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Sommario/riassunto	In June 2006, the European Real Estate society (ERES) held its 13th annual conference in Weimar. This e-book of the Journal of Property Investment and Finance contains four prize-winning papers presented at ERES. The articles cover the following topics: implication and application of mortgage lending value in the context of risk assessment for commercial lending, assessing risk in a debt driven market, analysis of the holding requirement of property within a portfolio to maximize returns, and the impact of public perception on property values.