

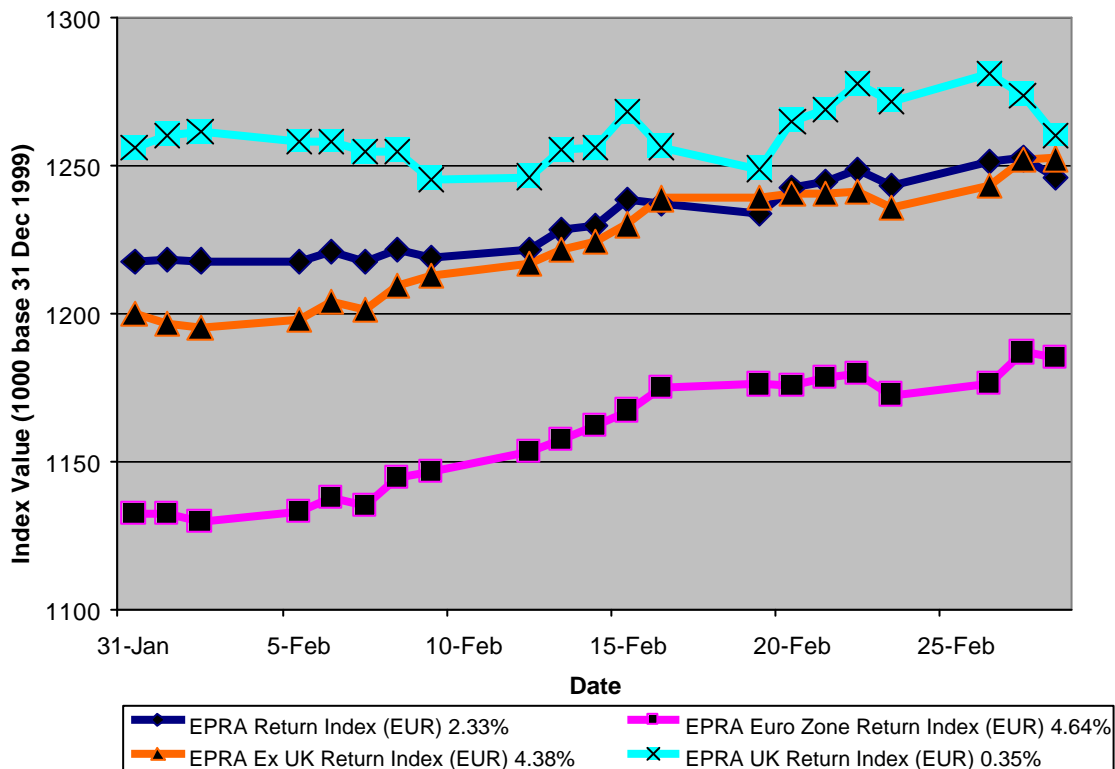
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**EPRA Index Series –
 Monthly Statistical Bulletin**

28 February 2001

**EPRA Index Series
 Total Return Performance - February 2001**



Source: Thomson Financial Datastream

Comment

The broad indices of the EPRA Index series continued to add to the gains recorded in January. The EPRA Index, the pan-European benchmark comprising 84 stocks, advanced 2.3% over the course of February, approaching the 1,250 mark. This gain was driven by an impressive performance from the Ex-UK Index of 4.38%, however this was rather dampened by a return of 0.35% from the UK stocks. The Euro Zone Index added 4.64% by the end of the month, rounding a very positive start from the broad based indices in the first two months of 2001.

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Corporate Actions & Changes

- 12 Feb 2001 Burford Holdings deleted from the index following an unconditional takeover offer by Thayer Properties.
- 26 Feb 2001 EjendomsSelskabet Norden A/S deleted from the index following an unconditional takeover offer by Norden Invest.

Dividends in February

Ex-Date	Company	Gross Dividend	Dividend Yield ¹	Pay Date	Type
7 Feb	Grainger Trust 25p Ord	GBP 0.0936	1.81%	1 Mar	Final
21 Feb	Green Property EUR 0.35	EUR 0.0625	1.16%	24 Apr	Final
21 Feb	Tops Estates 25p Ord	GBP 0.01	1.94%	6 Apr	Interim

Dividends in March

Ex-Date	Company	Gross Dividend	Dividend Yield ²	Pay Date	Type
21 Mar	St. Modwen Props 10p Ord	GBP 0.032	3.93%	26 Apr	Final
23 Mar	Castellum AB	SEK 5.50	4.33%	30 Mar	Annual
28 Mar	Sjaelso Gruppen	DKK 8.39	2.24%	2 Apr	Annual
29 Mar	Sponda OYJ	EUR 0.25	4.20%	9 Apr	Annual

¹ Calculated on xd date.

² Calculated using prices as at 28 February 2001.

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Financial Calendar – March³

Date	Company	Country	Event
March	Chelsfield	UK	Preliminary Figures
March	Slough Estates	UK	Preliminary Figures
March	Sonae Imobiliaria	Portugal	Q4 Results
March	Sonae Imobiliaria	Portugal	Annual General Meeting
02-Mar	Brixton Estates	UK	Preliminary Figures
02-Mar	Wereldhave	Netherlands	Annual Report 2000 released
05-Mar	Hammerson	UK	Preliminary Figures
07-Mar	Canary Wharf	UK	Interim Figures
07-Mar	Vastned Offices	Netherlands	Financial Year results 2000
07-Mar	Vastned Retail	Netherlands	Financial Year results 2000
08-Mar	Gecina	France	Financial Year results 2000
08-Mar	IVG	Germany	Financial Year results 2000
08-Mar	Sophia	France	Financial Year results 2000
12-Mar	Silic	France	Financial Year results 2000
13-Mar	Haslemere	Netherlands	Q4 Results
13-Mar	Rodamco Continental Europe	Netherlands	Financial Year results 2000
13-Mar	Rodamco Retail	Netherlands	Financial Year results 2000
22-Mar	Societe Fonciere Lyonnaise	France	Conseil 2001
27-Mar	Sjaelso Gruppen	Denmark	Annual General Meeting
29-Mar	Simco	France	Financial Year results 2000
29-Mar	Wereldhave	Netherlands	Annual General Meeting
29-Mar	Haslemere	Netherlands	Publication Annual Report Source: ABN Amro/EPRA

³ This section is 'work in progress'. EPRA would appreciate further contributions from companies and investment banks.

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EPRA Index Series - Stock Performance

	Close Price 28-Feb	Dividend Yield 28-Feb	Total Return 2000	Total Return Feb 2001	Total Return YTD
Belgium (EUR)					
Befimmo	59.85	6.72%	-2.22%	0.59%	-3.47%
Cofinimmo	96.50	6.49%	-6.10%	3.76%	6.75%
Denmark (DKK)					
Sjaelso Gruppen	397.00	2.24%	140.11%	5.87%	0.51%
TK Development	282.00	3.70%	93.33%	2.92%	8.46%
Finland (EUR)					
Sponda	4.60	4.20%	5.91%	13.58%	16.46%
France (EUR)					
Fonciere Lyonnaise	33.00	6.01%	-5.57%	11.86%	14.50%
Gecina	104.00	6.94%	-7.28%	0.19%	1.96%
Klepierre	106.00	5.65%	10.94%	4.23%	5.89%
Simco	77.40	7.38%	-1.80%	1.51%	5.16%
Sophia	32.45	4.37%	18.04%	3.97%	8.17%
Unibail	190.00	4.97%	47.41%	6.15%	11.96%
Germany (EUR)					
Bau-Verein Zu Hamburg	10.80	3.27%	-20.57%	-1.82%	-6.09%
IVG Holding	15.00	3.85%	-14.05%	13.21%	15.83%
Ireland (EUR)					
Green Property	7.75	1.16%	27.14%	4.17%	10.04%
Italy (EUR)					
Beni Stabili	0.58	4.27%	54.18%	-1.69%	13.73%
Metanopoli	1.88	9.35%	38.98%	-0.53%	-2.08%
The Netherlands (EUR)					
Haslemere	46.20	5.17%	20.21%	1.65%	9.61%
Nieuwe Steen Investments	16.35	8.00%	1.70%	0.62%	9.73%
Rodamco Continental Europe	46.00	5.38%	7.23%	3.14%	15.76%
Rodamco Retail Nederland	52.90	6.81%	1.25%	1.24%	2.72%
Schroders European Property Fund	19.70	6.90%	1.10%	7.95%	9.14%
Uni Invest	12.70	8.41%	-0.52%	3.67%	13.39%
Vastned Offices Industrial	30.00	12.14%	-2.93%	-2.28%	4.17%
Vastned Retail	43.90	8.70%	5.89%	-0.57%	2.69%
VIB	28.45	7.31%	8.40%	1.43%	5.37%
Wereldhave	58.15	5.92%	24.08%	1.22%	11.29%
Norway (NOK)					
Avantor	49.50	22.73%	70.00%	12.50%	11.24%
Steen and Strom	110.00	0.91%	1.87%	0.00%	1.85%
Portugal (EUR)					
Sonae Imobiliaria	14.24	0.93%	-2.75%	6.67%	13.47%

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EPRA Index Series - Stock Performance

	Close Price	Dividend Yield	Total Return	Total Return	Total Return
	28-Feb	28-Feb	2000	Feb 2001	YTD
Spain (EUR)					
Inmobiliaria Colonial	16.50	3.80%	44.69%	11.64%	15.38%
Metrovacesa	19.00	3.49%	-7.47%	12.43%	24.81%
Testa Inmuebles en Renta (Ex Prima)	12.40	0.00%	34.85%	6.44%	12.73%
Vallehermoso	8.55	4.01%	-4.15%	16.49%	34.26%
Sweden (SEK)					
Castellum	107.50	4.33%	30.72%	3.37%	3.37%
Drott B	130.00	2.94%	37.63%	9.24%	0.00%
Hufvudstaden A	31.60	2.76%	16.77%	2.60%	1.94%
JM Bygg	250.00	3.28%	31.55%	21.36%	19.62%
Kungsleden	91.00	8.89%	30.52%	1.11%	-1.62%
Mandamus Fastigheter	60.00	5.60%	48.58%	3.45%	-8.40%
Pandox AB	90.50	3.16%	47.39%	4.02%	-5.73%
Tornet	155.00	4.00%	33.90%	3.33%	1.97%
Wihlborgs B	14.00	4.01%	42.63%	2.19%	7.69%
Switzerland (CHF)					
Allreal Holding	85.00	0.00%	-8.66%	-0.58%	-2.30%
PSP Swiss Property	150.00	0.00%	3.31%	-2.28%	-3.85%
SPS Swiss Prime Site	261.00	0.00%	2.49%	0.38%	-2.61%
Zublin Holding	9.00	2.22%	-16.29%	-0.22%	0.00%
United Kingdom (GBP)					
Asda Property Holdings	2.48	1.75%	31.43%	5.08%	20.39%
Ashtenne Holdings	2.00	3.94%	11.91%	-3.85%	-0.99%
Benchmark Group	3.43	1.40%	68.83%	3.94%	12.46%
BPT	3.08	4.10%	30.75%	3.70%	4.41%
British Land	5.07	2.47%	18.81%	1.60%	7.58%
Brixton Estate	2.43	4.29%	9.88%	-7.25%	0.41%
Canary Wharf Group	5.17	0.00%	27.12%	3.19%	5.94%
Capital and Regional Property	2.35	2.60%	1.45%	4.91%	4.44%
Chelsfield	3.43	1.29%	16.61%	-4.99%	-4.99%
CLS Holdings	2.42	1.86%	47.97%	3.42%	22.22%
Delancey Estates	1.10	1.00%	3.54%	-0.90%	6.80%
Derwent Valley Holdings	8.07	1.15%	37.37%	6.18%	9.80%
Development Securities	3.95	1.25%	25.67%	15.50%	21.17%
Freeport	6.26	0.31%	-16.77%	14.44%	14.65%
Grainger Trust	6.63	1.80%	39.62%	0.65%	3.04%
Grantchester Holdings	2.13	0.66%	21.68%	-3.62%	5.45%
Great Portland Estates	2.80	3.75%	44.64%	-2.10%	-4.11%
Hammerson	5.07	3.05%	11.20%	2.84%	9.50%
Helical Bar	8.33	1.62%	36.08%	2.84%	8.89%
James Smith Estates	1.82	4.08%	28.33%	1.11%	4.00%
Jermyn Investment Properties	4.67	1.77%	41.41%	-9.32%	2.64%

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EPRA Index Series - Stock Performance

	Close Price 28-Feb	Dividend Yield 28-Feb	Total Return 2000	Total Return Feb 2001	Total Return YTD
United Kingdom (continued)					
Land Securities	8.71	3.81%	26.43%	-4.91%	3.32%
Liberty International	5.28	4.36%	11.60%	1.54%	8.31%
London Merchant Secs Dfd Shares	1.62	0.00%	-11.98%	-0.61%	7.28%
London Merchant Securities	1.95	4.04%	-14.93%	2.09%	8.94%
Marylebone Warwick Balfour	2.63	1.32%	55.48%	10.50%	13.36%
Minerva	3.31	0.98%	22.92%	2.48%	5.75%
Moorfield Group	0.36	2.00%	10.84%	-7.69%	2.86%
Mucklow A and J Group	1.81	5.52%	1.72%	4.62%	2.84%
NHP	0.29	0.00%	-83.82%	-9.38%	38.10%
Pillar Property	3.95	2.14%	18.15%	9.72%	5.05%
Quintain Estates	1.89	3.49%	10.06%	-0.53%	0.53%
Saville Gordon Estates	0.95	4.57%	20.33%	7.95%	6.74%
Shaftesbury	3.08	1.22%	5.94%	12.41%	14.03%
Slough Estates	4.17	2.98%	19.88%	-2.57%	1.21%
St Modwen Properties	1.11	3.93%	9.89%	-2.63%	8.82%
Tops Estates	1.84	1.97%	-2.47%	3.93%	15.63%
Town Centre Securities	1.12	4.72%	33.13%	4.67%	7.69%

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EPRA Index Series – Index Performance

Total Return Indices (Euros)

Index Description	Close Value 28-Feb	Div Yld 28-Feb	Return 2000	Return Feb 2001	Return YTD
EPRA Return Index	1,245.70	3.78%	17.37%	2.33%	6.14%
EPRA Euro Zone Return Index	1,185.01	5.59%	7.08%	4.64%	10.66%
EPRA Return Index Ex UK Stocks	1,252.15	5.06%	15.38%	4.38%	8.52%
EPRA UK Return Index	1,260.14	2.49%	21.36%	0.35%	3.83%
EPRA Switzerland Return Index	1,016.35	0.22%	5.79%	-1.66%	-3.93%
EPRA Sweden Return Index	1,388.39	3.62%	36.34%	5.35%	1.83%
EPRA Spain Return Index	1,340.37	3.24%	8.66%	12.54%	23.35%
EPRA Portugal Return Index	1,103.84	0.93%	-2.72%	6.67%	13.47%
EPRA Netherlands Return Index	1,184.14	6.40%	7.18%	2.08%	10.48%
EPRA Norway Return Index	997.87	5.94%	-4.57%	2.82%	4.57%
EPRA Italy Return Index	1,510.67	6.57%	42.46%	-1.17%	6.05%
EPRA Ireland Return Index	1,414.91	1.88%	28.59%	4.17%	10.04%
EPRA Germany Return Index	1,069.84	3.82%	-6.65%	12.42%	14.61%
EPRA France Return Index	1,162.81	5.98%	7.93%	4.20%	7.74%
EPRA Finland Return Index	1,166.86	4.20%	0.19%	13.58%	16.46%
EPRA Denmark Return Index	1,860.75	3.44%	73.58%	3.44%	7.20%
EPRA Belgium Return Index	986.13	6.58%	-3.74%	2.48%	2.45%

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EPRA Index Series – Index Performance

Price Indices (Euros)

Index Description	Close Value 28-Feb	Return 2000	Return Feb 2001	Return YTD
EPRA Index	1,198.33	13.15%	2.32%	5.91%
EPRA Euro Zone	1,125.42	2.11%	4.62%	10.22%
EPRA Index Ex UK Stocks	1,174.92	8.60%	4.36%	8.18%
EPRA UK	1,221.93	17.81%	0.34%	3.72%
EPRA Switzerland	988.93	2.94%	-1.66%	-3.93%
EPRA Sweden	1,322.12	29.84%	5.34%	1.83%
EPRA Spain	1,284.91	5.36%	12.54%	21.95%
EPRA Portugal	1,087.85	-4.13%	6.67%	13.47%
EPRA Netherlands	1,093.50	-0.26%	2.08%	9.64%
EPRA Norway	986.76	-5.63%	2.82%	4.57%
EPRA Italy	1,452.37	36.96%	-1.18%	6.04%
EPRA Ireland	1,382.03	26.61%	3.33%	9.16%
EPRA Germany	1,027.22	-10.37%	12.42%	14.61%
EPRA France	1,115.50	3.54%	4.20%	7.74%
EPRA Finland	1,111.53	-4.55%	13.58%	16.46%
EPRA Denmark	1,831.68	70.87%	3.45%	7.20%
EPRA Belgium	918.94	-10.30%	2.48%	2.44%

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EPRA Index Series – Index Performance

Total Return Indices (US Dollars)

Index Description	Close Value 28-Feb	Div Yld 28-Feb	Return 2000	Return Jan-00	Return YTD
EPRA Return Index (USD)	1,138.76	3.78%	9.45%	1.18%	4.04%
EPRA Euro Zone Return Index (USD)	1,083.22	5.59%	-0.15%	3.46%	8.49%
EPRA Return Index Ex UK Stocks (USD)	1,144.68	5.06%	7.60%	3.20%	6.39%
EPRA UK Return Index (USD)	1,152.10	2.49%	13.18%	-0.78%	1.79%
EPRA Switzerland Return Index (USD)	929.37	0.22%	-1.32%	-2.77%	-5.82%
EPRA Sweden Return Index (USD)	1,269.37	3.62%	27.16%	4.16%	-0.18%
EPRA Spain Return Index (USD)	1,224.86	3.24%	1.29%	11.27%	20.92%
EPRA Portugal Return Index (USD)	1,008.99	0.93%	-9.29%	5.46%	11.24%
EPRA Netherlands Return Index (USD)	1,081.49	6.40%	-0.14%	0.92%	8.30%
EPRA Norway Return Index (USD)	912.22	5.94%	-11.01%	1.66%	2.51%
EPRA Italy Return Index (USD)	1,380.88	6.57%	32.84%	-2.29%	3.95%
EPRA Ireland Return Index (USD)	1,293.36	1.88%	19.90%	2.99%	7.87%
EPRA Germany Return Index (USD)	977.99	3.82%	-12.95%	11.15%	12.35%
EPRA France Return Index (USD)	1,062.71	5.98%	0.62%	3.03%	5.62%
EPRA Finland Return Index (USD)	1,066.61	4.20%	-6.57%	12.30%	14.16%
EPRA Denmark Return Index (USD)	1,699.86	3.44%	61.76%	2.28%	5.08%
EPRA Belgium Return Index (USD)	901.26	6.58%	-10.26%	1.32%	0.43%

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EPRA Index Series – Index Performance

Price Indices (US Dollars)

Index Description	Close Value 28-Feb	Return 2000	Return Feb 2001	Return YTD
EPRA Index (USD)	1,095.52	5.52%	1.16%	3.82%
EPRA Euro Zone (USD)	1,028.86	-4.78%	3.44%	8.05%
EPRA Index Ex UK Stocks (USD)	1,074.11	1.28%	3.18%	6.05%
EPRA UK (USD)	1,117.10	9.87%	-0.79%	1.68%
EPRA Switzerland (USD)	904.08	-4.00%	-2.77%	-5.82%
EPRA Sweden (USD)	1,208.68	21.08%	4.16%	-0.18%
EPRA Spain (USD)	1,174.67	-1.74%	11.27%	19.55%
EPRA Portugal (USD)	994.52	-10.59%	5.46%	11.23%
EPRA Netherlands (USD)	999.68	-6.99%	0.93%	7.48%
EPRA Norway (USD)	902.09	-12.00%	1.66%	2.51%
EPRA Italy (USD)	1,327.75	27.72%	-2.29%	3.95%
EPRA Ireland (USD)	1,263.45	18.07%	2.17%	7.00%
EPRA Germany (USD)	939.09	-16.42%	11.15%	12.35%
EPRA France (USD)	1,019.79	-3.44%	3.03%	5.62%
EPRA Finland (USD)	1,016.17	-10.99%	12.30%	14.16%
EPRA Denmark (USD)	1,674.52	59.35%	2.28%	5.09%
EPRA Belgium (USD)	840.10	-16.35%	1.32%	0.43%

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EPRA Index Series – Index Performance

Total Return Indices (Sterling & Local Currency)

Index Description	Close Value 28-Feb	Div Yld 28-Feb	Return 2000	Return Jan-00	Return YTD
EPRA Return Index (GBP)	1,273.86	3.78%	18.20%	2.41%	7.77%
EPRA Euro Zone Return Index (GBP)	1,211.92	5.59%	7.73%	4.82%	12.49%
EPRA Return Index ex UK Stocks (GBP)	1,280.42	5.06%	16.19%	4.46%	10.20%
EPRA UK in GBP Return Index	1,293.42	2.49%	22.66%	0.44%	5.44%
EPRA Switzerland in CHF Return Index	977.12	0.22%	0.44%	-0.85%	-2.72%
EPRA Sweden in SEK Return Index	1,468.71	3.62%	41.36%	7.54%	3.90%
EPRA Norway in NKK Return Index	1,019.31	5.94%	-1.98%	2.79%	3.99%
EPRA Denmark in DKK Return Index	1,867.00	3.44%	74.20%	3.45%	7.17%

EPRA Index Series – Index Performance

Price Indices (Sterling & Local Currency)

Index Description	Close Value Return	Return 2000	Return Feb 2001	Return YTD
EPRA Index (GBP)	1,225.36	13.94%	2.40%	7.54%
EPRA Euro Zone (GBP)	1,150.89	2.83%	4.70%	11.92%
EPRA Index ex UK Stocks (GBP)	1,201.43	9.37%	4.44%	9.86%
EPRA UK in GBP	1,254.17	19.08%	0.42%	5.32%
EPRA Switzerland in CHF	950.69	-2.27%	-0.85%	-2.72%
EPRA Sweden in SEK	1,398.60	34.62%	7.54%	3.89%
EPRA Norway in NOK	1,007.96	-3.08%	2.79%	4.00%
EPRA Denmark in DKK	1,837.76	71.48%	3.45%	7.17%

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EPRA Index Series – Top 20 Constituents: 28 February 2001

Company	Country	Mkt Cap (EUR m) 28-Feb	EPRA Index Weight 28-Feb
Land Securities	United Kingdom	7,126	9.35%
Canary Wharf Group	United Kingdom	5,575	7.31%
British Land	United Kingdom	4,117	5.40%
Rodamco Continental Europe	Netherlands	3,331	4.37%
Unibail	France	3,050	3.99%
Slough Estates	United Kingdom	2,703	3.55%
Liberty International	United Kingdom	2,309	3.03%
Hammerson	United Kingdom	2,243	2.94%
Simco	France	2,093	2.75%
Gecina	France	1,985	2.60%
IVG Holding	Germany	1,740	2.28%
Drott B	Sweden	1,453	1.91%
Klepierre	France	1,372	1.80%
Chelsfield	United Kingdom	1,311	1.72%
Fonciere Lyonnaise	France	1,177	1.54%
VIB	Netherlands	1,168	1.53%
Metrovacesa	Spain	1,130	1.48%
Vallehermoso	Spain	1,103	1.45%
Haslemere	Netherlands	1,094	1.43%
Wereldhave	Netherlands	1,033	1.35%

EPRA Index Series – Country Breakdown: 28 February 2001

Country Index	Mkt Cap (EUR m) 28-Feb	EPRA Index Weight 28-Feb
EPRA UK	37,927	49.76%
EPRA France	10,495	13.77%
EPRA Netherlands	9,790	12.84%
EPRA Sweden	5,142	6.75%
EPRA Spain	3,659	4.80%
EPRA Germany	1,823	2.39%
EPRA Italy	1,759	2.31%
EPRA Switzerland	1,640	2.15%
EPRA Belgium	1,139	1.49%
EPRA Ireland	816	1.07%
EPRA Denmark	640	0.84%
EPRA Portugal	533	0.70%
EPRA Norway	494	0.65%
EPRA Finland	363	0.48%
EPRA Index	76,219	100.00%
EPRA Euro Zone	30,377	39.85%
EPRA Ex-UK	38,292	50.24%