



**EPRA**  
EUROPEAN PUBLIC  
REAL ESTATE ASSOCIATION

EPRA RESEARCH

# EPRA Net Asset Value

## Monthly Bulletin

Net Reinstatement Value

Net Tangible Assets

Net Disposal Value

May 2024

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

Average NAV per share is calculated as the simple average of the 3 EPRA NAV Metrics as specified in the EPRA BPR 2019 Guidelines\*:

- 1) EPRA Net Reinstatement Value (NRV)
- 2) EPRA Net Tangible Assets (NTA)
- 3) EPRA Net Disposal Value (NDV)

\* The methodology for computing each of the EPRA NAV Metrics is available on EPRA Website: <https://www.epra.com/finance/financial-reporting/guidelines>

The 3 EPRA NAV metrics per share are 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.

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.

Methodology for computing Premiums / Discounts based using the simple average of the new 3 EPRA NAV metrics (NRV, NTA, NRV) has been implemented in Mar/21. Before to Mar/21, all the computations were performed using the EPRA NAV per share instead of the simple average of the 3 metrics.

As-of January 2012, the historical NAVs and Discount to NAVs are also being calculated using interpolated company NAV data. Previously, the imbalance between reporting dates (annually, biannually or quarterly) and share prices (monthly for this report) led to more volatile NAV performance graphs.

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May 2024  
 Monthly Published NAV

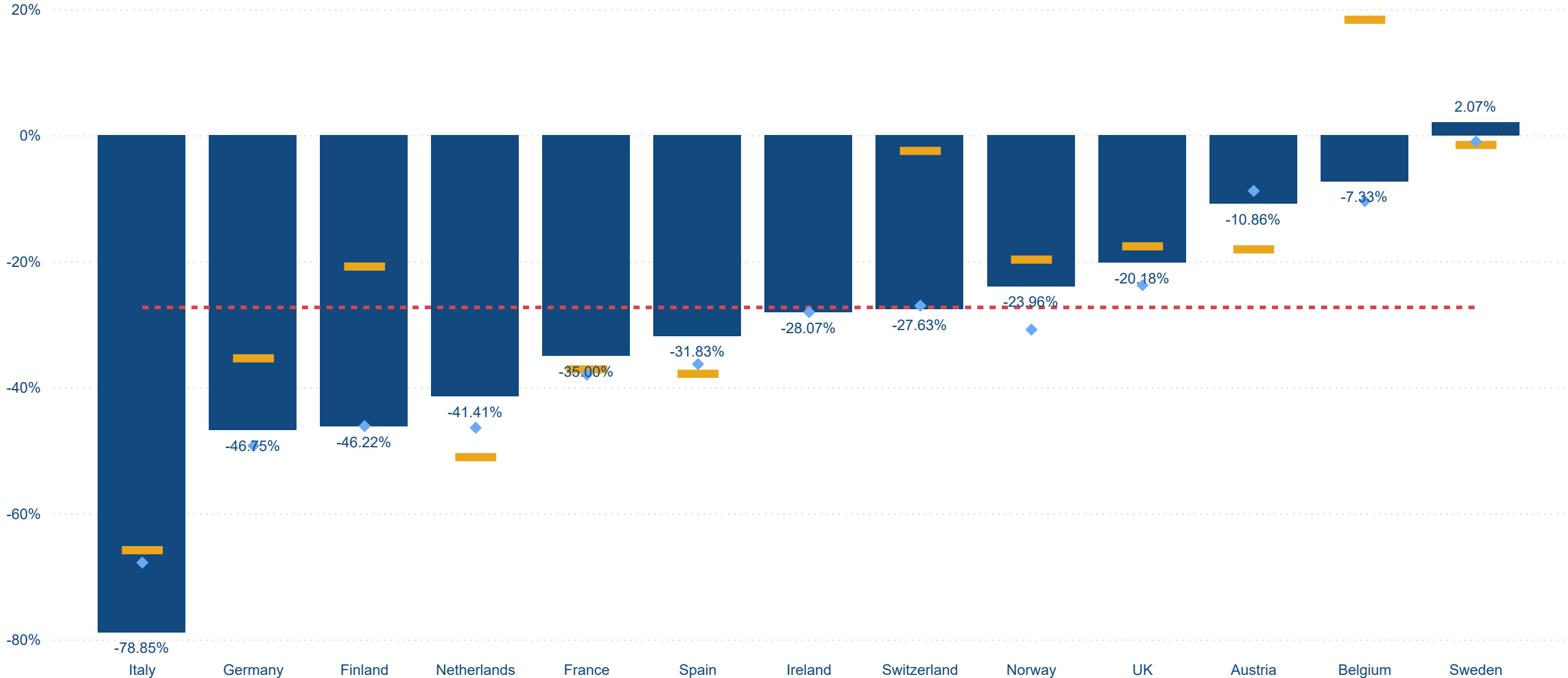
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# Discounts in Europe

May 2024  
Monthly Published NAV

● Current month — 5 yr. Average ◆ Last month ● Europe

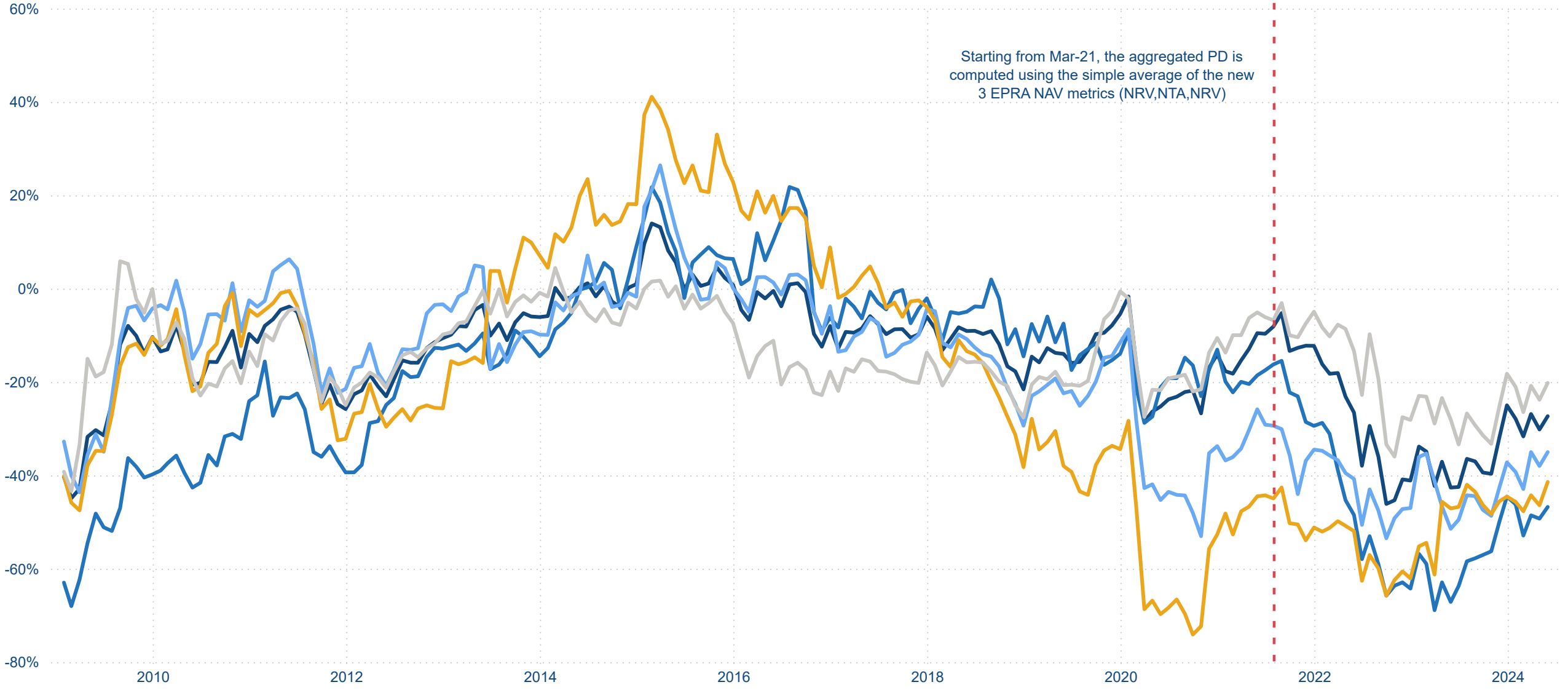






# Latest Discounts in Europe

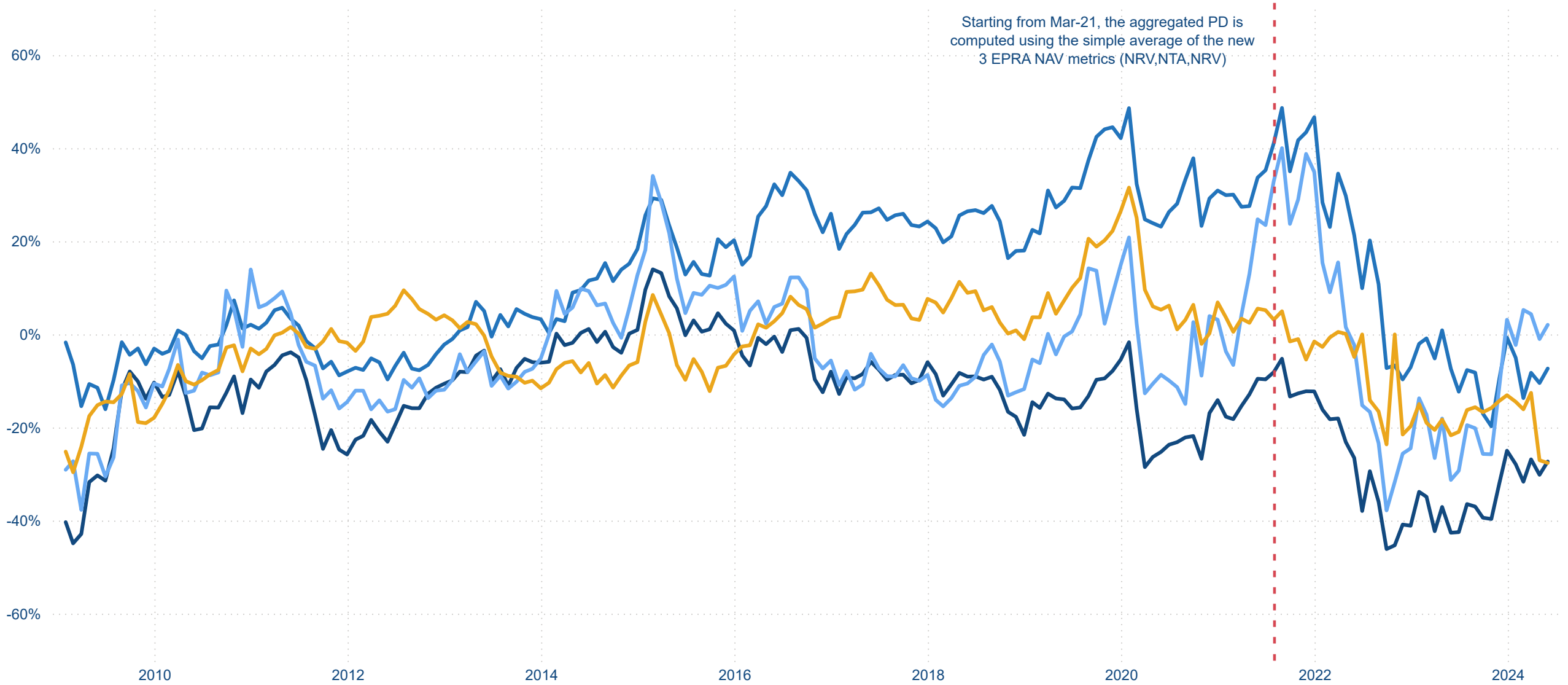
● Europe ● Germany ● France ● Netherlands ● UK



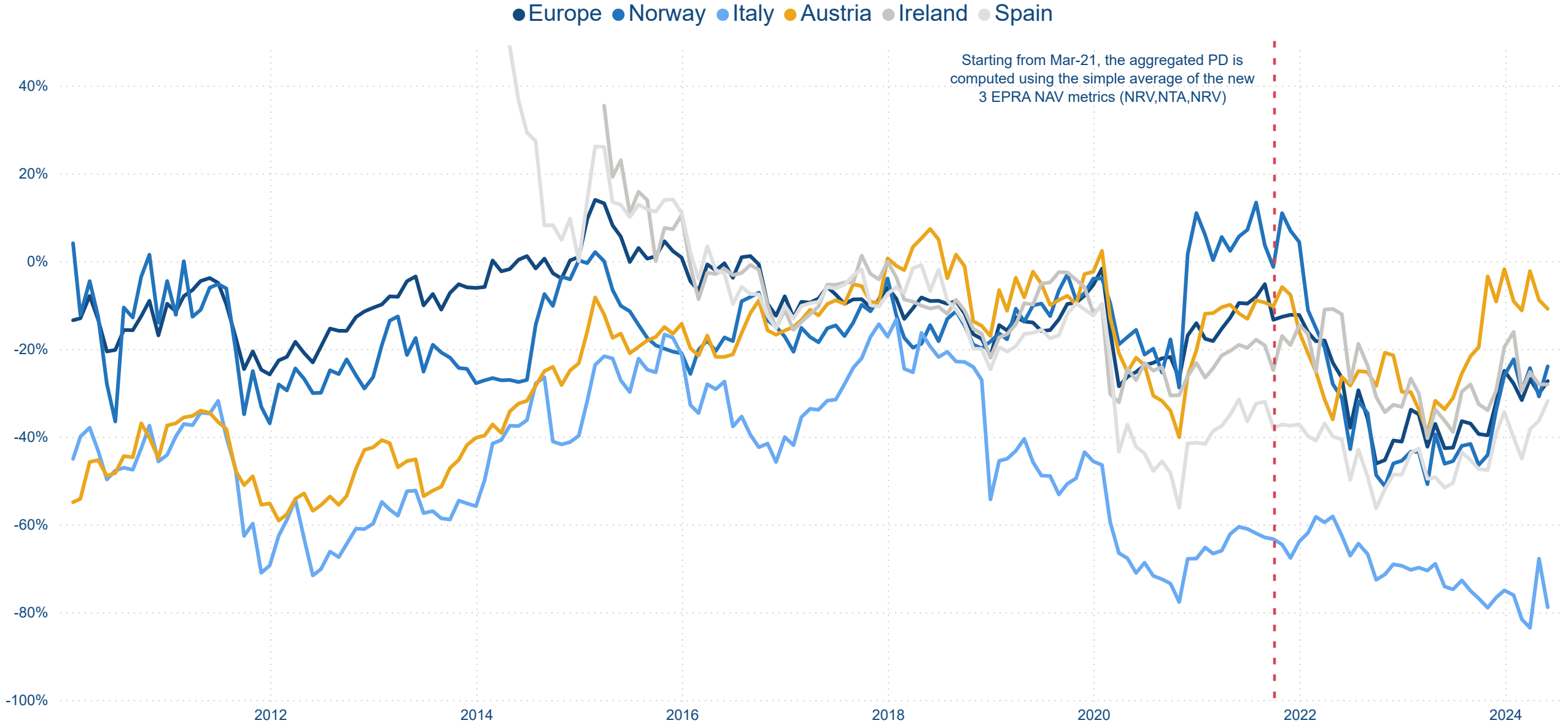


# Latest Discounts in Europe

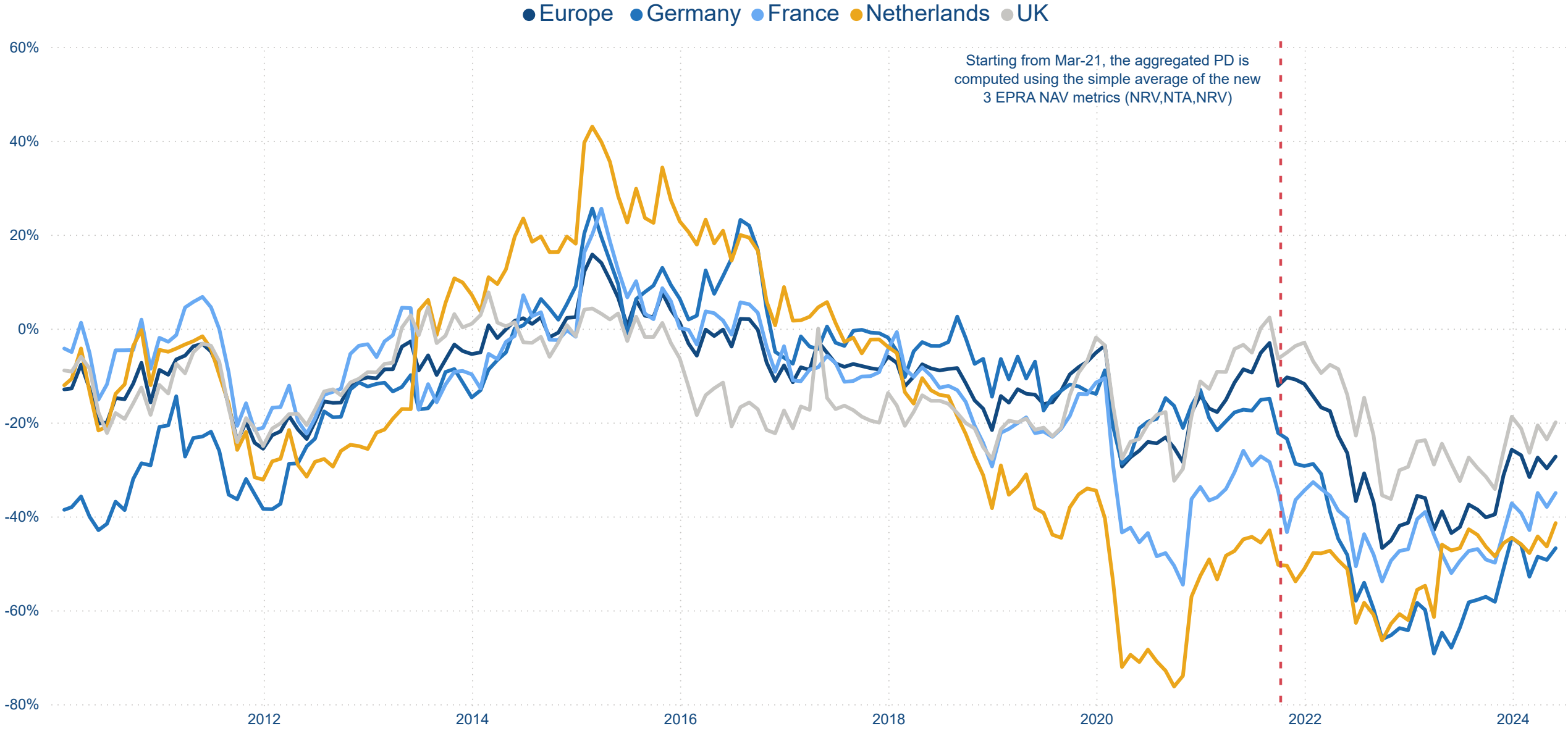
● Europe ● Belgium ● Sweden ● Switzerland



# Latest Discounts in Europe



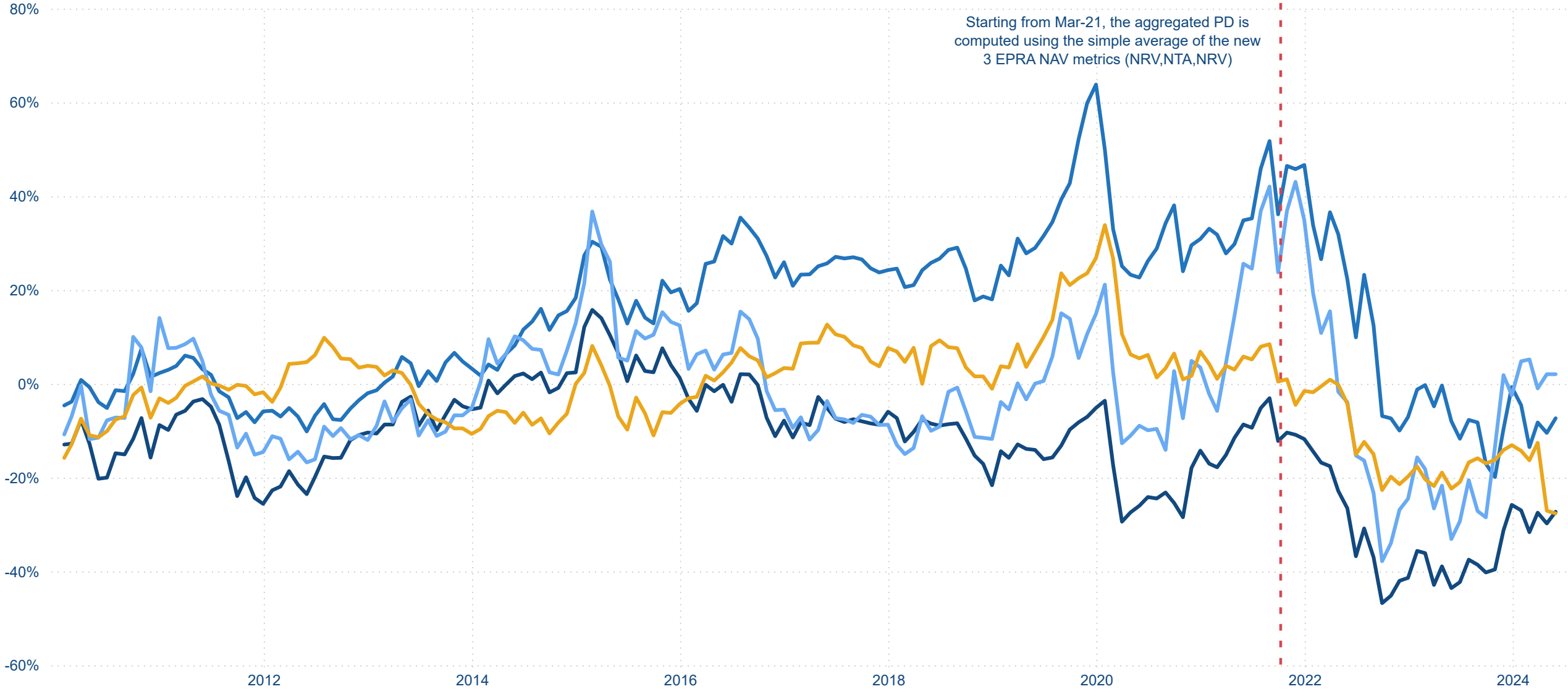
# Latest Discounts in Europe





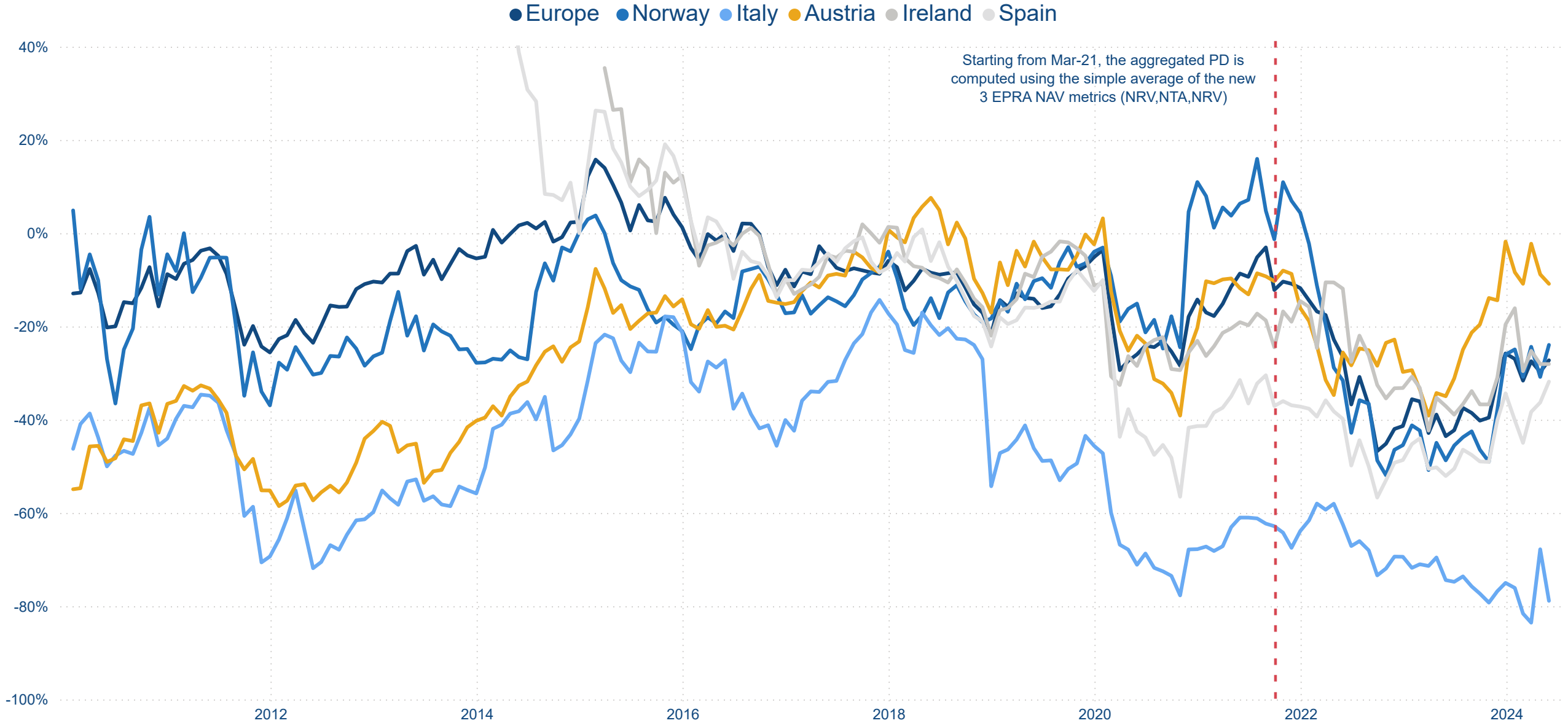
# Latest Discounts in Europe (Interpolated)

● Europe ● Belgium ● Sweden ● Switzerland





# Latest Discounts in Europe (Interpolated)



ISIN	Name	Country	Report		Currency	NRV	NTA	NDV	Average	Change	Months since last report	Date as of the latest report	Latest Report	Latest Figure
LU1673108939	Aroundtown SA	GER	Q1 24	as of 31/03/2024	EUR	9.10	7.40	6.80	7.77	-0.43%	3 months	31/12/2023	FY 23	7.8
BE0003856730	Ascencio	BE	Q1 24	as of 31/03/2024	EUR	66.87	61.88	64.43	64.39	-0.23%	3 months	31/12/2023	FY 23	64.54
GB00BVGBWW93	Assura Plc	UK	FY 24	as of 31/03/2024	GBP	0.55	0.49	0.55	0.53	-4.94%	6 months	30/09/2023	HY 24	0.56
GG00B4ZPCJ00	Balanced Commercial Property Trust	UK	FY 23	as of 31/12/2023	GBP	1.20	1.10	1.10	1.13	-0.76%	6 months	30/06/2023	HY 23	1.139
GB0002869419	Big Yellow Group	UK	FY 23	as of 31/03/2024	GBP		11.81		11.81	-3.21%	6 months	30/09/2023	HY 23	12.2
GB0001367019	British Land Corp.	UK	FY 24	as of 31/03/2024	GBP	6.19	5.62	5.77	5.86	-1.35%	6 months	30/09/2023	HY 24	5.94
AT0000641352	CA Immobilien	OEST	Q1 24	as of 31/03/2024	EUR	36.51	33.71	30.14	33.45	1.25%	3 months	31/12/2023	FY 23	33.04
SE0000379190	Castellum	SWED	Q1 24	as of 31/03/2024	SEK	151.00	146.00	126.00	141.00	-1.76%	3 months	31/12/2023	FY 23	143.53
FI4000369947	Citycon	FIN	Q1 24	as of 31/03/2024	EUR	8.96	7.79	7.69	8.15	-4.61%	3 months	31/12/2023	FY 23	8.54
NL0015000K93	Eurocommercial Properties	NL	Q1 24	as of 31/03/2024	EUR		39.14		39.14	-0.94%	3 months	31/12/2023	FY 23	39.51
SE0013512506	FastPartner	SWED	Q1 24	as of 31/03/2024	SEK	96.50			96.50	1.47%	3 months	31/12/2023	FY 23	95.1
GB00B04V1276	Grainger Trust	UK	HY 24	as of 31/03/2024	GBP	3.06	2.94	2.97	2.99	-4.17%	6 months	30/09/2023	FY 23	3.12
LU0775917882	Grand City Properties	GER	Q1 24	as of 31/03/2024	EUR	27.00	23.50	21.80	24.10	0.96%	3 months	31/12/2023	FY 23	23.87
GB00BF5H9P87	Great Portland Estates	UK	FY 24	as of 31/03/2024	GBP	6.91	6.24	6.44	6.53	0.46%	6 months	30/09/2023	HY 24	6.5
BE0974409410	Home Invest Belgium	BE	Q1 24	as of 31/03/2024	EUR	25.59	23.24	24.48	24.44	14.73%	3 months	31/12/2023	FY 23	21.3
SE0000170375	Hufvudstaden A	SWED	Q1 24	as of 31/03/2024	SEK	180.00	170.00	138.00	162.67	-2.79%	3 months	31/12/2023	FY 23	167.33
FI4000312251	Kojamo	FIN	Q1 24	as of 31/03/2024	EUR	18.60			18.60	0.81%	3 months	31/12/2023	FY 23	18.45
GB00BYW0PQ60	Land Securities Group	UK	FY 24	as of 31/03/2024	GBP		8.59		8.59	-8.91%	6 months	30/09/2023	HY 24	9.43
ES0105015012	Lar Espana Real Estate SOCIMI	SP	Q1 24	as of 31/03/2024	EUR		10.93		10.93	1.77%	3 months	31/12/2023	FY 23	10.74
DE000LEG1110	LEG Immobilien	GER	Q1 24	as of 31/03/2024	EUR	151.65	127.69	110.72	130.02	1.03%	3 months	31/12/2023	FY 23	128.69
GB00BP5X4Q29	Life Science REIT	UK	FY 23	as of 31/12/2023	GBP	0.87	0.80	0.81	0.83	-8.07%	6 months	30/06/2023	HY 23	0.9
ES0105025003	Merlin Properties SOCIMI	SP	Q1 24	as of 31/03/2024	EUR		15.20		15.20	0.20%	3 months	31/12/2023	FY 23	15.17
BE0003853703	Montea	BE	Q1 24	as of 31/03/2024	EUR	83.48	75.98	74.07	77.84	2.39%	3 months	31/12/2023	FY 23	76.03
SE0006342333	NP3	SWED	Q1 24	as of 31/03/2024	SEK				138.69	2.29%	3 months	31/12/2023	FY 23	135.58
GB00B0LCW208	Picton Property	UK	FY 24	as of 31/03/2024	GBP		0.96	1.01	0.99	2.60%	3 months	31/12/2023	Q3 24	0.96
CH0018294154	PSP Swiss Property	SWIT	Q1 24	as of 31/03/2024	CHF	139.18	136.82	117.48	131.16	-2.47%	3 months	31/12/2023	FY 23	134.48
SE0005127818	Sagax AB	SWED	Q1 24	as of 31/03/2024	SEK				115.00	3.70%	3 months	31/12/2023	FY 23	110.9
SE0009554454	Samhallsbyggnadsbolaget i Norden AB	SWED	Q1 24	as of 31/03/2024	SEK	12.40	10.86		11.63	-1.19%	3 months	31/12/2023	FY 23	11.77
DE0008303504	TAG Immobilien	GER	Q1 24	as of 31/03/2024	EUR		18.63		18.63	4.14%	3 months	31/12/2023	FY 23	17.89



# Average Discounts in Europe

(based on published values)

May 2024

Monthly Published NAV

Averages	Current	YTD	1 yr.	2 yr.	3 yr.	5 yr.	10 yr.	15 yr.	20 yr.
Austria	-10.86%	-7.35%	-0.14	-21.14%	-19.60%	-18.10%	-15.65%	-26.11%	
Belgium	-7.33%	-7.57%	-0.10	-4.11%	9.15%	18.32%	20.23%	12.97%	12.64%
Europe	-27.31%	-28.14%	-0.34	-35.59%	-28.33%	-23.77%	-14.45%	-13.94%	-12.49%
Europe ex UK	-29.66%	-30.22%	-0.36	-38.91%	-31.18%	-25.69%	-13.45%	-13.56%	-10.40%
Finland	-46.22%	-42.78%	-0.46	-39.42%	-30.43%	-20.83%	-21.07%	-23.22%	-20.93%
France	-35.00%	-37.90%	-0.43	-43.75%	-40.70%	-37.13%	-21.17%	-17.05%	-14.36%
Germany	-46.75%	-48.03%	-0.54	-56.84%	-46.92%	-35.39%	-17.32%	-20.35%	-16.39%
Ireland	-28.07%	-24.44%	-0.29	-28.81%	-25.28%	-22.65%	-14.19%		
Italy	-78.85%	-77.14%	-0.76	-72.59%	-69.14%	-65.82%	-48.13%	-49.09%	-46.34%
Netherlands	-41.41%	-44.99%	-0.45	-51.53%	-50.66%	-51.05%	-23.42%	-19.88%	-14.52%
Norway	-23.96%	-26.19%	-0.35	-38.65%	-26.74%	-19.73%	-16.94%	-18.58%	
Spain	-31.83%	-37.67%	-0.42	-44.97%	-42.28%	-37.84%			
Sweden	2.07%	1.93%	-0.12	-16.16%	-3.11%	-1.54%	-0.52%	-2.85%	-1.79%
Switzerland	-27.63%	-18.47%	-0.18	-16.21%	-10.77%	-2.48%	-0.47%	-1.80%	-2.54%
UK	-20.18%	-21.74%	-0.26	-25.05%	-19.33%	-17.62%	-15.41%	-13.88%	-14.48%



# Average Discounts in Europe (Interpolated)

(based on published values)

Averages	Current	YTD	1 yr.	2 yr.	3 yr.	5 yr.	10 yr.	15 yr.	20 yr.
Austria	-10.86%	-7.16%	-15.64%	-21.91%	-20.08%	-18.12%	-15.36%	-25.84%	
Belgium	-7.33%	-7.45%	-9.75%	-3.87%	10.14%	19.94%	21.31%	13.73%	13.28%
Europe	-27.25%	-28.14%	-33.98%	-36.06%	-28.23%	-23.87%	-14.45%	-13.94%	-12.49%
Europe ex UK	-29.67%	-30.22%	-36.45%	-39.15%	-31.06%	-25.62%	-12.90%	-13.21%	-9.43%
Finland	-46.22%	-42.40%	-46.58%	-39.85%	-30.47%	-20.06%	-20.68%	-22.92%	-20.14%
France	-35.00%	-37.90%	-43.51%	-44.71%	-41.04%	-37.51%	-20.74%	-16.82%	-13.47%
Germany	-46.76%	-48.00%	-54.01%	-57.35%	-47.19%	-35.34%	-16.55%	-19.74%	-14.91%
Ireland	-28.07%	-24.44%	-30.58%	-30.45%	-26.28%	-23.14%	-13.73%		
Italy	-78.85%	-77.14%	-76.51%	-73.04%	-69.38%	-66.08%	-48.61%	-49.52%	-45.46%
Netherlands	-41.41%	-45.06%	-45.51%	-51.79%	-50.56%	-51.73%	-23.17%	-19.91%	-14.19%
Norway	-23.96%	-26.82%	-36.52%	-39.74%	-27.03%	-19.58%	-16.42%	-18.52%	
Spain	-31.83%	-37.65%	-43.12%	-45.69%	-42.46%	-37.81%			
Sweden	2.07%	1.80%	-10.71%	-16.13%	-2.48%	-0.86%	0.35%	-2.09%	-0.92%
Switzerland	-27.63%	-18.47%	-18.00%	-17.71%	-11.39%	-2.48%	-0.38%	-1.70%	-2.19%
UK	-19.95%	-21.78%	-26.22%	-25.91%	-19.05%	-18.09%	-15.01%	-13.13%	-13.70%

As-of January 2012, the historical NAVs and Discount to NAVs are also being calculated using interpolated company NAV data. Previously, the imbalance between reporting dates (annually, biannually or quarterly) and share prices (monthly for this report) led to more volatile NAV performance graphs.

# FTSE EPRA Nareit Developed Europe Index

**As of: 2024 May 31**

Premium / Discount: -27.31 %  
Last month: -30.17 %

Total NAV (million EUR): 354,671.99  
Total MC (million EUR): 258,960.12

Number of constituents: 102.00  
Trading at Premium: 10.00 11% of market cap.  
Trading at Discount: 92.00 89% of market cap.

Average since 1989: -12.49 %  
10 year average: -14.45 %  
5 year average: -23.77 %  
3 year average: -28.33 %  
2 year average: -35.59 %  
1 year average: -33.73 %

Price Index Monthly change: 4.16 %

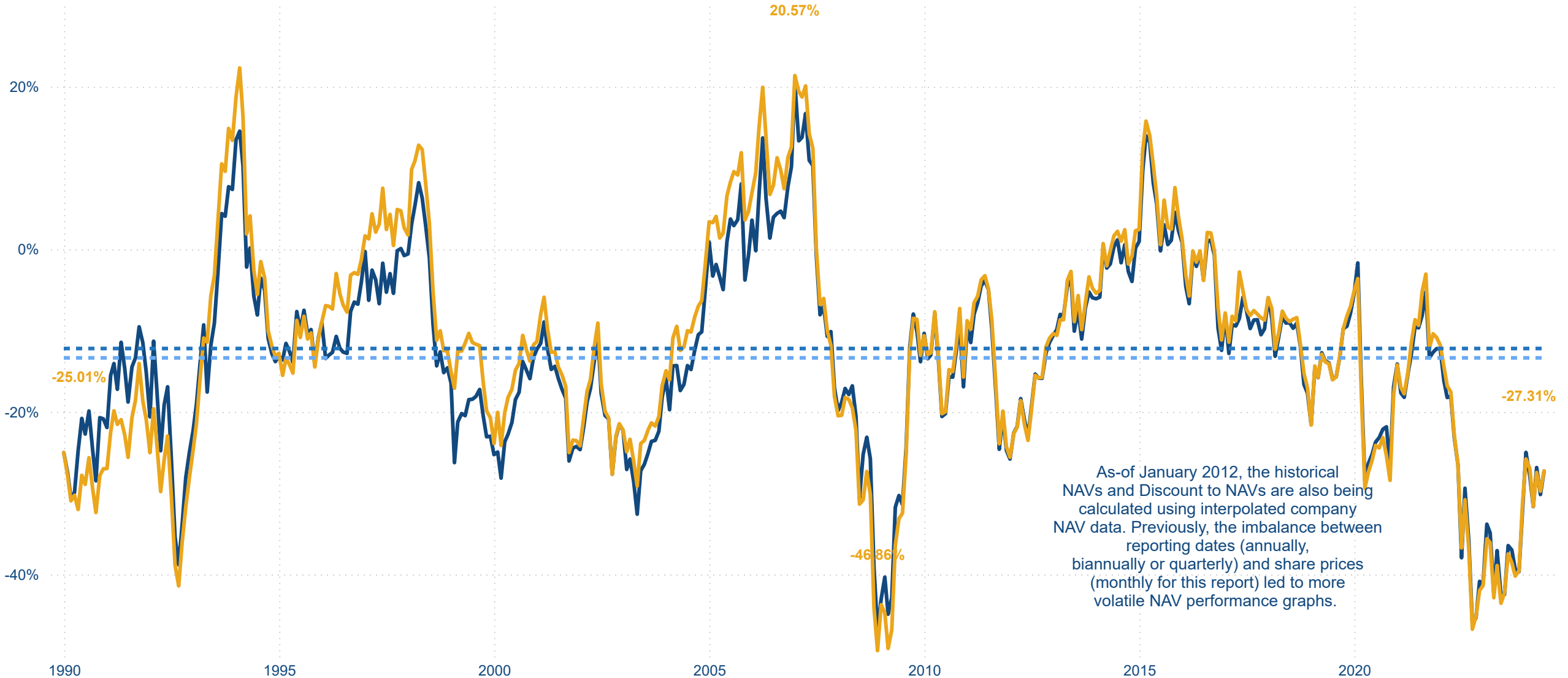




# FTSE EPRA Nareit Europe Index

## Discount to NAV

● EUROPE ● EUROPE (interpolated) ● AVERAGE ● AVERAGE (interpolated)

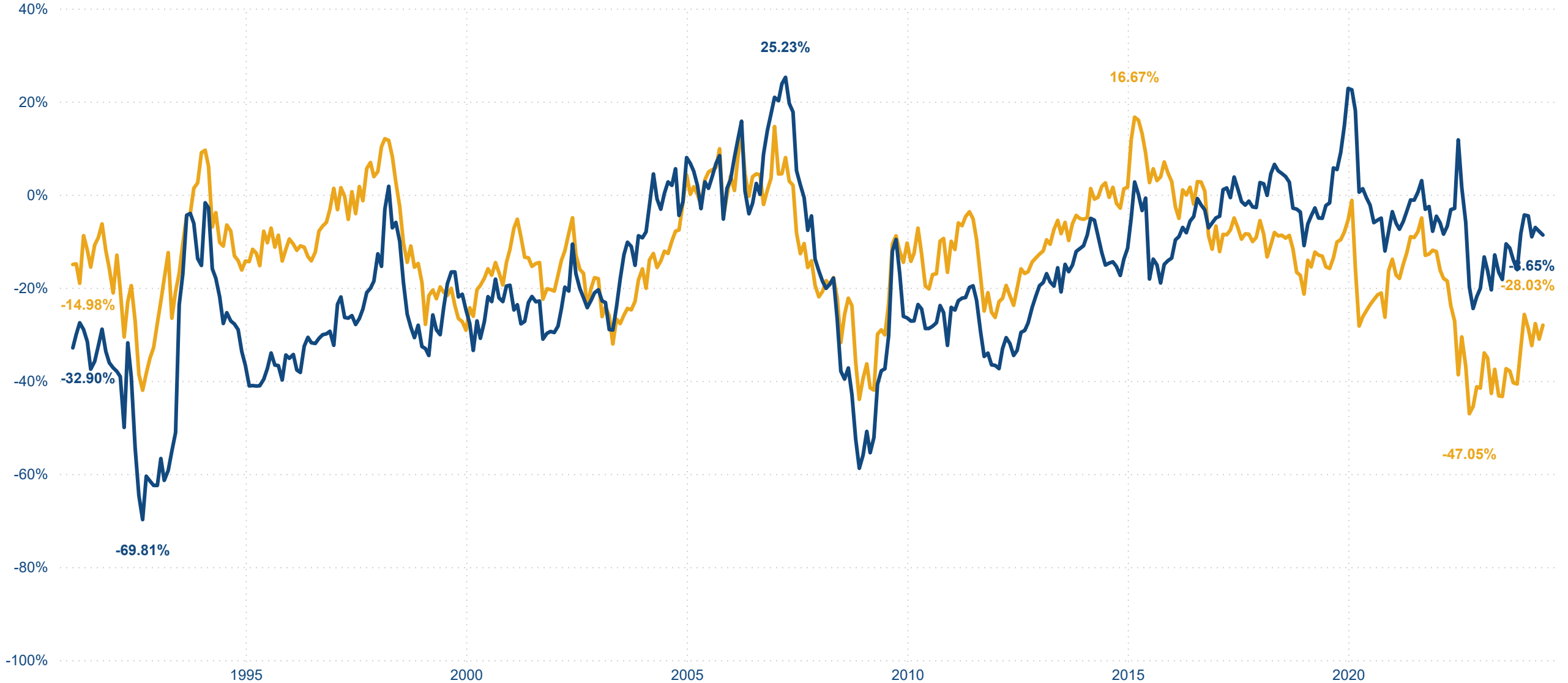




# FTSE EPRA Nareit Rental vs Non-Rental

Discount to Published NAV

● Rental ● Non-Rental

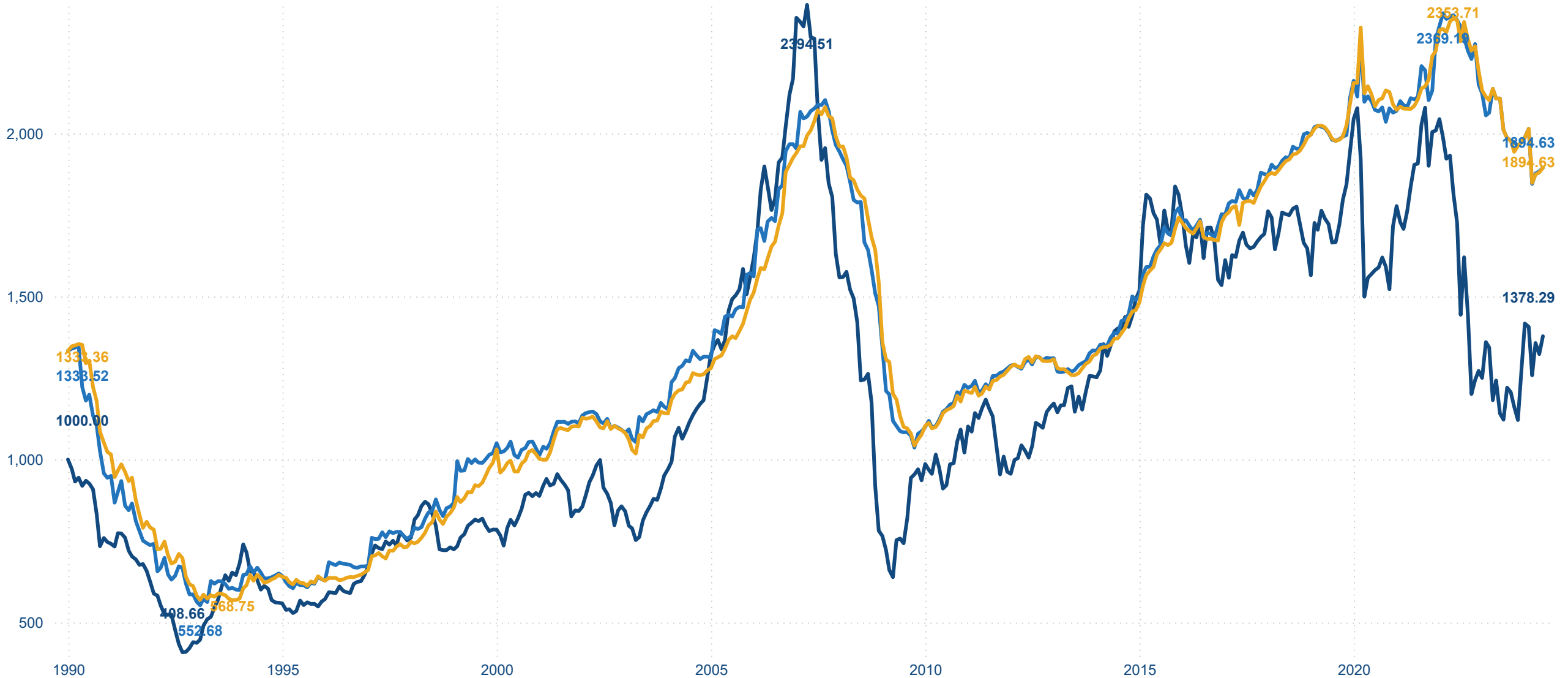


# FTSE EPRA Nareit Stock Prices vs NAVs

(Rebased EUR)

May 2024  
Monthly Published NAV

● Rebased Europe prices ● Europe NAV ● Europe NAV (interpolated)

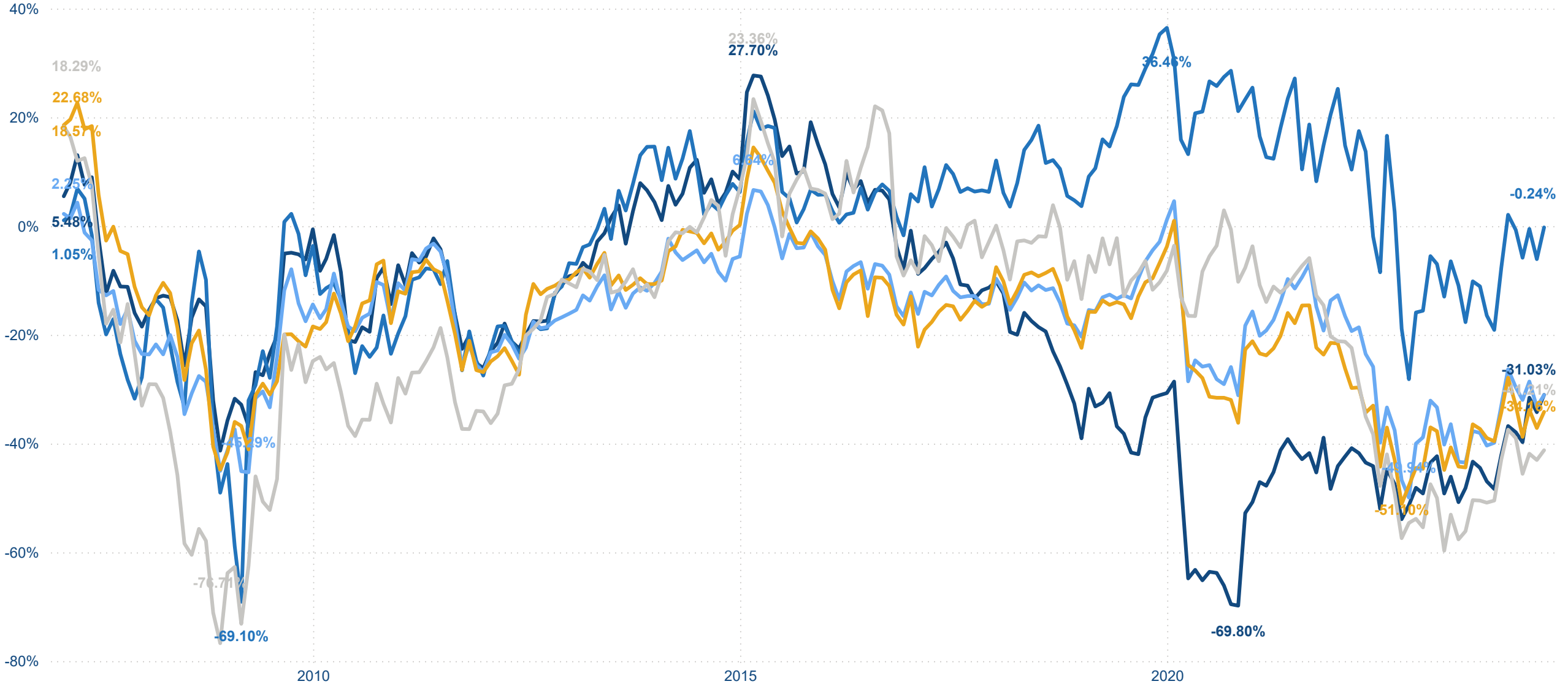


# FTSE EPRA Nareit Sector Indices

## Discount to published NAV

May 2024  
Monthly Published NAV

● Retail ● Industrial ● Diversified ● Office ● Residential

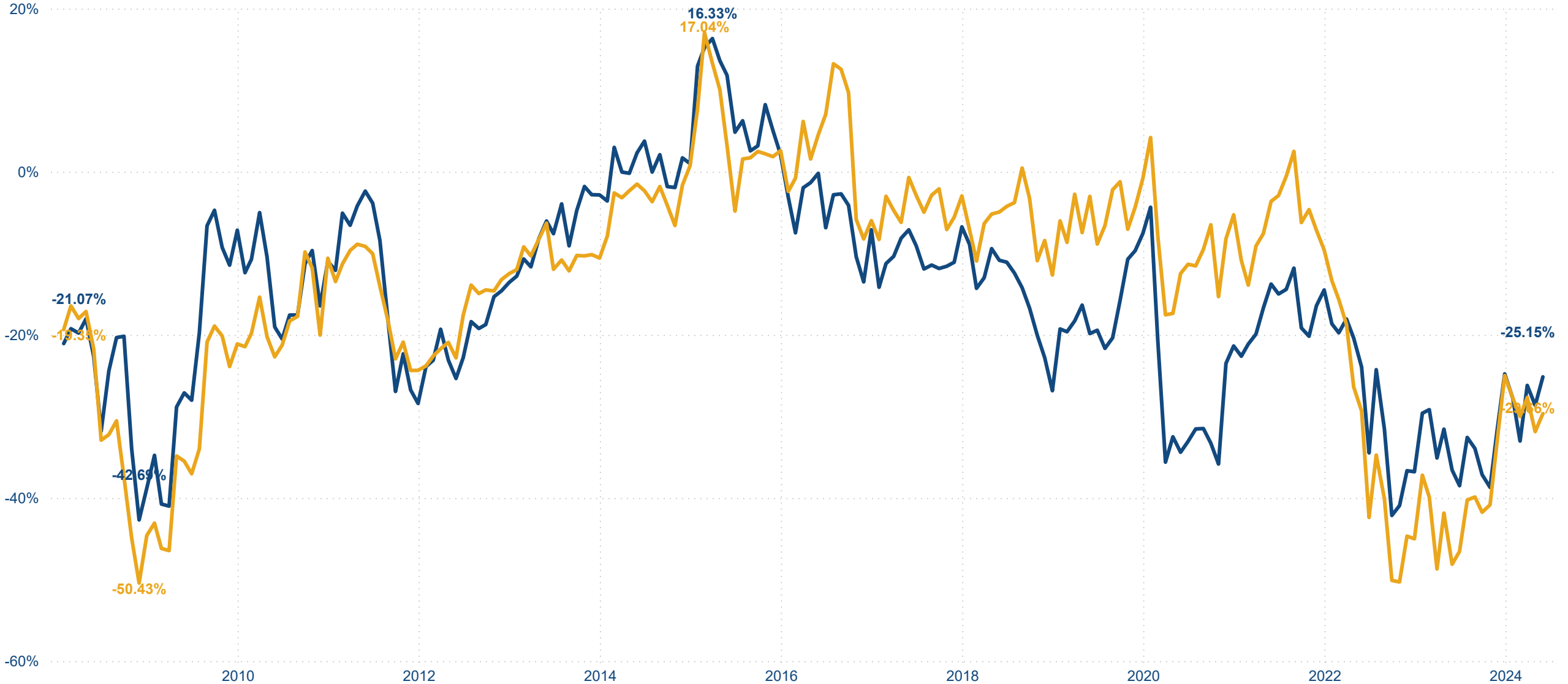




# FTSE EPRA Nareit Europe REIT vs Non-REIT

Discount to published NAV

● REIT ● Non-REIT





# FTSE EPRA Nareit Developed Europe ex UK Index

**As of: 2024 May 31**

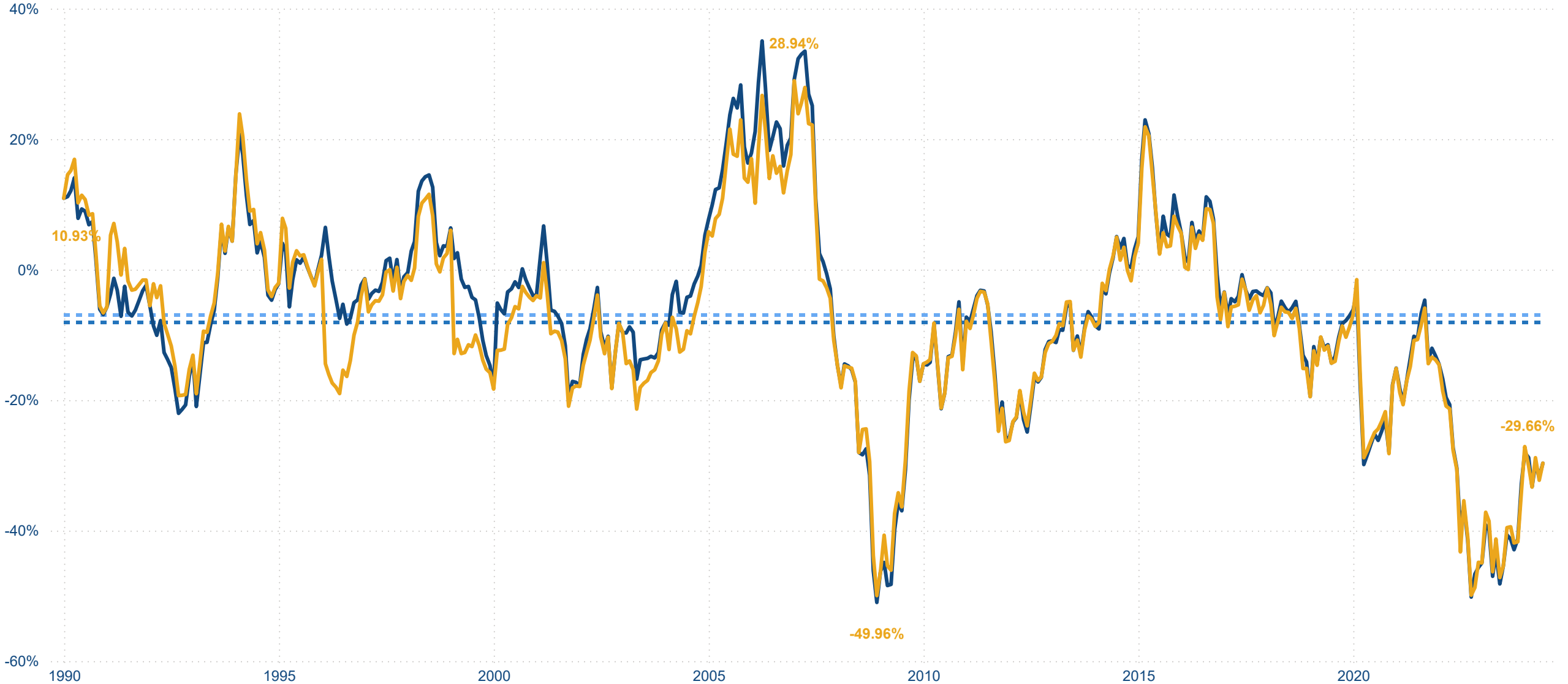
Premium / Discount:	-29.66 %	
Last month:	-32.28 %	
Total NAV (million EUR):	266,493.28	
Total MC (million EUR):	188,579.72	
Number of constituents:	63.00	
Trading at Premium:	9.00	13% of market cap.
Trading at Discount:	54.00	87% of market cap.
Average since 1989:	-10.40 %	
10 year average:	-13.45 %	
5 year average:	-25.69 %	
3 year average:	-31.18 %	
2 year average:	-38.91 %	
1 year average:	-36.20 %	
Price Index Monthly change:	3.28 %	



# FTSE EPRA Nareit Europe ex UK Index

## Discount to NAV

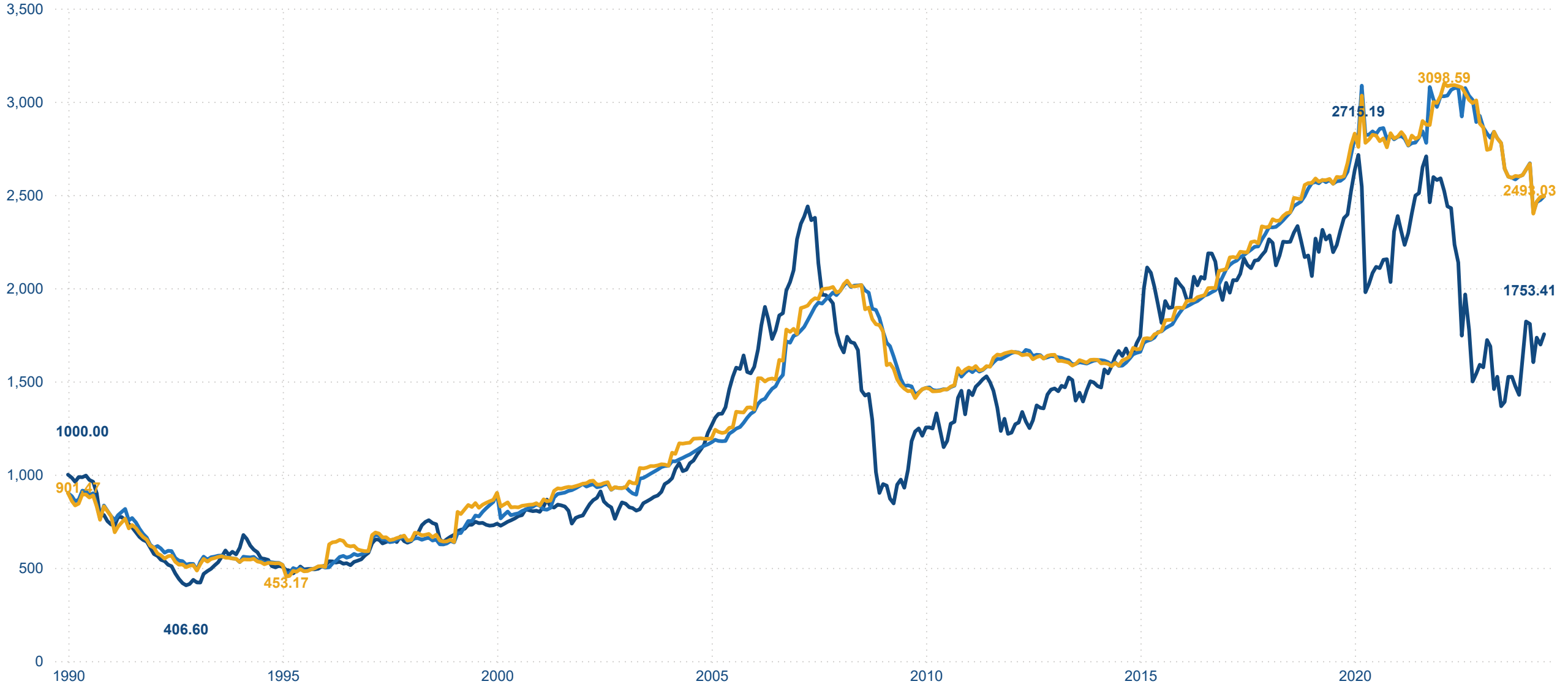
● AVERAGE ● AVERAGE (Interpolated) ● EUROPE ex UK (Interpolated) ● EUROPE ex UK





# FTSE EPRA Nareit Europe ex UK Stock Prices vs NAVs (Rebased EUR)

● Rebased Europe ex UK Prices Prices ● Europe ex UK NAV (interpolated) ● Europe ex UK NAV

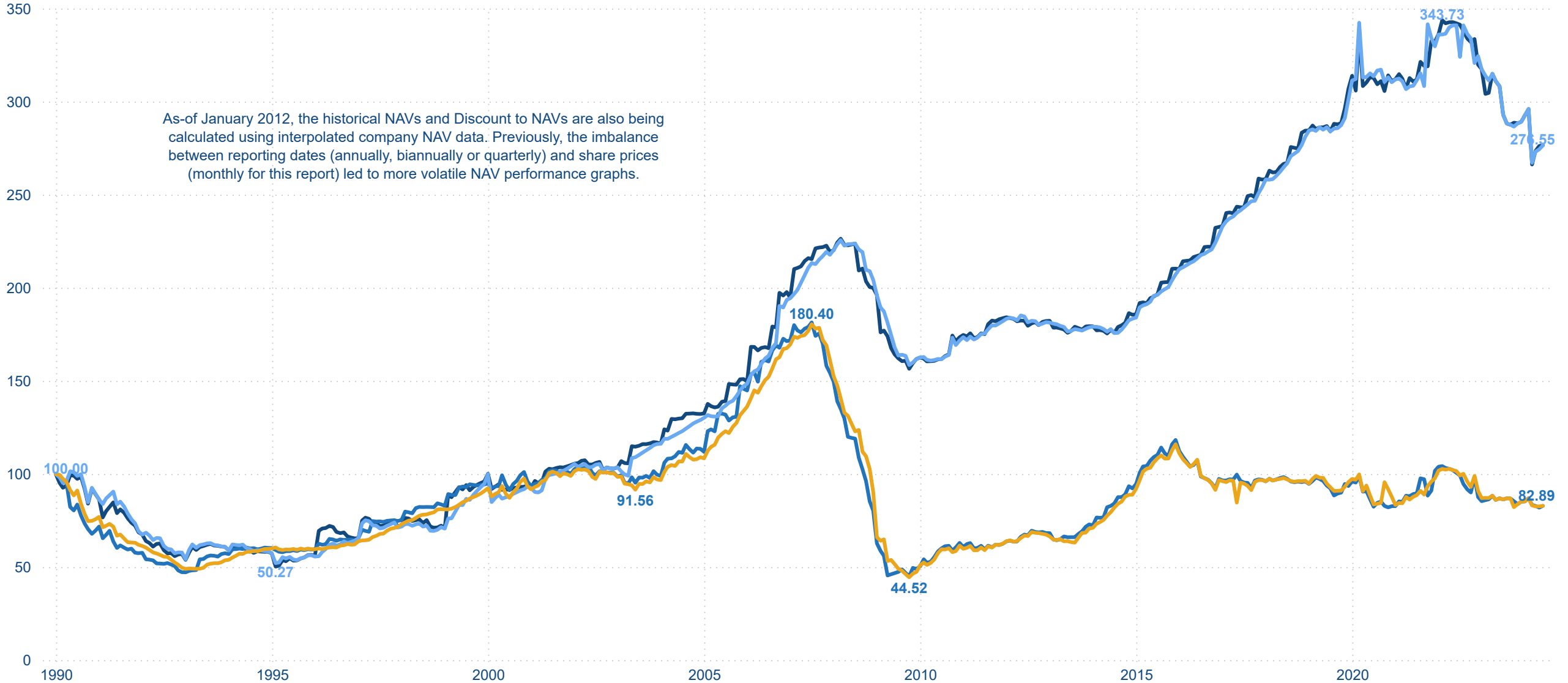




# FTSE EPRA Nareit Europe ex UK Stock Prices vs NAVs (Rebased EUR)

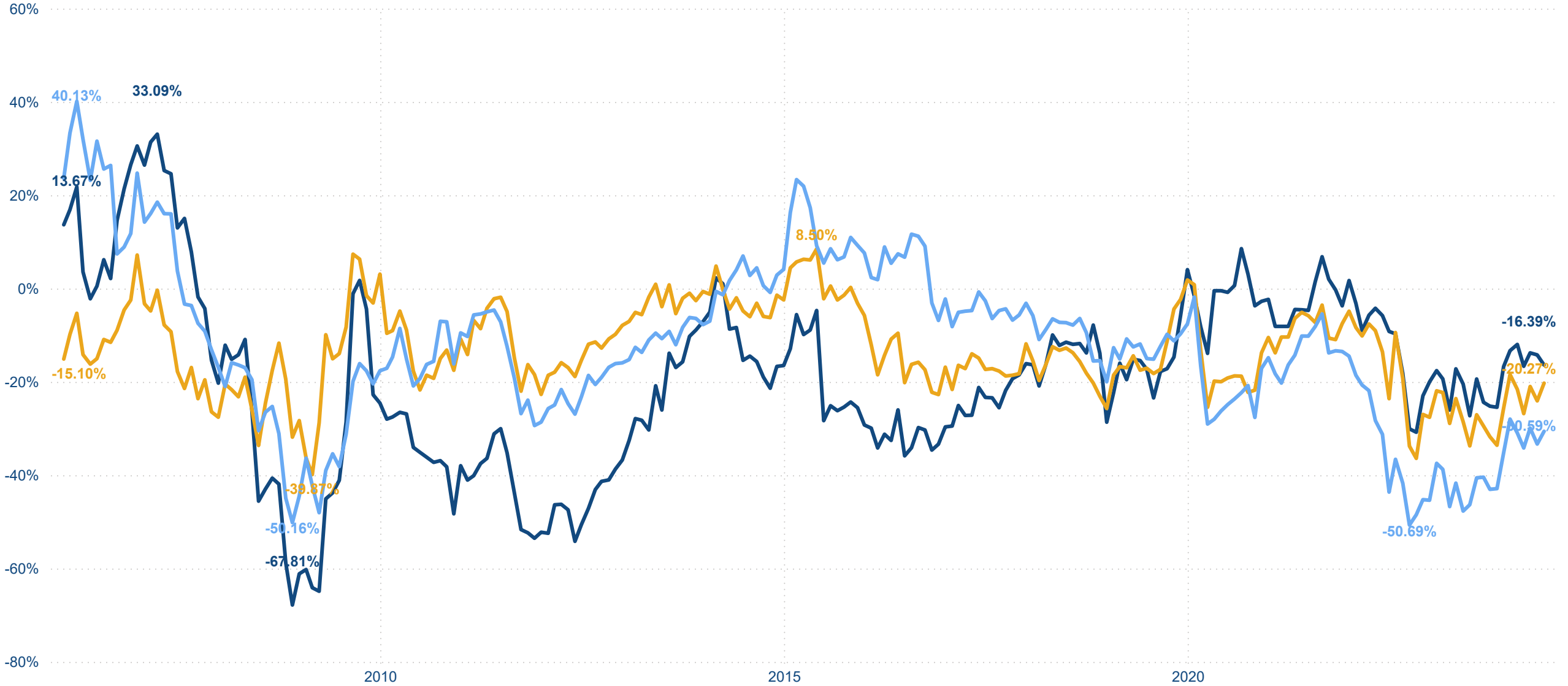
● Rebased Europe ex UK NAVs ● Rebased UK NAVs ● Rebased Europe ex UK NAVs (Interpolated) ● Rebased UK NAVs (Interpolated)

As-of January 2012, the historical NAVs and Discount to NAVs are also being calculated using interpolated company NAV data. Previously, the imbalance between reporting dates (annually, biannually or quarterly) and share prices (monthly for this report) led to more volatile NAV performance graphs.



# FTSE EPRA Nareit Europe ex UK/UK Investment Focus (Discount to published NAV)

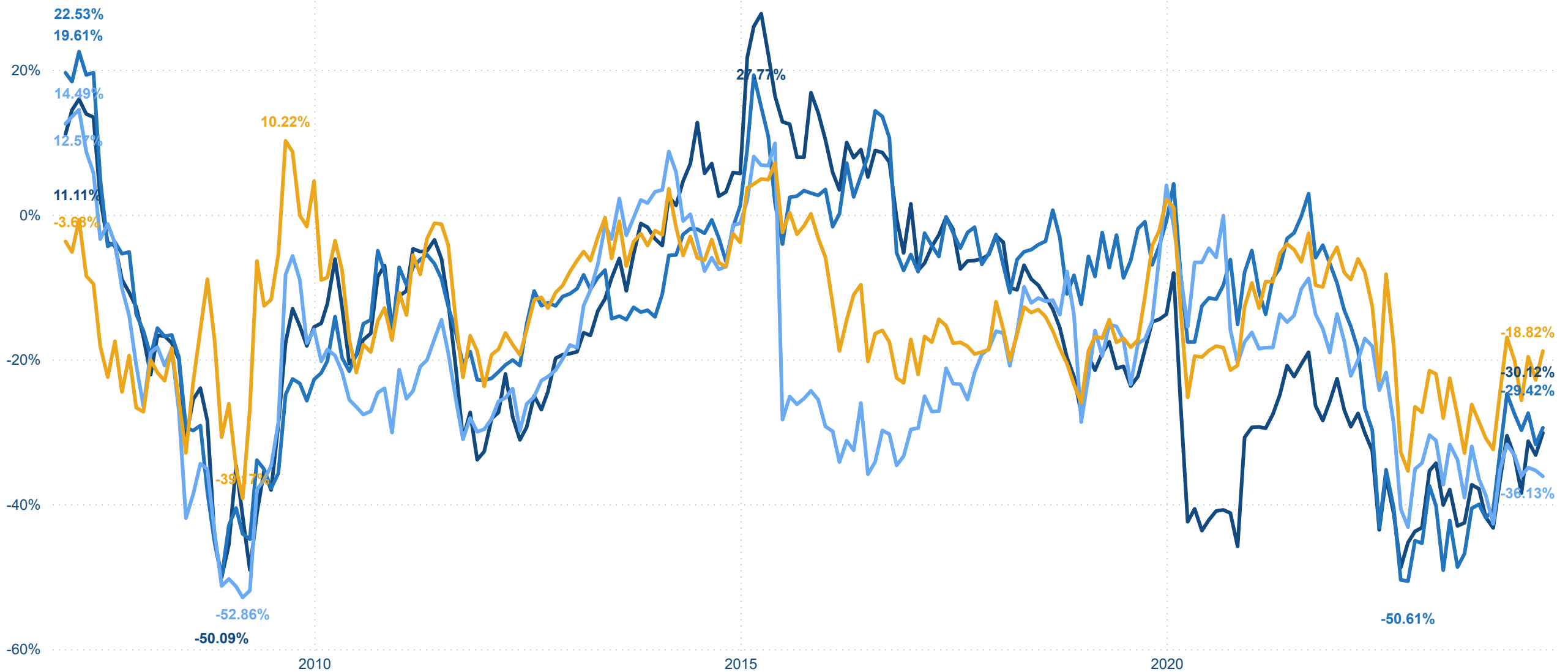
● UK Non-Rental ● UK Rental ● Europe Rental ex UK Rental



# FTSE EPRA Nareit Europe ex UK/UK REIT vs Non-REIT (Discount to published NAV)

May 2024  
Monthly Published NAV

● Europe ex UK REIT ● Europe ex UK Non-REIT ● UK Non-REIT ● UK REIT



# FTSE EPRA Nareit Developed UK Index

**As of: 2024 May 31**

Premium / Discount: -20.18 %  
Last month: -23.79 %

Total NAV (million EUR): 88,178.71  
Total MC (million EUR): 70,380.39

Number of constituents: 39.00  
Trading at Premium: 1.00 4% of market cap.  
Trading at Discount: 38.00 96% of market cap.

Average since 1989: -14.48 %  
10 year average: -15.41 %  
5 year average: -17.62 %  
3 year average: -19.33 %  
2 year average: -25.05 %  
1 year average: -25.99 %

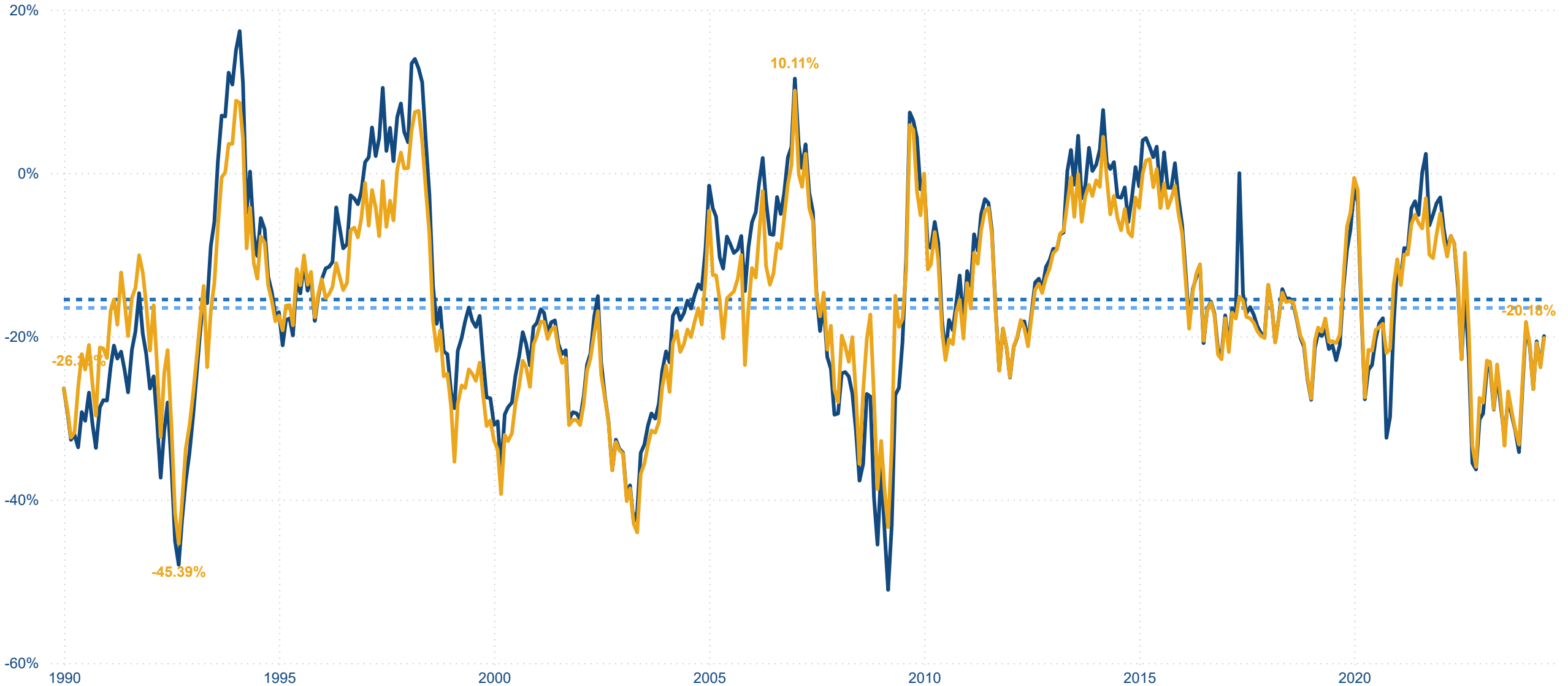
Price Index Monthly change: 5.97 %





# United Kingdom

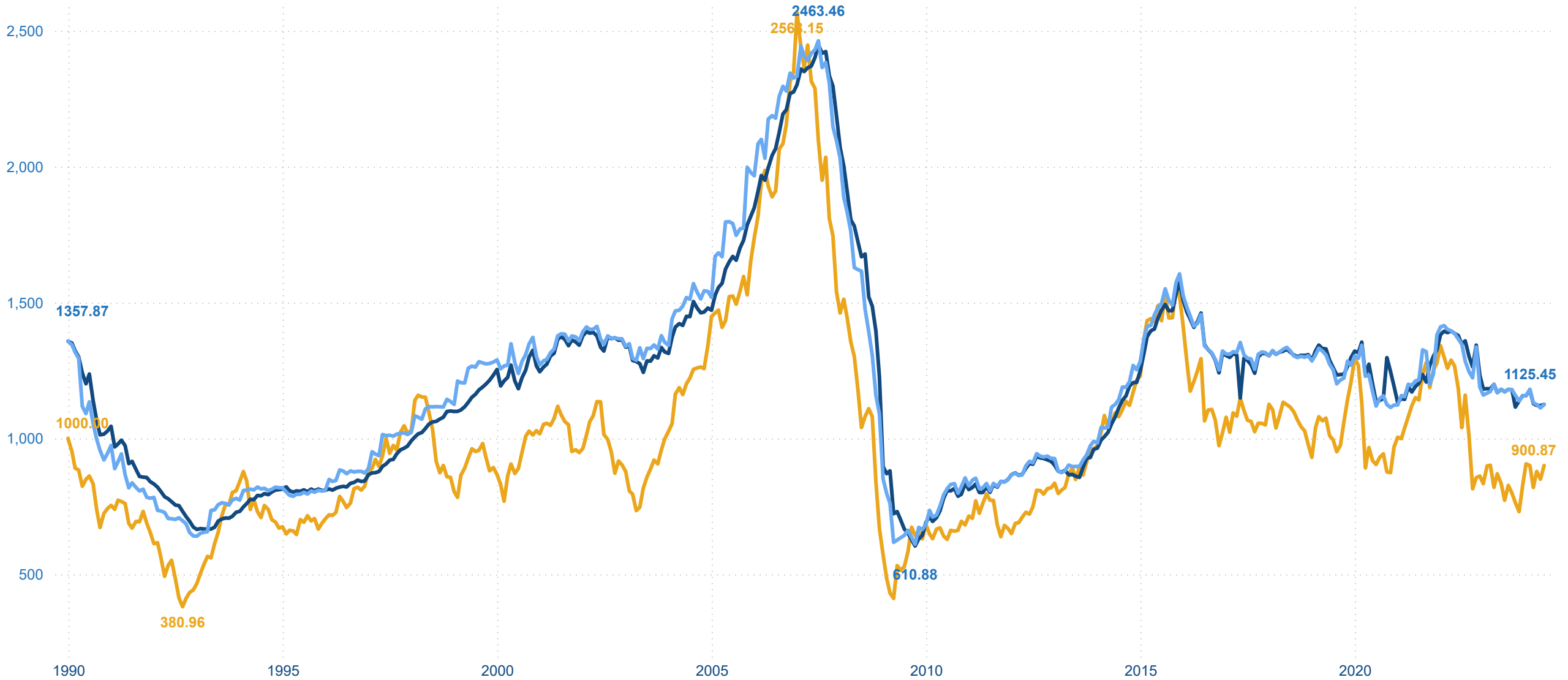
● UK Average ● UK Average (interpolated) ● UK (interpolated) ● UK





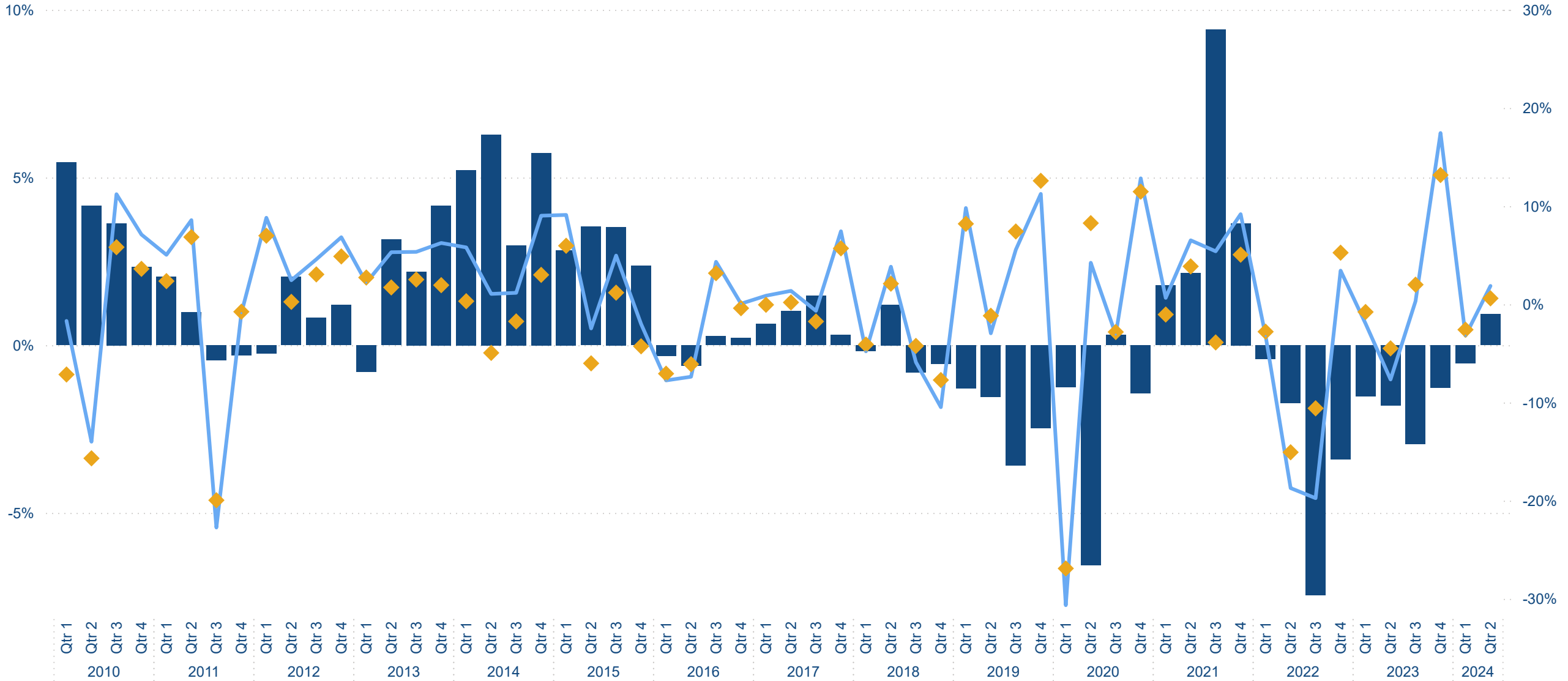
# United Kingdom

● Rebased UK Prices ● UK NAV (interpolated) ● UK NAV





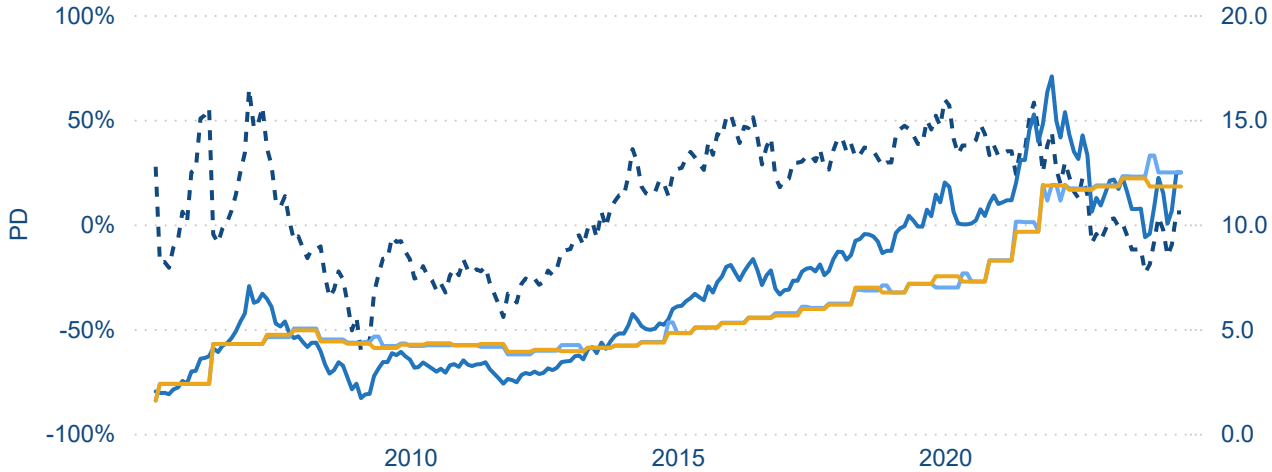
● UK NAV change ◆ Absolute Discount Change (positive means lower discount) ● FTSE EPRA/NAREIT UK Price Index Change





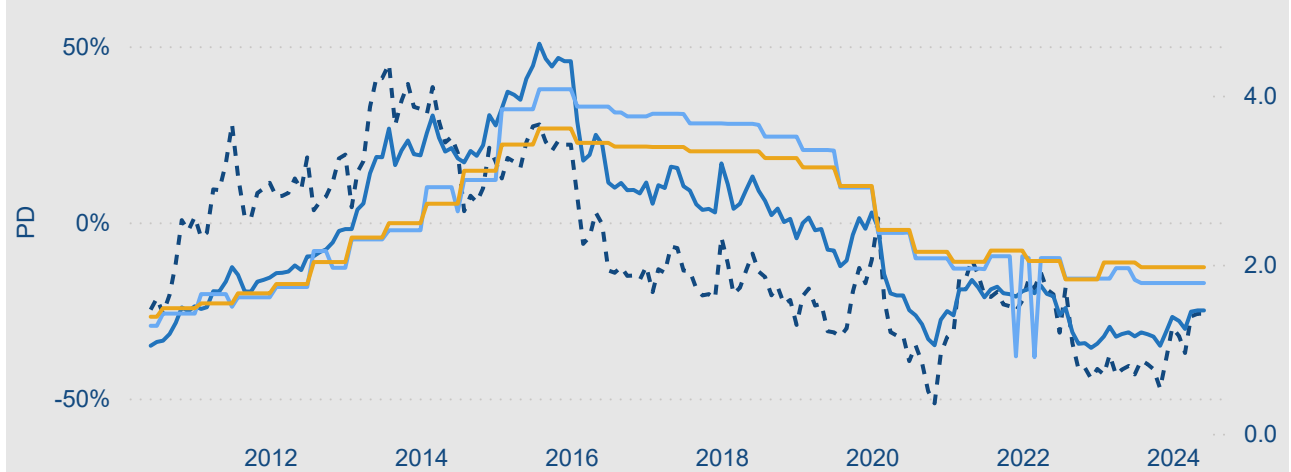
## Big Yellow Group

● PD ● SP ● IFRS NAV ● EPRA NAV



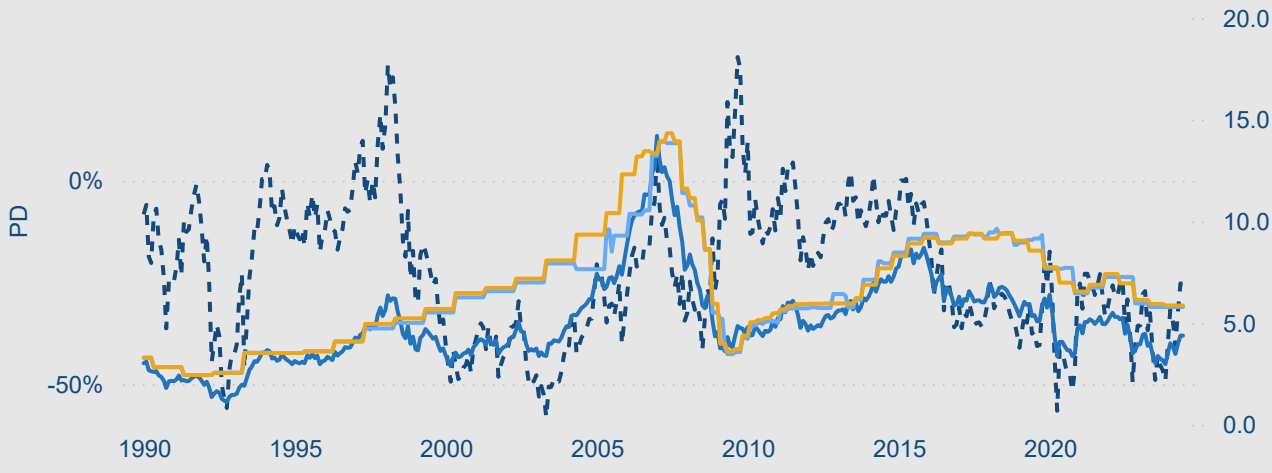
## Shaftesbury Capital

● PD ● SP ● IFRS NAV ● EPRA NAV



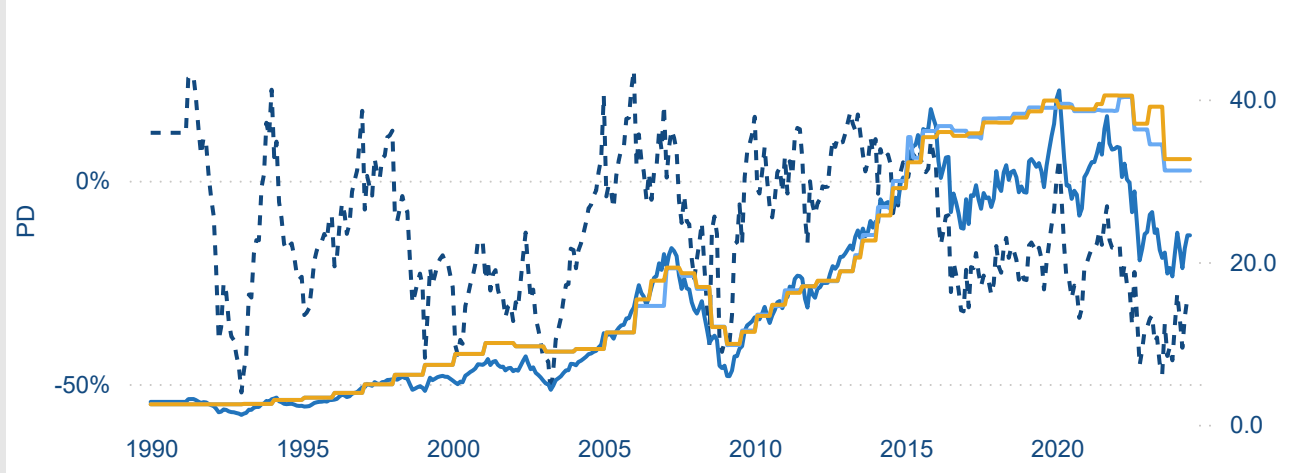
## British Land Corp.

● PD ● SP ● IFRS NAV ● EPRA NAV



## Derwent London

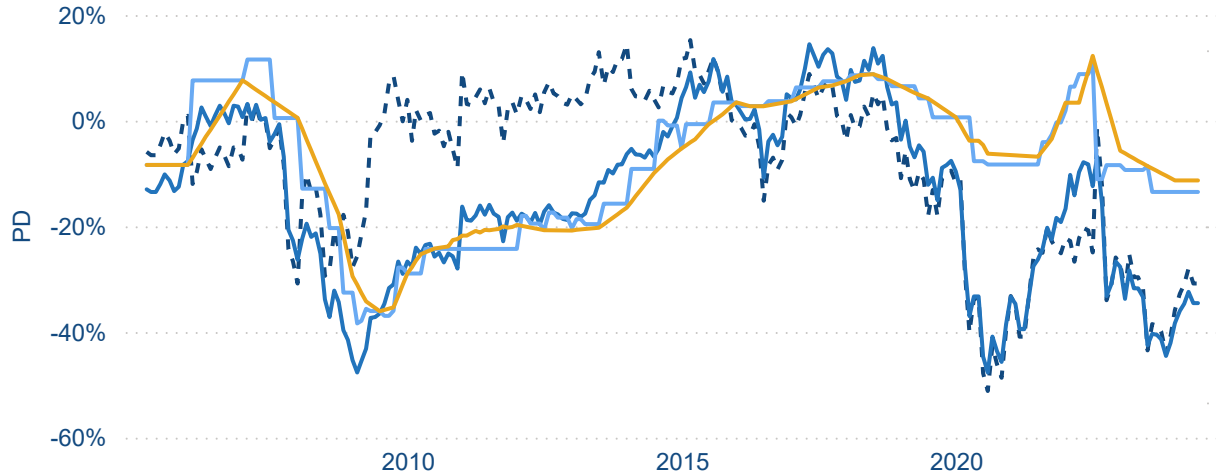
● PD ● SP ● IFRS NAV ● EPRA NAV





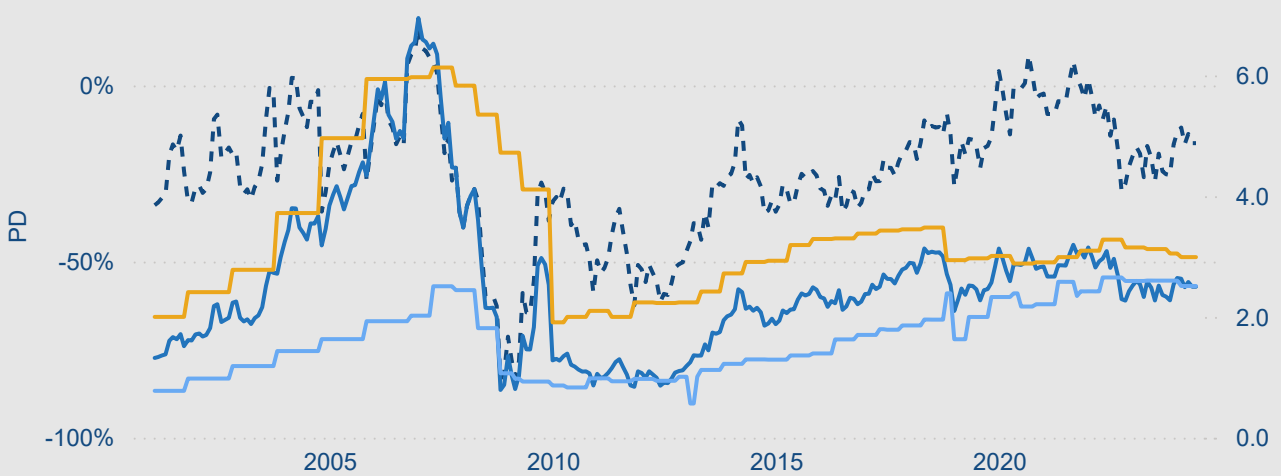
## Balanced Commercial Property Trust

● PD ● SP ● IFRS NAV ● EPRA NAV



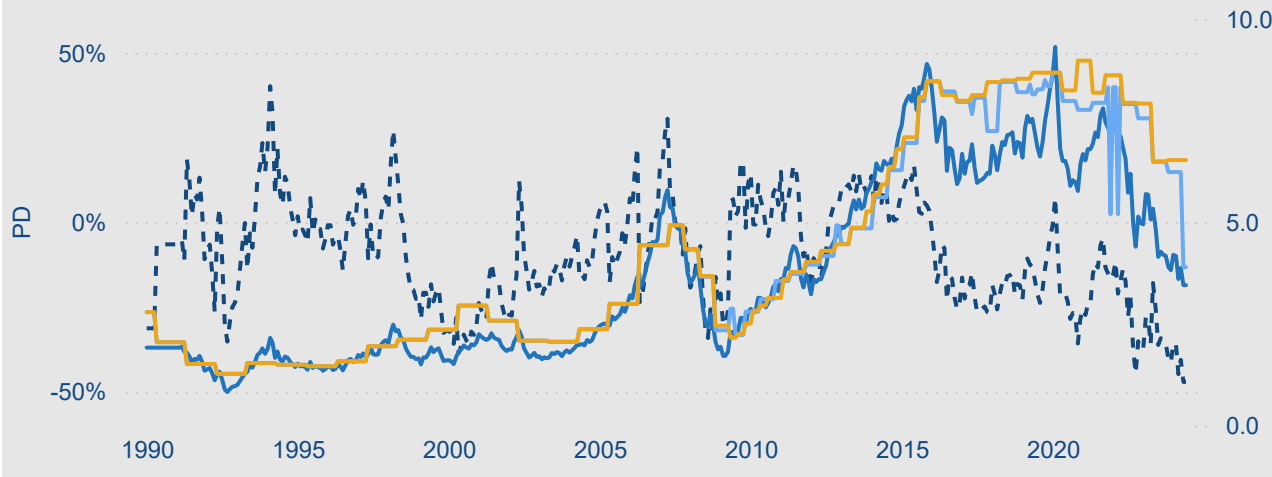
## Grainger Trust

● PD ● SP ● IFRS NAV ● EPRA NAV



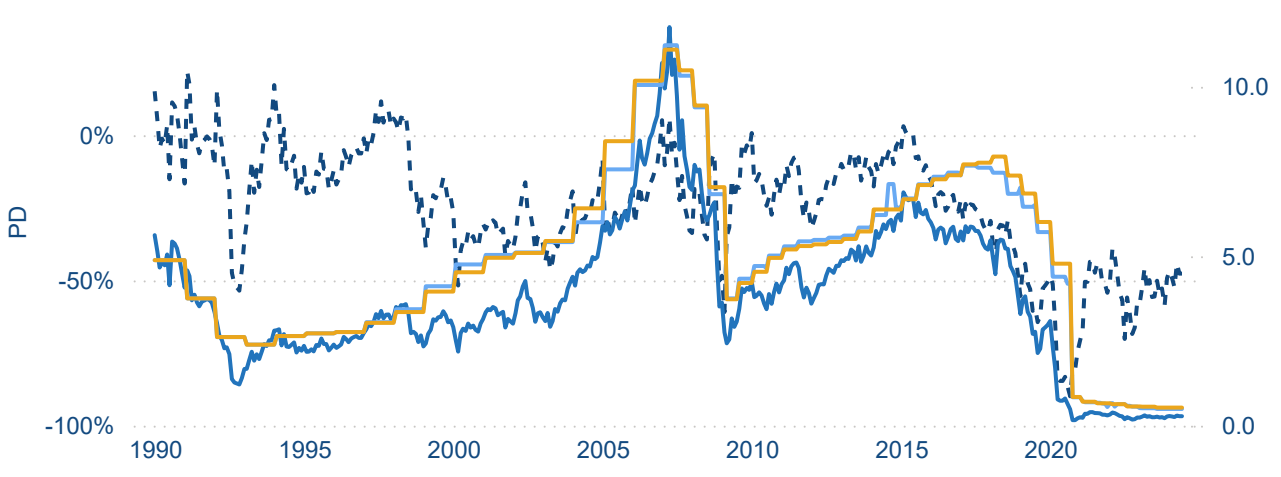
## Great Portland Estates

● PD ● SP ● IFRS NAV ● EPRA NAV



## Hammerson

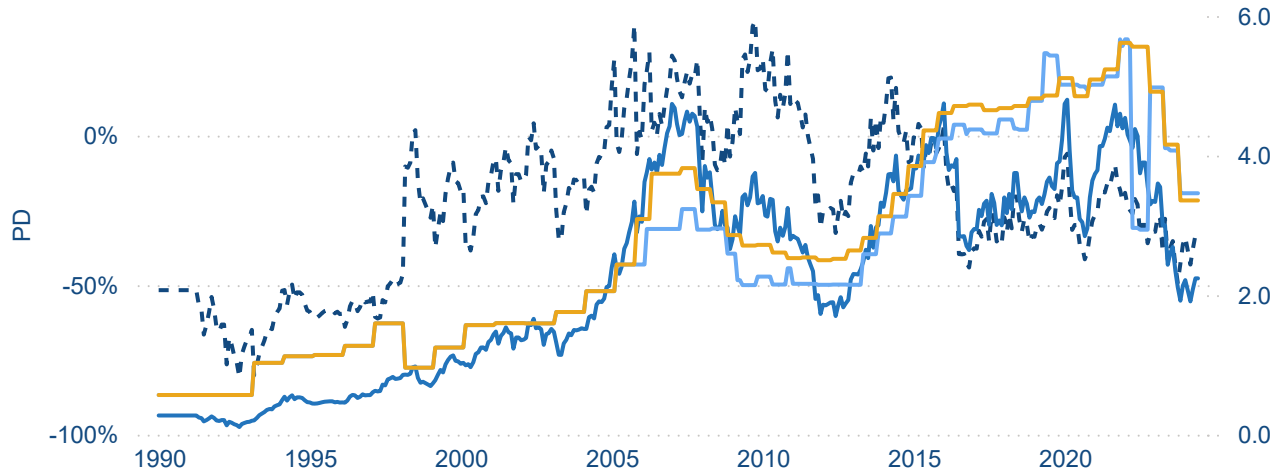
● PD ● SP ● IFRS NAV ● EPRA NAV





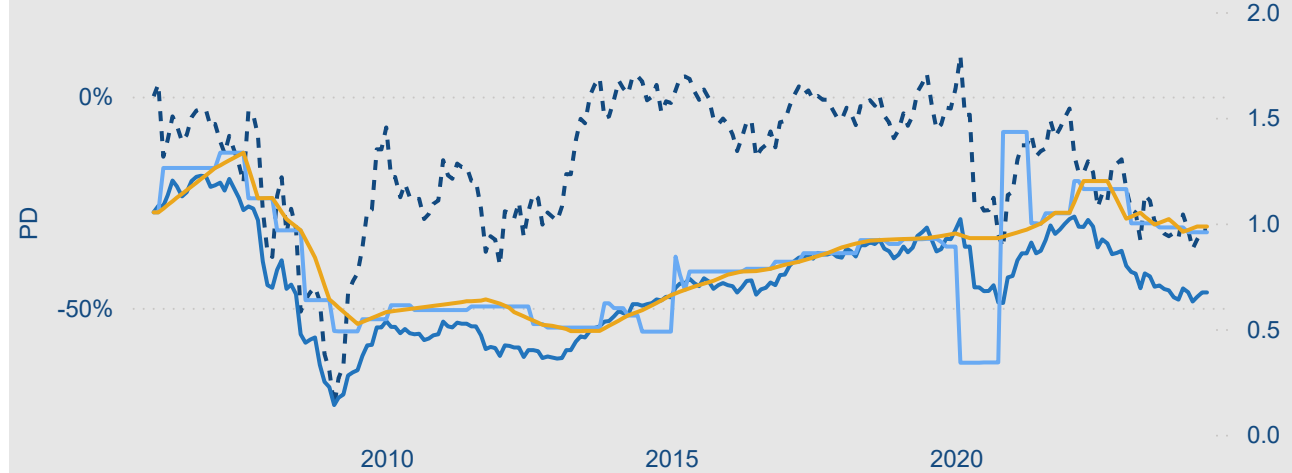
## Helical

● PD ● SP ● IFRS NAV ● EPRA NAV



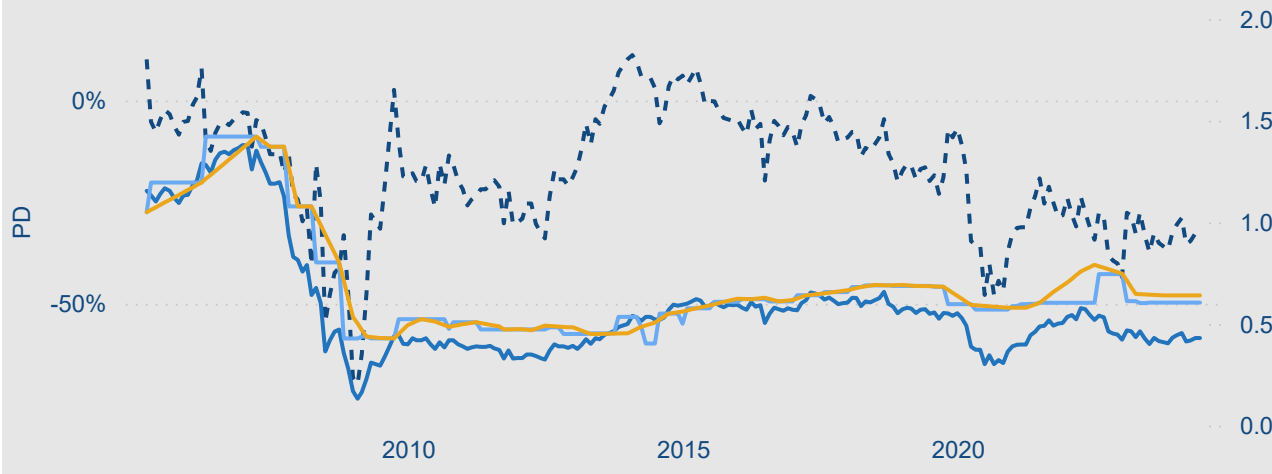
## Picton Property

● PD ● SP ● IFRS NAV ● EPRA NAV



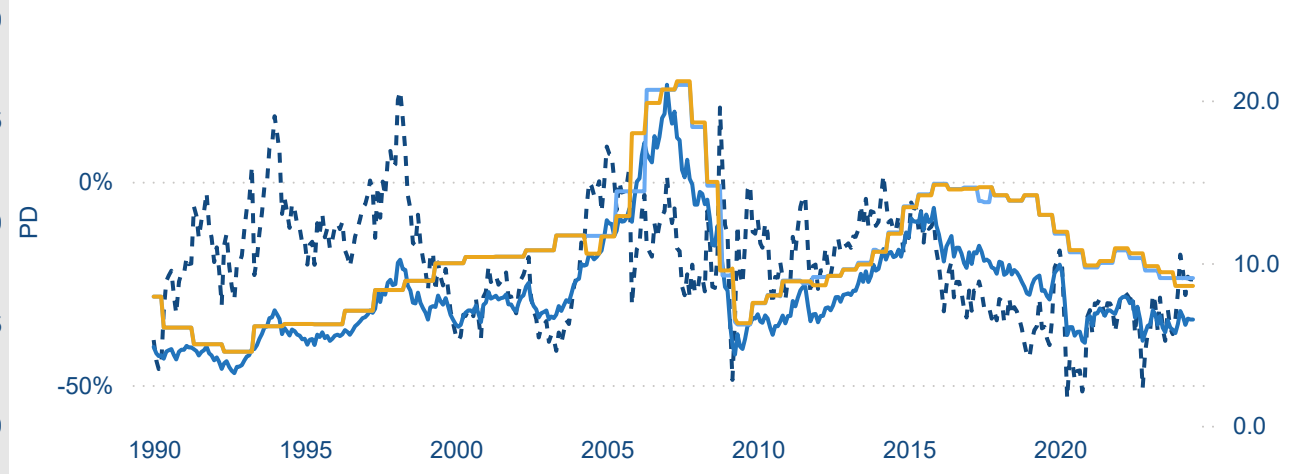
## Schroder Real Estate Investment Trust

● PD ● SP ● IFRS NAV ● EPRA NAV



## Land Securities Group

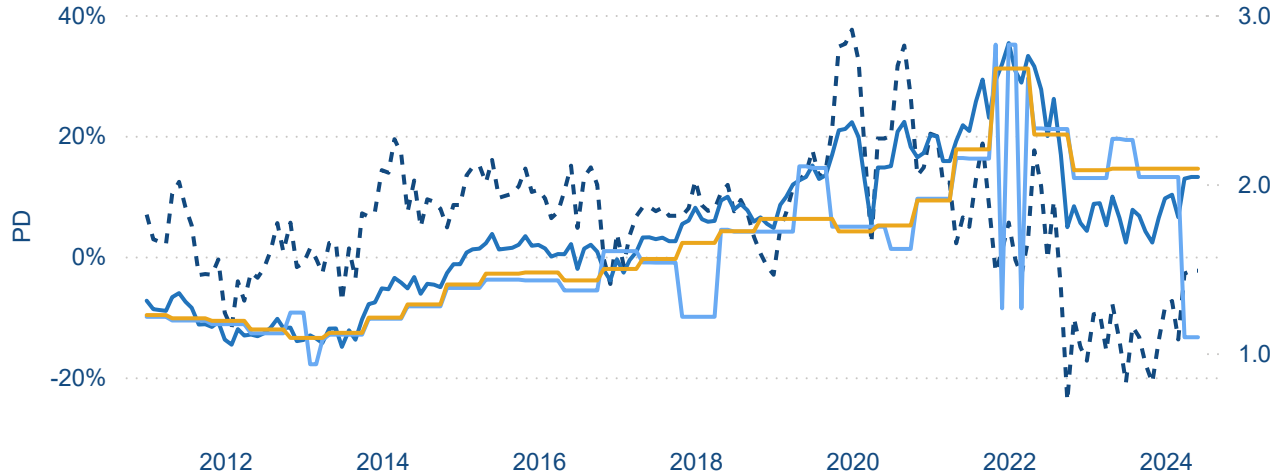
● PD ● SP ● IFRS NAV ● EPRA NAV





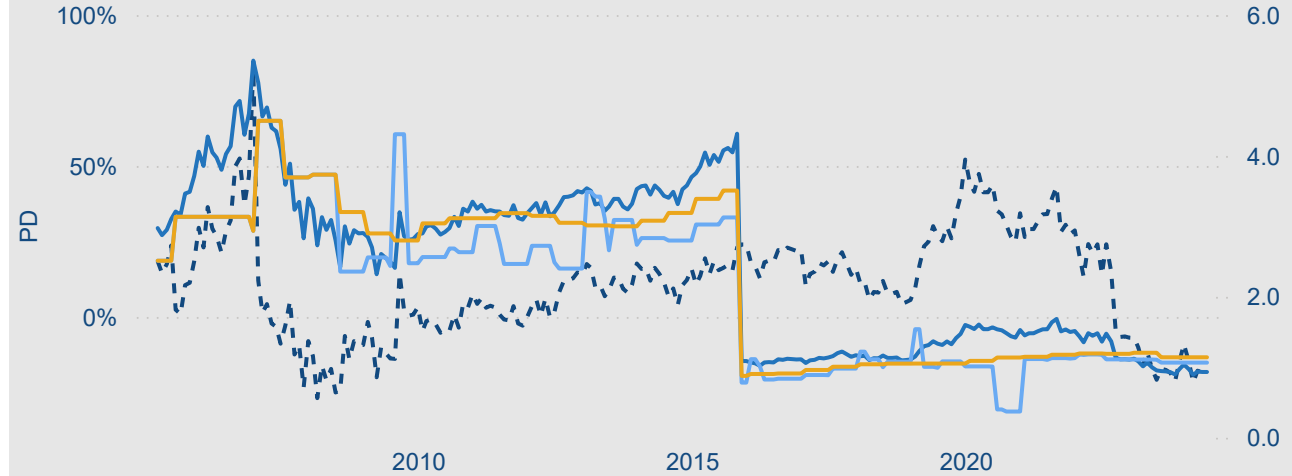
## LondonMetric Property

● PD ● SP ● IFRS NAV ● EPRA NAV



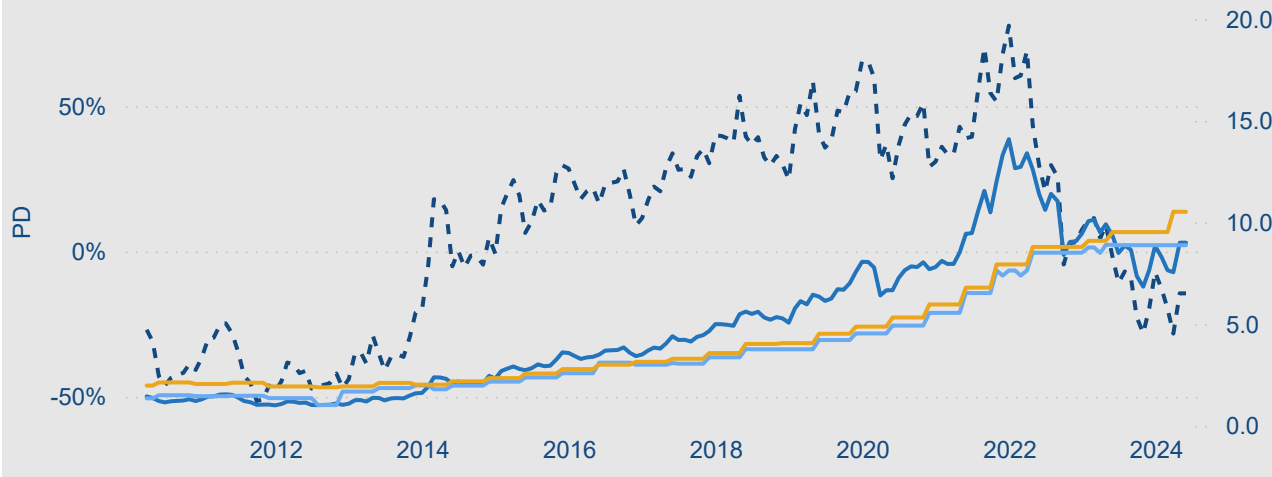
## Primary Health Properties

● PD ● SP ● IFRS NAV ● EPRA NAV



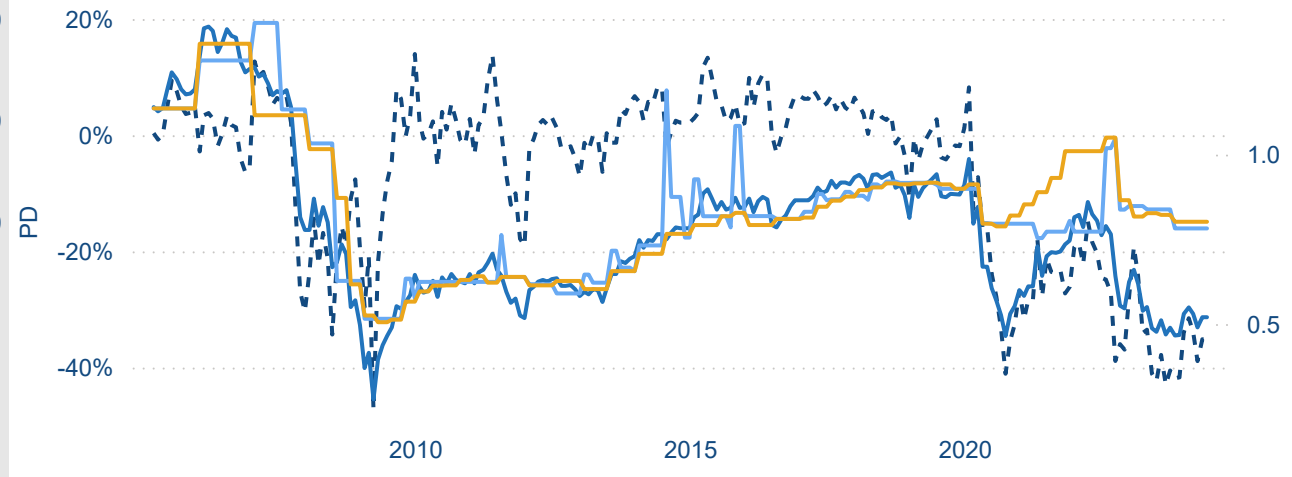
## Safestore

● PD ● SP ● IFRS NAV ● EPRA NAV



## ABRDN Property Income Trust

● PD ● SP ● IFRS NAV ● EPRA NAV

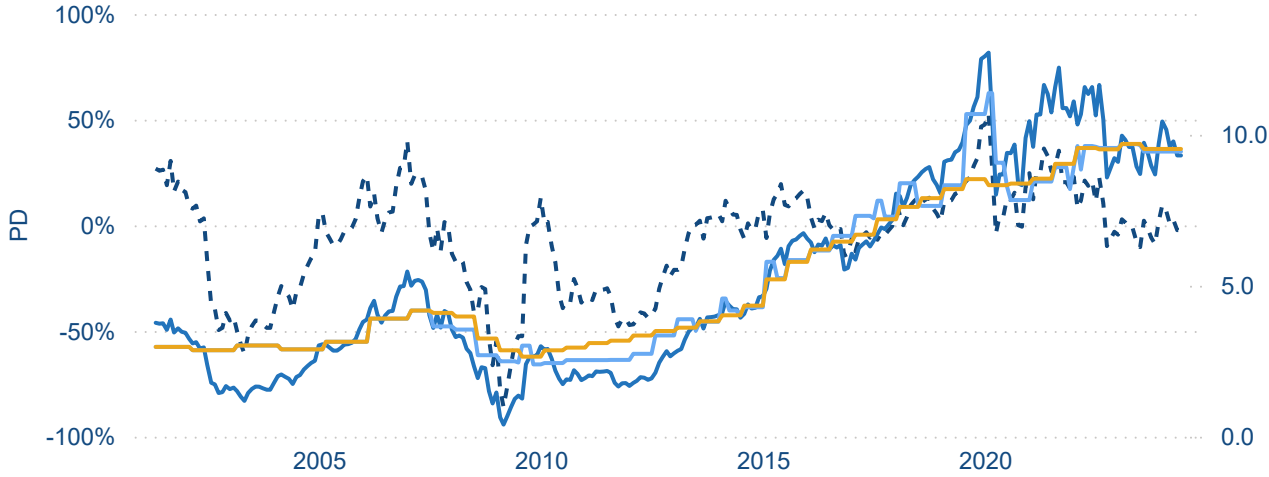






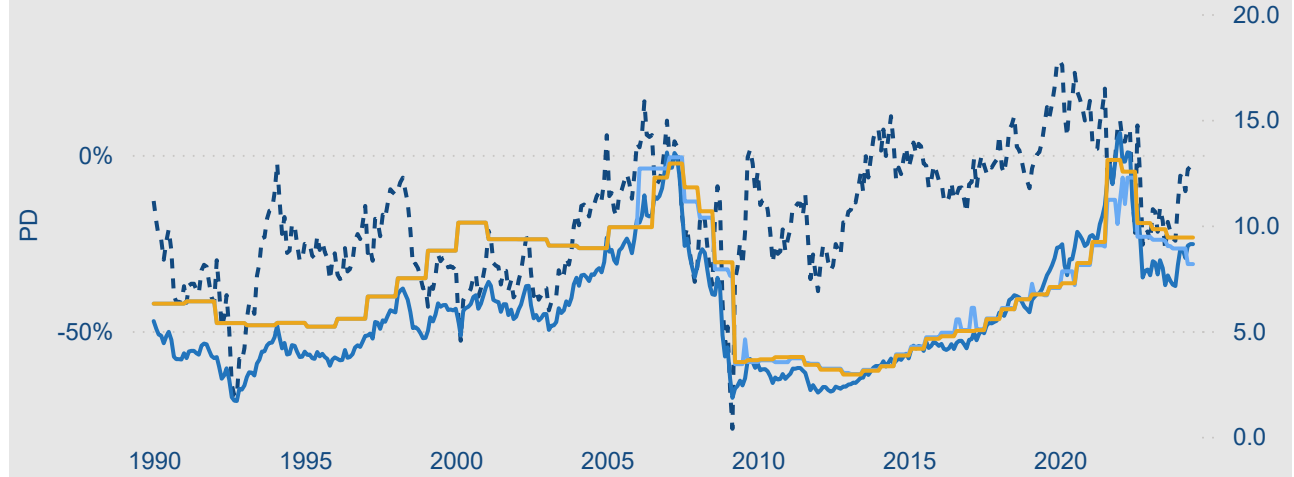
## Unite Group

● PD ● SP ● IFRS NAV ● EPRA NAV



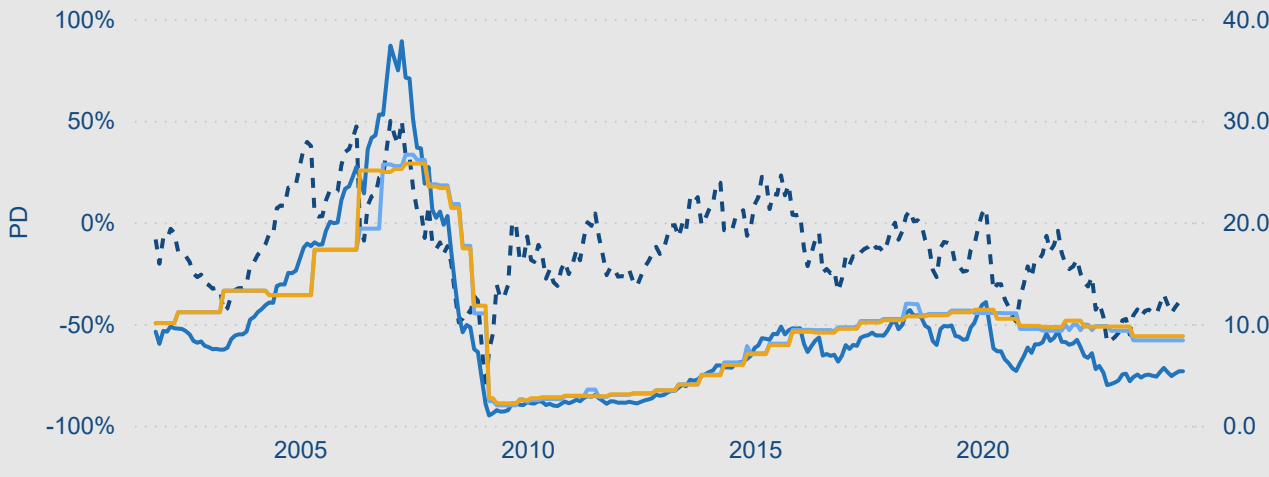
## SEGRO

● PD ● SP ● IFRS NAV ● EPRA NAV



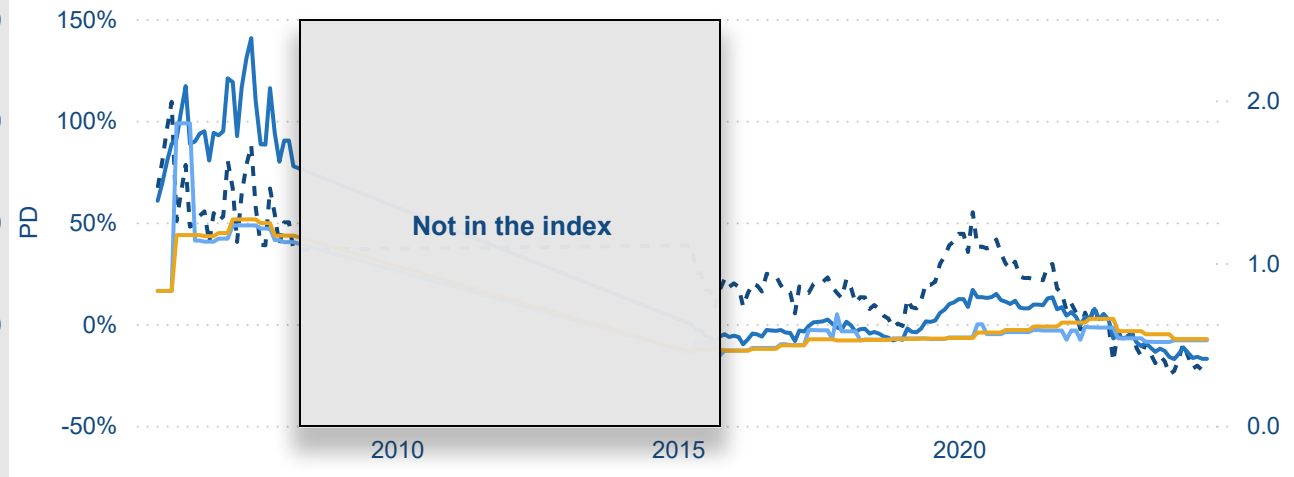
## Workspace Group

● PD ● SP ● IFRS NAV ● EPRA NAV



## Assura Plc

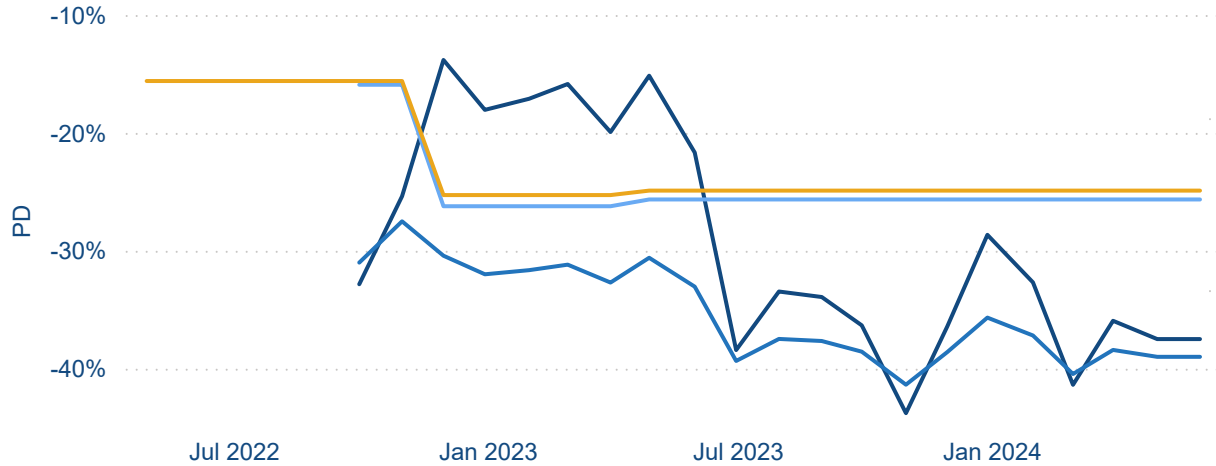
● PD ● SP ● IFRS NAV ● EPRA NAV





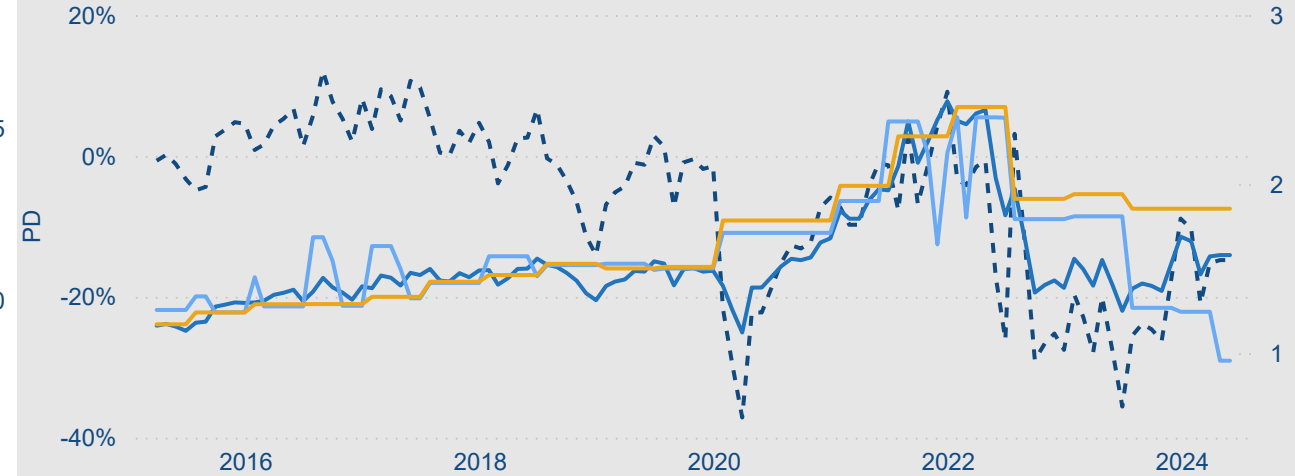
## Warehouse REIT PLC

● PD ● SP ● IFRS NAV ● EPRA NAV



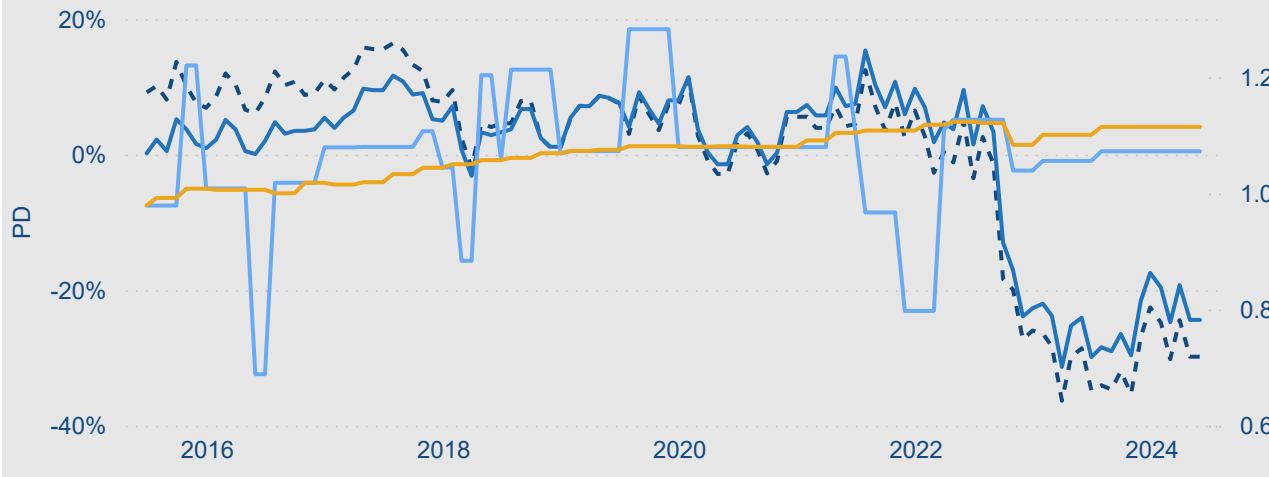
## Tritax Big Box REIT

● PD ● SP ● IFRS NAV ● EPRA NAV



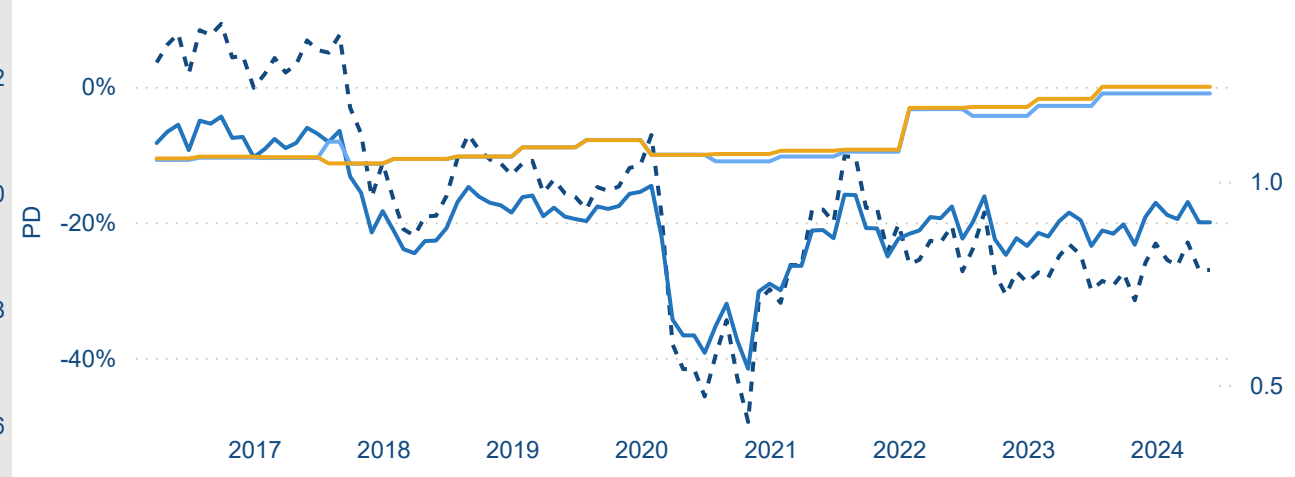
## Target Healthcare REIT

● PD ● SP ● IFRS NAV ● EPRA NAV



## Empiric Student Property

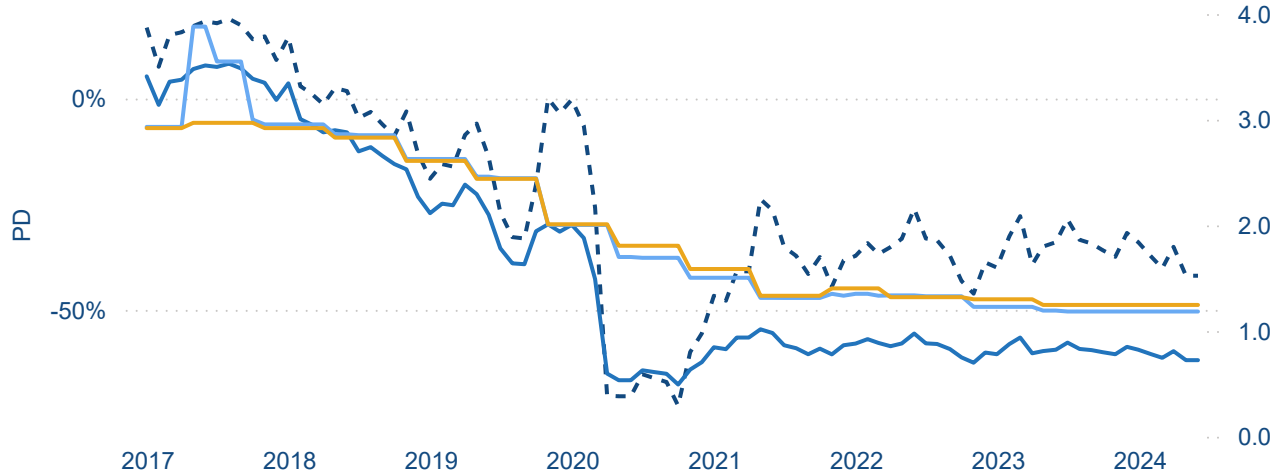
● PD ● SP ● IFRS NAV ● EPRA NAV





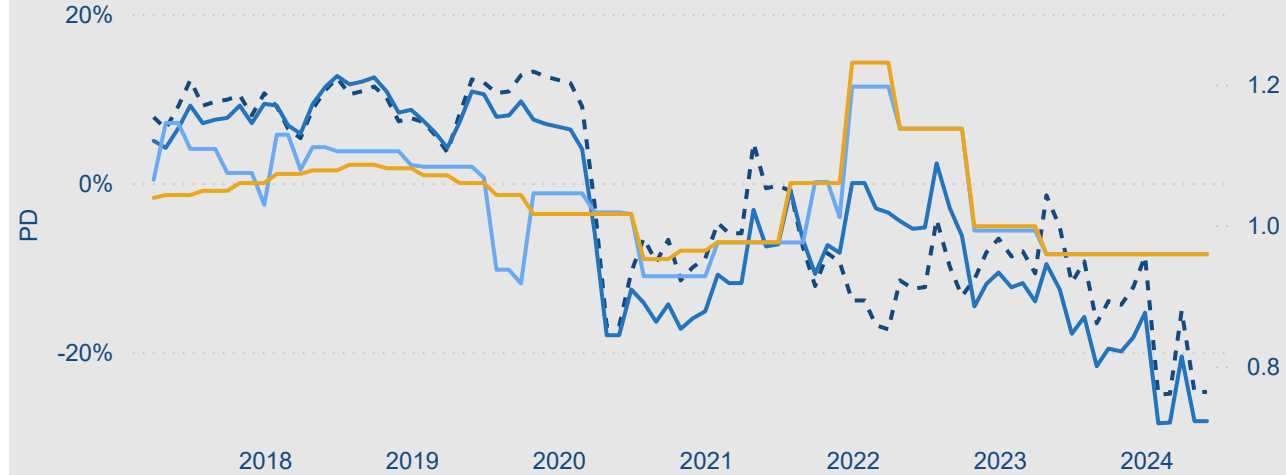
## NewRiver REIT

● PD ● SP ● IFRS NAV ● EPRA NAV



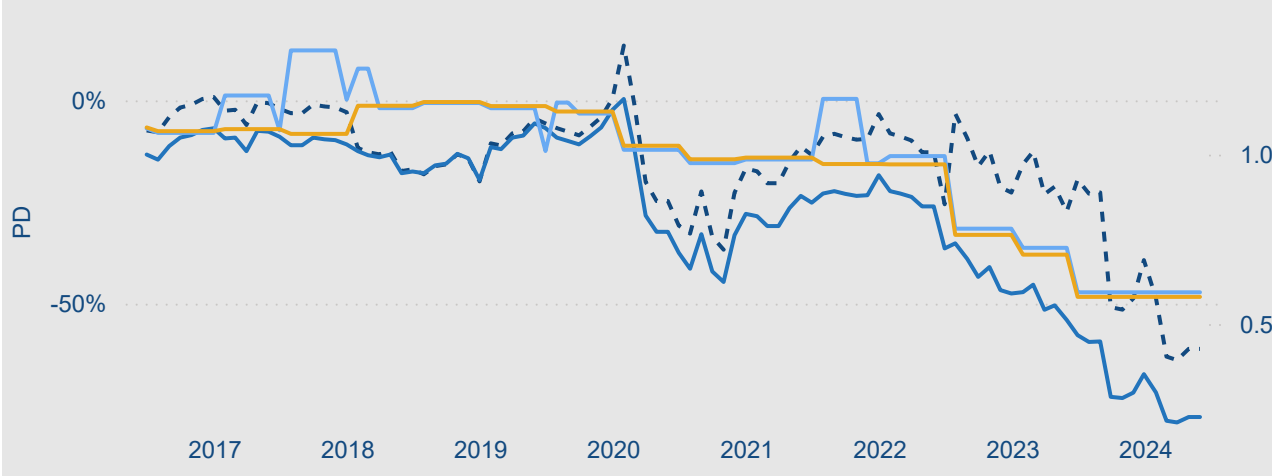
## Custodian REIT

● PD ● SP ● IFRS NAV ● EPRA NAV



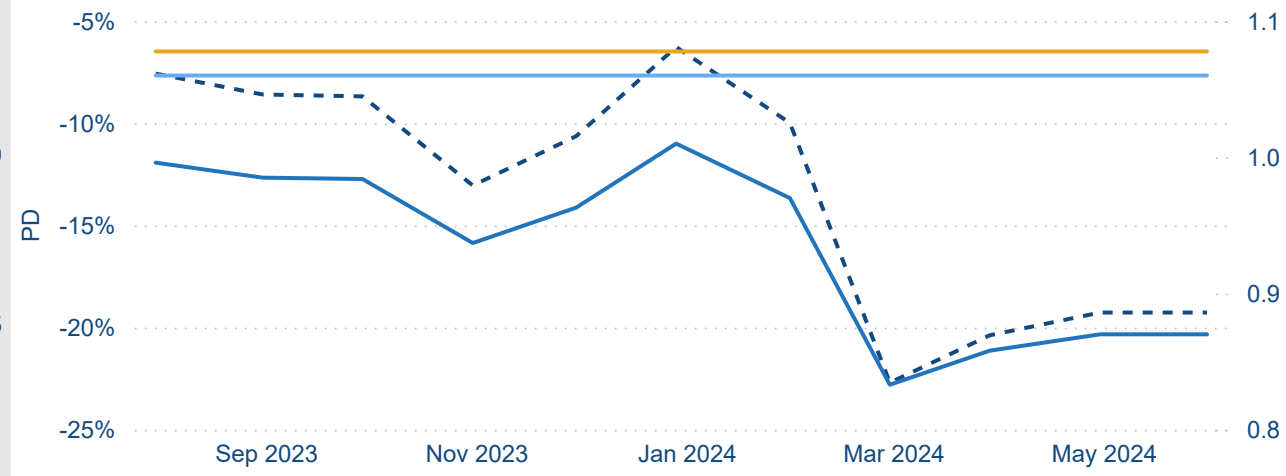
## Regional REIT

● PD ● SP ● IFRS NAV ● EPRA NAV



## AEW UK REIT

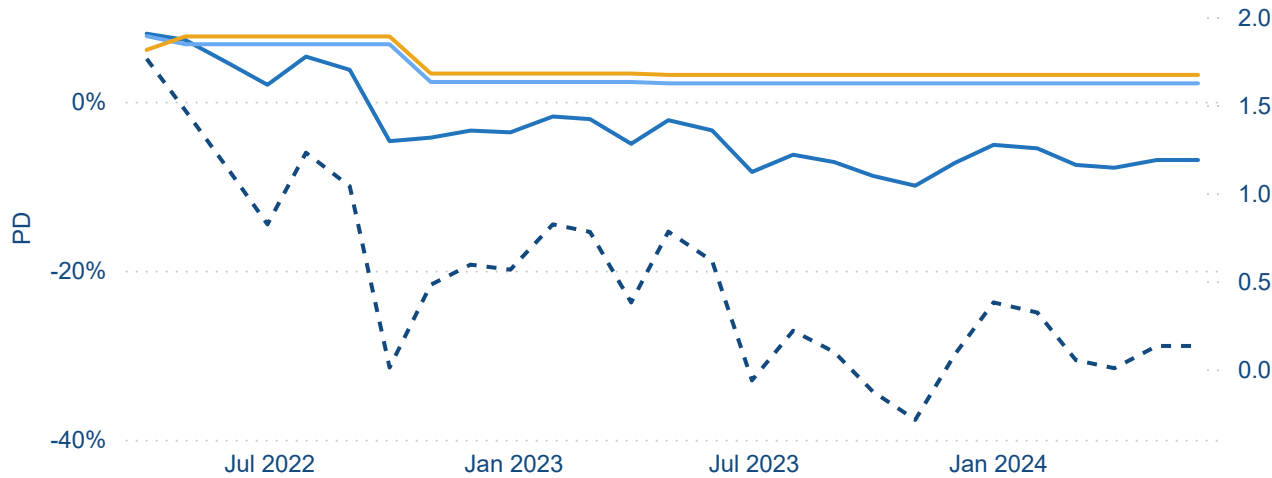
● PD ● SP ● IFRS NAV ● EPRA NAV





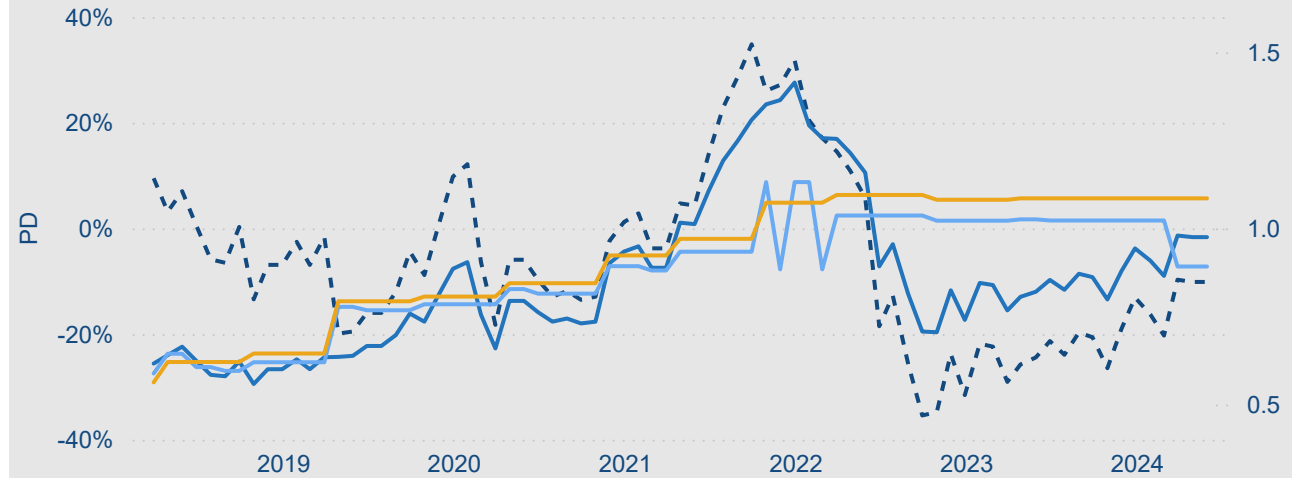
## Urban Logistics

● PD ● SP ● IFRS NAV ● EPRA NAV



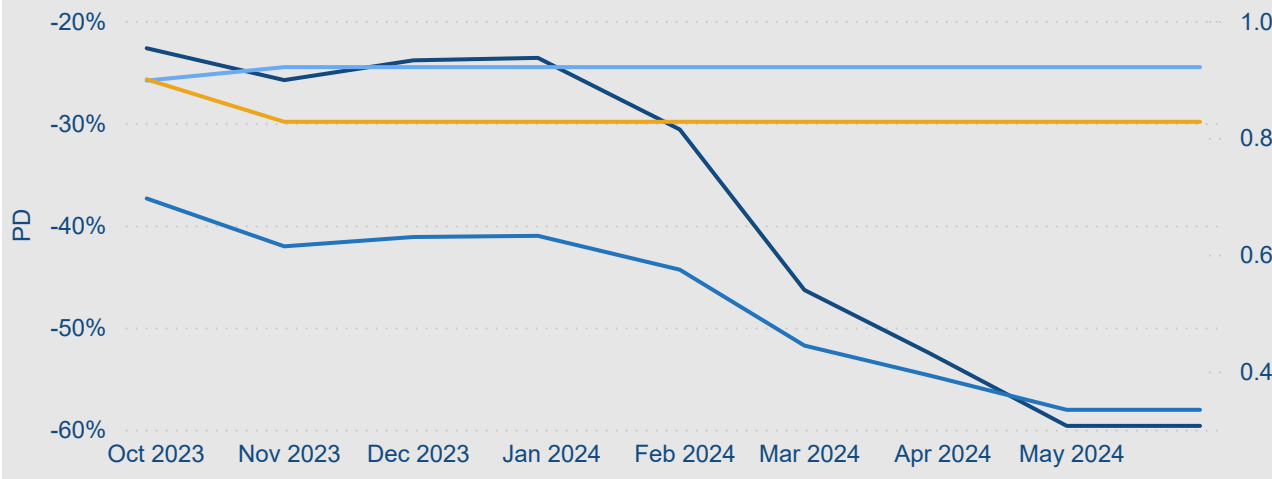
## Sirius Real Estate

● PD ● SP ● IFRS NAV ● EPRA NAV



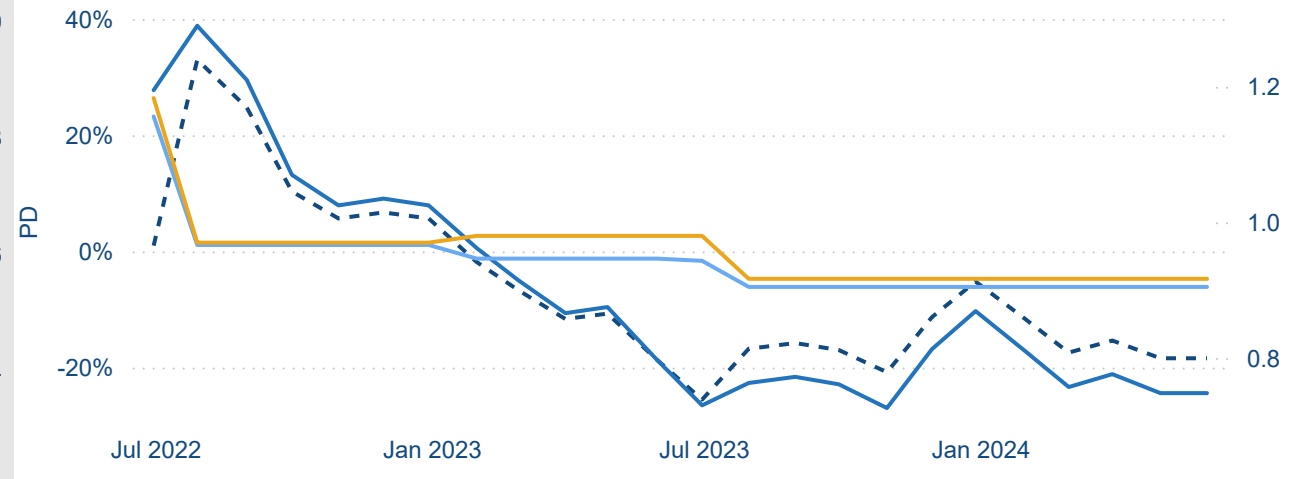
## Life Science REIT

● PD ● SP ● IFRS NAV ● EPRA NAV



## Supermarket Income REIT plc

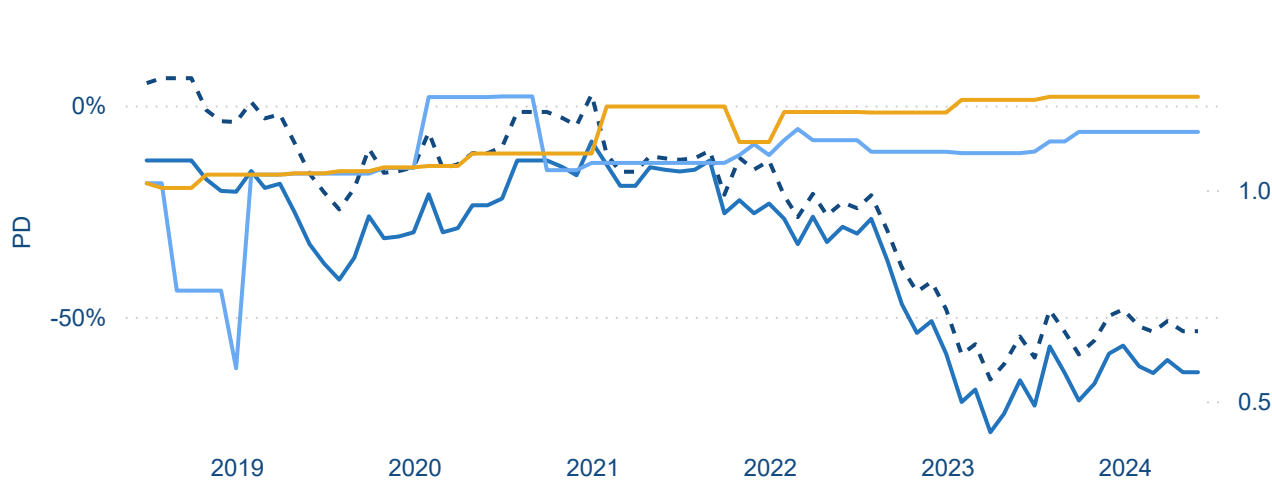
● PD ● SP ● IFRS NAV ● EPRA NAV





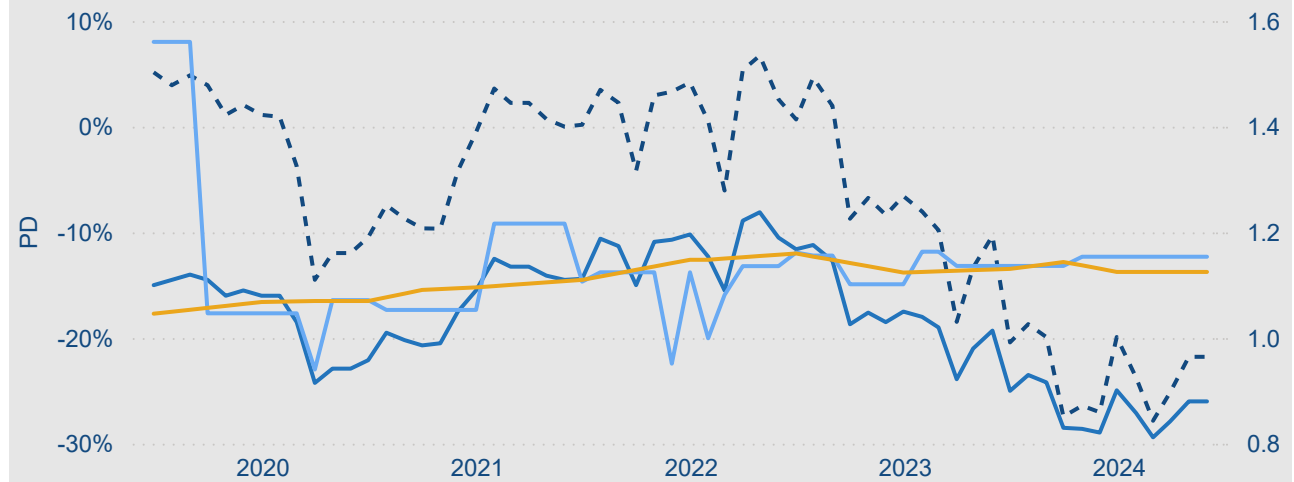
## Triple Point Social Housing REIT

● PD ● SP ● IFRS NAV ● EPRA NAV



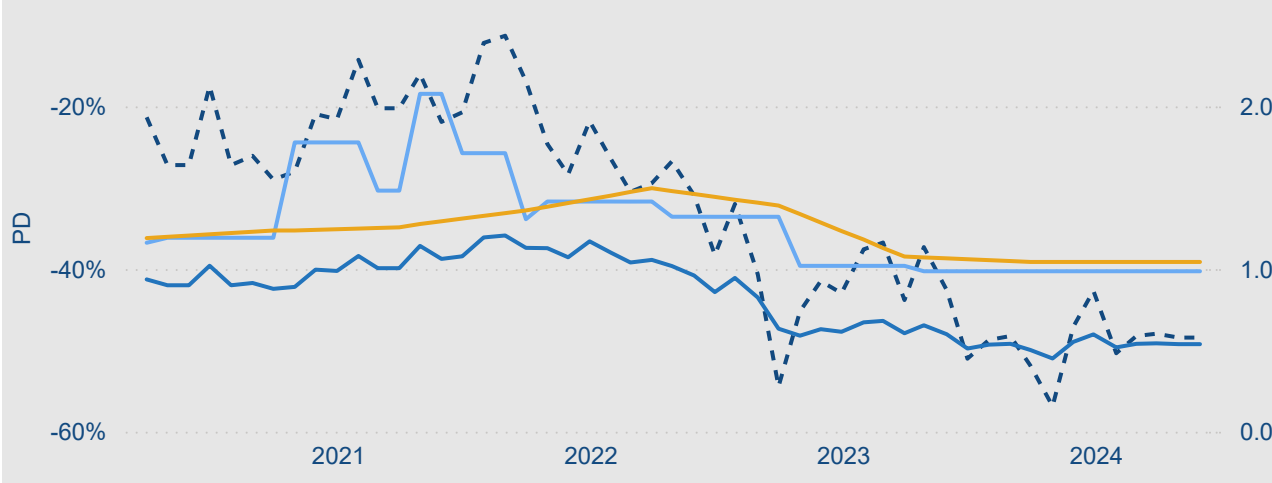
## Impact Healthcare REIT

● PD ● SP ● IFRS NAV ● EPRA NAV



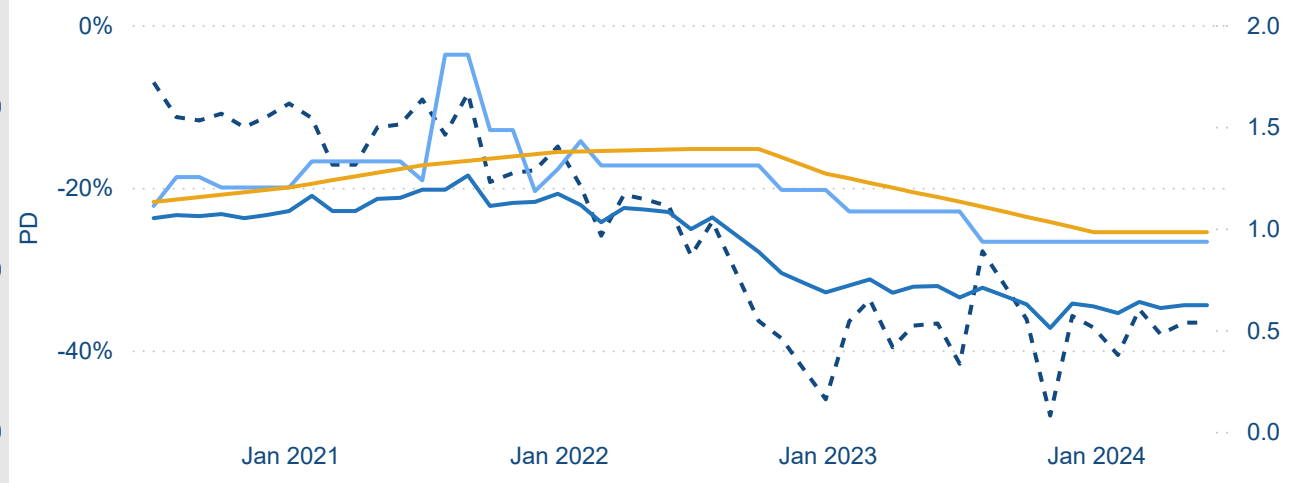
## Tritax Eurobox

● PD ● SP ● IFRS NAV ● EPRA NAV



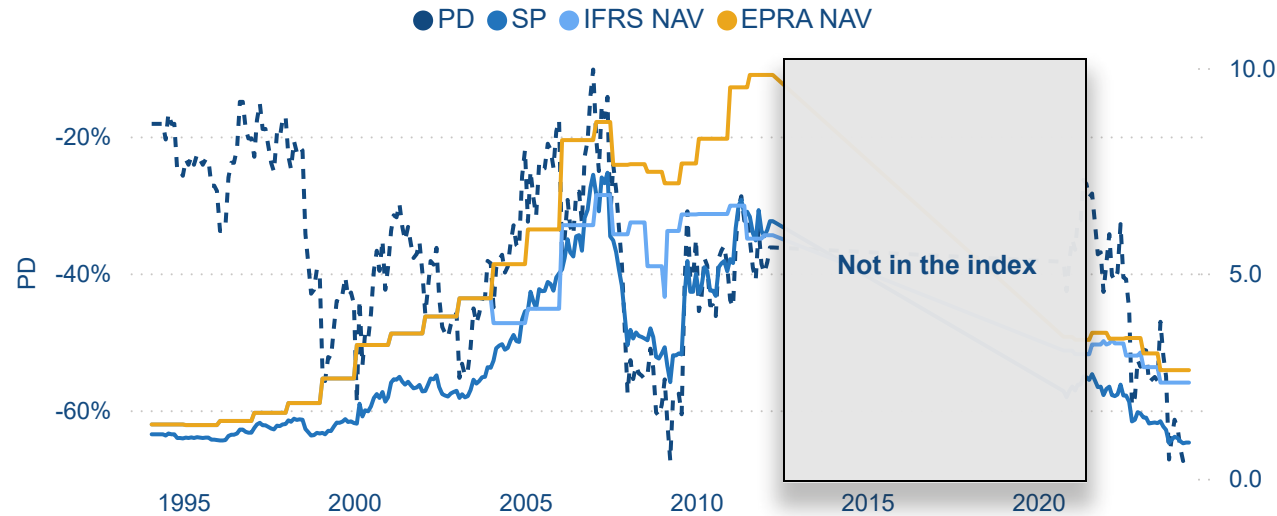
## ABRDN Standard European Logistics Income

● PD ● SP ● IFRS NAV ● EPRA NAV

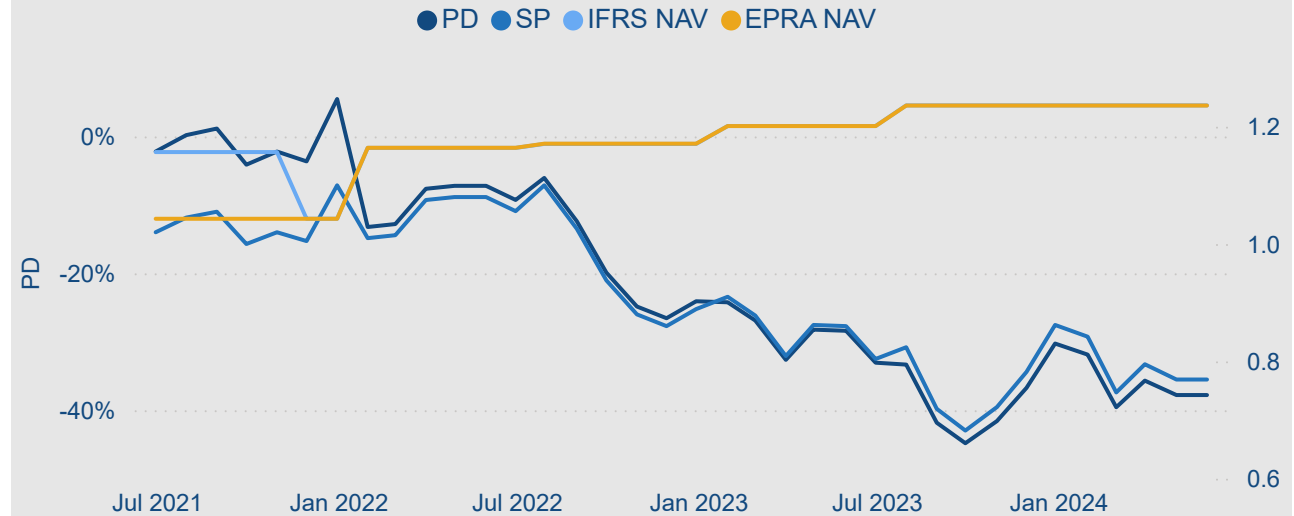




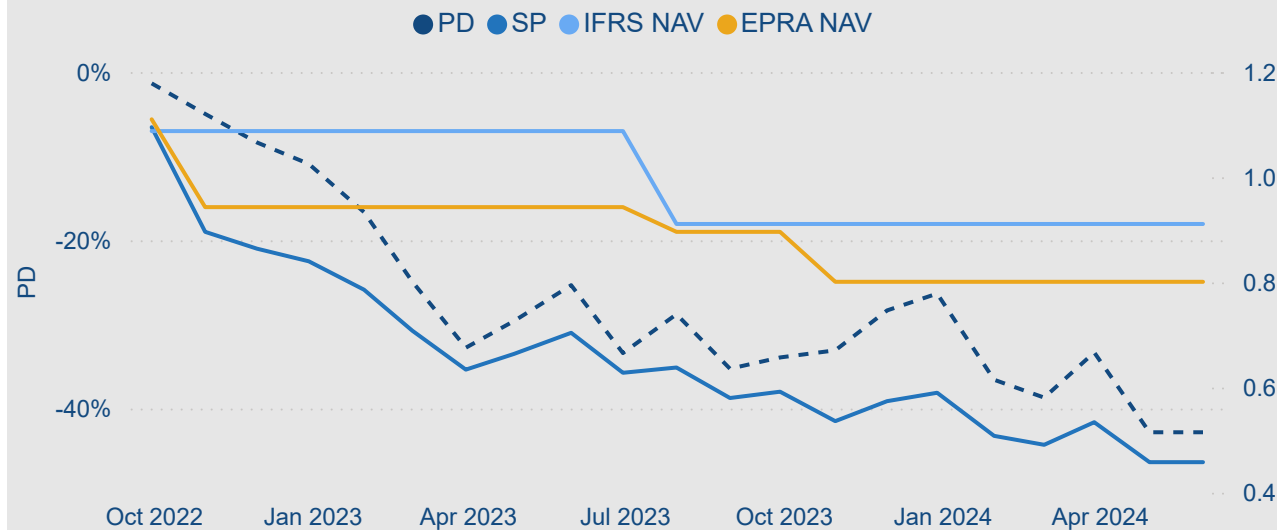
## CLS Holdings



## PRS REIT



## Residential Secure Income PLC



# FTSE EPRA Nareit Developed France Index

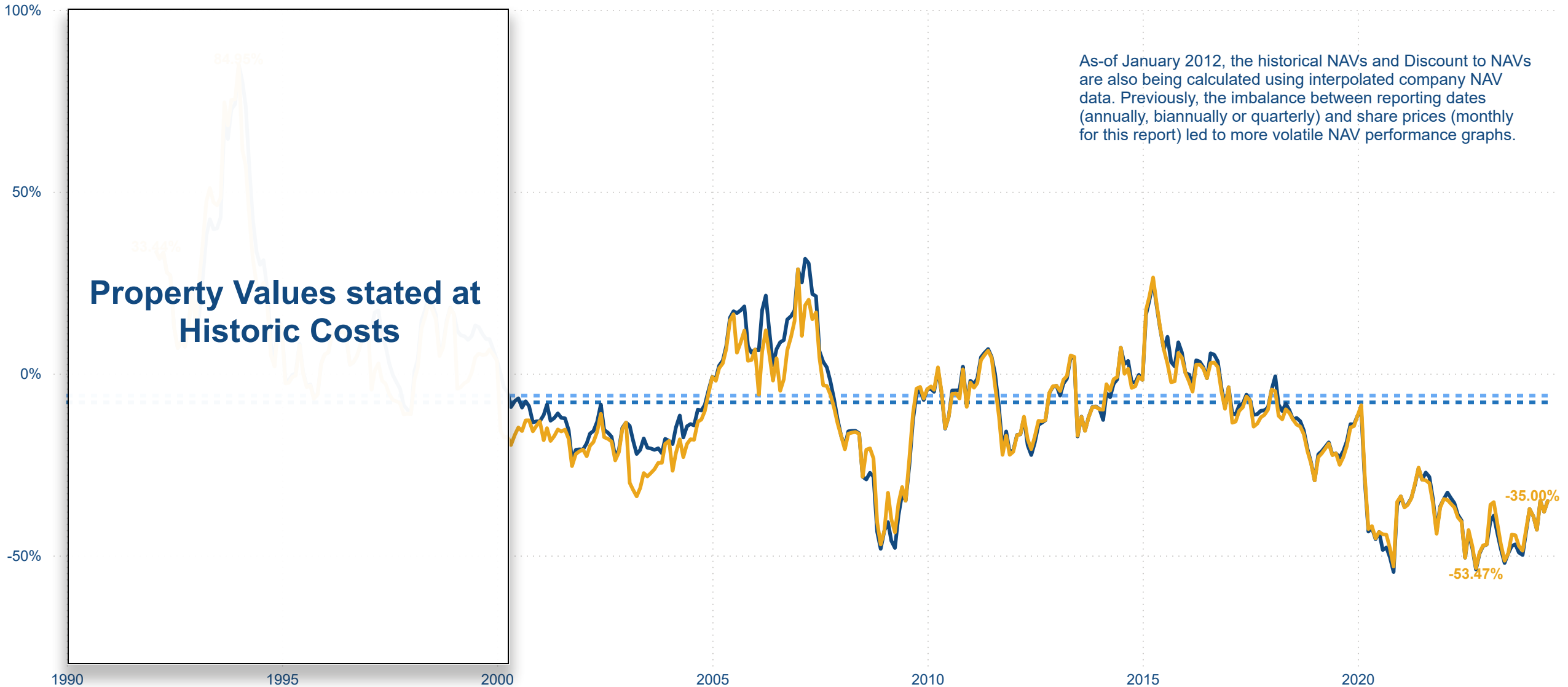
**As of: 2024 May 31**

Premium / Discount:	-35.00 %	
Last month:	-37.99 %	
Total NAV (million EUR):	59,148.67	
Total MC (million EUR):	38,447.44	
Number of constituents:	8.00	
Trading at Premium:	0.00	0% of market cap.
Trading at Discount:	8.00	100% of market cap.
Average since 1989:	-14.36 %	
10 year average:	-21.17 %	
5 year average:	-37.13 %	
3 year average:	-40.70 %	
2 year average:	-43.75 %	
1 year average:	-42.75 %	
Price Index Monthly change:	3.52 %	





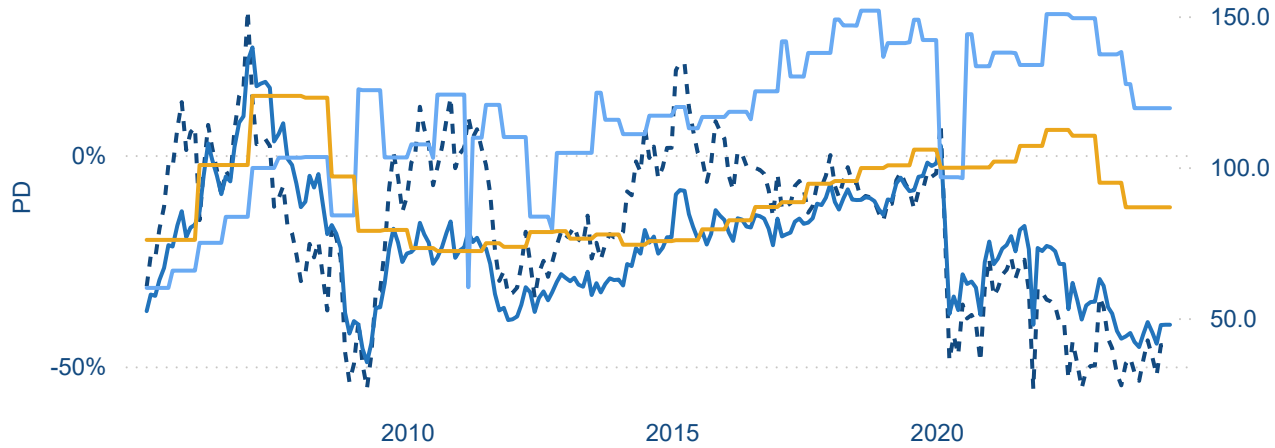
● France Average since 2000 (Interpolated) ● France Average since 2000 ● France (Interpolated) ● France





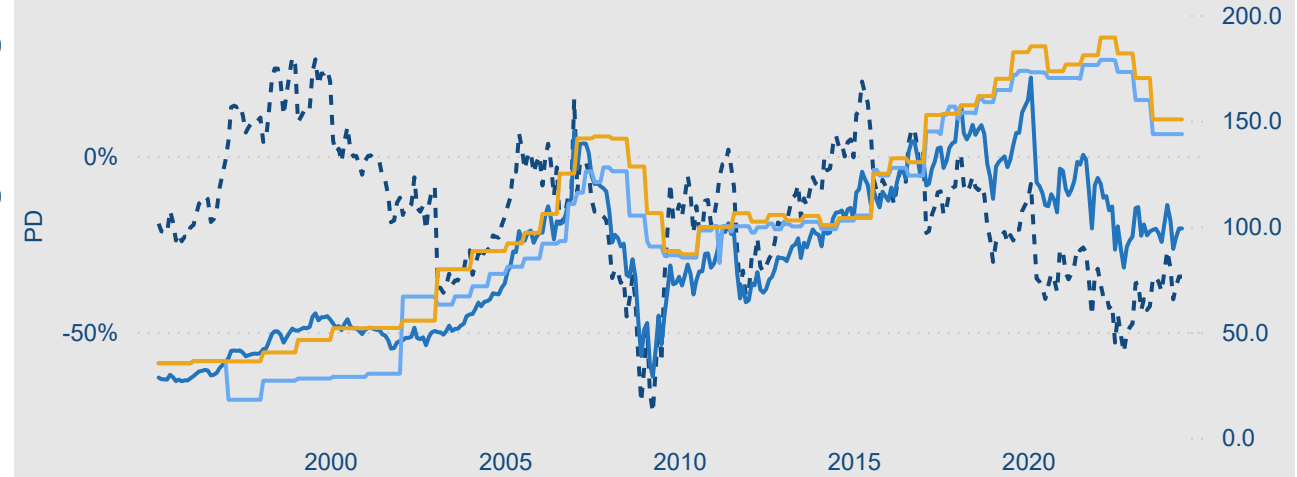
## Covivio

● PD ● SP ● IFRS NAV ● EPRA NAV



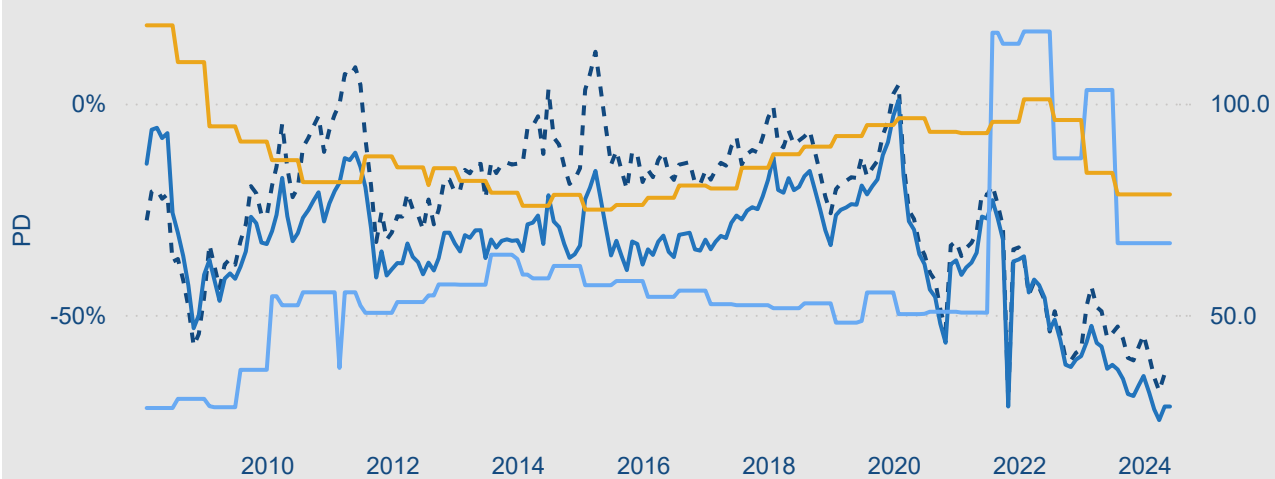
## Gecina

● PD ● SP ● IFRS NAV ● EPRA NAV



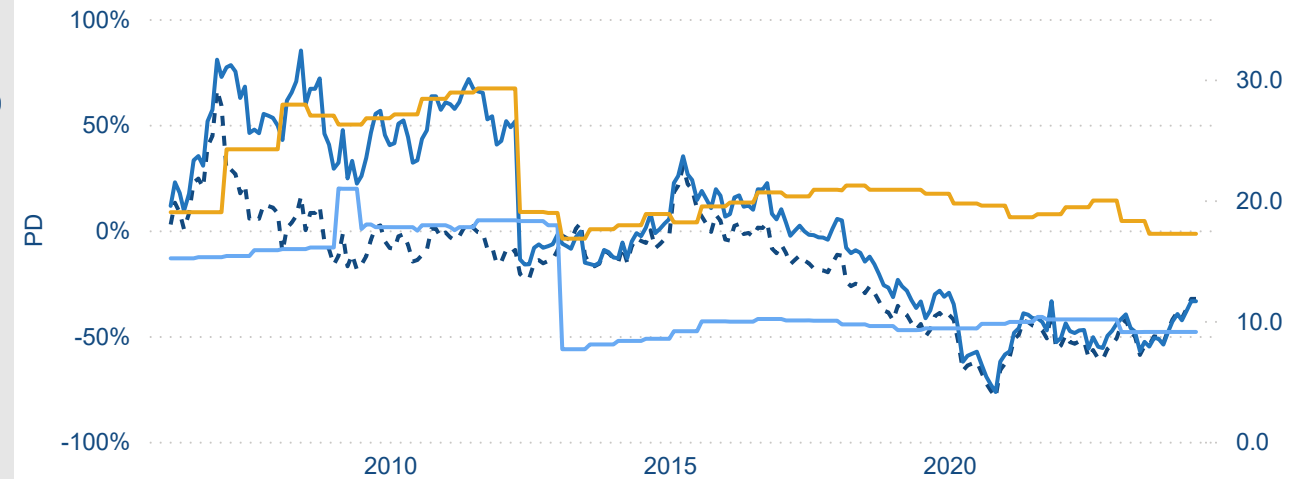
## Icade

● PD ● SP ● IFRS NAV ● EPRA NAV



## Mercialys

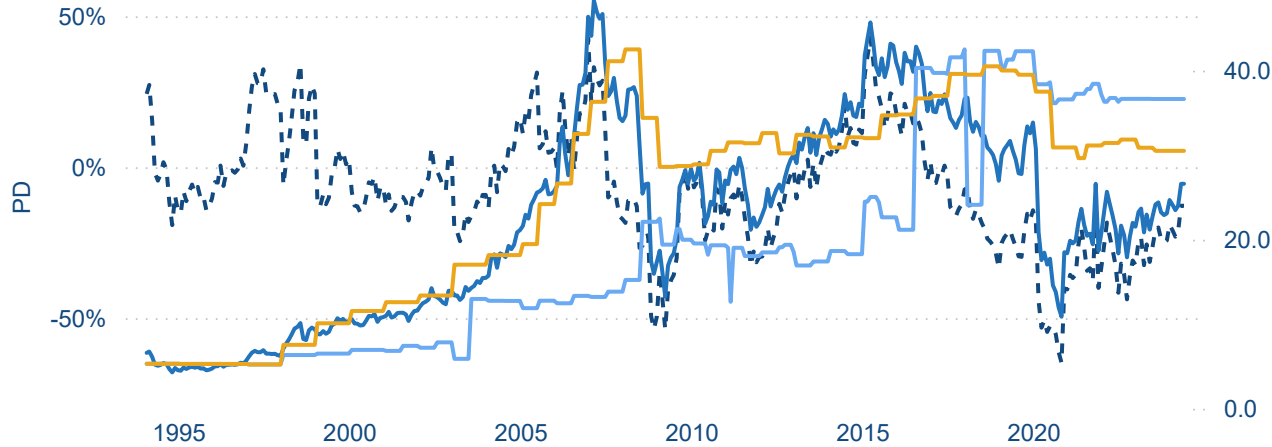
● PD ● SP ● IFRS NAV ● EPRA NAV





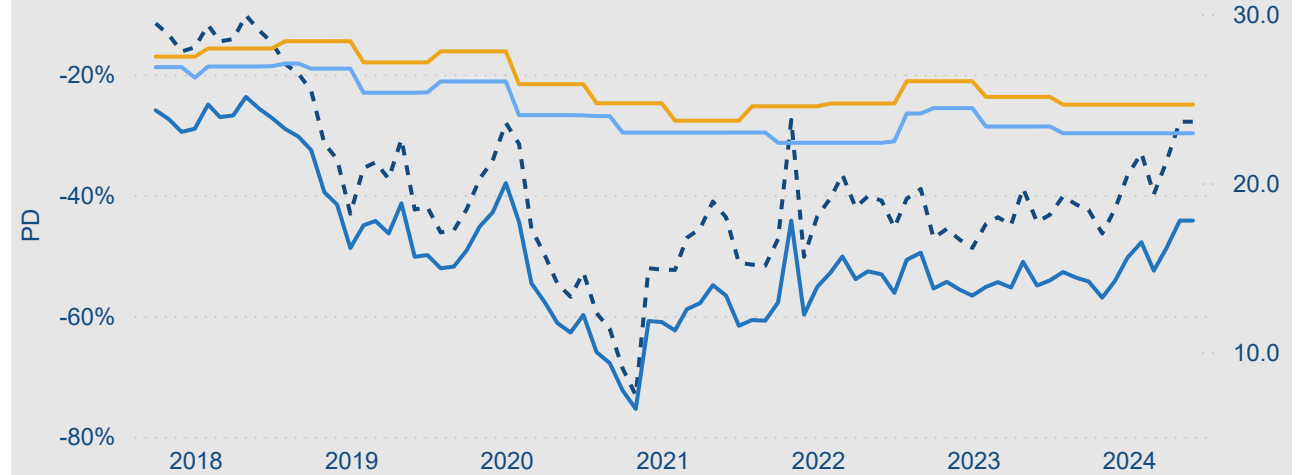
## Klepierre

● PD ● SP ● IFRS NAV ● EPRA NAV



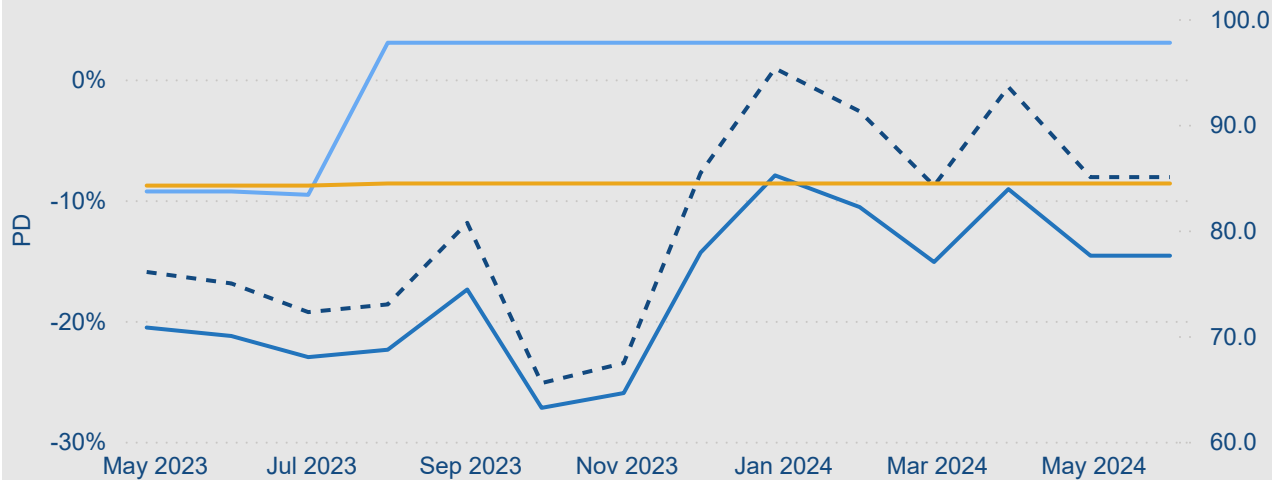
## Carmila

● PD ● SP ● IFRS NAV ● EPRA NAV



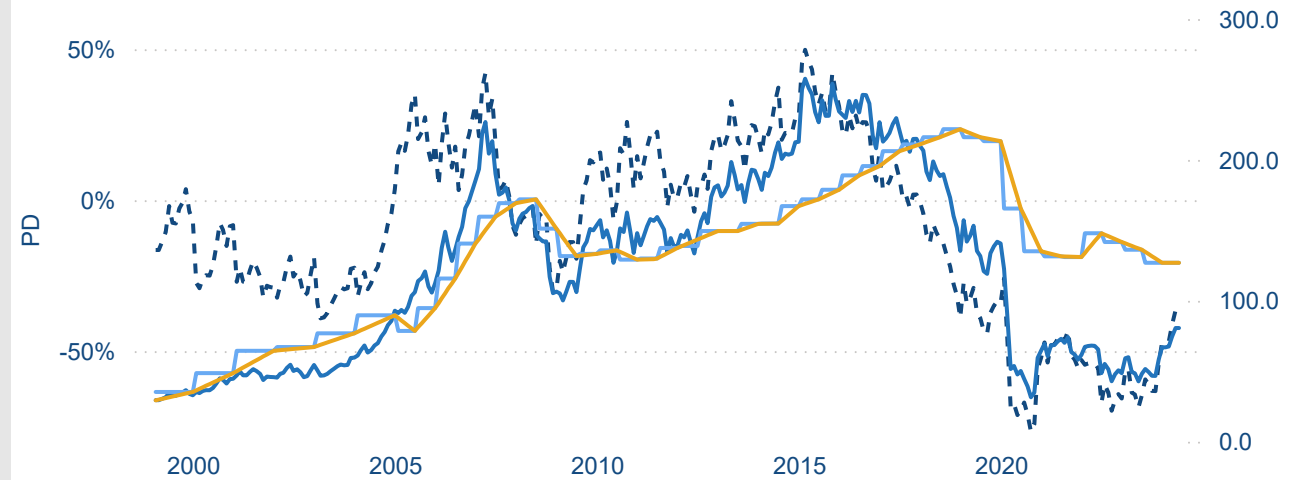
## Argan

● PD ● SP ● IFRS NAV ● EPRA NAV



## Unibail-Rodamco-Westfield

● PD ● SP ● IFRS NAV ● EPRA NAV



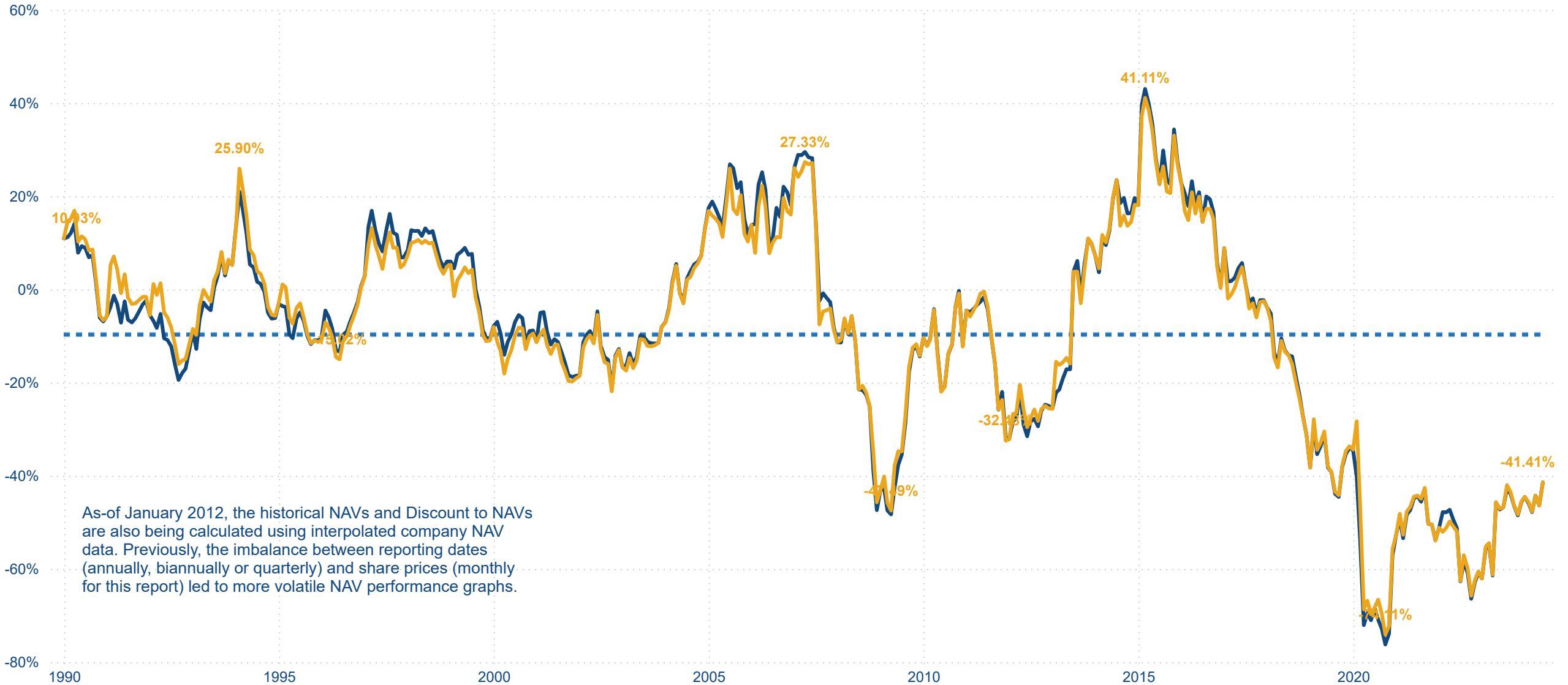
# FTSE EPRA Nareit Developed Netherlands Index

**As of: 2024 May 31**

Premium / Discount:	-41.41 %	
Last month:	-46.40 %	
Total NAV (million EUR):	4,514.55	
Total MC (million EUR):	2,645.12	
Number of constituents:	4.00	
Trading at Premium:	0.00	0% of market cap.
Trading at Discount:	4.00	100% of market cap.
Average since 1989:	-14.52 %	
10 year average:	-23.42 %	
5 year average:	-51.05 %	
3 year average:	-50.66 %	
2 year average:	-51.53 %	
1 year average:	-45.34 %	
Price Index Monthly change:	8.72 %	



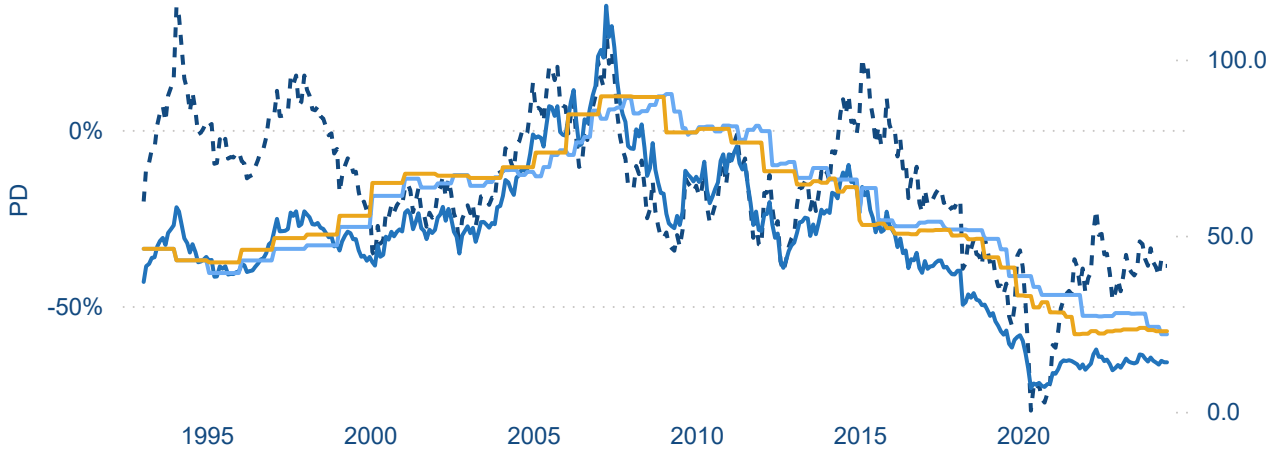
● Netherlands Average (Interpolated) ● Netherlands Average ● Netherlands (Interpolated) ● Netherlands





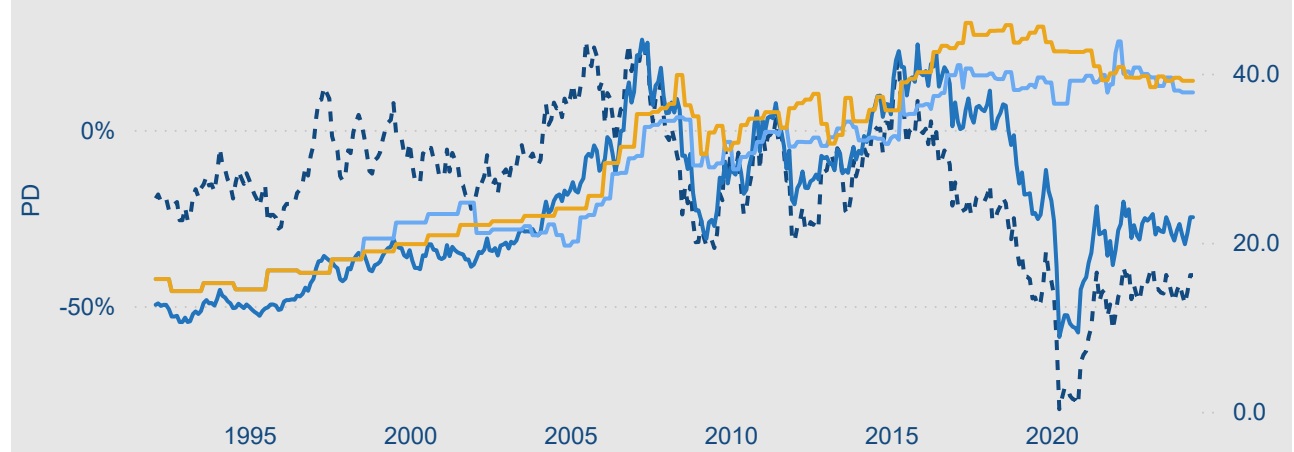
## Wereldhave

● PD ● SP ● IFRS NAV ● EPRA NAV



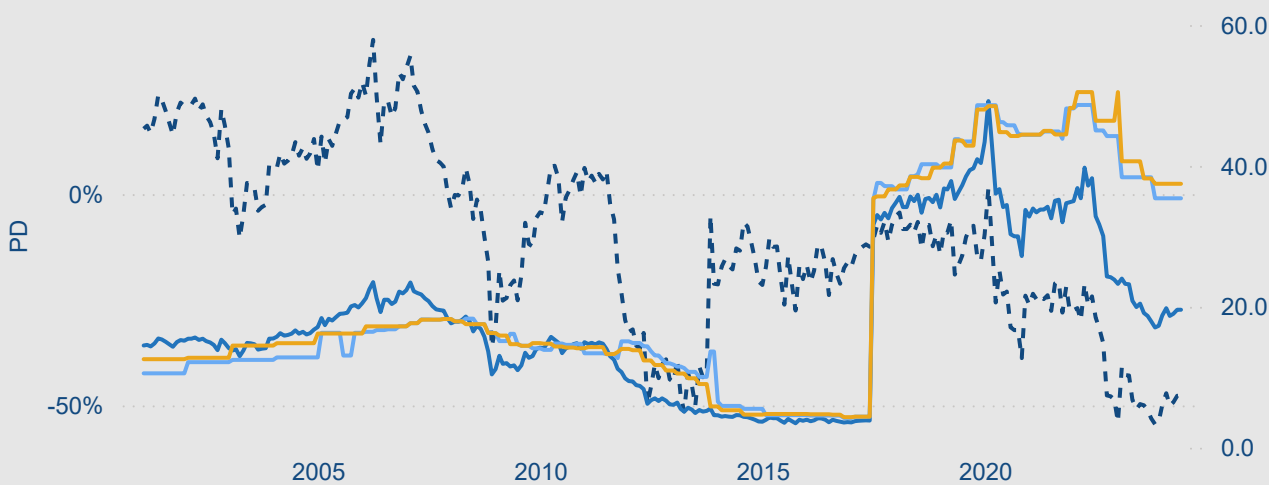
## Eurocommercial Properties

● PD ● SP ● IFRS NAV ● EPRA NAV



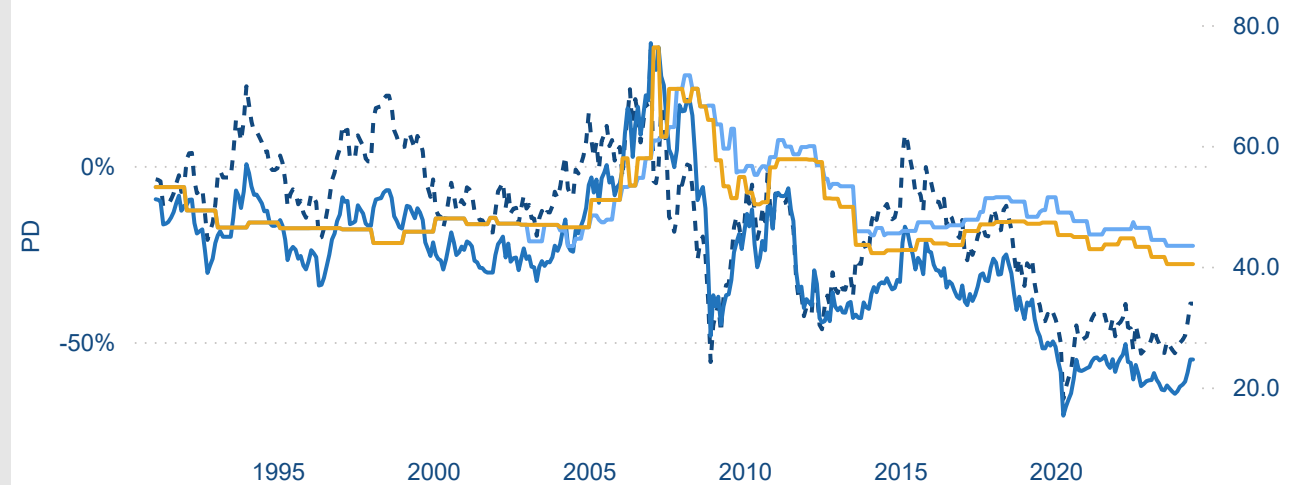
## NSI

● PD ● SP ● IFRS NAV ● EPRA NAV



## Vastned Retail

● PD ● SP ● IFRS NAV ● EPRA NAV



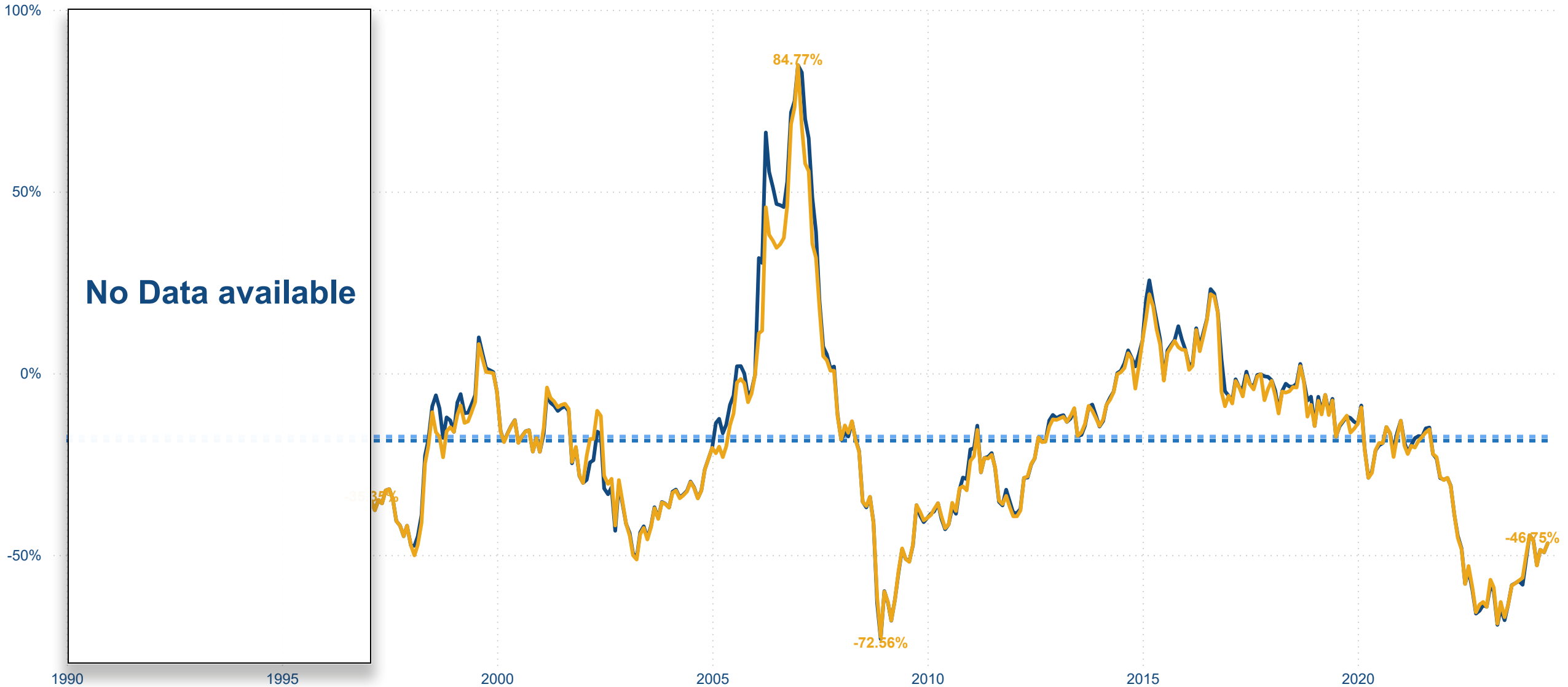
# FTSE EPRA Nareit Developed Germany Index

**As of: 2024 May 31**

Premium / Discount:	-46.75 %	
Last month:	-49.26 %	
Total NAV (million EUR):	85,450.86	
Total MC (million EUR):	45,498.40	
Number of constituents:	8.00	
Trading at Premium:	0.00	0% of market cap.
Trading at Discount:	8.00	100% of market cap.
Average since 1989:	-16.39 %	
10 year average:	-17.32 %	
5 year average:	-35.39 %	
3 year average:	-46.92 %	
2 year average:	-56.84 %	
1 year average:	-53.73 %	
Price Index Monthly change:	3.91 %	



● Germany Average (Interpolated) ● Germany Average ● Germany (Interpolated) ● Germany

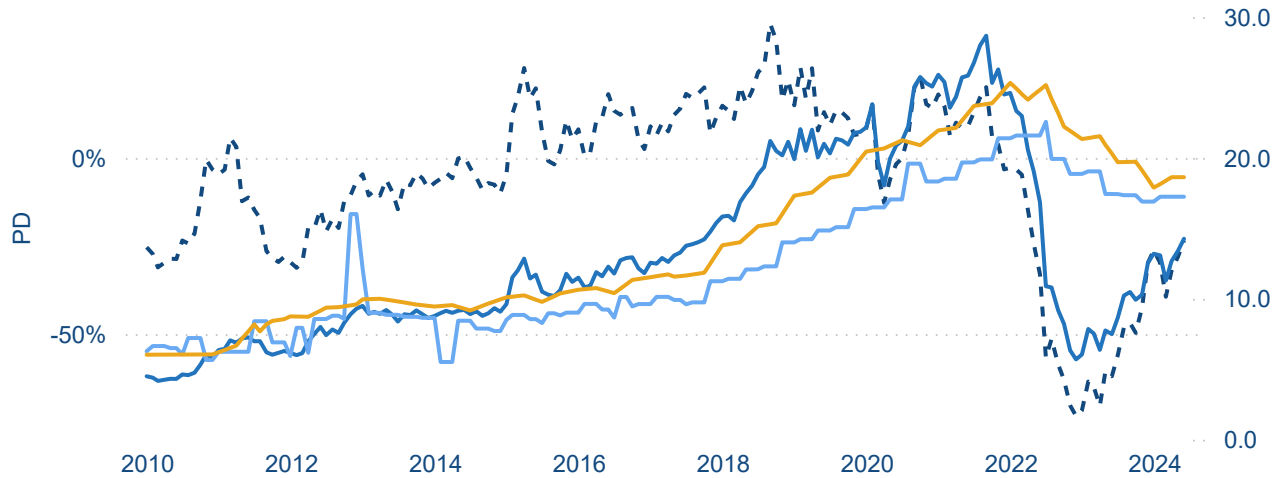






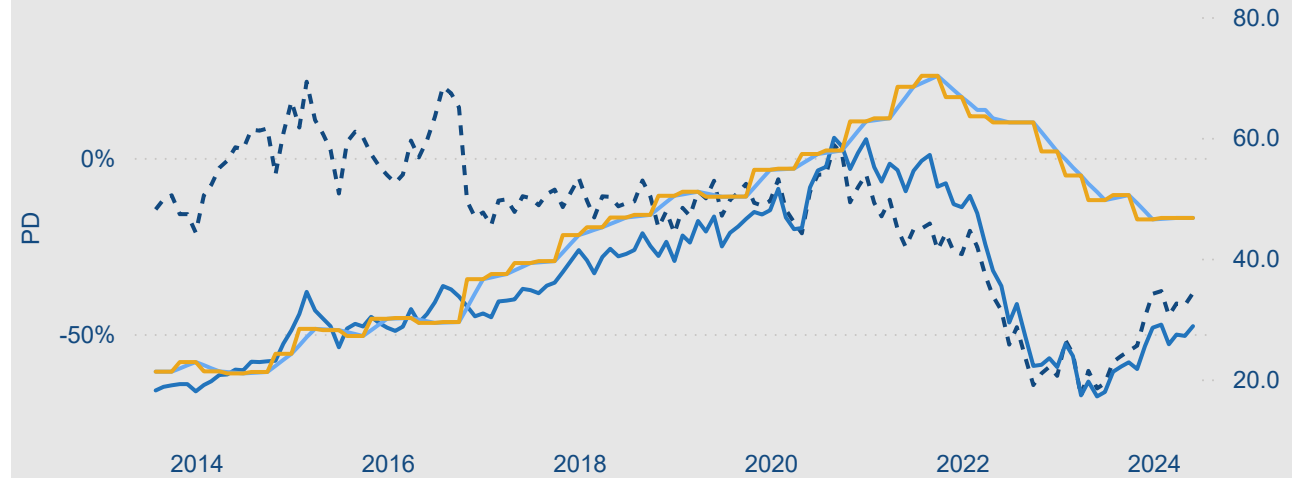
## TAG Immobilien

● PD ● SP ● IFRS NAV ● EPRA NAV



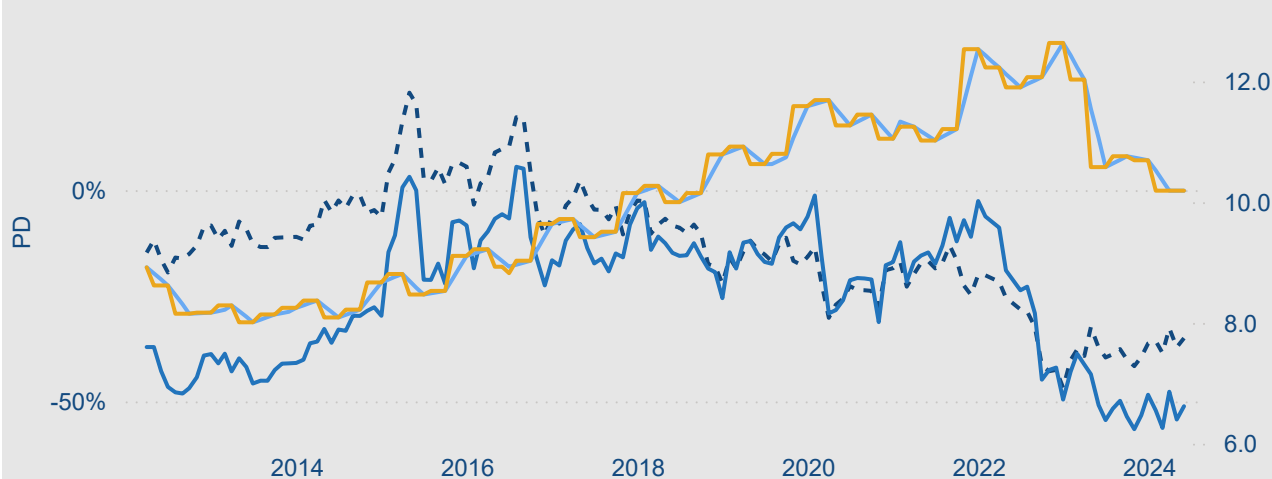
## Vonovia

● PD ● SP ● IFRS NAV ● EPRA NAV



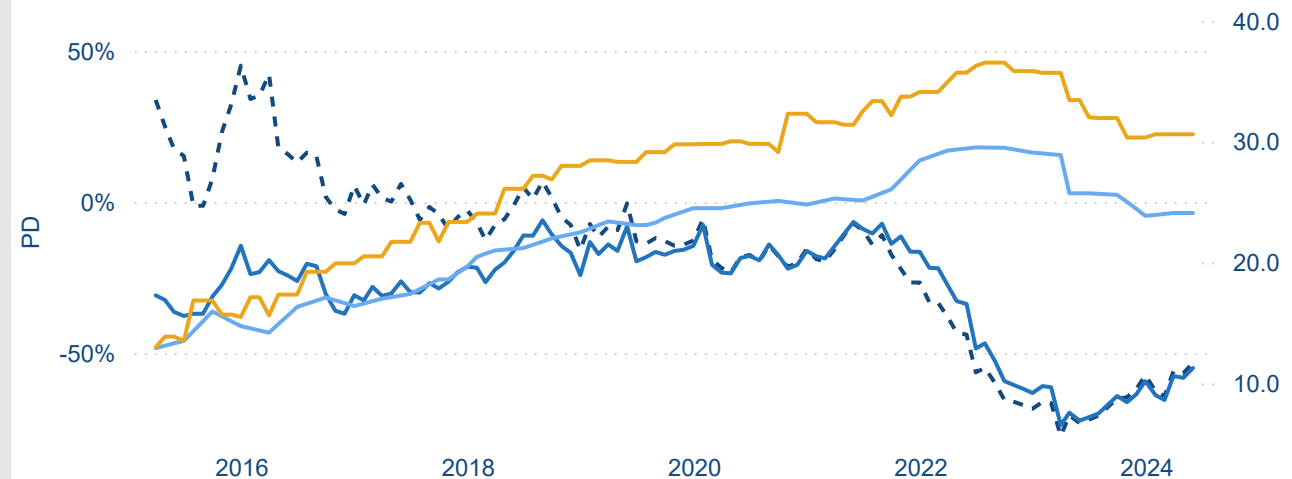
## Hamborner

● PD ● SP ● IFRS NAV ● EPRA NAV



## Grand City Properties

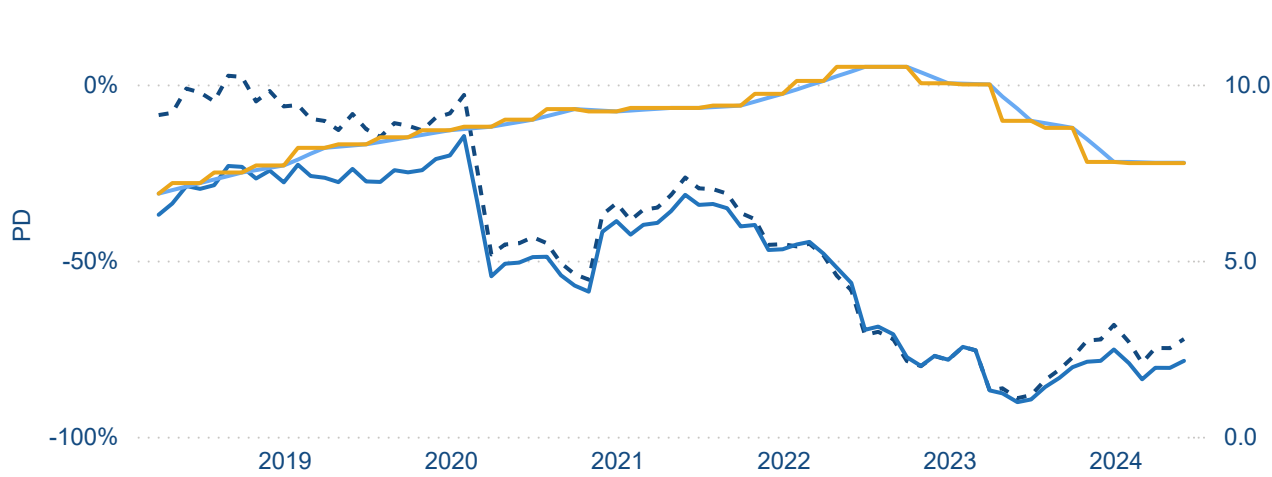
● PD ● SP ● IFRS NAV ● EPRA NAV





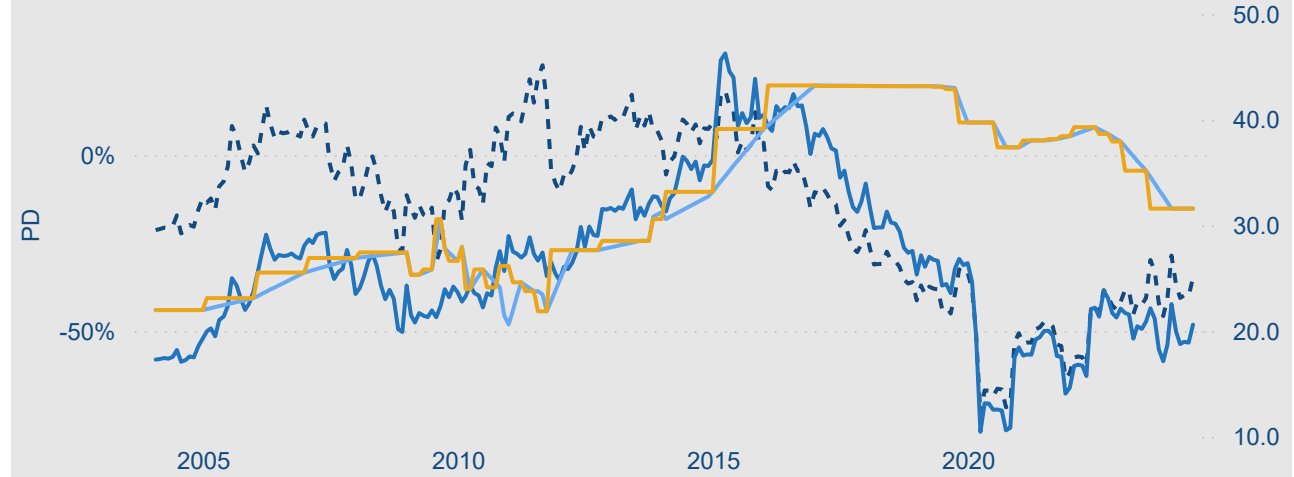
## Aroundtown SA

● PD ● SP ● IFRS NAV ● EPRA NAV



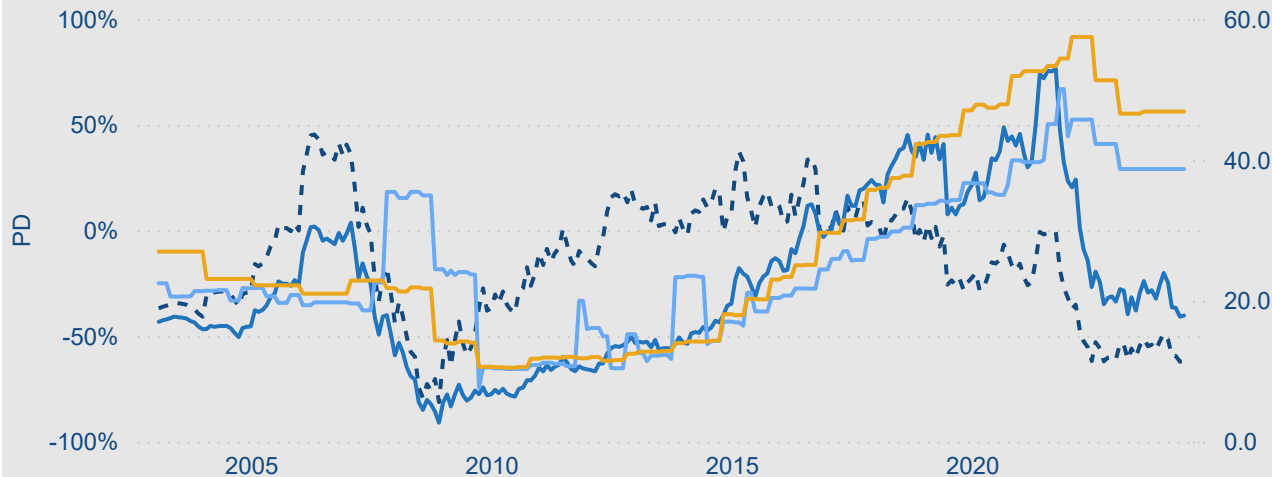
## Deutsche Euroshop

● PD ● SP ● IFRS NAV ● EPRA NAV



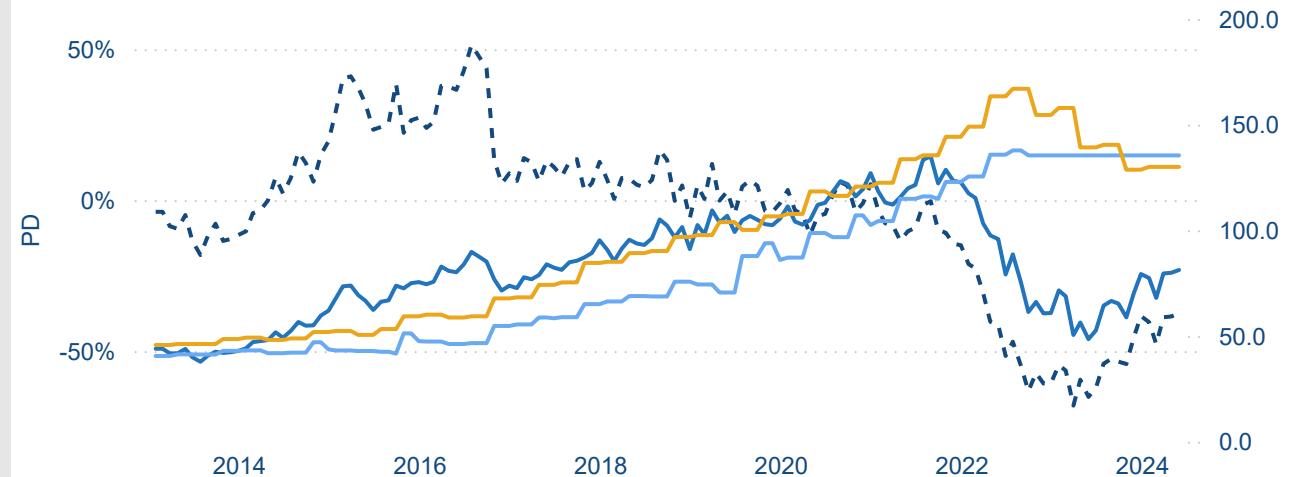
## Deutsche Wohnen

● PD ● SP ● IFRS NAV ● EPRA NAV



## LEG Immobilien

● PD ● SP ● IFRS NAV ● EPRA NAV



# FTSE EPRA Nareit Developed Sweden Index

**As of: 2024 May 31**

Premium / Discount:	2.07 %	
Last month:	-1.01 %	
Total NAV (million EUR):	42,484.20	
Total MC (million EUR):	44,500.68	
Number of constituents:	18.00	
Trading at Premium:	6.00	33% of market cap.
Trading at Discount:	12.00	67% of market cap.
Average since 1989:	-1.79 %	
10 year average:	-0.52 %	
5 year average:	-1.54 %	
3 year average:	-3.11 %	
2 year average:	-16.16 %	
1 year average:	-11.64 %	
Price Index Monthly change:	4.29 %	

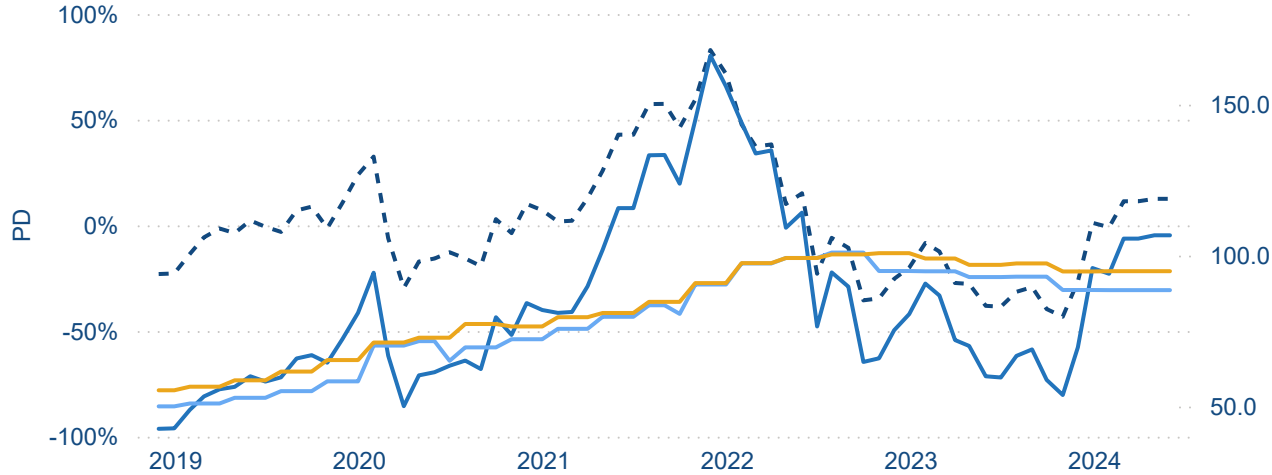
● Sweden Average (Interpolated) ● Sweden Average ● Sweden (Interpolated) ● Sweden





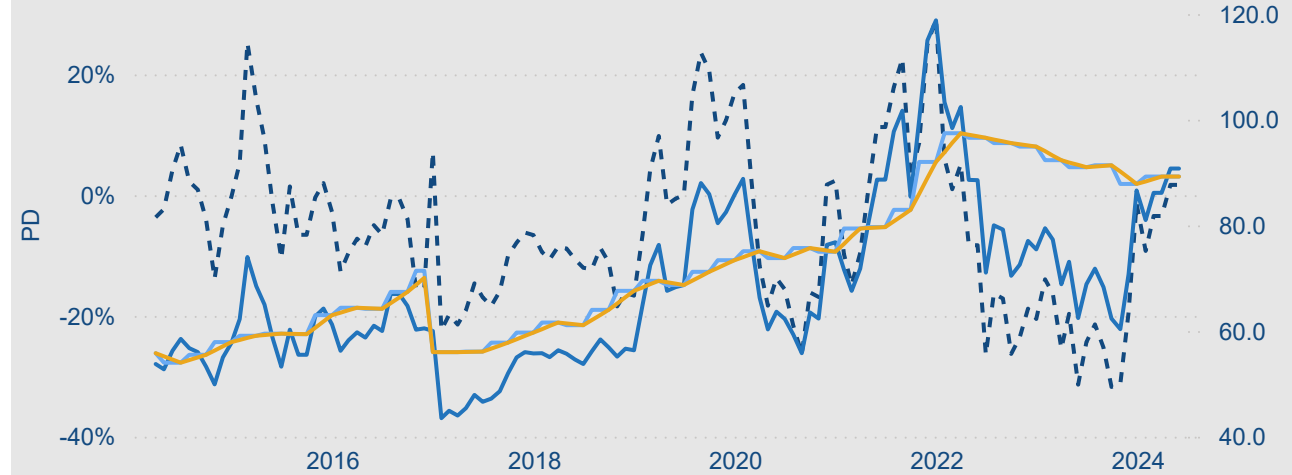
## Nyfosa AB

● PD ● SP ● IFRS NAV ● EPRA NAV



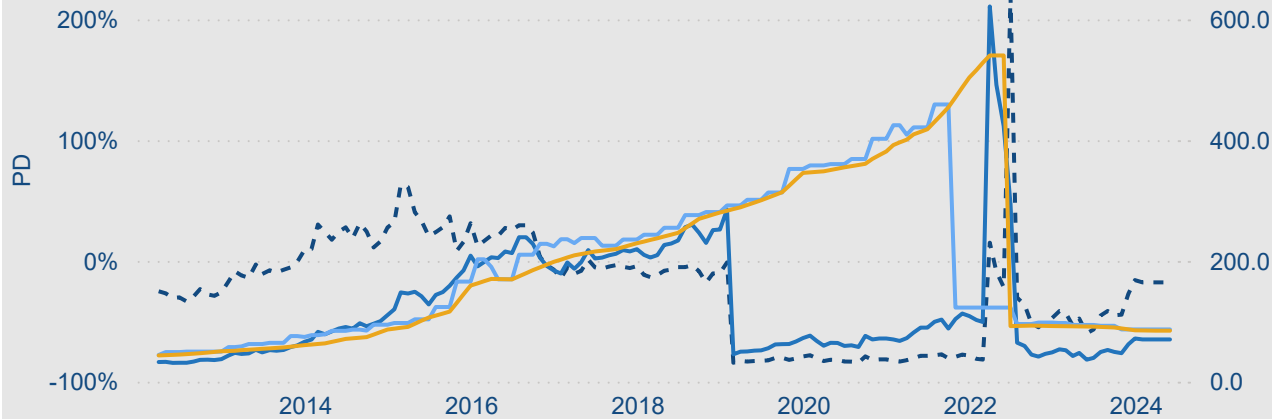
## Dios Fastigheter

● PD ● SP ● IFRS NAV ● EPRA NAV



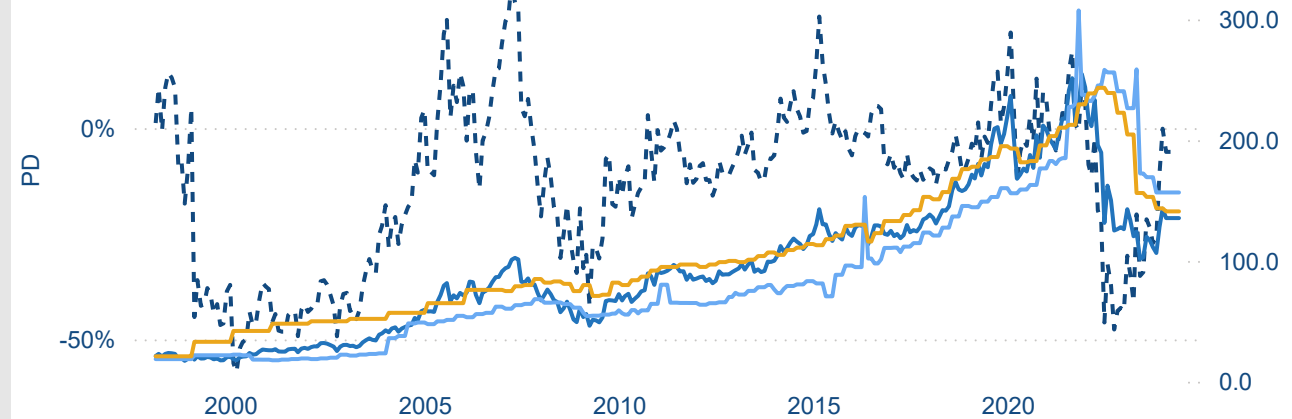
## Fast Balder

● PD ● SP ● IFRS NAV ● EPRA NAV



## Castellum

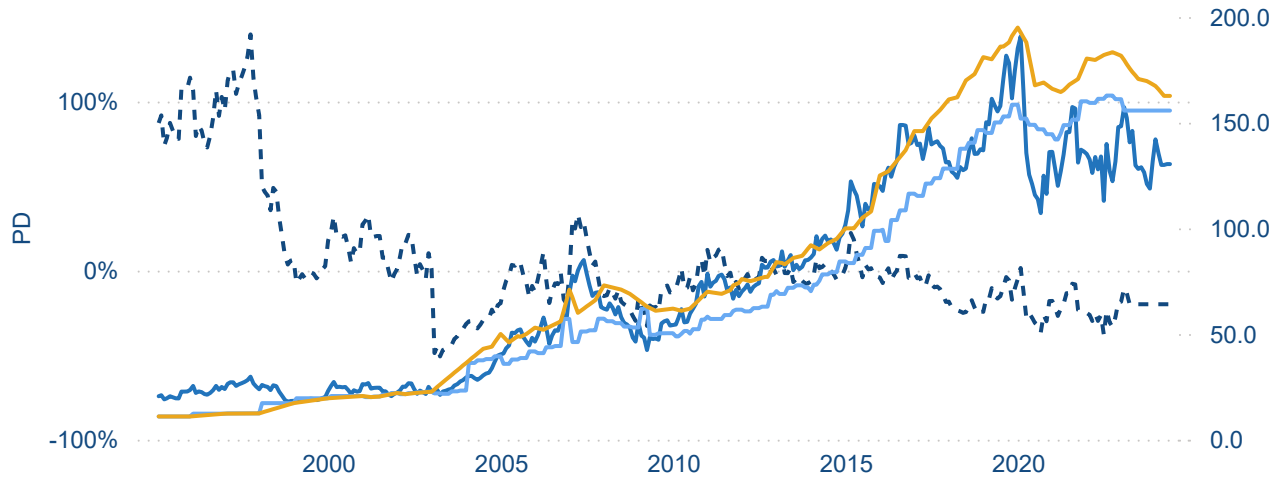
● PD ● SP ● IFRS NAV ● EPRA NAV





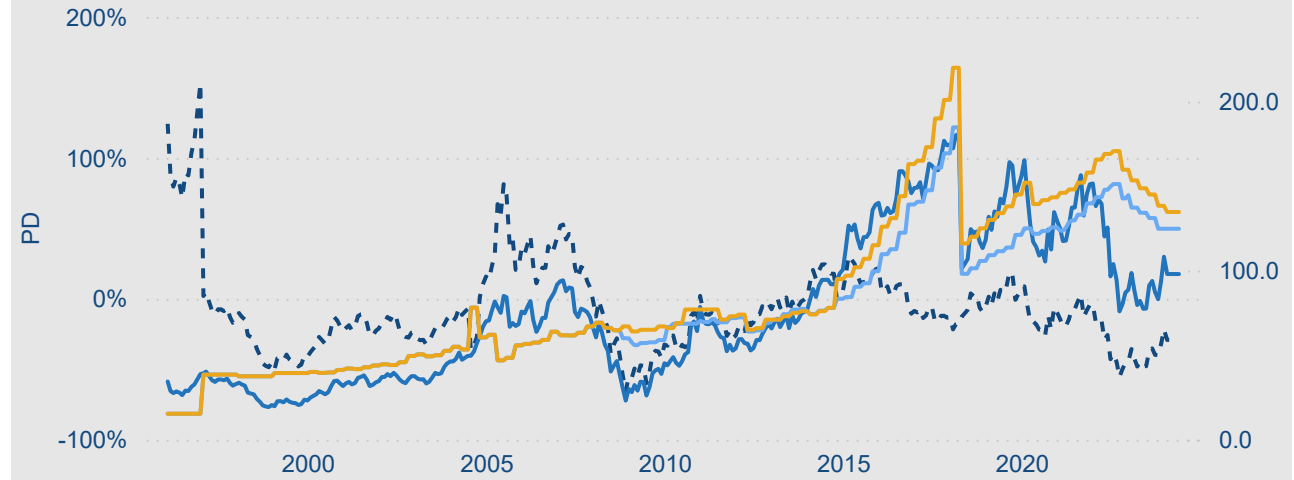
## Hufvudstaden A

● PD ● SP ● IFRS NAV ● EPRA NAV



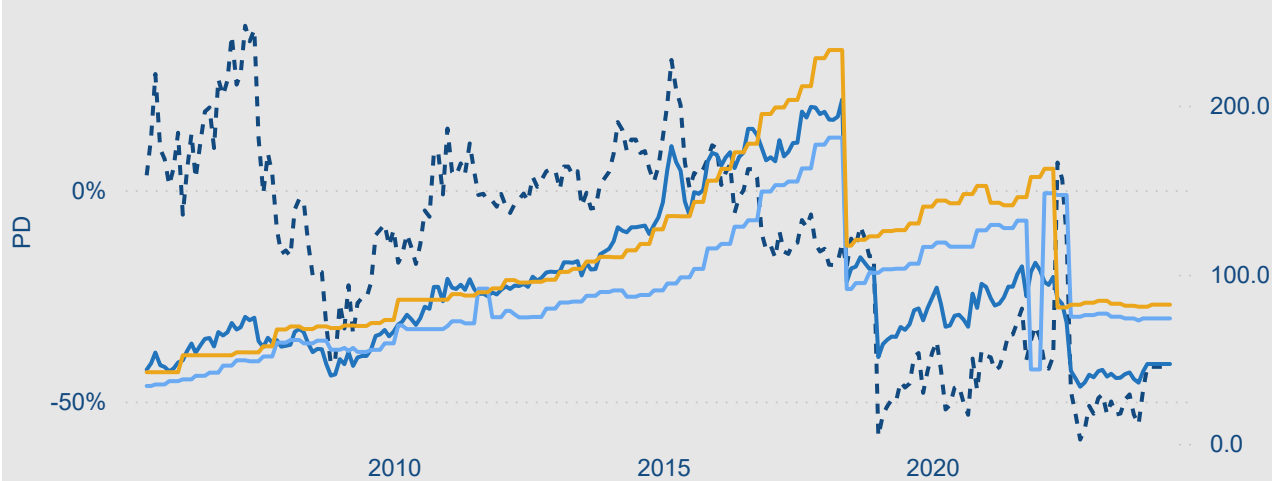
## Fabege

● PD ● SP ● IFRS NAV ● EPRA NAV



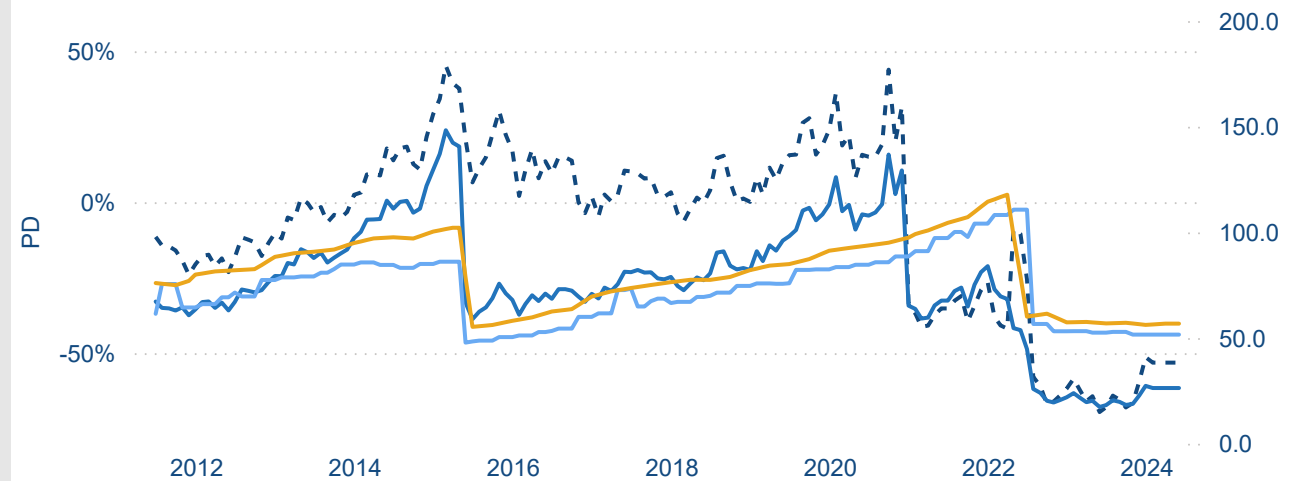
## Wihlborgs Fastigheter

● PD ● SP ● IFRS NAV ● EPRA NAV



## Wallenstam

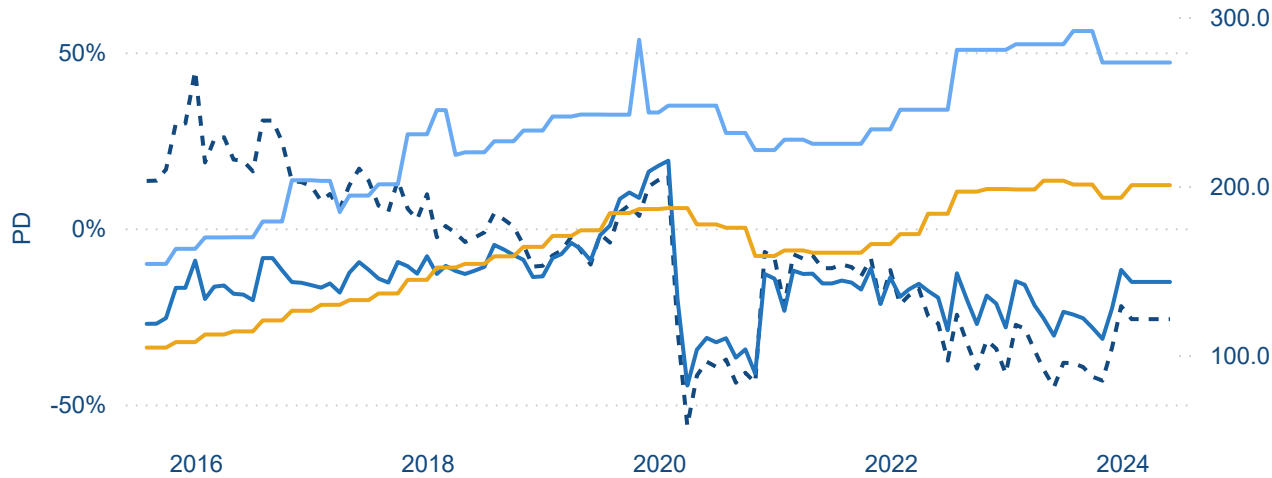
● PD ● SP ● IFRS NAV ● EPRA NAV





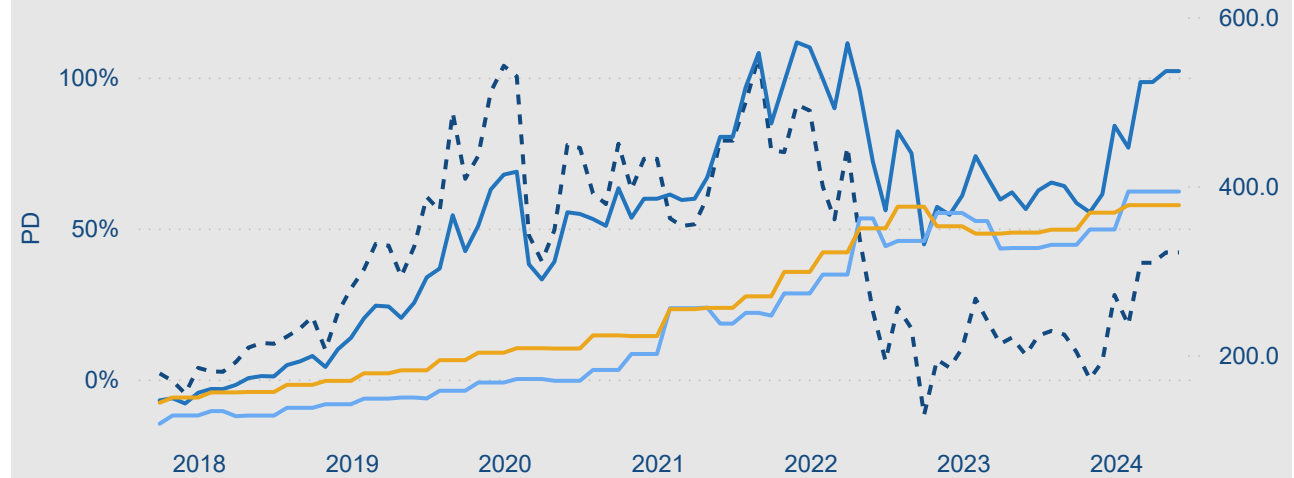
## Pandox AB

● PD ● SP ● IFRS NAV ● EPRA NAV



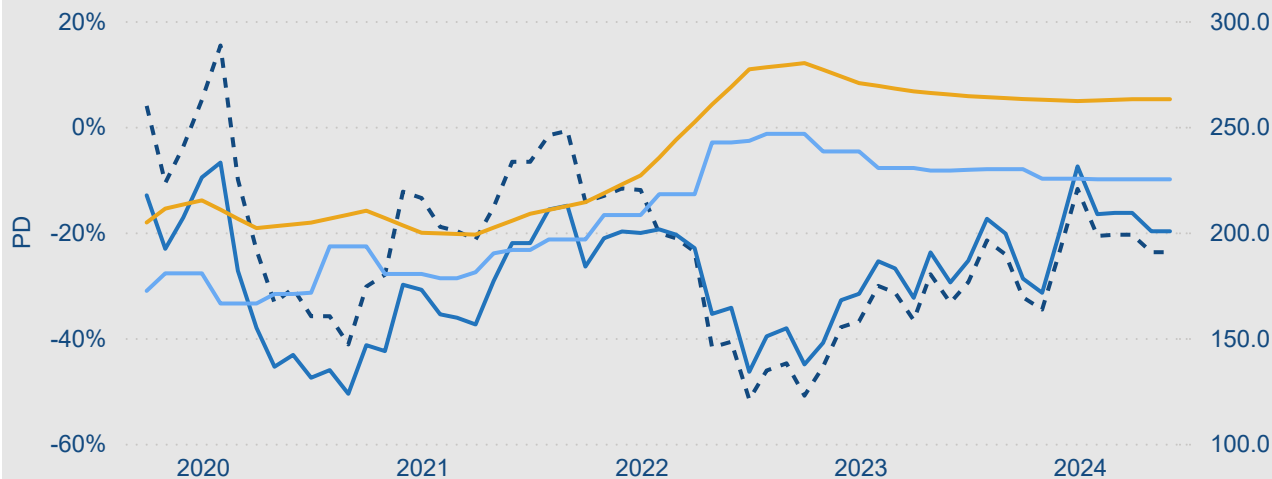
## Catena AB

● PD ● SP ● IFRS NAV ● EPRA NAV



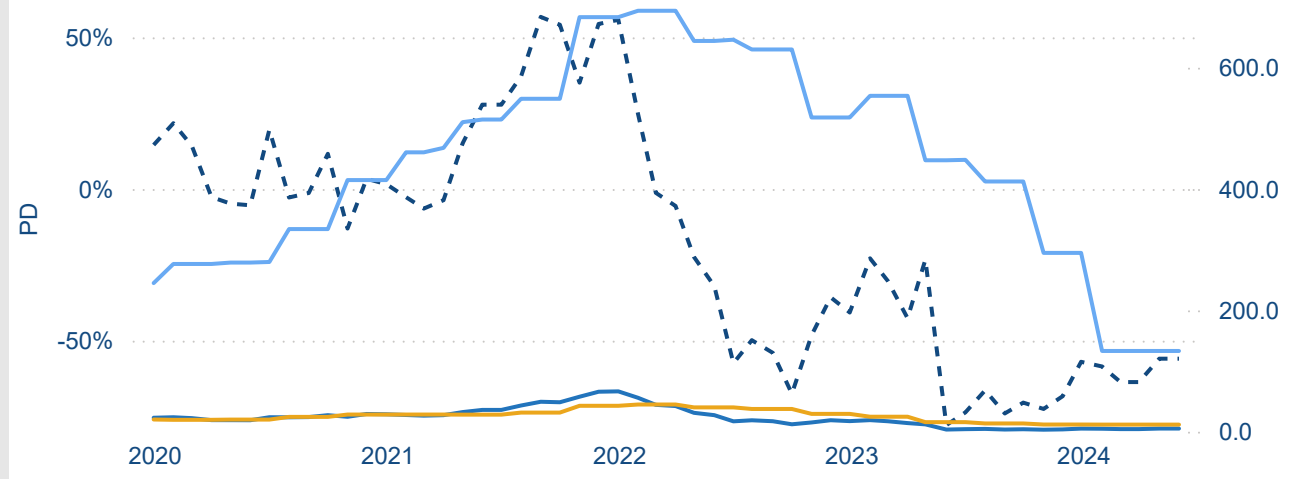
## Atrium Ljungberg AB

● PD ● SP ● IFRS NAV ● EPRA NAV



## SBB

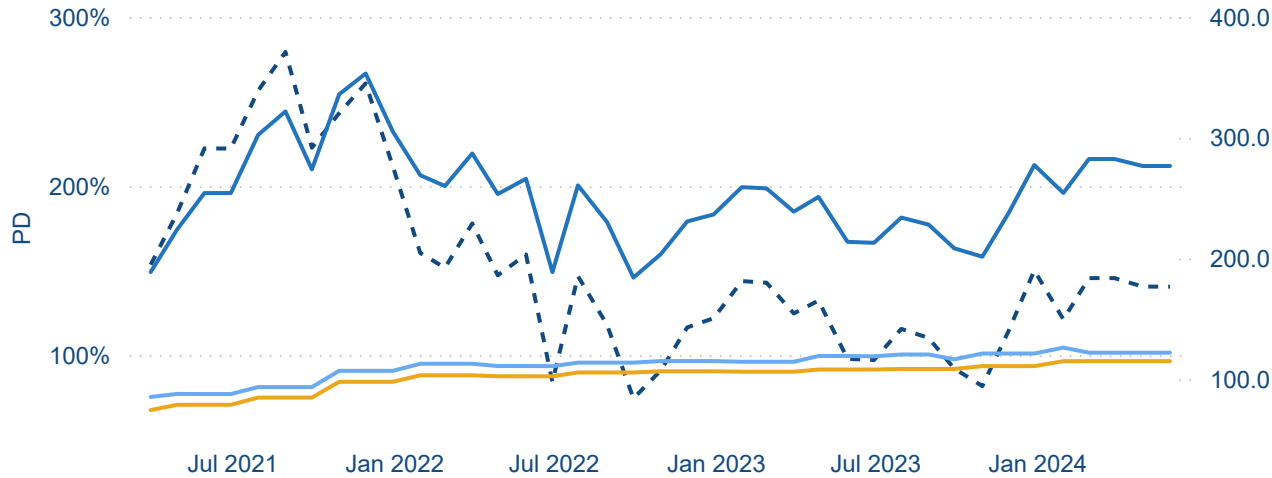
● PD ● SP ● IFRS NAV ● EPRA NAV





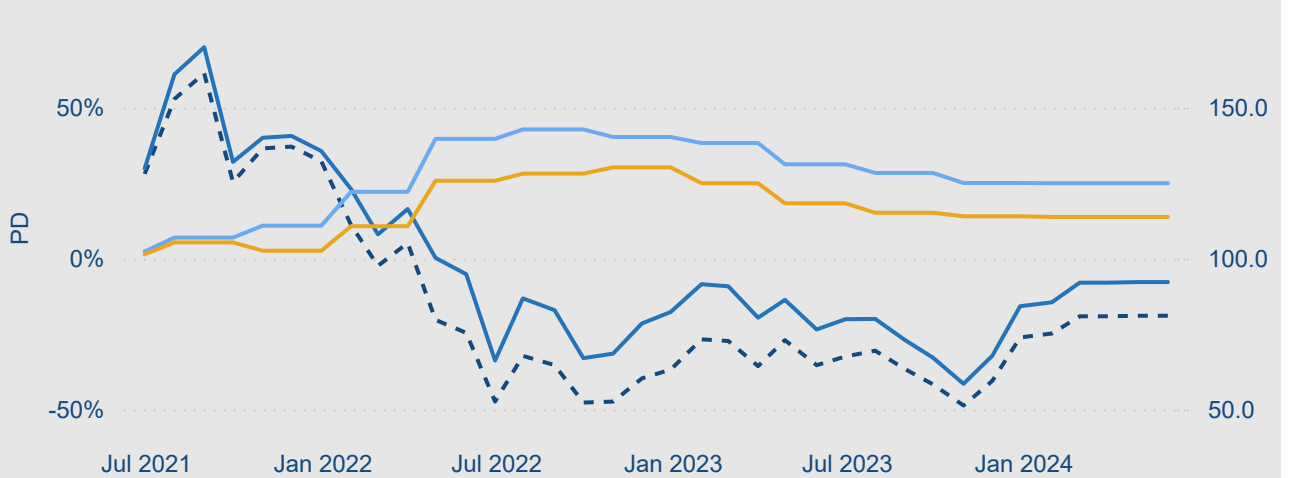
## Sagax AB

● PD ● SP ● IFRS NAV ● EPRA NAV



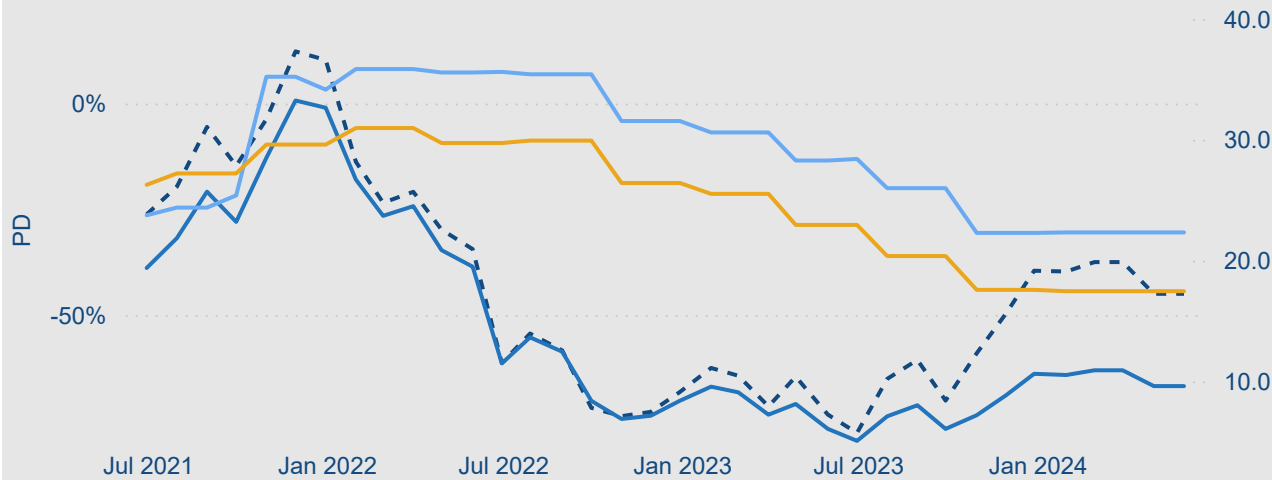
## PlatzerFastigheterHolding

● PD ● SP ● IFRS NAV ● EPRA NAV



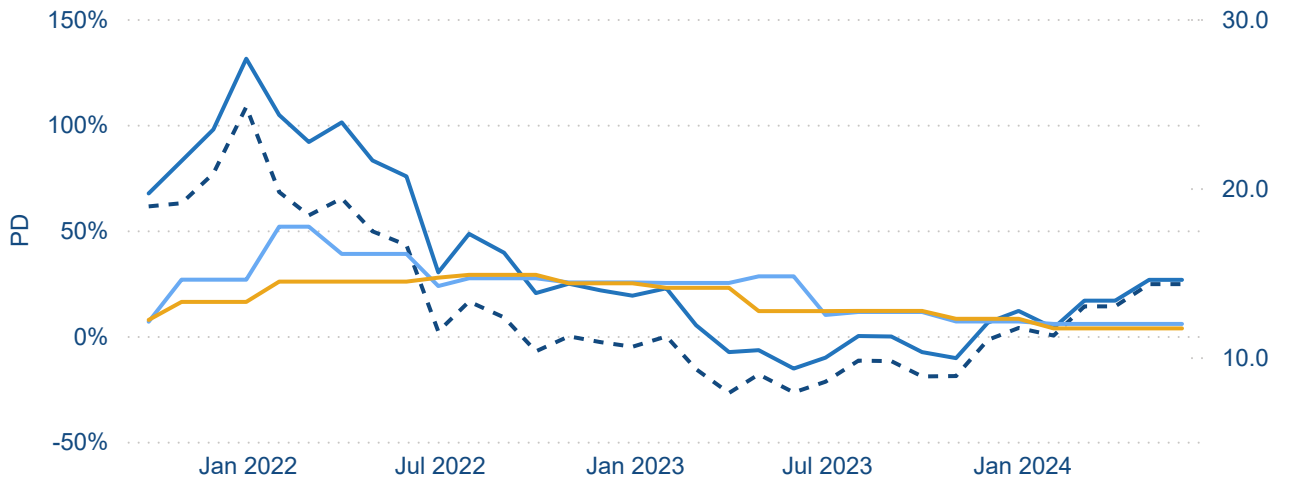
## Corem Property Group (B)

● PD ● SP ● IFRS NAV ● EPRA NAV



## Cibus Nordic Real Estate AB

● PD ● SP ● IFRS NAV ● EPRA NAV

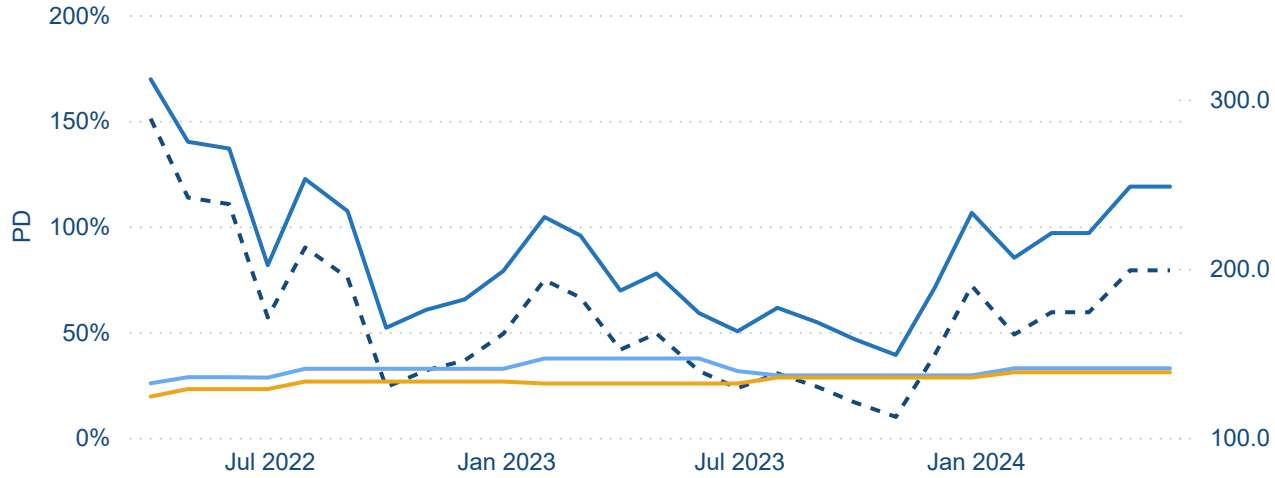






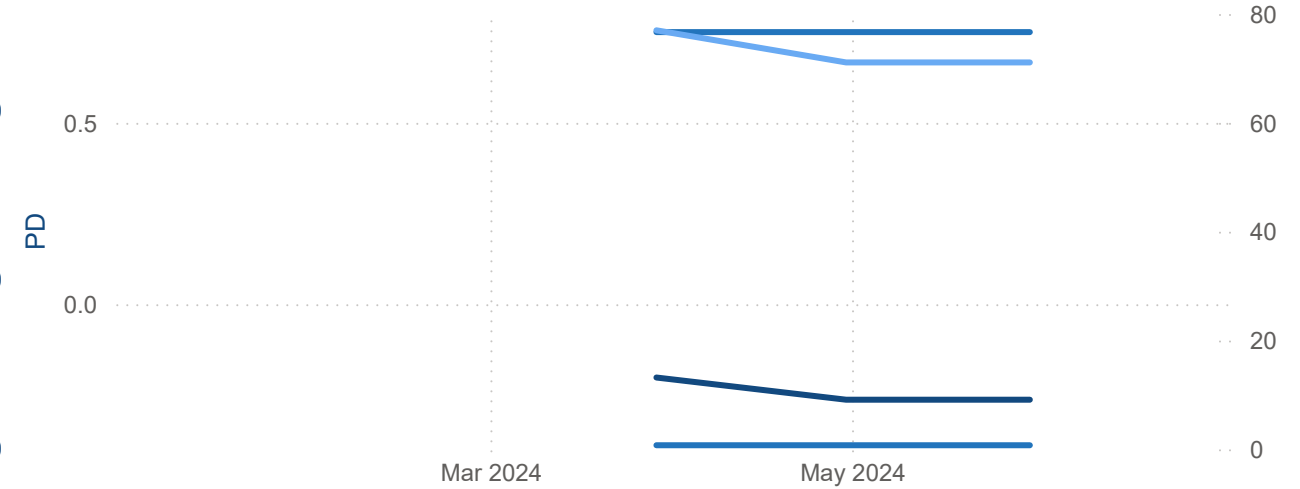
## NP3

● PD ● SP ● IFRS NAV ● EPRA NAV



## FASTPARTNER

● PD ● NAV ● SP

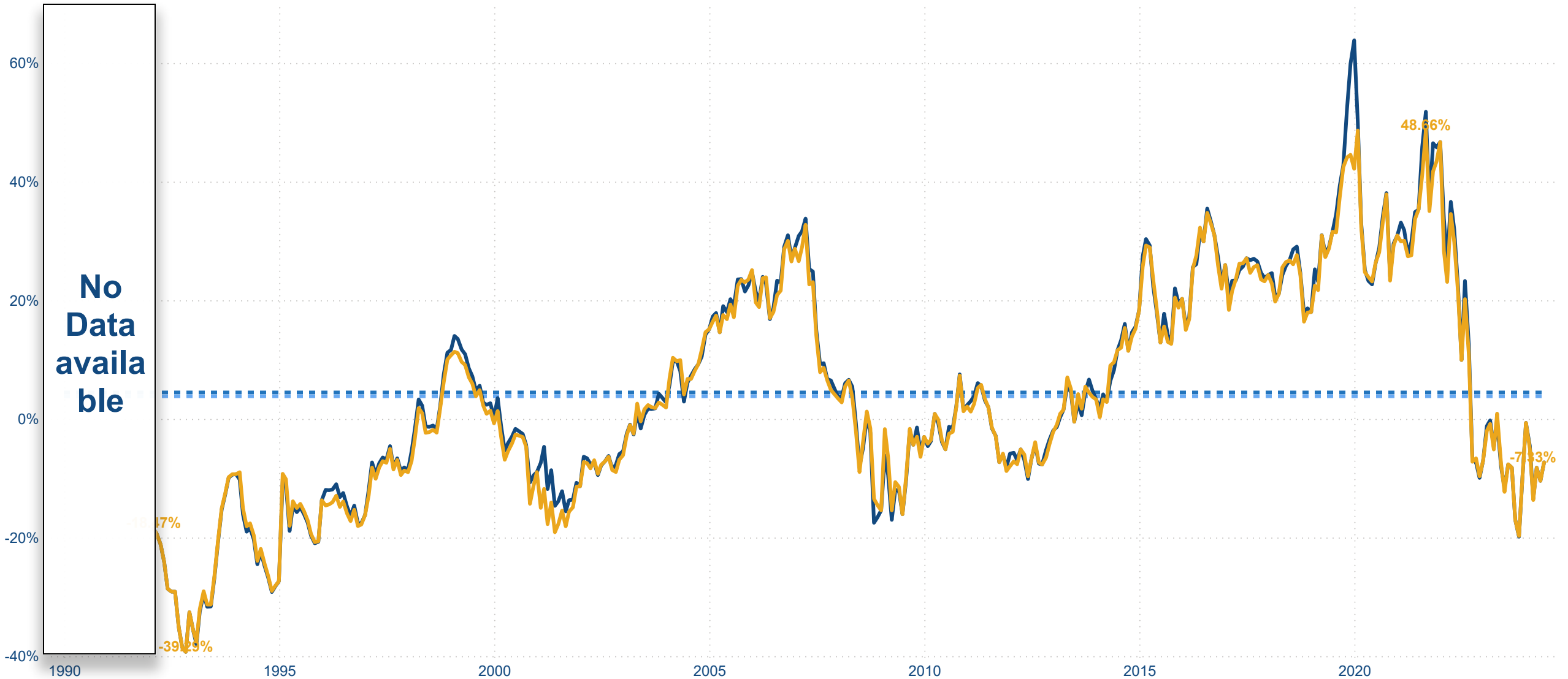


# FTSE EPRA Nareit Developed Belgium Index

**As of: 2024 May 31**

Premium / Discount:	-7.33 %	
Last month:	-10.45 %	
Total NAV (million EUR):	23,876.54	
Total MC (million EUR):	22,126.84	
Number of constituents:	10.00	
Trading at Premium:	3.00	47% of market cap.
Trading at Discount:	7.00	53% of market cap.
Average since 1989:	12.64 %	
10 year average:	20.23 %	
5 year average:	18.32 %	
3 year average:	9.15 %	
2 year average:	-4.11 %	
1 year average:	-9.79 %	
Price Index Monthly change:	2.58 %	

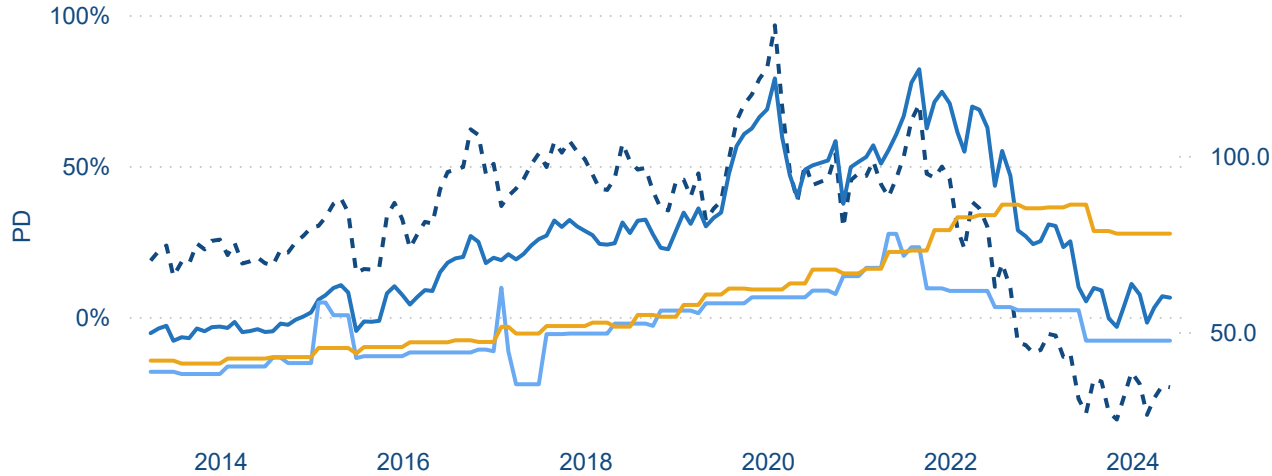
● Belgium Average (Interpolated) ● Belgium Average ● Belgium (Interpolated) ● Belgium





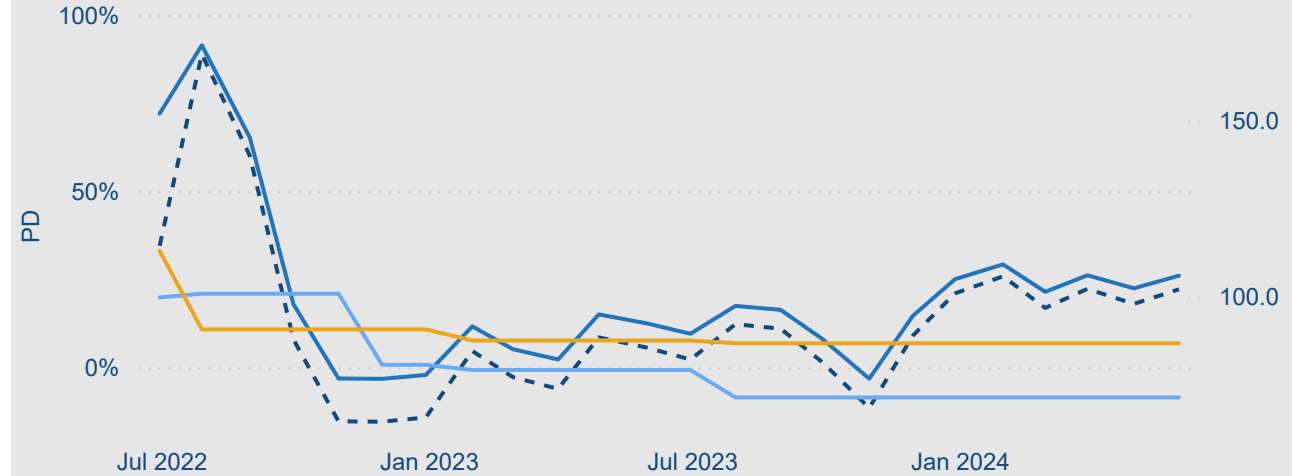
## Aedifica

● PD ● SP ● IFRS NAV ● EPRA NAV



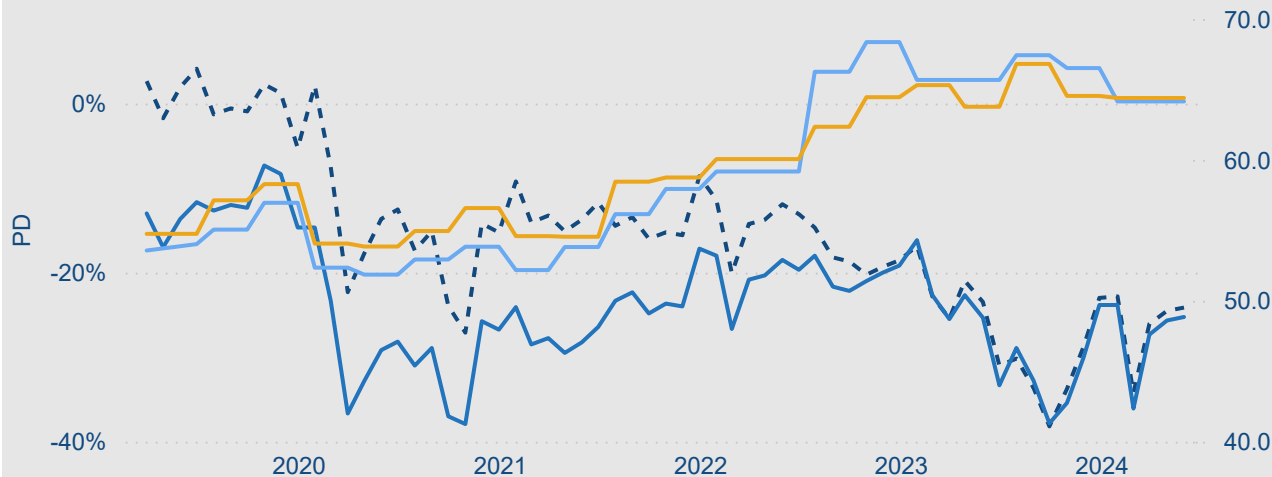
## VGP

● PD ● SP ● IFRS NAV ● EPRA NAV



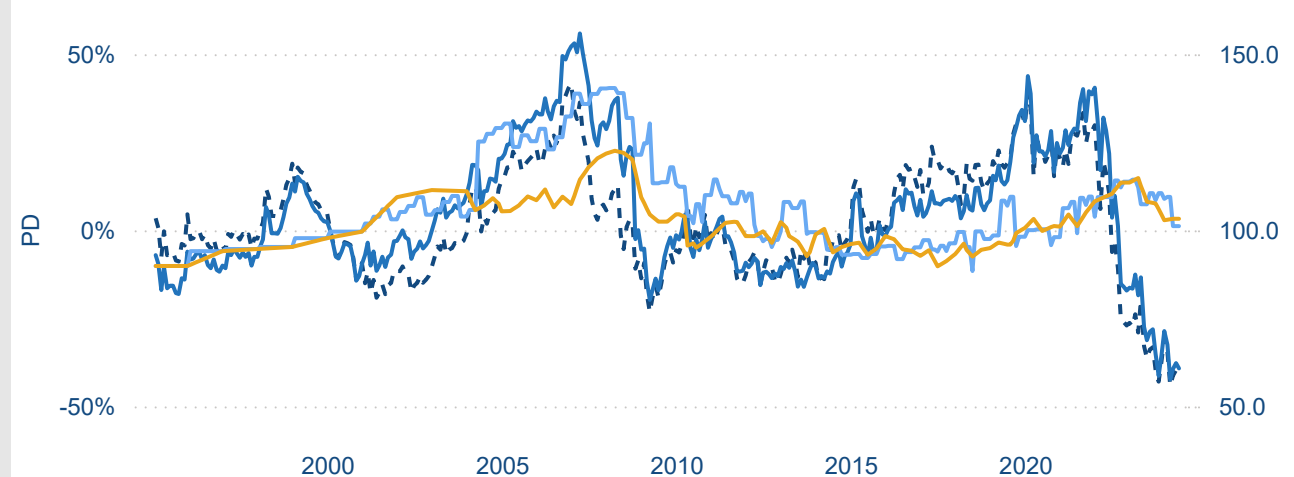
## Ascencio

● PD ● SP ● IFRS NAV ● EPRA NAV



## Cofinimmo

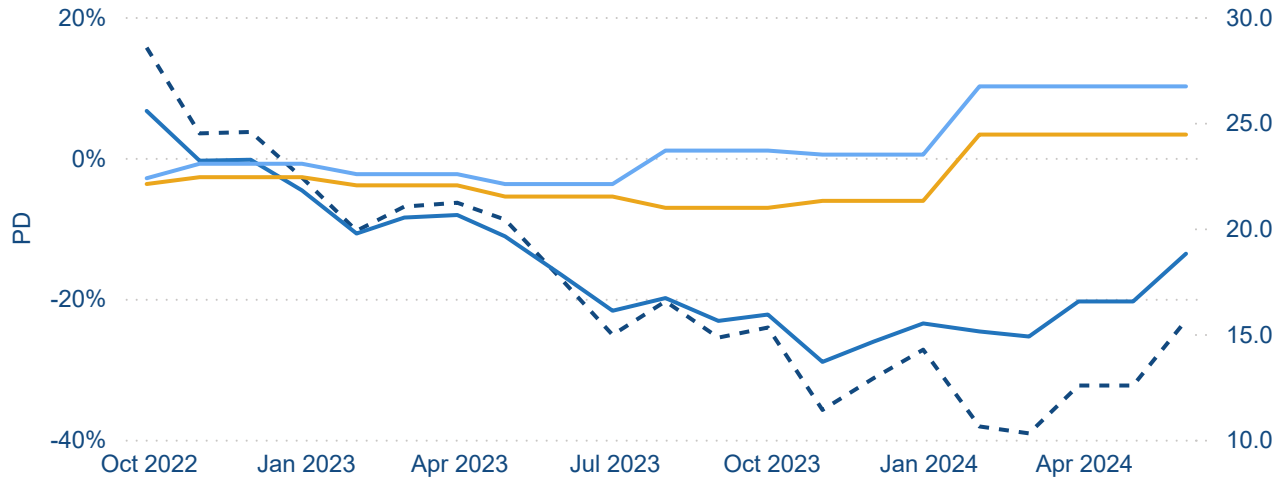
● PD ● SP ● IFRS NAV ● EPRA NAV





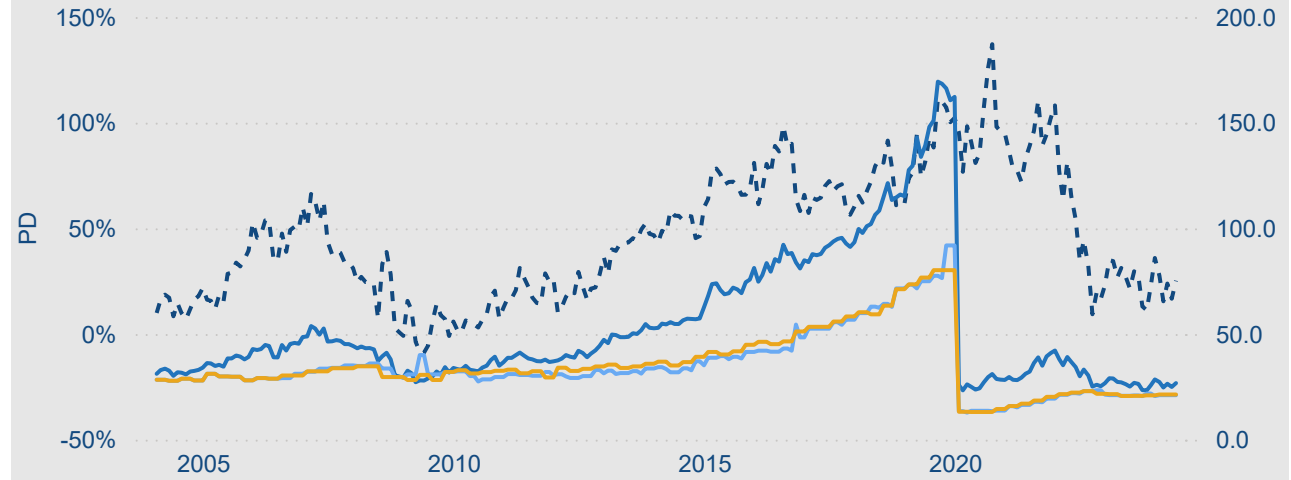
## Home Invest Belgium

● PD ● SP ● IFRS NAV ● EPRA NAV



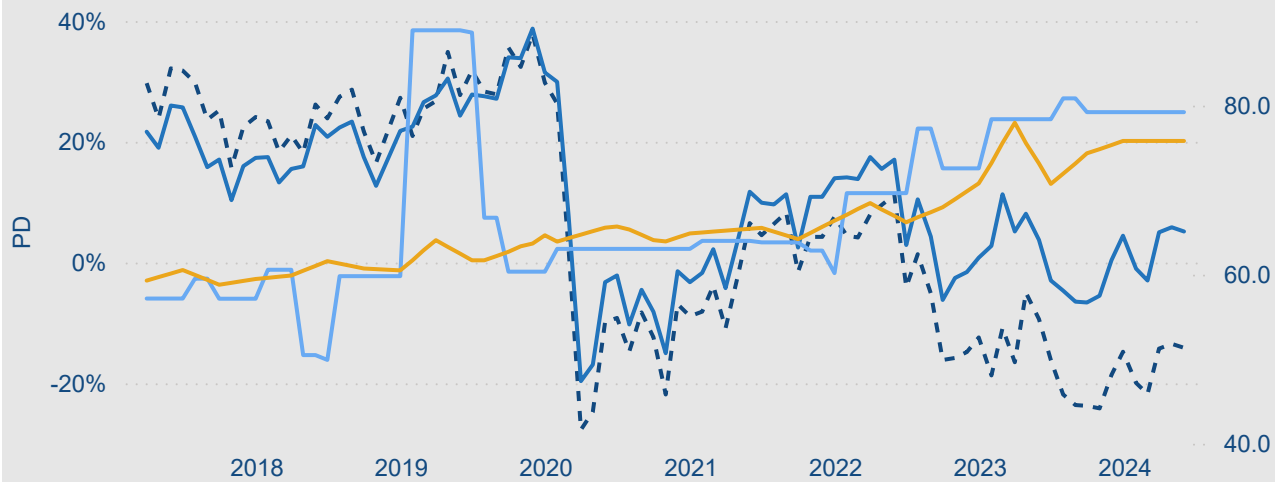
## Warehouses De Pauw

● PD ● SP ● IFRS NAV ● EPRA NAV



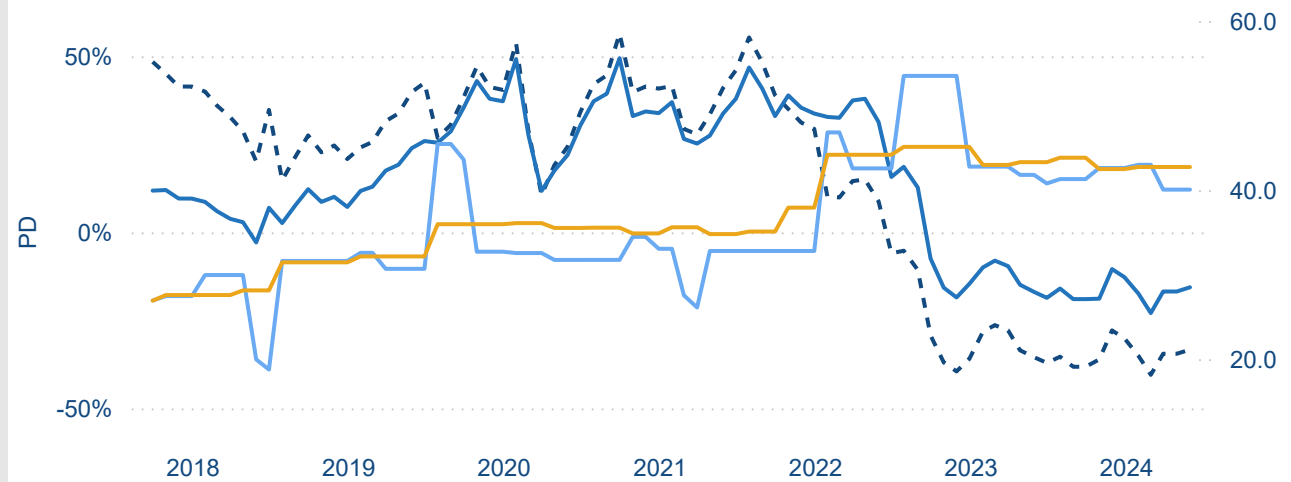
## Retail Estates

● PD ● SP ● IFRS NAV ● EPRA NAV



## Xior Student Housing

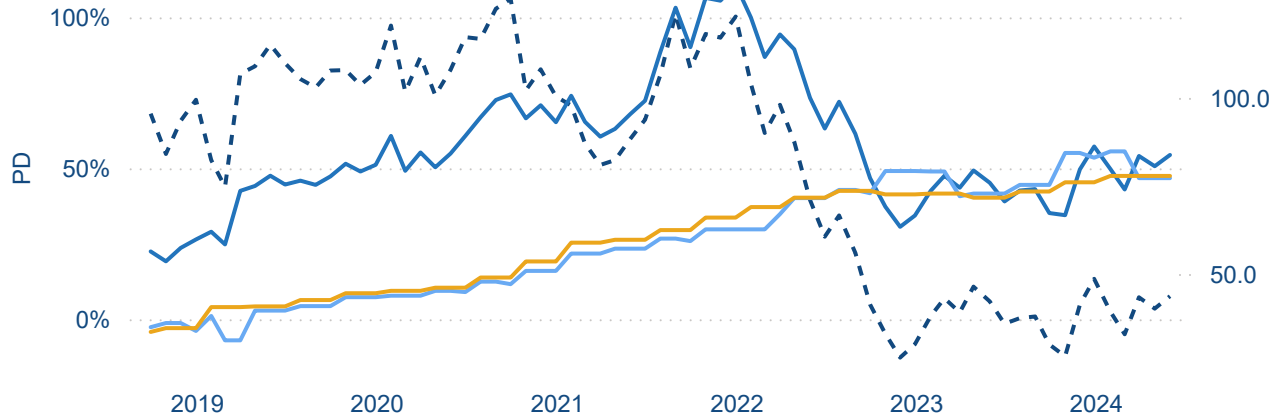
● PD ● SP ● IFRS NAV ● PRA NAV





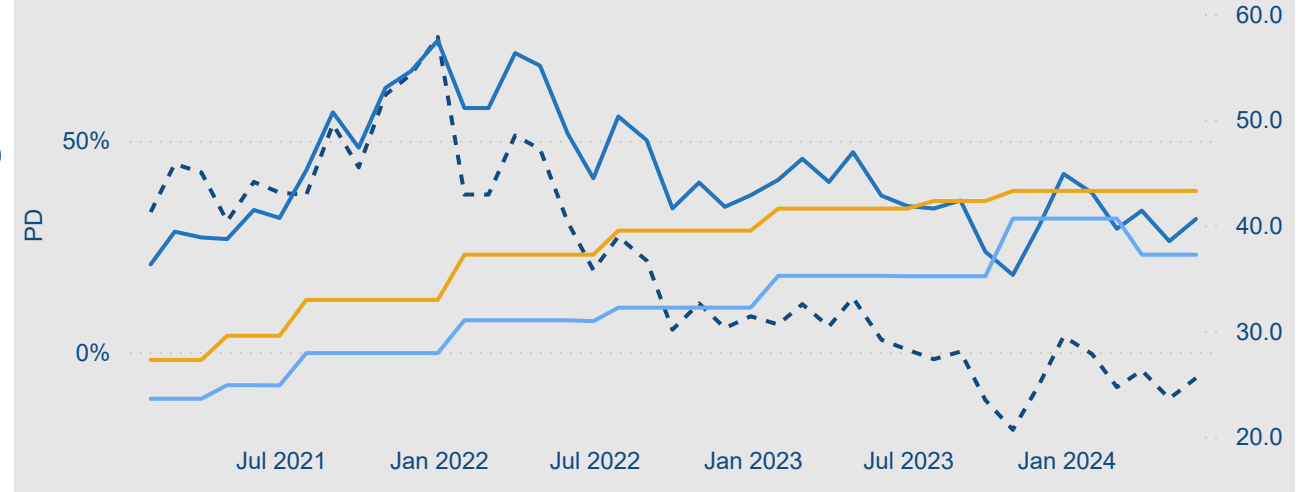
## Montea

● PD ● SP ● IFRS NAV ● EPRA NAV



## Shurgard Self Storage

● PD ● SP ● IFRS NAV ● EPRA NAV

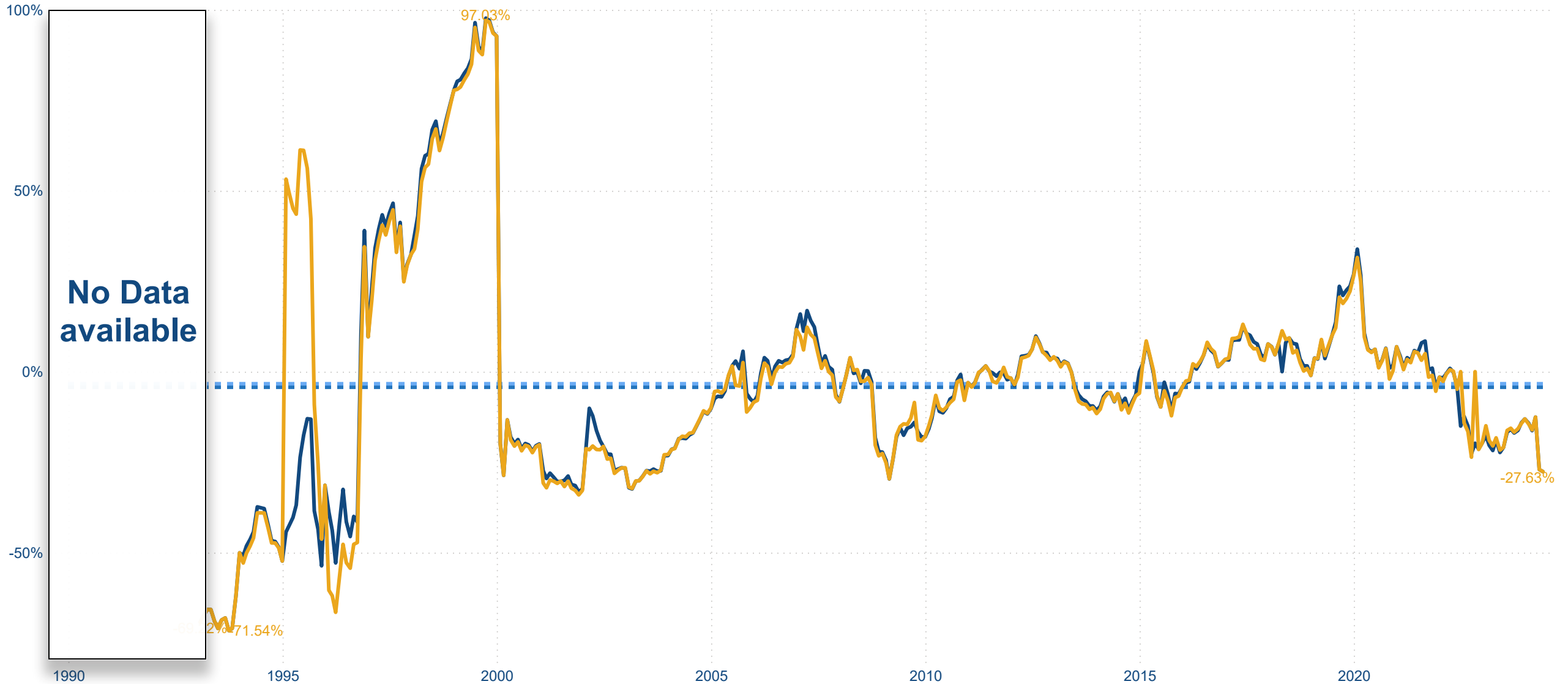


# FTSE EPRA Nareit Developed Switzerland Index

**As of: 2024 May 31**

Premium / Discount:	-27.63 %	
Last month:	-27.03 %	
Total NAV (million EUR):	24,353.29	
Total MC (million EUR):	17,625.65	
Number of constituents:	6.00	
Trading at Premium:	0.00	0% of market cap.
Trading at Discount:	6.00	100% of market cap.
Average since 1989:	-2.54 %	
10 year average:	-0.47 %	
5 year average:	-2.48 %	
3 year average:	-10.77 %	
2 year average:	-16.21 %	
1 year average:	-17.86 %	
Price Index Monthly change:	-0.75 %	

● Switzerland Average (Interpolated) ● Switzerland Average ● Switzerland (Interpolated) ● Switzerland

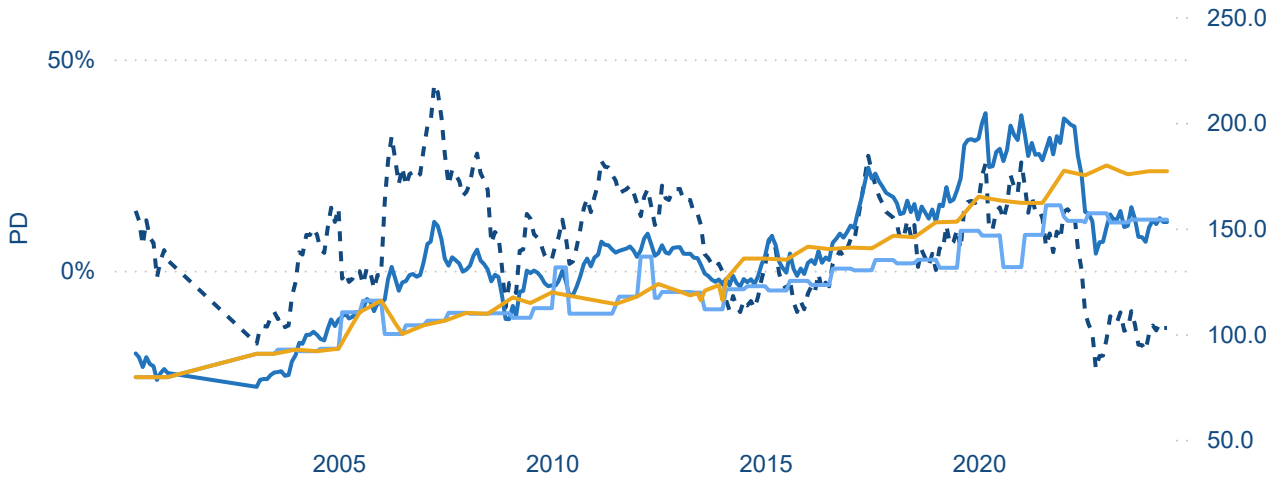






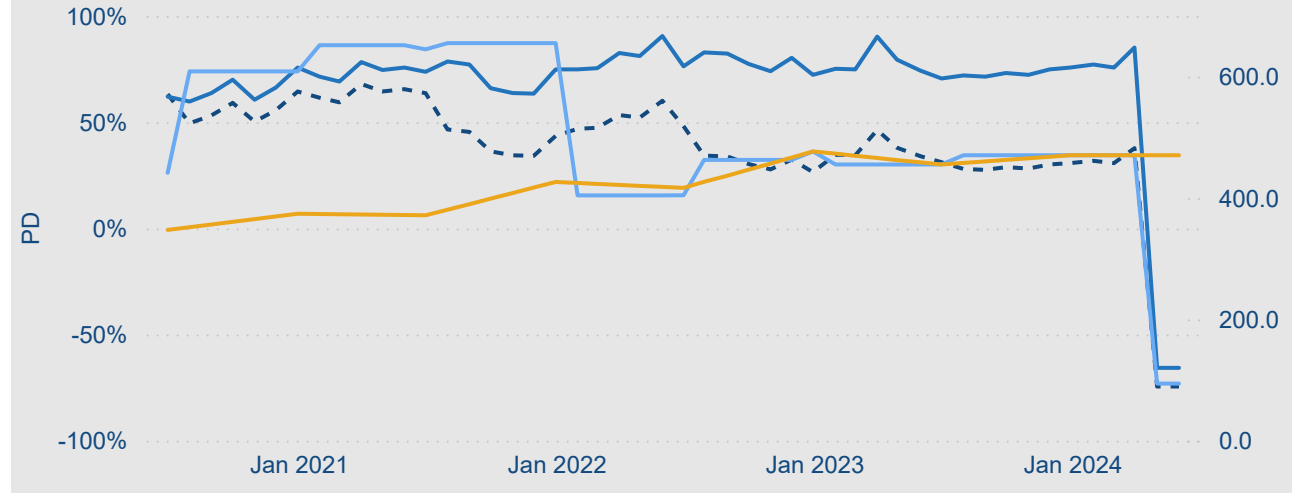
## Allreal Holding

● PD ● SP ● IFRS NAV ● EPRA NAV



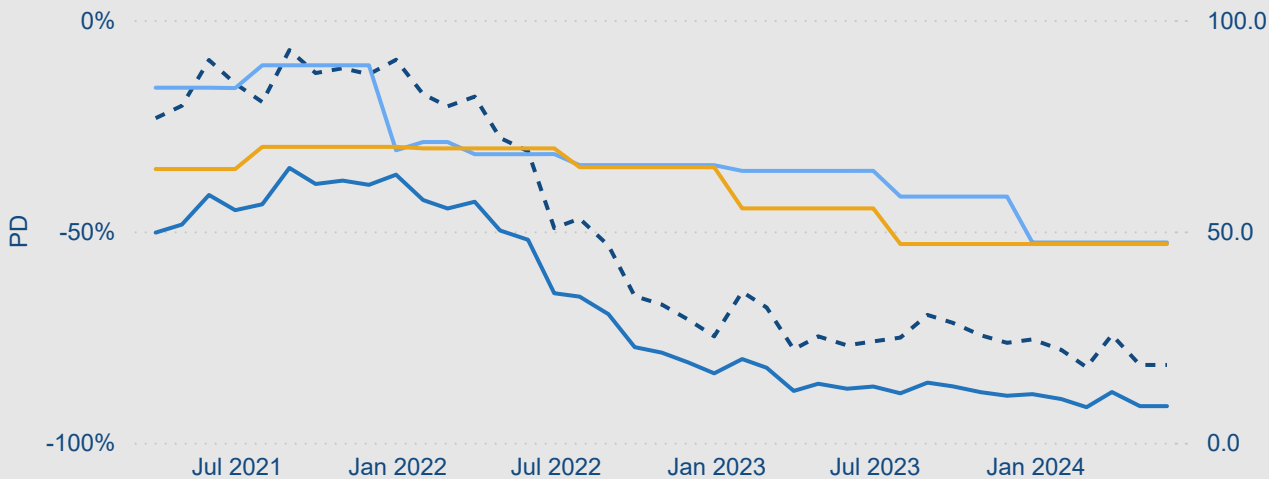
## Intershop Holdings

● PD ● SP ● IFRS NAV ● EPRA NAV



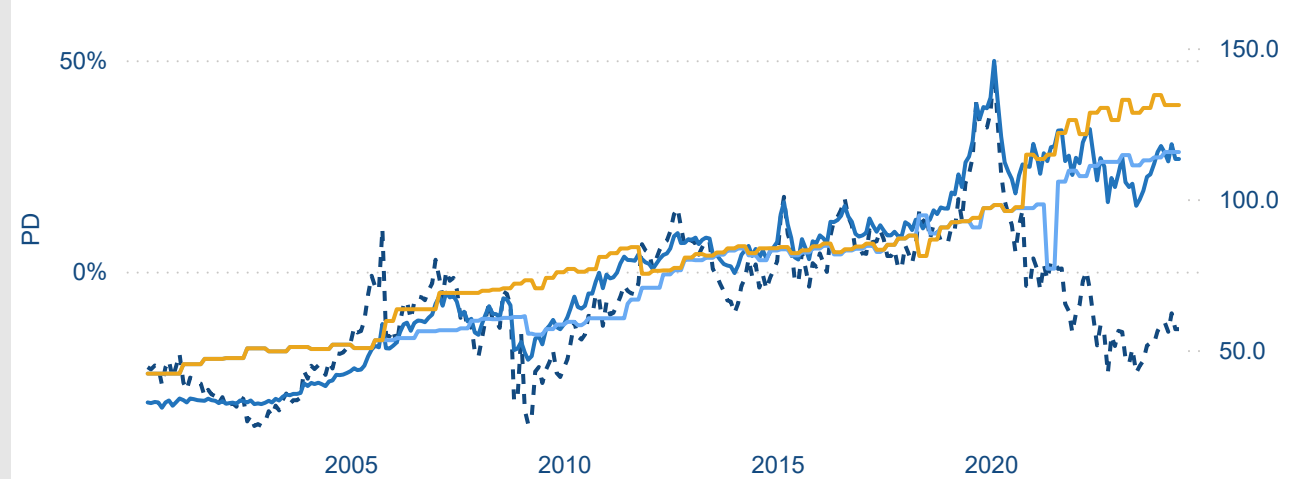
## Peach Property Group

● PD ● SP ● IFRS NAV ● EPRA NAV



## PSP Swiss Property

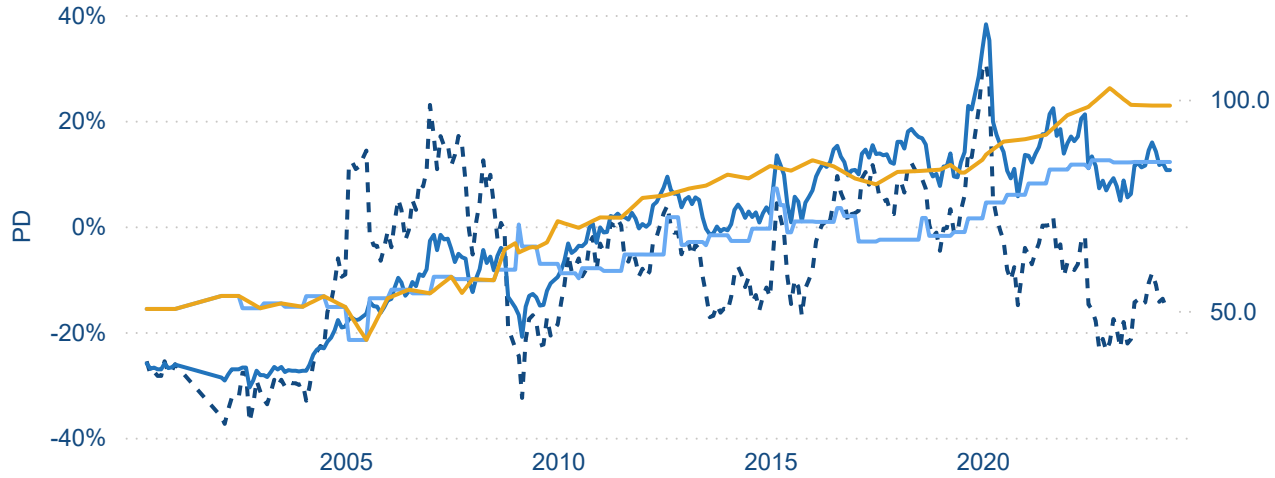
● PD ● SP ● IFRS NAV ● EPRA NAV





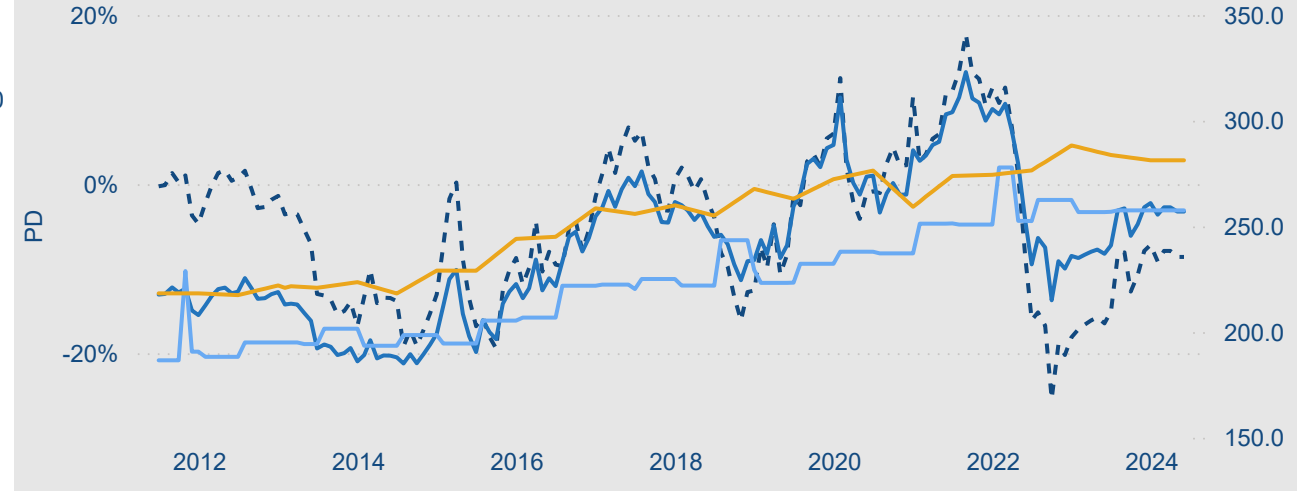
## Swiss Prime Site

● PD ● SP ● IFRS NAV ● EPRA NAV



## Mobimo Holding

● PD ● SP ● IFRS NAV ● EPRA NAV

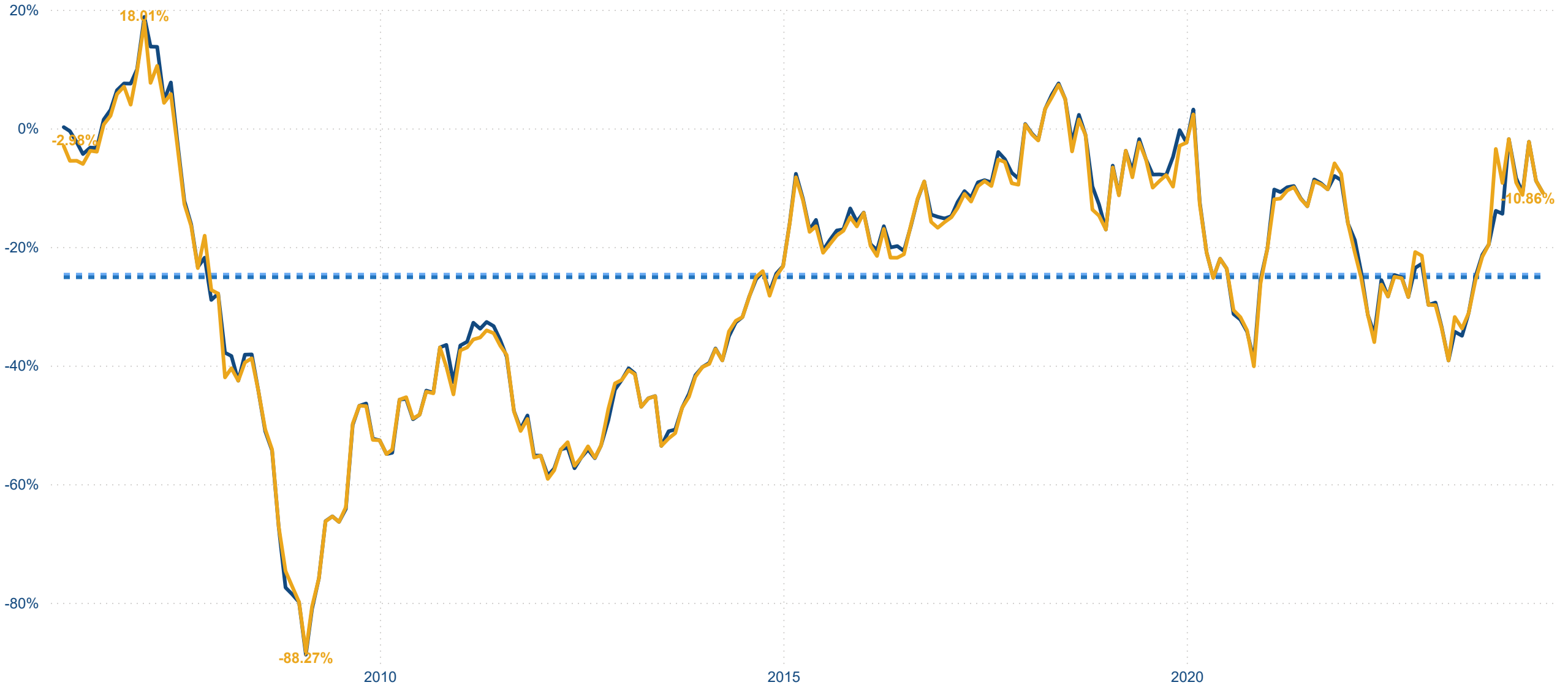


# FTSE EPRA Nareit Developed Austria Index

**As of: 2024 May 31**

Premium / Discount:	-10.86 %	
Last month:	-8.83 %	
Total NAV (million EUR):	3,268.94	
Total MC (million EUR):	2,913.90	
Number of constituents:	1.00	
Trading at Premium:	0.00	0% of market cap.
Trading at Discount:	1.00	100% of market cap.
Average since 1989:		%
10 year average:	-15.65 %	
5 year average:	-18.10 %	
3 year average:	-19.60 %	
2 year average:	-21.14 %	
1 year average:	-14.50 %	
Price Index Monthly change:	-2.36 %	

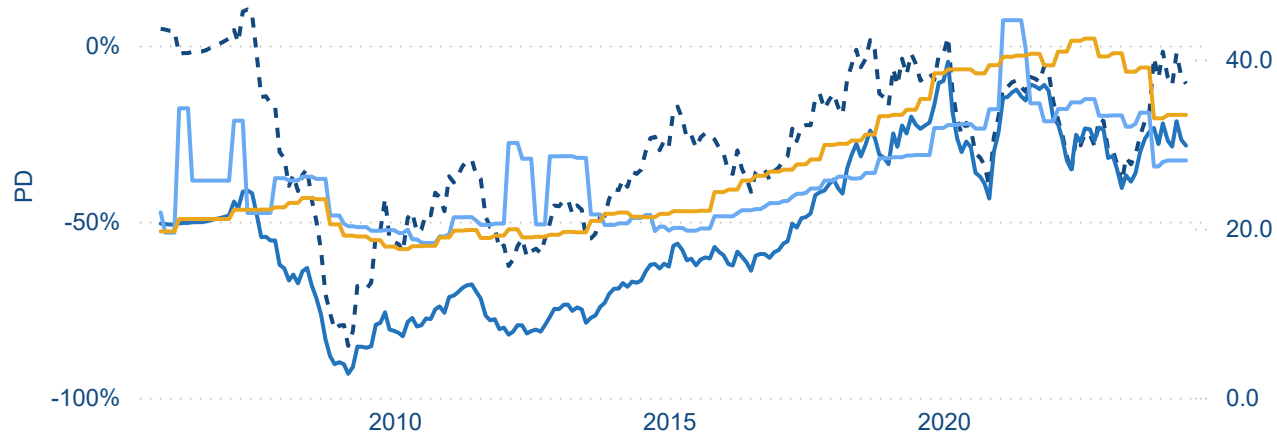
● Austria Average (Interpolated) ● Austria Average ● Austria (Interpolated) ● Austria





## CA Immobilien

● PD ● SP ● IFRS NAV ● EPRA NAV



# FTSE EPRA Nareit Developed Finland Index

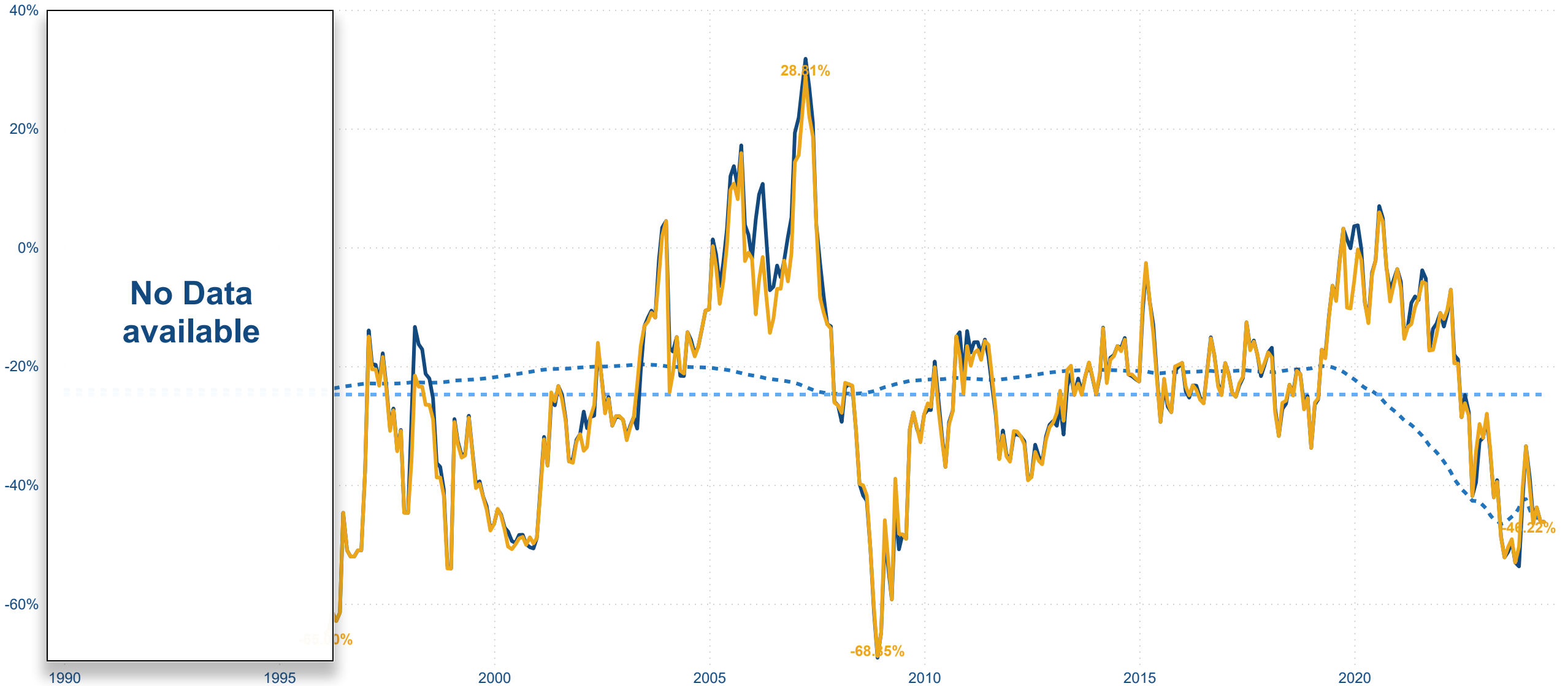
**As of: 2024 May 31**

Premium / Discount:	-46.22 %	
Last month:	-46.14 %	
Total NAV (million EUR):	5,998.07	
Total MC (million EUR):	3,225.63	
Number of constituents:	2.00	
Trading at Premium:	0.00	0% of market cap.
Trading at Discount:	2.00	100% of market cap.
Average since 1989:	%	
10 year average:	-21.07 %	
5 year average:	-20.83 %	
3 year average:	-30.43 %	
2 year average:	-39.42 %	
1 year average:	-46.26 %	
Price Index Monthly change:	-2.61 %	



# Finland

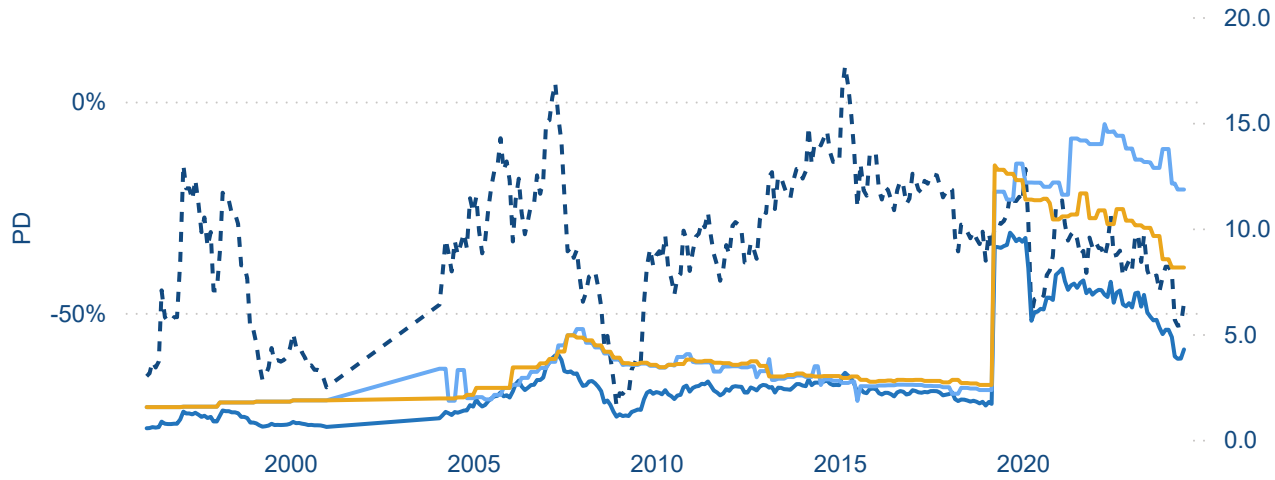
● Finland Average (Interpolated) ● Finland Average ● Finland (Interpolated) ● Finland





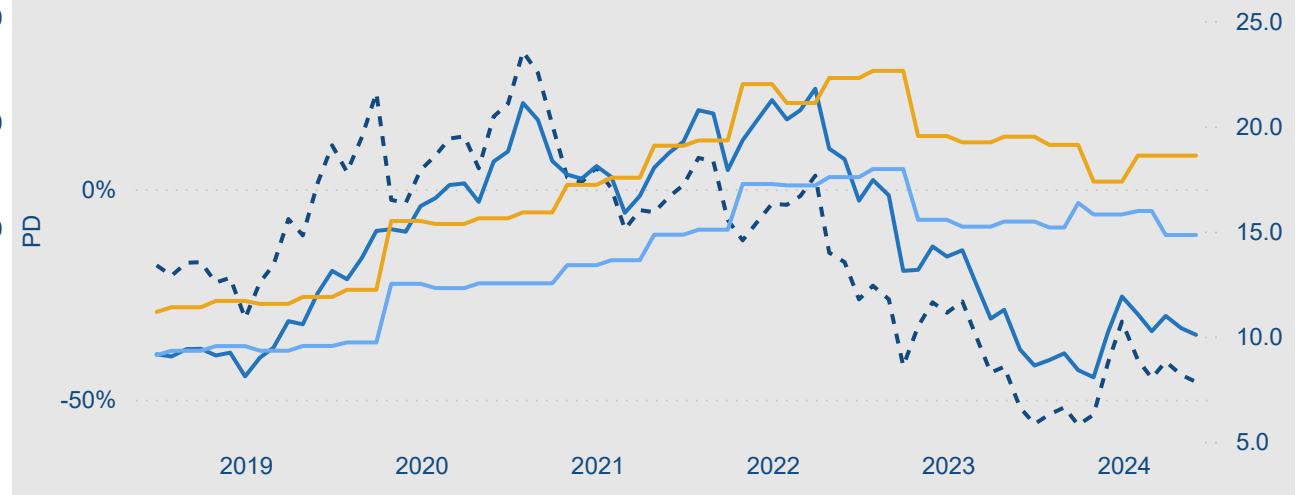
## Citycon

● PD ● SP ● IFRS NAV ● EPRA NAV



## Kojamo

● PD ● SP ● IFRS NAV ● EPRA NAV





# FTSE EPRA Nareit Developed Norway Index

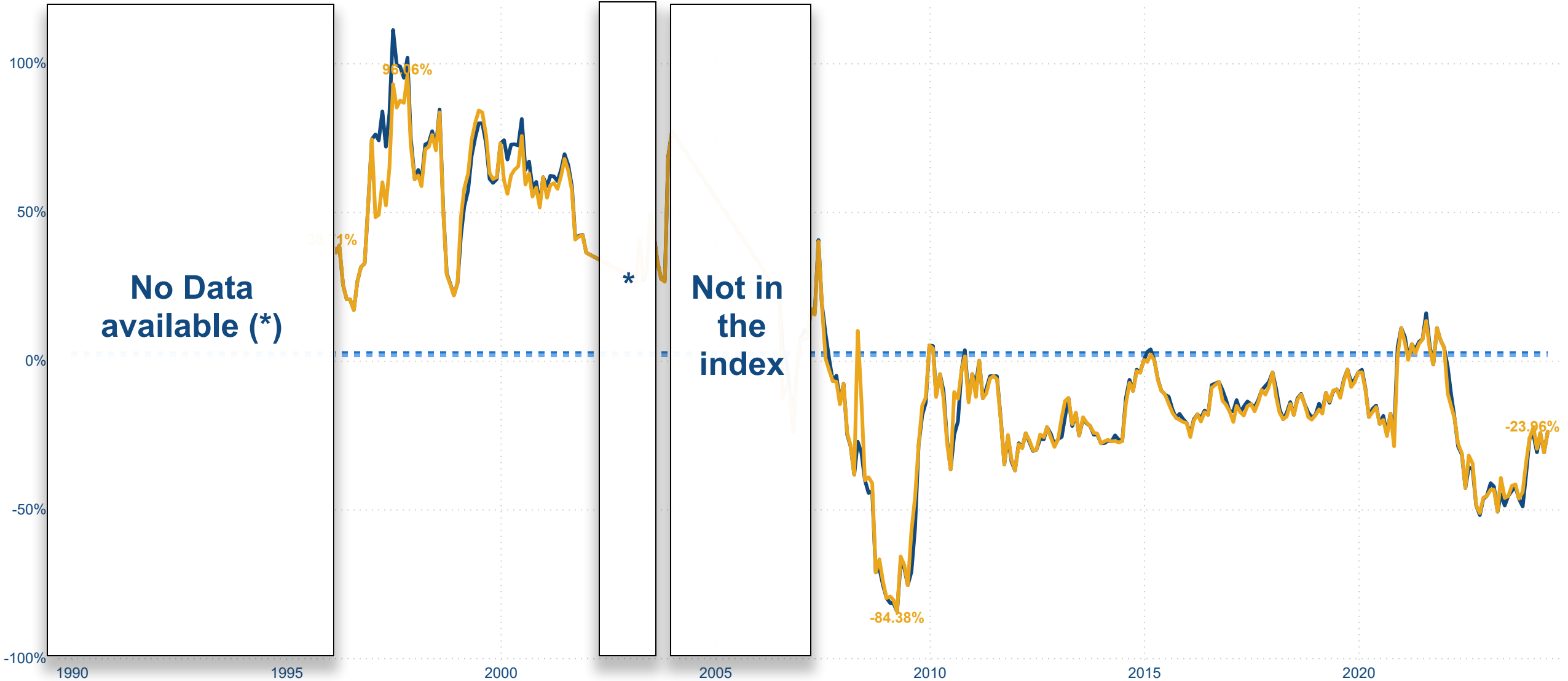
**As of: 2024 May 31**

Premium / Discount:	-23.96 %	
Last month:	-30.83 %	
Total NAV (million EUR):	2,369.72	
Total MC (million EUR):	1,802.05	
Number of constituents:	1.00	
Trading at Premium:	0.00	0% of market cap.
Trading at Discount:	1.00	100% of market cap.
Average since 1989:	%	
10 year average:	-16.94 %	
5 year average:	-19.73 %	
3 year average:	-26.74 %	
2 year average:	-38.65 %	
1 year average:	-35.16 %	
Price Index Monthly change:	13.07 %	



# Norway

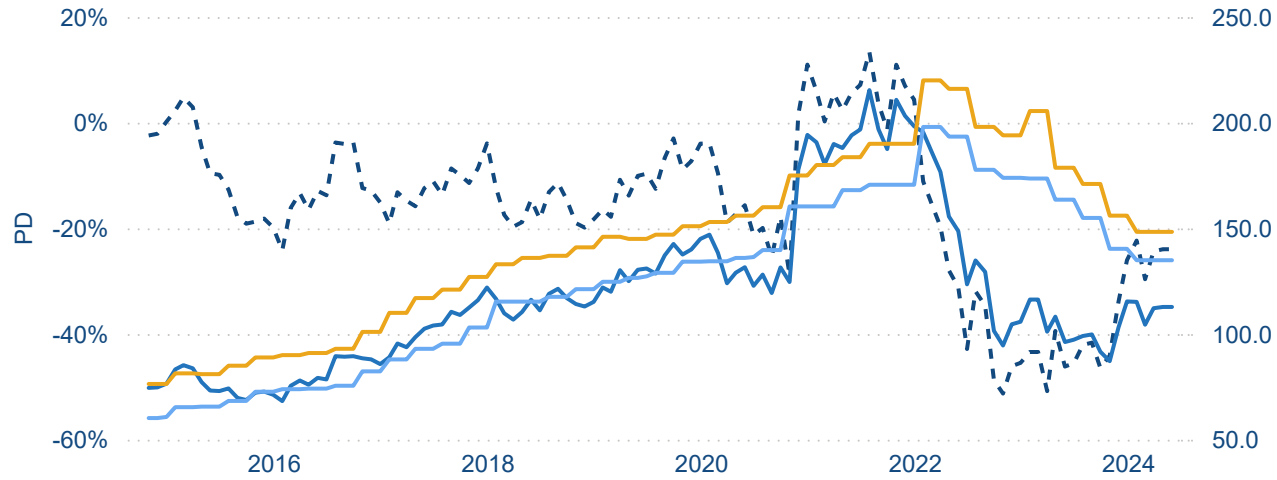
● Norway Average (Interpolated) ● Norway Average ● Norway (Interpolated) ● Norway





## Entra ASA

● PD ● SP ● IFRS NAV ● EPRA NAV



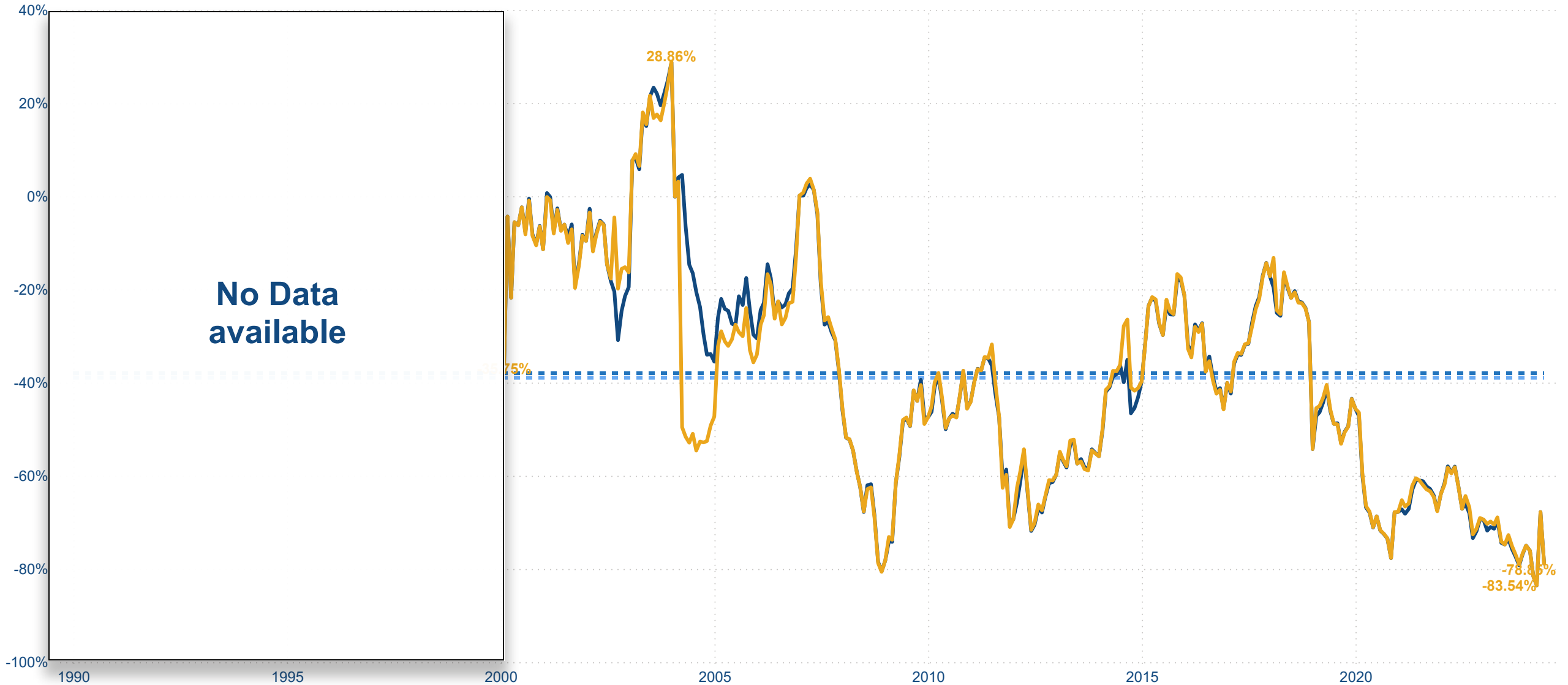
# FTSE EPRA Nareit Developed Italy Index

**As of: 2024 May 31**

Premium / Discount:	-78.85 %	
Last month:	-67.79 %	
Total NAV (million EUR):	1,017.35	
Total MC (million EUR):	215.17	
Number of constituents:	1.00	
Trading at Premium:	0.00	0% of market cap.
Trading at Discount:	1.00	100% of market cap.
Average since 1989:	%	
10 year average:	-48.13 %	
5 year average:	-65.82 %	
3 year average:	-69.14 %	
2 year average:	-72.59 %	
1 year average:	-76.31 %	
Price Index Monthly change:	20.66 %	



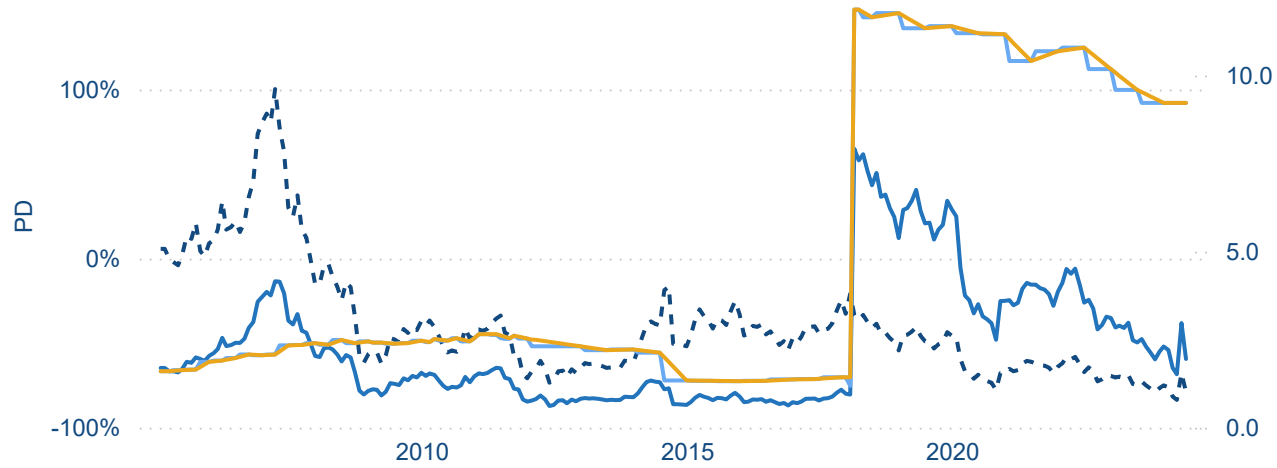
● Italy Average (Interpolated) ● Italy Average ● Italy (Interpolated) ● Italy





## Immobiliare Grande Distribution

● PD ● SP ● IFRS NAV ● EPRA NAV

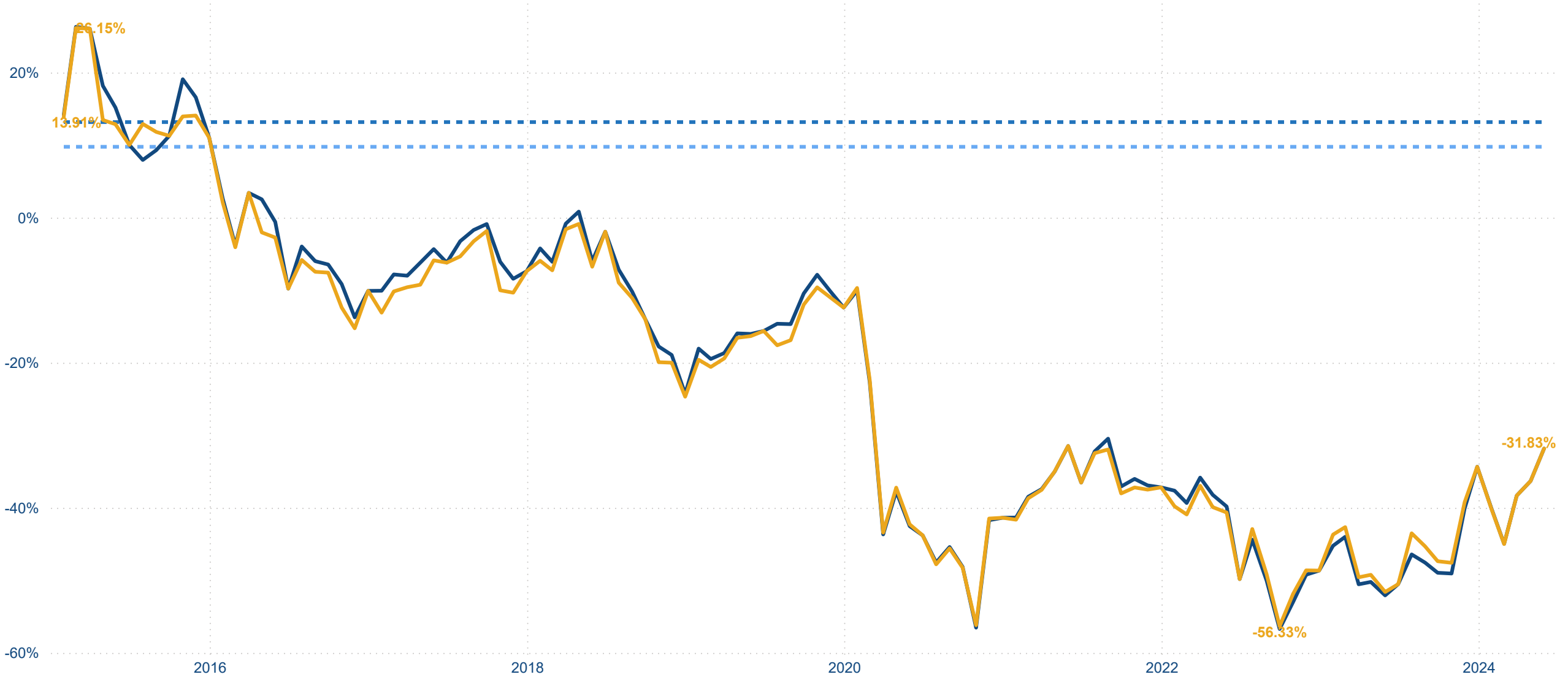


# FTSE EPRA Nareit Developed Spain Index

**As of: 2024 May 31**

Premium / Discount:	-31.83 %	
Last month:	-36.31 %	
Total NAV (million EUR):	13,281.51	
Total MC (million EUR):	9,054.04	
Number of constituents:	3.00	
Trading at Premium:	0.00	0% of market cap.
Trading at Discount:	3.00	100% of market cap.
Average since 1989:		%
10 year average:	0.00	%
5 year average:	-37.84	%
3 year average:	-42.28	%
2 year average:	-44.97	%
1 year average:	-42.40	%
Price Index Monthly change:	7.42	%

● Spain Average (Interpolated) ● Spain Average ● Spain (Interpolated) ● Spain

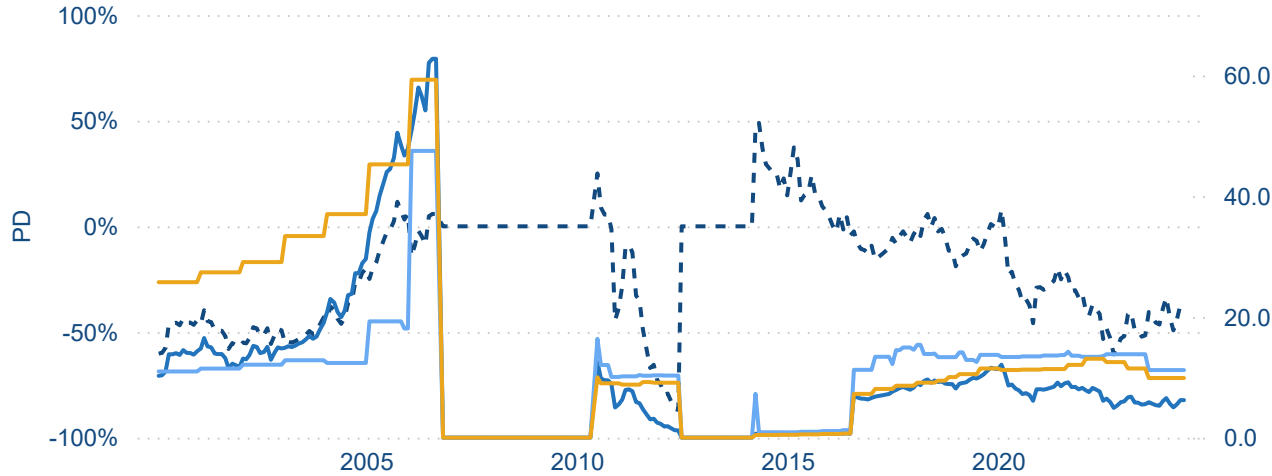






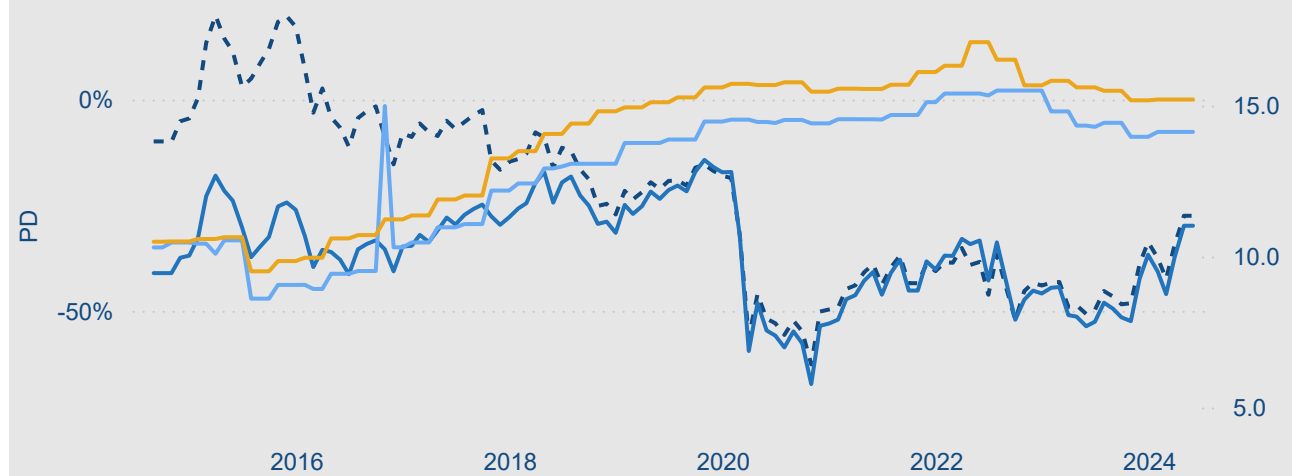
## Inmobiliaria Colonial

● PD ● SP ● IFRS NAV ● EPRA NAV



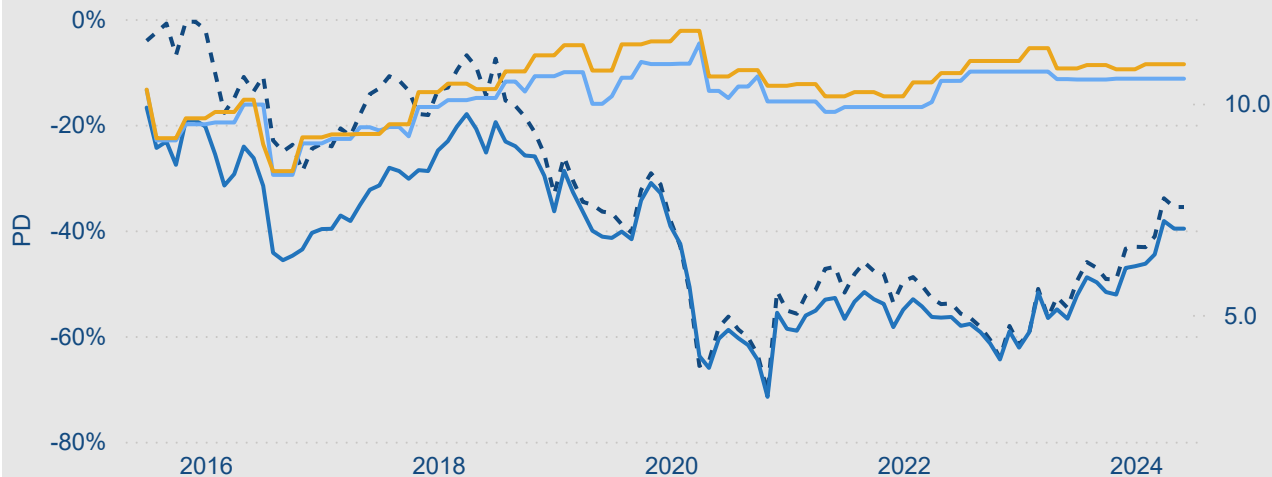
## Merlin Properties SOCIMI

● PD ● SP ● IFRS NAV ● EPRA NAV



## Lar Espana Real Estate SOCIMI

● PD ● SP ● IFRS NAV ● EPRA NAV

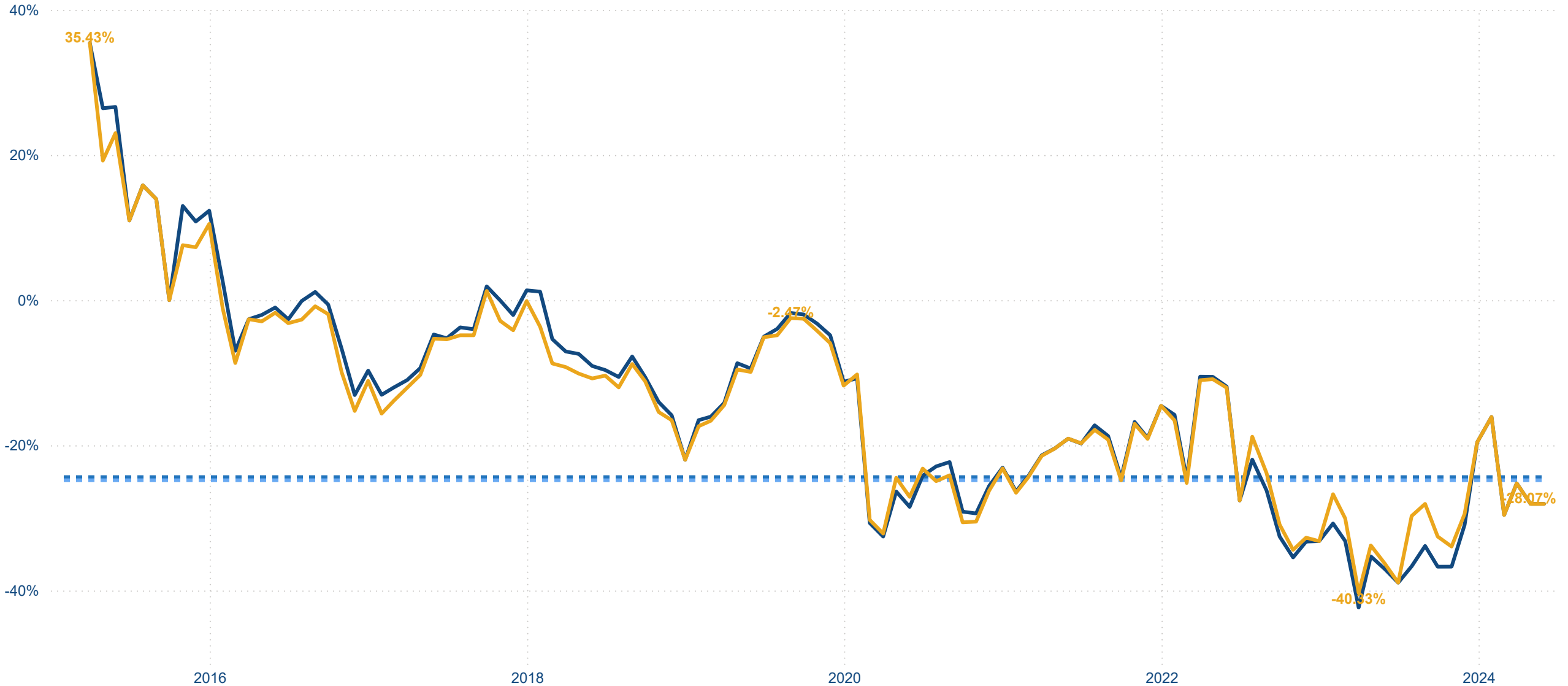


# FTSE EPRA Nareit Developed Ireland Index

**As of: 2024 May 31**

Premium / Discount:	-28.07 %	
Last month:	-28.07 %	
Total NAV (million EUR):	729.58	
Total MC (million EUR):	524.81	
Number of constituents:	1.00	
Trading at Premium:	0.00	0% of market cap.
Trading at Discount:	1.00	100% of market cap.
Average since 1989:		%
10 year average:	-14.19 %	
5 year average:	-22.65 %	
3 year average:	-25.28 %	
2 year average:	-28.81 %	
1 year average:	-28.90 %	
Price Index Monthly change:	-2.32 %	

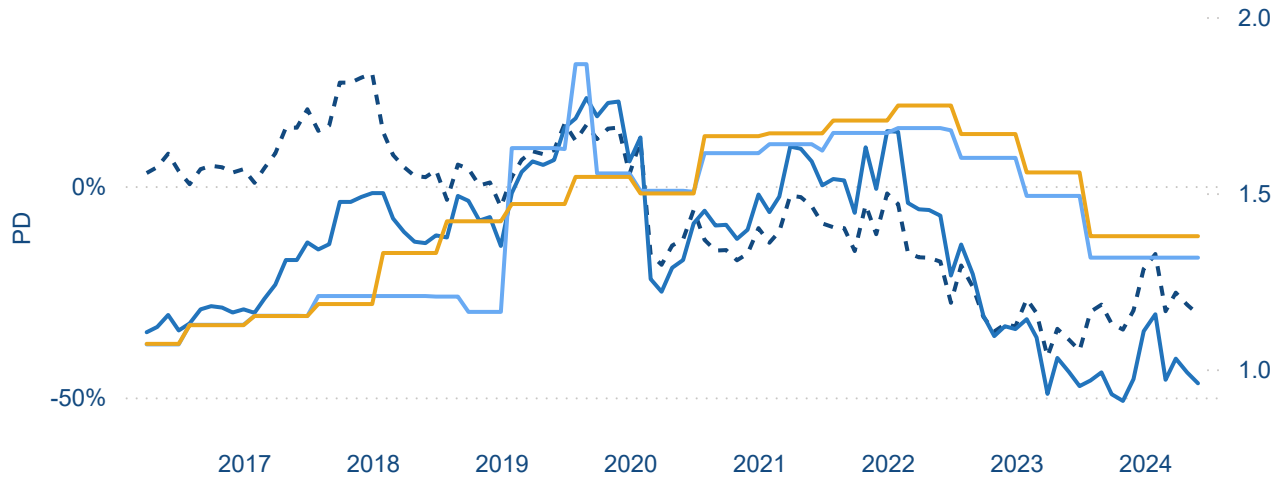
● Ireland Average (Interpolated) ● Ireland Average ● Ireland (Interpolated) ● Ireland





## Irish Residential Properties REIT

● PD ● SP ● IFRS NAV ● EPRA NAV



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