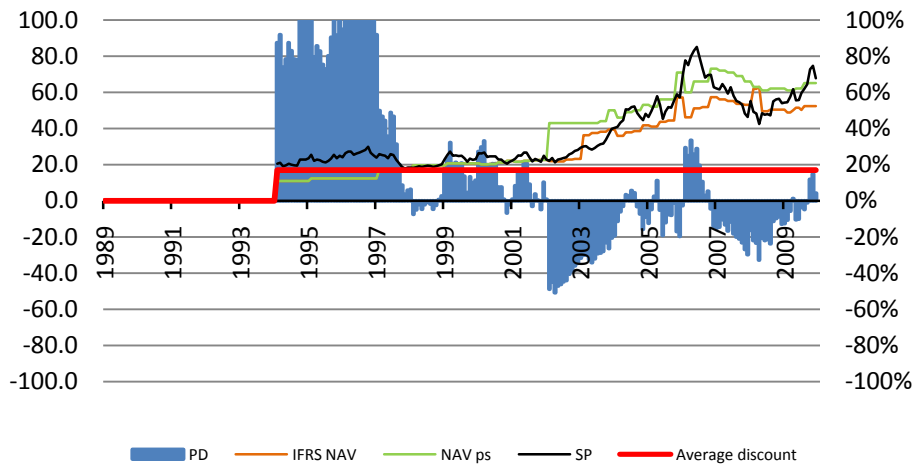
Average since 1989:
10 year average: **-6.1%**
5 year average: **-4.8%**
3 year average: **-18.3%**
2 year average: **-17.3%**
1 year average: **-8.1%**

Price Index Monthly change: **-6.1%**

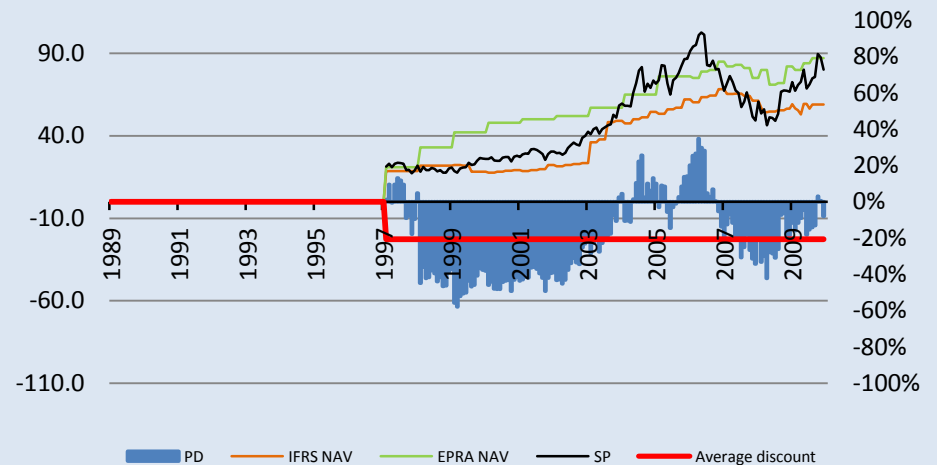
FTSE EPRA/NAREIT Sweden Index Discount to Published NAV



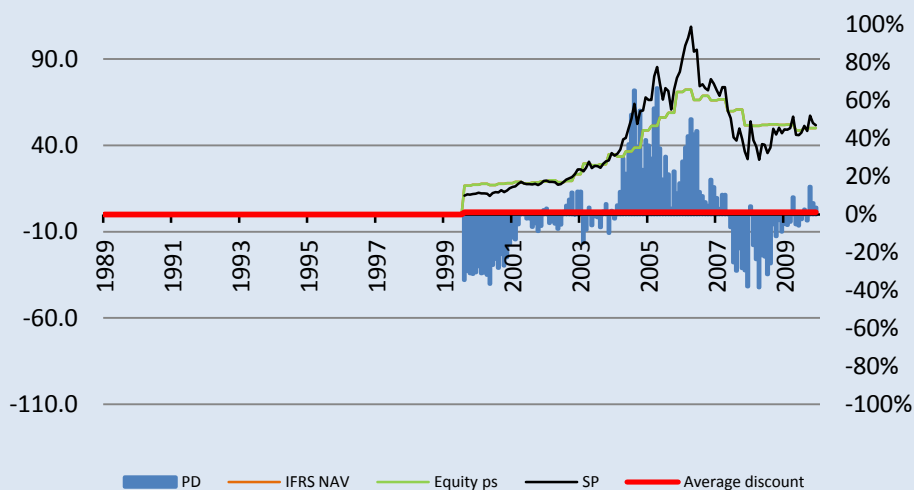
Hufvudstaden A



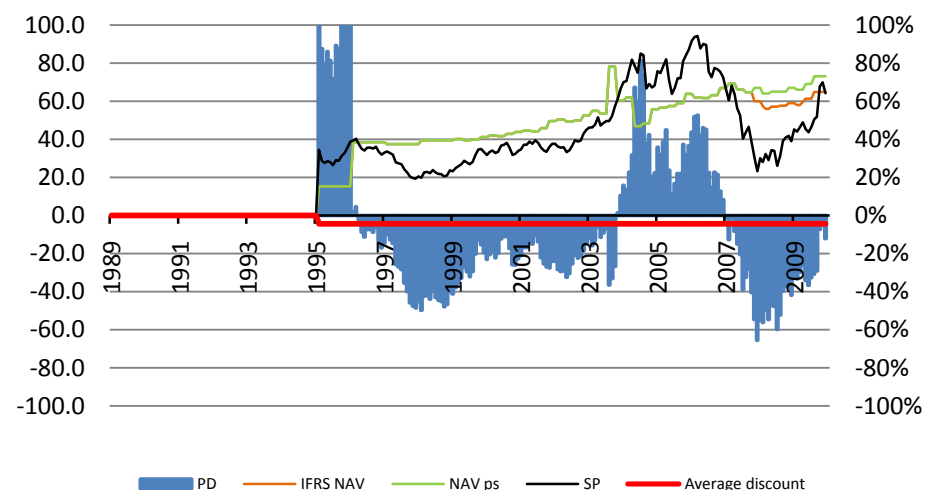
Castellum



Kungsliden

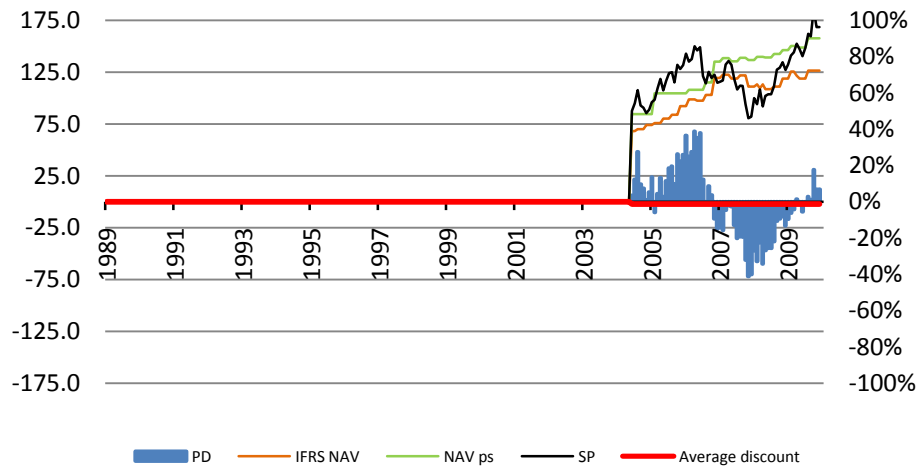


Fabege (ex Wihlborgs May 2005)

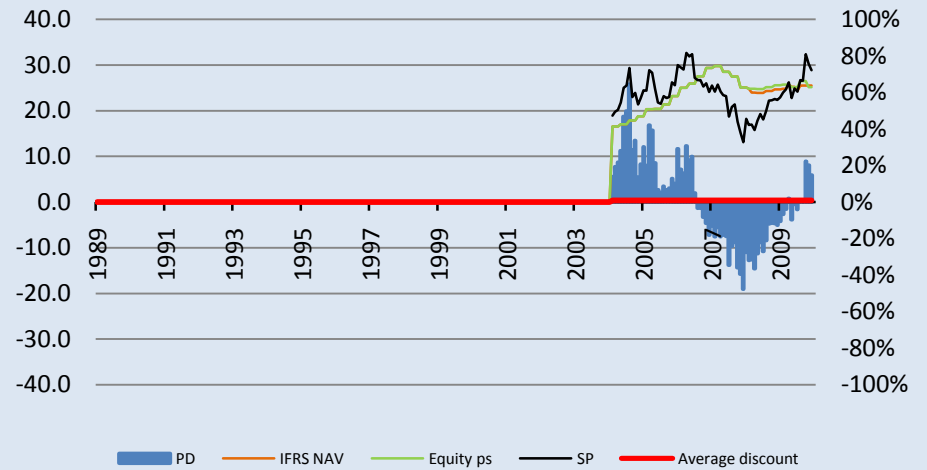


PD = Premium / Discount SP = Shareprice

Wihlborgs Fastigheter



Klovern AB



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Belgium/Luxembourg Index

As of: **November 30, 2010**

Premium / Discount: **1.3%**
Last month: **7.4%**

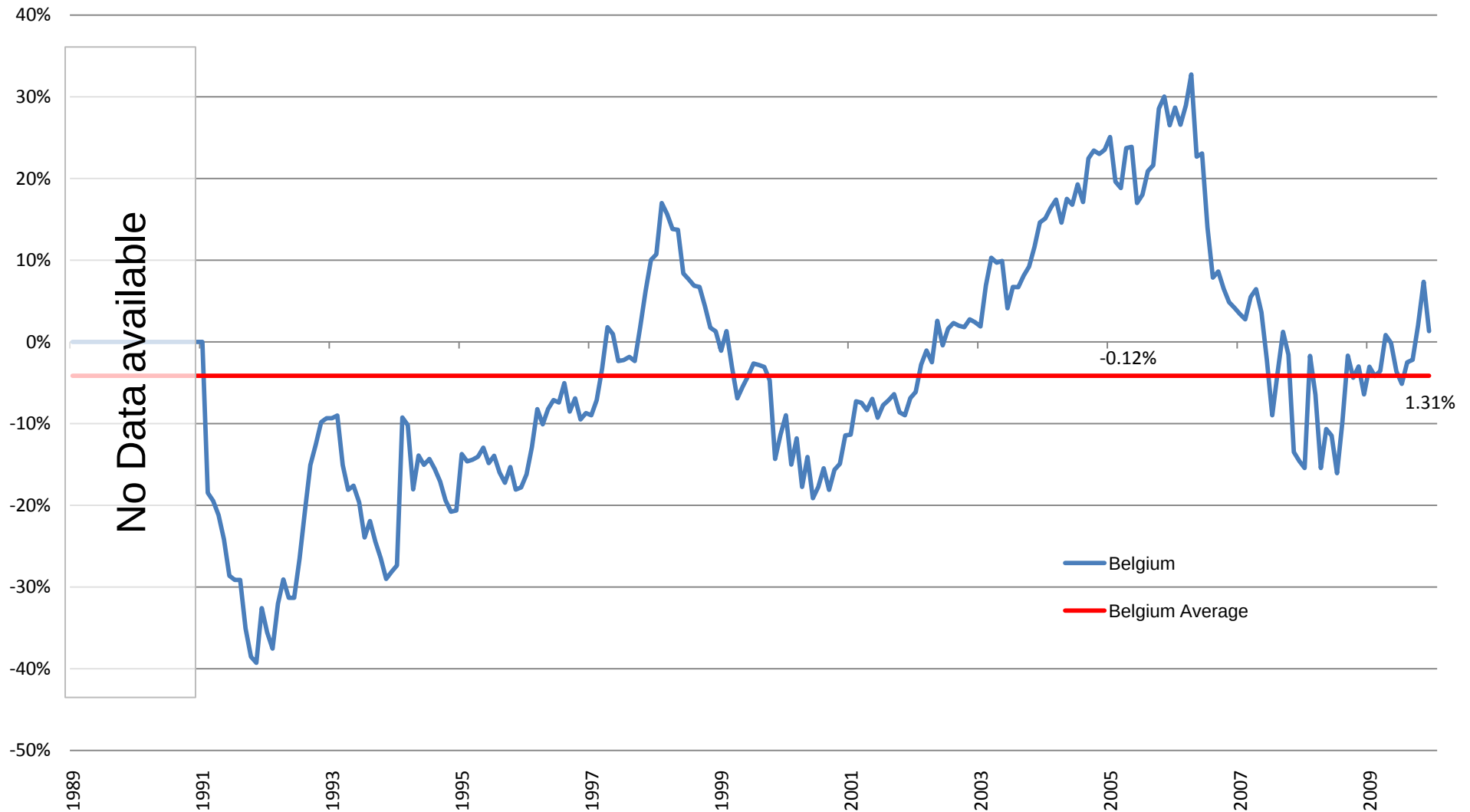
Total NAV (million EUR): **3,655**
Total MC (million EUR): **3,703**

Number of constituents: **6**
Trading at Premium: **3** **49%** of market cap
Trading at Discount: **3** **51%** of market cap

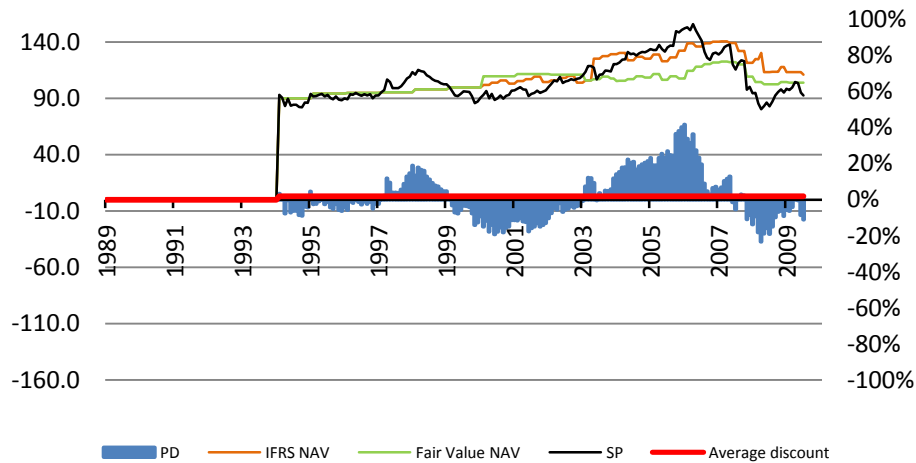
Average since 1989:
10 year average: **3.3%**
5 year average: **5.8%**
3 year average: **-3.8%**
2 year average: **-4.8%**
1 year average: **-1.1%**

Price Index Monthly change: **-5.9%**

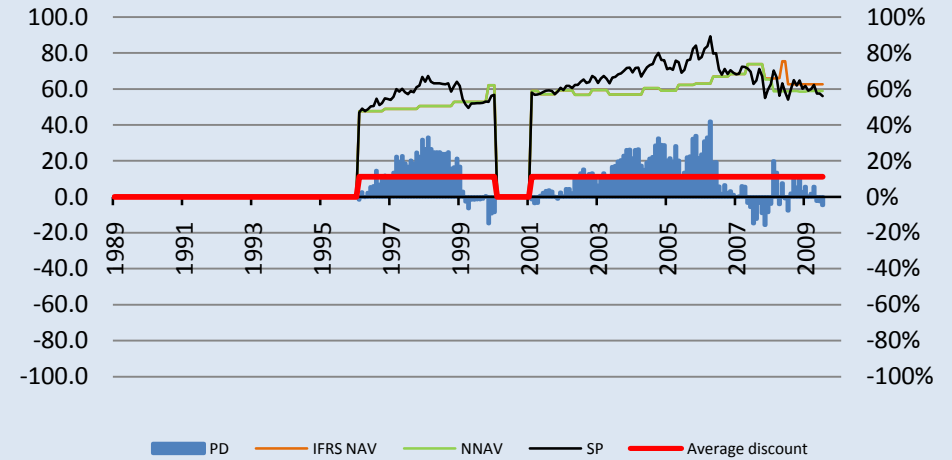
FTSE EPRA/NAREIT Belgium Index Discount to Published NAV



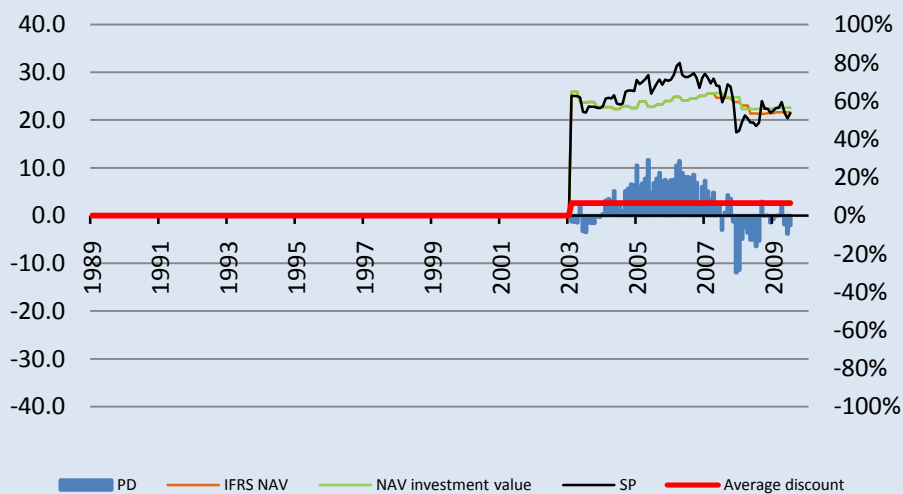
Cofinimmo *



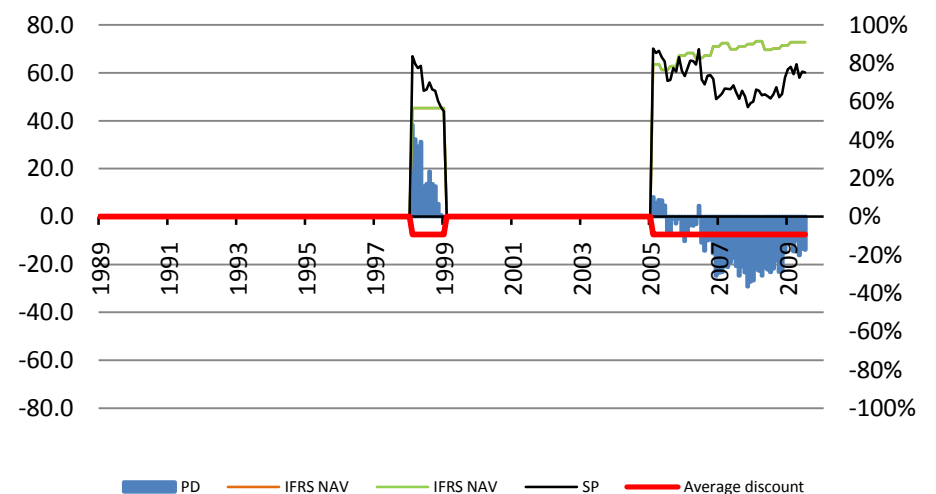
Befimmo *



Intervest Offices *

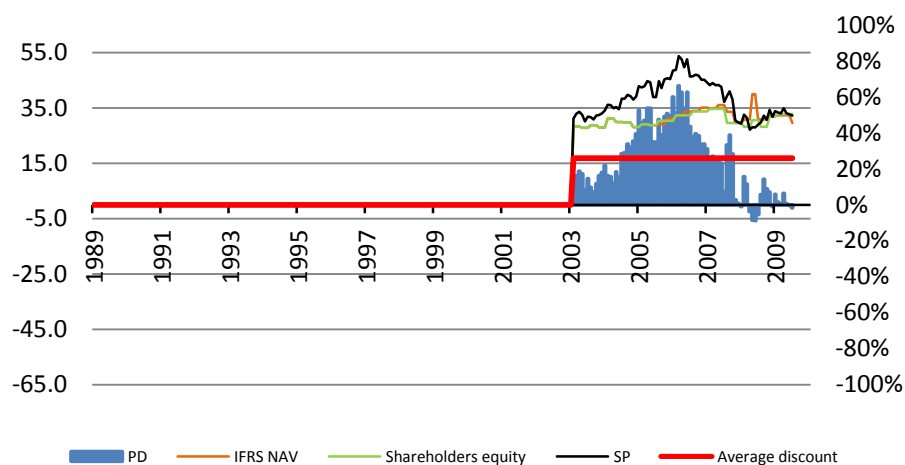


Wereldhave Belgium *

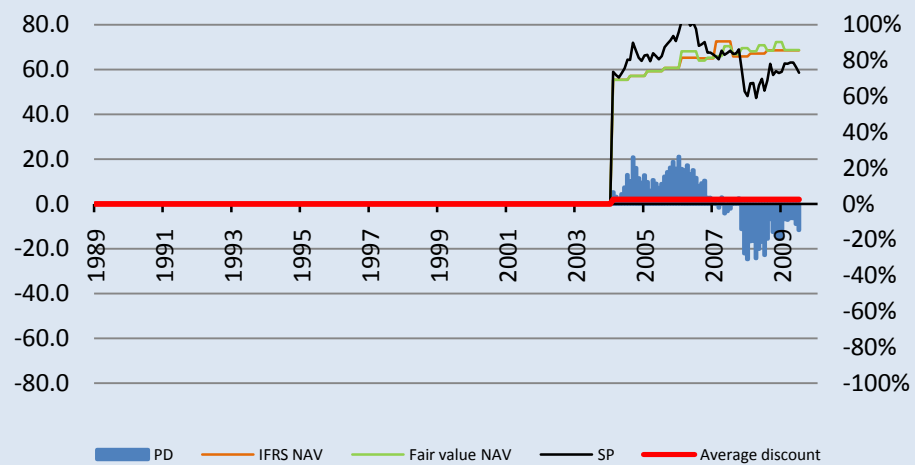


PD = Premium / Discount SP = Shareprice

Warehouses De Pauw *



Leasinvest *



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Switzerland Index

As of: **November 30, 2010**

Premium / Discount: **-4.8%**
Last month: **1.0%**

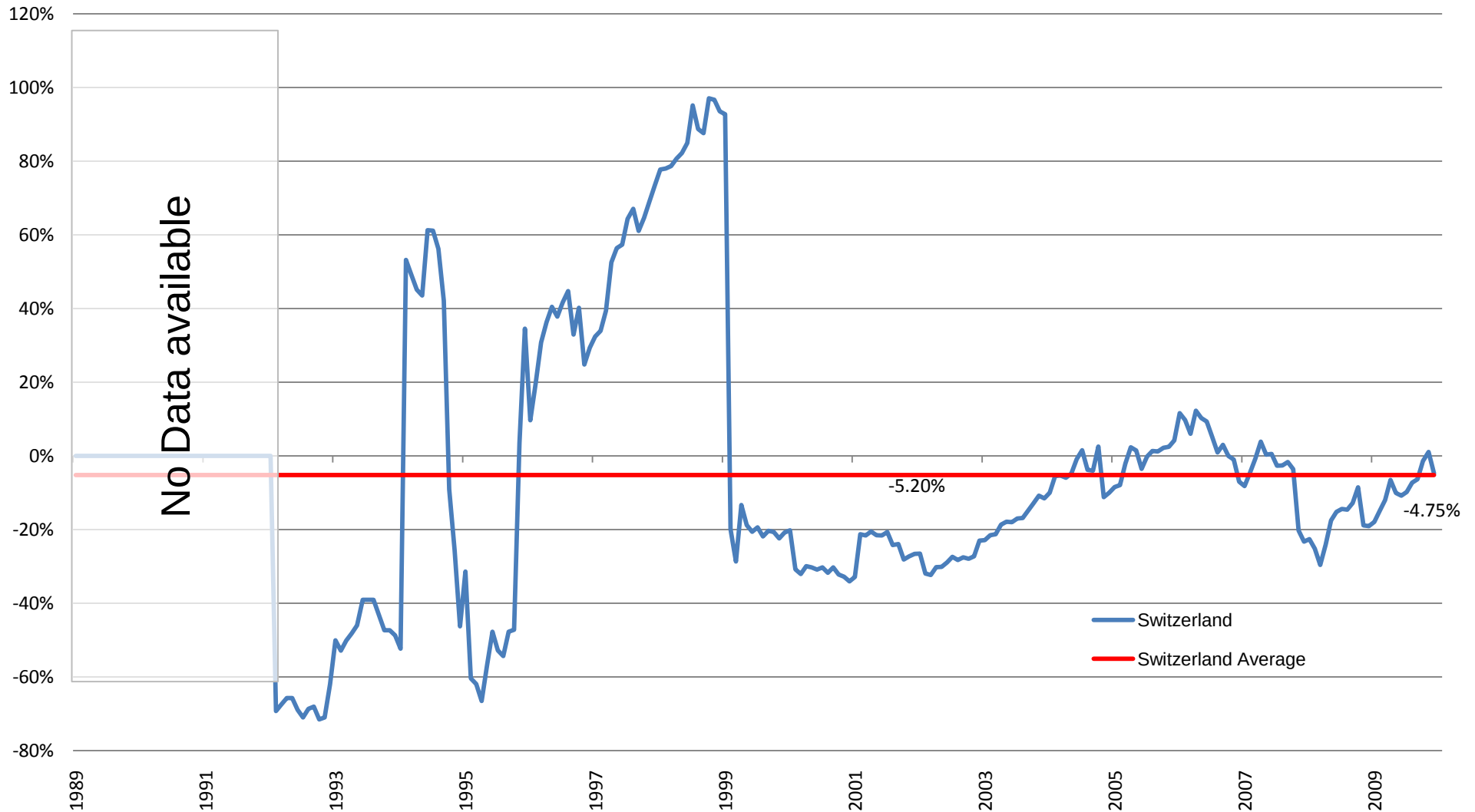
Total NAV (million EUR): **7,181**
Total MC (million EUR): **6,840**

Number of constituents: **4**
Trading at Premium: **1** **20%** of market cap
Trading at Discount: **3** **80%** of market cap

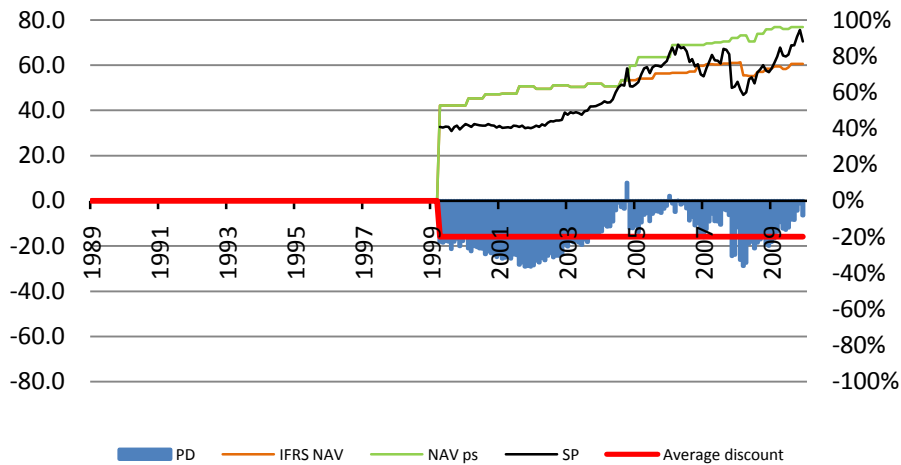
Average since 1989:
10 year average: **-13.3%**
5 year average: **-5.5%**
3 year average: **-10.7%**
2 year average: **-13.5%**
1 year average: **-8.4%**

Price Index Monthly change: **-1.0%**

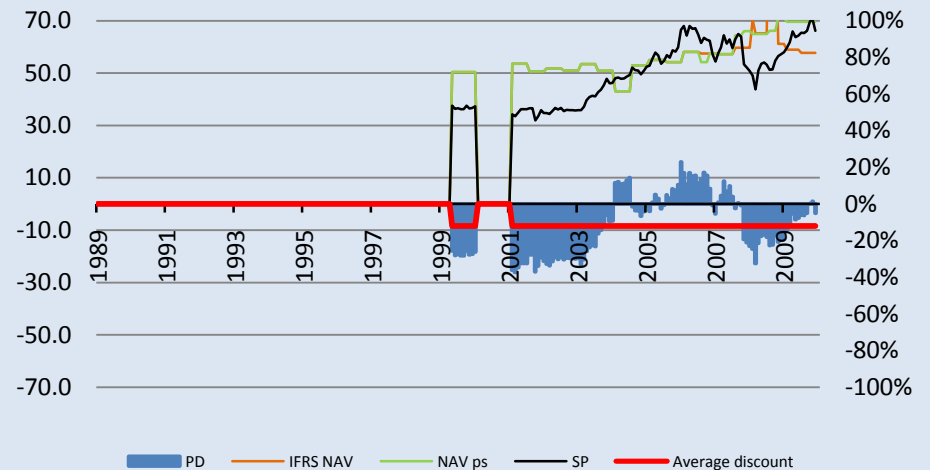
FTSE EPRA/NAREIT Switzerland Index Discount to Published NAV



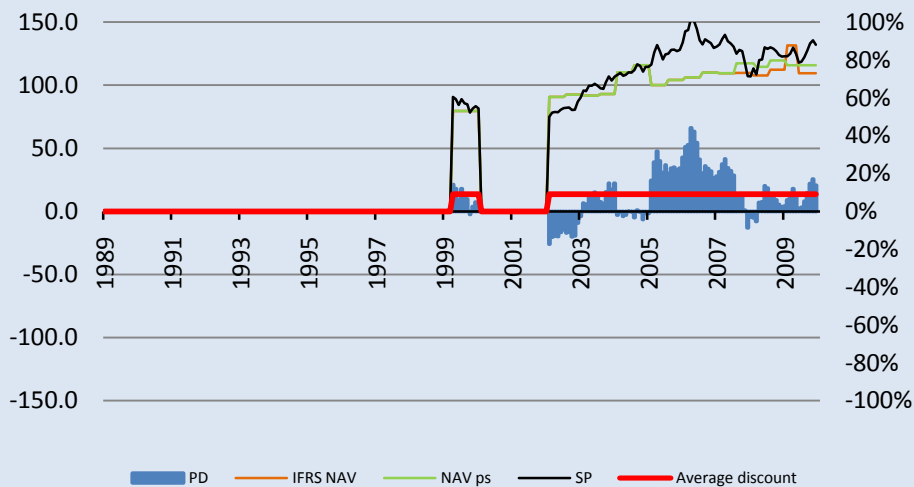
PSP Swiss Property



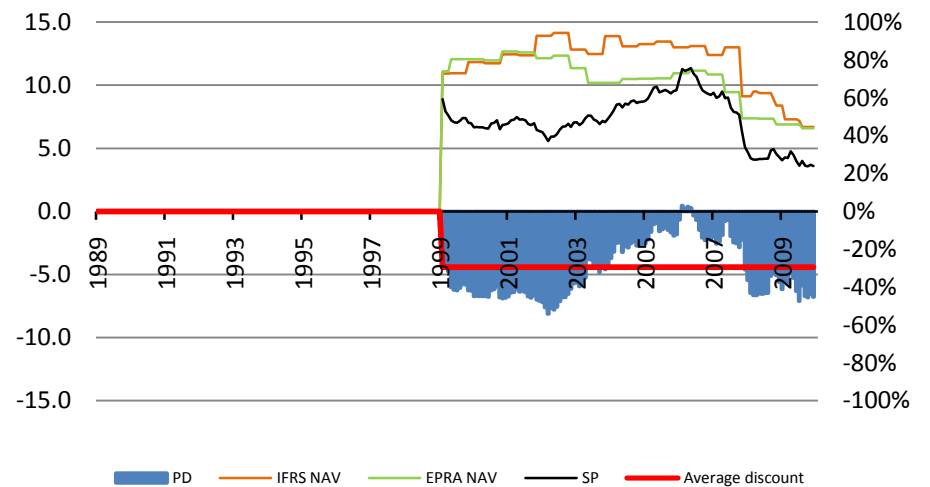
Swiss Prime Site



Allreal Holding



Züblin Immobilien Holding



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Austria Index

As of: **November 30, 2010**

Premium / Discount: **-40.0%**
Last month: **-34.9%**

Total NAV (million EUR): **2,876**
Total MC (million EUR): **1,725**

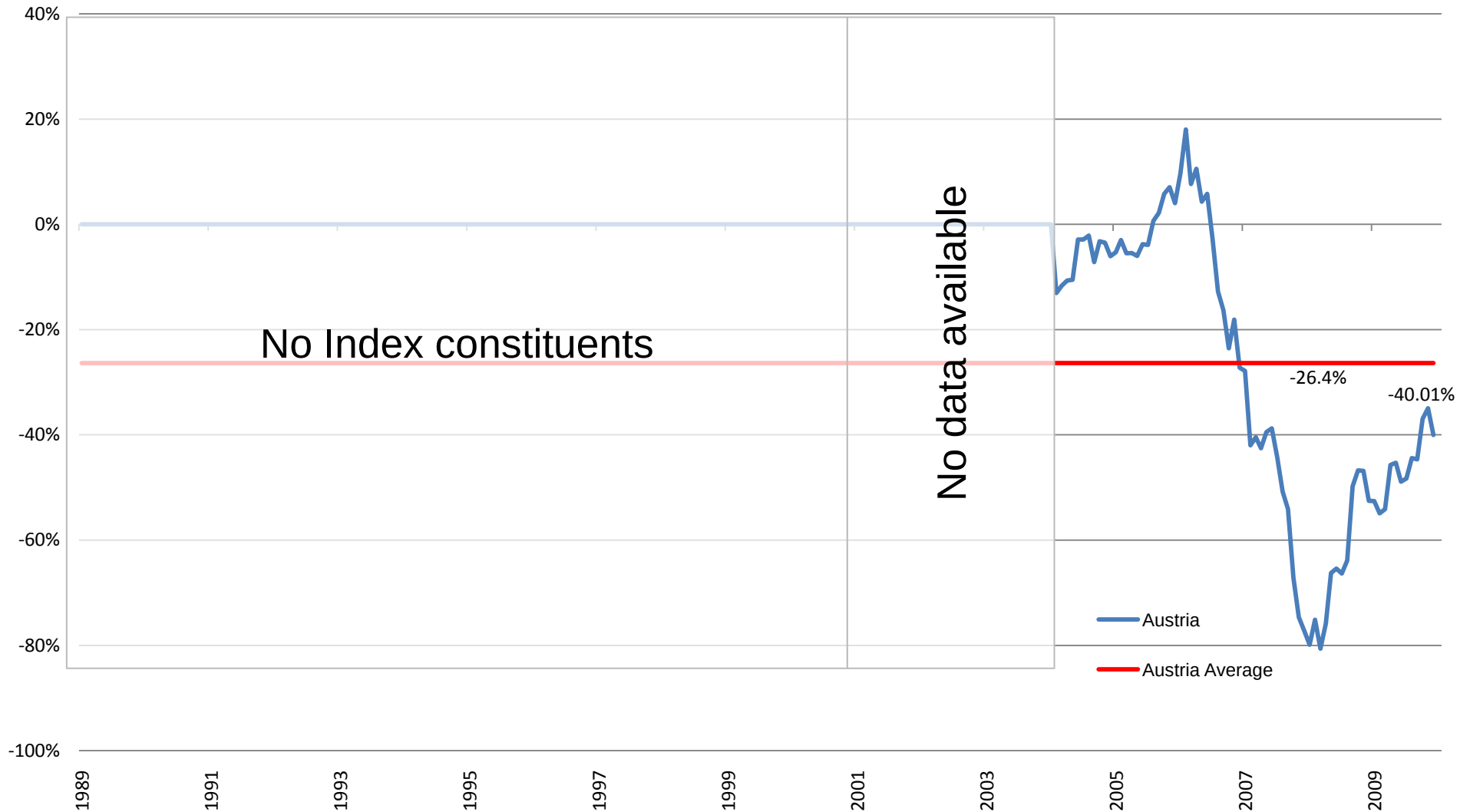
Number of constituents: **2**
Trading at Premium: **0** **0%** of market cap
Trading at Discount: **2** **100%** of market cap

Average since 1989:

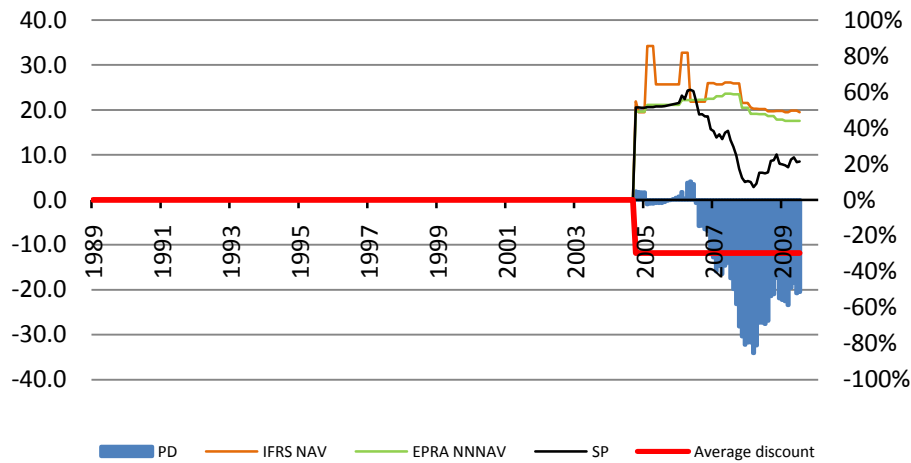
10 year average:
5 year average:
3 year average: **-53.3%**
2 year average: **-55.0%**
1 year average: **-45.9%**

Price Index Monthly change: **-7.8%**

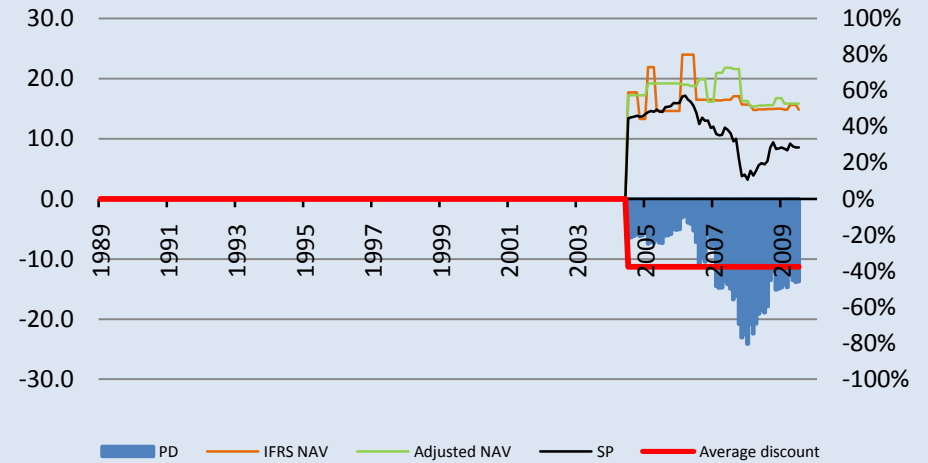
FTSE EPRA/NAREIT Austria Index Discount to Published NAV



CA Immo



Conwert Immobilien Invest



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Finland Index

As of: **November 30, 2010**

Premium / Discount: **-20.1%**
Last month: **-13.3%**

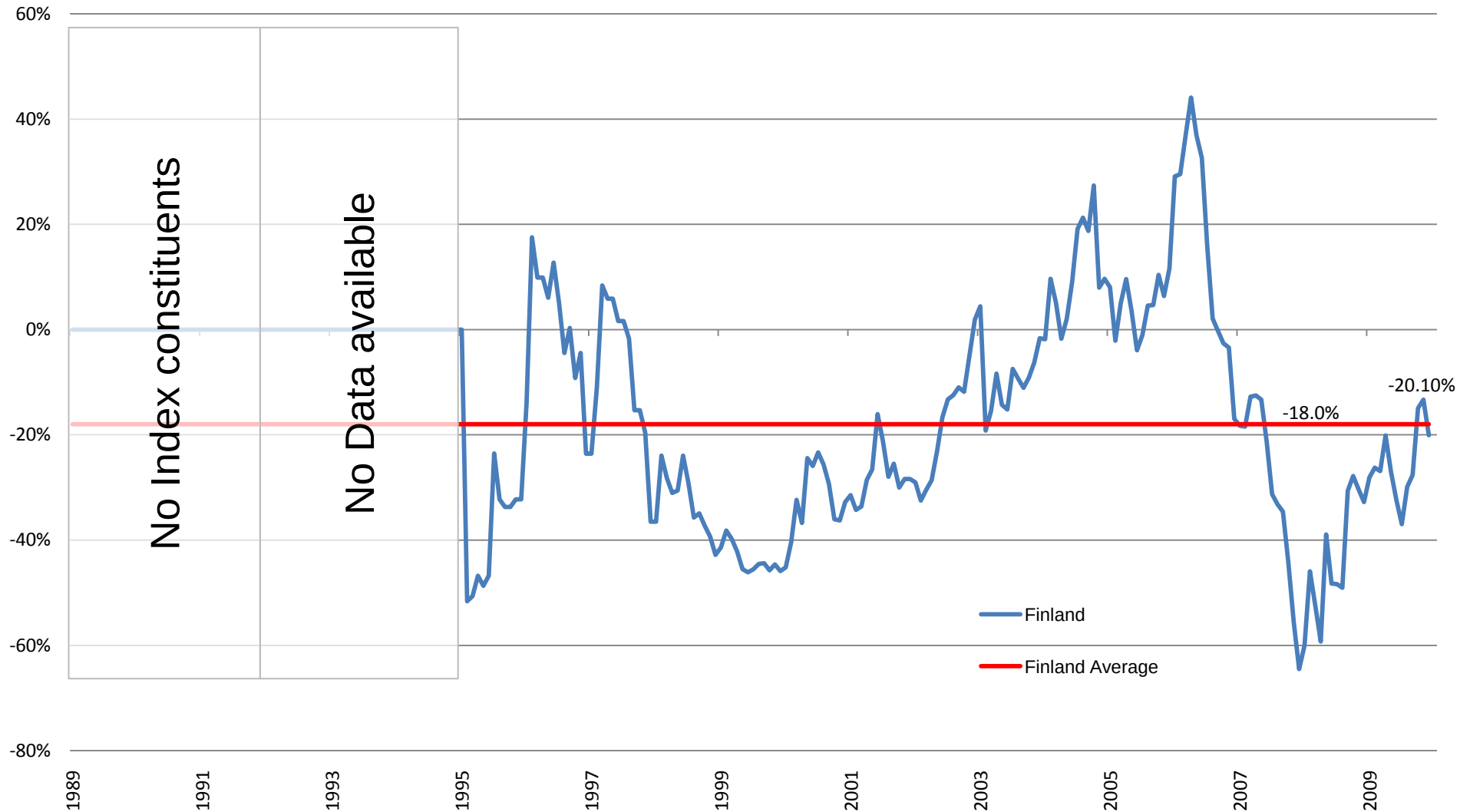
Total NAV (million EUR): **2,253**
Total MC (million EUR): **1,801**

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

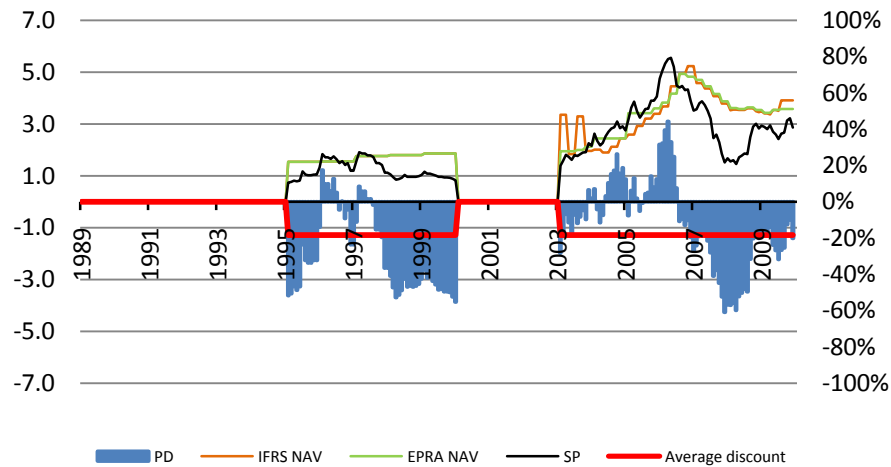
Average since 1989:
10 year average: **-15.4%**
5 year average: **-15.4%**
3 year average: **-33.0%**
2 year average: **-34.5%**
1 year average: **-25.3%**

Price Index Monthly change: **-7.9%**

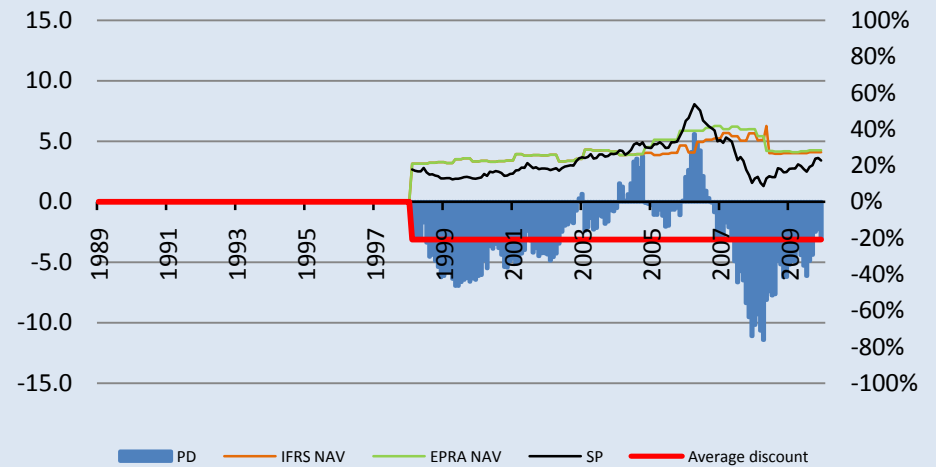
FTSE EPRA/NAREIT Finland Index Discount to Published NAV



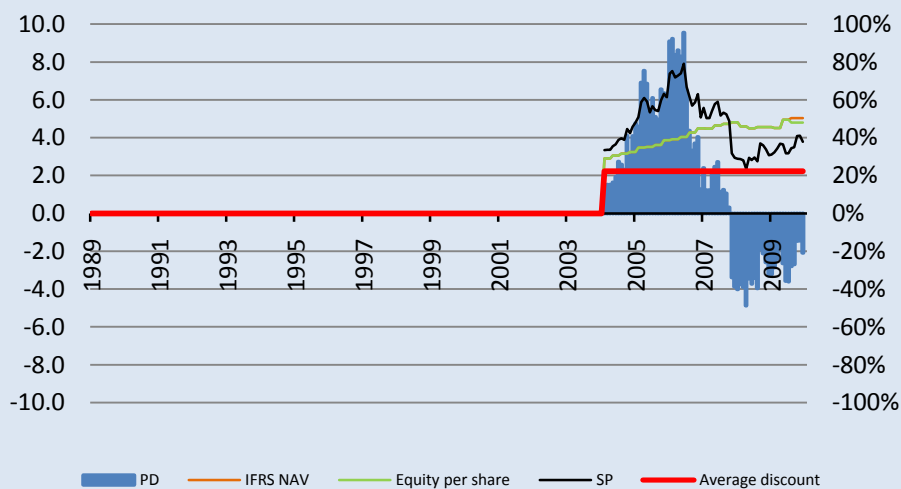
Citycon



Sponda



Technopolis



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Norway Index

As of: **November 30, 2010**

Premium / Discount: **-11.4%**
Last month: **4.6%**

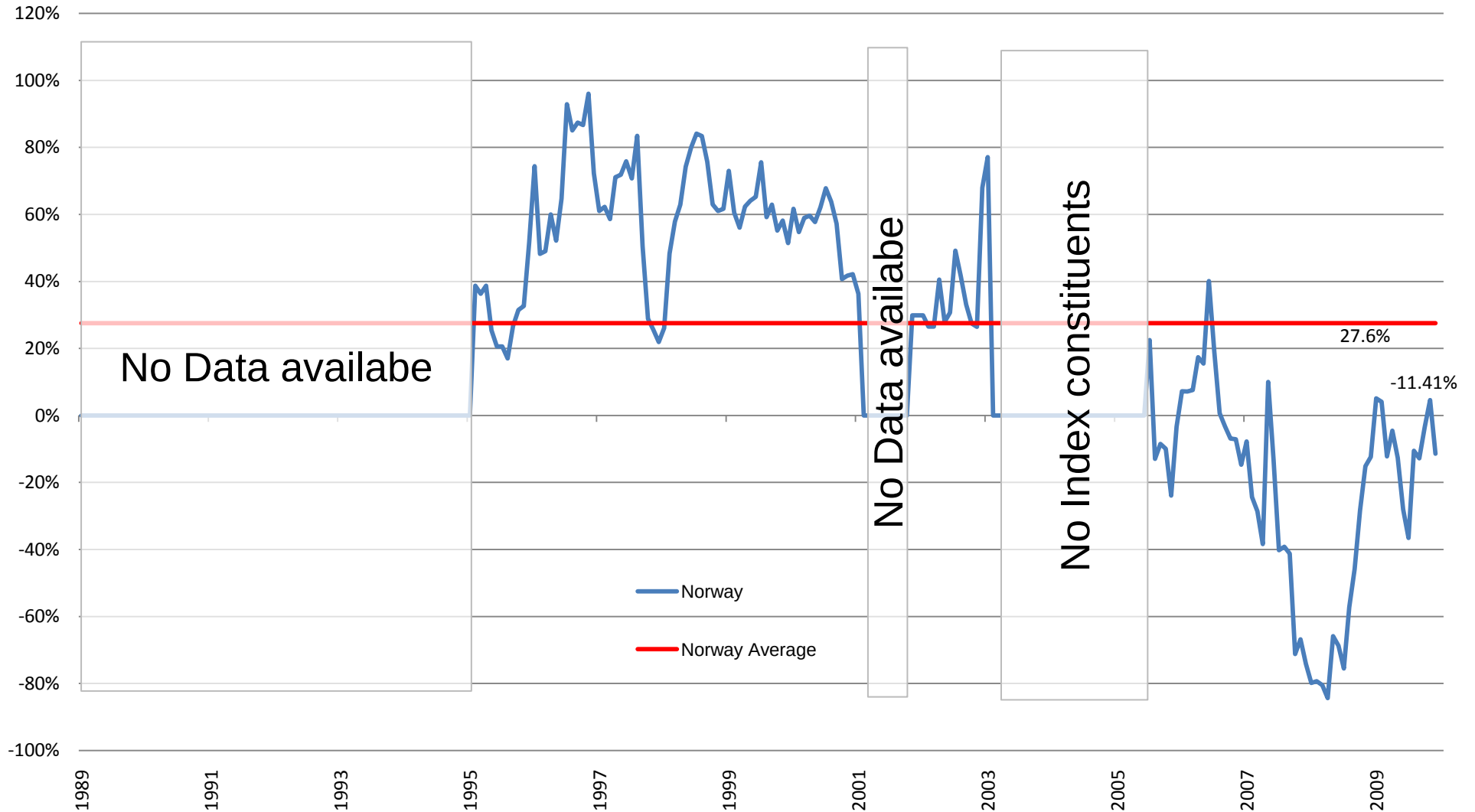
Total NAV (million EUR): **649**
Total MC (million EUR): **575**

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

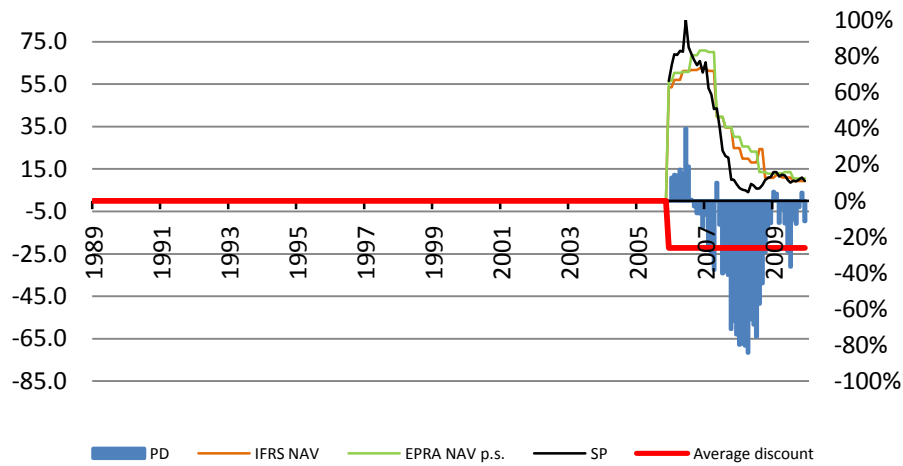
Average since 1989:
10 year average: **0.8%**
5 year average: **-22.2%**
3 year average: **-34.6%**
2 year average: **-33.8%**
1 year average: **-9.9%**

Price Index Monthly change: **-14.2%**

FTSE EPRA/NAREIT Norway Index Discount to Published NAV



Norwegian Property ASA



FTSE EPRA/NAREIT Italy Index

As of: **November 30, 2010**

Premium / Discount: **-45.4%**
Last month: **-37.2%**

Total NAV (million EUR): **2,938**
Total MC (million EUR): **1,604**

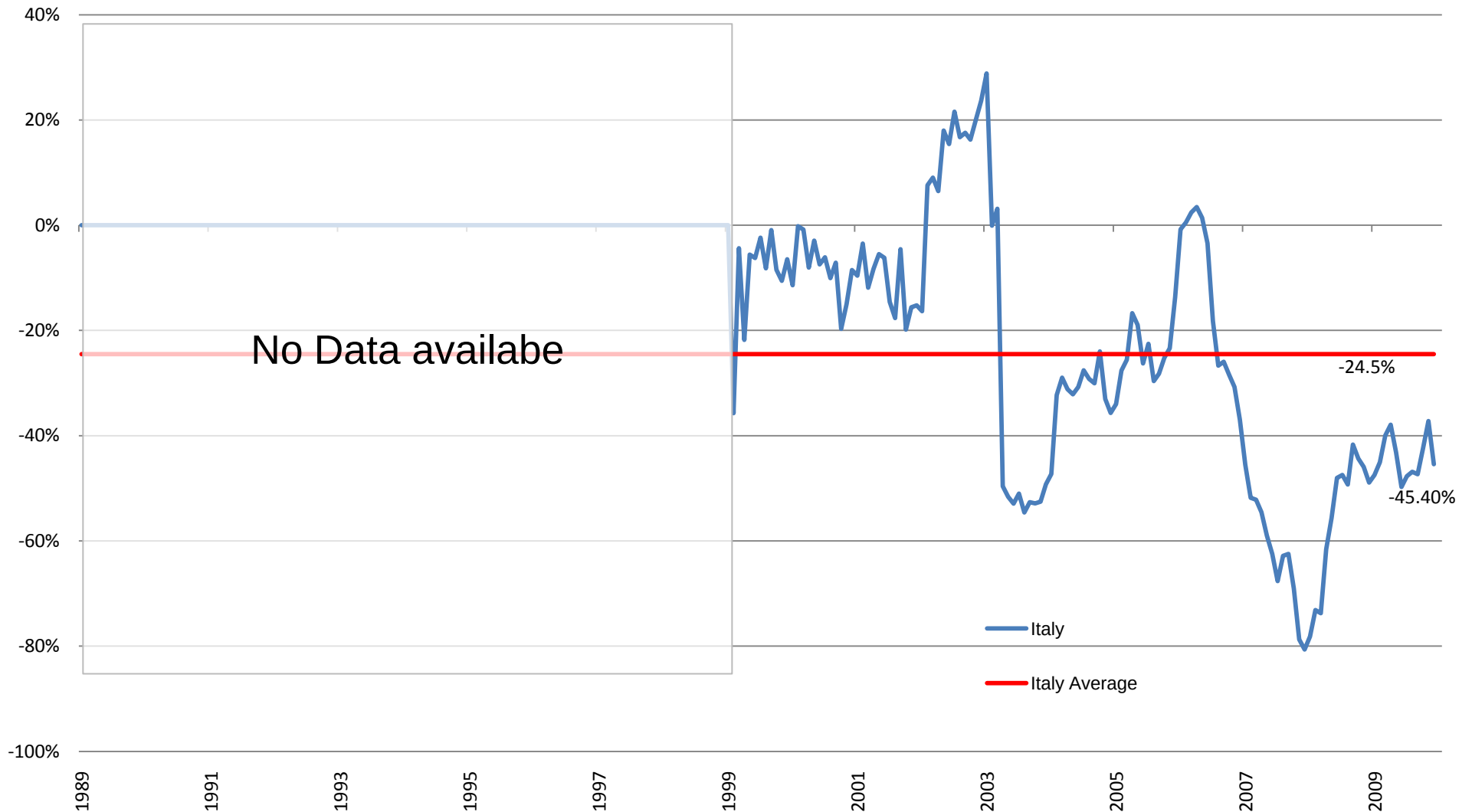
Number of constituents: **2**
Trading at Premium: **0** **0%** of market cap
Trading at Discount: **2** **100%** of market cap

Average since 1989:

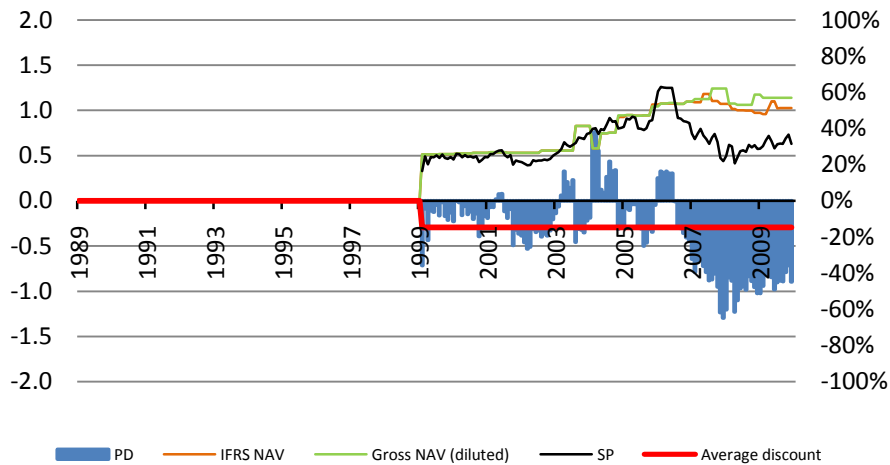
10 year average:
5 year average: **-40.0%**
3 year average: **-54.0%**
2 year average: **-49.9%**
1 year average: **-44.2%**

Price Index Monthly change: **-13.2%**

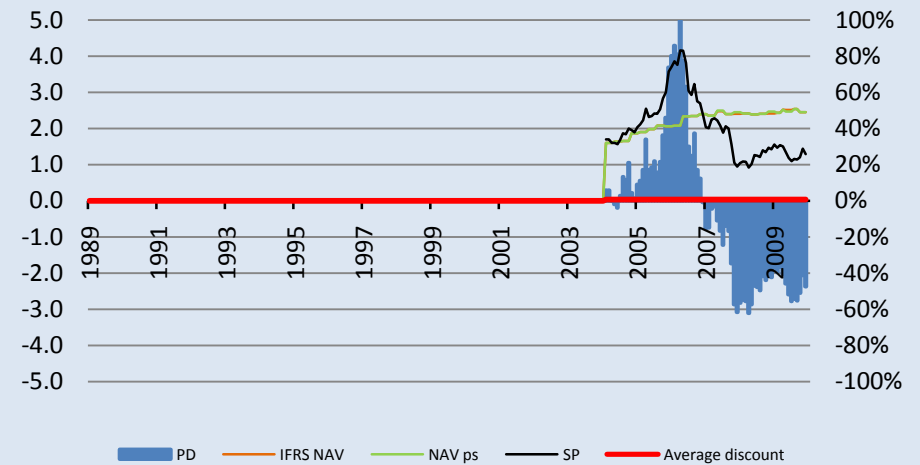
FTSE EPRA/NAREIT Italy Index Discount to Published NAV



Beni Stabili



Immobiliare Grande Distribution*



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Greece Index

As of: **November 30, 2010**

Premium / Discount: **-63.9%**
Last month: **-59.4%**

Total NAV (million EUR): **1,538**
Total MC (million EUR): **556**

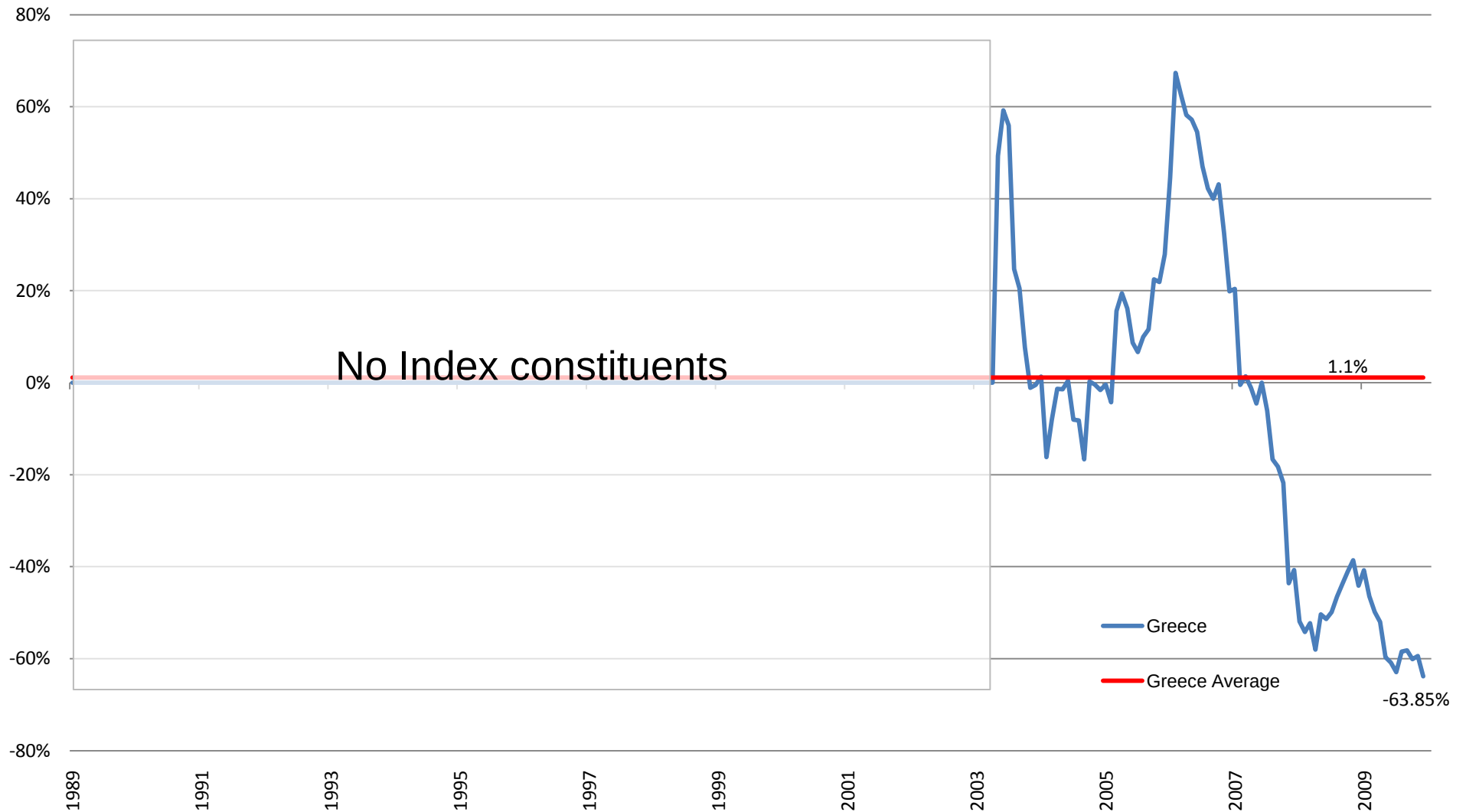
Number of constituents: **3**
Trading at Premium: **0** **0%** of market cap
Trading at Discount: **3** **100%** of market cap

Average since 1989:

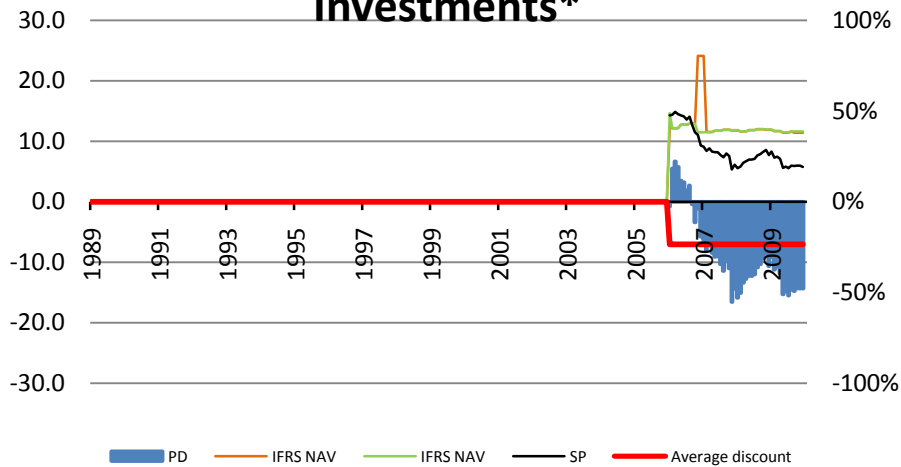
10 year average:
5 year average: **-11.0%**
3 year average: **-38.5%**
2 year average: **-52.3%**
1 year average: **-56.0%**

Price Index Monthly change: **-14.4%**

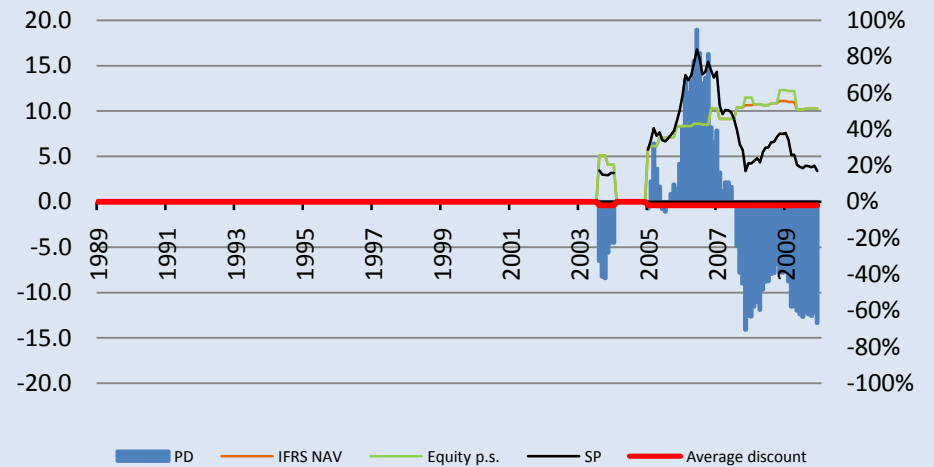
FTSE EPRA/NAREIT Greece Index Discount to Published NAV



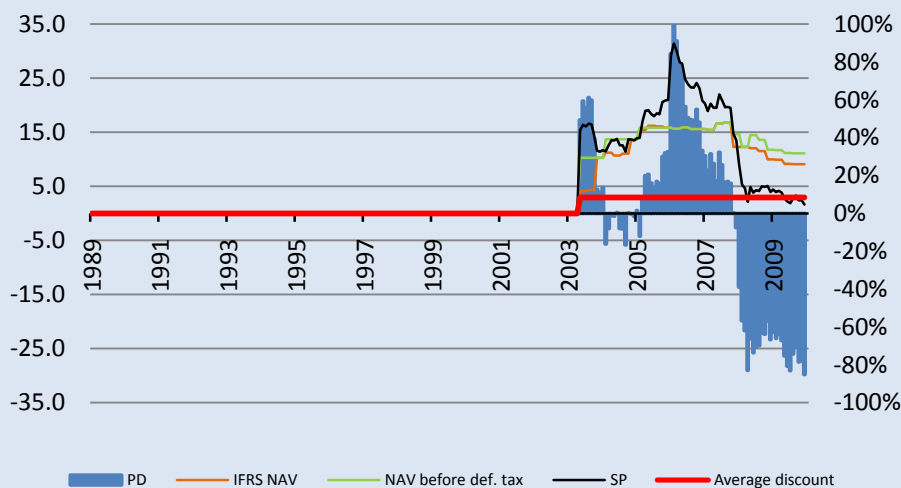
Eurobank Properties Real Estate Investments*



Lamda Development



Babis Vovos International



PD = Premium / Discount SP = Shareprice

FTSE EPRA/NAREIT Spain Index

As of: **November 30, 2010**

Premium / Discount: **-58.9%**
Last month: **-26.8%**

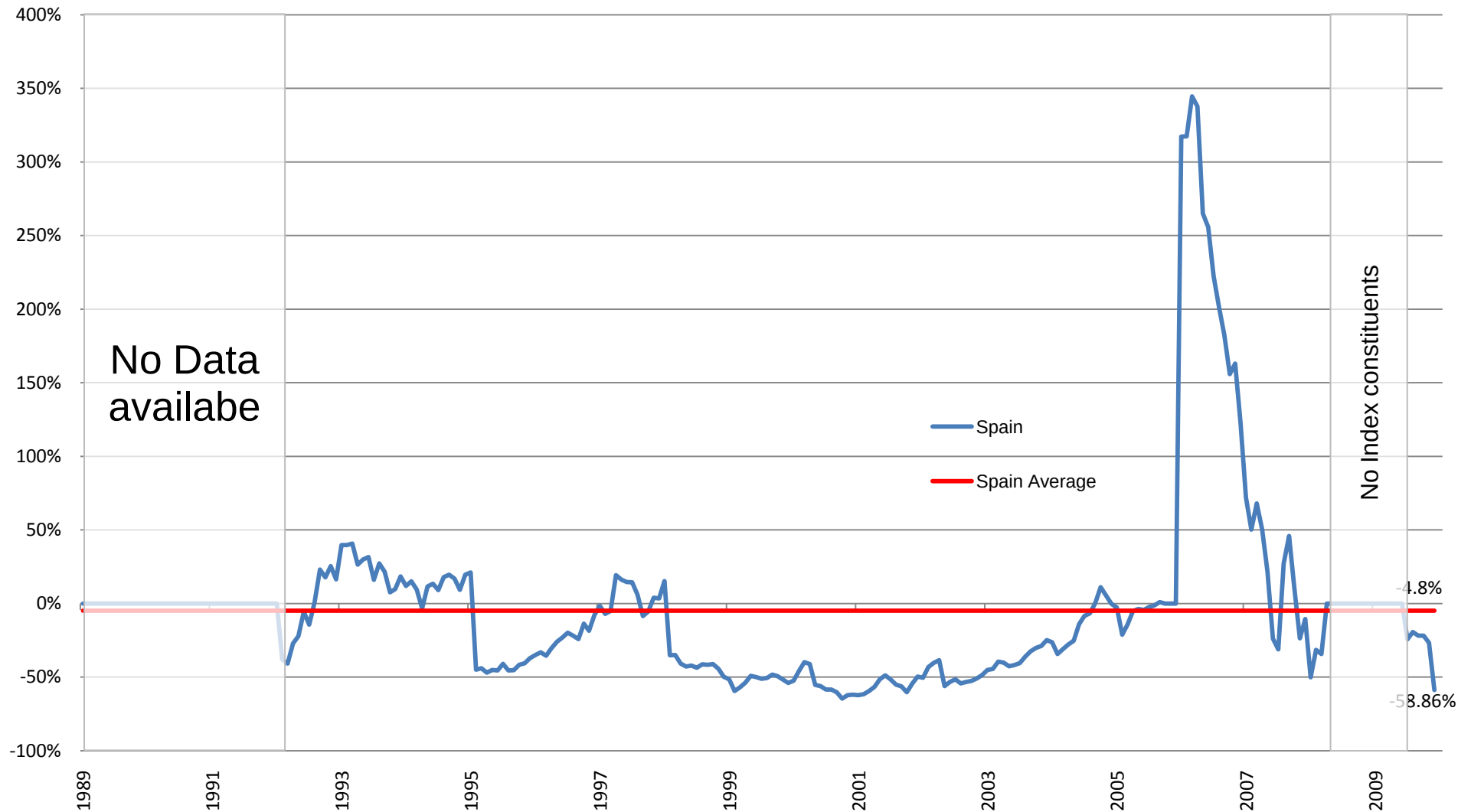
Total NAV (million EUR): **2,744**
Total MC (million EUR): **1,129**

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

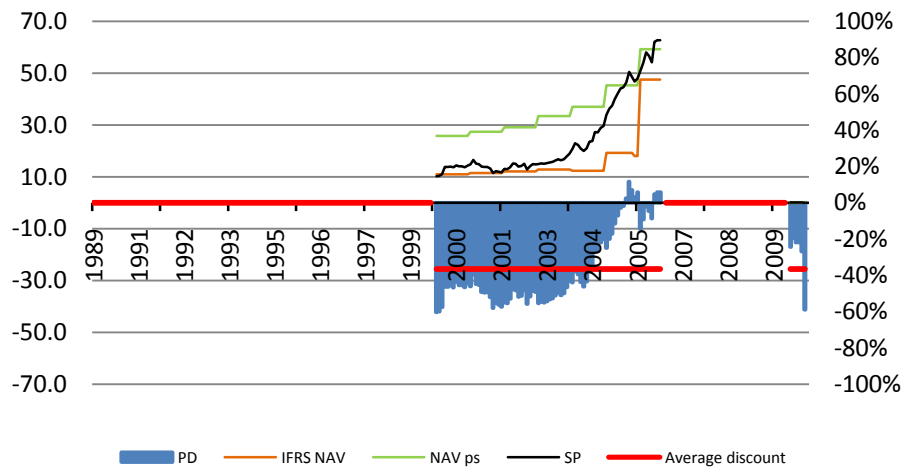
Average since 1989:
10 year average: **2.7%**
5 year average: **66.6%**
3 year average: **-1.6%**
2 year average: **-32.1%**
1 year average: **-28.8%**

Price Index Monthly change: **-43.8%** (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 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 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 YTD
Babis Vovos International	72	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 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 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 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 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																						
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 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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Boulevard de la Woluwe 62 Woluwelaan
1200 Brussels
Belgium

T +32 (0)2 739 1010
F +32 (0)2 739 1020
www.epra.com