



FTSE EPRA/NAREIT Global Real Estate Index

The FTSE EPRA/NAREIT global real estate Index declined 3.8% in March. Global equity markets continued to decline (-2.2%) with the bond market also ending the month in the negative (-0.1%). Europe real estate markets declined 310 bps while North America made a comeback gaining 1% in one month. Asia-Pacific real estate declining a further 8.8% was the most troubling. Europe (-1.8%) joins North America (-7.2%) and Asia Pacific (-22.8%) in terms of posting a loss since the beginning of the year. All returns are expressed in €

Compounded five-year annual returns confirm the global real estate lead over global equities and global bonds. The average annual return of 14.4% for real estate significantly outperforms the figures of 10.9% and 3.8% for global equities and global bonds, respectively. Global real estate returns over the five-year period stand at 96.1%, global equities gained 67.6% while global bonds returned 20.7%.

Asset Classes (EUR)	Mar-08 Return %	YTD Return %	Rolling 5 Yrs Return %	Average Annual Return %
Global Real Estate	-3.8	-12.9	96.1	14.4
Global Equities	-2.2	-12.0	67.6	10.9
Global Bonds	-0.1	3.9	20.7	3.8
Europe Real Estate	-3.1	-1.8	138.5	19.0
N. America Real Estate	1.0	-7.2	65.9	10.7
Asia Real Estate	-8.8	-22.8	128.8	18.0

Source: EPRA/FTSE/JP Morgan

Asia-Pacific

Country-level performance in the Asia-Pacific region remained disappointing in March. EPRA/NAREIT Singapore (SG\$) stood out as the only region posting a gain during the previous month (1.2%). EPRA/NAREIT Australia (A\$) placed itself in second position with a loss of 0.1%. EPRA/NAREIT Hong Kong (HK\$) index posted a dramatic decline of 10.3%. EPRA/NAREIT New Zealand (NZ\$) and EPRA/NAREIT Japan (JPY) continued their poor runs from the previous months by declining 2.4% and 6.1%, respectively. The 36-months rolling volatility stands at 16.76%.

Country	Mar-08 Return %	YTD Return %	Rolling 5 Yrs Return %	Average Annual Return %
Asia (EUR)	-8.8	-22.8	128.8	18.0
Australia (AUD)	-0.1	-18.5	66.9	10.8
Hong Kong (HKD)	-10.3	-24.3	339.8	34.5
Japan (JPY)	-6.1	-19.8	197.0	24.3
Singapore (SGD)	1.2	-7.2	345.5	34.8
New Zealand (NZD)	-2.4	-9.7	-NA-	-NA-

Source: EPRA

NTT Urban development (Japan) topped the performers list by posting a total monthly return of 8.71%. Aeon Mall Co Ltd, also from Japan, made it to the top-five performers list - strong sales at its malls and a merger with the Diamond City Co may have been the primary reason behind the advancement. Mirvac group returned 6.28% due to the dividend payout of 2.13%. The remaining two firms belonging to the top-five performers list were both from Singapore. CapitaCommercial Trust and Ascendas REIT posted returns of 7.25% and 5.78%, respectively.

On the other side of the spectrum, Australian firm Macquaire slipped to the bottom of the list. Despite the dividend return of 3.48%, the total returns for the month fell by 26.84%. Another Australian property firm, the Sunland Group, experienced a fall to its 12-month low share price, posting negative returns (-25.94%). The star performer of February from the region, Agile Properties Holdings, ended at the bottom of the performers' list and eliminated the



gains it posted in the previous month. Joined by FKP property Group (-21.92%) and Shenzhen Investments (-23.19%).

Europe

EPRA/NAREIT Europe Index ended the month in the red (-3.1%). France out-performed other member economies by posting a positive return (0.8%). The Netherlands fell by 3.2%, while UK (-1.7%) and Sweden (-2.2%) also ended on a negative note. As a result, the EPRA/NAREIT Europe Index is down for the first time on a composite level, year-to-date. Europe's 36-month volatility is 16%, the lowest of the three regions

Country	Mar-08 Return %	YTD Return %	Rolling 5 Yrs Return %	Average Annual Return %
Europe (EUR)	-3.1	-1.8	138.5	19.0
UK (GBP)	-1.7	1.3	144.4	19.6
Netherlands (EUR)	-3.2	2.7	146.9	19.8
France (EUR)	0.8	6.0	257.1	29.0
Sweden (SEK)	-2.2	4.3	253.9	28.8

Source: EPRA

Societe de la Tour Eiffel led the best performers from Europe, by making a 16.76% gain for the month of March, showing a positive market reaction to the recent acquisitions. Primary Health Properties from the UK was a close second (14.65%). Followed by the German property firms, Partrizia (14.6%) and Alstria Office (14.55%). Partrizia is due to announce its annual results on April 02. Alstria Office announced that its profits more than tripled, mainly due to rises in rental income. The company raised its office holdings by 31% last year, and plans to raise the market value by € 3 billion in the coming five years. Globe Trade Centre (Poland) also ranked itself among the best performers of Europe in March (11.48%). The company, focused on emerging markets, has decided to retain a net income of \$158.6 million.

Weaker performers for the region included Risanamento (-32.66%), Minerva (-27.27%) and Invesco Property Income Trust (-23.91%). Risanamento said it was directly affected by the weakening of the financial markets, which curtailed demand specifically for its business. Minerva stocks plunged 71% in the last 12 months. The company stocks price was hit following the decision of Lend Lease Corp not to buy a half interest in a South London shopping mall. Joining this list is IVG Immobilien from Germany (-23.29%) and Aedes from Italy (-20.5%). Immobiliaria Colonial S.A. received takeover approaches following the failure of talks with Dubai's government.

North America

The EPRA/NAREIT North America Index bounced back from the previous month and posted a positive return of 5.4% measured in USD. As both North America (6.2%) and Canada (2.1%) reversed the pattern of negative figures since the beginning of the year. Building on last month's performance, the composite year-to-date return is positive for the region. With a volatility figure of 18.18% for 36-months rolling, it is the highest for the three regions.

Country	Mar-08 Return %	YTD Return %	Rolling 5 Yrs Return %	Average Annual Return %
North America (USD)	5.4	0.6	140.9	19.2
United States (USD)	6.2	1.4	137.5	18.9
Canada (CAD)	2.1	-3.8	104.7	15.4

Source: EPRA



Alexander's Inc (+17.21) headed the North America list in March. Associated Estates Realty (+16.14) was a close second. Kimco Realty and HCP pushed forward with 15.99% and 15.87%, respectively.

Getty realty posted a loss of 38.96% during the month; the share price plummeted to its lowest level in seven years. The company is not expected to receive full rents from a Russian-owned tenant. Maguire Properties (-37.02%) abandoned a plans to find a buyer for the second time in two years, which resulted in a stock price decline of 16%. In addition Centro Properties stocks made gains on the release of a \$450 million bond guarantee.

There were four deletions and no additions during the FTSE EPRA/NAREIT Global Real Estate Index quarterly reviews held on March 12. Centro Properties, Assura Group, Goldcrest and Marylebone Warwick Balfour were deleted from the FTSE EPRA/NAREIT indices.

The FTSE EPRA/NAREIT Global Real Estate Index consists of the largest and most heavily traded real estate stocks in Asia, Europe and North America. As of March 31, there were a total of 291 stocks in the index.

The EPRA Monthly Statistical Bulletin is available for EPRA members on: www.epra.com.



The following table highlights the performance of regions and countries over a number of time periods:

Index Description	Curr	Close Value 31-Mar	Div		Total		36 Mths Vity (%)
			Yld (%) 31-Mar	Rtn (%) QTD	Total Rtn (%) Mar-08	Total Rtn (%) YTD	
Global	EUR	2,071.41	4.19	- 12.93	- 3.82	- 12.93	15.19
Asia	EUR	1,616.26	3.63	- 22.82	- 8.76	- 22.82	16.90
Europe	EUR	2,578.51	3.80	- 1.77	- 3.13	- 1.77	15.89
North America	EUR	2,346.52	4.92	- 7.21	0.98	- 7.21	18.23
Global Ex-Asia	EUR	2,380.07	4.54	- 5.42	- 0.48	- 5.42	16.29
Global Ex-Europe	EUR	1,933.41	4.30	- 15.51	- 4.00	- 15.51	16.08
Global Ex-North America	EUR	2,007.22	3.69	- 16.42	- 6.83	- 16.42	14.91
Asia	EUR	1,616.26	3.63	- 22.82	- 8.76	- 22.82	16.90
Pure Asia	EUR	1,662.96	3.05	- 23.17	- 9.13	- 23.17	17.43
Japan	JPY	2,633.80	1.72	- 19.82	- 6.10	- 19.82	26.95
Australia	AUD	2,241.07	7.41	- 18.52	- 0.06	- 18.52	15.57
Pure Australia	AUD	2,192.89	7.63	- 19.70	- 0.19	- 19.70	16.60
Hong Kong	HKD	2,310.37	2.20	- 24.31	- 10.27	- 24.31	20.54
Singapore	SGD	1,878.54	3.45	- 7.19	1.21	- 7.19	22.06
New Zealand	NZD	1,301.74	7.02	- 9.70	- 2.42	- 9.70	15.19
Europe	EUR	2,578.51	3.80	- 1.77	- 3.13	- 1.77	15.89
Europe	EUR	1,937.48	-	- 2.41	- 3.49	- 2.41	15.99
Euro Zone	EUR	3,081.46	4.10	1.20	- 1.73	1.20	16.03
Euro Zone	EUR	2,173.61	-	0.52	- 2.08	0.52	16.20
Europe Ex UK	EUR	3,249.80	4.11	1.67	- 1.27	1.67	15.97
Europe Ex UK	EUR	2,320.36	-	0.99	- 1.68	0.99	16.11
Europe Liquid 40	EUR	2,524.65	3.71	- 1.31	- 3.63	- 1.31	16.71
Europe Liquid 40	EUR	1,852.23	-	- 1.93	- 3.94	- 1.93	16.84
Europe Liquid 40 Ex UK	EUR	3,520.87	4.06	3.24	- 2.15	3.24	16.64
Europe Liquid 40 Ex UK	EUR	2,412.38	-	2.52	- 2.50	2.52	16.86
UK	EUR	1,986.24	3.31	- 6.72	- 5.90	- 6.72	19.08
UK	EUR	1,563.06	-	- 7.26	- 6.19	- 7.26	19.18
Netherlands	EUR	3,280.43	5.53	2.66	- 3.24	2.66	16.11
France	EUR	4,246.79	3.83	6.01	0.82	6.01	19.29
Austria	EUR	1,256.05	2.73	- 5.82	- 3.95	- 5.82	16.55
Sweden	EUR	4,132.95	6.87	4.85	- 2.46	4.85	24.49
Germany	EUR	957.75	4.18	- 8.87	- 8.78	- 8.87	23.42
Switzerland	EUR	1,972.79	1.87	21.25	6.05	21.25	14.05
Belgium	EUR	2,137.69	5.65	4.33	0.58	4.33	10.51
Italy	EUR	2,553.63	3.36	- 16.79	- 7.07	- 16.79	26.14
Denmark	EUR	459.06	-	- 15.18	- 5.47	- 15.18	45.88
Finland	EUR	4,592.60	3.47	7.54	3.85	7.54	22.22
Poland	EUR	2,050.63	-	- 13.89	11.56	- 13.89	-NA-
UK	GBP	2,558.88	3.31	1.25	- 1.70	1.25	17.86
UK	GBP	2,013.91	-	0.67	- 2.00	0.67	17.98
Switzerland	CHF	1,937.20	1.87	14.80	4.89	14.80	14.22
Sweden	SEK	4,560.48	6.87	4.26	- 2.15	4.26	24.78
Denmark	DKK	460.75	-	- 15.17	- 5.38	- 15.17	45.91
Poland	PLN	2,230.36	-	- 15.80	11.48	- 15.80	-NA-
Nth America	USD	3,549.10	4.92	0.56	5.40	0.56	16.05
United States	USD	3,496.08	4.83	1.36	6.18	1.36	16.51
Canada	USD	4,607.99	5.95	- 7.46	- 2.58	- 7.46	14.53

Source: EPRA