



FTSE EPRA/NAREIT Global Real Estate Index

FTSE EPRA/NAREIT Global lost -20.1% in October, while Global equities and Global bonds returned -11.2% and +0.2%, respectively. European real estate markets finished -21.5%, North America -24.9% and Asia -12.4%. As the credit crunch continues to bite, the year-to-date return figures for the three regions slide further into negative territory. North America, out-performing the other two regions, returned -22.9% since the start of the year.

Five-year annual returns from global real estate are still above broader equities, although the difference has been declining over the last six months. On average, investments in the listed real estate sector had a return of 3.2%, global equities added 1.2% while global bonds added 4.1% for the investors. On a rolling five-year period, Global real estate are ahead with a figure of 17.0%, followed by Global Equities 6.0% and Global Bonds 22.3%. All returns are expressed in EUR.

Asset Classes (EUR)	Oct-08 Return %	YTD Return %	Rolling 5 Yrs Return %	Average Annual Return %
Global Real Estate	-20.1	-35.7	17.0	3.2
Global Equities	-11.2	-30.8	6.0	1.2
Global Bonds	0.2	4.5	22.3	4.1
Europe Real Estate	-21.5	-38.7	19.1	3.6
N. America Real Estate	-24.9	-22.9	15.7	3.0
Asia Real Estate	-12.4	-45.7	20.1	3.7

Source: EPRA/FTSE/JPMorgan

FTSE EPRA/NAREIT Global Index – Top 5 Performers

Company	Sector	Total Return
Primary Health Prop. *	Health Care	10.22%
Hang Lung Properties	Diversified	5.76%
Japan Real Estate *	Office	2.75%
Daibiru Corp.	Office	1.66%
Norwegian Property	Office	0.00%

FTSE EPRA/NAREIT Global Index – Bottom 3 performers

Company	Sector	Total Return
Nippon Commercial Investment	Diversified	-73.48%
Macquarie Countrywide *	Retail	-75.26%
ING Industrial Fund *	Industrial	-78.39%

ASIA-PACIFIC

EPRA/NAREIT Singapore (SGD) lost -19.1%, and EPRA/NAREIT Hong Kong (HKD) index posted a decline of -17.1% for the month. EPRA/NAREIT New Zealand (NZD) ended the October down -9.5%. EPRA/NAREIT Australia (AUD) and EPRA/NAREIT Japan (JPY) were also in the red posting -24% and -18.4%, respectively. The 36-months rolling volatility stands at 22.79%.



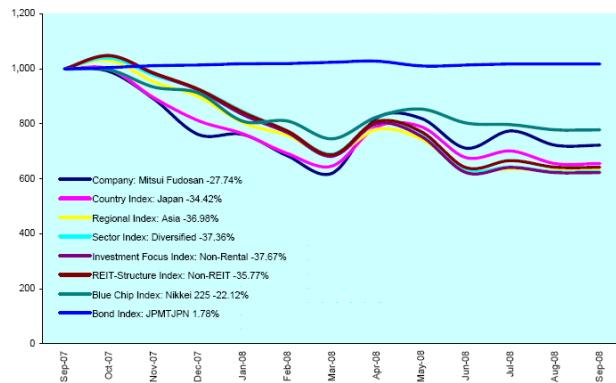
Country	Oct-08 Return %	YTD Return %	Rolling 5 Yrs Return %	Average Annual Return %
Asia (EUR)	-12.4	-45.7	20.1	3.7
Australia (AUD)	-24.0	-48.0	2.9	0.6
Hong Kong (HKD)	-17.1	-61.2	32.4	5.8
Japan (JPY)	-18.4	-41.5	44.2	7.6
Singapore (SGD)	-19.1	-55.6	34.0	6.0
New Zealand (NZD)	-9.5	-18.7	-NA-	-NA-

Source: EPRA

NTT Urban Development met its sharpest decline since its listing in November 2004, when it plunged 16% following a downgrade on its rating to “neutral” by UBS Securities Japan. A constituent of the FTSE EPRA/NAREIT Office Index, it has taken a direct hit from the contracting demand in its market of focus.

Tokyo office vacancies rose for the seventh consecutive month, combined with the deterioration of the lending markets, resulting in a 24% rise of real estate companies filing for bankruptcy protection. New City Residence Investment (non-EPRA constituent) filed for bankruptcy protection on October 09 with liabilities of USD 1.1 billion (112.4 billion JPY). Year to date, the five largest bankruptcies in the country are all real estate firms and property trusts.

Mitsui Fudosan's net income dropped to USD 326 million for the six months ended September - citing the rising inventory of unsold condominiums as the leading factor behind the fall of first-half profit of 13%. Operating profits from leasing totalled USD 530 million, an increase of 14% for the same period. The Tokyo-based company and largest Japanese developer by revenue, cut its full-year forecast by USD 50 million to USD 900 million.



Full-year profit targets were also revised by Japan's largest developer by market value, Mitsubishi Estate - the 13% forecast cut was smaller than what the market had anticipated. The company identified the weakening of demand in its market and has abandoned all acquisition plans for the year. Mitsubishi Estate ended the month down -15.07%.

Kowloon Development, the Hong Kong-based developer dropped 42% on October 28, the highest one-day fall since its listing in 1995, taking the share price decrease this year to 92%. The latest drop came after company reported a loss of USD 477 million from its equity and derivatives business. Companies are posting losses on derivatives and foreign-exchange due to the volatility ignited by the credit crunch. The loss represents 22% of group's net asset value as of end of June. The company, however, said that there will be no further losses due to financial instruments, as it does not have additional derivatives. The stock ended October -62.75%.

Valad property Group lost 12.5 Australian cents on October 09, a fall of 50% on the news of receivers being appointed to one of its larger customers. With this decline, the loss of company stock amounts to 90% this year. The end-of-month figure for Valad was -71.53%.



Ascendas is expected to buy USD 1 billion worth of property in Japan over the coming three years. The investment will be focused on the large cities, including Tokyo and Osaka according to the company spokeswoman Linda Chee. Ascendas aims to contribute up to 30%, and is inviting other investors to start the fund, with an expected size of USD 1 billion.

CapitaLand, the largest real-estate developer from Singapore announced that investment plans worth USD 2.6 billion will be held back due the current market conditions. The CEO of the company commented: "As I see it now, it is still not bottoming. You may think it's cheap but tomorrow, it will be cheaper". The company has invested more than USD 6 billion, earned through asset sales in the previous two years, and ended the month down -6.86%.

CapitaMall Trust surged on announcing a 14% increase in dividends at a time when Singapore's economy is headed for recession. In May, the trust agreed to buy a property worth USD 570 million, boosting its assets to over USD 7 billion as of June. CapitaMall has been expanding through acquisitions of shopping centers to boost rental revenues and returns for investors. CapitaMall ended October -15.56%.

GPT group announced a USD 1.2 billion rights offer in order to repay debt after property values declined. The company has been trying to sell its assets to meet its debt obligation while the reported first-half loss was due to write-downs to its property. The company end-of-month return figure was -44.05%. The weight of the stock will be adjusted in the index on November 11.

Following active issue of new shares by several US companies last month, the Asian counterparts seem to be following the example. The index constituents that have issued shares during October in Asia-Pacific are all from Australia. Investors have shown interest in relatively less leveraged balance sheets of property trusts, and companies are positioning themselves to benefit from the opportunities that have emerged.

Date	Company	Country	Amount of shares
14-Oct	Stockland	Australia	56 Mln
15-Oct	CFS Retail Property Trust	Australia	162 Mln
20-Oct	CFS Retail Property Trust	Australia	50 Mln
23-Oct	GPT Group	Australia	1 per 1 entitlement
28-Oct	Goodman Group	Australia	17 per 50 entitlement
30-Oct	FKP Property Group	Australia	5 per 14 entitlement

FTSE EPRA/NAREIT Asia Index – Top 5 performers

Company	Sector	Total Return
Hang Lung Properties	Diversified	5.76%
Japan Real Estate *	Office	2.75%
Daibiru Corp.	Office	1.66%
Country Garden Holdings	Diversified	0.00%
Westfield Group *	Retail	-1.44%

FTSE EPRA/NAREIT Asia Index – Bottom 3 performers

Company	Sector	Total Return
Nippon Commercial Investment	Diversified	-73.48%
Macquarie Countrywide *	Retail	-75.26%
ING Industrial Fund *	Industrial	-78.39%



EUROPE

The EPRA/NAREIT Europe Index lost -21.5% for the month. France and United Kingdom lost -20.6% and -22.3%, respectively. Other regional Indices are also down at the end of October, The Netherlands dipped -16.5%, while listed real estate in Sweden lost 15%. The end-of-month contribution put the year-to-date return for the region at -38.7%.

Europe Real Estate continues to be the least volatile of the three regions with 36-month volatility of 21.06%

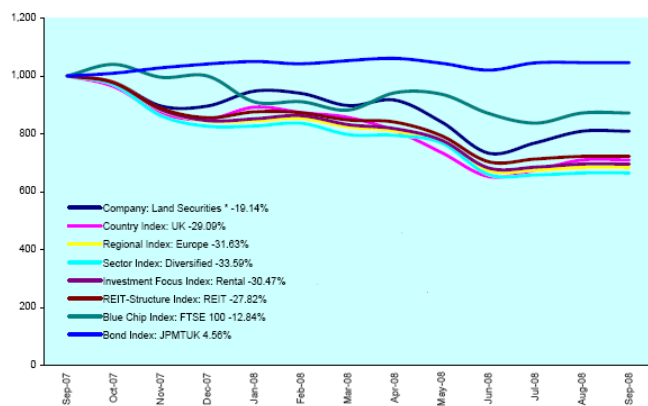
Country	Oct-08 Return %	YTD Return %	Rolling 5 Yrs Return %	Average Annual Return %
Europe (EUR)	-21.5	-38.7	19.1	3.6
UK (GBP)	-22.3	-36.2	15.9	3.0
Netherlands (EUR)	-16.5	-25.5	58.6	9.7
France (EUR)	-20.6	-28.3	100.1	14.9
Sweden (SEK)	-15.0	-34.5	62.2	10.2

Source: EPRA

Capital & Regional's Junction Fund, the USD 1.7 billion mall owner, secured new lending terms to accommodate the decline in asset values. Capital & Regional has a 27% stake in the fund and is co-managed by Aviva Investors. The new agreement is an increase of its maximum loan to value ratio by 10%, allowing debt to reach up to 70% of property values. The fund's loan-to-value ratio was 56% at the time of the agreement; however values of its malls have declined more than 25% this year. Capital & Regional finished the month down -72.93%.

Grainger PLC announced that it will meet the interest repayment terms "comfortably", thanks to an 18% increase in sales and reduced acquisitions. The largest listed residential landlord in the UK, generated GBP 168 million in property sales for the 12 months ended September, compared to GBP 143 million in the same period a year earlier. According to company statement, its sales revenue allows it to meet its covenant requirements, which will be reviewed in March. End-of-month return was -60.50%.

Land Securities has been appointed to transform schools in Kent under the British Schools for the Future (BSF) programme. The GBP 1.8 billion programme is aimed at enhancing school infrastructure and information communication technology. The first phase involves rebuilding and renovating secondary schools in the coming 15 years. Land Securities has already entered talks to sell Trillium to Telreal for USD 1.6 billion. The latest round of discussions comes at the back-drop of an unsuccessful attempt to sell Trillium to a Middle East group. End of the month total return for Land securities is -12.72%.



Westfield's flagship shopping mall made headlines, as the USD 2.8 billion retail project opens its doors in October. The centre is 99% let in London's White City, and is expected to generate sales of over EUR 1 billion and attract 20 million shoppers annually. Micheal Gutman, managing director of Westfield UK, acknowledged that it is not the best time to launch, but elaborated that shortage of retail space in London is a key factor behind the

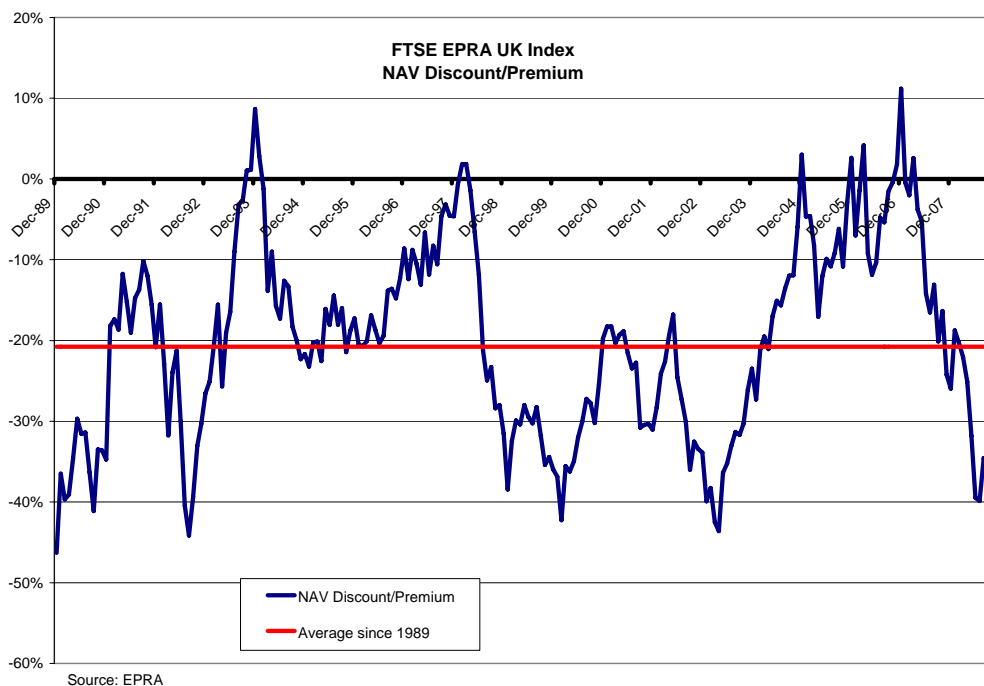


project. The Sydney-based company is developing another mall to be opened in 2011, next to the east London site of the 2012 Olympic Park. Investor total returns in the stocks stand at -1.44%.

Gecina announced extra dividends after splitting from Metrovacesa of Spain. The second-largest property company by market value in France will pay out EUR 250 million over two years. The Paris-based company plans to payout over the course of two years after it transfers properties valued at EUR 2 billion to Metrovacesa. Under the agreement Gecina will transfer 37 properties in France in exchange for shares. Metrovacesa has a stake of 27% in Gecina, making it the second-largest shareholder. Under the French law, Gecina must pass 50% of capital gains to its investors and gains from the separation. Capital gains are estimated at EUR 500 million. End-of-month loss for Gecina investors is -28.53%.

Klepierre, the French shopping mall owner controlled by BNP Paribas announced that its nine-month revenue rose 12% after the company expanded its retail portfolio. Revenues increased from EUR 480 million last year to EUR 540 million. Rental income is up 13% in the same period, while fee income rose 3.5%. The Paris-based company has increased the number of shopping centres in the French market as well as taking up assets in Poland and Portugal. The expansion into continental Europe is accelerated as it joined Dutch pension fund ABP to acquire Steen & Strom of Norway last month.

Renta Corporacion Real Estate reported a nine-month loss. The loss of USD 32 million comes as revenues for the periods slumped 60% to EUR 213 million. The Barcelona-based company that acquires, renovates and sells properties ended October down -30.45%.



The graph above displays the FTSE EPRA/NAREIT UK Real Estate Price Index vs. the published Net Asset Values of the constituents of the index. Over the period 1989 to date, the UK market has traded just below 20% discount to NAV. Currently, the index trades just under 45% discount to published NAV.

FTSE EPRA/NAREIT Europe Index – Top 5 performers

Company	Sector	Total Return
Primary Health Prop. *	Health Care	10.22%
Norwegian Property	Office	0.00%

European Public Real Estate Association



DIC Asset	Diversified	0.00%
Helical Bar	Diversified	-0.92%
Daejan Holdings	Diversified	-2.81%

FTSE EPRA/NAREIT Europe Index – Bottom 3 performers

Company	Sector	Total Return
Grainger Plc	Residential	-60.50%
Capital & Regional Props	Retail	-69.64%
Mapeley	Office	-72.32%

NORTH AMERICA

The EPRA/NAREIT North America ended the month down -32.2%, as United States crashed -32.3% followed by Canada, which went down -22.3%. The last months figure aggregate to a year-to-date return of -26.2% for the entire region.

The 36-months rolling volatility stands at 23.86%, the highest of the three regions.

Country	Oct-08 Return %	YTD Return %	Rolling 5 Yrs Return %	Average Annual Return %
North America (USD)	-32.2	-33.1	26.2	4.8
United States (USD)	-32.2	-32.1	25.6	4.7
Canada (CAD)	-22.3	-30.5	26.3	4.8

Source: EPRA

Equity Residential, the largest US REIT announced a fall in third-quarter profit to USD 178 million compared to USD 458 million a year earlier. The REIT owns 550 properties in 23 states, has benefitted from shifting its focus to high-priced urban markets including New York and Washington. The stock has lost 13% of its value YTD, making it one of the better relative performers in the region. Equity Residential ended the month down -21.35%.

General Growth Properties declined further as market scepticism rose on its ability to refinance USD 1.2 billion in loans, due this year. The Chicago-based retail specialist has lost 94% in value this year and is now actively seeking buyers for its assets in Las Vegas. John Bucksbaum resigned as Chief Executive Officer and is replaced temporarily by Adam Metz. Earlier during the month the stock jumped 64% in New York trading on the news of Bernard Freibaum being fired from the position of Chief Financial Officer. The stock returned 72.58% at the end of October.

Host Hotels & Resorts announced a fall of 44% in its third quarter profits as consumer demand for hotel accommodation in Hawaii takes a hit. The company that owns 117 properties in the US that are operated by Hilton, Marriott International and Starwood Hotel & Resorts Worldwide Inc said the decline in revenue per room is a result of the global economic slump. In addition it may pay special dividends of 5 cents per share, instead of 20 cents announced previously.

Boston Properties' third-quarter profit dropped on lower proceeds from sales, as it joins New York landlords' that are in the middle of financial market turmoil. Lehman Brothers was the company's 10th largest tenant and occupied 436,000 square feet at USD 100 a square foot, at 399 Park Avenue. Boston properties ended October with a total return of -24.32%.

Vornado Realty Trust agreed to pay USD 45 million for 8 million shares in Lexington Realty Trust. Paying USD 5.6 per share, the third largest US REIT joins Winthrop Realty Trust that acquired 3.5 million shares for the same price. According to an analyst at Green Street, the



company has USD 4.3 billion in cash and credit lines, and was waiting to take advantage of the falling real estate values.

Apartment Investment & Management, a constituent of the FTSE EPRA/NAREIT residential Index announced that storm damage to its properties amounted to USD 6 million. The fifth-biggest owner of multi-family housing in the USA owns 34 communities around Houston. The estimated damage caused a decline of 23%, amounting to its largest one-day decline since 1994. The company lost -58.22% for the month.

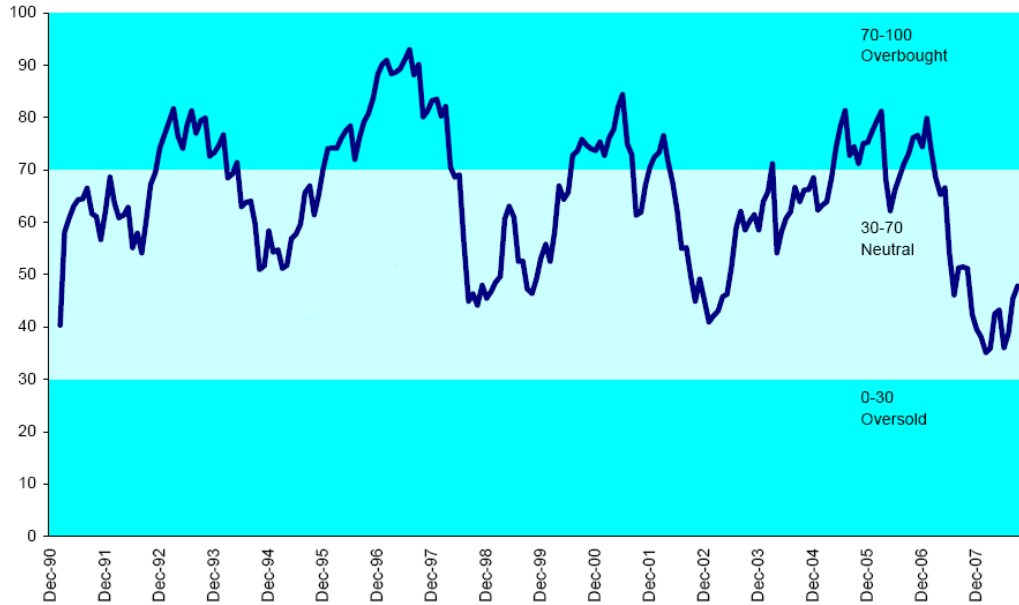
SL Green profits for the third-quarter declined to USD 34 million from USD 99 million, a year earlier. The share price has taken hit on the back of declining rents office rents, which accounts for more than 80% of revenue. The largest owner of Manhattan office buildings, SL Green, was dealt another blow at a time when its shares are already down 77% this year, on the news of its rival being recommended for the a development in Queens. New York governor David Paterson selected Delaware North to build a video gaming operation at the Aqueduct Race Track. Delaware North announced an up-front payment of USD 370 million, making its bid financially stronger, while SL Green argued that its bid is backed by unions, community groups and equine care organisations.

Property companies from US were keen to issue new shares this month. The constituents in the FTSE EPRA/NAREIT Index that issued shares were:

Date	Company	Country	Amount of shares
1-Oct	Biomed Realty Trust	USA	7.5 Mln
1-Oct	UDR Inc.	USA	8.0 Mln
2-Oct	Kite Realty Group	USA	3.0 Mln
2-Oct	Liberty Property Trust	USA	4.75 Mln
2-Oct	Weingarten Realty Investors	USA	2.3 Mln
3-Oct	Extra Space Storage	USA	3.0 Mln
3-Oct	Healthcare Realty Trust	USA	7 Mln
7-Oct	Assura Group	UK	30 Mln
13-Oct	First Potomac Realty Trust	USA	2.5 Mln
13-Oct	Highwoods Properties	USA	5.5 Mln

Source: EPRA

The graph below shows the Relative Strength Indicator for the US and Canada. The RSI is an index between 0 and 100 that shows the price strength of the index by comparing upward and downward movements. If the index is in the 0-30 region, the market is oversold and if the index is in the 70-100 range, the market is overbought. The graph clearly shows that the markets have been overbought in the period 2003-2006, but following the difficult year 2007, the market has moved towards the oversold region.



FTSE EPRA/NAREIT North America Index – Top 5 performers

Company	Sector	Total Return
Cominar REIT *	Diversified	-6.20%
Canadian REIT *	Diversified	-8.03%
Hilltop Holdings	Residential	-8.91%
Realty Income *	Retail	-9.14%
Alexander's Inc. *	Retail	-10.75%

FTSE EPRA/NAREIT North America Index – Bottom 3 performers

Company	Sector	Total Return
First Industrial Realty *	Industrial	-63.95%
Prologis *	Industrial	-66.08%
General growth properties *	Retail	-72.58%

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 October 31, there were a total of 283 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-Oct	Div Yld (%) 31-Oct	Total Rtn (%) QTD	Total Rtn (%) Oct-08	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,529.51	6.67	- 20.10	- 20.10	- 35.71	20.46
Asia	EUR	1,136.76	5.62	- 12.42	- 12.42	- 45.71	22.79
Europe	EUR	1,609.75	6.68	- 21.52	- 21.52	- 38.68	21.06
North America	EUR	1,950.32	7.50	- 24.89	- 24.89	- 22.88	23.86
Global Ex Asia	EUR	1,810.71	7.28	- 23.98	- 23.98	- 28.04	21.81
Global Ex Europe	EUR	1,486.16	6.67	- 19.80	- 19.80	- 35.06	21.29
Global Ex North America	EUR	1,355.29	5.96	- 15.57	- 15.57	- 43.57	20.45
Asia	EUR	1,136.76	5.62	- 12.42	- 12.42	- 45.71	22.79
Pure Asia	EUR	1,155.63	5.19	- 11.54	- 11.54	- 46.61	23.51
Japan	JPY	1,920.45	2.72	- 18.38	- 18.38	- 41.53	32.44
Australia	AUD	1,428.89	11.38	- 24.05	- 24.05	- 48.05	23.50
Pure Australia	AUD	984.05	16.88	- 39.67	- 39.67	- 63.97	31.16
Hong Kong	HKD	1,184.75	4.77	- 17.13	- 17.13	- 61.19	30.65
Singapore	SGD	897.83	7.65	- 19.05	- 19.05	- 55.64	30.08
New Zealand	NZD	1,171.45	8.57	- 9.48	- 9.48	- 18.74	16.75
Europe	EUR	1,609.75	6.68	- 21.52	- 21.52	- 38.68	21.06
Europe (Price Return)	EUR	1,169.75	-	- 21.81	- 21.81	- 41.08	21.27
Euro Zone	EUR	1,878.57	7.26	- 22.34	- 22.34	- 38.30	21.72
Euro Zone (Price Return)	EUR	1,281.40	-	- 22.76	- 22.76	- 40.74	21.93
Europe Ex UK	EUR	1,996.64	7.30	- 21.23	- 21.23	- 37.53	21.26
Europe Ex UK (Price Return)	EUR	1,376.18	-	- 21.58	- 21.58	- 40.11	21.47
Europe Liquid 40	EUR	1,593.08	6.51	- 21.62	- 21.62	- 37.73	21.61
Europe Liquid 40 (Price Return)	EUR	1,130.72	-	- 21.94	- 21.94	- 40.13	21.82
Europe Liquid 40 Ex UK	EUR	2,198.79	7.14	- 21.03	- 21.03	- 35.52	21.77
Europe Liquid 40 Ex UK (Price Return)	EUR	1,454.21	-	- 21.42	- 21.42	- 38.20	22.00
UK	EUR	1,270.40	5.76	- 21.93	- 21.93	- 40.34	23.85
UK (Price Return)	EUR	969.45	-	- 22.16	- 22.16	- 42.48	24.00
Netherlands	EUR	2,379.88	7.76	- 16.54	- 16.54	- 25.52	19.93
France	EUR	2,870.39	6.67	- 20.61	- 20.61	- 28.35	23.48
Austria	EUR	300.28	11.05	- 47.53	- 47.53	- 77.49	41.85
Sweden	EUR	2,466.33	10.24	- 15.73	- 15.73	- 37.43	26.85
Germany	EUR	440.34	9.14	- 29.18	- 29.18	- 58.10	30.22
Switzerland	EUR	1,657.45	5.25	- 13.91	- 13.91	1.87	15.26
Belgium	EUR	1,667.93	7.92	- 18.00	- 18.00	- 18.60	15.82
Italy	EUR	1,202.53	5.81	- 31.01	- 31.01	- 60.81	34.40
Denmark	EUR	186.87	-	- 10.54	- 10.54	- 65.47	47.49
Finland	EUR	2,184.29	7.24	- 23.06	- 23.06	- 48.85	27.60
Poland	EUR	885.47	-	- 28.63	- 28.63	- 62.82	-NA-
UK	GBP	1,611.14	5.76	- 22.25	- 22.25	- 36.25	23.58
UK (Price Return)	GBP	1,229.58	-	- 22.48	- 22.48	- 38.54	23.73
Switzerland	CHF	1,538.19	5.25	- 19.04	- 19.04	- 8.85	16.97
Sweden	SEK	2,863.39	10.24	- 14.96	- 14.96	- 34.54	25.90
Denmark	DKK	187.30	-	- 10.71	- 10.71	- 65.52	47.45
Poland	PLN	964.29	-	- 25.86	- 25.86	- 63.60	-NA-
North America	USD	2,360.63	7.50	- 32.19	- 32.19	- 33.11	25.24
United States	USD	2,342.71	7.40	- 32.20	- 32.20	- 32.08	25.53
Canada	USD	2,811.88	8.85	- 32.05	- 32.05	- 43.53	25.15

Source: EPRA