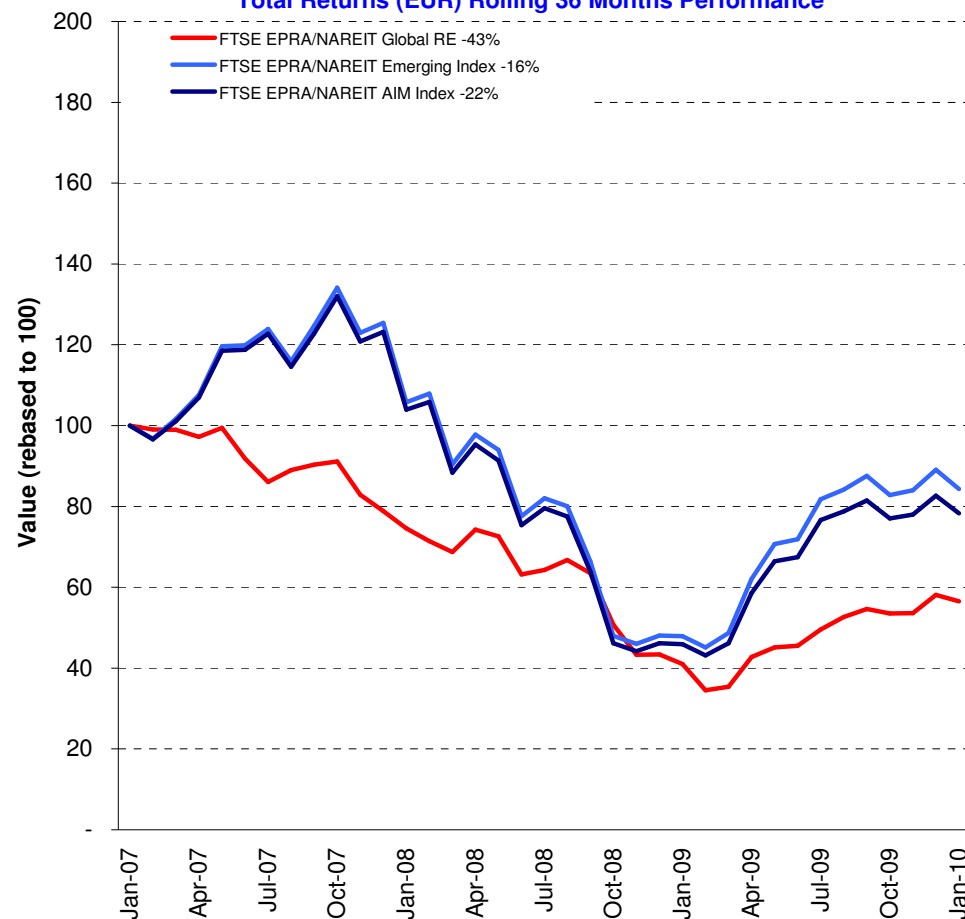


Monthly Emerging Markets Report

January 2010



Graph 1: Global Developed Real Estate vs Emerging Markets & AIM - Total Returns (EUR) Rolling 36 Months Performance



Comment

The FTSE EPRA/NAREIT Emerging Markets and AIM Indices are free float weighted. Full details of the free float weightings for each company are downloadable from the www.epra.com website. The ground rules are also available from the website.

Index downloads are available to the members of the association on a daily basis from www.epra.com. FTSE offer a constituent product that enables users to accurately benchmark against the FTSE EPRA/NAREIT Global Real Estate Index series. For more information, contact FTSE at info@ftse.com.

* Companies marked with * throughout the bulletin are tax transparent. Source of the REIT classification is the local stock exchange.

All calculated returns in the bulletin are geometric means.

Contents

Page	4	Section 1 - FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets)	Page	60	Section 5 - Risk/Return Profiles and Correlations
Page	7	Indices Performance	Page	66	Section 6 - Details on Methodology
Page	13	Section 2 - FTSE EPRA/NAREIT Global Emerging Markets Index Series	Page	68	Section 7 - Data Vendor Codes
Page	15	Dividend Yield Indices	Page	78	Contacts
Page	17	Corporate Actions & Dividends	Page	79	Disclaimer
Page	20	Stock Performance			
Page	25	Indices Performance			
Page	31	Top 20 Constituents, Market Cap Breakdown			
Page	32	Top / Bottom 20 Performers			
Page	34	Foreign Exchange Performance			
Page	38	Section 3 - FTSE EPRA/NAREIT Global REIT/Non-REIT Index Series (Developed plus Emerging Markets)			
Page	39	Indices Performance			
Page	48	Section 4 - FTSE EPRA/NAREIT AIM Index Series			
Page	50	Dividend Yield Indices			
Page	51	Corporate Actions & Dividends			
Page	54	Stock Performance			
Page	55	Indices Performance			
Page	57	Top 20 Constituents, Market Cap Breakdown			
Page	58	Top / Bottom 20 Performers			

For an explanation of the graphs and details on the calculation, please refer to Section 6.

A disclaimer applies to this document. Please refer to page 79.

Version: January 2010

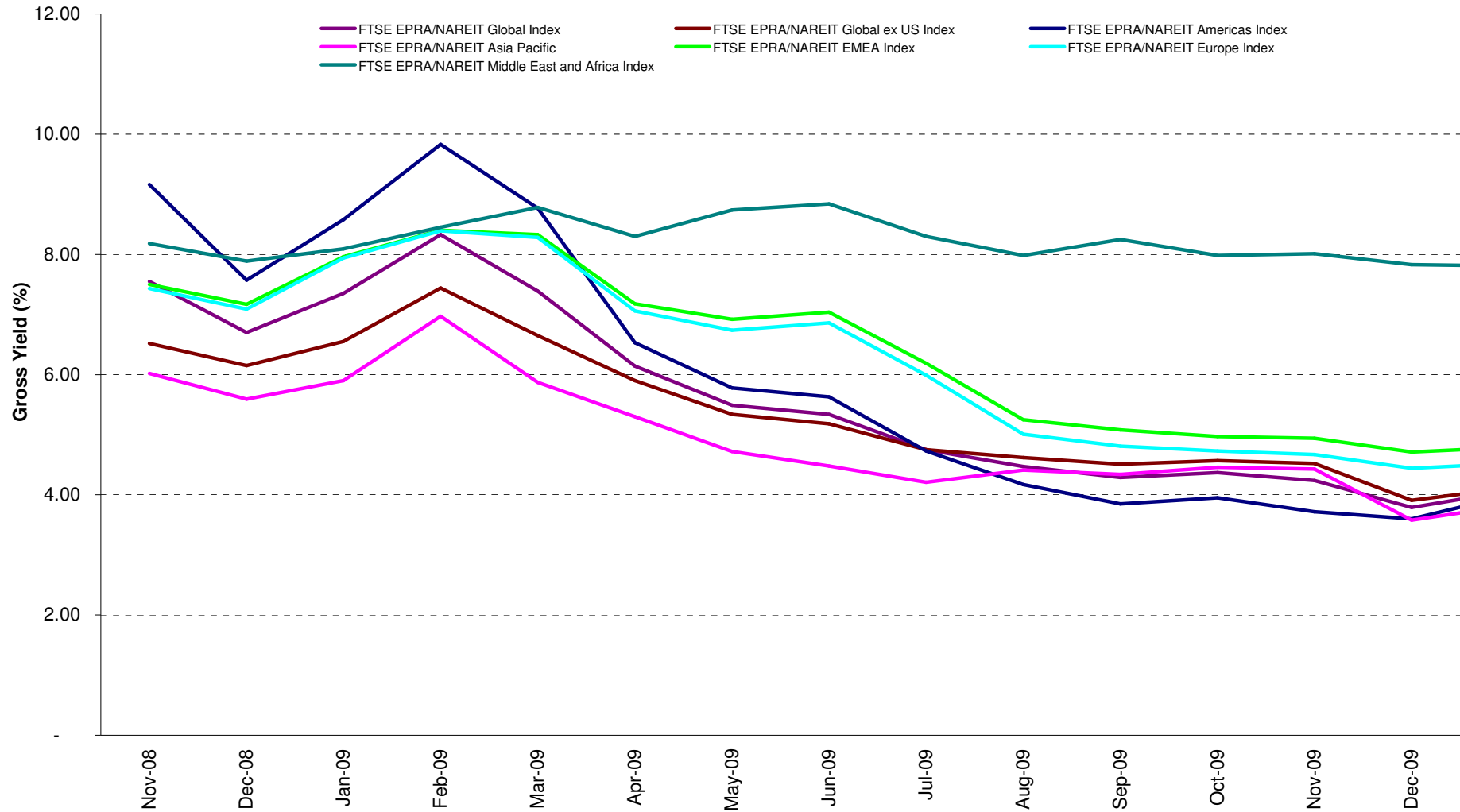
3

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

Section 1

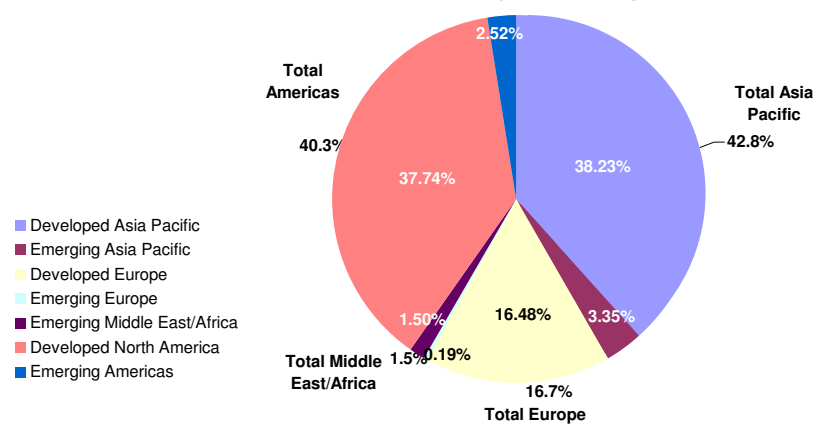
FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets)

Graph 2: Dividend Yields



FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets)

Graph 3: Global Index (Developed + Emerging Markets) - Regional Breakdown by Market Cap



FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Index	EUR	1,146.28	470,810.80	100.00	4.06	-NA-	-16.68	35.61	-2.89	-2.89	-2.89	28.60
Global ex US Index	EUR	1,253.80	311,020.71	66.06	4.11	-NA-	-15.08	39.07	-3.06	-3.06	-3.06	25.59
Asia Pacific	EUR	1,255.88	195,733.86	41.57	3.82	-NA-	-12.87	32.86	-3.81	-3.81	-3.81	27.65
EMEA Index	EUR	1,159.97	85,531.54	18.17	4.79	-NA-	-20.65	40.05	-1.53	-1.53	-1.53	26.74
Europe Index	EUR	1,125.69	78,479.25	16.67	4.52	-NA-	-22.18	39.64	-1.76	-1.76	-1.76	27.62
Middle East and Africa Index	EUR	1,554.53	7,052.30	1.50	7.81	-NA-	3.15	41.21	1.09	1.09	1.09	30.08
Americas Index	EUR	1,049.03	189,545.40	40.26	3.99	-NA-	-17.80	36.25	-2.54	-2.54	-2.54	37.92
Global Index	USD	1,256.46	654,403.79	100.00	4.06	-NA-	-14.79	52.02	-5.92	-5.92	-5.92	31.67
Global ex US Index	USD	1,374.31	432,303.45	66.06	4.11	-NA-	-13.15	54.47	-6.09	-6.09	-6.09	30.00
Asia Pacific	USD	1,376.65	272,060.41	41.57	3.82	-NA-	-10.89	47.98	-6.81	-6.81	-6.81	32.16
EMEA Index	USD	1,271.38	118,884.62	18.17	4.79	-NA-	-18.85	54.20	-4.60	-4.60	-4.60	29.86
Europe Index	USD	1,233.77	109,082.28	16.67	4.52	-NA-	-20.41	53.58	-4.83	-4.83	-4.83	30.75
Middle East and Africa Index	USD	1,704.28	9,802.34	1.50	7.81	-NA-	5.50	57.01	-2.07	-2.07	-2.07	32.11
Americas Index	USD	1,149.86	263,458.76	40.26	3.99	-NA-	-15.93	54.96	-5.58	-5.58	-5.58	39.25
Global Index	GBP	1,263.67	408,387.23	100.00	4.06	-NA-	-8.99	32.86	-5.19	-5.19	-5.19	-NA-
Global ex US Index	GBP	1,382.20	269,783.29	66.06	4.11	-NA-	-7.24	36.25	-5.36	-5.36	-5.36	-NA-
Asia Pacific	GBP	1,384.54	169,782.02	41.57	3.82	-NA-	-4.83	30.17	-6.09	-6.09	-6.09	-NA-
EMEA Index	GBP	1,278.67	74,191.14	18.17	4.79	-NA-	-13.33	37.20	-3.86	-3.86	-3.86	-NA-
Europe Index	GBP	1,240.85	68,073.89	16.67	4.52	-NA-	-15.00	36.80	-4.09	-4.09	-4.09	-NA-
Middle East and Africa Index	GBP	1,714.06	6,117.25	1.50	7.81	-NA-	12.68	38.37	-1.31	-1.31	-1.31	-NA-
Americas Index	GBP	1,156.46	164,414.07	40.26	3.99	-NA-	-10.21	33.49	-4.84	-4.84	-4.84	-NA-

Version: January 2010

7

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Jan-10										
Global Index	JPY	1,112.83	59,324,975.29	100.00	4.06	-NA-	-23.62	49.87	-8.39	-8.39	-8.39	34.36
Global ex US Index	JPY	1,217.22	39,190,468.89	66.06	4.11	-NA-	-22.15	53.69	-8.55	-8.55	-8.55	32.95
Asia Pacific	JPY	1,219.28	24,663,636.17	41.57	3.82	-NA-	-20.13	46.83	-9.25	-9.25	-9.25	35.04
EMEA Index	JPY	1,126.05	10,777,485.44	18.17	4.79	-NA-	-27.27	54.76	-7.10	-7.10	-7.10	32.21
Europe Index	JPY	1,092.74	9,888,854.05	16.67	4.52	-NA-	-28.66	54.31	-7.32	-7.32	-7.32	32.91
Middle East and Africa Index	JPY	1,509.47	888,631.39	1.50	7.81	-NA-	-5.44	56.08	-4.64	-4.64	-4.64	35.40
Americas Index	JPY	1,018.42	23,883,853.69	40.26	3.99	-NA-	-24.65	50.57	-8.05	-8.05	-8.05	41.12
Global Index	AUD	1,146.28	736,236.98	156.38	4.06	-NA-	-12.81	36.51	-2.89	-2.89	-2.89	-NA-
Global ex US Index	AUD	1,253.80	486,362.99	103.30	4.11	-NA-	-11.14	39.99	-3.06	-3.06	-3.06	-NA-
Asia Pacific	AUD	1,255.88	306,081.56	65.01	3.82	-NA-	-8.83	33.74	-3.81	-3.81	-3.81	-NA-
EMEA Index	AUD	1,159.97	133,751.14	28.41	4.79	-NA-	-16.97	40.97	-1.53	-1.53	-1.53	-NA-
Europe Index	AUD	1,125.69	122,723.02	26.07	4.52	-NA-	-18.57	40.57	-1.76	-1.76	-1.76	-NA-
Middle East and Africa Index	AUD	1,554.53	11,028.13	2.34	7.81	-NA-	7.94	42.14	1.09	1.09	1.09	-NA-
Americas Index	AUD	1,049.03	296,404.28	62.96	3.99	-NA-	-13.98	37.15	-2.54	-2.54	-2.54	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Net Total Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Index	EUR	1,134.78	470,810.80	100.00	3.44	-NA-	-NA-	38.82	-2.92	-2.92	-2.92	-NA-
Global ex US Index	EUR	1,248.23	311,020.71	66.06	3.77	-NA-	-NA-	38.56	-3.07	-3.07	-3.07	-NA-
Asia Pacific	EUR	1,254.80	195,733.86	41.57	3.76	-NA-	-NA-	32.76	-3.81	-3.81	-3.81	-NA-
EMEA Index	EUR	1,149.00	85,531.54	18.17	4.06	-NA-	-NA-	38.90	-1.53	-1.53	-1.53	-NA-
Europe Index	EUR	1,114.96	78,479.25	16.67	3.79	-NA-	-NA-	38.51	-1.76	-1.76	-1.76	-NA-
Middle East and Africa Index	EUR	1,540.99	7,052.30	1.50	7.02	-NA-	-NA-	39.98	1.09	1.09	1.09	-NA-
Americas Index	EUR	1,027.82	189,545.40	40.26	2.83	-NA-	-NA-	34.22	-2.60	-2.60	-2.60	-NA-
Global Index	USD	1,243.86	654,403.79	100.00	3.44	-NA-	-NA-	50.87	-5.95	-5.95	-5.95	-NA-
Global ex US Index	USD	1,368.21	432,303.45	66.06	3.77	-NA-	-NA-	53.90	-6.10	-6.10	-6.10	-NA-
Asia Pacific	USD	1,375.46	272,060.41	41.57	3.76	-NA-	-NA-	47.87	-6.81	-6.81	-6.81	-NA-
EMEA Index	USD	1,259.39	118,884.62	18.17	4.06	-NA-	-NA-	52.94	-4.60	-4.60	-4.60	-NA-
Europe Index	USD	1,222.05	109,082.28	16.67	3.79	-NA-	-NA-	52.34	-4.83	-4.83	-4.83	-NA-
Middle East and Africa Index	USD	1,689.43	9,802.34	1.50	7.02	-NA-	-NA-	55.65	-2.07	-2.07	-2.07	-NA-
Americas Index	USD	1,126.61	263,458.76	40.26	2.83	-NA-	-NA-	52.66	-5.64	-5.64	-5.64	-NA-
Global Index	GBP	1,251.00	408,387.23	100.00	3.44	-NA-	-NA-	31.86	-5.22	-5.22	-5.22	-NA-
Global ex US Index	GBP	1,376.06	269,783.29	66.06	3.77	-NA-	-NA-	35.75	-5.37	-5.37	-5.37	-NA-
Asia Pacific	GBP	1,383.35	169,782.02	41.57	3.76	-NA-	-NA-	30.08	-6.09	-6.09	-6.09	-NA-
EMEA Index	GBP	1,266.62	74,191.14	18.17	4.06	-NA-	-NA-	36.09	-3.86	-3.86	-3.86	-NA-
Europe Index	GBP	1,229.06	68,073.89	16.67	3.79	-NA-	-NA-	35.69	-4.09	-4.09	-4.09	-NA-
Middle East and Africa Index	GBP	1,699.12	6,117.25	1.50	7.02	-NA-	-NA-	37.17	-1.31	-1.31	-1.31	-NA-
Americas Index	GBP	1,133.08	164,414.07	40.26	2.83	-NA-	-NA-	31.50	-4.90	-4.90	-4.90	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Net Total Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Index	JPY	1,101.68	59,324,975.29	100.00	3.44	-NA-	-NA-	48.74	-8.41	-8.41	-8.41	-NA-
Global ex US Index	JPY	1,211.82	39,190,468.89	66.06	3.77	-NA-	-NA-	53.13	-8.56	-8.56	-8.56	-NA-
Asia Pacific	JPY	1,218.24	24,663,636.17	41.57	3.76	-NA-	-NA-	46.72	-9.25	-9.25	-9.25	-NA-
EMEA Index	JPY	1,115.43	10,777,485.44	18.17	4.06	-NA-	-NA-	53.50	-7.10	-7.10	-7.10	-NA-
Europe Index	JPY	1,082.36	9,888,854.05	16.67	3.79	-NA-	-NA-	53.06	-7.32	-7.32	-7.32	-NA-
Middle East and Africa Index	JPY	1,496.31	888,631.39	1.50	7.02	-NA-	-NA-	54.72	-4.64	-4.64	-4.64	-NA-
Americas Index	JPY	997.83	23,883,853.69	40.26	2.83	-NA-	-NA-	48.33	-8.11	-8.11	-8.11	-NA-
Global Index	AUD	1,134.78	736,236.98	100.00	3.44	-NA-	-NA-	35.48	-2.92	-2.92	-2.92	-NA-
Global ex US Index	AUD	1,248.23	486,362.99	66.06	3.77	-NA-	-NA-	39.47	-3.07	-3.07	-3.07	-NA-
Asia Pacific	AUD	1,254.80	306,081.56	41.57	3.76	-NA-	-NA-	33.64	-3.81	-3.81	-3.81	-NA-
EMEA Index	AUD	1,149.00	133,751.14	18.17	4.06	-NA-	-NA-	39.82	-1.53	-1.53	-1.53	-NA-
Europe Index	AUD	1,114.96	122,723.02	16.67	3.79	-NA-	-NA-	39.42	-1.76	-1.76	-1.76	-NA-
Middle East and Africa Index	AUD	1,540.99	11,028.13	1.50	7.02	-NA-	-NA-	40.90	1.09	1.09	1.09	-NA-
Americas Index	AUD	1,027.82	296,404.28	40.26	2.83	-NA-	-NA-	35.11	-2.60	-2.60	-2.60	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Price Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Index	EUR	1,079.10	470,810.80	100.00	0.00	-NA-	-20.20	33.55	-3.03	-3.03	-3.03	26.83
Global ex US Index	EUR	1,186.29	311,020.71	66.06	0.00	-NA-	-18.31	37.31	-3.17	-3.17	-3.17	24.40
Asia Pacific	EUR	1,194.44	195,733.86	41.57	0.00	-NA-	-15.91	31.84	-3.90	-3.90	-3.90	26.79
EMEA Index	EUR	1,088.11	85,531.54	18.17	0.00	-NA-	-24.09	36.92	-1.62	-1.62	-1.62	24.85
Europe Index	EUR	1,059.44	78,479.25	16.67	0.00	-NA-	-25.39	36.99	-1.86	-1.86	-1.86	25.73
Middle East and Africa Index	EUR	1,411.44	7,052.30	1.50	0.00	-NA-	-4.05	33.52	1.09	1.09	1.09	28.95
Americas Index	EUR	978.11	189,545.40	40.26	0.00	-NA-	-21.84	33.47	-2.75	-2.75	-2.75	35.89
Global Index	USD	1,182.83	654,403.79	100.00	0.00	-NA-	-18.39	45.18	-6.06	-6.06	-6.06	31.50
Global ex US Index	USD	1,300.32	432,303.45	66.06	0.00	-NA-	-16.45	47.91	-6.19	-6.19	-6.19	29.83
Asia Pacific	USD	1,309.26	272,060.41	41.57	0.00	-NA-	-14.01	42.42	-6.90	-6.90	-6.90	32.14
EMEA Index	USD	1,192.71	118,884.62	18.17	0.00	-NA-	-22.37	46.17	-4.69	-4.69	-4.69	29.40
Europe Index	USD	1,161.28	109,082.28	16.67	0.00	-NA-	-23.70	46.09	-4.92	-4.92	-4.92	30.26
Middle East and Africa Index	USD	1,547.12	9,802.34	1.50	0.00	-NA-	-1.87	43.91	-2.07	-2.07	-2.07	32.04
Americas Index	USD	1,072.14	263,458.76	40.26	0.00	-NA-	-20.07	47.18	-5.78	-5.78	-5.78	39.09
Global Index	GBP	1,189.61	408,387.23	100.00	0.00	-NA-	-12.83	26.86	-5.33	-5.33	-5.33	-NA-
Global ex US Index	GBP	1,307.78	269,783.29	66.06	0.00	-NA-	-10.77	30.42	-5.46	-5.46	-5.46	-NA-
Asia Pacific	GBP	1,316.78	169,782.02	41.57	0.00	-NA-	-8.15	25.23	-6.17	-6.17	-6.17	-NA-
EMEA Index	GBP	1,199.55	74,191.14	18.17	0.00	-NA-	-17.08	30.06	-3.95	-3.95	-3.95	-NA-
Europe Index	GBP	1,167.94	68,073.89	16.67	0.00	-NA-	-18.51	30.13	-4.18	-4.18	-4.18	-NA-
Middle East and Africa Index	GBP	1,556.00	6,117.25	1.50	0.00	-NA-	4.81	26.83	-1.31	-1.31	-1.31	-NA-
Americas Index	GBP	1,078.29	164,414.07	40.26	0.00	-NA-	-14.63	26.78	-5.05	-5.05	-5.05	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

11

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Jan-10										
Global Index	JPY	1,047.62	59,324,975.29	100.00	0.00	-NA-	-26.85	43.09	-8.52	-8.52	-8.52	34.17
Global ex US Index	JPY	1,151.69	39,190,468.89	66.06	0.00	-NA-	-25.11	47.12	-8.65	-8.65	-8.65	32.75
Asia Pacific	JPY	1,159.60	24,663,636.17	41.57	0.00	-NA-	-22.92	41.26	-9.34	-9.34	-9.34	35.01
EMEA Index	JPY	1,056.37	10,777,485.44	18.17	0.00	-NA-	-30.42	46.71	-7.19	-7.19	-7.19	31.71
Europe Index	JPY	1,028.54	9,888,854.05	16.67	0.00	-NA-	-31.61	46.78	-7.41	-7.41	-7.41	32.36
Middle East and Africa Index	JPY	1,370.27	888,631.39	1.50	0.00	-NA-	-12.04	43.06	-4.64	-4.64	-4.64	35.46
Americas Index	JPY	949.58	23,883,853.69	40.26	0.00	-NA-	-28.35	43.01	-8.25	-8.25	-8.25	40.95
Global Index	AUD	1,079.10	736,236.98	100.00	0.00	-NA-	-16.50	33.55	-3.03	-3.03	-3.03	-NA-
Global ex US Index	AUD	1,186.29	486,362.99	66.06	0.00	-NA-	-14.52	37.31	-3.17	-3.17	-3.17	-NA-
Asia Pacific	AUD	1,194.44	306,081.56	41.57	0.00	-NA-	-12.01	31.84	-3.90	-3.90	-3.90	-NA-
EMEA Index	AUD	1,088.11	133,751.14	18.17	0.00	-NA-	-20.57	36.92	-1.62	-1.62	-1.62	-NA-
Europe Index	AUD	1,059.44	122,723.02	16.67	0.00	-NA-	-21.93	36.99	-1.86	-1.86	-1.86	-NA-
Middle East and Africa Index	AUD	1,411.44	11,028.13	1.50	0.00	-NA-	0.40	33.52	1.09	1.09	1.09	-NA-
Americas Index	AUD	978.11	296,404.28	40.26	0.00	-NA-	-18.22	33.47	-2.75	-2.75	-2.75	-NA-

* -5 & -3 Years Total Returns are annualised

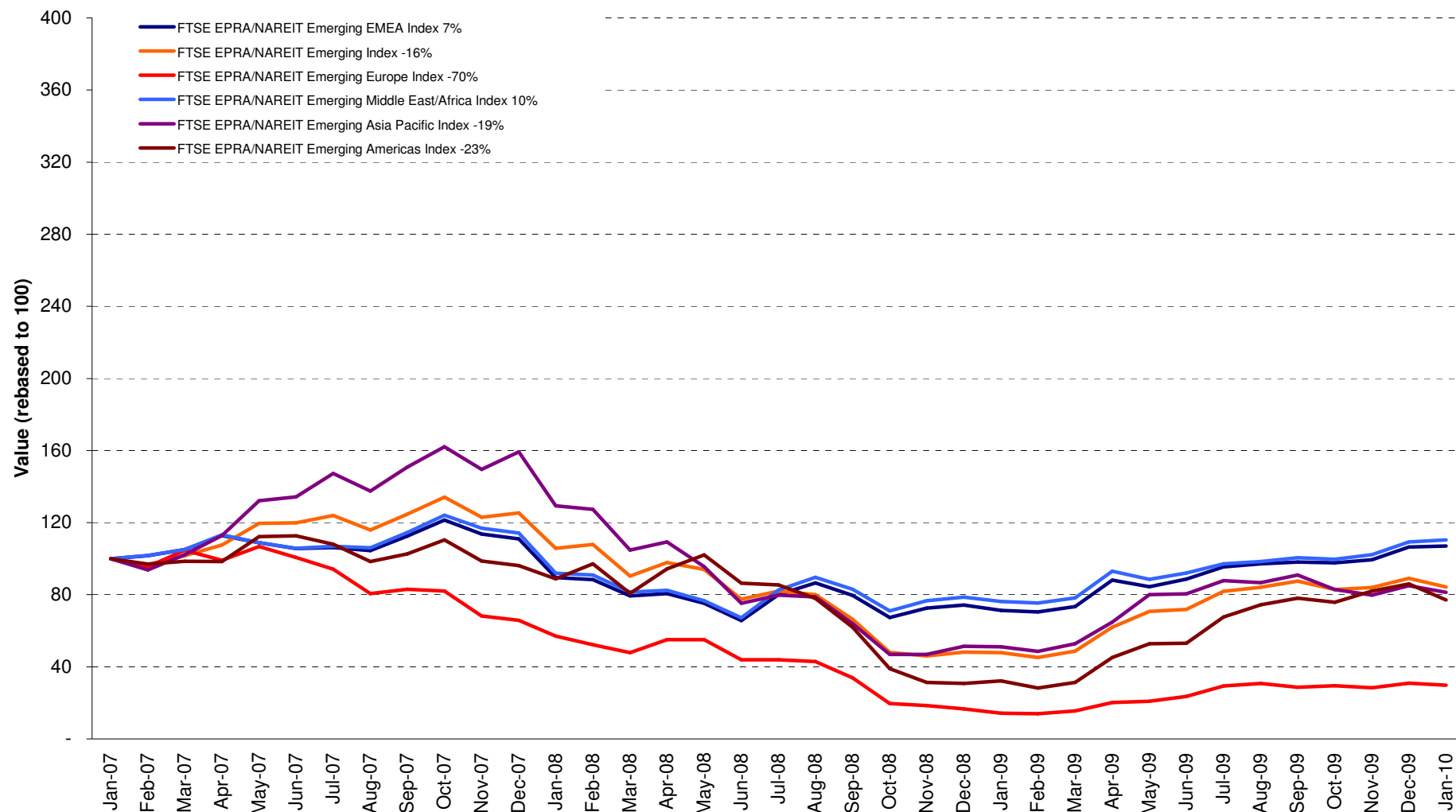
Version: January 2010

Section 2

FTSE EPRA/NAREIT Global Emerging Markets Index Series

FTSE EPRA/NAREIT Global Emerging Markets Index Series

Graph 4: EPRA/NAREIT Global Emerging Markets v Regions - Total Return (EUR) Rolling 36 Months Performance

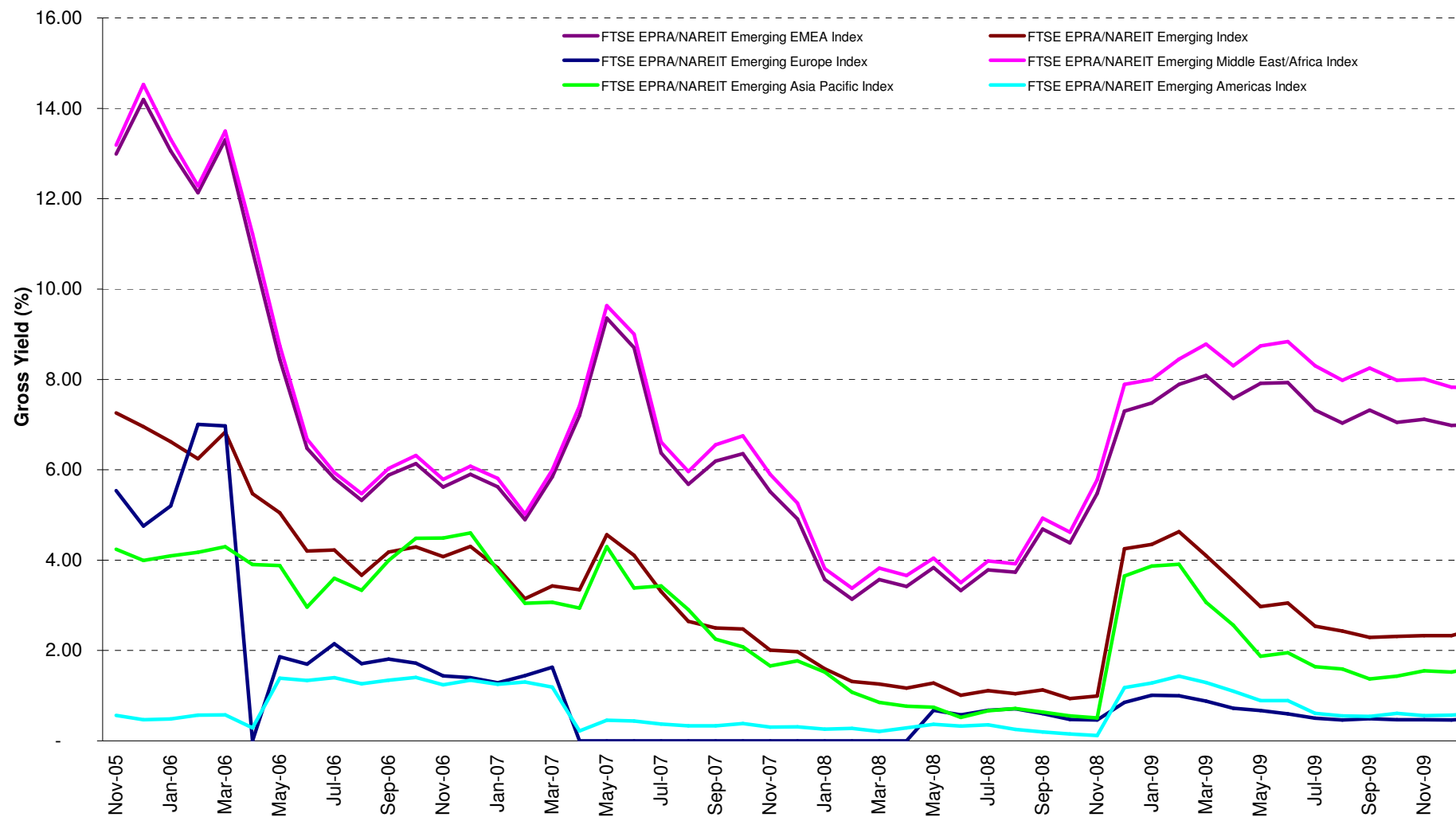


Version: January 2010

14

FTSE EPRA/NAREIT Global Emerging Markets Index Series

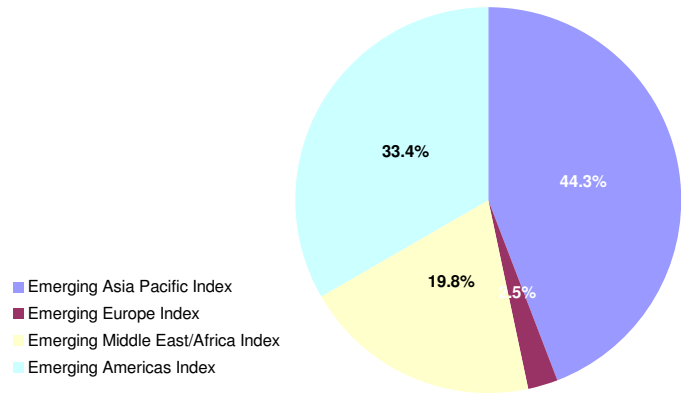
Graph 5: Dividend Yields



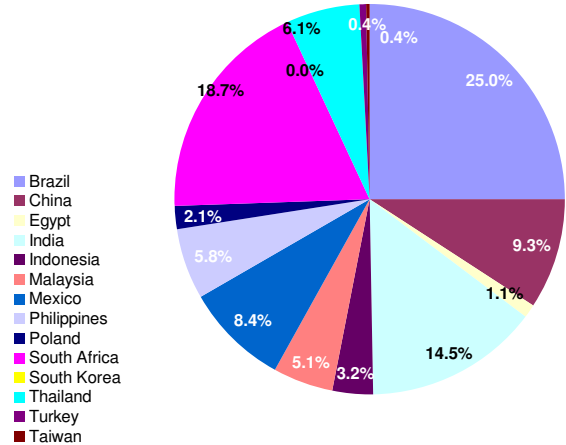
Version: January 2010

15

Graph 6: Global Emerging - Regional Breakdown by Market Cap



Graph 7: Global Emerging - Breakdown by Country



FTSE EPRA/NAREIT Global Emerging Markets Index Series - Corporate Actions & Changes

Ex Date	Description
None	

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Dividends: January

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
20 January 2010	Amata Corp	Non-rental	Industrial/office	THB	0.100	8.21	28-Jan	Semi-Annual

** Based on previous period figures

*** Estimated

Version: January 2010

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Dividends: February

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
11 February 2010	Redefine Income Fund	Rental	Diversified	ZAR	0.133 ***	7.91	February	Quarterly

** Based on previous period figures

*** Estimated

Version: January 2010

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths	Turnover	Annual
			Price	Float	Global	Europe												
			29-Jan	Mkt Cap EUR (m)	Wght (%)	Wght (%)	Yld (%)	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Jan-10	Jan-10	Jan-10	YTD	Vlty (%)	3 month Annualised EUR (m)	Velocity (%)
Cyrela Brazil Realty S/A Empreendim	Non-rental	Diversified	21.64	2,635	7.41	22.18	0.86	-NA-	8.44	134.68	-11.67	-11.67	0.00	-11.67	-11.67	65.31	9,419	357
Gafisa	Non-rental	Residential	24.37	1,247	3.51	10.49	0.82	-NA-	-7.07	110.00	-13.70	-13.70	0.00	-13.70	-13.70	70.98	5,722	459
BR Malls Participacoes S/A Ord	Rental	Retail	20.50	1,193	3.35	10.04	0.00	-NA-	-NA-	89.81	-4.65	-4.65	0.00	-4.65	-4.65	-NA-	3,413	286
MRV Engenharia e Participacoes SA	Non-rental	Residential	12.15	1,124	3.16	9.46	1.04	-NA-	-NA-	248.00	-13.83	-13.83	0.00	-13.83	-13.83	-NA-	5,360	477
Brascan Residential Properties SA	Non-rental	Residential	8.26	696	1.96	5.86	0.84	-NA-	-18.60	318.58	5.90	5.90	0.00	5.90	5.90	78.11	2,512	361
Multiplan Empreendimentos Imobiliari	Rental	Retail	30.00	574	1.61	4.83	0.45	-NA-	-NA-	115.26	-7.55	-7.55	0.00	-7.55	-7.55	-NA-	1,739	303
Iguatemi Empresa de Shopping Cent	Rental	Retail	28.49	430	1.21	3.62	2.96	-NA-	-NA-	144.43	-16.21	-16.21	0.00	-16.21	-16.21	-NA-	585	136
Cyrela Commercial Properties	Non-rental	Diversified	12.19	304	0.85	2.56	0.75	-NA-	-NA-	104.70	-0.49	-0.49	0.00	-0.49	-0.49	-NA-	56	18
Klabin Segall S/A Ord	Non-rental	Diversified	5.19	218	0.61	1.84	0.00	-NA-	-33.72	123.71	4.85	4.85	0.00	4.85	4.85	70.18	745	341
Inpar SA	Non-rental	Diversified	3.52	201	0.56	1.69	0.00	-NA-	-NA-	120.00	1.15	1.15	0.00	1.15	1.15	-NA-	737	367
Rodobens Negocios Imobiliarios S/A	Non-rental	Residential	16.89	158	0.44	1.33	2.40	-NA-	-9.09	116.26	-6.01	-6.01	0.00	-6.01	-6.01	59.52	146	92
Camargo Correa Desenvolvimento Im	Non-rental	Residential	5.64	98	0.28	0.82	0.31	-NA-	-26.32	148.13	3.49	3.49	0.00	3.49	3.49	77.39	194	198
Brazil Total				8,877	24.96	74.72												
Desarrolladora Homex SA de CV	Non-rental	Residential	66.92	935	2.63	7.87	0.00	5.92	-15.02	45.99	-8.83	-8.83	0.00	-8.83	-8.83	55.36	1,137	122
Geo B	Non-rental	Residential	34.65	784	2.21	6.60	0.00	5.21	-15.95	118.61	-0.26	-0.26	0.00	-0.26	-0.26	49.99	1,892	241
Urbi Desarrollos Urbanos	Non-rental	Residential	27.27	740	2.08	6.23	0.00	6.22	-11.39	84.88	-7.56	-7.56	0.00	-7.56	-7.56	39.97	824	111
Consorcio Ara	Non-rental	Residential	8.41	459	1.29	3.86	0.00	-0.85	-22.12	133.61	-7.58	-7.58	0.00	-7.58	-7.58	48.24	531	116
Sare Holding S.A. de C.V.	Non-rental	Residential	4.03	86	0.24	0.72	0.00	-14.88	-37.03	87.44	-16.04	-16.04	0.00	-16.04	-16.04	71.32	105	123
Mexico Total				3,004	8.45	25.28												
Americas Total				11,881	33.41	100.00												

* -5 & -3 Years Total Returns are annualised

Version: January 2010

20

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Europe Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vity (%)	Turnover 3 month Annualised	Annual Velocity
			29-Jan	29-Jan	29-Jan	29-Jan	29-Jan	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Jan-10	Jan-10	Jan-10	YTD		EUR (m)	(%)
Guangzhou R&F Properties (H)	Non-rental	Diversified	11.04	989	2.78	6.28	2.89	-NA-	-7.54	74.15	-19.42	-19.42	0.00	-19.42	-19.42	92.69	5,719	578
Shenzhen Vanke (B)	Non-rental	Residential	7.89	961	2.70	6.10	0.72	42.56	11.57	32.67	-18.91	-18.91	0.00	-18.91	-18.91	52.66	1,202	125
Shanghai Lujiazui Fin & Trade Dev (B)	Non-rental	Diversified	1.79	654	1.84	4.16	0.94	33.00	14.52	79.45	-7.47	-7.47	0.00	-7.47	-7.47	52.02	574	88
China Merchants Prop (B)	Non-rental	Diversified	15.99	377	1.06	2.39	0.71	33.11	12.30	100.62	-12.29	-12.29	0.00	-12.29	-12.29	55.71	449	119
Jinqiao Export Processing (B)	Rental	Residential	0.93	166	0.47	1.05	1.96	23.34	-2.18	66.89	-8.08	-8.08	0.00	-8.08	-8.08	51.24	241	145
Beijing North Star (H)	Non-rental	Diversified	2.45	160	0.45	1.02	1.39	5.47	-5.38	106.67	-10.58	-10.58	0.00	-10.58	-10.58	82.45	280	174
China Total				3,308	9.30	21.00												
DLF	Non-rental	Diversified	334.60	2,667	7.50	16.93	0.60	-NA-	-NA-	90.82	-7.58	-7.58	0.00	-7.58	-7.58	-NA-	23,284	873
Unitech	Non-rental	Diversified	74.35	2,076	5.84	13.18	0.13	99.10	-31.41	132.66	-9.88	-9.88	0.00	-9.88	-9.88	99.39	21,766	1,049
Peninsula Land	Non-rental	Diversified	79.50	138	0.39	0.88	1.13	48.60	-6.68	267.96	2.85	2.85	0.00	2.85	2.85	94.22	187	135
Parsvnath Developers	Non-rental	Diversified	128.75	120	0.34	0.76	0.00	-NA-	-30.34	230.13	3.62	3.62	0.00	3.62	3.62	95.91	1,074	899
Ansal Properties & Infrastructure	Non-rental	Diversified	67.30	89	0.25	0.57	0.74	41.74	-43.59	143.88	-5.21	-5.21	0.00	-5.21	-5.21	111.72	470	526
IVR Prime Urban Developers	Non-rental	Diversified	167.00	50	0.14	0.32	0.00	-NA-	-NA-	424.33	-4.02	-4.02	0.00	-4.02	-4.02	-NA-	211	422
India Total				5,140	14.45	32.63												
Lippo Karawaci	Non-rental	Diversified	530.00	490	1.38	3.11	0.00	12.24	9.24	-36.14	3.92	3.92	0.00	3.92	3.92	43.26	1,034	211
Bakrieland Devel	Non-rental	Diversified	260.00	394	1.11	2.50	0.00	4.04	15.42	333.33	34.72	34.72	0.00	34.72	34.72	103.58	1,644	417
Ciputra Develop	Non-rental	Diversified	680.00	255	0.72	1.62	0.00	13.92	-5.27	151.85	40.21	40.21	0.00	40.21	40.21	72.09	305	120
Indonesia Total				1,138	3.20	7.23												

* -5 & -3 Years Total Returns are annualised

Version: January 2010

21

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Europe Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vity (%)	Turnover 3 month Annualised	Annual Velocity
			29-Jan	29-Jan	29-Jan	29-Jan	29-Jan	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Jan-10	Jan-10	Jan-10	YTD		EUR (m)	(%)
SP Setia	Non-rental	Diversified	4.04	859	2.42	5.45	2.78	12.36	4.84	26.97	3.06	3.06	0.00	3.06	3.06	40.75	420	49
IGB	Non-rental	Diversified	1.81	426	1.20	2.71	0.00	8.62	-6.01	24.83	-9.50	-9.50	0.00	-9.50	-9.50	36.36	213	50
KLCC Property Holdings	Rental	Diversified	3.31	326	0.92	2.07	3.17	14.28	4.70	17.76	-3.78	-3.78	0.00	-3.78	-3.78	16.01	132	41
YNH Property	Non-rental	Diversified	1.64	139	0.39	0.89	0.00	8.54	-1.24	44.99	7.19	7.19	0.00	7.19	7.19	51.95	32	23
Land And General	Non-rental	Diversified	0.51	64	0.18	0.40	0.00	13.34	23.21	188.57	42.25	42.25	0.00	42.25	42.25	64.31	459	720
Malaysia Total				1,815	5.10	11.52												
Ayala Land	Non-rental	Diversified	10.50	840	2.36	5.34	0.57	7.30	-9.86	67.62	-6.67	-6.67	0.00	-6.67	-6.67	43.20	491	58
SM Prime Hldgs	Rental	Retail	9.40	582	1.64	3.70	2.55	7.49	1.33	33.89	-4.08	-4.08	0.00	-4.08	-4.08	27.09	268	46
Robinson's Land Corporation	Rental	Diversified	12.00	204	0.57	1.30	2.08	39.37	-6.81	163.44	-7.69	-7.69	0.00	-7.69	-7.69	51.96	343	168
Megaworld Corporation	Non-rental	Diversified	1.20	190	0.54	1.21	1.58	1.61	-21.97	110.17	-18.92	-18.92	0.00	-18.92	-18.92	64.04	448	235
Filinvest Land	Non-rental	Diversified	0.89	135	0.38	0.86	1.69	-0.72	-16.28	121.42	-1.11	-1.11	0.00	-1.11	-1.11	60.57	120	89
Vista Land & Lifescapes	Non-rental	Residential	1.84	97	0.27	0.62	1.79	-NA-	-NA-	89.19	-2.13	-2.13	0.00	-2.13	-2.13	-NA-	172	178
Philippines Total				2,049	5.76	13.01												
Land & Houses	Non-rental	Residential	5.45	888	2.50	5.64	6.61	-10.11	-1.88	80.43	-13.49	-13.49	0.00	-13.49	-13.49	50.70	743	84
Central Pattana	Rental	Diversified	18.80	266	0.75	1.69	1.76	18.47	-2.91	46.03	-7.39	-7.39	0.00	-7.39	-7.39	55.48	392	147
Preuksa Real Estate	Non-rental	Industrial/office	16.20	230	0.65	1.46	2.04	-NA-	-NA-	-NA-	-8.99	-8.99	0.00	-8.99	-8.99	-NA-	368	160
Supalai PCL	Non-rental	Residential	6.00	223	0.63	1.42	6.67	21.50	27.74	235.08	-0.83	-0.83	0.00	-0.83	-0.83	46.15	373	167
LPN Development	Non-rental	Residential	6.60	211	0.59	1.34	6.54	19.59	16.59	205.65	-7.04	-7.04	0.00	-7.04	-7.04	56.90	381	180
Quality Houses	Non-rental	Residential	2.22	122	0.34	0.78	3.60	13.42	32.82	152.75	-16.54	-16.54	0.00	-16.54	-16.54	57.05	1,203	984
Asian Property Development	Non-rental	Residential	4.90	74	0.21	0.47	5.10	4.82	13.32	138.43	-14.78	-14.78	0.00	-14.78	-14.78	64.60	859	1,160
Property Perfect	Non-rental	Residential	3.58	61	0.17	0.39	10.06	-10.26	1.54	54.31	-7.25	-7.25	0.00	-7.25	-7.25	45.70	88	144
Amata Corp	Non-rental	Industrial/office	6.70	46	0.13	0.30	2.99	-3.47	-7.75	80.63	-7.48	-8.84	1.36	-7.48	-7.48	60.43	293	630
Thailand Total				2,153	6.05	13.67												

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 29-Jan	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Europe Wght (%)	Div Yld (%) 29-Jan	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Jan-10	Dividend Rtn (%) Jan-10	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
				EUR (m) 29-Jan	29-Jan	29-Jan												
Hung Poo Real Estate Development	Non-rental	Diversified	45.60	148	0.42	0.94	5.48	18.39	20.76	149.22	-11.28	-11.28	0.00	-11.28	-11.28	76.29	839	567
Taiwan Total				148	0.42	0.94												
Asia Total				15,750	44.29	100.00												
Globe Trade Centre	Non-rental	Diversified	24.00	653	1.84	74.40	0.00	18.66	-21.70	81.82	-6.43	-6.43	0.00	-6.43	-6.43	39.29	552	85
LC Corp SA	Rental	Office	1.48	82	0.23	9.36	0.00	-NA-	-NA-	150.85	-5.13	-5.13	0.00	-5.13	-5.13	-NA-	97	119
Poland Total				735	2.07	83.76												
Is Gayrimenkul Yatirim Ortak	Non-rental	Diversified	1.64	143	0.40	16.24	3.05	1.91	-8.41	100.00	-0.61	-0.61	0.00	-0.61	-0.61	48.47	1,583	1,110
Turkey Total				143	0.40	16.24												
Europe Total				878	2.47	100.00												
Six Of October Development & Invest	Non-rental	Diversified	85.10	406	1.14	5.76	0.00	61.60	-10.81	155.02	6.37	6.37	0.00	6.37	6.37	62.06	454	112
Egypt Total				406	1.14	5.76												

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Jan-10	Dividend Rtn (%) Jan-10	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 29-Jan	Mkt Cap EUR (m) 29-Jan	Global Wght (%) 29-Jan	Europe Wght (%) 29-Jan											3 month Annualised EUR (m)	
Growthpoint Prop Ltd	Rental	Diversified	13.69	2,020	5.68	28.65	8.37	18.27	6.47	2.25	-2.14	-2.14	0.00	-2.14	-2.14	22.18	131,610	6,515
Redefine Income Find	Rental	Diversified	7.16	1,812	5.10	25.70	7.90	24.94	5.73	11.88	0.14	0.14	0.00	0.14	0.14	25.47	84,970	4,688
Pangbourne Prop Ltd	Rental	Diversified	17.10	717	2.02	10.16	7.82	20.81	10.97	30.02	0.29	0.29	0.00	0.29	0.29	24.82	29,567	4,125
Fountainhead Property Trust	Rental	Retail	6.20	589	1.66	8.35	8.39	15.57	5.17	18.31	-1.59	-1.59	0.00	-1.59	-1.59	22.37	37,298	6,334
SA Corporate Real Estate Fund	Rental	Diversified	2.75	551	1.55	7.82	10.80	7.56	-3.09	13.69	5.36	5.36	0.00	5.36	5.36	24.65	15,380	2,790
Hyprop Investments Ltd	Rental	Retail	45.88	545	1.53	7.73	6.95	25.08	8.59	20.83	0.07	0.07	0.00	0.07	0.07	24.09	27,596	5,063
Emira Property Fund	Rental	Diversified	11.78	412	1.16	5.84	8.60	19.28	10.93	20.68	2.43	2.43	0.00	2.43	2.43	20.37	34,805	8,457
South Africa Total				6,646	18.69	94.24												
Middle East/Africa Total				7,052	19.83	100.00												
EMEA Total				7,930	22.30	100.00												
Emerging Markets Total				35,562	100.00	100.00												

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Index Performance

Gross Total Return

Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Emerging Index	EUR	1,759.09	35,561.79	100.00	2.49	13.88	-5.52	76.10	-5.32	-5.32	-5.32	36.21
Emerging Asia Pacific Index	EUR	1,734.51	15,750.44	44.29	1.64	16.81	-6.63	59.03	-4.23	-4.23	-4.23	40.74
Emerging EMEA Index	EUR	1,588.75	7,930.22	22.30	7.00	13.90	2.31	50.16	0.57	0.57	0.57	28.91
Emerging Europe Index	EUR	1,517.23	877.92	2.47	0.50	-16.44	-33.18	108.69	-3.35	-3.35	-3.35	45.50
Emerging Middle East/Africa Index	EUR	1,554.53	7,052.30	19.83	7.81	14.79	3.35	44.75	1.09	1.09	1.09	28.74
Emerging Americas Index	EUR	1,981.11	11,881.13	33.41	0.61	12.47	-8.28	139.78	-10.20	-10.20	-10.20	50.33
Emerging Index	USD	1,928.38	49,429.13	100.00	2.49	16.64	-1.78	91.02	-8.28	-8.28	-8.28	38.09
Emerging Asia Pacific Index	USD	1,901.39	21,892.33	44.29	1.64	19.64	-2.94	72.50	-7.22	-7.22	-7.22	43.47
Emerging EMEA Index	USD	1,741.80	11,022.61	22.30	7.00	16.66	6.36	62.88	-2.56	-2.56	-2.56	30.71
Emerging Europe Index	USD	1,663.21	1,220.27	2.47	0.50	-14.41	-30.54	126.37	-6.37	-6.37	-6.37	46.07
Emerging Middle East/Africa Index	USD	1,704.28	9,802.34	19.83	7.81	17.57	7.44	57.01	-2.07	-2.07	-2.07	30.51
Emerging Americas Index	USD	2,171.66	16,514.18	33.41	0.61	15.19	-4.65	160.08	-13.01	-13.01	-13.01	51.38
Emerging Index	GBP	1,939.45	30,846.74	100.00	2.49	13.21	-7.69	71.86	-7.57	-7.57	-7.57	-NA-
Emerging Asia Pacific Index	GBP	1,912.30	13,662.13	44.29	1.64	16.12	-8.78	55.19	-6.50	-6.50	-6.50	-NA-
Emerging EMEA Index	GBP	1,751.79	6,878.77	22.30	7.00	13.23	-0.04	46.55	-1.81	-1.81	-1.81	-NA-
Emerging Europe Index	GBP	1,672.76	761.52	2.47	0.50	-16.93	-34.71	103.66	-5.64	-5.64	-5.64	-NA-
Emerging Middle East/Africa Index	GBP	1,714.06	6,117.25	19.83	7.81	14.12	0.98	41.27	-1.31	-1.31	-1.31	-NA-
Emerging Americas Index	GBP	2,184.12	10,305.84	33.41	0.61	11.81	-10.39	134.00	-12.33	-12.33	-12.33	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Emerging Index	JPY	1,707.95	4,480,997.46	100.00	2.49	15.00	1.06	92.81	-10.68	-10.68	-10.68	33.87
Emerging Asia Pacific Index	JPY	1,684.04	1,984,649.26	44.29	1.64	17.95	-0.14	74.12	-9.65	-9.65	-9.65	39.40
Emerging EMEA Index	JPY	1,542.69	999,254.78	22.30	7.00	15.02	9.43	64.42	-5.12	-5.12	-5.12	28.10
Emerging Europe Index	JPY	1,473.10	110,623.39	2.47	0.50	-15.62	-28.53	128.50	-8.82	-8.82	-8.82	43.76
Emerging Middle East/Africa Index	JPY	1,509.47	888,631.39	19.83	7.81	15.92	10.55	58.49	-4.64	-4.64	-4.64	27.92
Emerging Americas Index	JPY	1,923.42	1,497,093.42	33.41	0.61	13.57	-1.90	162.53	-15.29	-15.29	-15.29	47.31
Emerging Index	AUD	1,419.66	55,610.24	100.00	2.49	6.23	-15.93	36.66	-7.20	-7.20	-7.20	-NA-
Emerging Asia Pacific Index	AUD	1,399.79	24,629.97	44.29	1.64	8.96	-16.93	23.41	-6.12	-6.12	-6.12	-NA-
Emerging EMEA Index	AUD	1,282.30	12,400.99	22.30	7.00	6.25	-8.97	16.53	-1.41	-1.41	-1.41	-NA-
Emerging Europe Index	AUD	1,224.45	1,372.86	2.47	0.50	-22.05	-40.55	61.95	-5.26	-5.26	-5.26	-NA-
Emerging Middle East/Africa Index	AUD	1,254.68	11,028.13	19.83	7.81	7.09	-8.04	12.33	-0.91	-0.91	-0.91	-NA-
Emerging Americas Index	AUD	1,598.76	18,579.28	33.41	0.61	4.91	-18.39	86.07	-11.98	-11.98	-11.98	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Index Performance

Net Total Return

Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Emerging Index	EUR	1,753.52	35,561.79	100.00	2.26	13.81	-5.62	75.55	-5.32	-5.32	-5.32	36.18
Emerging Asia Pacific Index	EUR	1,730.25	15,750.44	44.29	1.47	16.75	-6.71	58.66	-4.23	-4.23	-4.23	40.70
Emerging EMEA Index	EUR	1,576.14	7,930.22	22.30	6.29	13.72	2.04	48.97	0.57	0.57	0.57	28.90
Emerging Europe Index	EUR	1,515.17	877.92	2.47	0.42	-16.46	-33.21	108.41	-3.35	-3.35	-3.35	45.48
Emerging Middle East/Africa Index	EUR	1,540.99	7,052.30	19.83	7.02	14.59	3.05	43.49	1.09	1.09	1.09	28.72
Emerging Americas Index	EUR	1,981.11	11,881.13	33.41	0.61	12.47	-8.28	139.78	-10.20	-10.20	-10.20	50.33
Emerging Index	USD	1,922.26	49,429.13	100.00	2.26	16.56	-1.88	90.42	-8.28	-8.28	-8.28	38.06
Emerging Asia Pacific Index	USD	1,896.71	21,892.33	44.29	1.47	19.58	-3.02	72.09	-7.22	-7.22	-7.22	43.42
Emerging EMEA Index	USD	1,727.95	11,022.61	22.30	6.29	16.47	6.07	61.59	-2.57	-2.57	-2.57	30.68
Emerging Europe Index	USD	1,660.93	1,220.27	2.47	0.42	-14.44	-30.57	126.06	-6.37	-6.37	-6.37	46.04
Emerging Middle East/Africa Index	USD	1,689.43	9,802.34	19.83	7.02	17.37	7.13	55.65	-2.07	-2.07	-2.07	30.47
Emerging Americas Index	USD	2,171.66	16,514.18	33.41	0.61	15.19	-4.65	160.08	-13.01	-13.01	-13.01	51.38
Emerging Index	GBP	1,933.29	30,846.74	100.00	2.26	13.14	-7.79	71.32	-7.57	-7.57	-7.57	-NA-
Emerging Asia Pacific Index	GBP	1,907.59	13,662.13	44.29	1.47	16.07	-8.86	54.83	-6.50	-6.50	-6.50	-NA-
Emerging EMEA Index	GBP	1,737.87	6,878.77	22.30	6.29	13.05	-0.31	45.38	-1.81	-1.81	-1.81	-NA-
Emerging Europe Index	GBP	1,670.46	761.52	2.47	0.42	-16.95	-34.74	103.38	-5.64	-5.64	-5.64	-NA-
Emerging Middle East/Africa Index	GBP	1,699.12	6,117.25	19.83	7.02	13.92	0.69	40.04	-1.31	-1.31	-1.31	-NA-
Emerging Americas Index	GBP	2,184.12	10,305.84	33.41	0.61	11.81	-10.39	134.00	-12.33	-12.33	-12.33	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Index Performance

Net Total Return

Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Emerging Index	JPY	1,702.53	4,480,997.46	100.00	2.26	14.93	0.95	92.22	-10.68	-10.68	-10.68	33.83
Emerging Asia Pacific Index	JPY	1,679.90	1,984,649.26	44.29	1.47	17.90	-0.22	73.71	-9.65	-9.65	-9.65	39.35
Emerging EMEA Index	JPY	1,530.44	999,254.78	22.30	6.29	14.83	9.14	63.11	-5.12	-5.12	-5.12	28.07
Emerging Europe Index	JPY	1,471.07	110,623.39	2.47	0.42	-15.64	-28.56	128.19	-8.82	-8.82	-8.82	43.73
Emerging Middle East/Africa Index	JPY	1,496.31	888,631.39	19.83	7.02	15.72	10.23	57.11	-4.64	-4.64	-4.64	27.89
Emerging Americas Index	JPY	1,923.42	1,497,093.42	33.41	0.61	13.57	-1.90	162.53	-15.29	-15.29	-15.29	47.31
Emerging Index	AUD	1,415.16	55,610.24	100.00	2.26	6.17	-16.02	36.23	-7.20	-7.20	-7.20	-NA-
Emerging Asia Pacific Index	AUD	1,396.35	24,629.97	44.29	1.47	8.91	-17.00	23.12	-6.12	-6.12	-6.12	-NA-
Emerging EMEA Index	AUD	1,272.11	12,400.99	22.30	6.29	6.08	-9.21	15.60	-1.41	-1.41	-1.41	-NA-
Emerging Europe Index	AUD	1,222.76	1,372.86	2.47	0.42	-22.07	-40.57	61.73	-5.26	-5.26	-5.26	-NA-
Emerging Middle East/Africa Index	AUD	1,243.74	11,028.13	19.83	7.02	6.90	-8.31	11.35	-0.91	-0.91	-0.91	-NA-
Emerging Americas Index	AUD	1,598.76	18,579.28	33.41	0.61	4.91	-18.39	86.07	-11.98	-11.98	-11.98	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Emerging Index	EUR	1,696.91	35,561.79	100.00	0.00	10.44	-7.83	70.46	-5.33	-5.33	-5.33	35.97
Emerging Asia Pacific Index	EUR	1,696.23	15,750.44	44.29	0.00	14.35	-8.17	55.71	-4.23	-4.23	-4.23	40.39
Emerging EMEA Index	EUR	1,454.49	7,930.22	22.30	0.00	5.97	-4.46	38.76	0.57	0.57	0.57	29.10
Emerging Europe Index	EUR	1,503.56	877.92	2.47	0.00	-17.64	-33.70	106.81	-3.35	-3.35	-3.35	45.38
Emerging Middle East/Africa Index	EUR	1,411.44	7,052.30	19.83	0.00	6.46	-3.88	32.68	1.09	1.09	1.09	28.93
Emerging Americas Index	EUR	1,963.63	11,881.13	33.41	0.00	11.81	-8.76	137.66	-10.20	-10.20	-10.20	50.08
Emerging Index	USD	1,860.03	49,429.13	100.00	0.00	13.11	-4.19	84.89	-8.28	-8.28	-8.28	37.77
Emerging Asia Pacific Index	USD	1,859.28	21,892.33	44.29	0.00	17.11	-4.54	68.89	-7.22	-7.22	-7.22	43.07
Emerging EMEA Index	USD	1,594.31	11,022.61	22.30	0.00	8.53	-0.68	50.50	-2.56	-2.56	-2.56	30.73
Emerging Europe Index	USD	1,648.10	1,220.27	2.47	0.00	-15.65	-31.08	124.31	-6.37	-6.37	-6.37	45.91
Emerging Middle East/Africa Index	USD	1,547.12	9,802.34	19.83	0.00	9.03	-0.09	43.91	-2.07	-2.07	-2.07	30.50
Emerging Americas Index	USD	2,152.39	16,514.18	33.41	0.00	14.51	-5.15	157.77	-13.01	-13.01	-13.01	51.10
Emerging Index	GBP	1,870.70	30,846.74	100.00	0.00	9.79	-9.96	66.35	-7.57	-7.57	-7.57	-NA-
Emerging Asia Pacific Index	GBP	1,869.95	13,662.13	44.29	0.00	13.68	-10.28	51.95	-6.50	-6.50	-6.50	-NA-
Emerging EMEA Index	GBP	1,603.45	6,878.77	22.30	0.00	5.34	-6.66	35.41	-1.81	-1.81	-1.81	-NA-
Emerging Europe Index	GBP	1,657.55	761.52	2.47	0.00	-18.12	-35.22	101.81	-5.64	-5.64	-5.64	-NA-
Emerging Middle East/Africa Index	GBP	1,556.00	6,117.25	19.83	0.00	5.83	-6.09	29.48	-1.31	-1.31	-1.31	-NA-
Emerging Americas Index	GBP	2,164.74	10,305.84	33.41	0.00	11.15	-10.86	131.92	-12.33	-12.33	-12.33	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Emerging Index	JPY	1,647.42	4,480,997.46	100.00	0.00	11.52	-1.42	86.63	-10.69	-10.69	-10.69	33.56
Emerging Asia Pacific Index	JPY	1,646.75	1,984,649.26	44.29	0.00	15.47	-1.78	70.48	-9.65	-9.65	-9.65	39.03
Emerging EMEA Index	JPY	1,412.06	999,254.78	22.30	0.00	7.00	2.19	51.92	-5.12	-5.12	-5.12	28.13
Emerging Europe Index	JPY	1,459.71	110,623.39	2.47	0.00	-16.83	-29.08	126.42	-8.82	-8.82	-8.82	43.59
Emerging Middle East/Africa Index	JPY	1,370.27	888,631.39	19.83	0.00	7.50	2.80	45.26	-4.64	-4.64	-4.64	27.94
Emerging Americas Index	JPY	1,906.36	1,497,093.42	33.41	0.00	12.91	-2.41	160.20	-15.29	-15.29	-15.29	47.04
Emerging Index	AUD	1,369.34	55,610.24	100.00	0.00	3.02	-18.00	32.27	-7.20	-7.20	-7.20	-NA-
Emerging Asia Pacific Index	AUD	1,368.79	24,629.97	44.29	0.00	6.67	-18.30	20.83	-6.12	-6.12	-6.12	-NA-
Emerging EMEA Index	AUD	1,173.72	12,400.99	22.30	0.00	-1.15	-14.99	7.67	-1.41	-1.41	-1.41	-NA-
Emerging Europe Index	AUD	1,213.32	1,372.86	2.47	0.00	-23.17	-41.01	60.48	-5.26	-5.26	-5.26	-NA-
Emerging Middle East/Africa Index	AUD	1,138.98	11,028.13	19.83	0.00	-0.69	-14.48	2.96	-0.91	-0.91	-0.91	-NA-
Emerging Americas Index	AUD	1,584.58	18,579.28	33.41	0.00	4.30	-18.82	84.42	-11.98	-11.98	-11.98	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

30

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Top 20 Constituents & Country Breakdown

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 29-Jan	Free Float Emerging (%) Weight 29-Jan
DLF	IDA	2,666.67	16.93
Cyrela Brazil Realty S/A Empreendimentos e Participações	BRAZ	2,635.36	22.18
Unitech	IDA	2,075.69	13.18
Growthpoint Prop Ltd	SAF	2,020.14	28.65
Redefine Income Fund	SAF	1,812.36	25.70
Gafisa	BRAZ	1,246.89	10.49
BR Malls Participações S/A Ord	BRAZ	1,192.77	10.04
MRV Engenharia e Participações SA	BRAZ	1,124.31	9.46
Guangzhou R&F Properties (H)	CHN	988.72	6.28
Shenzhen Vanke (B)	CHN	961.19	6.10
Desarrolladora Homex SA de CV	MEX	934.67	7.87
Land & Houses	THAI	888.18	5.64
SP Setia	MAL	859.13	5.45
Ayala Land	PHIL	840.44	5.34
Geo B	MEX	784.49	6.60
Urbi Desarrollos Urbanos	MEX	740.33	6.23
Pangbourne Prop Ltd	SAF	716.74	10.16
Brascan Residential Properties SA	BRAZ	695.66	5.86
Shanghai Lujiazui Fin & Trade Dev (B)	CHN	654.44	4.16
Globe Trade Centre	POL	653.18	74.40

Country Breakdown

Country Index	Number of Constituents 29-Jan	Free Float Mkt Cap (EUR m) 29-Jan	Free Float Emerging Markets Weight 29-Jan
Emerging Europe Index	3	877.92	2.47%
Emerging Middle East/Africa Index	8	7,052.30	19.83%
Total Emerging EMEA Index	11	7,930.22	22.30%
Emerging Asia Pacific Index	37	15,750.44	44.29%
Emerging Americas Index	17	11,881.13	33.41%
Total Emerging Index	65	35,561.79	100.00%

FTSE EPRA/NAREIT Global Emerging Markets Index Series - Top and Bottom 20 Performance

Top 20 Performance

Stock	Country	Price Return Jan-10	Div Return Jan-10	Total Return Jan-10
Land And General	MAL	42.25	0.00	42.25
Ciputra Develop	INDO	40.21	0.00	40.21
Bakrieland Devel	INDO	34.72	0.00	34.72
YNH Property	MAL	7.19	0.00	7.19
Six Of October Development & Investment	EGY	6.37	0.00	6.38
Brascan Residential Properties SA	BRAZ	5.90	0.00	5.90
SA Corporate Real Estate Fund	SAF	5.36	0.00	5.36
Klabin Segall S/A Ord	BRAZ	4.85	0.00	4.85
Lippo Karawaci	INDO	3.92	0.00	3.92
Parsvnath Developers	IDA	3.62	0.00	3.62
Camargo Correa Desenvolvimento Imobiliario S/A Ord	BRAZ	3.49	0.00	3.49
SP Setia	MAL	3.06	0.00	3.06
Peninsula Land	IDA	2.85	0.00	2.85
Emira Property Fund	SAF	2.43	0.00	2.43
Inpar SA	BRAZ	1.15	0.00	1.15
Pangbourne Prop Ltd	SAF	0.29	0.00	0.29
Redefine Income Find	SAF	0.14	0.00	0.14
Hyprop Investments Ltd	SAF	0.07	0.00	0.07
Geo B	MEX	-0.26	0.00	-0.26
Cyrela Commercial Properties	BRAZ	-0.49	0.00	-0.49

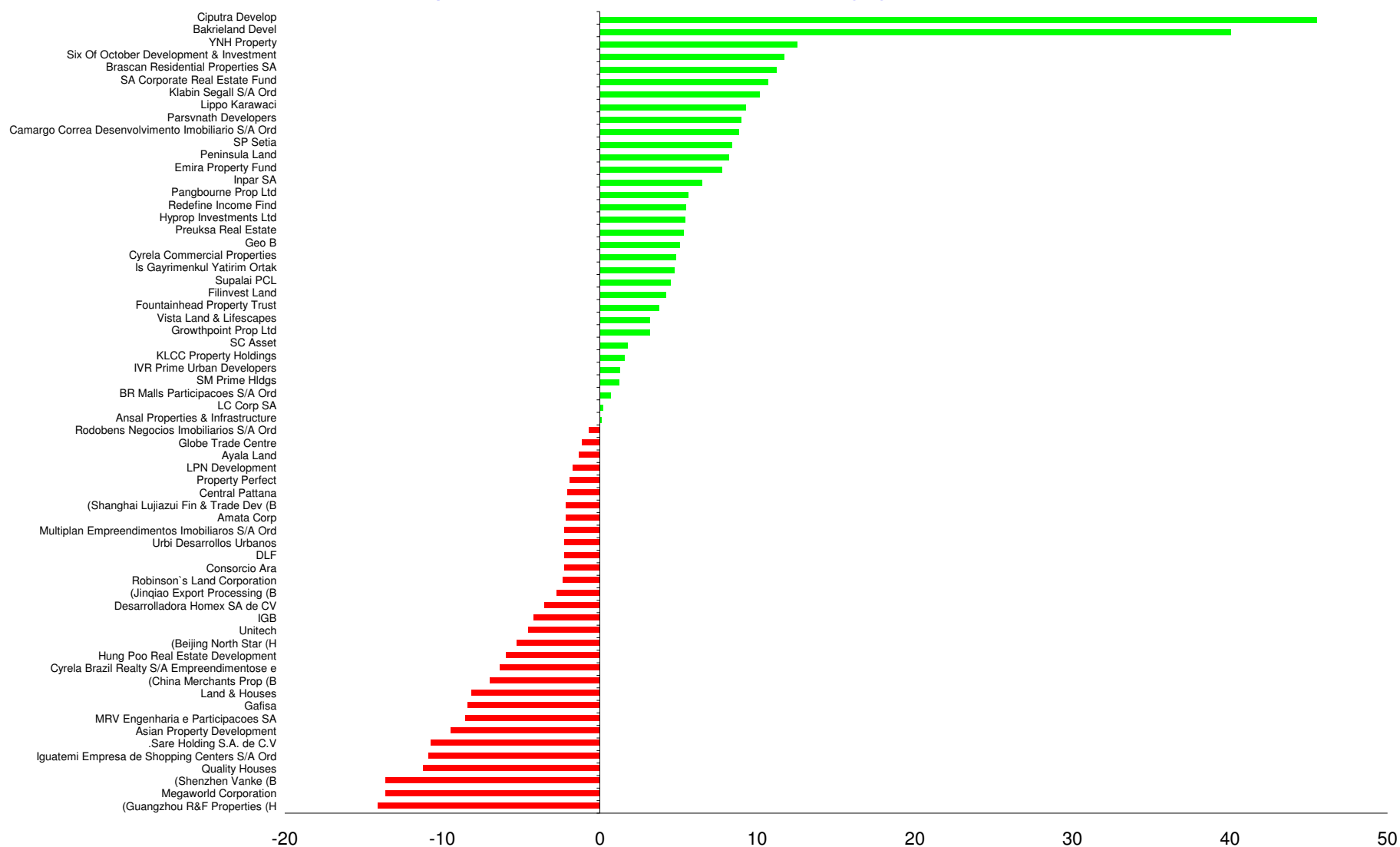
Bottom 20 Performance

Stock	Country	Price Return Jan-10	Div Return Jan-10	Total Return Jan-10
Robinson's Land Corporation	PHIL	-7.69	0.00	-7.69
Preuksa Real Estate	THAI	-8.99	0.00	-7.99
Jinqiao Export Processing (B)	CHN	-8.08	0.00	-8.08
Desarrolladora Homex SA de CV	MEX	-8.83	0.00	-8.83
IGB	MAL	-9.50	0.00	-9.50
Unitech	IDA	-9.88	0.00	-9.88
Beijing North Star (H)	CHN	-10.58	0.00	-10.58
Hung Poo Real Estate Development	TWN	-11.28	0.00	-11.28
Cyrela Brazil Realty S/A Empreendimentose e Participacoes Or	BRAZ	-11.67	0.00	-11.67
China Merchants Prop (B)	CHN	-12.29	0.00	-12.29
Land & Houses	THAI	-13.49	0.00	-13.49
Gafisa	BRAZ	-13.70	0.00	-13.70
MRV Engenharia e Participacoes SA	BRAZ	-13.83	0.00	-13.83
Asian Property Development	THAI	-14.78	0.00	-14.78
Sare Holding S.A. de C.V.	MEX	-16.04	0.00	-16.04
Iguatemi Empresa de Shopping Centers S/A Ord	BRAZ	-16.21	0.00	-16.21
Quality Houses	THAI	-16.54	0.00	-16.54
Shenzhen Vanke (B)	CHN	-18.91	0.00	-18.91
Megaworld Corporation	PHIL	-18.92	0.00	-18.92
Guangzhou R&F Properties (H)	CHN	-19.42	0.00	-19.42

Version: January 2010

32

Graph 8: Total Return Performance relative to Emerging Market Index



Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 29-Jan	Total Return (%) - 5 Yrs	Total Return (%) - 3 Years	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Jan-10	Total Return (%) YTD	36 Mths Volatility (%)
1 EUR = USD	1.39	1.29	2.27	8.46	-3.12	-3.12	-3.12	12.78
1 EUR = GBP	0.87	4.65	9.32	-2.42	-2.37	-2.37	-2.37	13.29
1 EUR = HKD	10.79	1.20	2.08	8.62	-2.97	-2.97	-2.97	12.83
1 EUR = PLN	4.03	-0.14	0.99	-9.58	-1.84	-1.84	-1.84	12.11
1 EUR = BRL	2.60	-0.06	6.88	-12.63	4.00	4.00	4.00	29.96
1 EUR = EGP	7.60	5.42	10.07	6.49	-3.47	-3.47	-3.47	23.79
1 EUR = IDR	12996.04	7.24	12.63	-10.88	-3.59	-3.59	-3.59	20.45
1 EUR = INR	64.17	7.98	13.20	2.45	-3.88	-3.88	-3.88	22.60
1 EUR = MXN	18.04	10.02	17.78	-2.07	-3.71	-3.71	-3.71	28.63
1 EUR = MYR	4.74	4.52	10.62	2.56	-3.49	-3.49	-3.49	20.24
1 EUR = PHP	64.63	3.25	9.69	6.47	-2.56	-2.56	-2.56	22.58
1 EUR = THB	46.14	3.66	10.18	2.94	-3.54	-3.54	-3.54	22.95
1 EUR = TRY	2.07	9.18	13.35	-1.75	-3.72	-3.72	-3.72	27.54
1 EUR = TWD	44.40	6.94	10.43	3.16	-3.24	-3.24	-3.24	22.68
1 EUR = ZAR	10.49	11.87	12.79	-19.79	-0.74	-0.74	-0.74	23.94

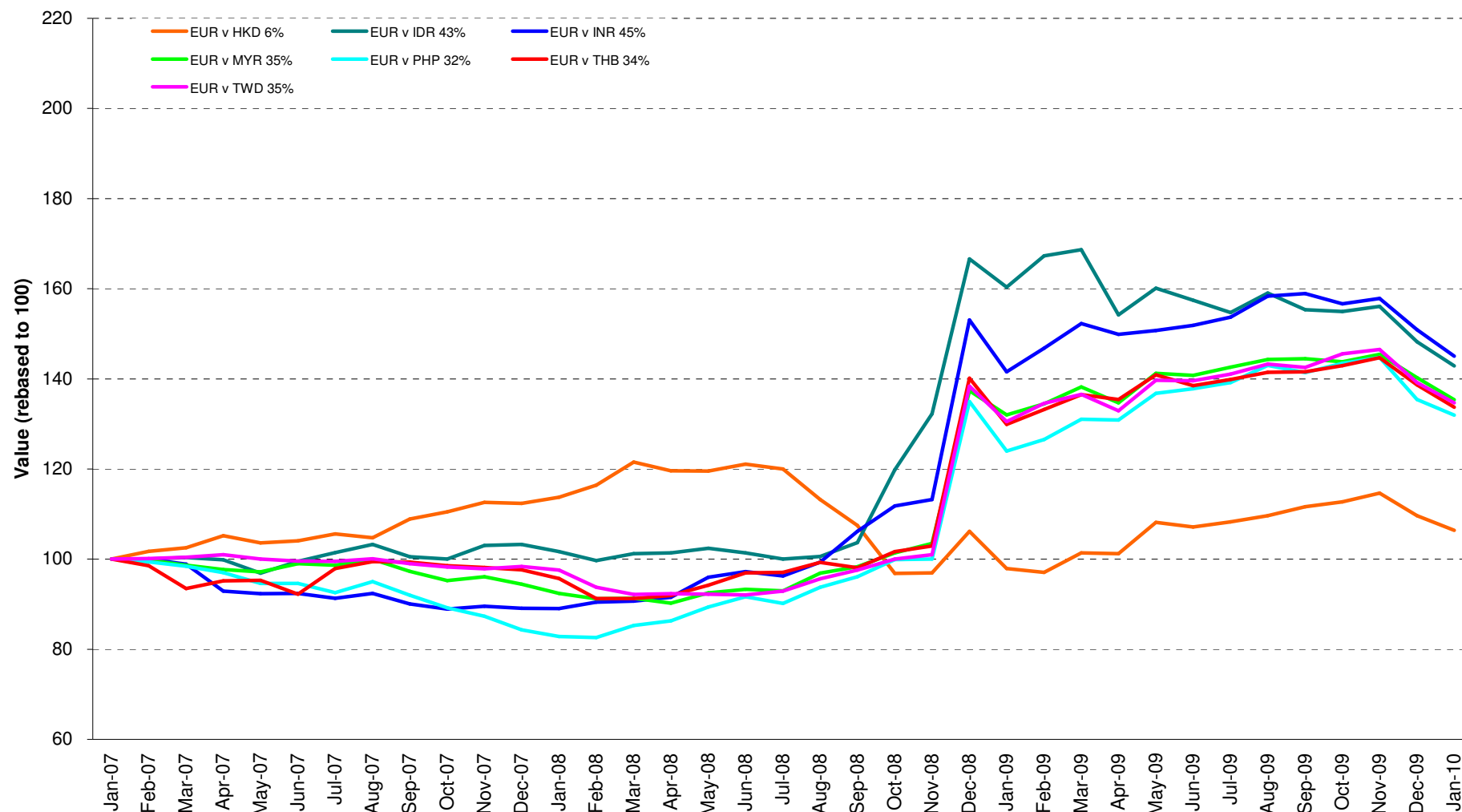
Note: Positive return figures = % profit by holding EUR

* -5 & -3 Years Total Returns are annualised

Version: January 2010

Foreign Exchange Performance

Graph 9: EUR v Main Currencies Returns Rolling 36 Months Performance (Asia)

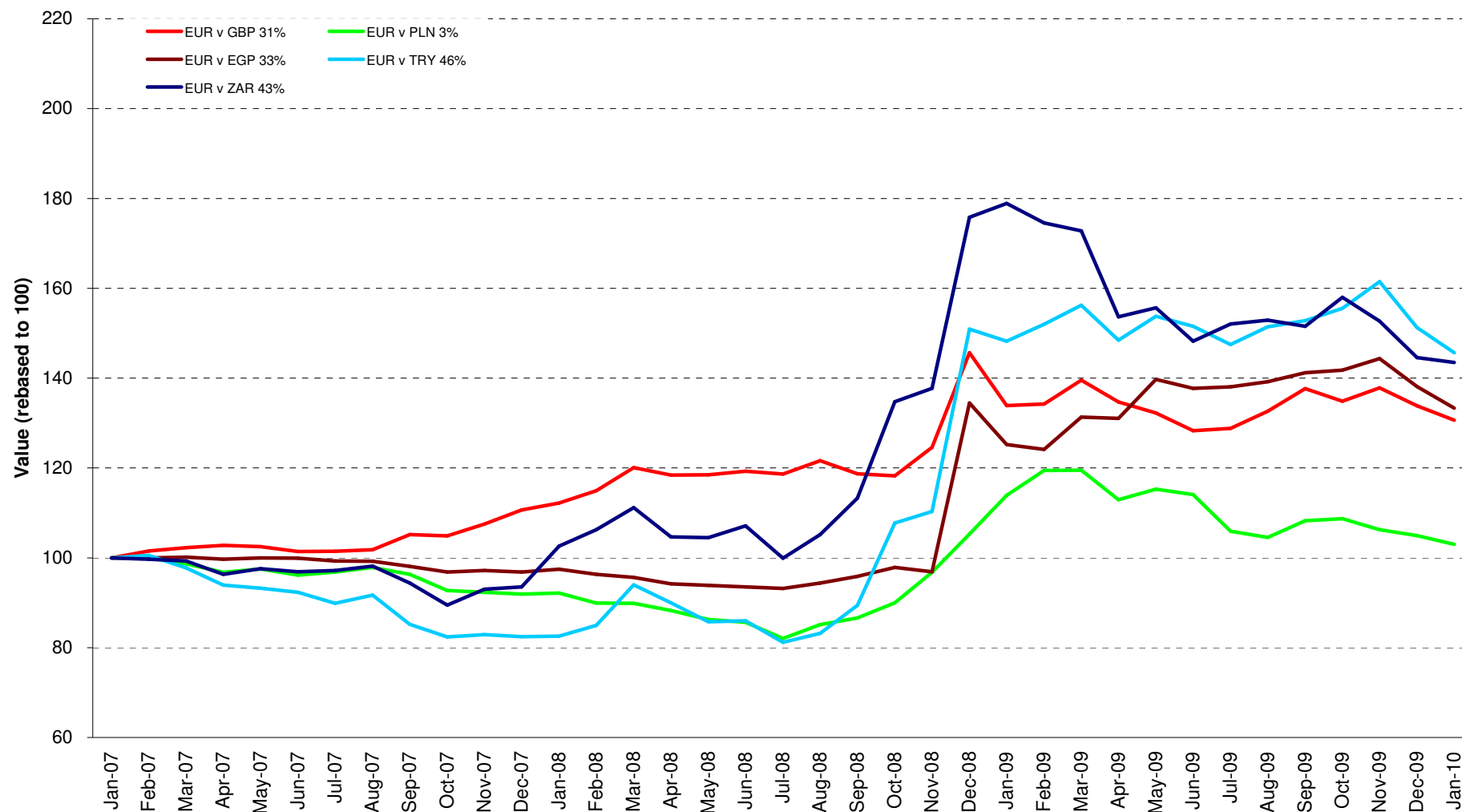


Version: January 2010

35

Foreign Exchange Performance

Graph 10: EUR v Main Currencies Returns Rolling 36 Months Performance (Europe)

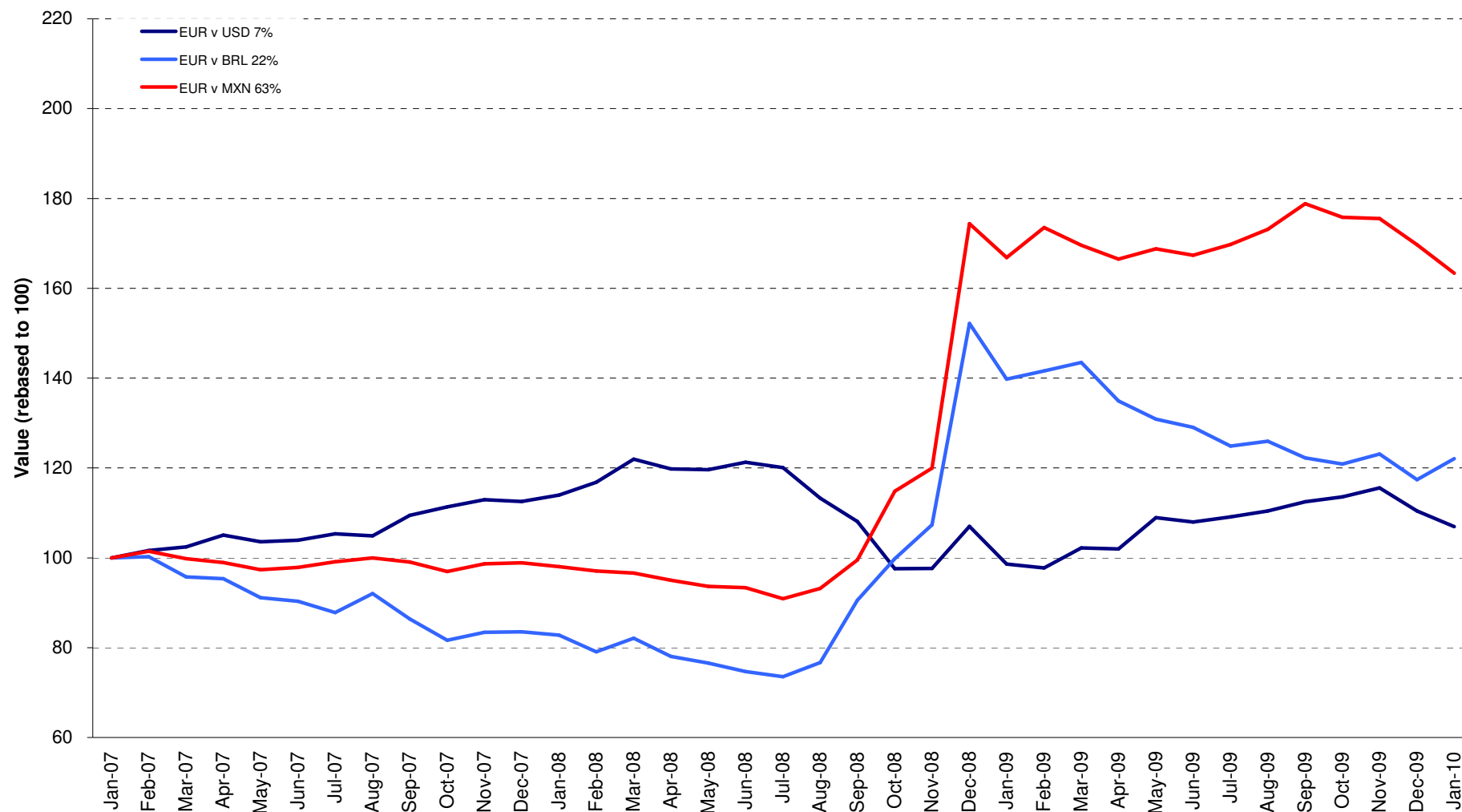


Version: January 2010

36

Foreign Exchange Performance

Graph 11: EUR v Main Currencies Returns Rolling 36 Months Performance (Americas)



Version: January 2010

37

Section 3

FTSE EPRA/NAREIT Global REIT/Non-REIT Index Series (Developed plus Emerging Markets)

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs Index	EUR	1,054.82	297,588.14	100.00	5.24	-NA-	-18.00	-NA-	-1.30	-1.30	-1.30	-NA-
Global Non-REITs Index	EUR	1,345.70	173,222.67	58.21	2.04	-NA-	-14.06	-NA-	-5.51	-5.51	-5.51	-NA-
Global ex US REITs Index	EUR	1,147.78	141,674.86	47.61	6.52	-NA-	-16.43	-NA-	-0.12	-0.12	-0.12	-NA-
Global ex US Non-REITs Index	EUR	1,359.87	169,345.86	56.91	2.09	-NA-	-13.68	-NA-	-5.40	-5.40	-5.40	-NA-
Americas REITs Index	EUR	1,016.97	169,759.63	57.05	4.29	-NA-	-17.79	-NA-	-1.85	-1.85	-1.85	-NA-
Americas Non-REITs Index	EUR	1,481.34	19,785.77	6.65	1.41	-NA-	-16.95	-NA-	-8.05	-8.05	-8.05	-NA-
Asia Pacific REITs Index	EUR	1,136.76	67,566.71	22.70	7.60	-NA-	-17.47	-NA-	0.96	0.96	0.96	-NA-
Asia Pacific Non-REITs Index	EUR	1,326.99	128,167.14	43.07	1.82	-NA-	-9.90	-NA-	-6.15	-6.15	-6.15	-NA-
EMEA REITs Index	EUR	1,097.85	60,261.79	20.25	5.27	-NA-	-17.93	-NA-	-2.21	-2.21	-2.21	-NA-
EMEA Non-REITs Index	EUR	1,333.08	25,269.75	8.49	3.66	-NA-	-23.96	-NA-	0.22	0.22	0.22	-NA-
FTSE Europe REITs Index	EUR	1,085.64	58,710.12	19.73	5.16	-NA-	-18.33	-NA-	-2.33	-2.33	-2.33	-NA-
Europe Non-REITs Index	EUR	1,269.91	19,769.13	6.64	2.62	-NA-	-28.23	-NA-	0.12	0.12	0.12	-NA-
Middle East and Africa REITs Index	EUR	1,621.79	1,551.67	0.52	9.30	-NA-	0.79	-NA-	2.62	2.62	2.62	-NA-
Middle East and Africa Non-REITs Index	EUR	1,535.58	5,500.62	1.85	7.38	-NA-	4.04	-NA-	0.66	0.66	0.66	-NA-
Global REITs Index	USD	1,156.18	413,632.83	139.00	5.24	-NA-	-16.14	-NA-	-4.38	-4.38	-4.38	-NA-
Global Non-REITs Index	USD	1,475.13	240,770.96	80.91	2.04	-NA-	-12.11	-NA-	-8.46	-8.46	-8.46	-NA-
Global ex US REITs Index	USD	1,258.02	196,921.06	66.17	6.52	-NA-	-14.53	-NA-	-3.24	-3.24	-3.24	-NA-
Global ex US Non-REITs Index	USD	1,490.66	235,382.38	79.10	2.09	-NA-	-11.72	-NA-	-8.35	-8.35	-8.35	-NA-
Americas REITs Index	USD	1,114.70	235,957.51	79.29	4.29	-NA-	-15.93	-NA-	-4.92	-4.92	-4.92	-NA-
Americas Non-REITs Index	USD	1,623.84	27,501.25	9.24	1.41	-NA-	-15.06	-NA-	-10.92	-10.92	-10.92	-NA-
Asia Pacific REITs Index	USD	1,246.05	93,914.40	31.56	7.60	-NA-	-15.60	-NA-	-2.19	-2.19	-2.19	-NA-
Asia Pacific Non-REITs Index	USD	1,454.62	178,146.01	59.86	1.82	-NA-	-7.85	-NA-	-9.08	-9.08	-9.08	-NA-
EMEA REITs Index	USD	1,203.22	83,760.92	28.15	5.27	-NA-	-16.07	-NA-	-5.26	-5.26	-5.26	-NA-
EMEA Non-REITs Index	USD	1,461.31	35,123.71	11.80	3.66	-NA-	-22.24	-NA-	-2.91	-2.91	-2.91	-NA-
FTSE Europe REITs Index	USD	1,189.85	81,604.17	27.42	5.16	-NA-	-16.48	-NA-	-5.38	-5.38	-5.38	-NA-
Europe Non-REITs Index	USD	1,391.95	27,478.11	9.23	2.62	-NA-	-26.61	-NA-	-3.00	-3.00	-3.00	-NA-
Middle East and Africa REITs Index	USD	1,777.42	2,156.75	0.72	9.30	-NA-	3.07	-NA-	-0.59	-0.59	-0.59	-NA-
Middle East and Africa Non-REITs Index	USD	1,683.67	7,645.60	2.57	7.38	-NA-	6.41	-NA-	-2.48	-2.48	-2.48	-NA-

Version: January 2010

39

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs Index	GBP	1,162.81	258,131.70	86.74	5.24	-NA-	-10.44	-NA-	-3.64	-3.64	-3.64	32.69
Global Non-REITs Index	GBP	1,483.59	150,255.52	50.49	2.04	-NA-	-6.13	-NA-	-7.75	-7.75	-7.75	39.06
Global ex US REITs Index	GBP	1,265.24	122,890.56	41.30	6.52	-NA-	-8.72	-NA-	-2.49	-2.49	-2.49	45.94
Global ex US Non-REITs Index	GBP	1,499.22	146,892.73	49.36	2.09	-NA-	-5.71	-NA-	-7.64	-7.64	-7.64	32.58
Americas REITs Index	GBP	1,121.09	147,251.64	49.48	4.29	-NA-	-10.14	-NA-	-4.18	-4.18	-4.18	50.93
Americas Non-REITs Index	GBP	1,633.16	17,162.43	5.77	1.41	-NA-	-9.56	-NA-	-10.23	-10.23	-10.23	50.71
Asia Pacific REITs Index	GBP	1,253.20	58,608.22	19.69	7.60	-NA-	-9.86	-NA-	-1.43	-1.43	-1.43	37.14
Asia Pacific Non-REITs Index	GBP	1,462.96	111,173.80	37.36	1.82	-NA-	-1.58	-NA-	-8.37	-8.37	-8.37	25.64
EMEA REITs Index	GBP	1,210.12	52,271.84	17.57	5.27	-NA-	-10.36	-NA-	-4.53	-4.53	-4.53	37.99
EMEA Non-REITs Index	GBP	1,469.70	21,919.30	7.37	3.66	-NA-	-16.94	-NA-	-2.15	-2.15	-2.15	27.78
FTSE Europe REITs Index	GBP	1,196.67	50,925.90	17.11	5.16	-NA-	-10.80	-NA-	-4.64	-4.64	-4.64	27.10
Europe Non-REITs Index	GBP	1,399.94	17,147.99	5.76	2.62	-NA-	-21.61	-NA-	-2.25	-2.25	-2.25	27.87
Middle East and Africa REITs Index	GBP	1,787.61	1,345.94	0.45	9.30	-NA-	10.09	-NA-	0.19	0.19	0.19	31.54
Middle East and Africa Non-REITs Index	GBP	1,693.33	4,771.31	1.60	7.38	-NA-	13.65	-NA-	-1.72	-1.72	-1.72	-NA-
Global REITs Index	JPY	1,024.02	37,497,884.07	12600.60	5.24	-NA-	-24.84	-NA-	-6.89	-6.89	-6.89	-NA-
Global Non-REITs Index	JPY	1,306.51	21,827,091.23	7334.66	2.04	-NA-	-21.22	-NA-	-10.86	-10.86	-10.86	-NA-
Global ex US REITs Index	JPY	1,114.22	17,851,878.85	5998.85	6.52	-NA-	-23.39	-NA-	-5.78	-5.78	-5.78	-NA-
Global ex US Non-REITs Index	JPY	1,320.27	21,338,590.05	7170.51	2.09	-NA-	-20.87	-NA-	-10.76	-10.76	-10.76	-NA-
Americas REITs Index	JPY	987.28	21,390,728.23	7188.03	4.29	-NA-	-24.66	-NA-	-7.41	-7.41	-7.41	-NA-
Americas Non-REITs Index	JPY	1,438.22	2,493,125.46	837.78	1.41	-NA-	-24.17	-NA-	-13.26	-13.26	-13.26	-NA-
Asia Pacific REITs Index	JPY	1,103.62	8,513,809.88	2860.94	7.60	-NA-	-24.35	-NA-	-4.75	-4.75	-4.75	-NA-
Asia Pacific Non-REITs Index	JPY	1,288.34	16,149,826.28	5426.91	1.82	-NA-	-17.40	-NA-	-11.46	-11.46	-11.46	-NA-
EMEA REITs Index	JPY	1,065.68	7,593,345.95	2551.63	5.27	-NA-	-24.77	-NA-	-7.74	-7.74	-7.74	-NA-
EMEA Non-REITs Index	JPY	1,294.27	3,184,139.49	1069.98	3.66	-NA-	-30.30	-NA-	-5.45	-5.45	-5.45	-NA-
FTSE Europe REITs Index	JPY	1,053.84	7,397,826.07	2485.93	5.16	-NA-	-25.14	-NA-	-7.86	-7.86	-7.86	-NA-
Europe Non-REITs Index	JPY	1,232.84	2,491,027.99	837.07	2.62	-NA-	-34.21	-NA-	-5.55	-5.55	-5.55	-NA-
Middle East and Africa REITs Index	JPY	1,574.24	195,519.89	65.70	9.30	-NA-	-7.61	-NA-	-3.19	-3.19	-3.19	-NA-
Middle East and Africa Non-REITs Index	JPY	1,491.21	693,111.50	232.91	7.38	-NA-	-4.62	-NA-	-5.04	-5.04	-5.04	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

40

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs Index	AUD	851.17	297,588.14	100.00	5.24	-NA-	-20.12	-NA-	-3.25	-3.25	-3.25	-NA-
Global Non-REITs Index	AUD	1,085.98	173,222.67	58.21	2.04	-NA-	-16.28	-NA-	-7.38	-7.38	-7.38	-NA-
Global ex US REITs Index	AUD	926.15	141,674.86	47.61	6.52	-NA-	-18.59	-NA-	-2.10	-2.10	-2.10	-NA-
Global ex US Non-REITs Index	AUD	1,097.42	169,345.86	56.91	2.09	-NA-	-15.91	-NA-	-7.27	-7.27	-7.27	-NA-
Americas REITs Index	AUD	820.63	169,759.63	57.05	4.29	-NA-	-20.02	-NA-	-3.79	-3.79	-3.79	-NA-
Americas Non-REITs Index	AUD	1,195.46	19,785.77	6.65	1.41	-NA-	-19.50	-NA-	-9.87	-9.87	-9.87	-NA-
Asia Pacific REITs Index	AUD	917.33	67,566.71	22.70	7.60	-NA-	-19.60	-NA-	-1.04	-1.04	-1.04	-NA-
Asia Pacific Non-REITs Index	AUD	1,070.88	128,167.14	43.07	1.82	-NA-	-12.22	-NA-	-8.00	-8.00	-8.00	-NA-
EMEA REITs Index	AUD	885.80	60,261.79	20.25	5.27	-NA-	-20.06	-NA-	-4.14	-4.14	-4.14	-NA-
EMEA Non-REITs Index	AUD	1,075.81	25,269.75	8.49	3.66	-NA-	-25.92	-NA-	-1.76	-1.76	-1.76	-NA-
FTSE Europe REITs Index	AUD	875.96	58,710.12	19.73	5.16	-NA-	-20.44	-NA-	-4.26	-4.26	-4.26	-NA-
Europe Non-REITs Index	AUD	1,024.75	19,769.13	6.64	2.62	-NA-	-30.09	-NA-	-1.86	-1.86	-1.86	-NA-
Middle East and Africa REITs Index	AUD	1,308.52	1,551.67	0.52	9.30	-NA-	-1.82	-NA-	0.59	0.59	0.59	-NA-
Middle East and Africa Non-REITs Index	AUD	1,239.51	5,500.62	1.85	7.38	-NA-	1.36	-NA-	-1.33	-1.33	-1.33	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Net Total Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs Index	EUR	1,054.82	297,588.14	100.00	5.24	-NA-	-18.00	-NA-	-1.30	-1.30	-1.30	-NA-
Global Non-REITs Index	EUR	1,345.70	173,222.67	58.21	2.04	-NA-	-14.06	-NA-	-5.51	-5.51	-5.51	-NA-
Global ex US REITs Index	EUR	1,147.78	141,674.86	47.61	6.52	-NA-	-16.43	-NA-	-0.12	-0.12	-0.12	-NA-
Global ex US Non-REITs Index	EUR	1,359.87	169,345.86	56.91	2.09	-NA-	-13.68	-NA-	-5.40	-5.40	-5.40	-NA-
Americas REITs Index	EUR	1,016.97	169,759.63	57.05	4.29	-NA-	-17.79	-NA-	-1.85	-1.85	-1.85	-NA-
Americas Non-REITs Index	EUR	1,481.34	19,785.77	6.65	1.41	-NA-	-16.95	-NA-	-8.05	-8.05	-8.05	-NA-
Asia Pacific REITs Index	EUR	1,136.76	67,566.71	22.70	7.60	-NA-	-17.47	-NA-	0.96	0.96	0.96	-NA-
Asia Pacific Non-REITs Index	EUR	1,326.99	128,167.14	43.07	1.82	-NA-	-9.90	-NA-	-6.15	-6.15	-6.15	-NA-
EMEA REITs Index	EUR	1,097.85	60,261.79	20.25	5.27	-NA-	-17.93	-NA-	-2.21	-2.21	-2.21	-NA-
EMEA Non-REITs Index	EUR	1,333.08	25,269.75	8.49	3.66	-NA-	-23.96	-NA-	0.22	0.22	0.22	-NA-
FTSE Europe REITs Index	EUR	1,085.64	58,710.12	19.73	5.16	-NA-	-18.33	-NA-	-2.33	-2.33	-2.33	-NA-
Europe Non-REITs Index	EUR	1,269.91	19,769.13	6.64	2.62	-NA-	-28.23	-NA-	0.12	0.12	0.12	-NA-
Middle East and Africa REITs Index	EUR	1,621.79	1,551.67	0.52	9.30	-NA-	0.79	-NA-	2.62	2.62	2.62	-NA-
Middle East and Africa Non-REITs Index	EUR	1,535.58	5,500.62	1.85	7.38	-NA-	4.04	-NA-	0.66	0.66	0.66	-NA-
Global REITs Index	USD	1,156.18	413,632.83	139.00	5.24	-NA-	-16.14	-NA-	-4.38	-4.38	-4.38	-NA-
Global Non-REITs Index	USD	1,475.13	240,770.96	80.91	2.04	-NA-	-12.11	-NA-	-8.46	-8.46	-8.46	-NA-
Global ex US REITs Index	USD	1,258.02	196,921.06	66.17	6.52	-NA-	-14.53	-NA-	-3.24	-3.24	-3.24	-NA-
Global ex US Non-REITs Index	USD	1,490.66	235,382.38	79.10	2.09	-NA-	-11.72	-NA-	-8.35	-8.35	-8.35	-NA-
Americas REITs Index	USD	1,114.70	235,957.51	79.29	4.29	-NA-	-15.93	-NA-	-4.92	-4.92	-4.92	-NA-
Americas Non-REITs Index	USD	1,623.84	27,501.25	9.24	1.41	-NA-	-15.06	-NA-	-10.92	-10.92	-10.92	-NA-
Asia Pacific REITs Index	USD	1,246.05	93,914.40	31.56	7.60	-NA-	-15.60	-NA-	-2.19	-2.19	-2.19	-NA-
Asia Pacific Non-REITs Index	USD	1,454.62	178,146.01	59.86	1.82	-NA-	-7.85	-NA-	-9.08	-9.08	-9.08	-NA-
EMEA REITs Index	USD	1,203.22	83,760.92	28.15	5.27	-NA-	-16.07	-NA-	-5.26	-5.26	-5.26	-NA-
EMEA Non-REITs Index	USD	1,461.31	35,123.71	11.80	3.66	-NA-	-22.24	-NA-	-2.91	-2.91	-2.91	-NA-
FTSE Europe REITs Index	USD	1,189.85	81,604.17	27.42	5.16	-NA-	-16.48	-NA-	-5.38	-5.38	-5.38	-NA-
Europe Non-REITs Index	USD	1,391.95	27,478.11	9.23	2.62	-NA-	-26.61	-NA-	-3.00	-3.00	-3.00	-NA-
Middle East and Africa REITs Index	USD	1,777.42	2,156.75	0.72	9.30	-NA-	3.07	-NA-	-0.59	-0.59	-0.59	-NA-
Middle East and Africa Non-REITs Index	USD	1,683.67	7,645.60	2.57	7.38	-NA-	6.41	-NA-	-2.48	-2.48	-2.48	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Net Total Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs Index	GBP	1,162.81	258,131.70	86.74	5.24	-NA-	-10.44	-NA-	-3.64	-3.64	-3.64	32.69
Global Non-REITs Index	GBP	1,483.59	150,255.52	50.49	2.04	-NA-	-6.13	-NA-	-7.75	-7.75	-7.75	39.06
Global ex US REITs Index	GBP	1,265.24	122,890.56	41.30	6.52	-NA-	-8.72	-NA-	-2.49	-2.49	-2.49	45.94
Global ex US Non-REITs Index	GBP	1,499.22	146,892.73	49.36	2.09	-NA-	-5.71	-NA-	-7.64	-7.64	-7.64	32.58
Americas REITs Index	GBP	1,121.09	147,251.64	49.48	4.29	-NA-	-10.14	-NA-	-4.18	-4.18	-4.18	50.93
Americas Non-REITs Index	GBP	1,633.16	17,162.43	5.77	1.41	-NA-	-9.56	-NA-	-10.23	-10.23	-10.23	50.71
Asia Pacific REITs Index	GBP	1,253.20	58,608.22	19.69	7.60	-NA-	-9.86	-NA-	-1.43	-1.43	-1.43	37.14
Asia Pacific Non-REITs Index	GBP	1,462.96	111,173.80	37.36	1.82	-NA-	-1.58	-NA-	-8.37	-8.37	-8.37	25.64
EMEA REITs Index	GBP	1,210.12	52,271.84	17.57	5.27	-NA-	-10.36	-NA-	-4.53	-4.53	-4.53	37.99
EMEA Non-REITs Index	GBP	1,469.70	21,919.30	7.37	3.66	-NA-	-16.94	-NA-	-2.15	-2.15	-2.15	27.78
FTSE Europe REITs Index	GBP	1,196.67	50,925.90	17.11	5.16	-NA-	-10.80	-NA-	-4.64	-4.64	-4.64	27.10
Europe Non-REITs Index	GBP	1,399.94	17,147.99	5.76	2.62	-NA-	-21.61	-NA-	-2.25	-2.25	-2.25	27.87
Middle East and Africa REITs Index	GBP	1,787.61	1,345.94	0.45	9.30	-NA-	10.09	-NA-	0.19	0.19	0.19	31.54
Middle East and Africa Non-REITs Index	GBP	1,693.33	4,771.31	1.60	7.38	-NA-	13.65	-NA-	-1.72	-1.72	-1.72	-NA-
Global REITs Index	JPY	1,024.02	37,497,884.07	12600.60	5.24	-NA-	-24.84	-NA-	-6.89	-6.89	-6.89	-NA-
Global Non-REITs Index	JPY	1,306.51	21,827,091.23	7334.66	2.04	-NA-	-21.22	-NA-	-10.86	-10.86	-10.86	-NA-
Global ex US REITs Index	JPY	1,114.22	17,851,878.85	5998.85	6.52	-NA-	-23.39	-NA-	-5.78	-5.78	-5.78	-NA-
Global ex US Non-REITs Index	JPY	1,320.27	21,338,590.05	7170.51	2.09	-NA-	-20.87	-NA-	-10.76	-10.76	-10.76	-NA-
Americas REITs Index	JPY	987.28	21,390,728.23	7188.03	4.29	-NA-	-24.66	-NA-	-7.41	-7.41	-7.41	-NA-
Americas Non-REITs Index	JPY	1,438.22	2,493,125.46	837.78	1.41	-NA-	-24.17	-NA-	-13.26	-13.26	-13.26	-NA-
Asia Pacific REITs Index	JPY	1,103.62	8,513,809.88	2860.94	7.60	-NA-	-24.35	-NA-	-4.75	-4.75	-4.75	-NA-
Asia Pacific Non-REITs Index	JPY	1,288.34	16,149,826.28	5426.91	1.82	-NA-	-17.40	-NA-	-11.46	-11.46	-11.46	-NA-
EMEA REITs Index	JPY	1,065.68	7,593,345.95	2551.63	5.27	-NA-	-24.77	-NA-	-7.74	-7.74	-7.74	-NA-
EMEA Non-REITs Index	JPY	1,294.27	3,184,139.49	1069.98	3.66	-NA-	-30.30	-NA-	-5.45	-5.45	-5.45	-NA-
FTSE Europe REITs Index	JPY	1,053.84	7,397,826.07	2485.93	5.16	-NA-	-25.14	-NA-	-7.86	-7.86	-7.86	-NA-
Europe Non-REITs Index	JPY	1,232.84	2,491,027.99	837.07	2.62	-NA-	-34.21	-NA-	-5.55	-5.55	-5.55	-NA-
Middle East and Africa REITs Index	JPY	1,574.24	195,519.89	65.70	9.30	-NA-	-7.61	-NA-	-3.19	-3.19	-3.19	-NA-
Middle East and Africa Non-REITs Index	JPY	1,491.21	693,111.50	232.91	7.38	-NA-	-4.62	-NA-	-5.04	-5.04	-5.04	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Net Total Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs Index	AUD	851.17	297,588.14	100.00	5.24	-NA-	-20.12	-NA-	-3.25	-3.25	-3.25	-NA-
Global Non-REITs Index	AUD	1,085.98	173,222.67	58.21	2.04	-NA-	-16.28	-NA-	-7.38	-7.38	-7.38	-NA-
Global ex US REITs Index	AUD	926.15	141,674.86	47.61	6.52	-NA-	-18.59	-NA-	-2.10	-2.10	-2.10	-NA-
Global ex US Non-REITs Index	AUD	1,097.42	169,345.86	56.91	2.09	-NA-	-15.91	-NA-	-7.27	-7.27	-7.27	-NA-
Americas REITs Index	AUD	820.63	169,759.63	57.05	4.29	-NA-	-20.02	-NA-	-3.79	-3.79	-3.79	-NA-
Americas Non-REITs Index	AUD	1,195.46	19,785.77	6.65	1.41	-NA-	-19.50	-NA-	-9.87	-9.87	-9.87	-NA-
Asia Pacific REITs Index	AUD	917.33	67,566.71	22.70	7.60	-NA-	-19.60	-NA-	-1.04	-1.04	-1.04	-NA-
Asia Pacific Non-REITs Index	AUD	1,070.88	128,167.14	43.07	1.82	-NA-	-12.22	-NA-	-8.00	-8.00	-8.00	-NA-
EMEA REITs Index	AUD	885.80	60,261.79	20.25	5.27	-NA-	-20.06	-NA-	-4.14	-4.14	-4.14	-NA-
EMEA Non-REITs Index	AUD	1,075.81	25,269.75	8.49	3.66	-NA-	-25.92	-NA-	-1.76	-1.76	-1.76	-NA-
FTSE Europe REITs Index	AUD	875.96	58,710.12	19.73	5.16	-NA-	-20.44	-NA-	-4.26	-4.26	-4.26	-NA-
Europe Non-REITs Index	AUD	1,024.75	19,769.13	6.64	2.62	-NA-	-30.09	-NA-	-1.86	-1.86	-1.86	-NA-
Middle East and Africa REITs Index	AUD	1,308.52	1,551.67	0.52	9.30	-NA-	-1.82	-NA-	0.59	0.59	0.59	-NA-
Middle East and Africa Non-REITs Index	AUD	1,239.51	5,500.62	1.85	7.38	-NA-	1.36	-NA-	-1.33	-1.33	-1.33	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Price Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs Index	EUR	976.35	297,588.14	100.00	5.24	-NA-	-22.41	-NA-	-1.53	-1.53	-1.53	-NA-
Global Non-REITs Index	EUR	1,303.62	173,222.67	58.21	2.04	-NA-	-15.93	-NA-	-5.51	-5.51	-5.51	-NA-
Global ex US REITs Index	EUR	1,055.96	141,674.86	47.61	6.52	-NA-	-21.15	-NA-	-0.37	-0.37	-0.37	-NA-
Global ex US Non-REITs Index	EUR	1,316.42	169,345.86	56.91	2.09	-NA-	-15.60	-NA-	-5.40	-5.40	-5.40	-NA-
Americas REITs Index	EUR	943.70	169,759.63	57.05	4.29	-NA-	-22.15	-NA-	-2.09	-2.09	-2.09	-NA-
Americas Non-REITs Index	EUR	1,449.95	19,785.77	6.65	1.41	-NA-	-17.94	-NA-	-8.06	-8.06	-8.06	-NA-
Asia Pacific REITs Index	EUR	1,037.01	67,566.71	22.70	7.60	-NA-	-22.60	-NA-	0.68	0.68	0.68	-NA-
Asia Pacific Non-REITs Index	EUR	1,288.52	128,167.14	43.07	1.82	-NA-	-11.62	-NA-	-6.15	-6.15	-6.15	-NA-
EMEA REITs Index	EUR	1,025.85	60,261.79	20.25	5.27	-NA-	-21.68	-NA-	-2.33	-2.33	-2.33	-NA-
EMEA Non-REITs Index	EUR	1,263.34	25,269.75	8.49	3.66	-NA-	-26.86	-NA-	0.22	0.22	0.22	-NA-
FTSE Europe REITs Index	EUR	1,015.83	58,710.12	19.73	5.16	-NA-	-21.98	-NA-	-2.46	-2.46	-2.46	-NA-
Europe Non-REITs Index	EUR	1,217.98	19,769.13	6.64	2.62	-NA-	-30.52	-NA-	0.11	0.11	0.11	-NA-
Middle East and Africa REITs Index	EUR	1,440.93	1,551.67	0.52	9.30	-NA-	-7.52	-NA-	2.62	2.62	2.62	-NA-
Middle East and Africa Non-REITs Index	EUR	1,403.57	5,500.62	1.85	7.38	-NA-	-2.84	-NA-	0.66	0.66	0.66	-NA-
Global REITs Index	USD	1,070.20	413,632.83	139.00	5.24	-NA-	-20.65	-NA-	-4.60	-4.60	-4.60	-NA-
Global Non-REITs Index	USD	1,428.93	240,770.96	80.91	2.04	-NA-	-14.02	-NA-	-8.46	-8.46	-8.46	-NA-
Global ex US REITs Index	USD	1,157.47	196,921.06	66.17	6.52	-NA-	-19.36	-NA-	-3.47	-3.47	-3.47	-NA-
Global ex US Non-REITs Index	USD	1,442.97	235,382.38	79.10	2.09	-NA-	-13.69	-NA-	-8.35	-8.35	-8.35	-NA-
Americas REITs Index	USD	1,034.42	235,957.51	79.29	4.29	-NA-	-20.39	-NA-	-5.14	-5.14	-5.14	-NA-
Americas Non-REITs Index	USD	1,589.33	27,501.25	9.24	1.41	-NA-	-16.07	-NA-	-10.93	-10.93	-10.93	-NA-
Asia Pacific REITs Index	USD	1,136.70	93,914.40	31.56	7.60	-NA-	-20.84	-NA-	-2.46	-2.46	-2.46	-NA-
Asia Pacific Non-REITs Index	USD	1,412.38	178,146.01	59.86	1.82	-NA-	-9.62	-NA-	-9.08	-9.08	-9.08	-NA-
EMEA REITs Index	USD	1,124.46	83,760.92	28.15	5.27	-NA-	-19.90	-NA-	-5.38	-5.38	-5.38	-NA-
EMEA Non-REITs Index	USD	1,384.78	35,123.71	11.80	3.66	-NA-	-25.20	-NA-	-2.91	-2.91	-2.91	-NA-
FTSE Europe REITs Index	USD	1,113.48	81,604.17	27.42	5.16	-NA-	-20.21	-NA-	-5.50	-5.50	-5.50	-NA-
Europe Non-REITs Index	USD	1,335.07	27,478.11	9.23	2.62	-NA-	-28.95	-NA-	-3.01	-3.01	-3.01	-NA-
Middle East and Africa REITs Index	USD	1,579.45	2,156.75	0.72	9.30	-NA-	-5.42	-NA-	-0.59	-0.59	-0.59	-NA-
Middle East and Africa Non-REITs Index	USD	1,538.49	7,645.60	2.57	7.38	-NA-	-0.63	-NA-	-2.48	-2.48	-2.48	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Price Return												
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs Index	GBP	1,076.34	258,131.70	86.74	5.24	-NA-	-15.25	-NA-	-3.86	-3.86	-3.86	32.68
Global Non-REITs Index	GBP	1,437.13	150,255.52	50.49	2.04	-NA-	-8.17	-NA-	-7.75	-7.75	-7.75	38.79
Global ex US REITs Index	GBP	1,164.11	122,890.56	41.30	6.52	-NA-	-13.87	-NA-	-2.72	-2.72	-2.72	45.96
Global ex US Non-REITs Index	GBP	1,451.25	146,892.73	49.36	2.09	-NA-	-7.81	-NA-	-7.64	-7.64	-7.64	32.62
Americas REITs Index	GBP	1,040.35	147,251.64	49.48	4.29	-NA-	-14.90	-NA-	-4.41	-4.41	-4.41	44.07
Americas Non-REITs Index	GBP	1,598.45	17,162.43	5.77	1.41	-NA-	-10.63	-NA-	-10.23	-10.23	-10.23	44.11
Asia Pacific REITs Index	GBP	1,143.22	58,608.22	19.69	7.60	-NA-	-15.46	-NA-	-1.71	-1.71	-1.71	37.02
Asia Pacific Non-REITs Index	GBP	1,420.48	111,173.80	37.36	1.82	-NA-	-3.46	-NA-	-8.37	-8.37	-8.37	28.86
EMEA REITs Index	GBP	1,130.91	52,271.84	17.57	5.27	-NA-	-14.45	-NA-	-4.65	-4.65	-4.65	-NA-
EMEA Non-REITs Index	GBP	1,392.73	21,919.30	7.37	3.66	-NA-	-20.11	-NA-	-2.16	-2.16	-2.16	-NA-
FTSE Europe REITs Index	GBP	1,119.87	50,925.90	17.11	5.16	-NA-	-14.78	-NA-	-4.77	-4.77	-4.77	-NA-
Europe Non-REITs Index	GBP	1,342.73	17,147.99	5.76	2.62	-NA-	-24.11	-NA-	-2.26	-2.26	-2.26	-NA-
Middle East and Africa REITs Index	GBP	1,588.51	1,345.94	0.45	9.30	-NA-	1.02	-NA-	0.19	0.19	0.19	-NA-
Middle East and Africa Non-REITs Index	GBP	1,547.32	4,771.31	1.60	7.38	-NA-	6.13	-NA-	-1.72	-1.72	-1.72	-NA-
Global REITs Index	JPY	947.87	37,497,884.07	12600.60	5.24	-NA-	-28.88	-NA-	-7.10	-7.10	-7.10	-NA-
Global Non-REITs Index	JPY	1,265.59	21,827,091.23	7334.66	2.04	-NA-	-22.93	-NA-	-10.86	-10.86	-10.86	-NA-
Global ex US REITs Index	JPY	1,025.16	17,851,878.85	5998.85	6.52	-NA-	-27.72	-NA-	-6.00	-6.00	-6.00	-NA-
Global ex US Non-REITs Index	JPY	1,278.02	21,338,590.05	7170.51	2.09	-NA-	-22.64	-NA-	-10.76	-10.76	-10.76	-NA-
Americas REITs Index	JPY	916.18	21,390,728.23	7188.03	4.29	-NA-	-28.65	-NA-	-7.63	-7.63	-7.63	-NA-
Americas Non-REITs Index	JPY	1,407.66	2,493,125.46	837.78	1.41	-NA-	-25.07	-NA-	-13.26	-13.26	-13.26	-NA-
Asia Pacific REITs Index	JPY	1,006.77	8,513,809.88	2860.94	7.60	-NA-	-29.05	-NA-	-5.02	-5.02	-5.02	-NA-
Asia Pacific Non-REITs Index	JPY	1,250.93	16,149,826.28	5426.91	1.82	-NA-	-18.99	-NA-	-11.46	-11.46	-11.46	-NA-
EMEA REITs Index	JPY	995.93	7,593,345.95	2551.63	5.27	-NA-	-28.20	-NA-	-7.86	-7.86	-7.86	-NA-
EMEA Non-REITs Index	JPY	1,226.49	3,184,139.49	1069.98	3.66	-NA-	-32.95	-NA-	-5.46	-5.46	-5.46	-NA-
FTSE Europe REITs Index	JPY	986.20	7,397,826.07	2485.93	5.16	-NA-	-28.48	-NA-	-7.98	-7.98	-7.98	-NA-
Europe Non-REITs Index	JPY	1,182.46	2,491,027.99	837.07	2.62	-NA-	-36.31	-NA-	-5.55	-5.55	-5.55	-NA-
Middle East and Africa REITs Index	JPY	1,398.90	195,519.89	65.70	9.30	-NA-	-15.22	-NA-	-3.19	-3.19	-3.19	-NA-
Middle East and Africa Non-REITs Index	JPY	1,362.63	693,111.50	232.91	7.38	-NA-	-10.93	-NA-	-5.04	-5.04	-5.04	-NA-

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT Global Index Series (Developed plus Emerging Markets) - Index Performance

Price Return

Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs Index	AUD	787.88	297,588.14	100.00	5.24	-NA-	-24.42	-NA-	-3.47	-3.47	-3.47	-NA-
Global Non-REITs Index	AUD	1,051.97	173,222.67	58.21	2.04	-NA-	-18.10	-NA-	-7.38	-7.38	-7.38	-NA-
Global ex US REITs Index	AUD	852.12	141,674.86	47.61	6.52	-NA-	-23.18	-NA-	-2.33	-2.33	-2.33	-NA-
Global ex US Non-REITs Index	AUD	1,062.30	169,345.86	56.91	2.09	-NA-	-17.78	-NA-	-7.27	-7.27	-7.27	-NA-
Americas REITs Index	AUD	761.53	169,759.63	57.05	4.29	-NA-	-24.26	-NA-	-4.02	-4.02	-4.02	-NA-
Americas Non-REITs Index	AUD	1,170.05	19,785.77	6.65	1.41	-NA-	-20.46	-NA-	-9.87	-9.87	-9.87	-NA-
Asia Pacific REITs Index	AUD	836.83	67,566.71	22.70	7.60	-NA-	-24.60	-NA-	-1.31	-1.31	-1.31	-NA-
Asia Pacific Non-REITs Index	AUD	1,039.78	128,167.14	43.07	1.82	-NA-	-13.90	-NA-	-8.00	-8.00	-8.00	-NA-
EMEA REITs Index	AUD	827.82	60,261.79	20.25	5.27	-NA-	-23.70	-NA-	-4.26	-4.26	-4.26	-NA-
EMEA Non-REITs Index	AUD	1,019.47	25,269.75	8.49	3.66	-NA-	-28.75	-NA-	-1.76	-1.76	-1.76	-NA-
FTSE Europe REITs Index	AUD	819.73	58,710.12	19.73	5.16	-NA-	-23.99	-NA-	-4.39	-4.39	-4.39	-NA-
Europe Non-REITs Index	AUD	982.87	19,769.13	6.64	2.62	-NA-	-32.32	-NA-	-1.87	-1.87	-1.87	-NA-
Middle East and Africa REITs Index	AUD	1,162.78	1,551.67	0.52	9.30	-NA-	-9.90	-NA-	0.59	0.59	0.59	-NA-
Middle East and Africa Non-REITs Index	AUD	1,132.63	5,500.62	1.85	7.38	-NA-	-5.34	-NA-	-1.33	-1.33	-1.33	-NA-

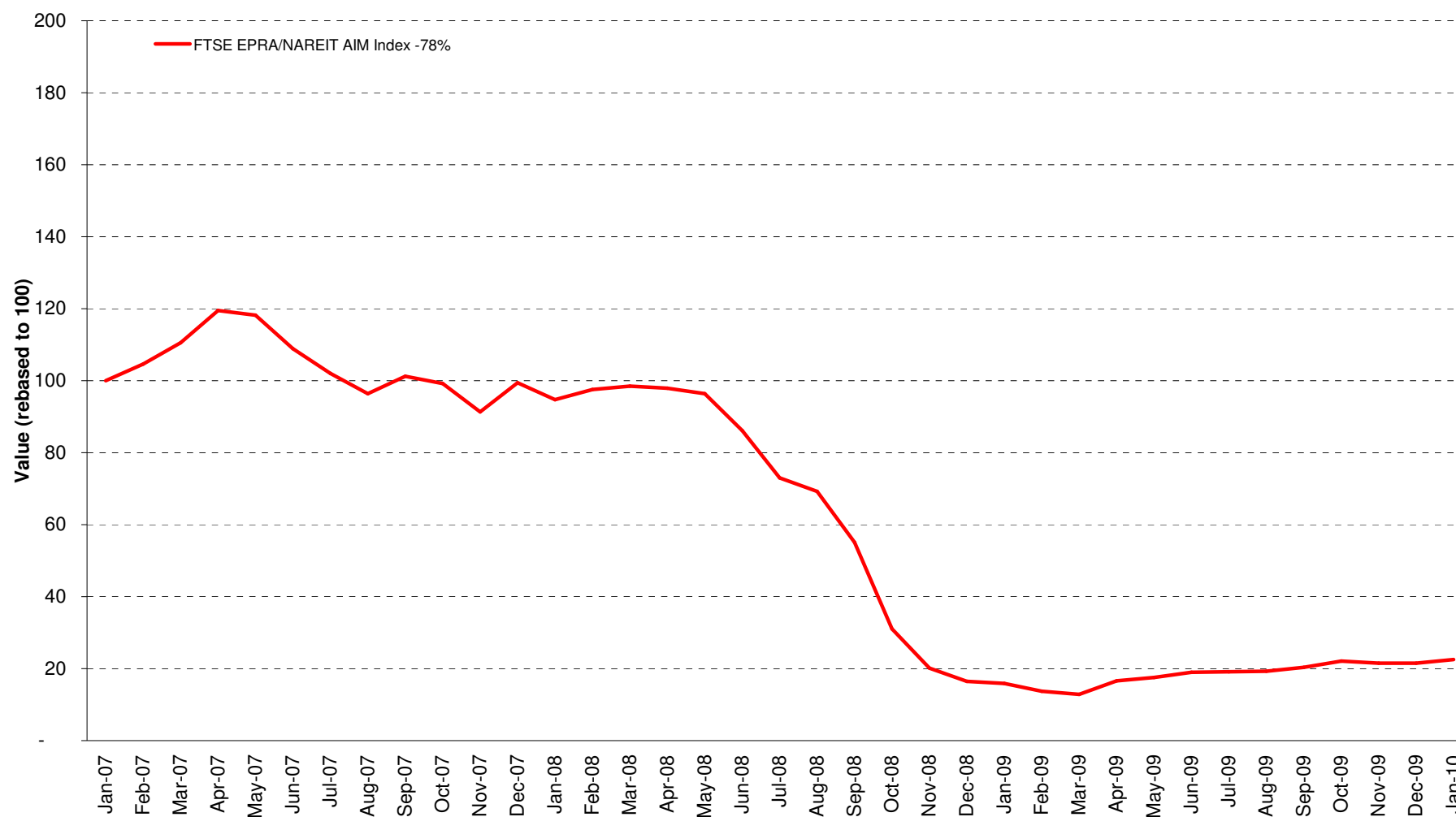
* -5 & -3 Years Total Returns are annualised

Version: January 2010

Section 4

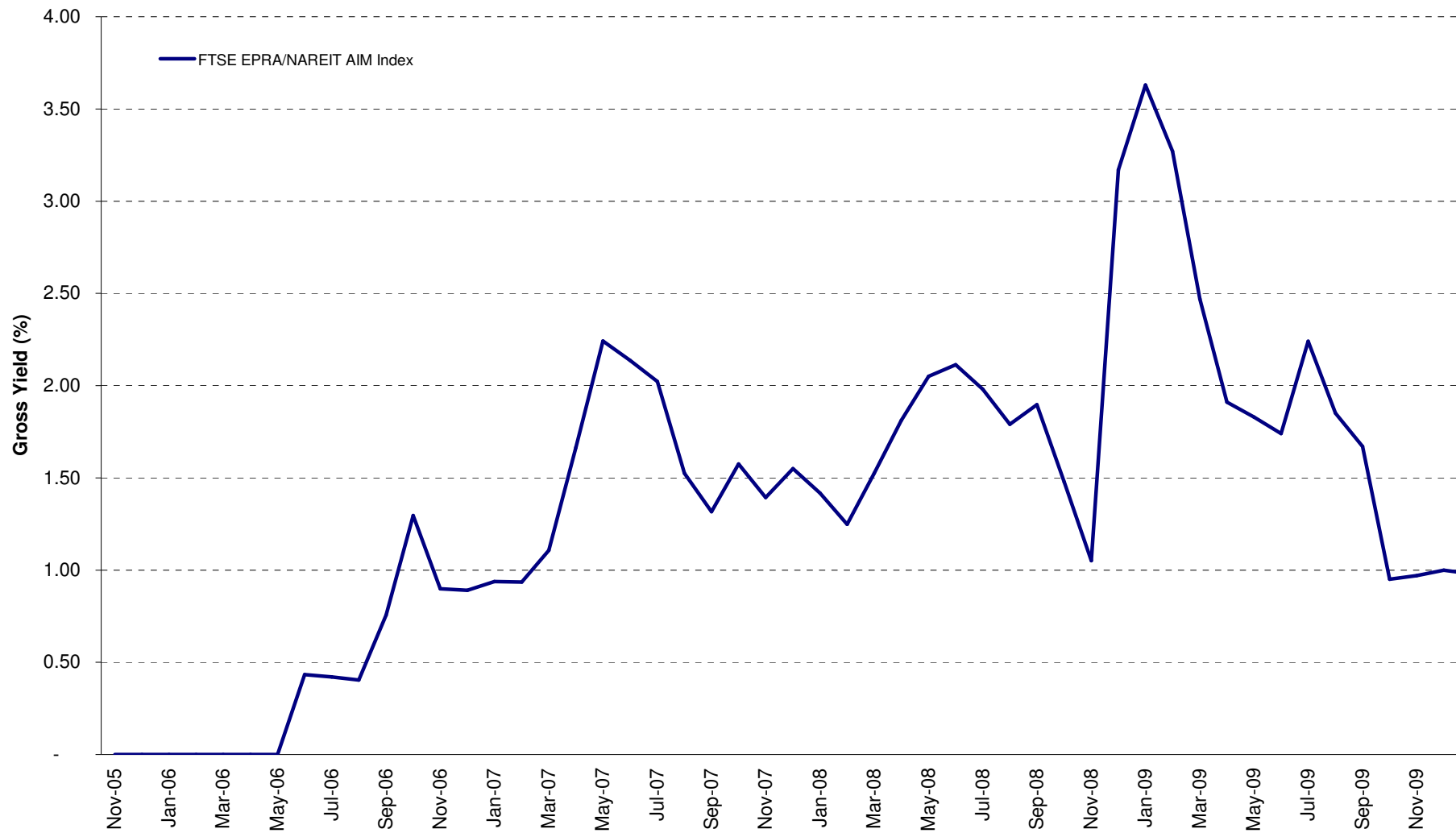
FTSE EPRA/NAREIT AIM Index Series

Graph 12: EPRA/NAREIT AIM Index - Total Return (EUR) Rolling 36 Months Performance



Version: January 2010

Graph 13: Dividend Yields



FTSE EPRA/NAREIT AIM Index Series - Corporate Actions & Changes

Ex Date	Description
13 January 2010	Rugby Estates (UK): Capital Repayment of GBp 45
13 January 2010	Rugby Estates (UK): 6 into 5 reverse stock split. New number of shares: 11,424,993

FTSE EPRA/NAREIT AIM Index Series - Dividends: January

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
None								

** Based on previous period figures
*** Estimated

FTSE EPRA/NAREIT AIM Index Series - Dividends: February

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 February 2010	Treveria	Rental	Retail	EUR	0.040	18.21	19-Feb	Annual

** Based on previous period figures

*** Estimated

Version: January 2010

FTSE EPRA/NAREIT AIM Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Jan-10	Dividend Rtn (%) Jan-10	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 29-Jan	Mkt Cap EUR (m) 29-Jan	Global Wght (%) 29-Jan	Europe Wght (%) 29-Jan											3 month Annualised EUR (m)	
London & Stamford Property	-NA-	-NA-	120.50	603	36.25	36.25	0.00	-NA-	-NA-	7.59	0.84	0.84	0.00	0.84	0.84	-NA-	729	121
Dolphin Capital Investors	Non-rental	Residential	51.50	318	19.16	19.16	0.00	-NA-	-25.24	19.77	-9.65	-9.65	0.00	-9.65	-9.65	53.86	96	30
Raven Russia	Rental	Industrial	50.00	256	15.42	15.42	4.00	-NA-	-25.46	132.58	11.11	11.11	0.00	11.11	11.11	57.67	386	150
Mirland Development Corp	Rental	Diversified	181.00	136	8.17	8.17	0.00	-NA-	-30.96	265.66	13.13	13.13	0.00	13.13	13.13	78.69	30	22
Treveria	Rental	Retail	0.14	73	4.41	4.41	0.00	-NA-	-46.30	100.00	33.33	33.33	0.00	33.33	33.33	87.59	10	13
China Real Estate Opportunities	Non-rental	Diversified	361.50	72	4.31	4.31	0.00	-NA-	-NA-	58.21	18.91	18.91	0.00	18.91	18.91	-NA-	67	93
Sirius Real Estate	Rental	Diversified	0.25	64	3.86	3.86	0.00	-NA-	-NA-	55.56	-5.77	-5.77	0.00	-5.77	-5.77	-NA-	7	10
Carpathian	Rental	Diversified	0.19	38	2.27	2.27	12.22	-NA-	-85.25	-97.58	0.00	0.00	0.00	0.00	0.00	90.87	8	22
Atlas Estates	Non-rental	Diversified	62.00	29	1.75	1.75	4.92	-NA-	-42.42	-18.95	-6.77	-6.77	0.00	-6.77	-6.77	117.35	3	9
Ablon Group	Rental	Diversified	62.50	27	1.64	1.64	0.00	-NA-	-NA-	115.52	-2.34	-2.34	0.00	-2.34	-2.34	-NA-	19	70
Blackrock International Land	-NA-	-NA-	5.50	24	1.45	1.45	0.00	-NA-	-47.15	37.50	0.00	0.00	0.00	0.00	0.00	47.48	0	1
Rugby Estates	-NA-	-NA-	254.00	22	1.31	1.31	0.00	-3.73	-23.40	22.78	-2.39	-2.39	0.00	-2.39	-2.39	29.70	13	62
AIM Total				1,662	100.00	100.00												
Emerging Markets and AIM Total				37,224	100.00	100.00												

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT AIM Index Series - Index Performance

Gross Total Return													
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)	
AIM Index	EUR	723.90	1,915.88	100.00	0.98	-NA-	-39.19	41.51	4.37	4.37	4.37	44.05	
AIM Index	USD	1,003.87	2,662.98	100.00	0.98	-NA-	-31.63	53.49	1.11	1.11	1.11	38.09	
AIM Index	GBP	1,012.17	1,661.86	100.00	0.98	-NA-	-35.69	38.08	1.89	1.89	1.89	-NA-	
AIM Index	JPY	889.12	241,412.54	100.00	0.98	-NA-	-29.65	54.93	-1.54	-1.54	-1.54	36.64	
AIM Index	AUD	739.04	2,995.99	100.00	0.98	-NA-	-41.48	9.81	2.30	2.30	2.30	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT AIM Index Series - Index Performance

Price Return													
Index Description	Curr	Close Value Jan-10	Free Float Mkt Cap Ccy (m) Jan-10	Free Float Mkt Cap (%) Weight Jan-10	Div Yld (%) Jan-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Jan-10	Total Rtn (%) YTD	36 Mths Vlty (%)	
AIM Index	EUR	706.43	1,915.88	100.00	0.00	-NA-	-40.75	38.09	4.37	4.37	4.37	43.86	
AIM Index	USD	979.64	2,662.98	100.00	0.00	-NA-	-33.39	49.78	1.11	1.11	1.11	37.94	
AIM Index	GBP	987.79	1,661.86	100.00	0.00	-NA-	-37.34	34.76	1.89	1.89	1.89	-NA-	
AIM Index	JPY	867.66	241,412.54	100.00	0.00	-NA-	-31.46	51.19	-1.54	-1.54	-1.54	36.50	
AIM Index	AUD	721.21	2,995.99	100.00	0.00	-NA-	-42.99	7.16	2.30	2.30	2.30	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: January 2010

FTSE EPRA/NAREIT AIM Index Series - Top 20 Constituents & Country Breakdown

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 29/Jan	Free Float Emerging (%) Weight 29/Jan
London & Stamford Property	GGY	602.50	36.25
Dolphin Capital Investors	VGB	318.46	19.16
Raven Russia	UK	256.28	15.42
Mirland Development Corp	CYP	135.75	8.17
Treveria	UK	73.28	4.41
China Real Estate Opportunities	UK	71.62	4.31
Sirius Real Estate	UK	64.23	3.86
Carpathian	UK	37.66	2.27
Atlas Estates	UK	29.05	1.75
Ablon Group	UK	27.22	1.64
Blackrock International Land	IRE	24.06	1.45
Rugby Estates	UK	21.76	1.31

Country Breakdown

Country Index	Number of Constituents 29-Jan	Free Float Mkt Cap (EUR m) 29-Jan	Free Float AIM Weight 29-Jan
AIM Index	12	1,915.88	100.00%
Total AIM Index	12	1,915.88	100.00%

FTSE EPRA/NAREIT AIM Index Series - Top and Bottom 20 Performance

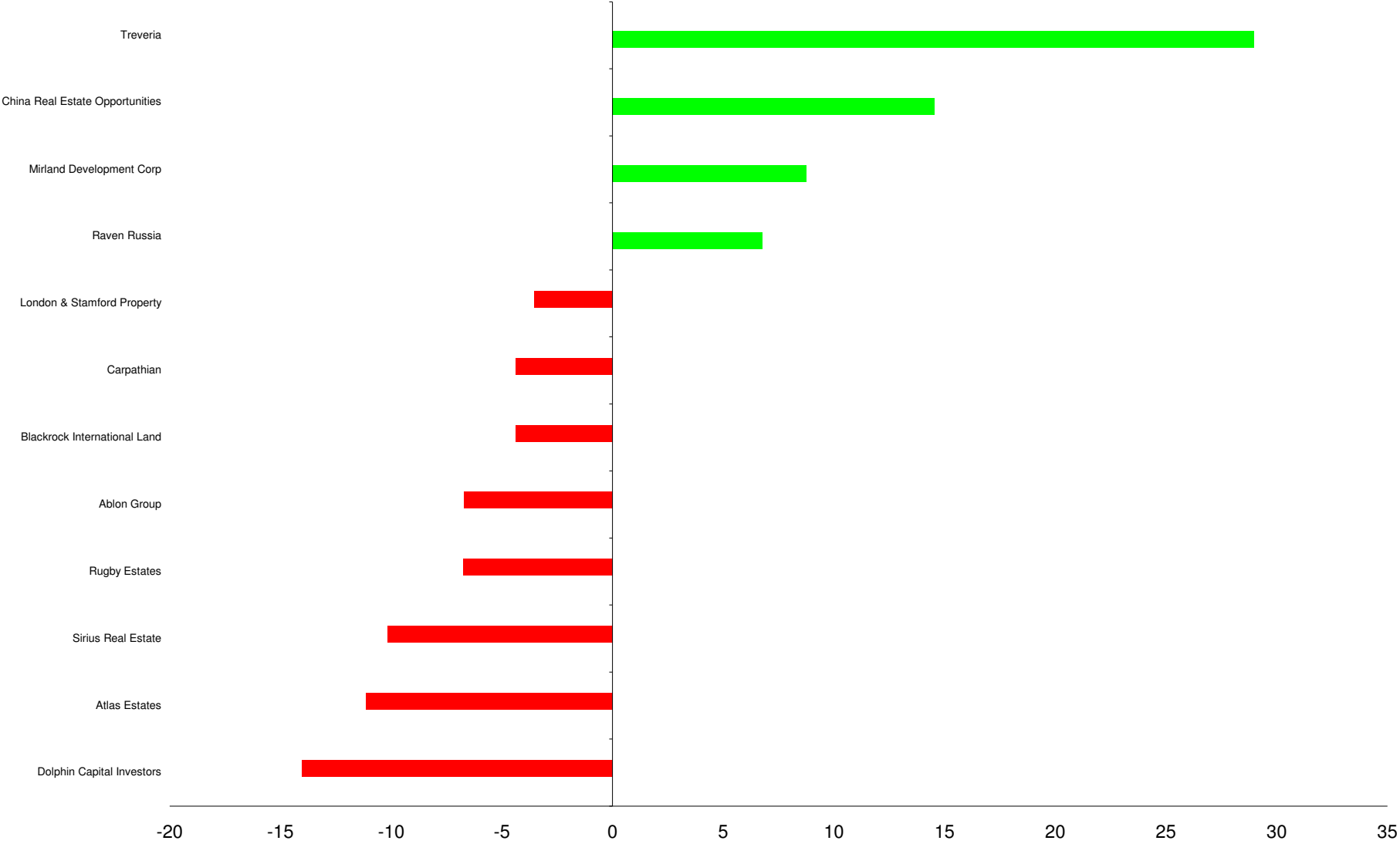
Top 20 Performance

Stock	Country	Price Return Jan-10	Div Return Jan-10	Total Return Jan-10
Treveria	UK	33.33	0.00	33.33

Bottom 20 Performance

Stock	Country	Price Return Jan-10	Div Return Jan-10	Total Return Jan-10
Sirius Real Estate	UK	-5.77	0	-5.77
Atlas Estates	UK	-6.77	0	-6.77
Dolphin Capital Investors	VGB	-9.65	0	-9.65

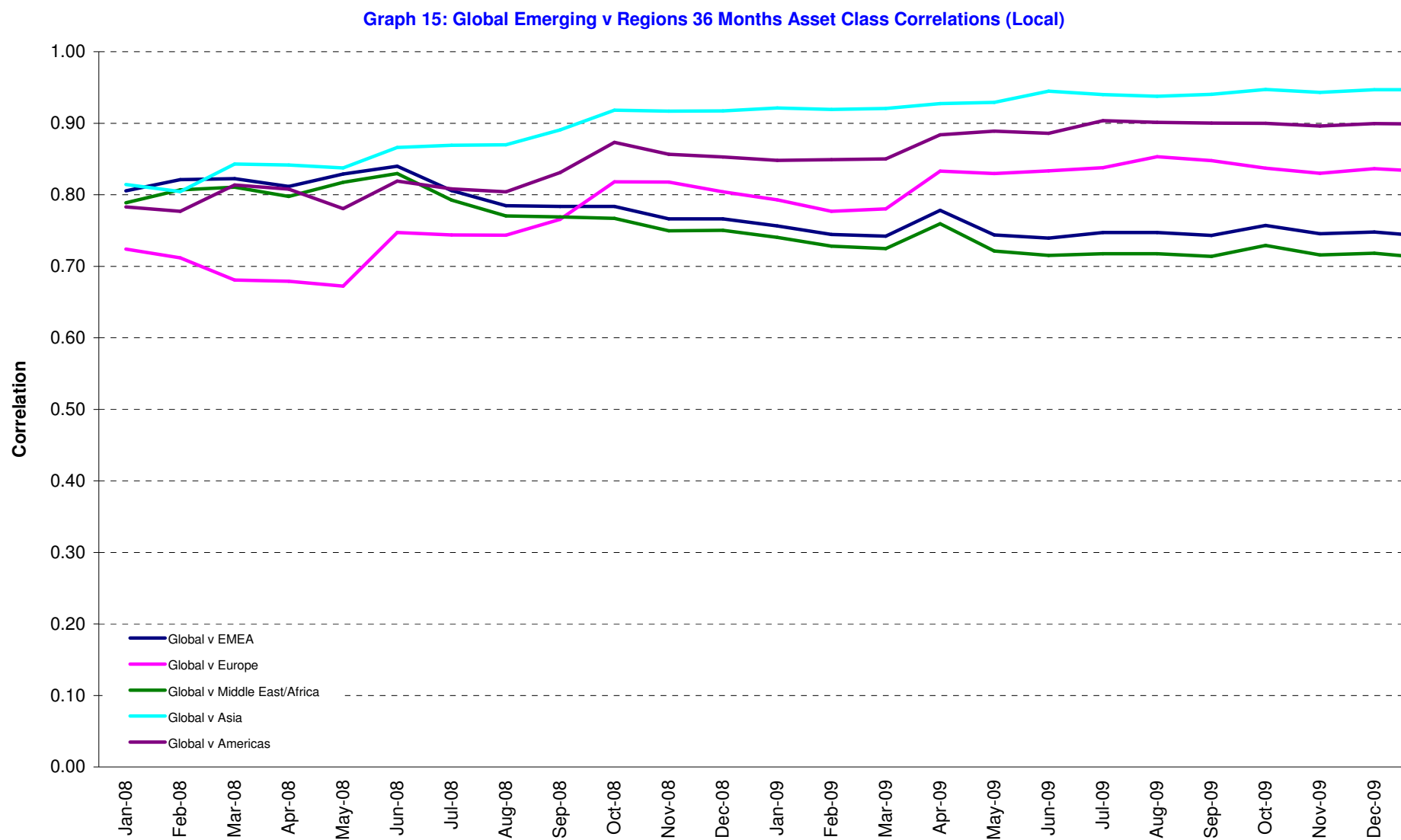
Graph 14: Total Return Performance relative to Regional Index



Section 5

Risk / Return Profiles and Correlations

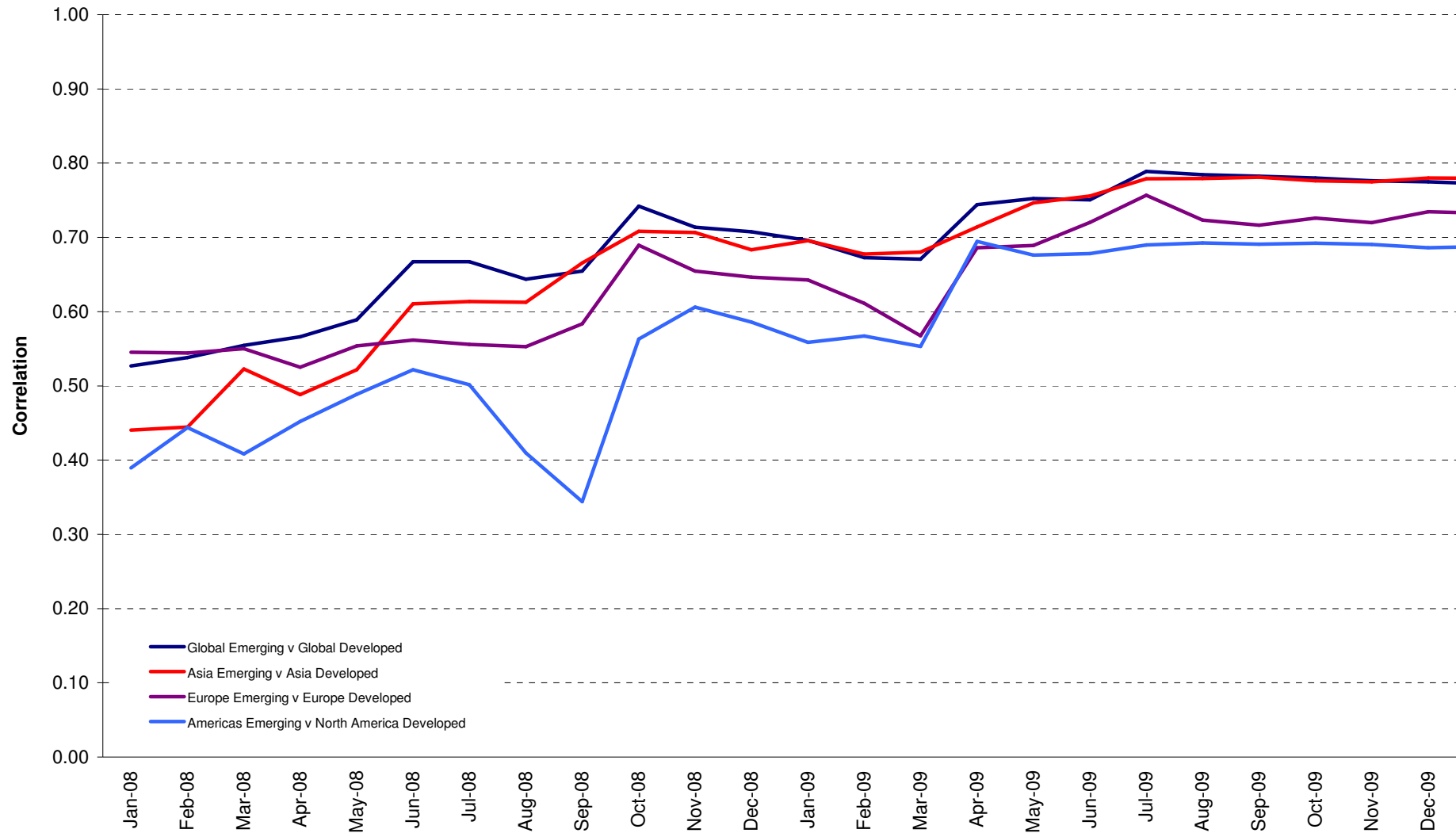
Correlations



Version: January 2010

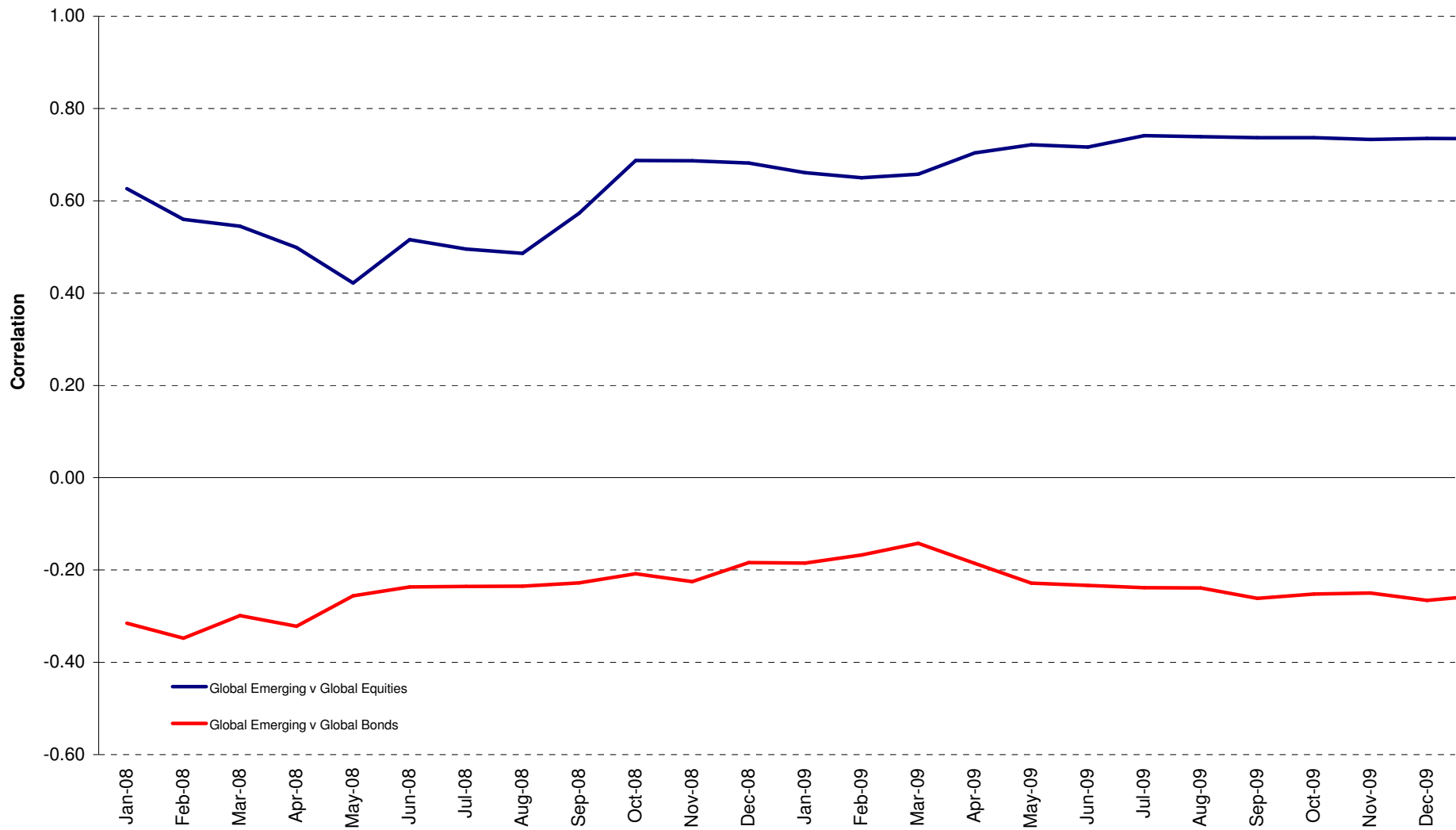
Correlations

Graph 16: Global Emerging v Global Developed 36 Months Asset Class Correlations (Local)



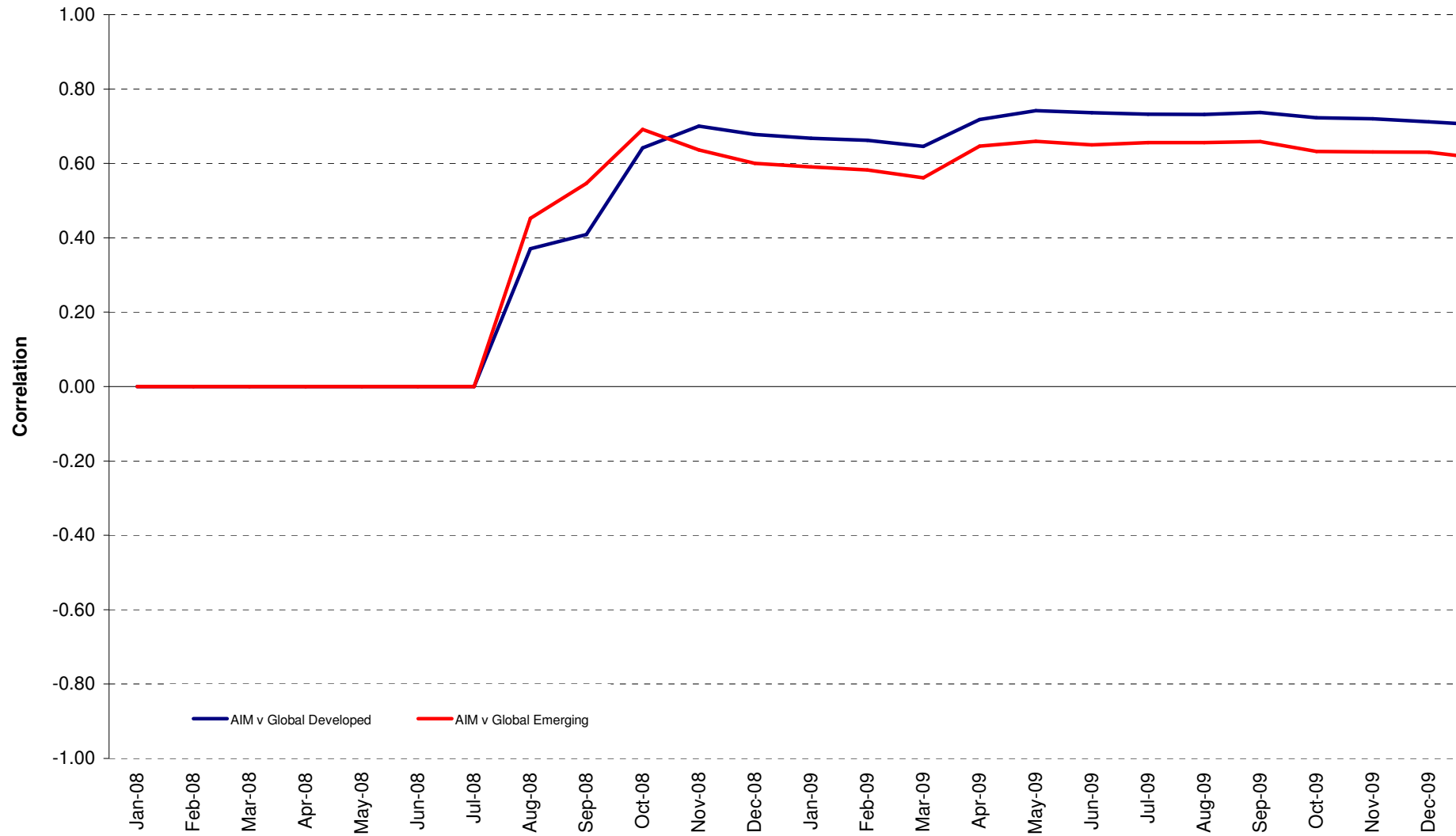
Correlations

Graph 17: Global Emerging v Asset Classes 36 Months Asset Class Correlations (Local)

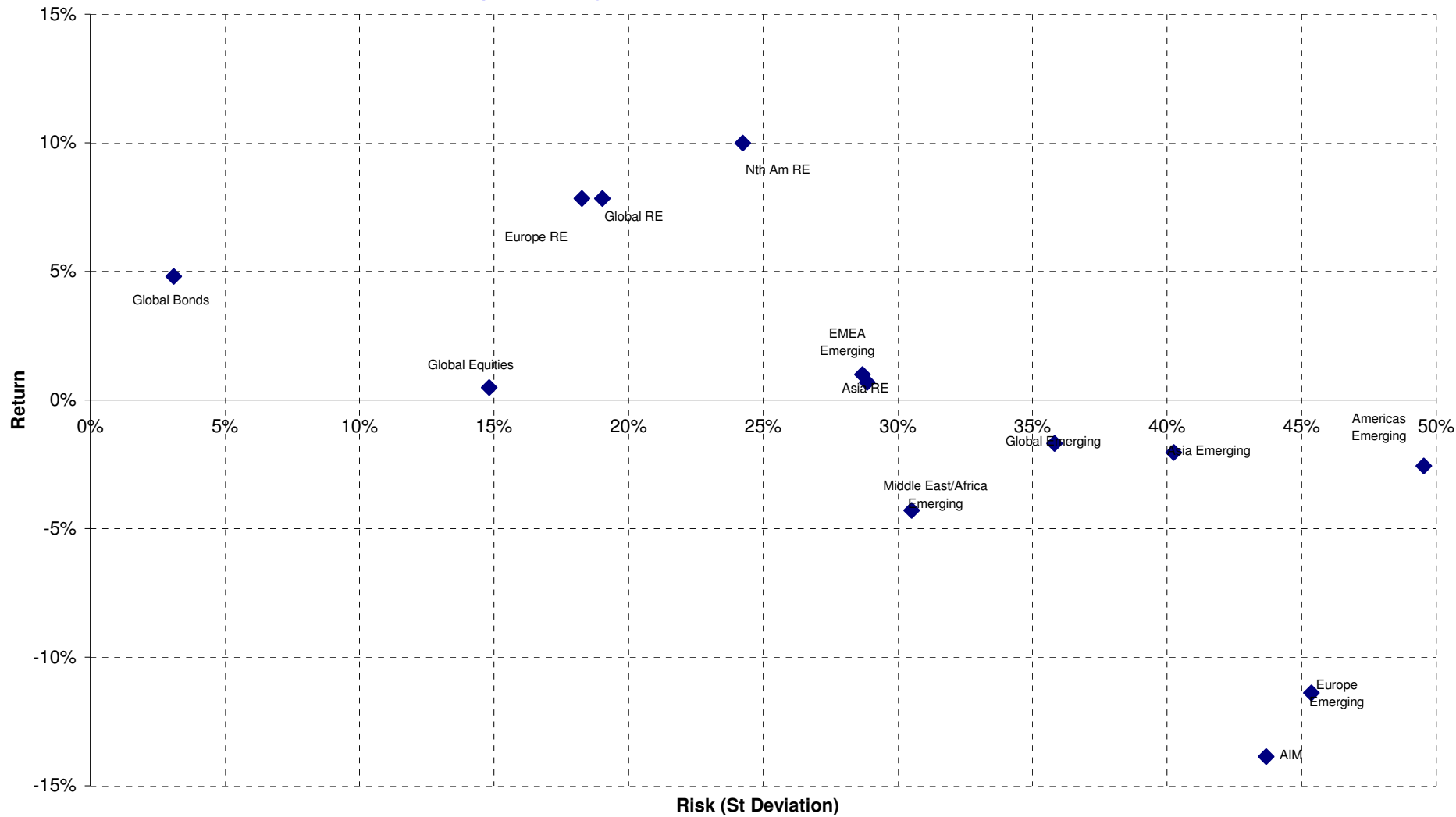


Correlations

Graph 18: Global AIM v Global 36 Months Asset Class Correlations (Local)



Graph 19: Rolling 3 Years Risk/Return Profiles Local Currencies



Section 6

Details on Methodology

Methodology

Asset Class Comparisons and Correlations

The asset classes are defined as follows. For real estate, the FTSE EPRA/NAREIT indices are used. For broad equities, the national headline index is used (i.e. FTSE 100, CAC 40 etc.) and for multi-country profiles, the FTSE All-world index series is used. For bonds, the JPMorgan Bond index series is used.

Dividend Yields

The dividend market capitalisation (defined as the dividend multiplied by the shares in issue and free float percentage) paid during the last twelve months as a percentage of the investable market capitalisation of the index.

Risk/Return Profiles

The risk/return profile-value is determined by the 10Y average risk (calculated by the standard deviation) on the X-axis and the 10Y average return on the Y-axis.

Velocity

This liquidity measure is calculated by the number of shares traded over a 12-month period divided by the free-float adjusted shares in issue at the end of the period.

Volatility

The volatility shows the variability of returns over a 12-month period, revealing the extent by which the returns of an index value change from the average. Low volatility indicates the returns for an index have stayed quite close to the average whereas a high volatility would indicate a larger fluctuation over the time period. Volatility can therefore be seen as a market measure for risk.

Section 7

Data Vendor Codes

Data Vendor Codes - Indices



	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
UK DIVERSIFIED INDEX	ELUDE	ELUDU	ELUDG	ELUDJ	ELUDA		TELUDE	TELUDU	TELUDG	TELUDJ	TELUDA							
UK HEALTHCARE INDEX	ELUHE	ELUHU	ELUHG	ELUHJ	ELUHA		TELUHE	TELUHU	TELUHG	TELUHJ	TELUHA							
UK INDEX	ELUK	ELUKU	ELUKG	ELUKJ	ELUKA		TELUK	TELUKU	TELUKG	TELUKJ	TELUKA		NEPUK	NUPUK	NPPUK	NYPUK		
UK INDUSTRIAL INDEX	ELUIE	ELUIU	ELUIG	ELUIJ	ELUIA		TELUIE	TELUIU	TELUIG	TELUIJ	TELUIA							
UK LIQUID INDEX	LIQELUE	LIQELUU	LIQELUG	LIQELUJ	LIQELUA	LIQELUH (HKD), LIQELUS (SGD)	TLQELUE	TLQELUU	TLQELUG	TLQELUJ	TLQELUA	TLQELUH (HKD), TLQELUS (SGD)						
UK LODGINGS/RESORTS INDEX	ELULE	ELULU	EULUG	EULUJ	ELULA		TELULE	TELULU	TEULUG	TEULUJ	TEULUA							
UK NON-REITS INDEX	ENUKNRE	ENUKNRU	ENUKNRG	ENUKNRJ			TENUKNRE	TENUKNRU	TENUKNRG	TENUKNRJ								
UK OFFICE INDEX	ELUFE	ELUFU	ELUFG	ELUFJ	ELUFA		TELUFE	TELUFU	TELUGF	TELUFJ	TELUFA							
UK PROPERTY INDEX	INAVEUPE	INAVEUPU	INAVEUPG			INAVEUPC (CHF)												
UK REITS INDEX	ENUKRE	ENUKRU	ENUKRG	ENUKRJ			TENUKRE	TENUKRU	TENUKRG	TENUKRJ								
UK RESIDENTIAL INDEX	ELUEE	ELUEU	ELUEG	ELUEJ	ELUEA		TELUUE	TELUUE	TELUUG	TELUUEJ	TELUUEA							
UK RETAIL INDEX	ELUTE	ELUTU	ELUTG	ELUTJ	ELUTA		TELUUE	TELUUTU	TELUUG	TELUUTJ	TELUUTA							
UK SELF STORAGE INDEX	ELUSE	ELUSU	ELUSG	ELUSJ	ELUSA		TELUSE	TELUSU	TELUSG	TELUSJ	TELUSA							
UK SPECIALTY INDEX	ELUPE	ELUPU	ELUPG	ELUPJ	ELUPA		TELUPE	TELUPU	TELUPG	TELUPJ	TELUPA							
US DIVERSIFIED INDEX	ELUDE	ELUDU	ELUDG	ELUDJ	ELUDA		TUNUDE	TUNUDU	TUNUDG	TUNUDJ	TUNUDA							
US DIVIDEND INDEX	ENUD																	
US HEALTHCARE INDEX	UNUHE	UNUHU	UNUHG	UNUHJ	UNUHA		TUNUHE	TUNUHU	TUNUHG	TUNUHJ	TUNUHA							
US INDEX	ENUS	UNUS	PNUS	YNUS			REUS	RUUS	RPNUS	RYUS			TRNUSE	TRNUSU	TRNUSG	TRNUSJ		
US INDUSTRIAL INDEX	UNUIE	UNUIU	UNUIG	UNUIJ	UNUIA		TUNUIE	TUNUIU	TUNUIG	TUNUIJ	TUNUIA							
US INDUSTRIAL/OFFICE MIXED INDEX	UNUME	UNUMU	UNUMG	UNUMJ	UNUMA		TUNUME	TUNUMU	TUNUMG	TUNUMJ	TUNUMA							
US LODGINGS/RESORTS INDEX	UNULE	UNULU	UNULG	UNULJ	UNULA		TUNULE	TUNULU	TUNULG	TUNULJ	TUNULA							
US OFFICE INDEX	UNUFA	UNUFU	UNUFG	UNUFJ	UNUFA		TUNUFA	TUNUFU	TUNUFG	TUNUFJ	TUNUFA							
US RESIDENTIAL INDEX	UNUEE	UNUEU	UNUEG	UNUEJ	UNUEA		TUNUEE	TUNUEU	TUNUEG	TUNUEJ	TUNUEA							
US RETAIL INDEX	UNUTE	UNUTU	UNUTG	UNUTJ	UNUTA		TUNUTE	TUNUTU	TUNUTG	TUNUTJ	TUNUTA							
US SELF STORAGE INDEX	UNUOE	UNUOU	UNUOG	UNUOJ	UNUOA		TUNUOE	TUNUOU	TUNUOG	TUNUOJ	TUNUOA							
US SPECIALTY INDEX	UNUPE	UNUPU	UNUPG	UNUPJ	UNUPA		TUNUPE	TUNUPU	TUNUPG	TUNUPJ	TUNUPA							

Data Vendor Codes - Indices

REUTERS		Price Indices						Gross Total Return Indices						Net Total Return Indices					
		EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
SPAIN INDEX								.FTEPSPE	.FTEPSPU	.FTEPSPY	.FTEPSPS		.FTEPSPL	.FTTRPSPE	.FTTRPSPU	.FTTRPSPS	.FTTRPSPY		.FTTRPSPL
SWEDEN INDEX								.FTELSDI	.FTELSDU	.FTELSDY	.FTELSDS		.FTELSDL	.FTTELSDE	.FTTELSDU	.FTTELSDS	.FTTELSDY		.FTTELSOL
SWITZERLAND INDEX								.FTELSWI	.FTELSWU	.FTELSWY	.FTELSWS		.FTELSWL	.FTTELSWE	.FTTELSWU	.FTTELSWS	.FTTELSWSY		.FTTELSOL
UK INDEX					.FTELUK			.FTELUKI	.FTELUKU	.FTELUKY	.FTELUKS		.FTELUKL	.FTTRPUKE	.FTTRPUKU	.FTTRPUKS	.FTTRPUKY		.FTTRPUKL
UK NON-REITS INDEX								.FTENUKNRE	.FTENUKNRI	.FTENUKNRS	.FTENUKNRY		.FTENUKNRS						
UK REITS INDEX								.FTENUKRE	.FTENUKRI	.FTENUKRS	.FTENUKRY		.FTENUKRS						
US DIVIDEND+ INDEX		.FTENUD						.FTENUKRE	.FTENUKRI	.FTENUKRS	.FTENUKRY		.FTENUKRS						
US INDEX			.FTUNUS					.FTUNUSE	.FTUNUSU	.FTUNUSY	.FTUNUSS		.FTUNUSL	.FTTUNUSE	.FTTUNUSU	.FTTUNUSS	.FTTUNUSY		.FTTUNUSL

Data Vendor Codes - Indices



DATASTREAM

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
ASIA INDEX	EPRAAS PI	EPRAASU PI	EPRAASG PI				EPRAASE RI	EPRAASU RI	EPRAASG RI									
AUSTRALIA INDEX	EPRAAUE PI	EPRAAUU PI				EPRAAUA PI	EPRAAUE RI	EPRAAUU RI				EPRAAUA RI						
AUSTRIA INDEX	EPRAAUS PI	EPRAAUS PI					EPRAAUS RI	EPRAAUS RI										
BELGIUM INDEX	EPRAABG PI	EPRAABGU PI					EPRAABG RI	EPRAABGU RI										
CANADA INDEX	EPRAACAE PI	EPRAACAU PI				EPRAACAC PI	EPRAACAE RI	EPRAACAU RI				EPRAACAC RI						
DENMARK INDEX	EPRAADKE PI	EPRAADKU PI				EPRAADKD PI	EPRAADKE RI	EPRAADKU RI				EPRAADKD RI						
EUROPE EURO ZONE INDEX	EPRAEZE PI	EPRAEZU PI	EPRAEZG PI				EPRAEZE RI	EPRAEZU RI	EPRAEZG RI									
EUROPE EX UK INDEX	EPRAXLUE PI	EPRAXLJU PI	EPRAXLUG PI				EPRAXLUE RI	EPRAXLJU RI	EPRAXLUG RI									
EUROPE INDEX	EPRAAKE PI	EPRAAKU PI	EPRAAKG PI				EPRAAKE RI	EPRAAKU RI	EPRAAKG RI									
FINLAND INDEX	EPRAFNE PI	EPRAFNU PI					EPRAFNE RI	EPRAFNU RI										
FRANCE INDEX	EPRAFRE PI	EPRAFRU PI					EPRAFRE RI	EPRAFRU RI										
GERMANY INDEX	EPRAGRE PI	EPRAGRU PI					EPRAGRE RI	EPRAGRU RI										
GLOBAL EX ASIA INDEX	EPRGXAE PI	EPRGXAU PI	EPRGXAG PI				EPRGXAE RI	EPRGXAU RI	EPRGXAG RI									
GLOBAL EX EUROPE INDEX	EPRIXEE PI	EPRIXEU PI	EPRIXEG PI				EPRIXEE RI	EPRIXEU RI	EPRIXEG RI									
GLOBAL EX NORTH AMERICA INDEX	EPRIXNAE PI	EPRIXNAU PI	EPRIXNAG PI				EPRIXNAE RI	EPRIXNAU RI	EPRIXNAG RI									
GLOBAL INDEX	EPRIAGLE PI	EPRIAGLU PI	EPRIAGLG PI				EPRIAGLE RI	EPRIAGLU RI	EPRIAGLG RI									
HONG KONG INDEX	EPRAHKE PI	EPRAHKU PI				EPRAHKH PI	EPRAHKE RI	EPRAHKU RI				EPRAHKH RI						
IRELAND INDEX	EPRAIRE PI	EPRAIRU PI					EPRAIRE RI	EPRAIRU RI										
ITALY INDEX	EPRIATE PI	EPRIATU PI					EPRIATE RI	EPRIATU RI										
JAPAN INDEX	EPRAJPE PI	EPRAJPU PI				EPRAJPU PI	EPRAJPE RI	EPRAJPU RI				EPRAJPU RI						
NETHERLANDS INDEX	EPRIANLE PI	EPRIANLU PI					EPRIANLE RI	EPRIANLU RI										
NORTH AMERICA INDEX	EPRIANAE PI	EPRIANAU PI	EPRIANAG PI				EPRIANAE RI	EPRIANAU RI	EPRIANAG RI									
NORWAY INDEX	EPRIANNE PI	EPRIANNU PI				EPRIANNN PI	EPRIANNE RI	EPRIANNU RI				EPRIANNN RI						
PORTUGAL INDEX	EPRIAPRE PI	EPRIAPRU PI					EPRIAPRE RI	EPRIAPRU RI										
SINGAPORE INDEX	EPRIASGE PI	EPRIASGU PI				EPRIASGS PI	EPRIASGE RI	EPRIASGU RI				EPRIASGS RI						
SPAIN INDEX	EPRIASPE PI	EPRIASPU PI					EPRIASPE RI	EPRIASPU RI										
SWEDEN INDEX	EPRIASWE PI	EPRIASWU PI				EPRIASWS PI	EPRIASWE RI	EPRIASWU RI				EPRIASWS RI						
SWITZERLAND INDEX	EPRIASZE PI	EPRIASZU PI				EPRIASZC PI	EPRIASZE RI	EPRIASZU RI				EPRIASZC RI						
UK INDEX	EPRAUKE PI	EPRAUKU PI	EPRAUKG PI				EPRAUKE RI	EPRAUKU RI	EPRAUKG RI									
US INDEX	EPRAUSE PI	EPRAUSU PI					EPRAUSE RI	EPRAUSU RI										



THOMSON ONE

ASIA 33 INDEX	ENAD-LN		
ASIA DIVIDEND+ INDEX	ENAD-LN		
ASIA INDEX	EGAS-LN	UGAS-LN	
AUSTRALIA INDEX	EOAA-LN		ELAU-LN
EUROPE CAPPED INDEX	EDEU-LN		
EUROPE EURO ZONE CAPPED INDEX	EDEU-LN		
EUROPE EURO ZONE INDEX	EDEU-LN		
EUROPE EX UK CAPPED INDEX	EOUK-LN		
EUROPE EX UK DIVIDEND+ INDEX	ENED-LN		
EUROPE EX UK INDEX	ELUK-LN		
EUROPE INDEX	EPRA-LN	UPRA-LN	
EUROPE NON-REITS INDEX	ENEE-LN		
EUROPE REITS INDEX	EREE-LN		
EUROPE UK RESTRICTED INDEX	EPNG-LN		
GLOBAL DIVIDEND+ INDEX	ENGD-LN		
GLOBAL EX US INDEX	EGKU-LN		
GLOBAL INDEX	ENGL-LN	UNGL-LN	
HONG KONG INDEX			ELHK-LN
JAPAN INDEX			ELJP-LN
NORTH AMERICA INDEX	EGNA-LN	UGNA-LN	
UK INDEX			ELUK-LN
US DIVIDEND+ INDEX	ENUD-LN		
US INDEX		UNUS-LN	

Data Vendor Codes - Indices



THOMSON GLOBAL TOPIC

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
ASIA 33 INDEX	=EN33.FT																	
ASIA DIVIDEND+ INDEX	=ENAD.FT																	
ASIA INDEX	=EGAS.FT	=UGAS.FT																
AUSTRALIA INDEX						=ELAU.FT												
EUROPE CAPPED INDEX	=EORA.FT																	
EUROPE EURO ZONE CAPPED INDEX	=EOEU.FT																	
EUROPE EURO ZONE INDEX	=EPAU.FT																	
EUROPE EX UK CAPPED INDEX	=EOUK.FT																	
EUROPE EX UK DIVIDEND+ INDEX	=ENDP.FT																	
EUROPE EX UK INDEX	=EXUK.FT																	
EUROPE INDEX	=EPRA.FT	=UPRA.FT																
EUROPE NON-REITS INDEX	=ENEE.FT																	
EUROPE REITS INDEX	=EREE.FT																	
EUROPE UK RESTRICTED INDEX	=EPNO.FT																	
GLOBAL DIVIDEND+ INDEX	=ENGD.FT																	
GLOBAL EX US INDEX	=EGXU.FT																	
GLOBAL INDEX	=ENGL.FT	=UNGL.FT																
HONG KONG INDEX						=ELHK.FT												
JAPAN INDEX						=ELJP.FT												
NORTH AMERICA INDEX	=EGNA.FT	=UGNA.FT																
UK INDEX						=ELUK.FT												
US DIVIDEND+ INDEX	=ENUD.FT																	
US INDEX		=UNUS.FT																



ASIA 33 INDEX	3220069					
ASIA DIVIDEND+ INDEX	2677759					
ASIA INDEX	1313678	1313682				
AUSTRALIA INDEX					1314427	
EUROPE CAPPED INDEX	3191123					
EUROPE EURO ZONE CAPPED INDEX	3191105					
EUROPE EURO ZONE INDEX	1125979					
EUROPE EX UK CAPPED INDEX	3191135					
EUROPE EX UK DIVIDEND+ INDEX	2289296					
EUROPE EX UK INDEX	1148544					
EUROPE INDEX	1125954	1148773				
EUROPE NON-REITS INDEX	3135083					
EUROPE REITS INDEX	3135068					
EUROPE UK RESTRICTED INDEX	1181456					
GLOBAL DIVIDEND+ INDEX	2677743					
GLOBAL EX US INDEX	2337044					
GLOBAL INDEX	1313614	1313646				
HONG KONG INDEX					1314349	
JAPAN INDEX					1314439	
NORTH AMERICA INDEX	1313713	1314124				
UK INDEX					1126372	
US DIVIDEND+ INDEX	2677767					
US INDEX		1314322				

Version: January 2010

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Gafisa	BRAZ	BRGFS AACNOR3	GFS A3 BZ	GFS A3.SA	GFS A3.BSP
Brascan Residential Properties SA	BRAZ	BRBISAACNOR8	BISA3 BZ	BISA3.SA	BISA3-BSP
BR Malls Participacoes S/A Ord	BRAZ	BRBRMLACNOR9	BRML3 BZ	BRML3.SA	BRML3-BSP
Klabin Segall S/A Ord	BRAZ	BRKSSAACNOR8	KSSA3 BZ	KSSA3.SA	KSSA3-BSP
Camargo Correa Desenvolvimento Imo	BRAZ	BRCCIMACNOR5	CCIM3 BZ	CCIM3.SA	CCIM3-BSP
Rodobens Negocios Imobiliarios S/A Or	BRAZ	BRRDNIACNOR9	RDN I3 BZ	RDN I3.SA	RDN I3-BSP
Iguatemi Empresa de Shopping Centers	BRAZ	BRIGTAACNOR5	IGTA3 BZ	IGTA3.SA	IGTA3-BSP
Inpar SA	BRAZ	BRINPRACNOR3	INPR3 BZ	INPR3.SA	-NA-
MRV Engenharia e Participacoes SA	BRAZ	BRMRVEACNOR2	MRVE3 BZ	MRVE3.SA	MRVE3-BSP
Multiplan Empreendimentos Imobiliaros	BRAZ	BRMULTACNOR5	MULT3 BZ	MULT3.SA	MULT3-BSP
Cyrela Commercial Properties	BRAZ	BRCCPRACNOR9	CCPR3 BZ	CCPR3.SA	CCPR3-BSP
Cyrela Brazil Realty S/A Empreendimer	BRAZ	BRCYREACNOR7	CYRE3 BZ	CYRE3.SA	CYRE3-BSP
Guangzhou R&F Properties (H)	CHN	CNE100000569	2777 HK	2777.HK	-NA-
Shanghai Lujiazui Fin & Trade Dev (B)	CHN	CNE000000HH6	900932 CH	600663.SS	-NA-
China Merchants Prop (B)	CHN	CNE000000891	200024 CH	000024.SZ	-NA-
Jinqiao Export Processing (B)	CHN	CNE000000941	900911 CH	600639.SS	-NA-
Beijing North Star (H)	CHN	CNE100000262	588 HK	601588.SS	-NA-
Shenzhen Vanke (B)	CHN	CNE0000008Q1	200002 CH	000002.SZ	-NA-
Six Of October Development & Investm	EGY	EGS65851C015	OCDI EY	OCDI.CA	-NA-
Parsvnath Developers	IDA	INE561H01018	PARSV IN	PARV.BO	532780-BOM
DLF	IDA	INE271C01023	DLFU IN	DLF.BO	532868-BOM
IVR Prime Urban Developers	IDA	INE414I01018	IVR IN	IVR.BO	532881-BOM
Unitech	IDA	INE694A01020	UT IN	UNTE.BO	507878-BOM
Ansal Properties & Infrastructure	IDA	INE436A01026	APIL IN	ANSP.BO	500013-BOM
Peninsula Land	IDA	INE138A01028	PENL IN	PENL.BO	503031-BOM
Ciputra Develop	INDO	ID1000058803	CTRA IJ	CTRA.JK	-NA-
Bakrieland Devel	INDO	ID1000088701	ELTY IJ	ELTY.JK	-NA-
Lippo Karawaci	INDO	ID1000108905	LPKR IJ	LPKR.JK	-NA-
IGB	MAL	MYL1597OO003	IGB MK	IGBS.KL	-NA-
Land And General	MAL	MYL3174OO009	LGH MK	LAND.KL	-NA-
YNH Property	MAL	MYL3158OO002	YNHB MK	YNHB.KL	-NA-
SP Setia	MAL	MYL8664OO004	SPSB MK	SETI.KL	-NA-
KLCC Property Holdings	MAL	MYL5089OO007	KLCC MK	KCCP.KL	-NA-
Consorcio Ara	MEX	MXP001161019	ARA* MM	ARA.MX	-NA-
Geo B	MEX	MXP3142C1177	GEOB MM	GEOB.MX	-NA-
Sare Holding S.A. de C.V.	MEX	MX01SA030007	SAREB MM	SAREB.MX	-NA-
Urbi Desarrollos Urbanos	MEX	MX01UR000007	URBI* MM	URBI.MX	-NA-
Desarrolladora Homex SA de CV	MEX	MX01HO000007	HOMEX* MM	HOMEX.MX	-NA-

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Vista Land & Lifescapes	PHIL	PHY9382G1068	VLL PM	VLL.PS	-NA-
Filinvest Land	PHIL	PHY249161019	FLI PM	FLI.PS	-NA-
Megaworld Corporation	PHIL	PHY594811127	MEG PM	MEG.PS	-NA-
SM Prime Hldgs	PHIL	PHY8076N1120	SMPH PM	SMPH.PS	-NA-
Ayala Land	PHIL	PHY0488F1004	ALI PM	ALI.PS	-NA-
Robinson's Land Corporation	PHIL	PHY731961264	RLC PM	RLC.PS	-NA-
LC Corp SA	POL	PLLCRRP00017	LCC PW	LCCA.WA	-NA-
Globe Trade Centre	POL	PLGTC0000037	GTC PW	GTCA.WA	GTC-WAR
Fountainhead Property Trust *	SAF	ZAE000097416	FPT SJ	FPTJ.J	-NA-
SA Corporate Real Estate Fund *	SAF	ZAE000083614	SAC SJ	SACJ.J	-NA-
Redefine Income Find	SAF	ZAE000023503	RDF SJ	RDFJ.J	-NA-
Growthpoint Prop Ltd	SAF	ZAE000037669	GRT SJ	GRTJ.J	-NA-
Hyprop Investments Ltd	SAF	ZAE000003430	HYP SJ	HYPJ.J	-NA-
Pangbourne Prop Ltd	SAF	ZAE000005252	PAP SJ	PAPJ.J	-NA-
Emira Property Fund *	SAF	ZAE000050712	EMI SJ	EMIJ.J	-NA-
Quality Houses	THAI	TH0256A10Z04	QH TB	QH.BK	-NA-
Central Pattana	THAI	TH0481A10Z01	CPN TB	CPN.BK	-NA-
Land & Houses	THAI	TH0143010Z08	LH TB	LH.BK	-NA-
LPN Development	THAI	TH0456010Z04	LPN TB	LPN.BK	-NA-
Asian Property Development	THAI	TH0308010Z07	AP TB	AP.BK	-NA-
Amata Corp	THAI	TH0617A10Z08	AMATA TB	AMAT.BK	-NA-
Preuksa Real Estate	THAI	TH0878010006	PS TB	-NA-	-NA-
Property Perfect	THAI	TH0352010Z05	PF TB	-NA-	-NA-
SC Asset	THAI	TH0747010005	SC TB	-NA-	-NA-
Supalai PCL	THAI	TH0371010Z05	SPALI TB	SPAL.BK	-NA-
Is Gayrimenkul Yatirim Ortak *	TUR	TRAISGYO91Q3	ISGYO TI	YKGYO.IS	-NA-
Hung Poo Real Estate Development	TWN	TW0002536000	2536 TT	2536.TW	-NA-
Mirland Development Corp	AIM	CY0100141015	MLD LN	MLD.L	-NA-
Carpathian	AIM	GB00B0B66533	CPT LN	CPTA.L	CPT-LON
Raven Russia	AIM	GB00B0D5V538	RUS LN	RUS.L	-NA-
Treveria	AIM	GB00B0RFL714	TRV LN	DTR.L	DTR-LON
Atlas Estates	AIM	GB00B0WDBP88	ATLS LN	ATLE.L	ATLS-LON
Ablon Group	AIM	GG00B1LB2139	ABL LN	ABL.L	ABL-LON
Sirius Real Estate	AIM	GG00B1W3VF54	SRE LN	DDS.L	SRE-LON
China Real Estate Opportunities	AIM	JE00B1P8F991	CREO LN	CREO.L	-NA-
Blackrock International Land	AIM	IE00B134XK63	BLK LN	-NA-	-NA-
London & Stamford Property	AIM	GG00B1Z5TP40	LSP LN	-NA-	-NA-
Rugby Estates	AIM	GB0007601551	RUGB LN	-NA-	-NA-

Version: January 2010

76

Data Vendor Codes - Index Constituents

Constituent	Country	ISIN		REUTERS	
Dolphin Capital Investors	AIM	VGG2803G1028	DCI LN	DOLC.L	-NA-

Contacts



EPRA

EPRA
Boulevard de la Woluwe 62 Woluwelaan
1000 Brussels
Belgium
Tel: +32 2739 1010
Fax: +32 2739 1020
E-mail: info@epra.com
Website: www.epra.com



NAREIT

NAREIT
1875 Eye Street
N.W., Suite 600
Washington D.C., 20006
USA
Tel: +1 202 739 9400
Fax: +1 202 739 9401
E-mail: info@nareit.com
Website: www.nareit.com



FTSE

UK
Client Services
FTSE
12th Floor
10 Upper Bank Street
Canary Wharf
London, E14 5NP
UK
+44 (0) 20 7448 1810
+44 (0) 20 7448 1804 (fax)

France
Client Services
FTSE
40 rue La Boétie
75008 Paris
FRANCE
+33 (0) 1 53 76 82 88
+33 (0) 1 53 76 82 71 (fax)

Spain
Client Services
FTSE
Paseo de la Castellana 66,
28046 Madrid,
Spain
+34 (0) 91 411 37 87

Germany
Client Services
FTSE
Nibelungenplatz 3
60318 Frankfurt
GERMANY
+49 69 15685143
+49 69 15976604 (fax)

Hong Kong
Client Services
FTSE
Suite 609-612
One International Finance Centre
Hong Kong
+852 2230 5800
+852 2230 5804 (fax)
In Singapore please ring +65 223 3738

Japan
Client Services
FTSE
Yamato Seimei Building 21F,
1-1-7 Uchisaiwaicho,
Chiyoda-Ku,
Tokyo
JAPAN
+81 3 3581 2811
+81 3 3581 1423 (fax)

USA – East Coast
Client Services
FTSE
1330 Avenue of the Americas,
10th Floor,
New York,
New York 10019
+(1) 212 641 6160
+(1) 212 641 6190 (fax)

USA – West Coast
Client Services
FTSE Americas Inc.
251 Post Street,
Suite 200,
San Francisco, CA 94108
USA
+1 415 445 5660
+1 415 445 5666 (fax)

E-mail: info@ftse.com
Website: www.ftse.com

Disclaimer



EPRA DISCLAIMER

EPRA® does not intend this presentation to be a solicitation related to any particular company, nor does it intend to provide investment, legal or tax advice. Investors should consult with their own investment, legal or tax advisers regarding the appropriateness of investing in any of the securities or investment strategies discussed in this presentation. Nothing herein should be construed to be an endorsement by EPRA of any specific company or products or as an offer to sell or a solicitation to buy any security or other financial instrument or to participate in any trading strategy. EPRA expressly disclaims any liability for the accuracy, timeliness or completeness of data in this presentation. Unless otherwise indicated, all data are derived from, and apply only to, publicly traded securities. Any investment returns or performance data (past, hypothetical, or otherwise) are not necessarily indicative of future returns or performance.



NAREIT DISCLAIMER

NAREIT® does not intend this presentation to be a solicitation related to any particular company, nor does it intend to provide investment, legal or tax advice. Investors should consult with their own investment, legal or tax advisers regarding the appropriateness of investing in any of the securities or investment strategies discussed in this presentation. Nothing herein should be construed to be an endorsement by NAREIT of any specific company or products or as an offer to sell or a solicitation to buy any security or other financial instrument or to participate in any trading strategy. NAREIT expressly disclaims any liability for the accuracy, timeliness or completeness of data in this presentation. Unless otherwise indicated, all data are derived from, and apply only to, publicly traded securities. Any investment returns or performance data (past, hypothetical, or otherwise) are not necessarily indicative of future returns or performance.



FTSE DISCLAIMER

© FTSE International Limited ("FTSE") 2009. All rights reserved.

"FTSE®" is a registered trade mark of the London Stock Exchange Plc and The Financial Times Limited and is used by FTSE under licence. "NAREIT®" is the trade mark of the National Association of Real Estate Investment Trusts and "EPRA®" is the trade mark of the European Public Real Estate Association. The FTSE EPRA/NAREIT Global Real Estate Index Series (the "Index Series") is calculated by FTSE. All rights in and to the Index Series vest in FTSE and/or relevant partners. No part of this publication may be reproduced, stored in retrieval system or transmitted by any other form or means whether electronic, mechanical, photocopying, recording or otherwise without the prior permission of FTSE. All information is provided for information purposes only. Whilst every effort is made to ensure that all information given by FTSE in this publication is accurate, no responsibility or liability can be accepted by FTSE for any errors or for any loss arising from use of this publication. Distribution of FTSE index values and the use of FTSE indices to create financial products requires a license with FTSE.



EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

Boulevard de la Woluwe 62 Woluwelaan
1200 Brussels
Belgium

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