



EPRA

EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

Monthly Statistical Bulletin

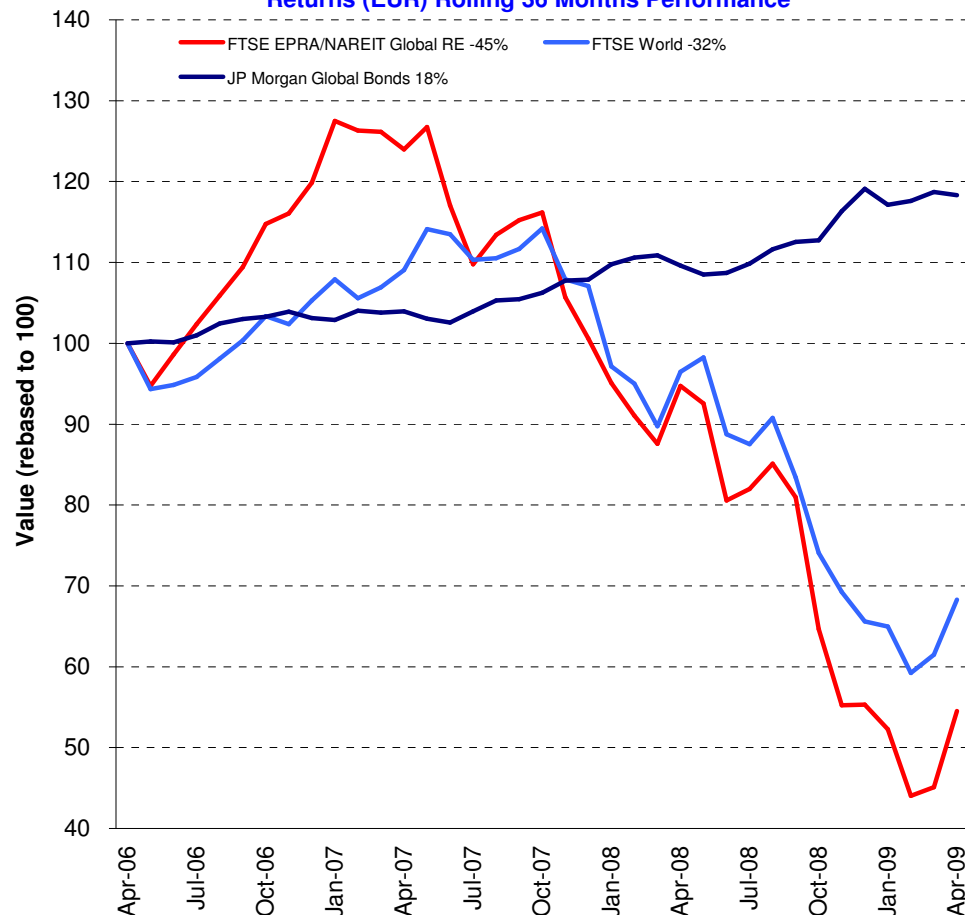
April 2009



In association with:



Graph 1: Global Developed Real Estate vs Equities & Bonds - Total Returns (EUR) Rolling 36 Months Performance



Comment

The FTSE EPRA/NAREIT Global Index posted a gain of 21% for the month. Global equity markets advanced 11% compared to a loss of 40 bps in the global bonds market. Real estate market in Europe advanced 20% in one month while North America real estate returned 31%. Asia real estate advanced 13%.

Global Real Estate total returns from a five-year rolling period stand at -7.3% at the end of April. Global Equities total return for the same period amount to -7.4% compared to 25.8% for Global Bonds. Annual average returns based on the five-year period is -1.5% from real estate investments, compared to -1.5% and 4.7% from equities and bonds, respectively.

The FTSE EPRA/NAREIT Global RE Index is 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.

All calculated returns in the bulletin are geometric means.

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For an explanation of the graphs and details on the calculation, please refer to Section 11.

A disclaimer applies to this document. Please refer to page 212.

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Section 1

Size of the total real estate market

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Size of the total real estate market - Europe

Countries	2007 GDP (\$ Bn)	2007 GDP per capita (\$)	2007 Real Estate (\$ Bn)	Apr-09 Total Listed (\$ Bn)	Apr-09 Number of Companies	Apr-09 Index Mrkt Cap (\$ Bn)	Apr-09 Total RE v Listed RE (%)	Apr-09 Stock Market (\$ Bn)	Apr-09 Stk Mkt v Listed RE (%)
Germany	3,019.40	36,632.08	1,358.73	15.00	41	2	1.10%	878.35	1.71%
United Kingdom	2,466.00	40,915.19	1,387.12	54.00	124	26	3.89%	1,792.93	3.01%
France	2,332.76	38,606.58	1,049.74	58.00	62	20	5.53%	1,215.44	4.77%
Italy	1,924.88	33,155.02	866.20	6.00	8	0	0.69%	440.42	1.36%
Spain	1,268.61	31,494.05	570.88	18.00	15	-	3.15%	491.72	3.66%
Russia	1,025.66	7,024.14	325.65	5.00	-	-	1.54%	256.45	1.95%
Netherlands	686.96	42,098.19	309.13	11.00	12	7	3.56%	178.03	6.18%
Switzerland	389.48	52,271.88	175.27	7.00	11	4	3.99%	712.41	0.98%
Belgium	407.83	39,411.92	183.53	6.00	19	3	3.27%	160.42	3.74%
Sweden	399.29	44,434.92	179.68	14.00	15	4	7.79%	263.32	5.32%
Turkey	557.92	8,098.21	185.74	-	12	-	0.00%	111.93	0.00%
Austria	337.65	41,303.31	151.94	8.00	13	1	5.27%	83.65	9.56%
Poland	356.74	9,235.81	124.09	6.00	8	-	4.84%	67.65	8.87%
Norway	339.44	74,193.70	152.75	3.00	6	0	1.96%	143.48	2.09%
Denmark	281.96	52,090.28	126.88	2.00	5	-	1.58%	123.13	1.62%
Greece	319.71	30,025.24	143.87	2.20	6	0	1.53%	79.09	2.78%
Ireland	226.44	57,037.00	101.90	2.10	1	-	2.06%	38.33	5.48%
Finland	219.61	42,111.06	98.82	3.00	5	1	3.04%	126.04	2.38%
Portugal	201.46	19,143.23	89.35	-	-	-	0.00%	72.20	0.00%
Czech Republic	146.06	14,232.77	58.68	-	-	-	0.00%	36.20	0.00%
Hungary	121.47	12,108.08	46.24	0.26	2	-	0.56%	14.31	1.82%
Romania *	130.19	5,823.61	38.83	0.50	-	-	1.29%	9.77	5.12%
Ukraine *	112.24	2,301.81	24.57	-	-	-	0.00%	21.08	0.00%
Slovakia *	60.41	11,176.47	22.39	-	-	-	0.00%	4.63	0.00%
Slovenia *	39.99	19,884.14	17.96	-	-	-	0.00%	10.07	0.00%
Luxembourg	42.28	91,319.65	19.03	-	1	-	0.00%	14.35	0.00%
Bulgaria *	33.22	4,418.57	9.04	-	-	-	0.00%	4.92	0.00%
Total Europe	17,447.66	34,556.50	7,818.00	221.06	366	69	2.83%	7,350.33	3.01%

* Country is not included in the selection universe

** Country is not calculated with the Emerging Market Correction Factor

Please refer to page 197 for further details on calculation methodology.

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Size of the total real estate market - Asia/Pacific, Africa/Middle East & Latin America

Countries	2007 GDP (\$ Bn)	2007 GDP per capita (\$)	2007 Real Estate (\$ Bn)	Apr-09 Total Listed (\$ Bn)	Apr-09 Number of Companies	Apr-09 Index Mrkt Cap (\$ Bn)	Apr-09 Total RE v Listed RE (%)	Apr-09 Stock Market (\$ Bn)	Apr-09 Stk Mkt v Listed RE (%)
Japan	4,431.63	34,803.45	1,994.23	159.00	113	51	7.97%	2,710.91	5.87%
Hong Kong/China	2,943.14	2,254.07	639.79	164.00	200	67	25.63%	3,669.18	4.47%
South Korea	880.71	18,259.17	384.47	1.00	12	-	0.26%	483.12	0.21%
India	975.10	915.52	156.98	8.00	16	-	5.10%	599.57	1.33%
Australia	740.24	37,173.46	333.11	110.00	65	32	33.02%	658.69	16.70%
Taiwan	340.46	14,965.27	139.09	4.00	31	-	2.88%	425.08	0.94%
Indonesia	365.54	1,532.97	69.88	0.14	30	-	0.20%	95.23	0.15%
Thailand	211.76	3,264.52	52.08	4.00	140	-	7.68%	92.57	4.32%
Malaysia	159.02	6,760.43	49.85	0.70	88	-	1.40%	175.62	0.40%
Singapore	140.38	32,241.59	126.34	41.00	50	12	32.45%	227.95	17.99%
New Zealand	114.92	28,773.59	58.38	3.15	8	0	5.40%	20.05	15.71%
Pakistan	127.20	811.41	19.67	-	-	-	0.00%	45.00	0.00%
Philippines	121.36	1,407.15	22.55	4.00	52	-	17.74%	51.39	7.78%
Vietnam *	61.95	749.43	9.33	-	-	-	0.00%	-	0.00%
Total Asia-Pacific	11,613.40	19,015.34	4,055.75	498.99	805	163	12.30%	9,254.38	5.39%
Egypt	109.30	1,473.63	20.62	10.00	-	-	48.49%	115.12	8.69%
Israel	145.85	21,416.72	67.14	4.14	-	-	6.17%	167.56	2.47%
Morocco	66.36	2,150.40	14.20	2.33	-	-	16.44%	86.87	2.69%
South Africa	257.59	5,337.77	74.63	8.62	-	-	11.55%	406.13	2.12%
Total Africa/Middle East	579.10	30,378.52	176.60	25.10	-	-	14.21%	775.68	3.24%
Mexico	831.29	7,920.10	274.71	0.10	3	-	0.04%	216.11	0.05%
Brazil	1,088.88	5,914.60	326.47	0.70	26	-	0.21%	641.72	0.11%
Argentina	221.16	5,649.67	65.30	0.60	2	-	0.92%	339.80	0.18%
Venezuela *	186.93	7,472.07	60.59	-	-	-	0.00%	13.64	0.00%
Colombia	143.89	3,400.67	35.87	-	-	-	0.00%	70.17	0.00%
Chile	142.70	9,018.03	49.24	0.30	17	-	0.61%	148.38	0.20%
Peru	94.46	3,429.48	23.62	-	6	-	0.00%	52.56	0.00%
Total Latin America	2,709.31	6,559.08	835.81	1.70	54	-	0.20%	1,482.37	0.11%

* Country is not included in the selection universe

** Country is not calculated with the Emerging Market Correction Factor

Please refer to page 197 for further details on calculation methodology.

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Size of the total real estate market - North America & Global

Countries	2007 GDP (\$ Bn)	2007 GDP per capita (\$)	2007 Real Estate (\$ Bn)	Apr-09 Total Listed (\$ Bn)	Apr-09 Number of Companies	Apr-09 Index Mrkt Cap (\$ Bn)	Apr-09 Total RE v Listed RE (%)	Apr-09 Stock Market (\$ Bn)	Apr-09 Stk Mkt v Listed RE (%)
United States	13,118.96	44,770.33	5,903.53	352.00	195	147	5.96%	9,391.19	3.75%
Canada	1,237.59	38,070.26	556.91	36.00	45	13	6.46%	962.34	3.74%
Total Nth America	14,356.55	44,192.76	6,460.45	388.00	240	159	6.01%	10,353.52	3.75%
World	46,706.01	-	19,346.61	1,134.85	1,465	391	5.87%	29,216.28	3.88%

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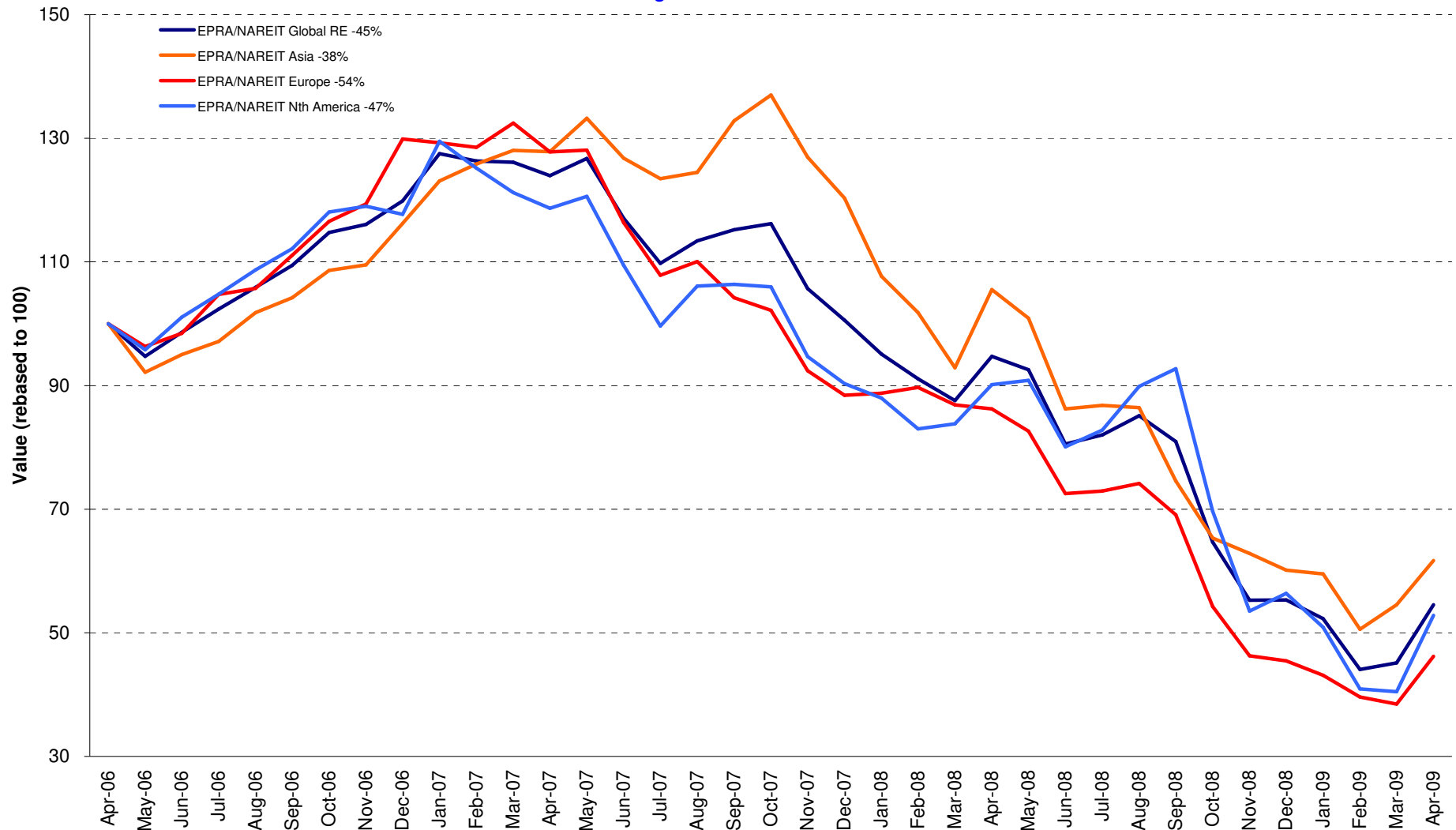
Section 2

FTSE EPRA/NAREIT Global Developed Real Estate Index

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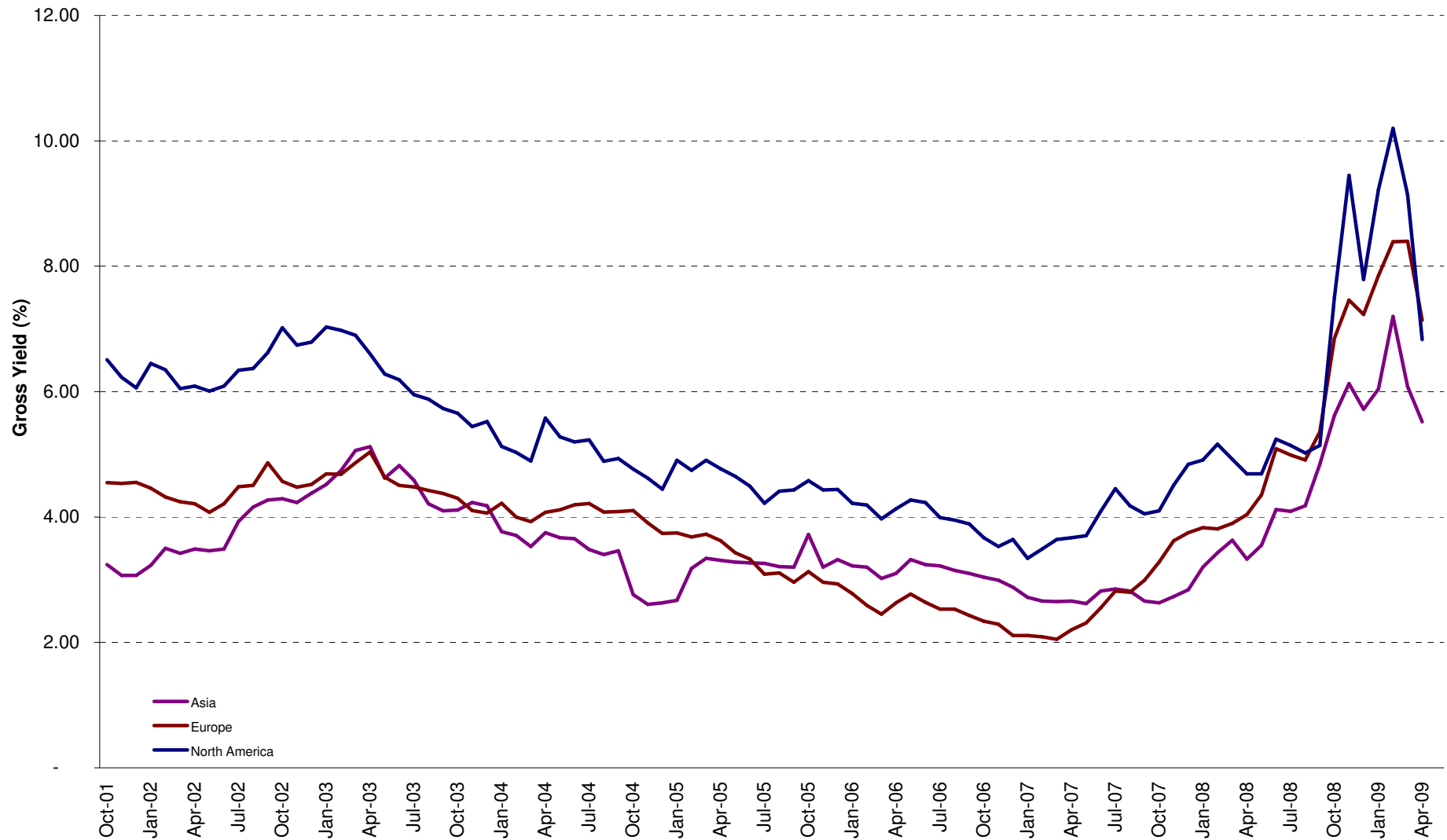
**Graph 2: EPRA/NAREIT Global Developed v Asia Developed, Europe Developed & North America Developed- Total Return (EUR)
Rolling 36 Months Performance**



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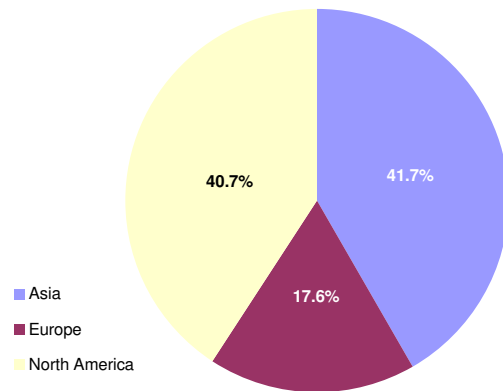
Graph 3: Dividend Yields



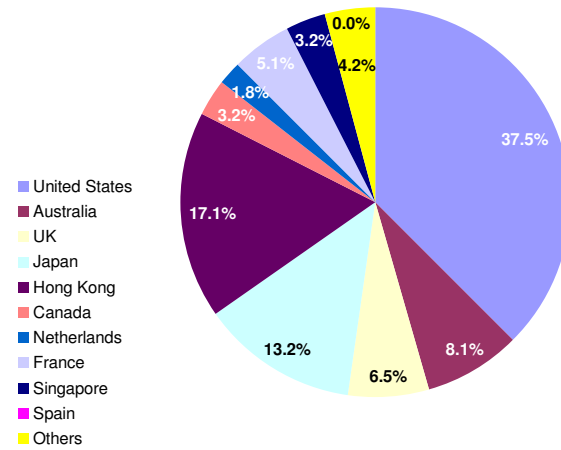
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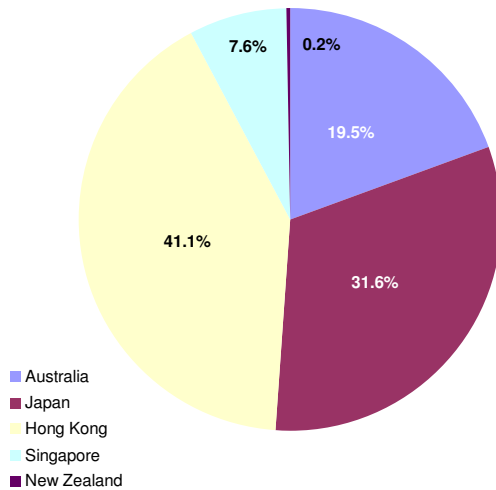
Graph 4: Global Developed - Regional Breakdown by Market Cap



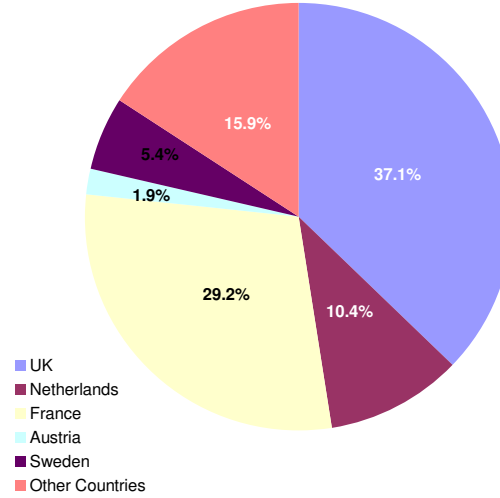
Graph 5: Global Developed - Breakdown by Country



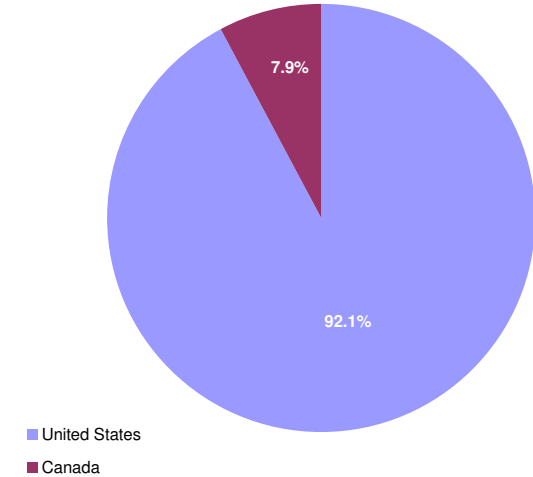
Graph 6: Asia Developed - Country Breakdown by Market Cap



Graph 7: Europe Developed - Country Breakdown by Market Cap



Graph 8: North America Developed - Country Breakdown by Market Cap



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FTSE EPRA/NAREIT Global Developed Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,289.93	294,977.31	100.00	6.34	-1.51	-18.30	-42.42	20.90	20.90	-1.39	26.15
Asia	EUR	1,073.57	122,883.66	41.66	5.52	0.52	-14.87	-41.55	13.14	13.14	2.59	24.96
Europe	EUR	1,370.70	51,984.23	17.62	7.13	-3.10	-22.70	-46.43	20.11	20.11	1.58	24.77
North America	EUR	1,479.32	120,109.42	40.72	6.83	-2.74	-19.16	-41.41	30.54	30.54	-6.32	34.46
Global ex Asia	EUR	1,420.05	172,093.65	58.34	6.92	-2.94	-20.31	-43.03	27.19	27.19	-4.07	30.57
Global ex Europe	EUR	1,250.79	242,993.09	82.38	6.17	-1.12	-17.18	-41.47	21.06	21.06	-2.00	27.29
Global ex North America	EUR	1,239.55	174,867.89	59.28	6.00	-0.50	-17.62	-43.09	15.14	15.14	2.30	22.91
Global ex United States	EUR	1,253.88	184,343.31	62.49	6.19	-0.47	-17.52	-42.87	15.19	15.19	2.63	22.85
Global ex Japan	EUR	728.89	256,170.48	86.84	6.78	-NA-	-18.38	-42.90	23.11	23.11	1.08	27.21
Global Dividend+	EUR	1,059.03	254,041.60	86.12	7.13	-NA-	-NA-	-40.95	21.85	21.85	-0.64	-NA-
Global	USD	1,640.88	390,874.45	100.00	6.34	0.49	-16.90	-50.99	20.66	20.66	-6.00	29.89
Asia	USD	1,407.35	162,833.15	41.66	5.52	2.55	-13.42	-50.25	12.92	12.92	-2.21	28.43
Europe	USD	1,803.84	68,884.30	17.62	7.13	-1.14	-21.39	-54.41	19.87	19.87	-3.18	28.68
North America	USD	1,871.05	159,157.00	40.72	6.83	-0.77	-17.79	-50.14	30.29	30.29	-10.70	37.57
Global ex Asia	USD	1,807.19	228,041.30	58.34	6.92	-0.98	-18.95	-51.52	26.94	26.94	-8.56	34.01
Global ex Europe	USD	1,596.62	321,990.15	82.38	6.17	0.89	-15.77	-50.19	20.83	20.83	-6.58	30.88
Global ex North America	USD	1,587.91	231,717.45	59.28	6.00	1.51	-16.22	-51.56	14.91	14.91	-2.48	26.81
Global ex United States	USD	1,657.66	244,273.33	62.49	6.19	1.64	-16.12	-51.38	14.96	14.96	-2.17	26.66
Global ex Japan	USD	739.27	339,451.52	86.84	6.78	-NA-	-16.98	-51.41	22.87	22.87	-3.64	31.04
Global ex Australia	USD	865.13	359,167.08	91.89	0.00	-NA-	-NA-	-45.47	14.93	14.93	-9.91	-NA-
Global ex Australia Hedged	USD	836.71	359,167.08	91.89	0.00	-NA-	-15.77	-46.14	20.91	20.91	-3.09	28.83
Global Dividend+	USD	1,159.14	336,630.53	86.12	7.13	0.80	-15.41	-49.74	21.61	21.61	-5.28	30.43

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Developed Index - Index Performance

Gross Total Return

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	1,784.60	263,781.62	100.00	6.34	4.16	-11.05	-34.50	16.72	16.72	-8.79	27.38
Asia	GBP	1,530.62	109,887.95	41.66	5.52	6.30	-7.32	-33.51	9.22	9.22	-5.11	25.95
Europe	GBP	1,961.84	46,486.57	17.62	7.13	2.47	-15.85	-39.07	15.95	15.95	-6.05	25.88
North America	GBP	2,034.94	107,407.10	40.72	6.83	2.86	-11.99	-33.35	26.03	26.03	-13.36	35.78
Global ex Asia	GBP	1,965.48	153,893.67	58.34	6.92	2.64	-13.24	-35.20	22.79	22.79	-11.28	31.90
Global ex Europe	GBP	1,736.47	217,295.05	82.38	6.17	4.58	-9.84	-33.42	16.87	16.87	-9.36	28.48
Global ex North America	GBP	1,727.00	156,374.52	59.28	6.00	5.23	-10.32	-35.26	11.15	11.15	-5.38	24.01
Global ex United States	GBP	1,802.90	164,847.86	62.49	6.19	5.36	-10.21	-35.01	11.20	11.20	-5.08	23.80
Global ex Japan	GBP	804.02	229,078.86	86.84	6.78	-NA-	-11.14	-35.05	18.85	18.85	-6.51	28.40
Global Dividend+	GBP	1,402.13	227,175.12	86.12	7.13	4.49	-9.45	-32.82	17.63	17.63	-8.10	28.35
Global	JPY	1,577.23	38,456,182.82	100.00	6.34	-1.79	-20.93	-53.86	20.19	20.19	2.02	32.74
Asia	JPY	1,352.76	16,020,339.41	41.66	5.52	0.23	-17.62	-53.17	12.48	12.48	6.14	32.24
Europe	JPY	1,733.88	6,777,182.04	17.62	7.13	-3.39	-25.20	-57.08	19.40	19.40	5.09	31.29
North America	JPY	1,798.48	15,658,661.36	40.72	6.83	-3.02	-21.77	-53.06	29.78	29.78	-3.08	39.22
Global ex Asia	JPY	1,737.09	22,435,843.40	58.34	6.92	-3.23	-22.88	-54.36	26.44	26.44	-0.76	35.90
Global ex Europe	JPY	1,534.69	31,679,000.77	82.38	6.17	-1.40	-19.85	-53.11	20.36	20.36	1.39	33.80
Global ex North America	JPY	1,526.32	22,797,521.46	59.28	6.00	-0.79	-20.28	-54.40	14.46	14.46	5.84	30.37
Global ex United States	JPY	1,593.40	24,032,831.81	62.49	6.19	-0.71	-20.18	-54.23	14.52	14.52	6.18	30.32
Global ex Japan	JPY	710.59	33,396,937.41	86.84	6.78	-NA-	-21.01	-54.26	22.39	22.39	4.58	33.83
Global Dividend+	JPY	1,029.17	33,119,395.10	86.12	7.13	-NA-	-NA-	-52.69	21.14	21.14	2.80	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Developed Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,461.46	532,019.21	180.36	6.34	-NA-	-NA-	-NA-	14.11	14.11	-NA-	-NA-
Asia	AUD	1,253.46	221,632.20	75.14	5.52	-NA-	-NA-	-NA-	6.78	6.78	-NA-	-NA-
Europe	AUD	1,606.60	93,758.42	31.78	7.13	-NA-	-NA-	-NA-	13.36	13.36	-NA-	-NA-
North America	AUD	1,666.46	216,628.59	73.44	6.83	-NA-	-NA-	-NA-	23.22	23.22	-NA-	-NA-
Global ex Asia	AUD	1,609.58	310,387.01	105.22	6.92	-NA-	-NA-	-NA-	20.04	20.04	-NA-	-NA-
Global ex Europe	AUD	1,422.04	438,260.79	148.57	6.17	-NA-	-NA-	-NA-	14.27	14.27	-NA-	-NA-
Global ex North America	AUD	1,414.28	315,390.62	106.92	6.00	-NA-	-NA-	-NA-	8.67	8.67	-NA-	-NA-
Global ex United States	AUD	1,476.44	332,480.43	112.71	6.19	-NA-	-NA-	-NA-	8.72	8.72	-NA-	-NA-
Global ex Japan	AUD	658.43	462,027.46	156.63	6.78	-NA-	-NA-	-NA-	16.20	16.20	-NA-	-NA-
Global Dividend+	AUD	1,202.61	458,187.82	155.33	7.13	-NA-	-NA-	-NA-	15.01	15.01	-NA-	-NA-
Global ex Australia Hedged	AUD	814.91	488,862.31	91.89	0.00	-NA-	-17.17	-49.95	20.00	20.00	-4.57	30.10
Global Hedged	AUD	779.33	532,019.21	8.11	0.00	-NA-	-17.83	-50.65	18.74	18.74	-5.94	29.05

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FTSE EPRA/NAREIT Global Developed Index - Index Performance

Net Total Return													
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)	
Global	EUR	1,258.01	294,977.31	100.00	5.30	-NA-	-18.82	-42.98	20.75	20.75	-1.76	26.14	
Asia	EUR	1,072.92	122,883.66	41.66	5.45	-NA-	-14.89	-41.59	13.13	13.13	2.56	24.95	
Europe	EUR	846.05	51,984.23	17.62	6.07	-NA-	-23.18	-46.94	19.62	19.62	0.99	24.64	
North America	EUR	1,413.52	120,109.42	40.72	4.82	-NA-	-20.16	-42.51	30.38	30.38	-6.94	34.50	
Global ex Asia	EUR	1,365.37	172,093.65	58.34	5.20	-NA-	-21.13	-43.95	26.91	26.91	-4.69	30.54	
Global ex Europe	EUR	1,219.91	242,993.09	82.38	5.14	-NA-	-17.72	-42.05	20.99	20.99	-2.32	27.32	
Global ex North America	EUR	1,228.15	174,867.89	59.28	5.63	-NA-	-17.80	-43.28	14.99	14.99	2.11	22.82	
Global ex US	EUR	1,238.42	184,343.31	62.49	5.72	-NA-	-17.76	-43.12	15.04	15.04	2.39	22.78	
Global ex Japan	EUR	603.46	256,170.48	86.84	0.00	-NA-	-22.03	-46.30	22.28	22.28	-1.17	27.12	
Global	USD	1,600.28	390,874.45	100.00	5.30	-NA-	-17.44	-51.47	20.51	20.51	-6.35	29.89	
Asia	USD	1,406.49	162,833.15	41.66	5.45	-NA-	-13.44	-50.28	12.91	12.91	-2.24	28.44	
Europe	USD	890.68	68,884.30	17.62	6.07	-NA-	-21.87	-54.85	19.38	19.38	-3.73	28.58	
North America	USD	1,787.83	159,157.00	40.72	4.82	-NA-	-18.80	-51.07	30.13	30.13	-11.29	37.59	
Global ex Asia	USD	1,737.63	228,041.30	58.34	5.20	-NA-	-19.79	-52.29	26.66	26.66	-9.15	33.97	
Global ex Europe	USD	1,557.20	321,990.15	82.38	5.14	-NA-	-16.32	-50.68	20.75	20.75	-6.89	30.91	
Global ex North America	USD	1,573.32	231,717.45	59.28	5.63	-NA-	-16.40	-51.73	14.77	14.77	-2.67	26.77	
Global ex US	USD	1,637.22	244,273.33	62.49	5.72	-NA-	-16.36	-51.59	14.82	14.82	-2.39	26.63	
Global ex Japan	USD	718.90	339,451.52	86.84	5.63	-NA-	-17.58	-51.95	22.70	22.70	-4.06	31.04	

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Developed Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	1,740.45	263,781.62	100.00	5.30	-NA-	-11.62	-35.14	16.57	16.57	-9.14	27.34
Asia	GBP	1,529.69	109,887.95	41.66	5.45	-NA-	-7.34	-33.55	9.22	9.22	-5.14	25.93
Europe	GBP	968.70	46,486.57	17.62	6.07	-NA-	-16.37	-39.65	15.48	15.48	-6.59	25.80
North America	GBP	1,944.42	107,407.10	40.72	4.82	-NA-	-13.07	-34.60	25.87	25.87	-13.93	35.76
Global ex Asia	GBP	1,889.83	153,893.67	58.34	5.20	-NA-	-14.14	-36.24	22.52	22.52	-11.85	31.82
Global ex Europe	GBP	1,693.59	217,295.05	82.38	5.14	-NA-	-10.42	-34.08	16.80	16.80	-9.66	28.47
Global ex North America	GBP	1,711.13	156,374.52	59.28	5.63	-NA-	-10.51	-35.48	11.01	11.01	-5.56	23.93
Global ex US	GBP	1,780.67	164,847.86	62.49	5.72	-NA-	-10.47	-35.30	11.06	11.06	-5.29	23.74
Global ex Japan	GBP	781.87	229,078.86	86.84	5.63	-NA-	-11.78	-35.78	18.68	18.68	-6.91	28.36
Global	JPY	1,538.21	38,456,182.82	100.00	5.30	-NA-	-21.44	-54.32	20.05	20.05	1.64	32.85
Asia	JPY	1,351.94	16,020,339.41	41.66	5.45	-NA-	-17.64	-53.20	12.47	12.47	6.11	32.34
Europe	JPY	856.13	6,777,182.04	17.62	6.07	-NA-	-25.66	-57.50	18.92	18.92	4.48	31.18
North America	JPY	1,718.48	15,658,661.36	40.72	4.82	-NA-	-22.73	-53.94	29.62	29.62	-3.72	39.36
Global ex Asia	JPY	1,670.23	22,435,843.40	58.34	5.20	-NA-	-23.68	-55.09	26.17	26.17	-1.39	35.98
Global ex Europe	JPY	1,496.80	31,679,000.77	82.38	5.14	-NA-	-20.38	-53.57	20.28	20.28	1.06	33.94
Global ex North America	JPY	1,512.30	22,797,521.46	59.28	5.63	-NA-	-20.45	-54.56	14.32	14.32	5.64	30.41
Global ex US	JPY	1,573.75	24,032,831.81	62.49	5.72	-NA-	-20.42	-54.43	14.37	14.37	5.94	30.38
Global ex Japan	JPY	691.01	33,396,937.41	86.84	5.63	-NA-	-21.58	-54.77	22.22	22.22	4.13	33.96

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FTSE EPRA/NAREIT Global Developed Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,425.30	532,019.21	180.36	5.30	-NA-	-NA-	-NA-	13.97	13.97	-NA-	-NA-
Asia	AUD	1,252.70	221,632.20	75.14	5.45	-NA-	-NA-	-NA-	6.78	6.78	-NA-	-NA-
Europe	AUD	793.29	93,758.42	31.78	6.07	-NA-	-NA-	-NA-	12.90	12.90	-NA-	-NA-
North America	AUD	1,592.34	216,628.59	73.44	4.82	-NA-	-NA-	-NA-	23.06	23.06	-NA-	-NA-
Global ex Asia	AUD	1,547.63	310,387.01	105.22	5.20	-NA-	-NA-	-NA-	19.79	19.79	-NA-	-NA-
Global ex Europe	AUD	1,386.93	438,260.79	148.57	5.14	-NA-	-NA-	-NA-	14.20	14.20	-NA-	-NA-
Global ex North America	AUD	1,401.29	315,390.62	106.92	5.63	-NA-	-NA-	-NA-	8.53	8.53	-NA-	-NA-
Global ex US	AUD	1,458.23	332,480.43	112.71	5.72	-NA-	-NA-	-NA-	8.58	8.58	-NA-	-NA-
Global ex Japan	AUD	545.13	462,027.46	156.63	0.00	-NA-	-NA-	-NA-	15.41	15.41	-NA-	-NA-

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FTSE EPRA/NAREIT Global Developed Index - Index Performance

Price Return

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	845.16	294,977.31	100.00	0.00	-5.55	-21.66	-45.57	20.16	20.16	-3.43	26.08
Asia	EUR	771.15	122,883.66	41.66	0.00	-3.02	-17.87	-44.17	12.86	12.86	1.09	25.04
Europe	EUR	959.11	51,984.23	17.62	0.00	-6.68	-25.74	-49.62	17.81	17.81	-1.64	24.28
North America	EUR	895.94	120,109.42	40.72	0.00	-7.32	-23.02	-45.05	29.99	29.99	-8.41	34.40
Global ex Asia	EUR	892.61	172,093.65	58.34	0.00	-7.24	-23.91	-46.56	26.04	26.04	-6.51	30.33
Global ex Europe	EUR	813.47	242,993.09	82.38	0.00	-5.27	-20.64	-44.61	20.67	20.67	-3.79	27.34
Global ex North America	EUR	879.19	174,867.89	59.28	0.00	-4.04	-20.61	-45.90	14.29	14.29	0.29	22.83
Global ex United States	EUR	882.05	184,343.31	62.49	0.00	-4.14	-20.63	-45.80	14.35	14.35	0.53	22.77
Global ex Japan	EUR	603.46	256,170.48	86.84	0.00	-NA-	-22.03	-46.30	22.28	22.28	-1.17	27.12
Global Dividend+	EUR	923.02	254,041.60	86.12	0.00	-NA-	-NA-	-44.65	20.99	20.99	-2.93	-NA-
Global	USD	1,079.38	390,874.45	100.00	0.00	-3.64	-20.33	-53.68	19.93	19.93	-7.94	29.76
Asia	USD	1,009.97	162,833.15	41.66	0.00	-1.05	-16.47	-52.48	12.64	12.64	-3.63	28.44
Europe	USD	1,262.21	68,884.30	17.62	0.00	-4.79	-24.48	-57.12	17.58	17.58	-6.24	28.27
North America	USD	1,133.01	159,157.00	40.72	0.00	-5.44	-21.71	-53.23	29.73	29.73	-12.69	37.42
Global ex Asia	USD	1,135.48	228,041.30	58.34	0.00	-5.36	-22.62	-54.51	25.79	25.79	-10.88	33.71
Global ex Europe	USD	1,038.07	321,990.15	82.38	0.00	-3.36	-19.28	-52.86	20.44	20.44	-8.28	30.84
Global ex North America	USD	1,126.19	231,717.45	59.28	0.00	-2.10	-19.26	-53.95	14.07	14.07	-4.39	26.70
Global ex United States	USD	1,166.10	244,273.33	62.49	0.00	-2.11	-19.28	-53.87	14.12	14.12	-4.16	26.56
Global ex Japan	USD	612.05	339,451.52	86.84	0.00	-NA-	-20.70	-54.30	22.04	22.04	-5.78	30.88
Global ex Australia	USD	688.57	359,167.08	91.89	0.00	-NA-	-NA-	-51.62	20.72	20.72	-7.00	-NA-
Global ex Australia Hedged	USD	711.47	359,167.08	91.89	0.00	-NA-	-19.00	-48.95	20.10	20.10	-5.06	28.67
Global Dividend+	USD	1,010.27	336,630.53	86.12	0.00	-3.98	-19.49	-52.89	20.75	20.75	-7.47	30.28

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FTSE EPRA/NAREIT Global Developed Index - Index Performance

Price Return

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	1,173.93	263,781.62	100.00	0.00	-0.11	-14.71	-38.08	16.00	16.00	-10.68	27.20
Asia	GBP	1,098.43	109,887.95	41.66	0.00	2.56	-10.58	-36.49	8.96	8.96	-6.50	25.88
Europe	GBP	1,372.77	46,486.57	17.62	0.00	-1.30	-19.16	-42.69	13.73	13.73	-9.03	25.57
North America	GBP	1,232.25	107,407.10	40.72	0.00	-1.98	-16.19	-37.49	25.49	25.49	-15.29	35.56
Global ex Asia	GBP	1,234.93	153,893.67	58.34	0.00	-1.90	-17.16	-39.20	21.68	21.68	-13.53	31.58
Global ex Europe	GBP	1,128.99	217,295.05	82.38	0.00	0.18	-13.60	-36.99	16.50	16.50	-11.01	28.37
Global ex North America	GBP	1,224.84	156,374.52	59.28	0.00	1.48	-13.57	-38.45	10.34	10.34	-7.24	23.87
Global ex United States	GBP	1,268.26	164,847.86	62.49	0.00	1.47	-13.59	-38.34	10.39	10.39	-7.01	23.67
Global ex Japan	GBP	665.66	229,078.86	86.84	0.00	-NA-	-15.12	-38.92	18.05	18.05	-8.59	28.20
Global Dividend+	GBP	1,222.05	227,175.12	86.12	0.00	-0.47	-13.82	-37.03	16.81	16.81	-10.22	28.15
Global	JPY	1,037.52	38,456,182.82	100.00	0.00	-5.82	-24.19	-56.39	19.46	19.46	-0.09	32.59
Asia	JPY	970.80	16,020,339.41	41.66	0.00	-3.30	-20.52	-55.27	12.20	12.20	4.59	32.22
Europe	JPY	1,213.26	6,777,182.04	17.62	0.00	-6.95	-28.14	-59.64	17.12	17.12	1.76	30.84
North America	JPY	1,089.07	15,658,661.36	40.72	0.00	-7.59	-25.50	-55.97	29.23	29.23	-5.24	39.08
Global ex Asia	JPY	1,091.44	22,435,843.40	58.34	0.00	-7.51	-26.37	-57.18	25.30	25.30	-3.28	35.61
Global ex Europe	JPY	997.81	31,679,000.77	82.38	0.00	-5.55	-23.20	-55.62	19.97	19.97	-0.46	33.75
Global ex North America	JPY	1,082.51	22,797,521.46	59.28	0.00	-4.32	-23.17	-56.65	13.62	13.62	3.76	30.22
Global ex United States	JPY	1,120.89	24,032,831.81	62.49	0.00	-4.37	-23.19	-56.57	13.68	13.68	4.01	30.18
Global ex Japan	JPY	588.32	33,396,937.41	86.84	0.00	-NA-	-24.55	-56.98	21.56	21.56	2.26	33.66
Global Dividend+	JPY	896.99	33,119,395.10	86.12	0.00	-NA-	-NA-	-55.65	20.29	20.29	0.43	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Developed Index - Index Performance

Price Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	961.36	532,019.21	180.36	0.00	-NA-	-NA-	-NA-	13.41	13.41	-NA-	-NA-
Asia	AUD	899.53	221,632.20	75.14	0.00	-NA-	-NA-	-NA-	6.53	6.53	-NA-	-NA-
Europe	AUD	1,124.20	93,758.42	31.78	0.00	-NA-	-NA-	-NA-	11.20	11.20	-NA-	-NA-
North America	AUD	1,009.12	216,628.59	73.44	0.00	-NA-	-NA-	-NA-	22.69	22.69	-NA-	-NA-
Global ex Asia	AUD	1,011.32	310,387.01	105.22	0.00	-NA-	-NA-	-NA-	18.96	18.96	-NA-	-NA-
Global ex Europe	AUD	924.56	438,260.79	148.57	0.00	-NA-	-NA-	-NA-	13.90	13.90	-NA-	-NA-
Global ex North America	AUD	1,003.05	315,390.62	106.92	0.00	-NA-	-NA-	-NA-	7.87	7.87	-NA-	-NA-
Global ex United States	AUD	1,038.61	332,480.43	112.71	0.00	-NA-	-NA-	-NA-	7.92	7.92	-NA-	-NA-
Global ex Japan	AUD	545.13	462,027.46	156.63	0.00	-NA-	-NA-	-NA-	15.41	15.41	-NA-	-NA-
Global Dividend+	AUD	1,048.16	458,187.82	155.33	0.00	-NA-	-NA-	-NA-	14.20	14.20	-NA-	-NA-
Global ex Australia Hedged	AUD	692.65	488,862.31	91.89	0.00	-NA-	-20.35	-52.60	19.24	19.24	-6.45	30.00
Global Hedged	AUD	654.83	532,019.21	100.00	0.00	-NA-	-21.22	-53.38	18.04	18.04	-7.84	28.97

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Developed Index - Local Currency Indices

Index Description	Curr	Close Value Apr-09	12 Mths Estimated Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)
Gross Total Return										
Global	Local	1492.13	6.34	-0.37	-17.59	-48.05	19.45	19.45	-5.17	27.93
Global ex Asia	Local	1722.48	6.92	-1.34	-18.93	-48.21	26.07	26.07	-8.51	32.46
Global ex Europe	Local	1480.08	6.17	-0.02	-16.65	-48.90	19.66	19.66	-5.84	29.53
Global ex North America	Local	1303.60	6.00	0.34	-17.17	-46.48	13.33	13.33	-0.55	23.71
Global ex UK	Local	1707.74	-NA-	0.21	-16.73	-47.95	19.08	19.08	-4.77	28.31
Asia	Local	1156.79	5.52	1.09	-15.09	-48.04	11.27	11.27	-0.19	26.38
Europe	Local	1580.77	7.13	-1.08	-20.30	-43.28	18.51	18.51	-1.14	24.20
Europe ex UK	Local	1877.43	7.17	2.52	-16.66	-39.78	14.93	14.93	3.78	22.93
Nordic	Local	1816.80	-NA-	0.50	-23.90	-37.64	22.66	22.66	-1.44	31.82
North America	Local	1849.11	6.83	-0.98	-17.73	-49.56	29.65	29.65	-11.03	37.11
Price Return										
Global	Local	984.31	0.00	-4.46	-20.99	-50.91	18.71	18.71	-7.15	27.80
Global ex Europe	Local	963.11	0.00	-4.21	-20.13	-51.64	19.26	19.26	-7.59	29.50
Global ex Asia	Local	1087.09	0.00	-5.71	-22.60	-51.41	24.91	24.91	-10.84	32.17
Global ex North America	Local	927.87	0.00	-3.23	-20.18	-49.14	12.51	12.51	-2.54	23.60
Global ex UK	Local	1112.07	0.00	-4.00	-20.21	-50.82	18.30	18.30	-6.76	28.18
Asia	Local	831.28	0.00	-2.46	-18.08	-50.39	11.01	11.01	-1.69	26.39
Europe	Local	1102.42	0.00	-4.73	-23.45	-46.69	16.21	16.21	-4.35	23.76
Europe ex UK	Local	1238.34	0.00	-1.72	-20.17	-43.63	11.64	11.64	-0.20	22.32
Nordic	Local	1185.50	0.00	-3.87	-27.57	-40.95	20.04	20.04	-6.31	31.40
North America	Local	1119.70	0.00	-5.64	-21.66	-52.69	29.08	29.08	-13.01	36.96

** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 212.

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Developed Index - Asset Class Comparison

Gross Total Return			12 Mths							
		Close Value	Estimated	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	30-Apr	Div Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
			Apr-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Apr-09	YTD	
Global Real Estate **	Local	1492.13	6.34	-0.37	-17.59	-48.05	19.45	19.45	-5.17	27.93
Global FTSE	Local	164.44	2.33	0.16	-10.21	-30.58	9.79	9.79	0.50	18.28
Global JP Morgan Bonds	Local	407.16	-NA-	4.16	5.09	6.94	-0.52	-0.52	-0.84	3.47

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FTSE EPRA/NAREIT Global Developed Index - Top 20 Constituents & Country Breakdown

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 30-Apr	Free Float Global (%) Weight 30-Apr
Sun Hung Kai Props	HK	15,122.36	5.13
Westfield Group *	AU	13,332.00	4.52
Mitsubishi Estate	JP	10,123.59	3.43
Unibail-Rodamco *	FR	9,223.61	3.13
Simon Property Group *	US	9,172.77	3.11
Mitsui Fudosan	JP	8,356.53	2.83
Public Storage *	US	6,439.81	2.18
Vornado Realty Trust *	US	5,730.06	1.94
China Overseas Land	HK	5,438.00	1.84
Land Securities *	UK	4,755.05	1.61
Equity Residential Props *	US	4,712.30	1.60
Boston Properties *	US	4,505.45	1.53
Capitaland	SG	4,471.27	1.52
Hang Lung Properties	HK	4,446.85	1.51
Sumitomo Realty & Dev	JP	4,290.87	1.13
HCP *	US	4,185.14	1.42
British Land *	UK	4,106.57	1.39
Henderson Land Dev	HK	3,814.91	1.29
Nippon Building Fund *	JP	3,321.76	1.07
Avalonbay Communities *	US	3,299.96	1.12

Country Breakdown

Country Index	Number of Constituents 30-Apr	Free Float Mkt Cap (EUR m) 30-Apr	Free Float Global Weight 30-Apr
EPRA/NAREIT North America	114	120,109.42	40.72%
EPRA/NAREIT Asia	64	122,883.66	41.66%
EPRA/NAREIT Europe	80	51,984.23	17.62%
EPRA/NAREIT Global	258	294,977.31	100.00%
Global Ex Europe	178	242,993.09	82.38%
Global Ex Asia	194	172,093.65	58.34%
Global Ex Nth America	144	174,867.89	59.28%

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FTSE EPRA/NAREIT Global Developed Index - Top and Bottom 20 Performance

Top 20 Performance

Stock	Country	Price Return Apr-09	Div Return Apr-09	Total Return Apr-09
Quintain Estates	UK	342.93	0.00	342.93
CBL & Associates Props *	US	236.44	0.00	236.44
The Macerich Company *	US	180.03	0.00	180.03
Forest City Enterprises	US	134.17	0.00	134.17
Babis Vovos	GR	133.33	0.00	133.33
Brandywine Realty Trust *	US	117.19	3.51	120.70
Pennsylvania Real Estate *	US	118.31	0.00	118.31
Cedar Shopping Centers *	US	106.32	0.00	106.32
LaSalle Hotel Properties *	US	104.79	0.00	104.79
Sunstone Hotel Investors *	US	101.14	0.00	101.14
Norwegian Property ASA	NK	98.50	0.00	98.50
Host Hotels & Resorts *	US	96.17	0.00	96.17
Ashford Hospitality *	US	96.10	0.00	96.10
Colonial Properties *	US	90.03	3.94	93.96
Developers Diversified *	US	93.90	0.00	93.90
Hersha Hospitality Trust *	US	92.11	0.00	92.11
St Modwen Properties	UK	86.63	0.00	86.63
Duke Realty Corp *	US	77.64	0.00	77.64
U-Store-It Trust *	US	69.80	1.24	71.04
Ramco-Gershenson *	US	70.54	0.00	70.54

Bottom 20 Performance

Stock	Country	Price Return Apr-09	Div Return Apr-09	Total Return Apr-09
Cominar REIT *	CA	-3.56	0.87	-2.69
CapitaCommercial Trust *	SG	-2.84	0.00	-2.84
iTop REIT *	JP	-3.06	0.00	-3.06
Kiwi Income Property Trust *	NZ	-3.12	0.00	-3.12
Mori Trust Sogo REIT *	JP	-3.13	0.00	-3.13
Morguard REIT *	CA	-4.18	0.77	-3.42
Nomura Real Estate Office Fund *	JP	-6.95	3.17	-3.78
Capitamall Trust *	SG	-5.30	1.49	-3.81
Nieuwe Steen Inv *	NL	-4.00	0.00	-4.00
Nippon Building Fund *	JP	-5.56	0.00	-5.56
Investors Real Estate *	US	-6.19	0.00	-6.19
Japan Prime Realty Inv. *	JP	-6.77	0.00	-6.77
Toc Co	JP	-7.63	0.00	-7.63
Japan Real Estate *	JP	-7.80	0.00	-7.80
Japan Retail Fund *	JP	-7.98	0.00	-7.98
ORIX JREIT *	JP	-8.42	0.00	-8.42
Cmnwealth Prop Office *	AU	-9.94	0.00	-9.94
Daibiru Corp	JP	-13.31	0.00	-13.31
Tokyu REIT *	JP	-13.36	0.00	-13.36
Vivacon AG	DE	-30.48	0.00	-30.48

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Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

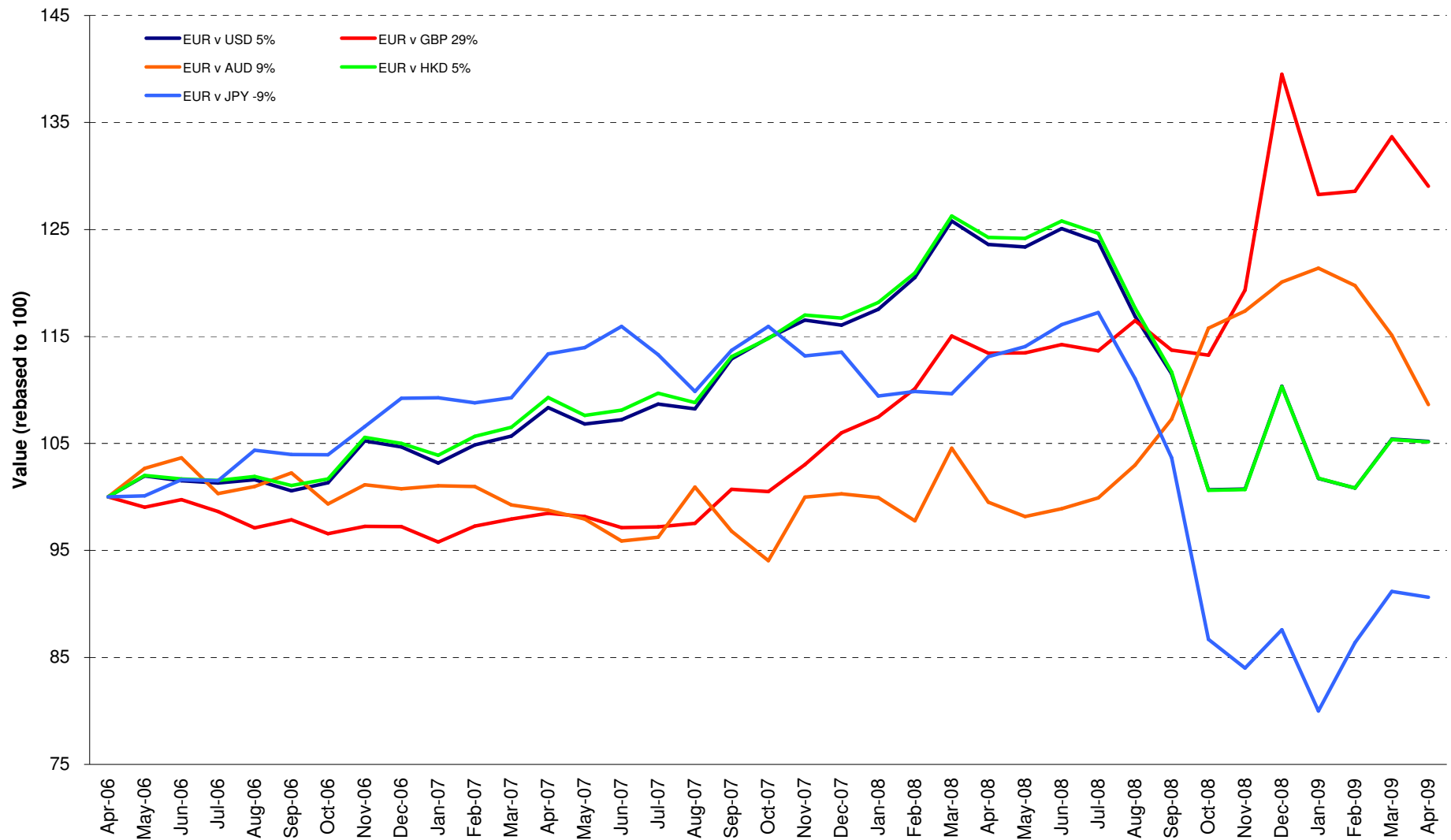
FX Description	Close Value 30-Apr	Total Return (%) - 5 Yrs	Total Return (%) - 3 Years	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Apr-09	Total Return (%) YTD	36 Mths Volatility (%)
1 EUR = USD	1.33	2.02	1.70	-14.89	-0.20	-0.20	-4.67	11.91
1 EUR = CAD	1.57	-0.92	3.71	0.41	-5.75	-5.75	-8.26	12.81
1 EUR = GBP	0.89	5.76	8.87	13.76	-3.46	-3.46	-7.51	12.68
1 EUR = SEK	10.67	3.11	4.68	14.37	-2.77	-2.77	-2.91	8.18
1 EUR = CHF	1.51	-0.59	-1.24	-6.93	-0.03	-0.03	2.01	6.38
1 EUR = DKK	7.45	0.02	-0.05	-0.19	0.01	0.01	0.07	0.22
1 EUR = AUD	1.80	1.67	2.80	9.17	-5.62	-5.62	-9.54	11.00
1 EUR = HKD	10.27	1.89	1.69	-15.37	-0.19	-0.19	-4.67	11.94
1 EUR = JPY	130.37	-0.29	-3.23	-19.88	-0.59	-0.59	3.46	14.83
1 EUR = SGD	1.96	-0.82	-0.59	-7.40	-3.02	-3.02	-2.26	7.50
1 EUR = NZD	2.33	4.04	5.56	16.97	0.16	0.16	-2.04	12.03

* -5 & -3 Years Total Returns are annualised

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



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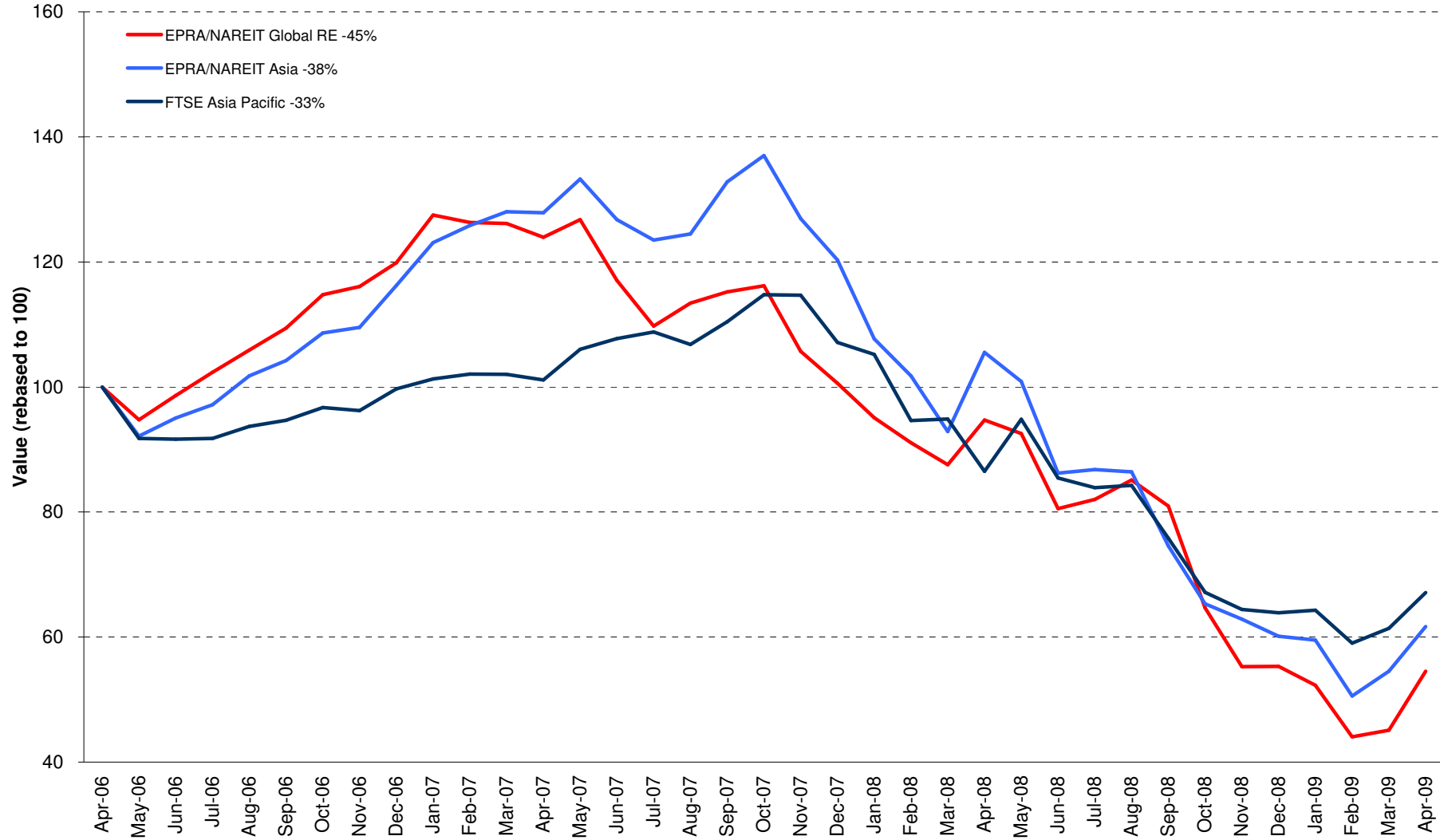
Section 3

EPRA/NAREIT Asia Developed Index

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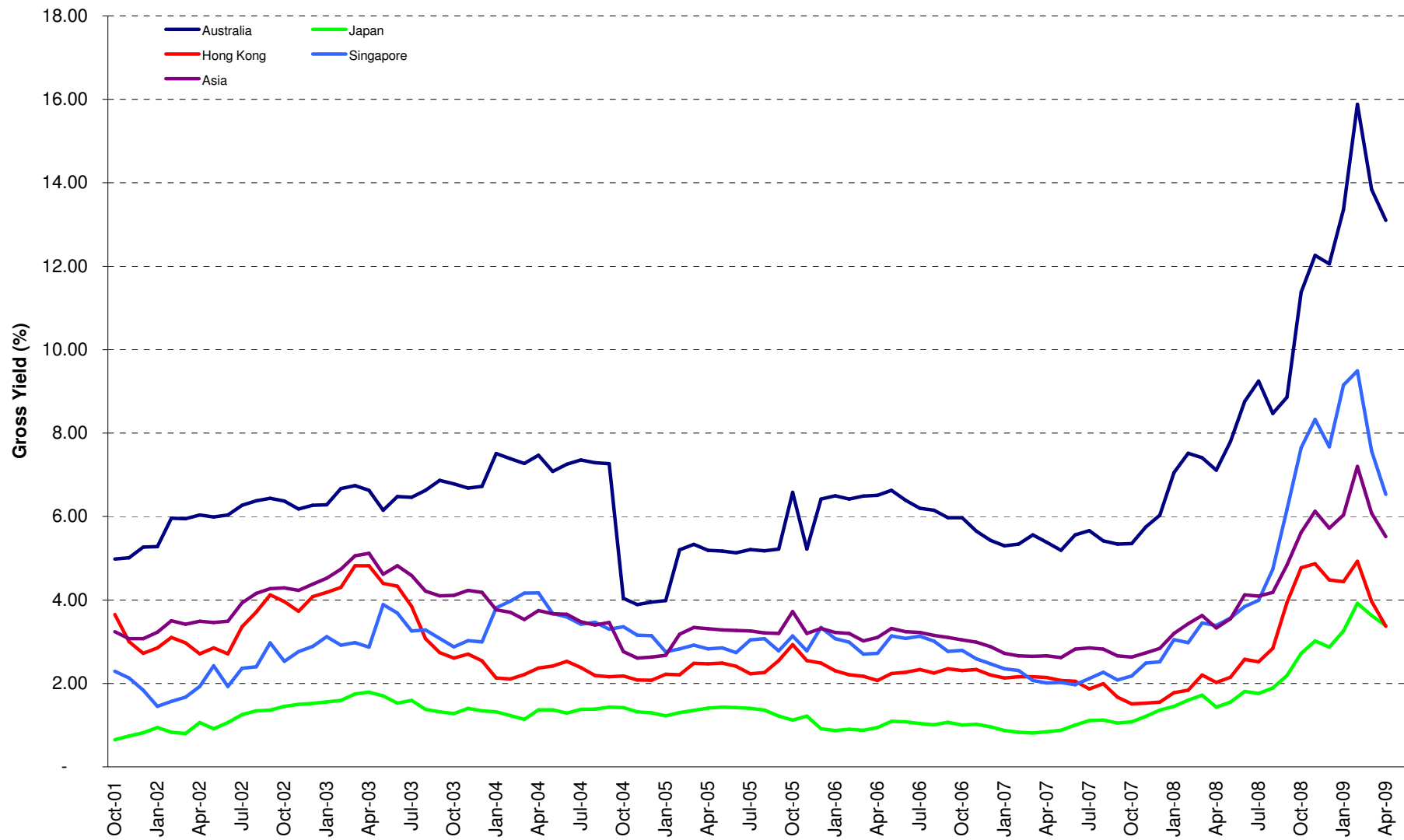
Graph 10: EPRA/NAREIT Asia Developed v EPRA/NAREIT Global Developed & FTSE Asia Pacific - Total Returns (EUR) Rolling 36 Months Performance



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Graph 11: Dividend Yields



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Corporate Actions & Changes Asia Developed

Ex Date	Description
None	

Dividends Asia Developed

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
1 April 2009	New World Development	Non-Rental	Diversified	HKD	0.090	4.19	April	Semi-Annual
14 April 2009	Sino Land	Non-Rental	Diversified	HKD	0.100	4.00	14-May	Semi-Annual
16 April 2009	Henderson Land Dev	Non-Rental	Diversified	HKD	0.300	3.01	24-Apr	Semi-Annual
20 April 2009	Champion REIT *	Rental	Office	HKD	0.141	9.99	27-May	Annual
23 April 2009	Capitamall Trust *	Rental	Retail	SGD	0.020	7.47	28-May	Dividend
24 April 2009	Premier Investment Co. *	Rental	Diversified	JPY	16500.000	13.57	April	Semi-Annual
24 April 2009	Nomura Real Estate Office Fund *	Rental	Office	JPY	17330.000	6.58	April	Semi-Annual
24 April 2009	Kenedix Realty Investment *	Rental	Diversified	JPY	11800.000	13.44	April	Semi-Annual
27 April 2009	Ascendas REIT *	Rental	Industrial	SGD	0.025	8.31	29-May	Dividend
29 April 2009	Mapletree Logistics Trust *	Rental	Industrial	SGD	0.015	13.16	29-May	Dividend
29 April 2009	Singapore Land	Non-Rental	Diversified	SGD	0.200	0.00	20-May	Dividend
2 May 2009	Keppel Land	Non-Rental	Diversified	SGD	0.08 **	4.65	May	Annual
5 May 2009	Kerry Properties	Non-Rental	Diversified	HKD	0.400	1.27	15-May	Annual
5 May 2009	Suntec REIT *	Rental	Diversified	SGD	0.029	13.25	29-May	Quarterly
6 May 2009	Capitaland	Non-Rental	Diversified	SGD	0.055	2.90	22-May	Annual
7 May 2009	GPT Group *	Rental	Diversified	AUD	0.072 **	48.72	May	Quarterly
12 May 2009	Hysan Development	Rental	Diversified	HKD	0.540	4.38	9-Jun	Semi-Annual
20 May 2009	Great Eagle Holdings	Non-Rental	Diversified	HKD	0.350	5.10	26-Jun	Semi-Annual
22 May 2009	China Overseas Land	Non-Rental	Residential	HKD	0.070	0.95	8-Jun	Semi-Annual
25 May 2009	China Resources Land	Non-Rental	Residential	HKD	0.083	0.77	3-Jul	Semi-Annual
26 May 2009	Shui On Land	Non-Rental	Diversified	HKD	0.010	5.06	30-Jun	Semi-Annual
26 May 2009	Agile Property Holdings	Non-Rental	Diversified	HKD	0.064	7.25	10-Jun	Semi-Annual
26 May 2009	Shenzhen Investment	Non-Rental	Diversified	HKD	0.080	10.62	8-Jun	Semi-Annual
26 May 2009	Shimao Property Holdings	Non-Rental	Residential	HKD	0.130	1.83	9-Jun	Annual
26 May 2009	United Urban Investment *	Rental	Diversified	JPY	17400.000	7.74	May	Semi-Annual
27 May 2009	Country Garden Holdings	Non-Rental	Diversified	HKD	0.030	3.72	May	Annual

** Based on previous period figures

*** Estimated

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EPRA/NAREIT Asia Developed Index - 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 (%) Apr-09	Dividend Rtn (%) Apr-09	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 30-Apr	Mkt Cap EUR (m) 30-Apr	Global Wght (%) 30-Apr	Asia Wght (%) 30-Apr											3 month Annualised USD (m)	
Westfield Group *	Rental	Retail	10.73	13,332	4.52	10.85	9.93	-NA-	-5.13	-35.33	7.30	7.30	0.00	7.30	-13.03	21.17	20,242	115
Stockland Trust Group *	Non-Rental	Diversified	3.14	2,765	0.94	2.25	13.03	-0.19	-14.26	-50.91	1.62	1.62	0.00	1.62	-22.28	32.35	4,879	133
CFS Retail Property Trust *	Rental	Retail	1.65	1,674	0.57	1.36	7.42	9.42	1.56	-21.12	0.92	0.92	0.00	0.92	-12.03	20.10	2,406	108
Dexus Property Group *	Rental	Diversified	0.73	1,407	0.48	1.15	13.42	-NA-	-10.35	-53.09	-2.67	-2.67	0.00	-2.67	-10.98	35.88	2,241	120
GPT Group *	Rental	Diversified	0.47	1,154	0.39	0.94	13.40	-11.06	-33.94	-80.57	8.05	8.05	0.00	8.05	-46.63	50.83	3,061	200
Mirvac Group *	Non-Rental	Diversified	1.05	983	0.33	0.80	22.68	-9.19	-24.37	-71.30	22.94	22.94	0.00	22.94	-18.36	54.78	1,709	131
Cmnwealth Prop Office *	Rental	Office	0.82	839	0.28	0.68	11.29	2.52	-6.29	-35.67	-9.94	-9.94	0.00	-9.94	-30.93	26.13	1,238	111
Goodman Group *	Rental	Industrial	0.37	570	0.19	0.46	70.86	-NA-	-40.99	-87.80	13.85	13.85	0.00	13.85	-50.00	62.50	2,718	360
Macquarie Office Trust *	Rental	Office	0.20	496	0.17	0.40	29.13	-9.09	-26.77	-75.44	14.71	14.71	0.00	14.71	-15.63	60.85	999	152
ING Office Fund *	Rental	Office	0.44	412	0.14	0.33	22.82	-3.76	-17.67	-61.49	2.35	2.35	0.00	2.35	-43.67	61.66	733	134
Bunnings Warehouse Prop *	Rental	Retail	1.77	296	0.10	0.24	7.55	9.71	3.29	-2.62	12.74	12.74	0.00	12.74	7.27	19.93	198	51
Australia Total				23,928	8.11	19.47	13.10											
Kiwi Income Property Trust *	Rental	Diversified	0.93	284	0.10	0.23	9.14	6.23	-0.31	-16.85	-3.12	-3.12	0.00	-3.12	-7.92	16.02	181	48
New Zealand Total				284	0.10	0.23	9.14											

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EPRA/NAREIT Asia Developed Index - 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 (%) Apr-09	Dividend Rtn (%) Apr-09	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price 30-Apr	Mkt Cap EUR (m) 30-Apr	Global Wght (%) 30-Apr	Asia Wght (%) 30-Apr												
Sun Hung Kai Props	Non-Rental	Diversified	80.75	15,122	5.13	12.31	3.10	6.50	-0.28	-39.01	16.35	16.35	0.00	16.35	26.24	36.53	20,720	103
China Overseas Land	Non-Rental	Residential	13.68	5,438	1.84	4.43	0.95	63.76	41.42	-15.79	12.50	12.50	0.00	12.50	26.90	50.47	16,744	232
Hang Lung Properties	Non-Rental	Diversified	22.05	4,447	1.51	3.62	2.99	18.46	14.88	-28.83	21.15	21.15	0.00	21.15	30.94	37.89	6,267	106
Henderson Land Dev	Non-Rental	Diversified	36.50	3,815	1.29	3.10	2.74	3.84	-4.00	-36.97	24.75	23.73	1.02	24.75	28.22	35.47	5,457	108
Hongkong Land Hldgs	Rental	Office	2.50	3,183	1.08	2.59	5.20	11.71	-9.98	-42.07	9.65	9.65	0.00	9.65	3.63	28.03	2,185	52
Link REIT *	Rental	Retail	15.12	3,147	1.07	2.56	5.23	-NA-	0.13	-14.91	-1.31	-1.31	0.00	-1.31	18.13	26.95	3,871	93
New World Development	Non-Rental	Diversified	10.26	2,887	0.98	2.35	3.31	13.48	-6.70	-47.71	32.73	32.73	0.00	32.73	30.53	47.30	4,044	106
China Resources Land	Non-Rental	Residential	14.04	2,578	0.87	2.10	0.83	73.95	39.58	-11.91	17.00	17.00	0.00	17.00	47.79	53.45	7,708	226
Sino Land	Non-Rental	Diversified	10.00	2,343	0.79	1.91	4.00	19.55	-4.64	-47.21	30.32	29.03	1.29	30.32	25.94	56.47	5,014	162
Kerry Properties	Non-Rental	Diversified	23.70	1,305	0.44	1.06	2.95	18.44	-2.87	-54.50	26.74	26.74	0.00	26.74	14.77	49.05	3,198	185
Shimao Property	Non-Rental	Residential	8.73	1,120	0.38	0.91	1.49	-NA-	-NA-	-42.65	28.57	28.57	0.00	28.57	62.27	-NA-	8,223	554
Hysan Development	Rental	Diversified	14.16	1,073	0.36	0.87	4.80	5.06	-10.94	-34.60	8.09	8.09	0.00	8.09	13.10	29.55	817	57
Agile Property Holdings	Non-Rental	Diversified	5.85	853	0.29	0.69	7.25	-NA-	-0.63	-42.12	33.26	33.26	0.00	33.26	44.80	82.94	6,225	550
Country Garden Holdings	Non-Rental	Diversified	2.56	816	0.28	0.66	4.22	-NA-	-NA-	-61.68	24.88	24.88	0.00	24.88	34.74	-NA-	3,400	315
Shui On Land	Non-Rental	Diversified	3.36	411	0.14	0.33	2.38	-NA-	-NA-	-54.45	23.08	23.08	0.00	23.08	37.14	-NA-	3,769	692
Champion REIT *	Rental	Office	1.79	385	0.13	0.31	17.87	-NA-	-25.49	-47.26	4.38	-3.24	7.62	4.38	-7.16	50.26	738	145
Shenzhen Investment	Non-Rental	Diversified	2.26	354	0.12	0.29	10.62	23.48	6.22	-41.18	17.10	17.10	0.00	17.10	63.77	74.63	1,455	310
Hopson Development	Non-Rental	Residential	6.03	346	0.12	0.28	6.88	28.49	-25.75	-61.22	17.09	17.09	0.00	17.09	7.68	92.99	3,207	700
New World China Land	Non-Rental	Diversified	3.04	338	0.11	0.27	1.97	16.45	-3.86	-46.25	18.56	15.15	3.41	18.56	32.63	71.26	415	93
Great Eagle Holdings	Non-Rental	Diversified	10.78	317	0.11	0.26	5.10	5.30	-19.59	-49.53	5.69	5.69	0.00	5.69	25.20	46.03	381	91
Kowloon Dev	Non-Rental	Residential	3.75	210	0.07	0.17	17.87	-1.60	-26.98	-77.09	17.55	17.55	0.00	17.55	28.42	67.07	234	84
Hong Kong Total				50,487	17.12	41.09	3.37											

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EPRA/NAREIT Asia Developed Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths Vity (%)	Turnover	Annual
			Price	Float	Float	Float	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)		3 month	Velocity
			30-Apr	Mkt Cap EUR (m)	Global Wght (%)	Asia Wght (%)	30-Apr	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Apr-09	Apr-09	Apr-09	YTD		Annualised USD (m)	(%)
Capitaland	Non-Rental	Diversified	2.76	4,471	1.52	3.64	2.54	21.53	-9.13	-49.51	18.45	18.45	0.00	18.45	7.13	40.65	16,437	277
Capitamall Trust *	Rental	Retail	1.25	1,512	0.51	1.23	8.63	9.84	-4.81	-52.77	-3.81	-5.30	1.49	-3.81	0.65	30.80	2,746	137
Ascendas REIT *	Rental	Industrial	1.34	1,154	0.39	0.94	11.26	8.04	-8.46	-43.51	11.89	9.84	2.05	11.89	3.12	31.01	1,459	95
Suntec REIT *	Rental	Diversified	0.74	593	0.20	0.48	15.00	-NA-	-7.11	-44.02	16.67	16.67	0.00	16.67	7.55	39.97	978	124
CapitaCommercial Trust *	Rental	Office	0.86	456	0.15	0.37	12.87	-NA-	-13.22	-56.92	-2.84	-2.84	0.00	-2.84	2.02	44.50	685	113
Mapletree Logistics Trust *	Rental	Industrial	0.43	319	0.11	0.26	15.84	-NA-	-5.40	-32.70	18.59	14.67	3.92	18.59	31.23	38.75	121	29
Keppel Land	Non-Rental	Diversified	1.72	315	0.11	0.26	4.65	7.83	-25.64	-69.70	18.62	18.62	0.00	18.62	1.18	47.56	2,301	552
Singapore Land	Non-Rental	Diversified	3.48	292	0.10	0.24	5.75	2.98	-16.07	-49.17	15.72	9.43	6.29	15.72	4.55	38.27	179	46
Wing Tai Holdings	Non-Rental	Diversified	0.88	265	0.09	0.22	3.41	7.34	-12.80	-52.81	25.71	25.71	0.00	25.71	6.02	47.06	264	75
Singapore Total				9,377	3.18	7.63	6.53											

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			Price 30-Apr	Mkt Cap EUR (m) 30-Apr	Global Wght (%) 30-Apr	Asia Wght (%) 30-Apr											3 month Annualised USD (m)	
Mitsubishi Estate	Non-Rental	Diversified	1283	10,124	3.43	8.24	1.25	0.58	-18.94	-56.99	16.42	16.42	0.00	16.42	-10.78	36.82	27,918	208
Mitsui Fudosan	Non-Rental	Diversified	1236	8,357	2.83	6.80	1.62	1.41	-20.40	-51.98	15.84	15.84	0.00	15.84	-14.65	37.23	22,778	206
Sumitomo Realty & Dev	Non-Rental	Diversified	1175	4,291	1.45	3.49	1.70	0.05	-26.02	-54.04	8.49	8.49	0.00	8.49	-9.82	50.71	17,835	314
Nippon Building Fund *	Rental	Office	799000	3,322	1.13	2.70	5.61	3.90	-5.25	-38.07	-5.56	-5.56	0.00	-5.56	-18.30	30.04	4,056	92
Japan Real Estate *	Rental	Office	697000	2,192	0.74	1.78	6.93	2.80	-7.84	-40.35	-7.80	-7.80	0.00	-7.80	-10.12	24.86	2,471	85
Nomura Real Estate Office Fund	Rental	Office	509000	1,183	0.40	0.96	6.71	-2.25	-16.76	-34.20	-3.78	-6.95	3.17	-3.78	-8.94	29.56	1,195	76
Japan Retail Fund *	Rental	Retail	346000	1,026	0.35	0.83	9.13	-7.38	-21.66	-38.79	-7.98	-7.98	0.00	-7.98	-6.15	31.60	1,258	93
Tokyu Land	Non-Rental	Diversified	328	1,003	0.34	0.82	2.59	0.72	-28.92	-56.53	21.48	21.48	0.00	21.48	-0.90	48.28	6,406	482
Aeon Mall Co Ltd	Rental	Retail	1289	895	0.30	0.73	1.55	-1.70	-21.83	-59.72	2.71	2.71	0.00	2.71	-24.08	38.37	1,931	163
Japan Prime Realty Inv. *	Rental	Office	169500	806	0.27	0.66	8.39	-4.26	-16.19	-44.01	-6.77	-6.77	0.00	-6.77	-19.36	38.79	793	74
NTT Urban Development	Non-Rental	Office	79500	803	0.27	0.65	1.64	-NA-	-23.20	-49.88	0.89	0.89	0.00	0.89	-15.68	38.28	1,510	142
ORIX JREIT *	Rental	Office	370000	711	0.24	0.58	8.49	-3.25	-15.86	-35.34	-8.42	-8.42	0.00	-8.42	-8.62	39.37	902	96
United Urban Investment *	Rental	Diversified	445000	682	0.23	0.56	8.10	0.19	-8.30	-25.09	11.25	11.25	0.00	11.25	26.78	36.65	487	54
Tokyo Tatemono	Non-Rental	Office	333	609	0.21	0.50	4.50	-10.20	-34.22	-61.48	31.62	31.62	0.00	31.62	-17.37	54.96	7,180	889
Tokyu REIT *	Rental	Diversified	454000	441	0.15	0.36	7.23	-1.54	-16.56	-44.35	-13.36	-13.36	0.00	-13.36	-14.89	32.10	593	101
Mori Trust Sogo REIT *	Rental	Office	681000	418	0.14	0.34	5.58	0.42	-7.11	-19.15	-3.13	-3.13	0.00	-3.13	-5.19	31.24	397	72
Top REIT *	Rental	Diversified	348000	414	0.14	0.34	7.11	-NA-	-NA-	-11.00	-3.06	-3.06	0.00	-3.06	7.74	-NA-	303	55
Kenedix Realty Investment *	Rental	Diversified	233600	358	0.12	0.29	13.84	-NA-	-19.70	-57.66	34.91	28.42	6.49	34.91	-0.93	56.23	1,173	247
Premier Investment Co. *	Rental	Diversified	323000	326	0.11	0.26	14.02	-4.18	-15.07	-36.08	11.31	5.90	5.41	11.31	20.78	56.12	369	85
Daibiru Corp	Non-Rental	Office	684	307	0.10	0.25	1.54	-0.55	-20.67	-38.97	-13.31	-13.31	0.00	-13.31	-27.42	41.49	348	86
Heiwa Real Estate	Non-Rental	Diversified	254	284	0.10	0.23	4.72	-6.38	-29.38	-49.33	19.25	19.25	0.00	19.25	13.04	36.18	601	160
Japan Total				38,807	13.16	31.58	3.38											

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Index Description	Curr	Close Value Apr-09										
Asia	EUR	1,073.57	122,883.66	100.00	5.52	0.52	-14.87	-41.55	13.14	13.14	2.59	24.96
Pure Asia	EUR	1,137.58	108,644.45	88.41	4.81	1.69	-14.35	-40.13	13.05	13.05	3.77	25.50
Asia ex Australia	EUR	1,128.08	98,955.38	80.53	3.69	-NA-	-11.35	-34.09	13.43	13.43	6.56	25.63
Asia Dividend+	EUR	1,287.50	88,103.60	71.70	7.12	-NA-	-NA-	-40.10	12.84	12.84	7.14	-NA-
Australia	EUR	826.79	23,928.28	19.47	13.10	-9.51	-26.26	-61.31	11.94	11.94	-11.46	29.81
Pure Australia	EUR	613.42	9,689.07	7.88	16.23	-14.75	-33.95	-70.59	9.34	9.34	-17.78	37.08
Japan	EUR	1,222.49	38,806.83	31.58	3.38	-0.50	-18.13	-39.36	8.15	8.15	-14.95	26.96
Hong Kong	EUR	1,227.30	50,487.10	41.09	3.37	8.67	-3.24	-25.84	17.48	17.48	32.23	30.93
Singapore	EUR	796.61	9,377.24	7.63	6.53	8.22	-12.98	-48.30	15.97	15.97	7.63	29.88
New Zealand	EUR	869.40	284.20	0.23	9.14	-NA-	-9.36	-30.45	-3.28	-3.28	-6.00	21.59
Asia	USD	1,407.35	162,833.15	100.00	5.52	2.55	-13.42	-50.25	12.92	12.92	-2.21	28.43
Pure Asia	USD	1,491.17	143,964.77	88.41	4.81	3.75	-12.89	-49.04	12.83	12.83	-1.07	29.08
Asia ex Australia	USD	1,144.17	131,125.78	80.53	3.69	-NA-	-9.84	-43.91	13.21	13.21	1.58	28.63
Asia Dividend+	USD	1,409.21	116,746.09	71.70	7.12	2.59	-10.68	-49.02	12.62	12.62	2.13	28.44
Australia	USD	1,093.06	31,707.37	19.47	13.10	-7.67	-25.01	-67.07	11.72	11.72	-15.60	33.17
Pure Australia	USD	810.98	12,838.99	7.88	16.23	-13.02	-32.82	-74.97	9.12	9.12	-21.62	40.82
Japan	USD	1,616.19	51,422.93	31.58	3.38	1.52	-16.74	-48.39	7.93	7.93	-18.92	28.68
Hong Kong	USD	1,622.56	66,900.46	41.09	3.37	10.87	-1.60	-36.88	17.25	17.25	26.05	33.83
Singapore	USD	1,053.16	12,425.79	7.63	6.53	10.41	-11.50	-56.00	15.74	15.74	2.61	35.58
New Zealand	USD	847.56	376.60	0.23	9.14	-NA-	-5.89	-40.80	-3.47	-3.47	-10.39	25.89
Asia	GBP	1,530.62	109,887.95	100.00	5.52	6.30	-7.32	-33.51	9.22	9.22	-5.11	25.95
Pure Asia	GBP	1,621.78	97,154.62	88.41	4.81	7.54	-6.75	-31.89	9.14	9.14	-4.02	26.88
Asia ex Australia	GBP	1,244.39	88,490.23	80.53	3.69	-NA-	-3.49	-25.03	9.50	9.50	-1.44	26.87
Asia Dividend+	GBP	1,704.62	78,786.10	71.70	7.12	6.35	-4.38	-31.86	8.93	8.93	-0.90	26.09
Australia	GBP	1,188.81	21,397.72	19.47	13.10	-4.30	-19.72	-55.99	8.07	8.07	-18.10	30.02
Pure Australia	GBP	882.01	8,664.39	7.88	16.23	-9.84	-28.09	-66.54	5.55	5.55	-23.96	38.81
Japan	GBP	1,757.76	34,702.77	31.58	3.38	5.23	-10.87	-31.02	4.40	4.40	-21.33	28.02
Hong Kong	GBP	1,764.68	45,147.78	41.09	3.37	14.93	5.34	-15.64	13.41	13.41	22.30	31.70
Singapore	GBP	1,145.41	8,385.54	7.63	6.53	14.45	-5.26	-41.19	11.95	11.95	-0.45	32.66
New Zealand	GBP	1,098.05	254.15	0.23	9.14	-NA-	-1.32	-20.88	-6.63	-6.63	-13.06	23.84

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Index Description	Curr	Close Value Apr-09										
Asia	JPY	1,352.76	16,020,339.41	100.00	5.52	0.23	-17.62	-53.17	12.48	12.48	6.14	32.24
Pure Asia	JPY	1,433.33	14,163,973.63	88.41	4.81	1.39	-17.11	-52.03	12.39	12.39	7.37	32.61
Asia ex Australia	JPY	1,099.79	12,900,809.92	80.53	3.69	-NA-	-14.21	-47.19	12.76	12.76	10.25	32.05
Asia Dividend+	JPY	1,251.20	11,486,063.82	71.70	7.12	-NA-	-NA-	-52.01	12.18	12.18	10.85	-NA-
Australia	JPY	1,050.67	3,119,529.50	19.47	13.10	-9.77	-28.64	-69.00	11.28	11.28	-8.39	37.09
Pure Australia	JPY	779.52	1,263,163.71	7.88	16.23	-15.00	-36.08	-76.44	8.70	8.70	-14.94	43.32
Japan	JPY	1,562.51	5,059,245.40	31.58	3.38	-0.78	-20.77	-51.41	7.51	7.51	-12.00	31.31
Hong Kong	JPY	1,559.62	6,582,001.99	41.09	3.37	8.35	-6.37	-40.58	16.79	16.79	36.80	37.26
Singapore	JPY	1,012.31	1,222,511.01	7.63	6.53	7.90	-15.79	-58.58	15.29	15.29	11.36	38.85
New Zealand	JPY	813.77	37,051.51	0.23	9.14	-NA-	-12.29	-44.27	-3.85	-3.85	-2.75	30.46
Australia	AUD	987.21	43,156.90	19.47	13.10	-7.99	-24.21	-57.76	5.65	5.65	-19.89	25.81
Australia Hedged	USD	492.32	31,707.37	8.11	0.00	-NA-	-24.76	-57.27	5.75	5.75	-19.88	24.77
Pure Australia	AUD	732.33	17,475.14	7.88	16.23	-13.33	-32.11	-67.90	3.20	3.20	-25.63	33.86
Hong Kong	HKD	1,628.30	518,488.62	41.09	3.37	10.73	-1.61	-37.24	17.25	17.25	26.05	33.91
Singapore	SGD	938.04	18,355.37	7.63	6.53	7.33	-13.49	-52.12	12.46	12.46	5.20	31.69
New Zealand	NZD	1,077.86	662.21	0.23	9.14	-NA-	-4.28	-18.55	-3.13	-3.13	-7.92	15.27
Asia 33	EUR	696.62	95,078.37	77.37	5.50	-NA-	-14.37	-40.25	11.58	11.58	2.29	23.95
Asia 33	USD	926.88	126,796.51	77.87	5.50	-NA-	-12.73	-48.73	12.12	12.12	-3.18	26.89
Asia 33	GBP	1,003.80	85,206.98	77.54	5.50	-NA-	-6.71	-32.19	7.48	7.48	-5.99	24.59
Asia 33	JPY	885.08	12,393,090.91	77.36	5.50	-NA-	-17.14	-51.86	11.53	11.53	4.76	31.09
Asia 33	HKD	920.82	982,609.56	77.36	5.50	-NA-	-12.75	-49.03	12.12	12.12	-3.18	26.93
Asia 33	AUD	826.31	172,747.29	140.58	5.50	-NA-	-NA-	-NA-	5.26	5.26	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Asia Index - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Apr-09										
Asia	AUD	1,253.46	221,632.20	180.36	5.52	-NA-	-NA-	-NA-	6.78	6.78	-NA-	-NA-
Pure Asia	AUD	1,328.12	195,950.44	159.46	4.81	-NA-	-NA-	-NA-	6.70	6.70	-NA-	-NA-
Asia ex Australia	AUD	1,019.06	178,475.30	145.24	3.69	-NA-	-NA-	-NA-	7.06	7.06	-NA-	-NA-
Asia Dividend+	AUD	1,462.06	158,903.10	129.31	7.12	-NA-	-NA-	-NA-	6.50	6.50	-NA-	-NA-
Australia	AUD	987.21	43,156.90	35.12	13.10	-NA-	-NA-	-NA-	5.65	5.65	-NA-	-NA-
Pure Australia	AUD	732.33	17,475.14	14.22	16.23	-NA-	-NA-	-NA-	3.20	3.20	-NA-	-NA-
Japan	AUD	1,439.47	69,991.76	56.96	3.38	-NA-	-NA-	-NA-	2.07	2.07	-NA-	-NA-
Hong Kong	AUD	1,445.14	91,058.22	74.10	3.37	-NA-	-NA-	-NA-	10.88	10.88	-NA-	-NA-
Singapore	AUD	938.01	16,912.74	13.76	6.53	-NA-	-NA-	-NA-	9.45	9.45	-NA-	-NA-
New Zealand	AUD	904.30	512.59	0.42	9.14	-NA-	-NA-	-NA-	-8.71	-8.71	-NA-	-NA-

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EPRA/NAREIT Asia Index - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Apr-09										
Asia	EUR	1,072.92	122,883.66	100.00	5.45	-NA-	-14.89	-41.59	13.13	13.13	2.56	24.95
Pure Asia	EUR	1,136.79	108,644.45	88.41	4.73	-NA-	-14.37	-40.17	13.04	13.04	3.74	25.46
Asia ex Australia	EUR	1,127.22	98,955.38	80.53	3.60	-NA-	-11.38	-34.15	13.42	13.42	6.52	25.57
Australia	EUR	826.79	23,928.28	19.47	13.10	-NA-	-26.26	-61.31	11.94	11.94	-11.46	30.00
Pure Australia	EUR	613.42	9,689.07	7.88	16.23	-NA-	-33.95	-70.59	9.34	9.34	-17.78	37.27
Hong Kong	EUR	1,227.30	50,487.10	41.09	3.37	-NA-	-3.24	-25.84	17.48	17.48	32.23	30.90
Japan	EUR	1,216.75	38,806.83	31.58	3.15	-NA-	-18.23	-39.48	8.13	8.13	-15.02	26.90
New Zealand	EUR	879.46	284.20	0.23	9.55	-NA-	-9.10	-30.22	-3.28	-3.28	-6.00	21.82
Singapore	EUR	810.78	9,377.24	7.63	6.53	-NA-	-12.73	-48.30	15.97	15.97	7.63	29.79
Asia	USD	1,406.49	162,833.15	100.00	5.45	-NA-	-13.44	-50.28	12.91	12.91	-2.24	28.44
Pure Asia	USD	1,490.13	143,964.77	88.41	4.73	-NA-	-12.91	-49.08	12.82	12.82	-1.11	29.08
Asia ex Australia	USD	1,143.30	131,125.78	80.53	3.60	-NA-	-9.87	-43.95	13.20	13.20	1.54	28.60
Australia	USD	1,093.06	31,707.37	19.47	13.10	-NA-	-25.01	-67.07	11.72	11.72	-15.60	33.33
Pure Australia	USD	810.98	12,838.99	7.88	16.23	-NA-	-32.82	-74.97	9.12	9.12	-21.62	40.99
Hong Kong	USD	1,622.56	66,900.46	41.09	3.37	-NA-	-1.60	-36.88	17.25	17.25	26.05	33.83
Japan	USD	1,608.60	51,422.93	31.58	3.15	-NA-	-16.84	-48.49	7.92	7.92	-18.99	28.65
New Zealand	USD	857.37	376.60	0.23	9.55	-NA-	-7.55	-40.61	-3.47	-3.47	-10.39	25.75
Singapore	USD	1,071.89	12,425.79	7.63	6.53	-NA-	-11.24	-56.00	15.74	15.74	2.60	35.55
Asia	GBP	1,529.69	109,887.95	100.00	5.45	-NA-	-7.34	-33.55	9.22	9.22	-5.14	25.93
Pure Asia	GBP	1,620.65	97,154.62	88.41	4.73	-NA-	-6.78	-31.94	9.13	9.13	-4.05	26.84
Asia ex Australia	GBP	1,243.44	88,490.23	80.53	3.60	-NA-	-3.52	-25.09	9.50	9.50	-1.48	26.81
Australia	GBP	1,188.81	21,397.72	19.47	13.10	-NA-	-19.72	-55.99	8.07	8.07	-18.10	30.17
Pure Australia	GBP	882.01	8,664.39	7.88	16.23	-NA-	-28.09	-66.54	5.55	5.55	-23.96	38.97
Hong Kong	GBP	1,764.68	45,147.78	41.09	3.37	-NA-	5.34	-15.64	13.41	13.41	22.30	31.68
Japan	GBP	1,749.50	34,702.77	31.58	3.15	-NA-	-10.98	-31.15	4.39	4.39	-21.40	27.96
New Zealand	GBP	1,110.76	254.15	0.23	9.55	-NA-	-1.04	-20.61	-6.63	-6.63	-13.06	24.10
Singapore	GBP	1,165.78	8,385.54	7.63	6.53	-NA-	-4.99	-41.19	11.95	11.95	-0.45	32.57

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EPRA/NAREIT Asia Index - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Apr-09										
Asia	JPY	1,351.94	16,020,339.41	100.00	5.45	-NA-	-17.64	-53.20	12.47	12.47	6.11	32.34
Pure Asia	JPY	1,432.33	14,163,973.63	88.41	4.73	-NA-	-17.14	-52.06	12.38	12.38	7.33	32.67
Asia ex Australia	JPY	1,098.96	12,900,809.92	80.53	3.60	-NA-	-14.24	-47.24	12.76	12.76	10.21	32.05
Australia	JPY	1,050.67	3,119,529.50	19.47	13.10	-NA-	-28.64	-69.00	11.28	11.28	-8.39	37.45
Pure Australia	JPY	779.52	1,263,163.71	7.88	16.23	-NA-	-36.08	-76.44	8.70	8.70	-14.94	43.69
Hong Kong	JPY	1,559.62	6,582,001.99	41.09	3.37	-NA-	-6.37	-40.58	16.79	16.79	36.80	37.31
Japan	JPY	1,555.15	5,059,245.40	31.58	3.15	-NA-	-20.87	-51.50	7.49	7.49	-12.07	31.27
New Zealand	JPY	823.19	37,051.51	0.23	9.55	-NA-	-12.03	-44.09	-3.85	-3.85	-2.75	30.52
Singapore	JPY	1,030.32	1,222,511.01	7.63	6.53	-NA-	-15.54	-58.58	15.29	15.29	11.36	38.88
Australia	AUD	987.21	43,156.90	19.47	13.10	-NA-	-24.21	-57.76	5.65	5.65	-19.89	25.98
Pure Australia	AUD	732.33	17,475.14	7.88	16.23	-NA-	-32.11	-67.90	3.20	3.20	-25.63	34.03
Hong Kong	HKD	1,628.30	518,488.62	41.09	3.37	-NA-	-1.61	-37.24	17.25	17.25	26.05	33.90
New Zealand	NZD	1,090.40	662.21	0.23	9.55	-NA-	-4.00	-18.27	-3.12	-3.12	-7.92	15.90
Singapore	SGD	954.72	18,355.37	7.63	6.53	-NA-	-13.24	-52.12	12.46	12.46	5.20	31.67

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EPRA/NAREIT Asia Index - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Apr-09										
Asia	AUD	1,252.70	221,632.20	180.36	5.45	-NA-	-NA-	-NA-	6.78	6.78	-NA-	-NA-
Pure Asia	AUD	1,327.19	195,950.44	159.46	4.73	-NA-	-NA-	-NA-	6.70	6.70	-NA-	-NA-
Asia ex Australia	AUD	1,018.29	178,475.30	145.24	3.60	-NA-	-NA-	-NA-	7.05	7.05	-NA-	-NA-
Australia	AUD	987.21	43,156.90	35.12	13.10	-NA-	-NA-	-NA-	5.65	5.65	-NA-	-NA-
Pure Australia	AUD	732.33	17,475.14	14.22	16.23	-NA-	-NA-	-NA-	3.20	3.20	-NA-	-NA-
Hong Kong	AUD	1,445.14	91,058.22	74.10	3.37	-NA-	-NA-	-NA-	10.88	10.88	-NA-	-NA-
Japan	AUD	1,432.71	69,991.76	56.96	3.15	-NA-	-NA-	-NA-	2.06	2.06	-NA-	-NA-
New Zealand	AUD	914.76	512.59	0.42	9.55	-NA-	-NA-	-NA-	-8.71	-8.71	-NA-	-NA-
Singapore	AUD	954.69	16,912.74	13.76	6.53	-NA-	-NA-	-NA-	9.45	9.45	-NA-	-NA-

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EPRA/NAREIT Asia Index - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Apr-09										
Asia	EUR	771.15	122,883.66	100.00	0.00	-3.02	-17.87	-44.17	12.86	12.86	1.09	25.04
Pure Asia	EUR	835.21	108,644.45	88.41	0.00	-1.46	-16.97	-42.53	12.74	12.74	2.61	25.51
Asia ex Australia	EUR	1,025.58	98,955.38	80.53	0.00	-NA-	-13.38	-36.31	13.09	13.09	5.31	25.59
Asia Dividend+	EUR	1,123.52	88,103.60	71.70	0.00	-NA-	-NA-	-43.68	12.49	12.49	5.25	-NA-
Australia	EUR	451.98	23,928.28	19.47	0.00	-15.33	-31.09	-64.44	11.94	11.94	-13.78	30.03
Pure Australia	EUR	336.12	9,689.07	7.88	0.00	-20.20	-38.23	-73.00	9.34	9.34	-18.29	37.40
Japan	EUR	1,086.81	38,806.83	31.58	0.00	-1.99	-19.52	-40.94	7.90	7.90	-16.00	26.95
Hong Kong	EUR	942.63	50,487.10	41.09	0.00	5.81	-5.87	-28.65	17.21	17.21	31.07	30.83
Singapore	EUR	598.26	9,377.24	7.63	0.00	4.51	-16.25	-51.26	14.82	14.82	4.74	29.98
New Zealand	EUR	675.06	284.20	0.23	0.00	-NA-	-14.95	-35.36	-3.28	-3.28	-6.00	20.95
Asia	USD	1,009.97	162,833.15	100.00	0.00	-1.05	-16.47	-52.48	12.64	12.64	-3.63	28.44
Pure Asia	USD	1,093.88	143,964.77	88.41	0.00	0.54	-15.56	-51.09	12.52	12.52	-2.18	29.02
Asia ex Australia	USD	1,040.17	131,125.78	80.53	0.00	-NA-	-11.91	-45.79	12.87	12.87	0.39	28.55
Asia Dividend+	USD	1,229.73	116,746.09	71.70	0.00	-2.12	-14.94	-52.06	12.27	12.27	0.33	28.48
Australia	USD	597.54	31,707.37	19.47	0.00	-13.62	-29.92	-69.74	11.72	11.72	-17.81	33.30
Pure Australia	USD	444.37	12,838.99	7.88	0.00	-18.58	-37.17	-77.02	9.13	9.13	-22.10	40.85
Japan	USD	1,436.82	51,422.93	31.58	0.00	0.00	-18.15	-49.73	7.69	7.69	-19.93	28.61
Hong Kong	USD	1,246.21	66,900.46	41.09	0.00	7.95	-4.27	-39.27	16.98	16.98	24.94	33.68
Singapore	USD	790.93	12,425.79	7.63	0.00	6.63	-14.83	-58.52	14.60	14.60	-0.15	35.82
New Zealand	USD	658.10	376.60	0.23	0.00	-NA-	-13.50	-44.99	-3.47	-3.47	-10.39	24.99
Asia	GBP	1,098.43	109,887.95	100.00	0.00	2.56	-10.58	-36.49	8.96	8.96	-6.50	25.88
Pure Asia	GBP	1,189.69	97,154.62	88.41	0.00	4.22	-9.61	-34.62	8.84	8.84	-5.09	26.74
Asia ex Australia	GBP	1,131.28	88,490.23	80.53	0.00	-NA-	-5.70	-27.55	9.18	9.18	-2.60	26.76
Asia Dividend+	GBP	1,487.51	78,786.10	71.70	0.00	1.46	-8.95	-35.93	8.60	8.60	-2.65	26.03
Australia	GBP	649.88	21,397.72	19.47	0.00	-10.46	-24.98	-59.55	8.06	8.06	-20.25	29.94
Pure Australia	GBP	483.29	8,664.39	7.88	0.00	-15.61	-32.75	-69.28	5.55	5.55	-24.42	38.66
Japan	GBP	1,562.67	34,702.77	31.58	0.00	3.65	-12.38	-32.81	4.16	4.16	-22.31	27.92
Hong Kong	GBP	1,355.36	45,147.78	41.09	0.00	11.90	2.47	-18.84	13.15	13.15	21.23	31.50
Singapore	GBP	860.21	8,385.54	7.63	0.00	10.53	-8.82	-44.55	10.85	10.85	-3.12	33.00
New Zealand	GBP	852.60	254.15	0.23	0.00	-NA-	-7.41	-26.47	-6.63	-6.63	-13.06	23.10

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EPRA/NAREIT Asia Index - Index Performance

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)
			Ccy (m) Apr-09	(%) Weight Apr-09								
Asia	JPY	970.80	16,020,339.41	100.00	0.00	-3.30	-20.52	-55.27	12.20	12.20	4.59	32.22
Pure Asia	JPY	1,051.45	14,163,973.63	88.41	0.00	-1.74	-19.65	-53.95	12.09	12.09	6.16	32.55
Asia ex Australia	JPY	999.83	12,900,809.92	80.53	0.00	-NA-	-16.18	-48.97	12.43	12.43	8.95	32.00
Asia Dividend+	JPY	1,091.84	11,486,063.82	71.70	0.00	-NA-	-NA-	-54.87	11.84	11.84	8.90	-NA-
Australia	JPY	574.37	3,119,529.50	19.47	0.00	-15.58	-33.31	-71.51	11.29	11.29	-10.79	37.05
Pure Australia	JPY	427.13	1,263,163.71	7.88	0.00	-20.43	-40.22	-78.36	8.70	8.70	-15.46	43.35
Japan	JPY	1,391.58	5,059,245.40	31.58	0.00	-2.27	-22.11	-52.68	7.27	7.27	-13.09	31.24
Hong Kong	JPY	1,197.87	6,582,001.99	41.09	0.00	5.50	-8.91	-42.83	16.52	16.52	35.60	37.17
Singapore	JPY	760.25	1,222,511.01	7.63	0.00	4.21	-18.95	-60.95	14.15	14.15	8.36	39.07
New Zealand	JPY	631.86	37,051.51	0.23	0.00	-NA-	-17.70	-48.21	-3.85	-3.85	-2.75	29.79
Australia	AUD	539.36	43,156.90	19.47	0.00	-13.91	-29.16	-61.18	5.65	5.65	-22.00	25.94
Australia Hedged	USD	374.75	31,707.37	19.47	0.00	-NA-	-29.71	-60.75	5.75	5.75	-22.02	25.01
Pure Australia	AUD	401.05	17,475.14	7.88	0.00	-18.86	-36.50	-70.52	3.20	3.20	-26.08	34.13
Hong Kong	HKD	1,250.97	518,488.62	41.09	0.00	7.81	-4.29	-39.62	16.98	16.98	24.94	33.76
Singapore	SGD	705.76	18,355.37	7.63	0.00	3.66	-16.74	-54.87	11.36	11.36	2.37	31.92
New Zealand	NZD	835.85	662.21	0.23	0.00	-NA-	-10.22	-24.39	-3.12	-3.12	-7.92	14.21
Asia 33	EUR	599.19	95,078.37	77.37	0.00	-NA-	-17.44	-42.93	11.41	11.41	0.86	-NA-
Asia 33	USD	797.24	126,796.51	77.87	0.00	-NA-	-15.85	-51.03	11.94	11.94	-4.53	-NA-
Asia 33	GBP	863.41	85,206.98	77.54	0.00	-NA-	-10.05	-35.23	7.32	7.32	-7.30	-NA-
Asia 33	JPY	761.30	12,393,090.91	77.36	0.00	-NA-	-20.11	-54.02	11.36	11.36	3.30	31.13
Asia 33	HKD	792.04	982,609.56	77.36	0.00	-NA-	-15.87	-51.31	11.95	11.95	-4.54	-NA-
Asia 33	AUD	710.75	172,747.29	45.56	0.00	-NA-	-NA-	-NA-	5.10	5.10	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Asia Index - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Apr-09										
Asia	AUD	899.53	221,632.20	180.36	0.00	-NA-	-NA-	-NA-	6.53	6.53	-NA-	-NA-
Pure Asia	AUD	974.27	195,950.44	159.46	0.00	-NA-	-NA-	-NA-	6.41	6.41	-NA-	-NA-
Asia ex Australia	AUD	926.43	178,475.30	145.24	0.00	-NA-	-NA-	-NA-	6.74	6.74	-NA-	-NA-
Asia Dividend+	AUD	1,275.84	158,903.10	129.31	0.00	-NA-	-NA-	-NA-	6.18	6.18	-NA-	-NA-
Australia	AUD	539.36	43,156.90	35.12	0.00	-NA-	-NA-	-NA-	5.65	5.65	-NA-	-NA-
Pure Australia	AUD	401.05	17,475.14	14.22	0.00	-NA-	-NA-	-NA-	3.20	3.20	-NA-	-NA-
Japan	AUD	1,279.71	69,991.76	56.96	0.00	-NA-	-NA-	-NA-	1.84	1.84	-NA-	-NA-
Hong Kong	AUD	1,109.94	91,058.22	74.10	0.00	-NA-	-NA-	-NA-	10.63	10.63	-NA-	-NA-
Singapore	AUD	704.44	16,912.74	13.76	0.00	-NA-	-NA-	-NA-	8.37	8.37	-NA-	-NA-
New Zealand	AUD	702.15	512.59	0.42	0.00	-NA-	-NA-	-NA-	-8.72	-8.72	-NA-	-NA-

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EPRA/NAREIT Asia Index - Asset Class Comparison

Index Description	Curr	Close Value 30-Apr	12 Mths Estimated Div	Total	Total	Total	Total	Total	Total	36 Mths Vity (%)
			Yld (%) 30-Apr	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) 30-Apr	Rtn (%) YTD	
Asia Real Estate **	Local	1,156.79	5.52	1.09	-15.09	-48.04	11.27	11.27	-0.19	26.38
Asia FTSE	Local	187.91	2.03	1.21	-11.72	-30.67	7.22	7.22	3.86	20.64
Japan Real Estate **	JPY	1,562.51	3.38	-0.78	-20.77	-51.41	7.51	7.51	-12.00	31.31
Japan FTSE	JPY	67.58	1.46	-5.59	-20.71	-32.57	5.43	5.43	-3.91	20.25
Japan JP Morgan Bonds	JPY	236.15	-NA-	1.65	2.59	1.47	-0.27	-0.27	-0.96	2.17
Australia Real Estate **	AUD	987.21	13.10	-7.99	-24.21	-57.76	5.65	5.65	-19.89	25.81
Australia FTSE	AUD	757.82	3.70	6.86	-6.86	-26.44	2.92	2.92	1.39	16.52
Australia JP Morgan Bonds	AUD	702.72	-NA-	7.24	8.17	15.40	-0.23	-0.23	-1.09	4.20
Hong Kong Real Estate **	HKD	1,628.30	3.37	10.73	-1.61	-37.24	17.25	17.25	26.05	33.91
Hong Kong FTSE	HKD	1,030.64	2.23	10.10	0.11	-33.86	9.59	9.59	8.12	27.58
Hong Kong JP Morgan Bonds	HKD	158.76	-NA-	4.85	6.99	4.19	0.02	0.02	-1.36	4.30
Singapore Real Estate **	SGD	938.04	6.53	7.33	-13.49	-52.12	12.46	12.46	5.20	31.69
Singapore FTSE	SGD	314.33	3.11	3.96	-7.04	-38.10	9.90	9.90	5.49	25.51
Singapore JP Morgan Bonds	SGD	150.74	-NA-	4.07	5.81	5.08	0.38	0.38	0.61	4.15
New Zealand Real Estate **	NZD	1,077.86	9.14	-NA-	-4.28	-18.55	-3.13	-3.13	-7.92	15.27
New Zealand FTSE	NZD	153.40	5.33	-0.56	-10.39	-19.31	5.36	5.36	3.40	16.56
New Zealand JP Morgan Bonds	NZD	284.34	-NA-	7.44	7.93	14.69	0.81	0.81	0.25	4.68

** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 212.

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Asia Index - Top 20 Constituents & Country Breakdown

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m)	Free Float Asia (%) Weight
				30-Apr	30-Apr
Sun Hung Kai Props	Non-Rental	Diversified	HK	15,122	12.31
Westfield Group *	Rental	Retail	AU	13,332	10.85
Mitsubishi Estate	Non-Rental	Diversified	JP	10,124	8.24
Mitsui Fudosan	Non-Rental	Diversified	JP	8,357	6.80
China Overseas Land	Non-Rental	Residential	HK	5,438	4.43
Capitaland	Non-Rental	Diversified	SG	4,471	3.64
Hang Lung Properties	Non-Rental	Diversified	HK	4,447	3.62
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	4,291	3.49
Henderson Land Dev	Non-Rental	Diversified	HK	3,815	3.10
Nippon Building Fund *	Rental	Office	JP	3,322	2.70
Hongkong Land Hldgs	Rental	Office	HK	3,183	2.59
Link REIT *	Rental	Retail	HK	3,147	2.56
New World Development	Non-Rental	Diversified	HK	2,887	2.35
Stockland Trust Group *	Non-Rental	Diversified	AU	2,765	2.25
China Resources Land	Non-Rental	Residential	HK	2,578	2.10
Sino Land	Non-Rental	Diversified	HK	2,343	1.91
Japan Real Estate *	Rental	Office	JP	2,192	1.78
CFS Retail Property Trust *	Rental	Retail	AU	1,674	1.36
Capitamall Trust *	Rental	Retail	SG	1,512	1.23
Dexus Property Group *	Rental	Diversified	AU	1,407	1.15

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Asia (%) Weight
	30-Apr	30-Apr	30-Apr
EPRA/NAREIT Australia	11	23,928	19.47%
EPRA/NAREIT Japan	22	38,807	31.58%
EPRA/NAREIT Hong Kong	21	50,487	41.09%
EPRA/NAREIT Singapore	9	9,377	7.63%
EPRA/NAREIT New Zealand	1	284	0.23%
EPRA/NAREIT Asia	64	122,884	100.00%

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EPRA/NAREIT Asia Index - Top & Bottom Performance

EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Apr-09	Dividend Return Apr-09	Total Return Apr-09
Kenedix Realty Investment *	Rental	Diversified	JP	28.42	6.49	34.91
Agile Property Holdings	Non-Rental	Diversified	HK	33.26	0.00	33.26
New World Development	Non-Rental	Diversified	HK	32.73	0.00	32.73
Tokyo Tatemono	Non-Rental	Office	JP	31.62	0.00	31.62
Sino Land	Non-Rental	Diversified	HK	29.03	1.29	30.32
Shimao Property	Non-Rental	Residential	HK	28.57	0.00	28.57
Kerry Properties	Non-Rental	Diversified	HK	26.74	0.00	26.74
Wing Tai Holdings	Non-Rental	Diversified	SG	25.71	0.00	25.71
Country Garden Holdings	Non-Rental	Diversified	HK	24.88	0.00	24.88
Henderson Land Dev	Non-Rental	Diversified	HK	23.73	1.02	24.75
Shui On Land	Non-Rental	Diversified	HK	23.08	0.00	23.08
Mirvac Group *	Non-Rental	Diversified	AU	22.94	0.00	22.94
Tokyu Land	Non-Rental	Diversified	JP	21.48	0.00	21.48
Hang Lung Properties	Non-Rental	Diversified	HK	21.15	0.00	21.15
Heiwa Real Estate	Non-Rental	Diversified	JP	19.25	0.00	19.25
Keppel Land	Non-Rental	Diversified	SG	18.62	0.00	18.62
Mapletree Logistics Trust *	Rental	Industrial	SG	14.67	3.92	18.59
New World China Land	Non-Rental	Diversified	HK	15.15	3.41	18.56
Capitaland	Non-Rental	Diversified	SG	18.45	0.00	18.45
Kowloon Dev	Non-Rental	Residential	HK	17.55	0.00	17.55

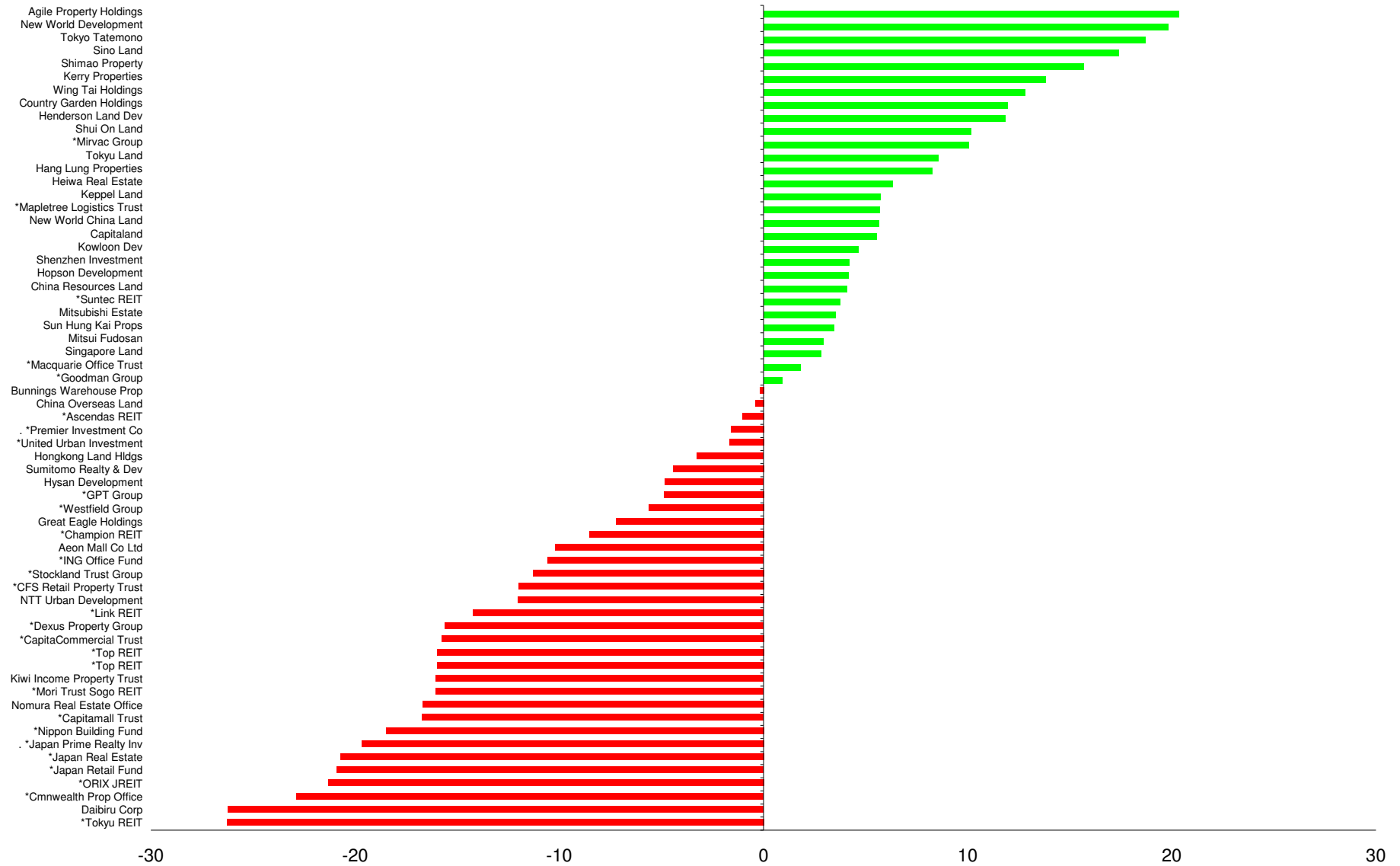
EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Apr-09	Dividend Return Apr-09	Total Return Apr-09
Stockland Trust Group *	Non-Rental	Diversified	AU	1.62	0.00	1.62
CFS Retail Property Trust *	Rental	Retail	AU	0.92	0.00	0.92
NTT Urban Development	Non-Rental	Office	JP	0.89	0.00	0.89
Link REIT *	Rental	Retail	HK	-1.31	0.00	-1.31
Dexus Property Group *	Rental	Diversified	AU	-2.67	0.00	-2.67
CapitaCommercial Trust *	Rental	Office	SG	-2.84	0.00	-2.84
Top REIT *	Rental	Diversified	JP	-3.06	0.00	-3.06
Kiwi Income Property Trust *	Rental	Diversified	NZ	-3.12	0.00	-3.12
Mori Trust Sogo REIT *	Rental	Office	JP	-3.13	0.00	-3.13
Nomura Real Estate Office Fund	Rental	Office	JP	-6.95	3.17	-3.78
Capitamall Trust *	Rental	Retail	SG	-5.30	1.49	-3.81
Nippon Building Fund *	Rental	Office	JP	-5.56	0.00	-5.56
Japan Prime Realty Inv. *	Rental	Office	JP	-6.77	0.00	-6.77
Toc Co	Non-Rental	Office	JP	-7.63	0.00	-7.63
Japan Real Estate *	Rental	Office	JP	-7.80	0.00	-7.80
Japan Retail Fund *	Rental	Retail	JP	-7.98	0.00	-7.98
ORIX JREIT *	Rental	Office	JP	-8.42	0.00	-8.42
Omnwealth Prop Office *	Rental	Office	AU	-9.94	0.00	-9.94
Daibiru Corp	Non-Rental	Office	JP	-13.31	0.00	-13.31
Tokyu REIT *	Rental	Diversified	JP	-13.36	0.00	-13.36

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Graph 12: Total Return Performance relative to Regional Developed Index - Asia



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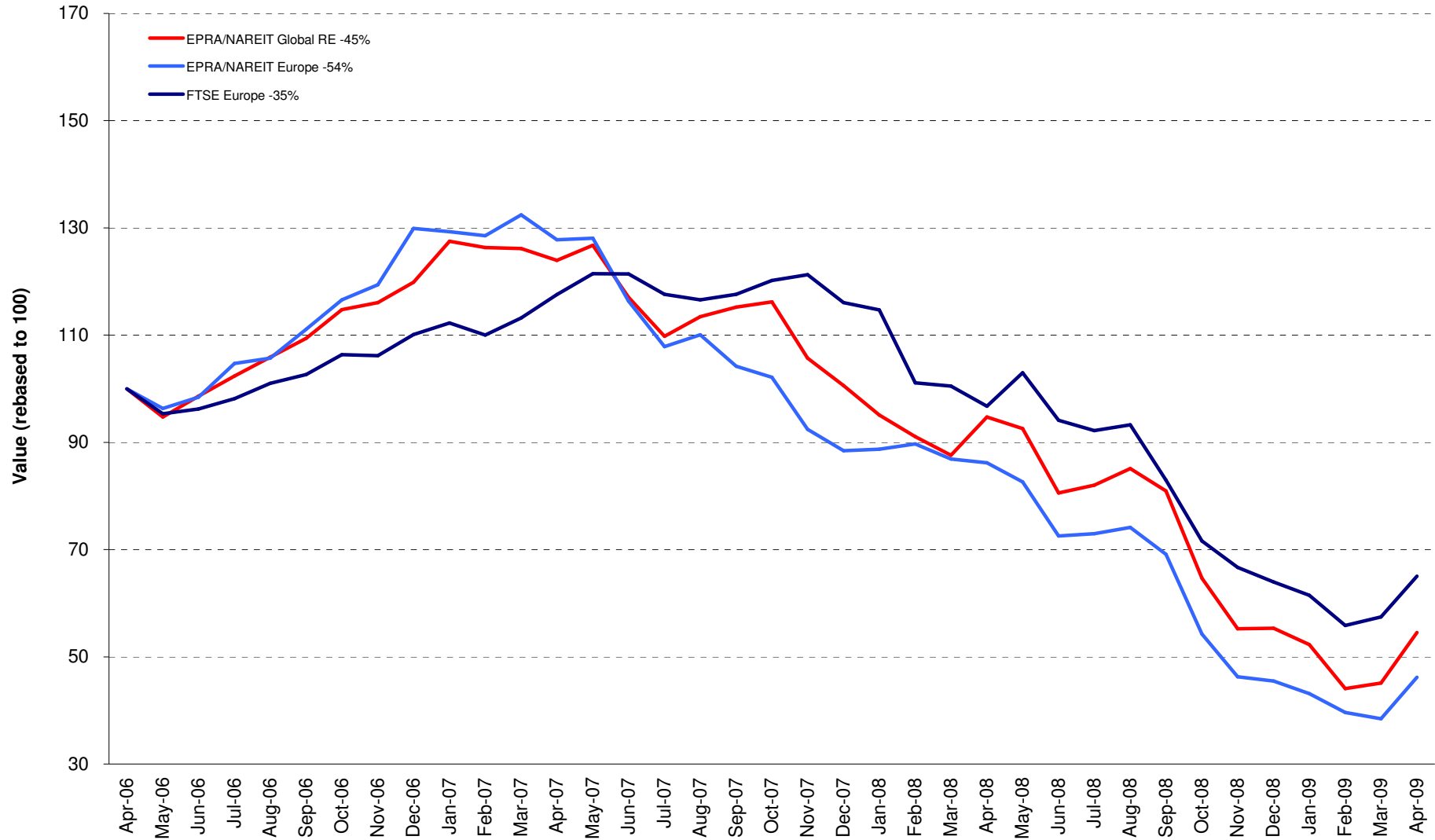
Section 4

EPRA/NAREIT Europe Developed Index

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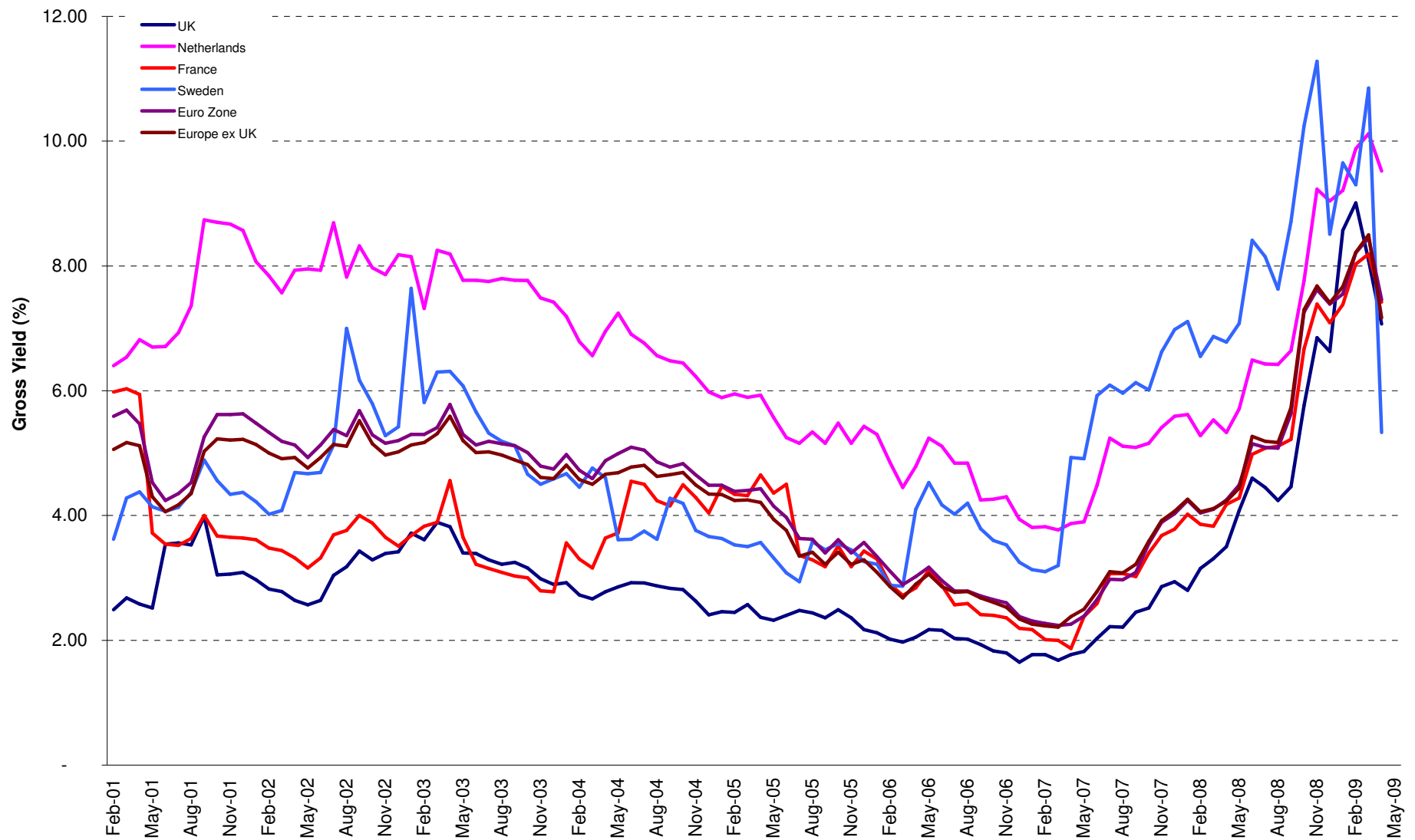
Graph 13: EPRA/NAREIT Europe Developed v EPRA/NAREIT Global Developed & FTSE Europe - Total Return (EUR) Rolling 36 Months Performance



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Graph 14: Dividend Yields



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Corporate Actions & Changes Europe

Ex Date	Description
2 April 2009	SEGRO (UK): Rights issue. New number of shares: 5,628,422,449. Free float: 100%
2 April 2009	SEGRO (Nil) (UK): Rights issue. Deletion of temporary line.
2 April 2009	SEGRO (Call) (UK): Rights issue. Deletion of temporary line.
8 April 2009	Cofinimmo (Belgium): Share change. New number of shares: 11,950,154

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Dividends Europe

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
1 April 2009	Fabege	Rental	Office	SEK	2.000	11.66	8-Apr	Annual
1 April 2009	F&C Commercial Prop	Rental	Diversified	GBP	0.005	7.43	24-Apr	Quarterly
1 April 2009	Segro *	Rental	Industrial	GBP	0.054	0.00	6-May	Dividend
2 April 2009	Allreal	Non-Rental	Office	CHF	5.000	4.15	2-Apr	Annual
6 April 2009	Wereldhave *	Rental	Diversified	EUR	4.650	8.93	24-Apr	Annual
8 April 2009	Unibail-Rodamco *	Rental	Diversified	EUR	1.750	6.22	15-Apr	Quarterly
9 April 2009	Vastned Retail *	Rental	Retail	EUR	2.680	11.68	4-May	Semi-Annual
9 April 2009	Vastned Offices/Ind *	Rental	Office	EUR	1.090	19.48	4-May	Semi-Annual
14 April 2009	Intervest Offices *	Rental	Office	EUR	2.010	9.95	17-Apr	Annual
14 April 2009	Wereldhave Belgium *	Rental	Diversified	EUR	3.860	7.45	17-Apr	Annual
20 April 2009	Klepierre *	Rental	Retail	EUR	1.250	7.38	15-May	Annual
21 April 2009	Corio *	Rental	Retail	EUR	2.640	7.70	6-May	Annual
23 April 2009	Kungsleden	Rental	Diversified	SEK	1.500	19.66	30-Apr	Annual
24 April 2009	Wihlborgs Fastigheter	Rental	Diversified	SEK	6.500	6.13	4-May	Annual
28 April 2009	Cofinimmo *	Rental	Office	EUR	7.800	9.32	5-May	Annual
30 April 2009	Fonciere Des Regions *	Rental	Diversified	EUR	5.300	12.73	29-May	Annual
2 May 2009	Corio *	Rental	Retail	EUR	2.6 **	7.70	May	Annual
5 May 2009	Affine *	Non-Rental	Diversified	EUR	1.2 **	15.14	May	Semi-Annual
6 May 2009	Cofinimmo *	Rental	Office	EUR	7.75 **	9.32	May	Annual
6 May 2009	F&C Commercial Prop	Rental	Diversified	GBP	0.005	7.43	29-May	Quarterly
7 May 2009	Invista Foundation Prop	Rental	Diversified	GBP	0.016875 **	19.17	May	Quarterly
7 May 2009	ISIS Property Trust Ld	Rental	Diversified	GBP	0.02 **	11.68	May	Quarterly
7 May 2009	Liberty International *	Rental	Retail	GBP	0.195555 **	9.01	May	Semi-Annual
7 May 2009	Quintain Estates	Non-Rental	Diversified	GBP	0.0423729 **	36.73	May	Semi-Annual
7 May 2009	Warehouses De Pauw *	Rental	Industrial	EUR	1.4235 **	9.84	May	Semi-Annual
11 May 2009	Beni Stabili	Rental	Office	EUR	0.010	6.71	14-May	Annual
14 May 2009	ING UK Real Estate Income Trust	Rental	Diversified	GBP	0.015625 **	20.31	May	Quarterly
14 May 2009	Silic *	Rental	Office	EUR	4.300	6.27	19-May	Annual
14 May 2009	Standard Life Inv Prop	Rental	Diversified	GBP	0.0169 **	17.11	May	Quarterly
14 May 2009	UK Commercial Property Trust	Rental	Diversified	GBP	0.0131253 **	6.45	May	Dividend
15 May 2009	DIC Asset	Rental	Diversified	EUR	1.65 **	27.36	May	Annual
16 May 2009	Nieuwe Steen Inv *	Rental	Diversified	EUR	0.34 **	12.07	May	Quarterly
18 May 2009	IGD *	Rental	Retail	EUR	0.035	5.50	21-May	Annual
20 May 2009	Derwent London *	Rental	Office	GBP	0.164	2.76	19-Jun	Semi-Annual
20 May 2009	Fonciere Des Regions *	Rental	Diversified	EUR	5.3 **	12.73	May	Annual
21 May 2009	Societe de la Tour Eiffel *	Rental	Diversified	EUR	1.500	26.35	12-Jun	Semi-Annual

** Based on previous period figures

*** Estimated

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Dividends Europe

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
21 May 2009	Societe de la Tour Eiffel *	Rental	Diversified	EUR	1.500	26.35	12-Jun	Semi-Annual
21 May 2009	Norwegian Property	Rental	Office	NOK	2.5 **	31.49	May	Annual
21 May 2009	Vivacon AG	Non-Rental	Residential	EUR	0.5 **	34.25	May	Annual
26 May 2009	Gecina *	Rental	Diversified	EUR	3.200	12.02	29-May	Annual
26 May 2009	Mercialys *	Rental	Retail	EUR	0.480	3.66	17-Jun	Semi-Annual
27 May 2009	Mucklow <A&J> *	Rental	Diversified	GBP	0.080	8.24	30-Jun	Semi-Annual
28 May 2009	Brixton *	Rental	Industrial	GBP	0.088 **	47.24	May	Semi-Annual

** Based on previous period figures

*** Estimated

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EPRA/NAREIT Europe Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Apr-09	Dividend Rtn (%) Apr-09	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
			Price 30-Apr	Mkt Cap 30-Apr	Global Wght (%) 30-Apr	Europe Wght (%) 30-Apr												
CA Immobilien Anlage	Rental	Diversified	6.04	527	0.18	1.01	0.00	-20.79	-34.33	-59.60	66.85	66.85	0.00	66.85	43.81	57.45	224	42
Conwert Immobilien	Non-Rental	Residential	5.65	482	0.16	0.93	0.00	-14.28	-28.19	-52.28	19.20	19.20	0.00	19.20	76.56	51.44	238	49
Austria Total				1,009	0.34	1.94	-											
Befimmo *	Rental	Office	67.35	880	0.30	1.69	6.76	5.63	-0.17	-5.55	12.29	12.29	0.00	12.29	0.82	26.37	402	46
Cofinimmo *	Rental	Office	83.18	746	0.25	1.43	9.38	1.80	-5.34	-28.28	13.37	3.65	9.72	13.37	-3.75	19.57	811	109
Warehouses De Pauw *	Rental	Industrial	28.80	186	0.06	0.36	10.21	5.16	-5.59	-25.47	3.23	3.23	0.00	3.23	0.60	24.31	68	37
Intervest Offices *	Rental	Office	19.50	135	0.05	0.26	10.31	4.90	-2.52	-21.01	5.91	-3.99	9.90	5.91	21.18	24.28	26	19
Wereldhave Belgium *	Rental	Diversified	51.00	109	0.04	0.21	7.57	1.43	-4.10	3.28	8.42	0.79	7.63	8.42	14.27	24.22	25	23
Leasinvest Real Estate *	Rental	Office	53.00	85	0.03	0.16	7.26	5.55	-0.81	-14.64	12.05	12.05	0.00	12.05	10.30	19.88	17	20
Belgium Total				2,140	0.73	4.12	8.26											
Citycon OYJ	Rental	Retail	1.71	282	0.10	0.54	2.34	6.27	-16.30	-49.73	17.12	17.12	0.00	17.12	11.61	32.15	368	131
Sponda	Rental	Diversified	3.09	257	0.09	0.49	0.00	-2.74	-19.34	-61.33	49.28	49.28	0.00	49.28	-0.32	50.09	470	183
Technopolis	Rental	Office	2.94	169	0.06	0.32	4.08	9.69	-17.19	-44.55	25.11	25.11	0.00	25.11	6.25	37.72	51	30
Finland Total				707	0.24	1.36	1.91											
Unibail-Rodamco *	Rental	Diversified	113.43	9,224	3.13	17.74	6.30	17.52	-1.82	-27.26	8.02	6.38	1.64	8.02	9.79	23.26	13,255	144
Klepierre *	Rental	Retail	16.93	1,407	0.48	2.71	7.38	10.64	-9.11	-52.21	37.26	27.82	9.44	37.26	4.78	41.49	2,900	206
Icade	Rental	Diversified	58.59	1,153	0.39	2.22	5.55	-NA-	-4.21	-36.20	9.89	9.89	0.00	9.89	-1.54	34.42	1,054	91
Fonciere Des Regions *	Rental	Diversified	41.65	855	0.29	1.64	12.73	9.41	-18.77	-46.52	32.80	17.81	14.99	32.80	-4.18	36.19	1,026	120
Silic *	Rental	Office	63.79	830	0.28	1.60	6.27	8.20	-6.37	-26.24	12.92	12.92	0.00	12.92	-3.79	26.13	465	56
Gecina *	Rental	Diversified	41.68	778	0.26	1.50	18.02	0.68	-18.05	-51.18	44.32	44.32	0.00	44.32	-13.64	53.38	1,423	183
Mercialys *	Rental	Retail	23.25	699	0.24	1.34	3.66	-NA-	9.63	-19.21	6.65	6.65	0.00	6.65	2.88	27.83	565	81
Societe de la Tour Eiffel *	Rental	Diversified	24.67	128	0.04	0.25	26.35	-4.20	-24.22	-69.34	41.78	41.78	0.00	41.78	-26.58	51.29	145	113
Acanthe Developpement *	Rental	Diversified	1.28	60	0.02	0.12	15.63	-10.84	-14.57	-34.67	13.27	13.27	0.00	13.27	3.23	28.95	15	25
Affine *	Non-Rental	Diversified	10.90	44	0.01	0.08	15.14	-2.34	-21.27	-65.87	25.29	25.29	0.00	25.29	-16.15	37.01	51	116
France Total				15,177	5.15	29.20	7.42											

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Europe Index - 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	Float	Float												
			30-Apr	Mkt Cap	Global	Europe	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	3 month	Velocity
				EUR (m)	Wght (%)	Wght (%)	30-Apr	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Apr-09	Apr-09	Apr-09	YTD		Annualised	(%)
Deutsche Euroshop	Rental	Retail	21.45	737	0.25	1.42	4.90	11.87	-1.52	-17.64	-1.15	-1.15	0.00	-1.15	-11.73	21.20	537	73
Deutsche Wohnen	Rental	Residential	13.79	364	0.12	0.70	0.00	8.36	-22.70	-12.72	20.96	20.96	0.00	20.96	45.31	86.58	2	1
Gagfah	Rental	Residential	4.74	213	0.07	0.41	16.88	-NA-	-NA-	-51.44	28.11	28.11	0.00	28.11	17.91	-NA-	823	386
DIC Asset	Rental	Diversified	6.03	142	0.05	0.27	27.36	24.50	-28.10	-63.38	68.91	68.91	0.00	68.91	-3.05	72.01	210	148
Alstria Office *	Rental	Office	4.70	132	0.04	0.25	11.06	-NA-	-NA-	-58.41	25.33	25.33	0.00	25.33	-5.05	-NA-	132	100
Colonia Real Estate	Rental	Residential	3.10	71	0.02	0.14	8.06	26.02	-56.64	-74.39	5.08	5.08	0.00	5.08	8.39	62.52	109	154
Patrizia Immobilien	Rental	Residential	2.10	55	0.02	0.11	0.00	-NA-	-53.85	-42.93	52.17	52.17	0.00	52.17	28.83	71.63	64	117
Vivacon AG	Non-Rental	Residential	1.46	29	0.01	0.06	34.25	-16.33	-64.08	-82.48	-30.48	-30.48	0.00	-30.48	-62.56	73.14	185	640
Germany Total				1,743	0.59	3.35	8.10											
Eurobank Properties *	Rental	Diversified	7.00	128	0.04	0.25	7.43	-NA-	-16.37	-8.07	4.48	4.48	0.00	4.48	32.08	28.48	119	93
Babis Vovos	Rental	Diversified	4.90	125	0.04	0.24	0.00	-16.39	-34.77	-74.87	133.33	133.33	0.00	133.33	-45.31	95.96	911	731
Lamda Development	Non-Rental	Diversified	5.48	72	0.02	0.14	0.00	8.83	-9.33	-45.74	25.98	25.98	0.00	25.98	29.86	46.91	54	76
Greece Total				325	0.11	0.62	2.93											
Beni Stabili	Rental	Office	0.48	183	0.06	0.35	6.71	-0.63	-15.40	-29.35	14.94	14.94	0.00	14.94	-3.64	40.44	336	184
IGD *	Rental	Retail	1.02	126	0.04	0.24	5.50	-NA-	-21.39	-54.05	11.37	11.37	0.00	11.37	-2.49	38.63	109	87
Italy Total				309	0.10	0.59	6.21											
Corio *	Rental	Retail	33.78	2,272	0.77	4.37	7.82	7.87	-4.16	-34.96	16.96	8.48	8.48	16.96	10.73	26.80	3,172	140
Wereldhave *	Rental	Diversified	52.10	1,083	0.37	2.08	8.93	3.24	-7.25	-30.43	7.75	-1.08	8.83	7.75	-9.93	22.80	2,005	185
Eurocommercial Props *	Rental	Retail	22.40	801	0.27	1.54	7.81	5.33	-3.54	-34.74	9.51	9.51	0.00	9.51	-6.69	23.34	853	107
Vastned Retail *	Rental	Retail	33.40	548	0.19	1.05	11.53	3.66	-11.67	-42.71	18.72	9.90	8.82	18.72	0.22	35.47	500	91
Nieuwe Steen Inv *	Rental	Diversified	11.52	412	0.14	0.79	12.15	2.77	-9.72	-30.57	-4.00	-4.00	0.00	-4.00	5.89	22.36	145	35
Vastned Offices/Ind *	Rental	Office	8.73	181	0.06	0.35	18.22	-2.82	-21.12	-51.12	21.25	7.79	13.46	21.25	43.13	51.08	290	160
ProLogis European Properties	Rental	Industrial	1.98	112	0.04	0.22	28.54	-NA-	-NA-	-77.41	46.67	46.67	0.00	46.67	-38.32	-NA-	207	184
Netherlands Total				5,408	1.83	10.40	9.52											

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Europe Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 30-Apr	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Europe Wght (%)	Div Yld (%) 30-Apr	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Apr-09	Dividend Rtn (%) Apr-09	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
				30-Apr	30-Apr	30-Apr												
Norwegian Property ASA	Rental	Office	7.94	138	0.05	0.27	31.15	-NA-	-NA-	-76.49	98.50	98.50	0.00	98.50	30.59	-NA-	376	273
Norway Total				138	0.05	0.27	31.15											
Castellum	Rental	Diversified	51.25	826	0.28	1.59	6.15	9.54	-5.66	-19.41	10.69	10.69	0.00	10.69	-10.45	30.15	1,038	126
Fabege	Rental	Office	34.30	544	0.18	1.05	5.83	10.53	-11.42	-35.47	25.17	18.28	6.90	25.17	21.00	41.29	1,293	238
Kungsleden	Rental	Diversified	40.70	521	0.18	1.00	3.69	20.18	-6.82	-29.67	33.54	28.80	4.75	33.54	-21.85	57.92	836	161
Hufvudstaden A	Rental	Office	48.40	368	0.12	0.71	3.93	13.61	0.35	-15.11	14.15	14.15	0.00	14.15	-8.96	28.70	343	93
Wihlborgs Fastigheter	Rental	Diversified	102.00	356	0.12	0.68	6.37	-NA-	3.81	-17.80	17.93	10.87	7.07	17.93	8.50	33.28	437	123
Kloven AB	Rental	Diversified	17.80	208	0.07	0.40	5.62	8.63	-4.57	-19.66	12.66	12.66	0.00	12.66	3.30	38.71	111	53
Sweden Total				2,823	0.96	5.43	5.33											
PSP Swiss Property	Rental	Office	53.80	1,672	0.57	3.22	4.46	8.30	-1.70	-12.80	12.08	12.08	0.00	12.08	2.09	21.59	1,213	73
Swiss Prime Site	Rental	Office	53.55	683	0.23	1.31	6.35	4.82	-2.80	-12.05	5.00	5.00	0.00	5.00	5.41	21.15	506	74
Allreal	Non-Rental	Office	120.40	454	0.15	0.87	4.15	7.30	2.24	-6.97	4.50	0.33	4.17	4.50	17.20	14.37	158	35
Zueblin Immobilien Holding	Rental	Office	4.15	100	0.03	0.19	12.05	-8.60	-21.66	-51.21	0.97	0.97	0.00	0.97	-11.51	19.48	21	21
Switzerland Total				2,909	0.99	5.60	5.12											

* -5 & -3 Years Total Returns are annualised

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Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Apr-09	Dividend Rtn (%) Apr-09	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 30-Apr	Mkt Cap EUR (m) 30-Apr	Global Wght (%) 30-Apr	Europe Wght (%) 30-Apr											3 month Annualised EUR (m)	
Land Securities *	Rental	Diversified	5.63	4,755	1.61	9.15	10.24	-2.60	-22.84	-54.80	28.64	28.64	0.00	28.64	-30.32	32.85	10,107	213
British Land *	Rental	Diversified	4.31	4,107	1.39	7.90	7.09	0.47	-20.83	-32.89	19.40	19.40	0.00	19.40	-1.54	28.32	9,439	230
Hammerson *	Rental	Retail	3.17	2,467	0.84	4.75	5.97	-0.69	-20.58	-49.65	24.36	24.36	0.00	24.36	-8.61	37.85	5,735	232
Liberty International *	Rental	Retail	4.00	1,624	0.55	3.12	4.12	-4.21	-22.32	-50.68	2.83	2.83	0.00	2.83	-16.27	32.67	2,944	181
SEGRO *	Rental	Industrial	0.24	1,511	0.51	2.91	8.25	6.01	-15.71	-62.77	36.69	11.59	25.11	36.69	-30.48	47.69	2,869	190
Derwent London	Rental	Office	8.39	943	0.32	1.81	2.92	2.68	-17.12	-35.65	26.09	26.09	0.00	26.09	15.66	34.99	1,756	186
Great Portland Estates *	Rental	Office	3.07	621	0.21	1.20	3.91	6.67	-8.86	-30.29	25.95	25.95	0.00	25.95	18.08	30.56	902	145
Shaftesbury	Rental	Diversified	3.50	529	0.18	1.02	3.14	9.77	-9.27	-32.90	20.17	20.17	0.00	20.17	-1.52	36.38	529	100
Helical Bar	Non-Rental	Diversified	3.41	408	0.14	0.78	1.32	17.31	-0.80	1.62	18.43	18.43	0.00	18.43	21.61	27.63	307	75
Big Yellow Group	Rental	Self Storage	2.75	264	0.09	0.51	2.00	15.32	-9.91	-28.65	44.74	44.74	0.00	44.74	15.18	45.16	310	117
F&C Commercial Prop	Rental	Diversified	0.74	225	0.08	0.43	8.11	-NA-	-11.12	-18.37	14.18	13.41	0.77	14.18	22.58	21.03	141	62
Grainger Plc	Rental	Residential	1.69	196	0.07	0.38	3.66	-8.57	-26.62	-44.99	64.63	64.63	0.00	64.63	27.98	72.38	111	57
UK Commercial Property Trust	Rental	Diversified	0.61	177	0.06	0.34	0.00	-NA-	-NA-	-15.67	4.27	4.27	0.00	4.27	17.02	-NA-	462	261
Workspace Group *	Rental	Office	0.15	177	0.06	0.34	22.47	-21.25	-50.66	-88.24	24.49	24.49	0.00	24.49	-63.86	56.91	137	77
St Modwen Properties	Rental	Diversified	1.75	177	0.06	0.34	2.22	-6.41	-25.33	-60.63	86.63	86.63	0.00	86.63	48.51	70.22	78	44
Unite Group	Rental	Specialty	0.98	136	0.05	0.26	0.85	-10.72	-36.58	-66.49	42.86	42.86	0.00	42.86	-33.33	75.78	214	158
Development Securities	Non-Rental	Retail	2.69	122	0.04	0.24	1.78	-3.48	-20.64	-38.03	11.62	11.62	0.00	11.62	-0.19	41.09	31	25
Daejan Holdings	Rental	Diversified	21.00	115	0.04	0.22	3.48	1.52	-18.30	-20.25	11.88	11.88	0.00	11.88	-5.47	30.72	34	30
Invista Foundation Prop	Rental	Diversified	0.31	112	0.04	0.22	21.77	-NA-	-27.13	-46.66	34.78	34.78	0.00	34.78	87.53	57.71	76	67
ING UK Real Estate Income Trust	Rental	Diversified	0.28	104	0.04	0.20	22.14	-NA-	-27.05	-53.35	47.37	47.37	0.00	47.37	28.89	52.19	43	42
Primary Health Prop. *	Rental	Health Care	2.61	98	0.03	0.19	6.41	7.42	-7.69	-5.30	12.39	12.39	0.00	12.39	-6.99	32.37	24	25
Brixton *	Rental	Industrial	0.29	88	0.03	0.17	16.80	-19.21	-47.73	-85.68	63.38	63.38	0.00	63.38	-78.03	66.90	232	264
CLS Holdings	Rental	Office	3.01	81	0.03	0.16	0.00	-1.71	-18.30	-13.53	27.87	27.87	0.00	27.87	-1.48	34.47	51	63
Mucklow <A&J> *	Rental	Diversified	2.39	64	0.02	0.12	7.41	1.02	-12.83	-22.77	9.78	9.78	0.00	9.78	7.92	35.09	18	28
Quintain Estates	Non-Rental	Diversified	0.37	54	0.02	0.10	0.00	-25.54	-51.19	-88.52	342.93	342.93	0.00	342.93	1.36	214.40	54	101
ISIS Property Trust 2 Ld	Rental	Diversified	0.58	53	0.02	0.10	11.97	-NA-	-20.74	-33.30	17.35	17.35	0.00	17.35	16.27	35.71	15	28
Standard Life Inv Prop	Rental	Diversified	0.40	46	0.02	0.09	16.78	-7.51	-24.38	-46.07	42.34	42.34	0.00	42.34	-18.59	43.18	31	68
ISIS Property Trust Ld	Rental	Diversified	0.69	43	0.01	0.08	10.29	-0.20	-15.54	-34.07	16.10	16.10	0.00	16.10	5.22	24.12	12	27
United Kingdom Total				19,297	6.54	37.12	7.07											

* -5 & -3 Years Total Returns are annualised

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Graph 15: EPRA Europe Future



Graph 16: EPRA Eurozone Future



Bloomberg

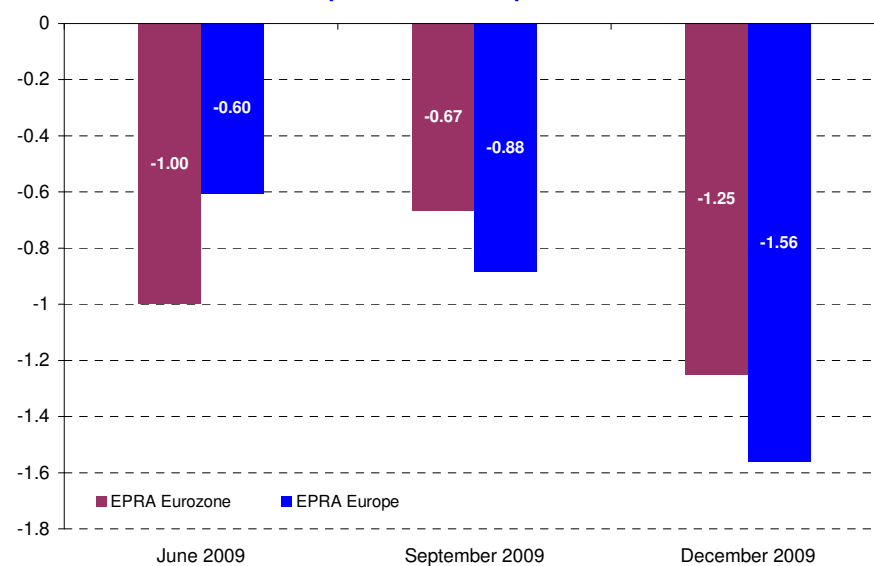
Future Contract	Settlement Date	Underlying Index	Open Interest	Close Value Apr-09
RIEM9	June 2009	EPRA Europe	9,491	955.00
RIEU9	September 2009	EPRA Europe	-	946.50
RIEZ9	December 2009	EPRA Europe	-	940.00
REIM9	June 2009	EPRA Eurozone	1,758	1,188.00
REIU9	September 2009	EPRA Eurozone	-	1,180.00
REIZ9	December 2009	EPRA Eurozone	-	1,173.00

The EPRA Europe and EPRA Eurozone Futures are traded on Liffe, the derivatives market of NYSE Euronext. For more information, please visit the website:

<http://www.euronext.com/derivatives/realestate>



Graph 17: Futures Spread



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EPRA/NAREIT Europe Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	1,370.70	51,984.23	100.00	7.13	-3.10	-22.70	-46.43	20.11	20.11	1.58	24.77
Euro Zone	EUR	1,814.17	26,817.48	51.59	7.46	1.96	-17.15	-42.23	14.98	14.98	4.18	23.65
Europe ex UK	EUR	1,944.74	32,686.74	62.88	7.17	2.79	-16.27	-40.71	15.22	15.22	3.64	23.29
Europe Liquid 40	EUR	1,313.80	46,135.88	88.75	6.88	-3.41	-23.14	-47.58	19.97	19.97	0.17	25.36
Europe Liquid 40 ex UK	EUR	2,119.53	28,664.25	55.14	6.70	3.91	-14.88	-40.70	14.70	14.70	3.27	23.49
Europe ex UK Dividend+	EUR	1,652.04	31,416.13	60.43	7.43	5.65	-12.54	-36.62	14.32	14.32	3.11	22.83
Europe (UK Restricted)	EUR	1,352.68	44,408.04	85.43	7.14	-1.03	-20.71	-44.71	18.65	18.65	2.28	24.03
Euro Zone Capped	EUR	1,685.47	17,064.19	32.83	7.95	-NA-	-NA-	-45.44	18.45	18.45	3.06	-NA-
Europe Capped	EUR	1,339.35	47,036.10	90.48	7.22	-NA-	-NA-	-47.44	21.53	21.53	1.01	-NA-
Europe ex UK Capped	EUR	1,854.12	25,871.25	49.77	7.39	-NA-	-NA-	-42.89	17.24	17.24	2.47	-NA-
Europe Liquid 40 Capped	EUR	1,253.68	38,397.84	73.86	6.87	-NA-	-NA-	-49.28	21.53	21.53	-0.75	-NA-
Europe Liquid 40 ex UK Capped	EUR	1,965.83	19,725.99	37.95	6.78	-NA-	-NA-	-44.06	17.46	17.46	1.20	-NA-
UK	EUR	829.06	19,297.48	37.12	7.07	-11.65	-32.49	-56.78	29.59	29.59	-4.87	32.45
Netherlands	EUR	2,108.17	5,408.15	10.40	9.52	3.51	-11.36	-38.79	13.04	13.04	1.31	22.27
France	EUR	2,830.20	15,176.98	29.20	7.42	11.46	-7.80	-34.94	14.21	14.21	4.78	23.99
Austria	EUR	305.89	1,009.32	1.94	0.00	-24.79	-43.20	-76.94	40.09	40.09	57.80	55.46
Sweden	EUR	2,623.80	2,822.79	5.43	5.33	7.37	-12.22	-33.51	22.36	22.36	-1.43	33.26
Germany	EUR	501.47	1,742.54	3.35	8.10	-5.10	-29.81	-44.41	12.62	12.62	0.77	39.27
Switzerland	EUR	1,685.84	2,908.69	5.60	5.12	6.87	-2.07	-8.21	8.80	8.80	2.51	17.12
Belgium	EUR	1,745.25	2,139.83	4.12	8.26	4.06	-3.38	-18.45	10.94	10.94	0.98	18.75
Italy	EUR	1,114.54	308.70	0.59	6.21	-11.67	-35.51	-53.87	13.45	13.45	-9.73	40.18
Finland	EUR	2,098.13	707.17	1.36	1.91	-1.41	-19.76	-53.06	29.19	29.19	6.83	34.31
Greece	EUR	609.02	324.78	0.62	2.93	-9.07	-23.21	-56.83	39.27	39.27	-13.30	43.44
Norway	EUR	114.68	137.79	0.27	31.15	-36.28	-NA-	-82.45	104.20	104.20	45.87	-NA-

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Europe Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	1,803.84	68,884.30	100.00	7.13	-1.14	-21.39	-54.41	19.87	19.87	-3.18	28.68
Euro Zone	USD	2,370.56	35,535.84	51.59	7.46	4.02	-15.74	-50.85	14.75	14.75	-0.70	28.52
Europe ex UK	USD	2,558.53	43,313.21	62.88	7.17	4.87	-14.85	-49.55	14.99	14.99	-1.22	28.53
Europe Liquid 40	USD	1,383.22	61,134.66	88.75	6.88	-1.32	-21.83	-55.39	19.73	19.73	-4.29	28.97
Europe Liquid 40 ex UK	USD	2,231.53	37,983.00	55.14	6.70	6.17	-13.43	-49.53	14.47	14.47	-1.19	28.29
Europe ex UK Dividend+	USD	1,807.75	41,629.52	60.43	7.43	7.94	-11.06	-46.07	14.09	14.09	-1.72	28.07
Europe (UK Restricted)	USD	694.01	58,845.09	85.43	7.14	1.11	-19.36	-52.95	18.41	18.41	-2.51	28.35
Euro Zone Capped	USD	2,202.37	22,611.76	32.83	7.95	-NA-	-NA-	-53.58	18.20	18.20	-1.77	-NA-
Europe Capped	USD	1,762.61	62,327.54	90.48	7.22	-NA-	-NA-	-55.27	21.29	21.29	-3.71	-NA-
Europe ex UK Capped	USD	2,439.33	34,282.00	49.77	7.39	-NA-	-NA-	-51.40	17.00	17.00	-2.32	-NA-
Europe Liquid 40 Capped	USD	1,319.93	50,880.98	73.86	6.87	-NA-	-NA-	-56.84	21.29	21.29	-5.39	-NA-
Europe Liquid 40 ex UK Capped	USD	2,069.77	26,138.91	37.95	6.78	-NA-	-NA-	-52.39	17.22	17.22	-3.54	-NA-
UK	USD	1,096.06	25,571.10	37.12	7.07	-9.86	-31.34	-63.21	29.34	29.34	-9.31	34.37
Netherlands	USD	2,708.27	7,166.34	10.40	9.52	5.60	-9.85	-47.91	12.82	12.82	-3.42	26.46
France	USD	3,725.96	20,111.02	29.20	7.42	13.71	-6.24	-44.64	13.97	13.97	-0.14	28.59
Austria	USD	462.32	1,337.45	1.94	0.00	-23.26	-42.23	-80.38	39.81	39.81	50.42	57.44
Sweden	USD	3,468.80	3,740.48	5.43	5.33	9.54	-10.73	-43.41	22.12	22.12	-6.04	39.26
Germany	USD	660.34	2,309.05	3.35	8.10	-3.18	-28.62	-52.68	12.40	12.40	-3.95	47.83
Switzerland	USD	2,228.77	3,854.30	5.60	5.12	9.03	-0.41	-21.88	8.58	8.58	-2.28	24.22
Belgium	USD	2,293.77	2,835.49	4.12	8.26	6.13	-1.78	-30.68	10.71	10.71	-3.76	21.80
Italy	USD	1,467.80	409.06	0.59	6.21	-9.87	-34.41	-60.74	13.23	13.23	-13.95	42.79
Finland	USD	2,762.67	937.07	1.36	1.91	0.59	-18.39	-60.03	28.94	28.94	1.87	39.31
Greece	USD	657.36	430.36	0.62	2.93	-7.20	-21.87	-63.20	39.00	39.00	-17.23	44.74
Norway	USD	151.61	182.58	0.27	31.15	-34.13	-NA-	-85.06	103.80	103.80	39.04	-NA-

* -5 & -3 Years Total Returns are annualised

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Europe	GBP	1,961.84	46,486.57	100.00	7.13	2.47	-15.85	-39.07	15.95	15.95	-6.05	25.88
Euro Zone	GBP	2,578.19	23,981.36	51.59	7.46	7.82	-9.81	-34.30	10.99	10.99	-3.65	26.70
Europe ex UK	GBP	2,782.63	29,229.92	62.88	7.17	8.71	-8.85	-32.57	11.23	11.23	-4.16	26.88
Europe Liquid 40	GBP	1,504.38	41,256.73	88.75	6.88	2.29	-16.32	-40.37	15.81	15.81	-7.13	26.08
Europe Liquid 40 ex UK	GBP	2,426.99	25,632.83	55.14	6.70	10.05	-7.33	-32.55	10.72	10.72	-4.13	26.57
Europe ex UK Dividend+	GBP	2,186.70	28,093.68	60.43	7.43	11.73	-4.79	-27.92	10.36	10.36	-4.64	26.68
Europe (UK Restricted)	GBP	754.80	39,711.61	85.43	7.14	4.81	-13.68	-37.11	14.54	14.54	-5.41	25.85
Euro Zone Capped	GBP	2,395.27	15,259.55	32.83	7.95	-NA-	-NA-	-37.95	14.33	14.33	-4.69	-NA-
Europe Capped	GBP	1,917.00	42,061.74	90.48	7.22	-NA-	-NA-	-40.21	17.32	17.32	-6.58	-NA-
Europe ex UK Capped	GBP	2,652.99	23,135.21	49.77	7.39	-NA-	-NA-	-35.04	13.18	13.18	-5.23	-NA-
Europe Liquid 40 Capped	GBP	1,435.55	34,337.03	73.86	6.87	-NA-	-NA-	-42.31	17.32	17.32	-8.20	-NA-
Europe Liquid 40 ex UK Capped	GBP	2,251.06	17,639.84	37.95	6.78	-NA-	-NA-	-36.37	13.39	13.39	-6.41	-NA-
UK	GBP	1,198.20	17,256.65	37.12	7.07	-6.56	-26.50	-50.82	25.11	25.11	-12.00	30.57
Netherlands	GBP	2,945.49	4,836.21	10.40	9.52	9.47	-3.50	-30.38	9.13	9.13	-6.29	24.89
France	GBP	4,052.32	13,571.92	29.20	7.42	17.87	0.36	-26.01	10.25	10.25	-3.11	26.95
Austria	GBP	502.82	902.58	1.94	0.00	-20.46	-38.16	-73.77	35.24	35.24	45.95	53.73
Sweden	GBP	3,772.64	2,524.26	5.43	5.33	13.55	-4.44	-24.37	18.12	18.12	-8.83	40.25
Germany	GBP	718.17	1,558.26	3.35	8.10	0.36	-23.59	-36.75	8.72	8.72	-6.80	49.69
Switzerland	GBP	2,423.99	2,601.08	5.60	5.12	13.02	6.61	4.42	5.03	5.03	-5.19	23.60
Belgium	GBP	2,494.68	1,913.53	4.12	8.26	10.01	5.14	-7.35	7.09	7.09	-6.62	21.76
Italy	GBP	1,596.36	276.05	0.59	6.21	-6.58	-29.79	-47.52	9.53	9.53	-16.51	42.02
Finland	GBP	3,004.65	632.38	1.36	1.91	4.27	-12.64	-46.58	24.72	24.72	-1.16	37.36
Greece	GBP	714.94	290.43	0.62	2.93	-3.81	-16.37	-50.82	34.46	34.46	-19.69	41.30
Norway	GBP	164.89	123.22	0.27	31.15	-32.64	-NA-	-80.04	97.14	97.14	34.91	-NA-

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Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Europe	JPY	1,733.88	6,777,182.04	100.00	7.13	-3.39	-25.20	-57.08	19.40	19.40	5.09	31.29
Euro Zone	JPY	2,278.61	3,496,193.44	51.59	7.46	1.66	-19.83	-53.73	14.30	14.30	7.78	30.93
Europe ex UK	JPY	2,459.29	4,261,369.84	62.88	7.17	2.49	-18.98	-52.51	14.54	14.54	7.21	30.79
Europe Liquid 40	JPY	1,329.57	6,014,733.61	88.75	6.88	-3.56	-25.62	-58.00	19.26	19.26	3.88	31.60
Europe Liquid 40 ex UK	JPY	2,144.98	3,736,957.46	55.14	6.70	3.76	-17.63	-52.49	14.02	14.02	7.24	30.72
Europe ex UK Dividend+	JPY	1,605.05	4,095,720.31	60.43	7.43	5.49	-15.37	-49.23	13.65	13.65	6.67	30.18
Europe (UK Restricted)	JPY	667.09	5,789,474.17	85.43	7.14	-1.19	-23.27	-55.71	17.95	17.95	5.81	30.90
Euro Zone Capped	JPY	2,116.94	2,224,658.30	32.83	7.95	-NA-	-NA-	-56.30	17.74	17.74	6.62	-NA-
Europe Capped	JPY	1,694.24	6,132,094.89	90.48	7.22	-NA-	-NA-	-57.89	20.81	20.81	4.50	-NA-
Europe ex UK Capped	JPY	2,344.71	3,372,834.22	49.77	7.39	-NA-	-NA-	-54.25	16.55	16.55	6.01	-NA-
Europe Liquid 40 Capped	JPY	1,268.74	5,005,925.41	73.86	6.87	-NA-	-NA-	-59.37	20.82	20.82	2.68	-NA-
Europe Liquid 40 ex UK Capped	JPY	1,989.49	2,571,676.47	37.95	6.78	-NA-	-NA-	-55.18	16.77	16.77	4.69	-NA-
UK	JPY	1,053.55	2,515,812.21	37.12	7.07	-11.90	-34.67	-65.37	28.83	28.83	-1.57	36.89
Netherlands	JPY	2,603.23	705,060.45	10.40	9.52	3.21	-14.22	-50.96	12.38	12.38	4.82	29.39
France	JPY	3,581.44	1,978,622.40	29.20	7.42	11.13	-10.79	-47.88	13.53	13.53	8.38	30.52
Austria	JPY	444.39	131,585.25	1.94	0.00	-25.01	-45.03	-81.53	39.27	39.27	63.26	59.51
Sweden	JPY	3,334.26	368,007.30	5.43	5.33	7.06	-15.06	-46.73	21.64	21.64	1.98	39.74
Germany	JPY	634.72	227,175.44	3.35	8.10	-5.38	-32.08	-55.45	11.96	11.96	4.25	47.24
Switzerland	JPY	2,142.32	379,205.74	5.60	5.12	6.56	-5.23	-26.45	8.16	8.16	6.06	25.10
Belgium	JPY	2,204.80	278,969.71	4.12	8.26	3.72	-6.54	-34.74	10.28	10.28	4.45	23.73
Italy	JPY	1,410.87	40,245.47	0.59	6.21	-11.92	-37.59	-63.04	12.79	12.79	-6.61	44.68
Finland	JPY	2,655.51	92,193.59	1.36	1.91	-1.69	-22.35	-62.37	28.44	28.44	10.56	40.34
Greece	JPY	631.86	42,341.13	0.62	2.93	-9.31	-25.66	-65.36	38.46	38.46	-10.17	48.54
Norway	JPY	145.73	17,963.36	0.27	31.15	-35.25	-NA-	-85.94	102.99	102.99	50.91	-NA-

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Europe	AUD	1,606.60	93,758.42	180.36	7.13	-NA-	-NA-	-NA-	13.36	13.36	-NA-	-NA-
Euro Zone	AUD	2,111.35	48,367.83	93.04	7.46	-NA-	-NA-	-NA-	8.52	8.52	-NA-	-NA-
Europe ex UK	AUD	2,278.77	58,953.61	113.41	7.17	-NA-	-NA-	-NA-	8.74	8.74	-NA-	-NA-
Europe Liquid 40	AUD	1,231.97	83,210.39	160.07	6.88	-NA-	-NA-	-NA-	13.22	13.22	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	1,987.53	51,698.66	99.45	6.70	-NA-	-NA-	-NA-	8.25	8.25	-NA-	-NA-
Europe ex UK Dividend+	AUD	1,875.54	56,661.94	109.00	7.43	-NA-	-NA-	-NA-	7.90	7.90	-NA-	-NA-
Europe (UK Restricted)	AUD	618.12	80,094.05	154.07	7.14	-NA-	-NA-	-NA-	11.98	11.98	-NA-	-NA-
Euro Zone Capped	AUD	1,961.55	30,776.87	59.20	7.95	-NA-	-NA-	-NA-	11.78	11.78	-NA-	-NA-
Europe Capped	AUD	1,569.88	84,834.01	163.19	7.22	-NA-	-NA-	-NA-	14.70	14.70	-NA-	-NA-
Europe ex UK Capped	AUD	2,172.60	46,661.23	89.76	7.39	-NA-	-NA-	-NA-	10.65	10.65	-NA-	-NA-
Europe Liquid 40 Capped	AUD	1,175.60	69,254.10	133.22	6.87	-NA-	-NA-	-NA-	14.70	14.70	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,843.45	35,577.67	68.44	6.78	-NA-	-NA-	-NA-	10.86	10.86	-NA-	-NA-
UK	AUD	976.21	34,804.82	66.95	7.07	-NA-	-NA-	-NA-	22.31	22.31	-NA-	-NA-
Netherlands	AUD	2,412.14	9,754.11	18.76	9.52	-NA-	-NA-	-NA-	6.69	6.69	-NA-	-NA-
France	AUD	3,318.55	27,373.11	52.66	7.42	-NA-	-NA-	-NA-	7.78	7.78	-NA-	-NA-
Austria	AUD	411.77	1,820.41	3.50	0.00	-NA-	-NA-	-NA-	32.22	32.22	-NA-	-NA-
Sweden	AUD	3,089.51	5,091.17	9.79	5.33	-NA-	-NA-	-NA-	15.49	15.49	-NA-	-NA-
Germany	AUD	588.13	3,142.84	6.05	8.10	-NA-	-NA-	-NA-	6.29	6.29	-NA-	-NA-
Switzerland	AUD	1,985.07	5,246.09	10.09	5.12	-NA-	-NA-	-NA-	2.69	2.69	-NA-	-NA-
Belgium	AUD	2,042.96	3,859.39	7.42	8.26	-NA-	-NA-	-NA-	4.70	4.70	-NA-	-NA-
Italy	AUD	1,307.30	556.77	1.07	6.21	-NA-	-NA-	-NA-	7.08	7.08	-NA-	-NA-
Finland	AUD	2,460.59	1,275.45	2.45	1.91	-NA-	-NA-	-NA-	21.94	21.94	-NA-	-NA-
Greece	AUD	585.48	585.77	1.13	2.93	-NA-	-NA-	-NA-	31.45	31.45	-NA-	-NA-
Norway	AUD	135.03	248.51	0.48	31.15	-NA-	-NA-	-NA-	92.73	92.73	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Europe Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,594.07	4,389.86	0.06	5.12	6.25	-3.29	-14.57	8.76	8.76	4.56	18.13
Sweden	SEK	3,289.77	30,127.71	0.44	5.33	10.72	-8.10	-23.95	18.94	18.94	-4.29	34.33
Norway	NOK	160.56	1,200.74	0.02	31.15	-33.56	-NA-	-80.78	98.52	98.52	30.59	76.36

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EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	846.05	51,984.23	100.00	6.07	-NA-	-23.18	-46.94	19.62	19.62	0.99	24.64
Euro Zone	EUR	1,066.29	26,817.48	51.59	5.80	-NA-	-17.97	-43.10	14.22	14.22	3.28	23.50
Europe ex UK	EUR	1,859.59	32,686.74	62.88	5.48	1.74	-17.13	-41.60	14.49	14.49	2.72	23.15
Europe Liquid 40	EUR	1,273.13	46,135.88	88.75	5.89	-NA-	-23.55	-48.13	19.44	19.44	-0.57	25.22
Europe Liquid 40 ex UK	EUR	2,001.53	28,664.25	55.14	5.11	-NA-	-15.67	-41.70	13.90	13.90	2.09	23.34
Europe (UK Restricted)	EUR	1,352.68	44,408.04	85.43	5.90	-1.03	-20.71	-44.71	18.65	18.65	2.28	24.03
Euro Zone Capped	EUR	1,605.96	19,691.72	32.83	6.16	-NA-	-NA-	-NA-	16.63	16.63	1.42	-NA-
Europe Capped	EUR	1,224.99	40,252.10	90.48	5.91	-NA-	-NA-	-NA-	20.65	20.65	-1.31	-NA-
Europe ex UK Capped	EUR	1,307.04	48,610.65	49.77	6.16	-NA-	-NA-	-NA-	20.55	20.55	0.42	-NA-
Europe Liquid 40 Capped	EUR	1,774.00	26,598.77	73.86	5.65	-NA-	-NA-	-NA-	16.16	16.16	1.43	-NA-
Europe Liquid 40 ex UK Capped	EUR	1,861.94	20,897.72	37.95	5.19	-NA-	-NA-	-NA-	16.14	16.14	-0.47	-NA-
UK	EUR	548.54	19,297.48	37.12	7.07	-NA-	-32.49	-56.77	29.59	29.59	-4.87	32.45
Netherlands	EUR	2,001.23	5,408.15	10.40	8.09	-NA-	-12.21	-39.76	11.97	11.97	0.32	22.14
France	EUR	2,707.70	15,176.98	29.20	5.56	-NA-	-8.84	-35.98	13.44	13.44	3.76	23.70
Austria	EUR	304.15	1,009.32	1.94	0.00	-NA-	-43.31	-76.94	40.09	40.09	57.80	55.37
Sweden	EUR	2,440.16	2,822.79	5.43	3.73	-NA-	-13.69	-34.66	21.35	21.35	-3.14	33.11
Germany	EUR	486.89	1,742.54	3.35	5.96	-NA-	-30.34	-45.08	12.62	12.62	0.61	39.19
Switzerland	EUR	1,635.04	2,908.69	5.60	3.33	-NA-	-2.97	-9.64	8.52	8.52	2.25	17.08
Belgium	EUR	1,621.50	2,139.83	4.12	6.19	-NA-	-5.19	-20.60	9.77	9.77	-0.20	18.31
Italy	EUR	1,087.50	308.70	0.59	6.21	-NA-	-35.90	-54.14	13.45	13.45	-9.73	40.22
Finland	EUR	1,989.57	707.17	1.36	1.37	-NA-	-20.42	-53.39	29.19	29.19	6.08	34.21
Greece	EUR	607.24	324.78	0.62	2.64	-NA-	-23.29	-56.95	39.28	39.28	-13.55	43.53
Norway	EUR	110.31	137.79	0.27	23.36	-NA-	-NA-	-82.72	104.20	104.20	45.85	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	890.68	68,884.30	100.00	6.07	-NA-	-21.87	-54.85	19.38	19.38	-3.73	28.58
Euro Zone	USD	1,122.51	35,535.84	51.59	5.80	-NA-	-16.57	-51.58	13.99	13.99	-1.56	28.40
Europe ex UK	USD	2,448.11	43,313.21	62.88	5.48	3.94	-15.72	-50.31	14.26	14.26	-2.09	28.42
Europe Liquid 40	USD	1,338.29	61,134.66	88.75	5.89	-NA-	-22.28	-55.96	19.20	19.20	-5.22	28.90
Europe Liquid 40 ex UK	USD	2,102.83	37,983.00	55.14	5.11	-NA-	-14.29	-50.57	13.68	13.68	-2.69	28.27
Europe (UK Restricted)	USD	694.01	58,845.09	85.43	5.90	1.11	-19.36	-52.95	18.41	18.41	-2.51	28.35
Euro Zone Capped	USD	2,098.37	26,093.50	32.83	6.16	-NA-	-NA-	-NA-	16.39	16.39	-3.33	-NA-
Europe Capped	USD	1,289.61	53,338.06	90.48	5.91	-NA-	-NA-	-NA-	20.41	20.41	-5.93	-NA-
Europe ex UK Capped	USD	1,720.06	64,413.97	49.77	6.16	-NA-	-NA-	-NA-	20.31	20.31	-4.28	-NA-
Europe Liquid 40 Capped	USD	2,333.83	35,246.03	73.86	5.65	-NA-	-NA-	-NA-	15.93	15.93	-3.32	-NA-
Europe Liquid 40 ex UK Capped	USD	1,960.02	27,691.57	37.95	5.19	-NA-	-NA-	-NA-	15.91	15.91	-5.12	-NA-
UK	USD	577.53	25,571.10	37.12	7.07	-NA-	-31.34	-63.21	29.34	29.34	-9.31	34.37
Netherlands	USD	2,570.96	7,166.34	10.40	8.09	-NA-	-10.71	-48.73	11.76	11.76	-4.36	26.38
France	USD	3,564.93	20,111.02	29.20	5.56	-NA-	-7.29	-45.52	13.20	13.20	-1.11	28.46
Austria	USD	459.70	1,337.45	1.94	0.00	-NA-	-42.34	-80.37	39.82	39.82	50.43	57.38
Sweden	USD	3,226.02	3,740.48	5.43	3.73	-NA-	-12.22	-44.39	21.11	21.11	-7.67	39.13
Germany	USD	641.13	2,309.05	3.35	5.96	-NA-	-29.15	-53.26	12.40	12.40	-4.09	47.75
Switzerland	USD	2,161.61	3,854.30	5.60	3.33	-NA-	-1.31	-23.09	8.31	8.31	-2.52	24.23
Belgium	USD	2,132.08	2,835.49	4.12	6.19	-NA-	-3.61	-32.49	9.55	9.55	-4.87	21.39
Italy	USD	1,432.13	409.06	0.59	6.21	-NA-	-34.81	-60.96	13.23	13.23	-13.95	42.83
Finland	USD	2,619.58	937.07	1.36	1.37	-NA-	-19.07	-60.32	28.94	28.94	1.15	39.22
Greece	USD	655.34	430.36	0.62	2.64	-NA-	-21.95	-63.32	39.00	39.00	-17.49	44.81
Norway	USD	145.84	182.58	0.27	23.36	-NA-	-NA-	-85.30	103.80	103.80	39.04	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	GBP	968.70	46,486.57	100.00	5.11	-NA-	-16.37	-39.65	15.48	15.48	-6.59	25.80
Euro Zone	GBP	1,220.84	23,981.36	51.59	5.80	-NA-	-10.70	-35.29	10.26	10.26	-4.49	26.64
Europe ex UK	GBP	2,662.55	29,229.92	62.88	5.48	7.74	-9.78	-33.58	10.52	10.52	-5.00	26.82
Europe Liquid 40	GBP	1,455.52	41,256.73	88.75	5.89	-NA-	-16.81	-41.14	15.30	15.30	-8.04	26.05
Europe Liquid 40 ex UK	GBP	2,287.02	25,632.83	55.14	5.11	-NA-	-8.25	-33.94	9.96	9.96	-5.58	26.61
Europe (UK Restricted)	GBP	754.80	39,711.61	85.43	5.90	4.81	-13.68	-37.11	14.54	14.54	-5.41	25.85
Euro Zone Capped	GBP	2,282.17	17,609.20	32.83	6.16	-NA-	-NA-	-NA-	12.59	12.59	-6.20	-NA-
Europe Capped	GBP	1,402.57	35,995.19	90.48	5.91	-NA-	-NA-	-NA-	16.48	16.48	-8.72	-NA-
Europe ex UK Capped	GBP	1,870.72	43,469.77	49.77	6.16	-NA-	-NA-	-NA-	16.37	16.37	-7.12	-NA-
Europe Liquid 40 Capped	GBP	2,538.25	23,785.79	73.86	5.65	-NA-	-NA-	-NA-	12.13	12.13	-6.19	-NA-
Europe Liquid 40 ex UK Capped	GBP	2,131.70	18,687.65	37.95	5.19	-NA-	-NA-	-NA-	12.12	12.12	-7.94	-NA-
UK	GBP	628.11	17,256.65	37.12	7.07	-NA-	-26.50	-50.83	25.11	25.11	-12.01	30.57
Netherlands	GBP	2,796.15	4,836.21	10.40	8.09	-NA-	-4.42	-31.47	8.10	8.10	-7.21	24.83
France	GBP	3,877.18	13,571.92	29.20	5.56	-NA-	-0.76	-27.19	9.50	9.50	-4.05	26.81
Austria	GBP	499.96	902.58	1.94	0.00	-NA-	-38.28	-73.77	35.24	35.24	45.95	53.65
Sweden	GBP	3,508.59	2,524.26	5.43	3.73	-NA-	-6.03	-25.68	17.15	17.15	-10.41	40.16
Germany	GBP	697.29	1,558.26	3.35	5.96	-NA-	-24.15	-37.52	8.72	8.72	-6.94	49.58
Switzerland	GBP	2,350.95	2,601.08	5.60	3.33	-NA-	5.64	2.79	4.77	4.77	-5.42	23.64
Belgium	GBP	2,318.83	1,913.53	4.12	6.19	-NA-	3.18	-9.76	5.96	5.96	-7.70	21.32
Italy	GBP	1,557.57	276.05	0.59	6.21	-NA-	-30.22	-47.82	9.53	9.53	-16.51	42.06
Finland	GBP	2,849.03	632.38	1.36	1.37	-NA-	-13.36	-46.96	24.72	24.72	-1.86	37.21
Greece	GBP	712.75	290.43	0.62	2.64	-NA-	-16.45	-50.97	34.46	34.46	-19.94	41.37
Norway	GBP	158.61	123.22	0.27	23.36	-NA-	-NA-	-80.35	97.13	97.13	34.91	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	JPY	856.13	6,777,182.04	100.00	-NA-	-NA-	-25.66	-57.50	18.92	18.92	4.48	31.18
Euro Zone	JPY	1,078.97	3,496,193.44	51.59	5.80	-NA-	-20.62	-54.42	13.54	13.54	6.84	30.81
Europe ex UK	JPY	2,353.16	4,261,369.84	62.88	5.48	1.58	-19.80	-53.22	13.81	13.81	6.26	30.67
Europe Liquid 40	JPY	1,286.39	6,014,733.61	88.75	5.89	-NA-	-26.05	-58.54	18.73	18.73	2.87	31.54
Europe Liquid 40 ex UK	JPY	2,021.27	3,736,957.46	55.14	5.11	-NA-	-18.45	-53.47	13.23	13.23	5.61	30.68
Europe (UK Restricted)	JPY	667.09	5,789,474.17	85.43	5.90	-1.19	-23.27	-55.71	17.95	17.95	5.81	30.90
Euro Zone Capped	JPY	2,016.98	2,567,208.80	32.83	6.16	-NA-	-NA-	-NA-	15.94	15.94	4.92	-NA-
Europe Capped	JPY	1,239.59	5,247,665.27	90.48	5.91	-NA-	-NA-	-NA-	19.94	19.94	2.10	-NA-
Europe ex UK Capped	JPY	1,653.34	6,337,368.86	49.77	6.16	-NA-	-NA-	-NA-	19.84	19.84	3.89	-NA-
Europe Liquid 40 Capped	JPY	2,243.31	3,467,680.97	73.86	5.65	-NA-	-NA-	-NA-	15.47	15.47	4.93	-NA-
Europe Liquid 40 ex UK Capped	JPY	1,884.00	2,724,434.73	37.95	5.19	-NA-	-NA-	-NA-	15.46	15.46	2.97	-NA-
UK	JPY	555.13	2,515,812.21	37.12	7.07	-NA-	-34.67	-65.37	28.83	28.83	-1.57	36.89
Netherlands	JPY	2,471.24	705,060.45	10.40	8.09	-NA-	-15.04	-51.73	11.32	11.32	3.80	29.50
France	JPY	3,426.66	1,978,622.40	29.20	5.56	-NA-	-11.78	-48.72	12.76	12.76	7.33	30.49
Austria	JPY	441.87	131,585.25	1.94	0.00	-NA-	-45.14	-81.53	39.27	39.27	63.26	59.49
Sweden	JPY	3,100.89	368,007.30	5.43	3.73	-NA-	-16.47	-47.65	20.64	20.64	0.21	39.70
Germany	JPY	616.26	227,175.44	3.35	5.96	-NA-	-32.58	-56.00	11.96	11.96	4.09	47.20
Switzerland	JPY	2,077.77	379,205.74	5.60	3.33	-NA-	-6.10	-27.60	7.89	7.89	5.79	25.04
Belgium	JPY	2,049.38	278,969.71	4.12	6.19	-NA-	-8.28	-36.44	9.12	9.12	3.24	23.37
Italy	JPY	1,376.58	40,245.47	0.59	6.21	-NA-	-37.97	-63.25	12.79	12.79	-6.61	44.78
Finland	JPY	2,517.98	92,193.59	1.36	1.37	-NA-	-22.99	-62.64	28.44	28.44	9.78	40.46
Greece	JPY	629.93	42,341.13	0.62	2.64	-NA-	-25.73	-65.47	38.46	38.46	-10.44	48.72
Norway	JPY	140.18	17,963.36	0.27	23.36	-NA-	-NA-	-86.16	103.01	103.01	50.91	-NA-

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Net Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	793.29	93,758.42	180.36	6.07	-NA-	-NA-	-NA-	12.90	12.90	-NA-	-NA-
Euro Zone	AUD	999.77	48,367.83	93.04	5.80	-NA-	-NA-	-NA-	7.80	7.80	-NA-	-NA-
Europe ex UK	AUD	2,180.43	58,953.61	113.41	5.48	-NA-	-NA-	-NA-	8.05	8.05	-NA-	-NA-
Europe Liquid 40	AUD	1,191.96	83,210.39	160.07	5.89	-NA-	-NA-	-NA-	12.72	12.72	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	1,872.90	51,698.66	99.45	5.11	-NA-	-NA-	-NA-	7.50	7.50	-NA-	-NA-
Europe (UK Restricted)	AUD	618.12	80,094.05	154.07	5.90	-NA-	-NA-	-NA-	11.98	11.98	-NA-	-NA-
Euro Zone Capped	AUD	1,868.93	35,515.86	0.00	6.16	-NA-	-NA-	-NA-	10.07	10.07	-NA-	-NA-
Europe Capped	AUD	1,148.60	72,598.44	89.42	5.91	-NA-	-NA-	-NA-	13.87	13.87	-NA-	-NA-
Europe ex UK Capped	AUD	1,531.98	87,673.86	82.37	6.16	-NA-	-NA-	-NA-	13.77	13.77	-NA-	-NA-
Europe Liquid 40 Capped	AUD	2,078.64	47,973.38	79.33	5.65	-NA-	-NA-	-NA-	9.63	9.63	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,745.70	37,690.99	7.05	5.19	-NA-	-NA-	-NA-	9.61	9.61	-NA-	-NA-
UK	AUD	514.38	34,804.82	66.95	7.07	-NA-	-NA-	-NA-	22.31	22.31	-NA-	-NA-
Netherlands	AUD	2,289.84	9,754.11	18.76	8.09	-NA-	-NA-	-NA-	5.69	5.69	-NA-	-NA-
France	AUD	3,175.12	27,373.11	52.66	5.56	-NA-	-NA-	-NA-	7.06	7.06	-NA-	-NA-
Austria	AUD	409.43	1,820.41	3.50	0.00	-NA-	-NA-	-NA-	32.22	32.22	-NA-	-NA-
Sweden	AUD	2,873.27	5,091.17	9.79	3.73	-NA-	-NA-	-NA-	14.54	14.54	-NA-	-NA-
Germany	AUD	571.03	3,142.84	6.05	5.96	-NA-	-NA-	-NA-	6.29	6.29	-NA-	-NA-
Switzerland	AUD	1,925.25	5,246.09	10.09	3.33	-NA-	-NA-	-NA-	2.43	2.43	-NA-	-NA-
Belgium	AUD	1,898.95	3,859.39	7.42	6.19	-NA-	-NA-	-NA-	3.60	3.60	-NA-	-NA-
Italy	AUD	1,275.53	556.77	1.07	6.21	-NA-	-NA-	-NA-	7.08	7.08	-NA-	-NA-
Finland	AUD	2,333.14	1,275.45	2.45	1.37	-NA-	-NA-	-NA-	21.94	21.94	-NA-	-NA-
Greece	AUD	583.69	585.77	1.13	2.64	-NA-	-NA-	-NA-	31.46	31.46	-NA-	-NA-
Norway	AUD	129.89	248.51	0.48	23.36	-NA-	-NA-	-NA-	92.74	92.74	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,545.99	4,389.86	5.60	3.33	-NA-	-4.17	-15.90	8.49	8.49	4.30	18.05
Sweden	SEK	3,059.08	30,127.71	5.43	3.73	-NA-	-9.64	-25.27	17.97	17.97	-5.95	34.20
Norway	NKK	154.45	1,200.74	0.27	23.36	-NA-	-NA-	-81.08	98.50	98.50	30.59	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	959.11	51,984.23	100.00	0.00	-6.68	-25.74	-49.62	17.81	17.81	-1.64	24.28
Euro Zone	EUR	1,182.03	26,817.48	51.59	0.00	-2.41	-20.71	-46.14	11.38	11.38	0.05	23.01
Europe ex UK	EUR	1,283.64	32,686.74	62.88	0.00	-1.46	-19.80	-44.51	11.91	11.91	-0.32	22.69
Europe Liquid 40	EUR	898.32	46,135.88	88.75	0.00	-6.93	-26.12	-50.65	17.51	17.51	-3.10	24.84
Europe Liquid 40 ex UK	EUR	1,343.55	28,664.25	55.14	0.00	-0.34	-18.46	-44.41	11.14	11.14	-0.79	22.90
Europe ex UK Dividend+	EUR	1,386.28	31,416.13	60.43	0.00	0.25	-16.71	-41.03	10.92	10.92	-0.93	22.33
Europe (UK Restricted)	EUR	959.96	44,408.04	85.43	0.00	-4.92	-23.90	-48.08	16.04	16.04	-1.15	23.48
Euro Zone Capped	EUR	1,097.74	17,064.19	32.83	0.00	-NA-	-NA-	-49.30	14.21	14.21	-1.33	-NA-
Europe Capped	EUR	937.18	47,036.10	90.48	0.00	-NA-	-NA-	-50.58	19.16	19.16	-2.22	-NA-
Europe ex UK Capped	EUR	1,223.09	25,871.25	49.77	0.00	-NA-	-NA-	-46.66	13.47	13.47	-1.69	-NA-
Europe Liquid 40 Capped	EUR	857.34	38,397.84	73.86	0.00	-NA-	-NA-	-52.29	18.83	18.83	-4.11	-NA-
Europe Liquid 40 ex UK Capped	EUR	1,249.55	19,725.99	37.95	0.00	-NA-	-NA-	-47.57	13.40	13.40	-2.95	-NA-
UK	EUR	613.84	19,297.48	37.12	0.00	-14.45	-34.89	-59.10	29.36	29.36	-6.99	32.60
Netherlands	EUR	1,115.40	5,408.15	10.40	0.00	-2.36	-16.56	-44.90	6.21	6.21	-5.03	21.40
France	EUR	1,952.56	15,176.98	29.20	0.00	6.47	-11.86	-39.00	11.16	11.16	0.77	23.62
Austria	EUR	299.04	1,009.32	1.94	0.00	-25.13	-43.63	-76.94	40.09	40.09	57.80	55.44
Sweden	EUR	1,658.89	2,822.79	5.43	0.00	2.32	-16.99	-37.25	19.04	19.04	-6.98	32.91
Germany	EUR	364.05	1,742.54	3.35	0.00	-8.58	-32.21	-47.46	12.62	12.62	0.18	39.06
Switzerland	EUR	1,338.65	2,908.69	5.60	0.00	4.28	-4.59	-12.22	8.02	8.02	1.78	17.41
Belgium	EUR	949.89	2,139.83	4.12	0.00	-3.07	-10.37	-26.65	6.38	6.38	-3.60	18.49
Italy	EUR	876.74	308.70	0.59	0.00	-13.82	-36.94	-54.84	13.45	13.45	-9.73	40.32
Finland	EUR	1,356.59	707.17	1.36	0.00	-5.05	-22.09	-54.22	29.19	29.19	4.18	34.26
Greece	EUR	543.93	324.78	0.62	0.00	-11.10	-24.87	-58.29	39.28	39.28	-15.76	43.73
Norway	EUR	98.49	137.79	0.27	0.00	-38.04	-NA-	-83.50	104.21	104.21	45.85	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	1,262.21	68,884.30	100.00	0.00	-4.79	-24.48	-57.12	17.58	17.58	-6.24	28.27
Euro Zone	USD	1,555.69	35,535.84	51.59	0.00	-0.43	-19.36	-54.16	11.16	11.16	-4.63	28.04
Europe ex UK	USD	1,689.36	43,313.21	62.88	0.00	0.53	-18.43	-52.77	11.69	11.69	-4.98	28.07
Europe Liquid 40	USD	945.85	61,134.66	88.75	0.00	-4.91	-24.86	-57.99	17.28	17.28	-7.40	28.55
Europe Liquid 40 ex UK	USD	1,414.80	37,983.00	55.14	0.00	1.82	-17.06	-52.69	10.92	10.92	-5.07	27.87
Europe ex UK Dividend+	USD	1,517.33	41,629.52	60.43	0.00	2.42	-15.29	-49.81	10.71	10.71	-5.56	27.69
Europe (UK Restricted)	USD	586.54	58,845.09	85.43	0.00	-2.86	-22.60	-55.81	15.82	15.82	-5.77	27.90
Euro Zone Capped	USD	1,444.75	22,611.76	32.83	0.00	-NA-	-NA-	-56.85	13.99	13.99	-5.94	-NA-
Europe Capped	USD	1,233.35	62,327.54	90.48	0.00	-NA-	-NA-	-57.94	18.93	18.93	-6.79	-NA-
Europe ex UK Capped	USD	1,609.67	34,282.00	49.77	0.00	-NA-	-NA-	-54.61	13.24	13.24	-6.29	-NA-
Europe Liquid 40 Capped	USD	902.70	50,880.98	73.86	0.00	-NA-	-NA-	-59.39	18.60	18.60	-8.59	-NA-
Europe Liquid 40 ex UK Capped	USD	1,315.83	26,138.91	37.95	0.00	-NA-	-NA-	-55.38	13.18	13.18	-7.49	-NA-
UK	USD	811.52	25,571.10	37.12	0.00	-12.71	-33.78	-65.19	29.10	29.10	-11.33	34.52
Netherlands	USD	1,467.78	7,166.34	10.40	0.00	-0.38	-15.14	-53.11	6.00	6.00	-9.47	25.70
France	USD	2,569.43	20,111.02	29.20	0.00	8.62	-10.36	-48.09	10.94	10.94	-3.93	28.48
Austria	USD	452.00	1,337.45	1.94	0.00	-23.61	-42.67	-80.37	39.82	39.82	50.42	57.41
Sweden	USD	2,193.14	3,740.48	5.43	0.00	4.40	-15.57	-46.59	18.81	18.81	-11.32	38.86
Germany	USD	479.07	2,309.05	3.35	0.00	-6.73	-31.06	-55.28	12.40	12.40	-4.50	47.50
Switzerland	USD	1,769.76	3,854.30	5.60	0.00	6.39	-2.97	-25.29	7.81	7.81	-2.97	24.39
Belgium	USD	1,249.99	2,835.49	4.12	0.00	-1.11	-8.84	-37.57	6.17	6.17	-8.11	21.19
Italy	USD	1,153.73	409.06	0.59	0.00	-12.08	-35.87	-61.56	13.23	13.23	-13.95	42.91
Finland	USD	1,785.19	937.07	1.36	0.00	-3.13	-20.77	-61.04	28.94	28.94	-0.69	39.02
Greece	USD	586.43	430.36	0.62	0.00	-9.30	-23.59	-64.50	39.00	39.00	-19.70	44.99
Norway	USD	130.21	182.58	0.27	0.00	-35.95	-NA-	-85.95	103.80	103.80	39.04	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	GBP	1,372.77	46,486.57	100.00	0.00	-1.30	-19.16	-42.69	13.73	13.73	-9.03	25.57
Euro Zone	GBP	1,691.95	23,981.36	51.59	0.00	3.22	-13.67	-38.73	7.53	7.53	-7.46	26.44
Europe ex UK	GBP	1,837.33	29,229.92	62.88	0.00	4.21	-12.68	-36.88	8.04	8.04	-7.80	26.64
Europe Liquid 40	GBP	1,028.70	41,256.73	88.75	0.00	-1.44	-19.56	-43.86	13.44	13.44	-10.15	25.79
Europe Liquid 40 ex UK	GBP	1,538.73	25,632.83	55.14	0.00	5.55	-11.22	-36.76	7.29	7.29	-7.89	26.41
Europe ex UK Dividend+	GBP	1,835.40	28,093.68	60.43	0.00	6.02	-9.32	-32.92	7.08	7.08	-8.37	26.53
Europe (UK Restricted)	GBP	637.92	39,711.61	85.43	0.00	0.70	-17.15	-40.93	12.03	12.03	-8.57	25.54
Euro Zone Capped	GBP	1,571.29	15,259.55	32.83	0.00	-NA-	-NA-	-42.32	10.26	10.26	-8.73	-NA-
Europe Capped	GBP	1,341.38	42,061.74	90.48	0.00	-NA-	-NA-	-43.78	15.04	15.04	-9.56	-NA-
Europe ex UK Capped	GBP	1,750.66	23,135.21	49.77	0.00	-NA-	-NA-	-39.33	9.54	9.54	-9.07	-NA-
Europe Liquid 40 Capped	GBP	981.77	34,337.03	73.86	0.00	-NA-	-NA-	-45.72	14.72	14.72	-11.31	-NA-
Europe Liquid 40 ex UK Capped	GBP	1,431.08	17,639.84	37.95	0.00	-NA-	-NA-	-40.36	9.48	9.48	-10.24	-NA-
UK	GBP	887.10	17,256.65	37.12	0.00	-9.52	-29.12	-53.48	24.88	24.88	-13.97	30.69
Netherlands	GBP	1,596.35	4,836.21	10.40	0.00	3.26	-9.16	-37.32	2.53	2.53	-12.16	24.52
France	GBP	2,794.48	13,571.92	29.20	0.00	12.59	-4.04	-30.61	7.31	7.31	-6.79	27.08
Austria	GBP	491.59	902.58	1.94	0.00	-20.82	-38.63	-73.77	35.24	35.24	45.95	53.72
Sweden	GBP	2,385.24	2,524.26	5.43	0.00	8.21	-9.62	-28.62	14.93	14.93	-13.96	40.12
Germany	GBP	521.03	1,558.26	3.35	0.00	-3.32	-26.20	-40.23	8.72	8.72	-7.34	49.31
Switzerland	GBP	1,924.78	2,601.08	5.60	0.00	10.28	3.87	-0.14	4.28	4.28	-5.86	23.93
Belgium	GBP	1,359.47	1,913.53	4.12	0.00	2.51	-2.42	-16.56	2.70	2.70	-10.84	21.28
Italy	GBP	1,254.78	276.05	0.59	0.00	-8.86	-31.35	-48.62	9.53	9.53	-16.51	42.20
Finland	GBP	1,941.55	632.38	1.36	0.00	0.41	-15.18	-47.92	24.72	24.72	-3.64	37.13
Greece	GBP	637.80	290.43	0.62	0.00	-5.98	-18.20	-52.55	34.45	34.45	-22.09	41.58
Norway	GBP	141.62	123.22	0.27	0.00	-34.50	-NA-	-81.23	97.13	97.13	34.91	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	JPY	1,213.26	6,777,182.04	100.00	0.00	-6.95	-28.14	-59.64	17.12	17.12	1.76	30.84
Euro Zone	JPY	1,495.35	3,496,193.44	51.59	0.00	-2.69	-23.27	-56.85	10.73	10.73	3.51	30.45
Europe ex UK	JPY	1,623.84	4,261,369.84	62.88	0.00	-1.75	-22.38	-55.54	11.25	11.25	3.13	30.31
Europe Liquid 40	JPY	909.17	6,014,733.61	88.75	0.00	-7.07	-28.50	-60.46	16.82	16.82	0.50	31.15
Europe Liquid 40 ex UK	JPY	1,359.93	3,736,957.46	55.14	0.00	-0.49	-21.08	-55.46	10.49	10.49	3.03	30.26
Europe ex UK Dividend+	JPY	1,347.20	4,095,720.31	60.43	0.00	-1.48	-19.39	-52.75	10.27	10.27	2.50	29.76
Europe (UK Restricted)	JPY	563.79	5,789,474.17	85.43	0.00	-5.06	-26.35	-58.40	15.37	15.37	2.27	30.42
Euro Zone Capped	JPY	1,388.71	2,224,658.30	32.83	0.00	-NA-	-NA-	-59.37	13.55	13.55	2.09	-NA-
Europe Capped	JPY	1,185.51	6,132,094.89	90.48	0.00	-NA-	-NA-	-60.40	18.46	18.46	1.17	-NA-
Europe ex UK Capped	JPY	1,547.24	3,372,834.22	49.77	0.00	-NA-	-NA-	-57.27	12.80	12.80	1.71	-NA-
Europe Liquid 40 Capped	JPY	867.69	5,005,925.41	73.86	0.00	-NA-	-NA-	-61.77	18.14	18.14	-0.79	-NA-
Europe Liquid 40 ex UK Capped	JPY	1,264.79	2,571,676.47	37.95	0.00	-NA-	-NA-	-57.99	12.74	12.74	0.41	-NA-
UK	JPY	780.05	2,515,812.21	37.12	0.00	-14.70	-36.99	-67.23	28.60	28.60	-3.77	36.94
Netherlands	JPY	1,410.85	705,060.45	10.40	0.00	-2.64	-19.25	-55.85	5.59	5.59	-1.75	28.70
France	JPY	2,469.77	1,978,622.40	29.20	0.00	6.16	-14.70	-51.13	10.51	10.51	4.26	30.34
Austria	JPY	434.47	131,585.25	1.94	0.00	-25.34	-45.45	-81.53	39.27	39.27	63.26	59.47
Sweden	JPY	2,108.07	368,007.30	5.43	0.00	2.03	-19.67	-49.72	18.35	18.35	-3.76	39.15
Germany	JPY	460.49	227,175.44	3.35	0.00	-8.85	-34.40	-57.90	11.96	11.96	3.65	46.92
Switzerland	JPY	1,701.12	379,205.74	5.60	0.00	3.97	-7.67	-29.67	7.39	7.39	5.31	25.22
Belgium	JPY	1,201.50	278,969.71	4.12	0.00	-3.35	-13.26	-41.23	5.76	5.76	-0.27	23.09
Italy	JPY	1,108.98	40,245.47	0.59	0.00	-14.07	-38.97	-63.81	12.79	12.79	-6.61	44.74
Finland	JPY	1,715.94	92,193.59	1.36	0.00	-5.33	-24.61	-63.32	28.44	28.44	7.79	40.16
Greece	JPY	563.69	42,341.13	0.62	0.00	-11.36	-27.29	-66.58	38.46	38.46	-12.85	48.77
Norway	JPY	125.16	17,963.36	0.27	0.00	-37.03	-NA-	-86.78	103.02	103.02	50.90	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	1,124.20	93,758.42	180.36	0.00	-NA-	-NA-	-NA-	11.20	11.20	-NA-	-NA-
Euro Zone	AUD	1,385.58	48,367.83	93.04	0.00	-NA-	-NA-	-NA-	5.13	5.13	-NA-	-NA-
Europe ex UK	AUD	1,504.64	58,953.61	113.41	0.00	-NA-	-NA-	-NA-	5.62	5.62	-NA-	-NA-
Europe Liquid 40	AUD	842.43	83,210.39	160.07	0.00	-NA-	-NA-	-NA-	10.91	10.91	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	1,260.10	51,698.66	99.45	0.00	-NA-	-NA-	-NA-	4.90	4.90	-NA-	-NA-
Europe ex UK Dividend+	AUD	1,574.24	56,661.94	109.00	0.00	-NA-	-NA-	-NA-	4.69	4.69	-NA-	-NA-
Europe (UK Restricted)	AUD	522.40	80,094.05	154.07	0.00	-NA-	-NA-	-NA-	9.52	9.52	-NA-	-NA-
Euro Zone Capped	AUD	1,286.77	30,776.87	59.20	0.00	-NA-	-NA-	-NA-	7.80	7.80	-NA-	-NA-
Europe Capped	AUD	1,098.49	84,834.01	163.19	0.00	-NA-	-NA-	-NA-	12.47	12.47	-NA-	-NA-
Europe ex UK Capped	AUD	1,433.66	46,661.23	89.76	0.00	-NA-	-NA-	-NA-	7.09	7.09	-NA-	-NA-
Europe Liquid 40 Capped	AUD	804.00	69,254.10	133.22	0.00	-NA-	-NA-	-NA-	12.16	12.16	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,171.95	35,577.67	68.44	0.00	-NA-	-NA-	-NA-	7.03	7.03	-NA-	-NA-
UK	AUD	722.79	34,804.82	66.95	0.00	-NA-	-NA-	-NA-	22.09	22.09	-NA-	-NA-
Netherlands	AUD	1,307.29	9,754.11	18.76	0.00	-NA-	-NA-	-NA-	0.25	0.25	-NA-	-NA-
France	AUD	2,288.47	27,373.11	52.66	0.00	-NA-	-NA-	-NA-	4.91	4.91	-NA-	-NA-
Austria	AUD	402.58	1,820.41	3.50	0.00	-NA-	-NA-	-NA-	32.22	32.22	-NA-	-NA-
Sweden	AUD	1,953.33	5,091.17	9.79	0.00	-NA-	-NA-	-NA-	12.36	12.36	-NA-	-NA-
Germany	AUD	426.69	3,142.84	6.05	0.00	-NA-	-NA-	-NA-	6.29	6.29	-NA-	-NA-
Switzerland	AUD	1,576.25	5,246.09	10.09	0.00	-NA-	-NA-	-NA-	1.96	1.96	-NA-	-NA-
Belgium	AUD	1,113.31	3,859.39	7.42	0.00	-NA-	-NA-	-NA-	0.41	0.41	-NA-	-NA-
Italy	AUD	1,027.57	556.77	1.07	0.00	-NA-	-NA-	-NA-	7.08	7.08	-NA-	-NA-
Finland	AUD	1,589.99	1,275.45	2.45	0.00	-NA-	-NA-	-NA-	21.94	21.94	-NA-	-NA-
Greece	AUD	522.31	585.77	1.13	0.00	-NA-	-NA-	-NA-	31.45	31.45	-NA-	-NA-
Norway	AUD	115.97	248.51	0.48	0.00	-NA-	-NA-	-NA-	92.74	92.74	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,265.93	4,389.86	5.60	0.00	3.66	-5.77	-18.30	7.99	7.99	3.83	18.44
Sweden	SEK	2,079.28	30,127.71	5.43	0.00	5.51	-13.10	-28.23	15.75	15.75	-9.68	34.34
Norway	NOK	137.92	1,200.74	0.27	0.00	-35.39	-NA-	-81.92	98.50	98.50	30.59	76.05

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EPRA/NAREIT Europe Index - Asset Class Comparison

Index Description	Curr	Close Value 30-Apr	12 Mths Estimated Div	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)
			Yld (%) 30-Apr							
Europe Real Estate **	Local	1,580.77	7.13	-1.08	-20.30	-43.28	18.51	18.51	-1.14	24.20
Europe FTSE	Local	159.05	3.23	1.31	-11.03	-30.58	11.98	11.98	-0.42	18.78
Europe JP Morgan Bonds	Local	479.26	-NA-	4.94	5.31	9.81	0.25	0.25	0.89	4.10
UK Real Estate **	GBP	1,198.20	7.07	-6.56	-26.50	-50.82	25.11	25.11	-12.00	30.57
UK FTSE	GBP	587.27	3.53	2.46	-7.85	-22.91	7.53	7.53	-3.55	16.36
UK JP Morgan Bonds	GBP	572.73	-NA-	6.09	6.13	9.26	-1.25	-1.25	-2.01	6.55
Netherlands Real Estate **	EUR	2,108.17	9.52	3.51	-11.36	-38.79	13.04	13.04	1.31	22.27
Netherlands FTSE	EUR	489.47	58.27	-2.33	-16.31	-41.73	12.37	12.37	-1.63	24.38
Netherlands JP Morgan Bonds	EUR	391.73	-NA-	4.77	5.42	9.35	0.46	0.46	1.03	4.15
France Real Estate **	EUR	2,830.20	7.42	11.46	-7.80	-34.94	14.21	14.21	4.78	23.99
France FTSE	EUR	477.34	3.04	0.46	-12.24	-30.69	12.19	12.19	-1.81	19.23
France JP Morgan Bonds	EUR	488.11	-NA-	4.82	5.36	9.64	0.33	0.33	0.43	4.22
Sweden Real Estate **	SEK	3,289.77	5.33	10.72	-8.10	-23.95	18.94	18.94	-4.29	34.33
Sweden FTSE	SEK	1,272.61	5.49	5.42	-7.76	-16.59	24.45	24.45	22.82	26.86
Sweden JP Morgan Bonds	SEK	607.70	-NA-	5.40	5.57	10.19	-0.98	-0.98	-2.38	4.74
Switzerland Real Estate **	CHF	1,594.07	5.12	6.25	-3.29	-14.57	8.76	8.76	4.56	18.13
Switzerland FTSE	CHF	415.76	3.20	0.07	-11.54	-25.26	6.72	6.72	-2.87	16.23
Germany Real Estate **	EUR	501.47	8.10	-5.10	-29.81	-44.41	12.62	12.62	0.77	39.27
Germany FTSE	EUR	314.84	3.09	3.02	-8.38	-30.14	16.19	16.19	-1.74	22.56
Germany JP Morgan Bonds	EUR	367.37	-NA-	4.90	5.50	9.58	-0.42	-0.42	0.12	4.03
Austria Real Estate **	EUR	305.89	0.00	11.46	-43.20	-76.94	40.09	40.09	57.80	55.46
Austria FTSE	EUR	291.02	1.16	-5.42	-27.15	-56.57	12.07	12.07	7.84	34.50
Austria JP Morgan Bonds	EUR	180.04	-NA-	4.38	4.62	7.34	0.66	0.66	0.29	4.42

** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 212.

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EPRA/NAREIT Europe Index - Asset Class Comparison

Index Description	Curr	Close Value 30-Apr	12 Mths Estimated Div	Total	Total	Total	Total	Total	Total	36 Mths Vity (%)
			Yld (%) 30-Apr	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	
Italy Real Estate **	EUR	1,114.54	6.21	-11.67	-35.51	-53.87	13.45	13.45	-9.73	40.18
Italy FTSE	EUR	229.29	3.98	-3.06	-16.42	-35.57	17.75	17.75	-3.44	21.26
Italy JP Morgan Bonds	EUR	718.21	-NA-	4.49	4.57	7.13	1.27	1.27	3.42	4.02
Belgium Real Estate **	EUR	1,745.25	8.26	4.06	-3.38	-18.45	10.94	10.94	0.98	18.75
Belgium FTSE	EUR	411.32	2.89	-3.40	-21.45	-47.26	13.24	13.24	15.43	28.16
Belgium JP Morgan Bonds	EUR	450.09	-NA-	4.55	4.92	8.96	1.13	1.13	1.87	3.99
Finland Real Estate **	EUR	2,098.13	1.91	-1.41	-19.76	-53.06	29.19	29.19	6.83	34.31
Finland FTSE	EUR	834.96	4.31	1.08	-13.96	-41.34	26.29	26.29	3.17	29.43
Finland JP Morgan Bonds	EUR	319.71	-NA-	4.59	5.41	8.65	0.17	0.17	2.02	3.34
Greece Real Estate **	EUR	609.02	2.93	-9.07	-23.21	-56.83	39.27	39.27	-13.30	43.44
Greece FTSE	EUR	287.58	1.64	-1.84	-19.94	-49.42	18.77	18.77	8.39	31.04
Greece JP Morgan Bonds	EUR	220.90	-NA-	3.62	3.41	3.73	2.52	2.52	4.35	4.45
Norway Real Estate **	NOK	114.68	31.15	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	677.53	2.15	8.85	-11.07	-36.20	9.93	9.93	11.58	30.16
Norway JP Morgan Bonds	NOK	-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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EPRA/NAREIT Europe Index - Top 20 Constituents & Country Breakdown

Top 20 Constituents:

Company	Investment		Country	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
	Focus	Sector		30-Apr	30-Apr
Unibail-Rodamco *	Rental	Diversified	FR	9,224	17.74
Land Securities *	Rental	Diversified	UK	4,755	9.15
British Land *	Rental	Diversified	UK	4,107	7.90
Hammerson *	Rental	Retail	UK	2,467	4.75
Corio *	Rental	Retail	NL	2,272	4.37
PSP Swiss Property	Rental	Office	CH	1,672	3.22
Liberty International *	Rental	Retail	UK	1,624	3.12
SEGRO *	Rental	Industrial	UK	1,511	2.91
Klepierre *	Rental	Retail	FR	1,407	2.71
Icade	Rental	Diversified	FR	1,153	2.22
Wereldhave *	Rental	Diversified	NL	1,083	2.08
Derwent London	Rental	Office	UK	943	1.81
Befimmo *	Rental	Office	BE	880	1.69
Fonciere Des Regions *	Rental	Diversified	FR	855	1.64
Silic *	Rental	Office	FR	830	1.60
Castellum	Rental	Diversified	SE	826	1.59
Eurocommercial Props *	Rental	Retail	NL	801	1.54
Gecina *	Rental	Diversified	FR	778	1.50
Cofinimmo *	Rental	Office	BE	746	1.43
Deutsche Euroshop	Rental	Retail	DE	737	1.42

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
	30-Apr	30-Apr	30-Apr
EPRA/NAREIT UK	28	19,297	37.12%
EPRA/NAREIT Netherlands	7	5,408	10.40%
EPRA/NAREIT France	10	15,177	29.20%
EPRA/NAREIT Austria	2	1,009	1.94%
EPRA/NAREIT Sweden	6	2,823	5.43%
EPRA/NAREIT Germany	8	1,743	3.35%
EPRA/NAREIT Switzerland	4	2,909	5.60%
EPRA/NAREIT Belgium	6	2,140	4.12%
EPRA/NAREIT Italy	2	309	0.59%
EPRA/NAREIT Finland	3	707	1.36%
EPRA/NAREIT Greece	3	325	0.62%
EPRA/NAREIT Norway	1	138	0.27%
EPRA/NAREIT Europe Index	80	51,984	100.00%
EPRA/NAREIT Euro Zone	41	26,817	51.59%
EPRA/NAREIT Ex-UK	52	32,687	62.88%
EPRA/NAREIT Europe Liquid 40	40	46,136	88.75%
EPRA/NAREIT Europe Liquid 40 Ex UK	26	28,664	55.14%

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EPRA/NAREIT Europe Index - Top 20 Performance

Top 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return 30-Apr	Return 30-Apr	Return 30-Apr
Quintain Estates	Non-Rental	Diversified	UK	342.93	0.00	342.93
Babis Vovos	Rental	Diversified	GR	133.33	0.00	133.33
Norwegian Property ASA	Rental	Office	NK	98.50	0.00	98.50
St Modwen Properties	Rental	Diversified	UK	86.63	0.00	86.63
DIC Asset	Rental	Diversified	DE	68.91	0.00	68.91
CA Immobilien Anlage	Rental	Diversified	AT	66.85	0.00	66.85
Grainger Plc	Rental	Residential	UK	64.63	0.00	64.63
Brixton *	Rental	Industrial	UK	63.38	0.00	63.38
Patrizia Immobilien	Rental	Residential	DE	52.17	0.00	52.17
Sponda	Rental	Diversified	FI	49.28	0.00	49.28
ING UK Real Estate Income Trust	Rental	Diversified	UK	47.37	0.00	47.37
ProLogis European Properties	Rental	Industrial	NL	46.67	0.00	46.67
Big Yellow Group	Rental	Self Storage	UK	44.74	0.00	44.74
Gecina *	Rental	Diversified	FR	44.32	0.00	44.32
Unite Group	Rental	Specialty	UK	42.86	0.00	42.86
Standard Life Inv Prop	Rental	Diversified	UK	42.34	0.00	42.34
Societe de la Tour Eiffel *	Rental	Diversified	FR	41.78	0.00	41.78
Klepierre *	Rental	Retail	FR	27.82	9.44	37.26
SEGRO *	Rental	Industrial	UK	11.59	25.11	36.69
Invista Foundation Prop	Rental	Diversified	UK	34.78	0.00	34.78

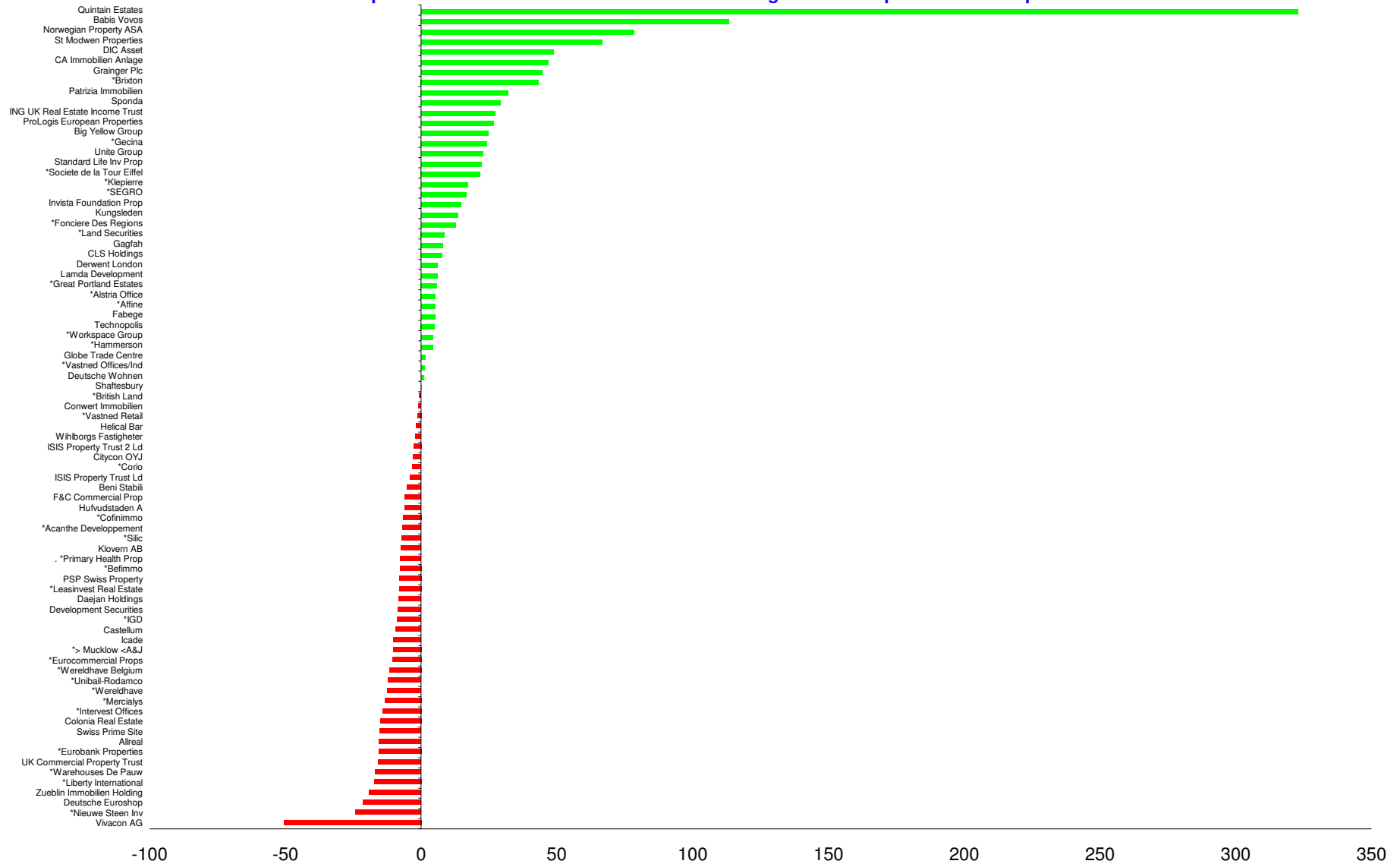
Bottom 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return 30-Apr	Return 30-Apr	Return 30-Apr
Castellum	Rental	Diversified	SE	10.69	0.00	10.69
Icade	Rental	Diversified	FR	9.89	0.00	9.89
Mucklow <A&J> *	Rental	Diversified	UK	9.78	0.00	9.78
Eurocommercial Props *	Rental	Retail	NL	9.51	0.00	9.51
Wereldhave Belgium *	Rental	Diversified	BE	0.79	7.63	8.42
Unibail-Rodamco *	Rental	Diversified	FR	6.38	1.64	8.02
Wereldhave *	Rental	Diversified	NL	-1.08	8.83	7.75
Mercialys *	Rental	Retail	FR	6.65	0.00	6.65
Intervest Offices *	Rental	Office	BE	-3.99	9.90	5.91
Colonia Real Estate	Rental	Residential	DE	5.08	0.00	5.08
Swiss Prime Site	Rental	Office	CH	5.00	0.00	5.00
Allreal	Non-Rental	Office	CH	0.33	4.17	4.50
Eurobank Properties *	Rental	Diversified	GR	4.48	0.00	4.48
UK Commercial Property Trust	Rental	Diversified	UK	4.27	0.00	4.27
Warehouses De Pauw *	Rental	Industrial	BE	3.23	0.00	3.23
Liberty International *	Rental	Retail	UK	2.83	0.00	2.83
Zueblin Immobilien Holding	Rental	Office	CH	0.97	0.00	0.97
Deutsche Euroshop	Rental	Retail	DE	-1.15	0.00	-1.15
Nieuwe Steen Inv *	Rental	Diversified	NL	-4.00	0.00	-4.00
Vivacon AG	Non-Rental	Residential	DE	-30.48	0.00	-30.48

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Graph 18: Total Return Performance relative to Regional Developed Index - Europe



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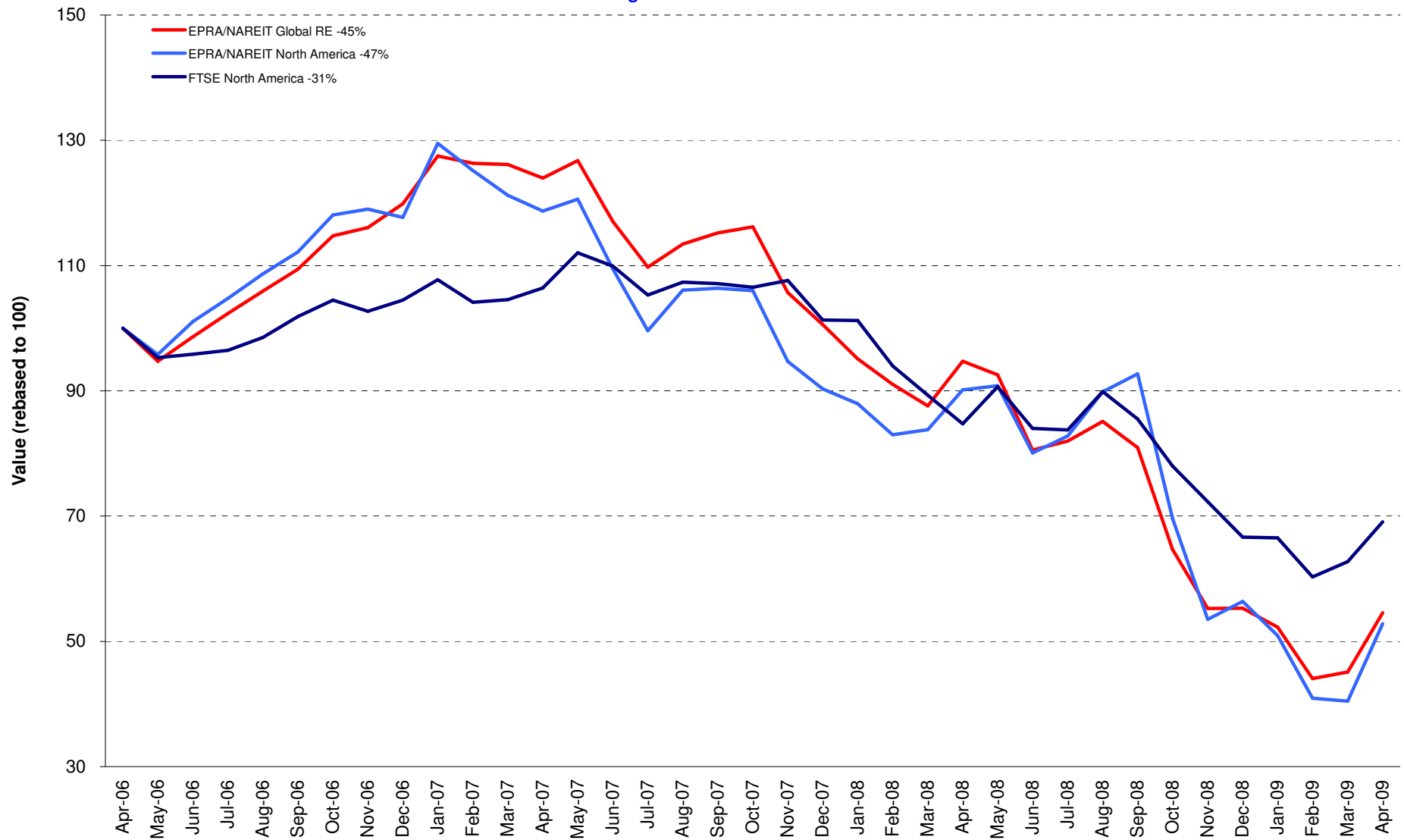
Section 5

EPRA/NAREIT North America Developed Index

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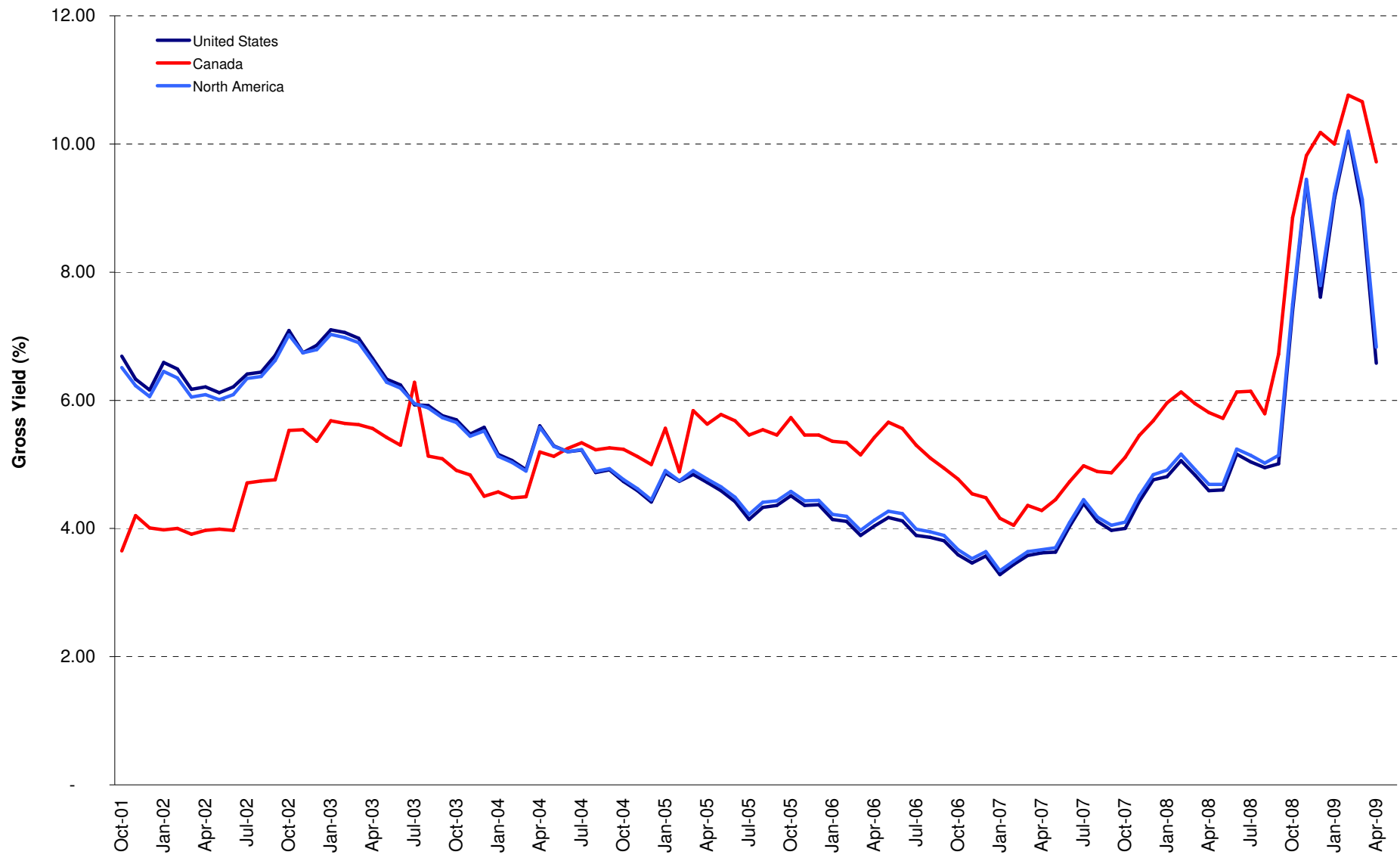
**Graph 19: EPRA/NAREIT North America Developed v EPRA/NAREIT Global Developed & FTSE North America - Total Returns (EUR)
Rolling 36 Months Performance**



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Graph 20: Dividend Yields



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Corporate Actions & Changes North America

Ex Date	Description
3 April 2009	Alexandria Real Estate Equities (USA): Share change. New number of shares: 39,228,211
3 April 2009	AMB Property Corp. (USA): Share change. New number of shares: 140,040,000
3 April 2009	DuPont Fabros Technology (USA): Share change. New number of shares: 39,435,186
9 April 2009	Kimco Realty Corp. (USA): Share change. New number of shares: 362,584,295
17 April 2009	Prologis (USA): Share change. New number of shares: 418,787,827
24 April 2009	Acadia Realty Trust (USA): Share change. New number of shares: 39,659,181
24 April 2009	DiamondRock Hospitality (USA): Share change. New number of shares: 107,972,100
24 April 2009	Duke Realty Corp. (USA): Share change. New number of shares: 213,947,007
24 April 2009	Equity One Inc. (USA): Share change. New number of shares: 86,090,952
24 April 2009	Weingarten Realty Investors (USA): Share change. New number of shares: 115,063,386
29 April 2009	Cousins Properties (USA): Stock dividend. Stock Dividend: 1.9792%. New number of shares: 52,574,124

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Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
1 April 2009	Brandywine Realty Trust *	Rental	Office	USD	0.100	28.43	17-Apr	Quarterly
1 April 2009	Mack-Cali Realty *	Rental	Office	USD	0.450	9.53	13-Apr	Quarterly
1 April 2009	Urstadt Biddle Class A *	Rental	Retail	USD	0.240	6.19	17-Apr	Quarterly
2 April 2009	AMB Property *	Rental	Industrial	USD	0.280	8.17	15-Apr	Dividend
2 April 2009	Kimco Realty *	Rental	Retail	USD	0.440	13.98	15-Apr	Quarterly
3 April 2009	Kite Realty Group Trust *	Non-Rental	Retail	USD	0.153	23.43	17-Apr	Quarterly
3 April 2009	Sovran Self Storage *	Rental	Self Storage	USD	0.640	11.22	22-Apr	Quarterly
3 April 2009	U-Store-It Trust *	Rental	Self Storage	USD	0.025	20.99	22-Apr	Quarterly
6 April 2009	DCT Industrial Trust *	Rental	Industrial	USD	0.080	12.67	17-Apr	Quarterly
7 April 2009	UDR Inc. *	Rental	Residential	USD	0.305	16.39	30-Apr	Dividend
8 April 2009	Sun Communities *	Rental	Residential	USD	0.630	17.20	24-Apr	Quarterly
13 April 2009	Associated Estates Realty *	Rental	Residential	USD	0.170	12.25	1-May	Quarterly
13 April 2009	Mid-America Apartment *	Rental	Residential	USD	0.615	6.65	30-Apr	Quarterly
14 April 2009	Saul Centers *	Rental	Retail	USD	0.390	5.90	30-Apr	Quarterly
14 April 2009	H & R Real Estate *	Rental	Diversified	CAD	0.060	15.37	30-Apr	Monthly
15 April 2009	Senior Housing Prop *	Rental	Health Care	USD	0.350	8.54	15-May	Quarterly
20 April 2009	LTC Properties *	Rental	Health Care	USD	0.130	8.66	30-Apr	Monthly
21 April 2009	HRPT Properties Trust *	Rental	Office	USD	0.120	19.49	26-May	Quarterly
28 April 2009	Allied Properties REIT *	Rental	Office	CAD	0.110	10.12	15-May	Monthly
28 April 2009	Boardwalk REIT *	Rental	Residential	CAD	0.150	6.58	15-May	Monthly
28 April 2009	Canadian Apartment Props *	Rental	Residential	CAD	0.090	8.89	15-May	Monthly
28 April 2009	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.062	18.69	15-May	Monthly
28 April 2009	Cominar REIT *	Rental	Diversified	CAD	0.120	10.64	15-May	Monthly
28 April 2009	Calloway REIT *	Rental	Retail	CAD	0.129	14.54	15-May	Monthly
28 April 2009	Dundee REIT *	Rental	Diversified	CAD	0.183	0.00	15-May	Dividend
28 April 2009	Education Realty Trust *	Rental	Residential	USD	0.103	17.48	15-May	Quarterly
28 April 2009	Extencicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.070	22.42	15-May	Monthly
28 April 2009	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.063	28.72	15-May	Monthly
28 April 2009	Inland Real Estate Corp *	Rental	Retail	USD	0.082	11.16	18-May	Monthly
28 April 2009	Morguard REIT *	Rental	Diversified	CAD	0.075	9.58	15-May	Monthly
28 April 2009	National Retail Properties *	Rental	Retail	USD	0.375	8.34	15-May	Quarterly

** Based on previous period figures

*** Estimated

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Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
28 April 2009	Northern Property REIT *	Rental	Residential	CAD	0.123	8.38	15-May	Monthly
28 April 2009	Omega Healthcare Investors *	Rental	Health Care	USD	0.300	7.57	15-May	Quarterly
28 April 2009	Primaris Retail REIT *	Rental	Retail	CAD	0.102	11.68	15-May	Monthly
28 April 2009	Canadian REIT *	Rental	Diversified	CAD	0.113	6.91	14-May	Monthly
28 April 2009	Riocan Real Estate *	Rental	Retail	CAD	0.115	9.94	7-May	Monthly
28 April 2009	Tanger Factory Outlet *	Rental	Retail	USD	0.383	4.50	15-May	Quarterly
29 April 2009	American Campus Communities *	Rental	Residential	USD	0.338	6.23	11-May	Quarterly
29 April 2009	Cousins Properties *	Non-Rental	Diversified	USD	0.083	16.09	5-Jun	Quarterly
29 April 2009	Realty Income *	Rental	Retail	USD	0.142	6.85	15-May	Dividend
30 April 2009	Colonial Properties *	Rental	Residential	USD	0.150	24.17	11-May	Quarterly
1 May 2009	Colonial Properties *	Rental	Residential	USD	0.5 **	24.17	May	Quarterly
1 May 2009	HCP *	Rental	Health Care	USD	0.460	0.00	21-May	Dividend
7 May 2009	Cedar Shopping Centers *	Rental	Retail	USD	0.225 **	25.07	May	Quarterly
8 May 2009	Highwoods Properties *	Rental	Office	USD	0.425 **	7.09	May	Quarterly
8 May 2009	Vornado Realty Trust *	Rental	Diversified	USD	0.9 **	7.47	May	Quarterly
12 May 2009	Duke Realty Corp *	Rental	Office Mixed	USD	0.48 **	19.75	May	Quarterly
12 May 2009	Home Props of New York *	Rental	Residential	USD	0.66 **	7.27	May	Quarterly
12 May 2009	H & R Real Estate *	Rental	Diversified	CAD	0.060	15.37	29-May	Monthly
13 May 2009	Healthcare Realty Trust *	Rental	Health Care	USD	0.385 **	9.17	May	Quarterly
13 May 2009	Prologis *	Non-Rental	Industrial	USD	0.5175 **	22.72	May	Quarterly
14 May 2009	American Campus Communities *	Rental	Residential	USD	0.3375 **	6.23	May	Quarterly
14 May 2009	Apartment Investment *	Rental	Residential	USD	0.6 **	32.88	May	Quarterly
14 May 2009	Cousins Properties *	Non-Rental	Diversified	USD	0.37 **	16.09	May	Quarterly
14 May 2009	Nationwide Health Props *	Rental	Health Care	USD	0.44 **	7.13	May	Quarterly
14 May 2009	Simon Property Group *	Rental	Retail	USD	0.9 **	6.98	May	Quarterly
15 May 2009	The Macerich Company *	Rental	Retail	USD	0.8 **	18.25	May	Quarterly
18 May 2009	Regency Centers *	Rental	Retail	USD	0.463	7.74	May	Quarterly
19 May 2009	LTC Properties *	Rental	Health Care	USD	0.130	8.66	29-May	Monthly
28 May 2009	Allied Properties REIT *	Rental	Office	CAD	0.11 **	10.12	May	Monthly
28 May 2009	Boardwalk REIT *	Rental	Residential	CAD	0.15 **	6.58	May	Monthly
28 May 2009	Canadian Apartment Props *	Rental	Residential	CAD	0.09 **	8.89	May	Monthly

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Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
28 May 2009	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.06167 **	18.69	May	Monthly
28 May 2009	Cominar REIT *	Rental	Diversified	CAD	0.12 **	10.64	May	Monthly
28 May 2009	Calloway REIT *	Rental	Retail	CAD	0.129 **	14.54	May	Monthly
28 May 2009	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.0925 **	22.42	May	Monthly
28 May 2009	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.09375 **	28.72	May	Monthly
28 May 2009	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.17 **	15.05	May	Monthly
28 May 2009	Morguard REIT *	Rental	Diversified	CAD	0.075 **	9.58	May	Monthly
28 May 2009	Northern Property REIT *	Rental	Residential	CAD	0.1233 **	8.38	May	Monthly
28 May 2009	Pennsylvania Real Estate *	Rental	Retail	USD	0.57 **	29.42	May	Quarterly
28 May 2009	Primaris Retail REIT *	Rental	Retail	CAD	0.1016 **	11.68	May	Monthly
28 May 2009	Canadian REIT *	Rental	Diversified	CAD	0.1108 **	6.91	May	Monthly
28 May 2009	Riocan Real Estate *	Rental	Retail	CAD	0.1125 **	9.94	May	Monthly
29 May 2009	Brookfield Props	Rental	Office	USD	0.14 **	6.31	May	Quarterly
29 May 2009	Forest City Enterprises	Rental	Diversified	USD	0.08 **	2.85	May	Dividend
29 May 2009	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 **	11.16	May	Monthly
29 May 2009	Realty Income *	Rental	Retail	USD	0.137375 **	6.85	May	Dividend

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EPRA/NAREIT North America Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 30-Apr	Mkt Cap EUR (m) 30-Apr	Global Wght (%) 30-Apr	Nth Am Wght (%) 30-Apr		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) Apr-09	Rtn (%) Apr-09	Rtn (%) YTD		3 month Annualised USD (m)	
Riocan Real Estate *	Rental	Retail	13.68	1,908	0.65	1.59	10.09	6.60	-5.99	-28.23	9.92	9.00	0.92	9.92	3.51	21.09	1,930	76
Brookfield Props	Rental	Office	8.87	1,659	0.56	1.38	7.50	1.27	-12.10	-53.27	21.67	21.67	0.00	21.67	-3.12	45.96	1,522	69
H & R Real Estate *	Rental	Diversified	9.37	878	0.30	0.73	7.68	1.23	-13.88	-45.99	22.47	21.69	0.78	22.47	28.99	32.07	872	75
Boardwalk REIT *	Rental	Residential	27.35	852	0.29	0.71	6.58	17.13	10.50	-26.94	5.77	5.19	0.58	5.77	9.35	29.67	815	72
Canadian REIT *	Rental	Diversified	19.50	756	0.26	0.63	6.97	12.39	0.20	-24.43	-1.88	-2.45	0.57	-1.88	-11.59	17.62	777	78
Calloway REIT *	Rental	Retail	10.65	529	0.18	0.44	14.54	4.70	-15.14	-42.38	7.90	6.61	1.29	7.90	-1.62	27.42	385	55
Canadian Apartment Props *	Rental	Residential	12.15	518	0.18	0.43	8.89	5.94	-2.33	-21.30	-2.08	-2.80	0.72	-2.08	-20.52	23.14	355	52
Primaris Retail REIT *	Rental	Retail	10.44	410	0.14	0.34	11.68	8.63	-7.19	-33.69	16.10	14.98	1.12	16.10	0.42	25.48	333	61
Cominar REIT *	Rental	Diversified	13.27	386	0.13	0.32	10.85	6.33	-4.32	-28.39	-2.69	-3.56	0.87	-2.69	-14.17	21.21	350	69
Chartwell Seniors Housing REIT *	Rental	Health Care	4.25	265	0.09	0.22	17.41	-4.53	-20.15	-48.29	7.79	6.25	1.54	7.79	-16.73	33.86	210	60
Morguard REIT *	Rental	Diversified	9.39	264	0.09	0.22	9.58	6.05	2.69	-17.72	-3.42	-4.18	0.77	-3.42	-15.74	32.84	-NA-	-NA-
Northern Property REIT*	Rental	Residential	17.65	255	0.09	0.21	8.38	10.33	0.14	-14.26	3.03	2.32	0.71	3.03	11.93	22.35	169	50
Allied Properties REIT *	Rental	Office	12.94	254	0.09	0.21	10.20	10.44	-4.75	-30.23	1.56	0.70	0.86	1.56	7.47	24.32	151	45
Extencicare REIT *	Rental	Health Care	4.95	221	0.07	0.18	16.97	-5.26	-23.72	-47.17	17.29	15.65	1.64	17.29	-10.60	39.90	269	92
Innvest REIT *	Rental	Lodging/Resorts	3.70	174	0.06	0.15	20.27	-3.15	-19.22	-52.44	17.58	15.63	1.95	17.58	2.33	37.52	85	37
Dundee REIT *	Rental	Diversified	13.40	146	0.05	0.12	16.39	-0.47	-14.08	-54.75	6.53	5.10	1.44	6.53	12.16	37.03	171	89
Canada Total				9,475	3.21	7.89	9.72											
Simon Property Group *	Rental	Retail	51.60	9,173	3.11	7.64	0.70	7.27	-8.43	-43.71	48.96	48.96	0.00	48.96	0.63	46.13	50,891	419
Public Storage *	Rental	Self Storage	66.86	6,440	2.18	5.36	3.29	13.14	-1.40	-23.25	21.01	21.01	0.00	21.01	-15.21	32.63	29,203	342
Vornado Realty Trust *	Rental	Diversified	48.89	5,730	1.94	4.77	3.11	5.74	-14.05	-42.88	47.08	47.08	0.00	47.08	-16.50	45.22	28,571	376
Equity Residential Props *	Rental	Residential	22.89	4,712	1.60	3.92	8.43	3.11	-14.02	-40.22	24.74	24.74	0.00	24.74	-21.62	35.27	19,130	306
Boston Properties *	Rental	Office	49.42	4,505	1.53	3.75	5.50	8.35	-10.05	-48.11	41.08	41.08	0.00	41.08	-8.91	40.36	25,007	419
HCP *	Rental	Health Care	21.95	4,185	1.42	3.48	8.38	3.49	-3.01	-37.23	22.97	22.97	0.00	22.97	-19.30	45.04	17,230	311
Avalonbay Communities *	Rental	Residential	56.81	3,300	1.12	2.75	6.28	8.33	-14.15	-38.53	20.72	20.72	0.00	20.72	-4.75	33.92	18,622	426
Kimco Realty *	Rental	Retail	12.02	3,289	1.12	2.74	14.64	-2.13	-23.37	-65.57	63.52	57.74	5.77	63.52	-31.84	61.67	12,793	294
Ventas *	Rental	Health Care	28.64	3,088	1.05	2.57	7.16	10.93	1.23	-36.80	26.67	26.67	0.00	26.67	-13.16	50.26	15,369	376
Host Hotels & Resorts *	Rental	Lodging/Resorts	7.69	3,040	1.03	2.53	0.00	-4.29	-24.77	-52.67	96.17	96.17	0.00	96.17	1.59	68.42	14,767	367
Prologis *	Non-Rental	Industrial	9.11	2,886	0.98	2.40	10.98	-9.92	-33.95	-82.57	40.15	40.15	0.00	40.15	-32.61	167.46	13,252	347

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Apr-09	Dividend Rtn (%) Apr-09	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price 30-Apr	Mkt Cap EUR (m) 30-Apr	Global Wght (%) 30-Apr	Nth Am Wght (%) 30-Apr												
Health Care REIT *	Rental	Health Care	34.07	2,847	0.97	2.37	7.98	7.54	5.63	-25.47	11.38	11.38	0.00	11.38	-17.65	27.34	13,837	367
Federal Realty Inv *	Rental	Retail	55.20	2,449	0.83	2.04	4.71	12.58	-2.91	-29.69	20.00	20.00	0.00	20.00	-10.04	34.31	13,726	423
Digital Realty Trust *	Rental	Specialty	36.01	2,062	0.70	1.72	3.67	-NA-	11.77	-3.77	8.53	8.53	0.00	8.53	10.62	35.03	22,289	816
AMB Property *	Rental	Industrial	19.09	2,017	0.68	1.68	5.87	-1.70	-21.36	-64.66	34.51	32.57	1.94	34.51	-17.29	53.67	8,438	316
Regency Centers *	Rental	Retail	37.45	1,967	0.67	1.64	7.74	5.64	-10.32	-43.62	40.95	40.95	0.00	40.95	-18.25	47.73	11,871	455
Nationwide Health Props *	Rental	Health Care	24.69	1,907	0.65	1.59	7.13	12.49	11.32	-26.57	11.27	11.27	0.00	11.27	-12.50	36.59	6,638	263
Liberty Property Trust *	Rental	Office Mixed	24.34	1,803	0.61	1.50	7.81	-0.34	-11.45	-25.59	28.51	28.51	0.00	28.51	8.69	39.43	7,758	325
Realty Income *	Rental	Retail	22.33	1,757	0.60	1.46	7.63	9.17	5.99	-8.72	19.41	18.65	0.75	19.41	-1.09	28.15	6,737	289
Duke Realty Corp *	Rental	Office Mixed	9.77	1,577	0.53	1.31	10.24	-7.63	-24.43	-53.03	77.64	77.64	0.00	77.64	-8.58	65.88	6,538	313
Senior Housing Prop *	Rental	Health Care	16.39	1,489	0.50	1.24	8.54	9.06	6.12	-25.72	19.40	16.90	2.50	19.40	-4.63	40.20	5,238	265
Weingarten Realty *	Rental	Retail	15.54	1,349	0.46	1.12	13.51	-2.86	-18.24	-52.18	63.24	63.24	0.00	63.24	-22.35	63.57	5,328	298
Mack-Cali Realty *	Rental	Office	26.86	1,346	0.46	1.12	6.70	1.06	-8.77	-25.09	37.86	35.59	2.27	37.86	14.08	44.72	6,298	353
Corrections Corp of America	Rental	Specialty	14.13	1,327	0.45	1.11	0.00	3.07	-1.88	-44.59	10.30	10.30	0.00	10.30	-13.63	34.34	2,090	119
Essex Property Trust *	Rental	Residential	63.49	1,284	0.44	1.07	6.49	5.93	-11.81	-43.21	10.73	10.73	0.00	10.73	-15.93	29.63	8,694	511
Corporate Office Props *	Rental	Office	30.56	1,190	0.40	0.99	4.88	12.49	-5.92	-14.16	23.08	23.08	0.00	23.08	0.76	31.46	4,902	311
Highwoods Properties *	Rental	Office	23.99	1,150	0.39	0.96	7.09	7.58	-2.66	-26.68	12.00	12.00	0.00	12.00	-10.76	36.51	4,686	307
Camden Property Trust *	Rental	Residential	27.13	1,088	0.37	0.91	10.32	-1.23	-20.39	-43.43	25.72	25.72	0.00	25.72	-11.20	42.00	6,116	424
Alexandria Real Estate *	Rental	Office	36.48	1,080	0.37	0.90	8.77	-2.41	-20.83	-62.22	0.22	0.22	0.00	0.22	-38.22	46.41	6,450	451
National Retail Properties *	Rental	Retail	17.74	1,049	0.36	0.87	8.46	8.23	1.54	-16.02	14.36	11.99	2.37	14.36	7.56	33.48	4,270	307
UDR Inc. *	Rental	Residential	10.07	1,035	0.35	0.86	12.12	-0.48	-18.06	-51.81	20.50	16.96	3.54	20.50	-24.76	38.52	4,838	353
The Macerich Company *	Rental	Retail	17.53	1,007	0.34	0.84	18.25	-5.41	-28.71	-71.65	180.03	180.03	0.00	180.03	0.94	121.29	5,957	446
Omega Healthcare Investors *	Rental	Health Care	15.72	977	0.33	0.81	7.63	17.56	14.26	-3.31	13.78	11.65	2.13	13.78	2.19	30.19	3,331	257
BRE Properties *	Rental	Residential	24.57	945	0.32	0.79	9.16	2.03	-16.77	-44.07	25.17	25.17	0.00	25.17	-10.18	36.94	5,440	434
Home Props of New York *	Rental	Residential	36.44	888	0.30	0.74	7.35	5.73	-3.97	-25.62	18.89	18.89	0.00	18.89	-8.60	35.84	4,827	410
Hospitality Properties *	Rental	Lodging/Resorts	12.24	867	0.29	0.72	0.00	-6.92	-21.14	-54.72	2.00	2.00	0.00	2.00	-12.51	38.80	3,640	317
Washington Real Estate *	Rental	Diversified	21.33	843	0.29	0.70	8.11	1.69	-10.86	-35.10	23.29	23.29	0.00	23.29	-23.10	33.85	3,835	343
Tanger Factory *	Rental	Retail	33.32	795	0.27	0.66	4.59	16.08	4.76	-13.63	9.21	7.97	1.24	9.21	-9.40	26.92	3,808	361
Mid-America Apartment *	Rental	Residential	36.99	787	0.27	0.66	6.65	8.73	-5.81	-24.86	21.98	19.98	1.99	21.98	2.85	35.79	3,435	329
SL Green Realty *	Rental	Office	17.66	760	0.26	0.63	8.49	-6.25	-36.64	-78.87	63.52	63.52	0.00	63.52	-30.37	68.92	6,203	616
Equity Lifestyle Properties *	Rental	Residential	39.67	755	0.26	0.63	2.52	5.93	-1.89	-18.04	4.12	4.12	0.00	4.12	4.07	27.17	2,774	277
Healthcare Realty Trust *	Rental	Health Care	16.79	745	0.25	0.62	9.17	-2.05	-11.35	-35.30	12.01	12.01	0.00	12.01	-26.85	38.09	3,083	312
HRPT Properties Trust *	Rental	Office	4.31	740	0.25	0.62	11.14	-2.21	-14.51	-28.28	38.87	35.11	3.76	38.87	35.01	43.56	2,437	248

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Apr-09	Dividend Rtn (%) Apr-09	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 30-Apr	Mkt Cap EUR (m) 30-Apr	Global Wght (%) 30-Apr	Nth Am Wght (%) 30-Apr											3 month Annualised USD (m)	
Taubman Centers *	Rental	Retail	23.82	713	0.24	0.59	6.97	9.51	-11.60	-55.04	39.79	39.79	0.00	39.79	-4.81	44.54	5,354	566
American Campus Communities *	Rental	Residential	21.68	692	0.23	0.58	6.23	-NA-	2.58	-23.46	26.83	24.88	1.94	26.83	9.16	32.54	7,028	766
BioMed Realty Trust *	Rental	Office	11.41	692	0.23	0.58	11.74	-NA-	-18.12	-50.96	68.54	68.54	0.00	68.54	0.21	60.54	2,369	258
Douglas Emmett	Rental	Office	9.57	657	0.22	0.55	4.18	-NA-	-NA-	-56.93	29.50	29.50	0.00	29.50	-25.96	-NA-	8,486	975
Apartment Investment *	Rental	Residential	7.30	644	0.22	0.54	32.88	-3.43	-26.72	-70.44	33.21	33.21	0.00	33.21	-36.80	52.41	3,350	393
Eastgroup Properties *	Rental	Industrial	33.61	630	0.21	0.52	6.19	8.26	-4.28	-25.19	19.74	19.74	0.00	19.74	-4.08	33.54	1,304	156
DCT Industrial Trust *	Rental	Industrial	4.42	580	0.20	0.48	7.24	-NA-	-NA-	-51.00	41.96	39.43	2.52	41.96	-11.07	-NA-	4,712	613
Entertainment Props *	Rental	Specialty	23.11	573	0.19	0.48	11.25	2.09	-7.62	-50.75	46.64	46.64	0.00	46.64	-20.27	54.04	2,730	360
Kilroy Realty *	Rental	Office	21.54	538	0.18	0.45	10.77	0.60	-26.56	-54.40	25.31	25.31	0.00	25.31	-33.89	39.17	2,486	349
Diamondrock Hospitality *	Rental	Lodging/Resorts	6.49	529	0.18	0.44	0.00	-NA-	-15.16	-45.18	61.85	61.85	0.00	61.85	28.01	62.81	4,301	614
Forest City Enterprises	Rental	Diversified	8.43	512	0.17	0.43	0.00	-18.02	-41.04	-76.53	134.17	134.17	0.00	134.17	25.82	97.62	1,499	221
PS Business Parks *	Rental	Office Mixed	43.75	505	0.17	0.42	4.02	5.99	-2.31	-20.49	18.72	18.72	0.00	18.72	-1.05	30.11	1,926	288
Equity One Inc *	Rental	Retail	14.88	483	0.16	0.40	8.06	4.56	-7.51	-34.90	22.07	22.07	0.00	22.07	-14.24	33.87	1,137	178
Extra Space Storage *	Rental	Self Storage	7.11	459	0.16	0.38	14.06	-NA-	-14.07	-51.81	29.04	29.04	0.00	29.04	-28.68	39.26	2,305	379
Inland Real Estate Corp *	Rental	Retail	8.78	437	0.15	0.36	11.16	1.89	-6.91	-39.57	24.99	23.84	1.15	24.99	-29.84	34.27	609	105
Acadia Realty Trust *	Rental	Retail	14.50	434	0.15	0.36	5.79	8.87	-7.67	-37.74	36.66	36.66	0.00	36.66	3.08	38.07	722	126
CBL & Associates Props *	Rental	Retail	7.94	426	0.14	0.35	6.97	-7.01	-28.26	-57.29	236.44	236.44	0.00	236.44	36.86	154.83	2,279	404
Post Properties *	Rental	Residential	12.76	423	0.14	0.35	6.27	-4.59	-26.06	-61.69	25.84	25.84	0.00	25.84	-21.45	40.12	1,513	270
Developers Diversified *	Rental	Retail	4.13	419	0.14	0.35	1.72	-12.36	-38.84	-85.03	93.90	93.90	0.00	93.90	-0.10	80.91	3,414	615
Brandywine Realty Trust *	Rental	Office	6.19	414	0.14	0.34	6.46	-10.57	-27.05	-57.19	120.70	117.19	3.51	120.70	-14.53	92.77	1,893	345
Investors Real Estate *	Rental	Diversified	9.25	407	0.14	0.34	7.35	4.97	5.93	-2.68	-6.19	-6.19	0.00	-6.19	-12.04	21.12	502	93
Sovran Self Storage *	Rental	Self Storage	22.54	371	0.13	0.31	11.36	0.68	-15.10	-43.87	15.44	12.25	3.19	15.44	-33.83	38.37	662	135
LaSalle Hotel Properties *	Rental	Lodging/Resorts	11.96	370	0.13	0.31	0.33	-2.91	-27.25	-59.18	104.79	104.79	0.00	104.79	8.33	79.98	1,975	402
Hilltop Holdings	Rental	Residential	11.33	361	0.12	0.30	0.00	-5.57	7.27	7.29	-0.61	-0.61	0.00	-0.61	16.32	18.64	426	89
Alexander's Inc. *	Rental	Retail	218.08	334	0.11	0.28	0.00	6.94	-7.91	-38.79	28.00	28.00	0.00	28.00	-14.44	48.89	531	120
Saul Centers *	Rental	Retail	31.84	322	0.11	0.27	4.90	10.04	-3.18	-32.75	40.31	38.62	1.70	40.31	-17.42	41.38	225	53
Medical Properties Trust *	Rental	Health Care	5.34	316	0.11	0.26	14.98	-NA-	-8.85	-50.53	46.30	46.30	0.00	46.30	-12.20	50.73	1,192	285
LTC Properties *	Rental	Health Care	18.01	312	0.11	0.26	8.66	10.12	0.92	-28.13	3.42	2.68	0.74	3.42	-8.63	28.61	388	94
National Healthcare	Rental	Health Care	39.70	292	0.10	0.24	2.42	6.12	-2.28	-20.74	-1.12	-1.12	0.00	-1.12	-21.60	21.18	232	60
Lexington Corporate *	Rental	Diversified	3.85	287	0.10	0.24	1.78	-6.32	-22.93	-64.42	61.76	61.76	0.00	61.76	-15.22	59.55	771	203
Universal Health Realty *	Rental	Health Care	32.02	286	0.10	0.24	7.37	11.27	7.75	3.55	9.54	9.54	0.00	9.54	-0.91	25.33	226	60
Getty Realty *	Rental	Retail	19.62	274	0.09	0.23	9.58	5.91	-3.07	18.69	6.92	6.92	0.00	6.92	-4.61	38.92	270	74

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EPRA/NAREIT North America Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Apr-09	Dividend Rtn (%) Apr-09	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price 30-Apr	Mkt Cap 30-Apr	Global Wght (%) 30-Apr	Nth Am Wght (%) 30-Apr												
Colonial Properties *	Rental	Residential	7.24	266	0.09	0.22	8.29	-7.33	-28.47	-63.31	93.96	90.03	3.94	93.96	-8.28	77.58	831	236
DuPont Fabros Technology *	Rental	Specialty	8.49	253	0.09	0.21	8.83	-NA-	-NA-	-50.75	23.40	23.40	0.00	23.40	310.14	-NA-	321	96
Cousins Properties *	Non-Rental	Diversified	8.45	251	0.09	0.21	3.87	-5.00	-22.43	-60.78	35.13	33.81	1.32	35.13	-35.33	53.13	1,102	331
Orient Express Hotel	Rental	Lodging/Resorts	6.47	249	0.08	0.21	0.00	-16.41	-45.62	-85.99	57.80	57.80	0.00	57.80	-15.54	68.15	1,281	389
Pennsylvania Real Estate *	Rental	Retail	7.75	233	0.08	0.19	14.97	-10.33	-29.34	-61.28	118.31	118.31	0.00	118.31	7.92	94.83	840	272
Sunstone Hotel Investors *	Rental	Lodging/Resorts	5.29	215	0.07	0.18	26.47	-NA-	-29.87	-61.63	101.14	101.14	0.00	101.14	-14.54	87.14	2,133	748
Urstadt Biddle Class A *	Rental	Retail	15.36	212	0.07	0.18	6.25	7.49	2.79	-3.29	16.24	14.46	1.79	16.24	-0.56	28.29	197	70
Ashford Hospitality *	Rental	Lodging/Resorts	3.02	211	0.07	0.18	0.00	-5.08	-24.10	-40.59	96.10	96.10	0.00	96.10	162.61	82.90	177	63
Sun Communities *	Rental	Residential	14.65	202	0.07	0.17	17.20	-4.90	-11.96	-11.72	29.16	23.84	5.33	29.16	13.64	44.95	214	80
First Potomac Realty Trust *	Rental	Industrial	9.79	202	0.07	0.17	13.89	-3.39	-21.26	-36.37	33.20	33.20	0.00	33.20	8.92	40.08	267	100
Parkway Properties *	Rental	Office	13.87	159	0.05	0.13	9.37	-7.96	-19.03	-60.11	34.66	34.66	0.00	34.66	-21.14	51.95	323	153
Ramco-Gershenson *	Rental	Retail	11.00	153	0.05	0.13	8.41	-3.81	-15.96	-44.87	70.54	70.54	0.00	70.54	81.74	68.79	160	79
U-Store-It Trust *	Rental	Self Storage	3.43	149	0.05	0.12	2.92	-NA-	-31.25	-68.19	71.04	69.80	1.24	71.04	-21.80	61.20	528	267
Hersha Hospitality Trust	Rental	Lodging/Resorts	3.65	133	0.05	0.11	19.73	-13.04	-19.74	-54.10	92.11	92.11	0.00	92.11	27.67	67.26	398	226
First Industrial Realty *	Rental	Industrial	3.77	126	0.04	0.10	26.53	-13.09	-34.28	-81.93	53.88	53.88	0.00	53.88	-50.07	66.77	455	273
Cedar Shopping Centers *	Rental	Retail	3.59	120	0.04	0.10	0.00	-7.29	-25.18	-64.98	106.32	106.32	0.00	106.32	-47.70	87.94	166	105
Education Realty Trust *	Rental	Residential	4.69	101	0.03	0.08	8.74	-NA-	-22.16	-60.23	37.32	34.38	2.94	37.32	-6.23	46.87	193	144
Felcor Lodging Trust *	Rental	Lodging/Resorts	1.98	94	0.03	0.08	0.00	-13.01	-39.98	-80.30	45.59	45.59	0.00	45.59	7.61	75.15	224	179
Agree Realty Corp *	Rental	Retail	15.96	94	0.03	0.08	12.53	1.05	-11.36	-32.58	1.72	1.72	0.00	1.72	-9.21	49.87	226	182
Kite Realty Group Trust *	Non-Rental	Retail	3.50	90	0.03	0.07	17.43	-NA-	-26.60	-68.58	49.08	42.86	6.22	49.08	-30.62	58.46	70	58
Winthrop Realty Trust	Rental	Diversified	8.80	78	0.03	0.07	11.36	-5.73	-27.65	-56.10	27.35	27.35	0.00	27.35	-16.51	38.57	170	163
Associated Estates Realty	Rental	Residential	5.55	69	0.02	0.06	12.25	-3.73	-16.53	-48.51	0.70	-2.29	2.99	0.70	-35.49	45.48	184	201
Strategic Hotel Capital *	Rental	Lodging/Resorts	0.84	47	0.02	0.04	0.00	-NA-	-47.94	-90.84	21.74	21.74	0.00	21.74	-50.00	75.71	304	487
United States Total				110,634		37.51		92.11	6.58									

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EPRA/NAREIT North America Index - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
North America	EUR	1,479.32	120,109.42	100.00	6.83	-2.74	-19.16	-41.41	30.54	30.54	-6.32	34.46
United States	EUR	1,390.72	110,634.00	92.11	6.58	-3.05	-19.45	-41.61	31.98	31.98	-7.48	35.75
United States Dividend+	EUR	948.65	106,550.39	88.71	6.79	-NA-	-NA-	-41.43	32.52	32.52	-7.72	-NA-
Canada	EUR	1,889.58	9,475.42	7.89	9.72	1.48	-15.96	-39.10	16.17	16.17	8.38	25.93
North America	USD	1,871.05	159,157.00	132.51	6.83	-0.77	-17.79	-50.14	30.29	30.29	-10.70	37.57
United States	USD	1,838.61	146,601.12	122.06	6.58	-1.09	-18.08	-50.30	31.72	31.72	-11.80	38.92
United States Dividend+	USD	1,038.33	141,189.93	117.55	6.79	-1.27	-18.04	-50.15	32.27	32.27	-12.04	39.39
Canada	USD	2,498.13	12,555.88	10.45	9.72	3.54	-14.52	-48.17	15.94	15.94	3.32	27.67
North America	GBP	2,034.94	107,407.10	89.42	6.83	2.86	-11.99	-33.35	26.03	26.03	-13.36	35.78
United States	GBP	1,999.65	98,933.76	82.37	6.58	2.53	-12.30	-33.58	27.41	27.41	-14.43	37.26
United States Dividend+	GBP	1,255.99	95,282.02	79.33	6.79	2.34	-12.26	-33.37	27.94	27.94	-14.65	37.98
Canada	GBP	2,716.94	8,473.34	7.05	9.72	7.32	-8.50	-30.72	12.15	12.15	0.25	24.51
North America	JPY	1,798.48	15,658,661.36	13037.00	6.83	-3.02	-21.77	-53.06	29.78	29.78	-3.08	39.22
United States	JPY	1,767.30	14,423,351.01	12008.51	6.58	-3.33	-22.05	-53.22	31.21	31.21	-4.28	40.32
United States Dividend+	JPY	921.90	13,890,971.00	11565.26	6.79	-NA-	-NA-	-53.07	31.75	31.75	-4.53	-NA-
Canada	JPY	2,401.24	1,235,310.35	1028.49	9.72	1.19	-18.67	-51.21	15.49	15.49	12.13	32.35
North America	AUD	1,666.46	216,628.59	180.36	6.83	-NA-	-NA-	-NA-	23.22	23.22	-NA-	-NA-
United States	AUD	1,637.57	199,538.78	166.13	6.58	-NA-	-NA-	-NA-	24.57	24.57	-NA-	-NA-
United States Dividend+	AUD	1,077.27	192,173.61	160.00	6.79	-NA-	-NA-	-NA-	25.08	25.08	-NA-	-NA-
Canada	AUD	2,224.97	17,089.81	14.23	9.72	-NA-	-NA-	-NA-	9.65	9.65	-NA-	-NA-
Canada	CAD	2,051.95	14,917.64	7.89	9.72	0.55	-12.85	-38.87	9.49	9.49	-0.56	21.57

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EPRA/NAREIT North America Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
North America	EUR	1,413.52	120,109.42	100.00	4.82	-NA-	-20.16	-42.51	30.38	30.38	-6.94	34.50
United States	EUR	1,330.68	110,634.00	92.11	4.61	-NA-	-20.41	-42.69	31.82	31.82	-8.08	35.77
Canada	EUR	1,772.06	9,475.42	7.89	7.29	-NA-	-17.26	-40.39	15.97	15.97	7.48	26.01
North America	USD	1,787.83	159,157.00	100.00	4.82	-NA-	-18.80	-51.07	30.13	30.13	-11.29	37.59
United States	USD	1,759.23	146,601.12	92.11	4.61	-NA-	-19.06	-51.22	31.56	31.56	-12.37	38.92
Canada	USD	2,342.76	12,555.88	7.89	7.29	-NA-	-15.85	-49.27	15.75	15.75	2.46	27.71
North America	GBP	1,944.42	107,407.10	100.00	4.82	-NA-	-13.07	-34.60	25.87	25.87	-13.93	35.76
United States	GBP	1,913.33	98,933.76	92.11	4.61	-NA-	-13.36	-34.81	27.26	27.26	-14.98	37.22
Canada	GBP	2,547.96	8,473.34	7.89	7.29	-NA-	-9.92	-32.19	11.96	11.96	-0.59	24.55
North America	JPY	1,718.48	15,658,661.36	100.00	4.82	-NA-	-22.73	-53.94	29.62	29.62	-3.72	39.36
United States	JPY	1,691.00	14,423,351.01	92.11	4.61	-NA-	-22.98	-54.08	31.05	31.05	-4.90	40.45
Canada	JPY	2,251.89	1,235,310.35	7.89	7.29	-NA-	-19.93	-52.24	15.29	15.29	11.20	32.56
North America	AUD	1,592.34	216,628.59	180.36	4.82	-NA-	-NA-	-NA-	23.06	23.06	-NA-	-NA-
United States	AUD	1,566.87	199,538.78	166.13	4.61	-NA-	-NA-	-NA-	24.42	24.42	-NA-	-NA-
Canada	AUD	2,086.59	17,089.81	14.23	7.29	-NA-	-NA-	-NA-	9.46	9.46	-NA-	-NA-
Canada	CAD	1,924.50	14,917.64	7.89	5.48	-NA-	-14.20	-40.16	9.30	9.30	-1.39	21.58

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EPRA/NAREIT North America Index - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
North America	EUR	895.94	120,109.42	100.00	0.00	-7.32	-23.02	-45.05	29.99	29.99	-8.41	34.40
United States	EUR	842.62	110,634.00	92.11	0.00	-7.53	-23.20	-45.14	31.44	31.44	-9.46	35.66
United States Dividend+	EUR	1,874.92	106,550.39	88.71	0.00	-NA-	-NA-	-45.08	31.96	31.96	-9.77	-NA-
Canada	EUR	1,159.83	9,475.42	7.89	0.00	-4.35	-21.06	-44.09	15.38	15.38	4.84	26.00
North America	USD	1,133.01	159,157.00	100.00	0.00	-5.44	-21.71	-53.23	29.73	29.73	-12.69	37.42
United States	USD	1,113.99	146,601.12	92.11	0.00	-5.66	-21.89	-53.30	31.19	31.19	-13.69	38.73
United States Dividend+	USD	2,091.58	141,189.93	88.71	0.00	-6.08	-21.99	-53.25	31.70	31.70	-13.98	39.19
Canada	USD	1,533.35	12,555.88	7.89	0.00	-2.42	-19.71	-52.42	15.15	15.15	-0.06	27.75
North America	GBP	1,232.25	107,407.10	100.00	0.00	-1.98	-16.19	-37.49	25.49	25.49	-15.29	35.56
United States	GBP	1,211.57	98,933.76	92.11	0.00	-2.21	-16.39	-37.59	26.90	26.90	-16.26	37.01
United States Dividend+	GBP	1,868.58	95,282.02	88.71	0.00	-2.65	-16.49	-37.52	27.40	27.40	-16.54	37.72
Canada	GBP	1,667.66	8,473.34	7.89	0.00	1.15	-14.05	-36.40	11.39	11.39	-3.03	24.53
North America	JPY	1,089.07	15,658,661.36	100.00	0.00	-7.59	-25.50	-55.97	29.23	29.23	-5.24	39.08
United States	JPY	1,070.79	14,423,351.01	92.11	0.00	-7.80	-25.68	-56.04	30.67	30.67	-6.32	40.16
United States Dividend+	JPY	2,331.01	13,890,971.00	88.71	0.00	-NA-	-NA-	-55.99	31.19	31.19	-6.64	-NA-
Canada	JPY	1,473.88	1,235,310.35	7.89	0.00	-4.63	-23.60	-55.21	14.71	14.71	8.47	32.35
North America	AUD	1,009.12	216,628.59	416.72	2.00	-NA-	-NA-	-NA-	22.69	22.69	-NA-	-NA-
United States	AUD	992.18	199,538.78	383.84	3.00	-NA-	-NA-	-NA-	24.06	24.06	-NA-	-NA-
United States Dividend+	AUD	938.97	192,173.61	369.68	4.00	-NA-	-NA-	-NA-	24.55	24.55	-NA-	-NA-
Canada	AUD	1,365.69	17,089.81	32.87	5.00	-NA-	-NA-	-NA-	8.90	8.90	-NA-	-NA-
Canada	CAD	1,259.56	14,917.64	7.89	0.00	-5.23	-18.13	-43.87	8.74	8.74	-3.81	21.68

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Asset Class Comparison

Index Description	Curr	Close Value 30-Apr	12 Mths Estimated Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths
			30-Apr	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Apr-09	YTD	Vity (%)
North America Real Estate **	Local	1,849.11	6.83	-0.98	-17.73	-49.56	29.65	29.65	-11.03	37.11
North America FTSE	Local	152.02	1.82	-1.63	-9.87	-30.94	9.73	9.73	-1.23	18.21
United States Real Estate **	USD	1,838.61	6.58	-1.09	-18.08	-50.30	31.72	31.72	-11.80	38.92
United States FTSE	USD	611.70	1.80	-2.16	-10.34	-31.43	9.77	9.77	-1.81	18.41
United States JP Morgan Bonds	USD	458.58	-NA-	5.89	8.18	5.64	-1.95	-1.95	-3.36	5.61
Canada Real Estate **	CAD	2,051.95	9.72	0.55	-12.85	-38.87	9.49	9.49	-0.56	21.57
Canada FTSE	CAD	620.91	2.23	7.03	-3.41	-24.42	9.25	9.25	7.26	18.23
Canada JP Morgan Bonds	CAD	581.04	-NA-	6.41	7.18	6.83	-1.54	-1.54	-0.99	4.65

** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 212.

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Top 20 Constituents & Country Breakdown

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap	Free Float Nth America
				(EUR m) 30-Apr	(%) Weight 30-Apr
Simon Property Group *	Rental	Retail	US	9,173	7.64
Public Storage *	Rental	Self Storage	US	6,440	5.36
Vornado Realty Trust *	Rental	Diversified	US	5,730	4.77
Equity Residential Props *	Rental	Residential	US	4,712	3.92
Boston Properties *	Rental	Office	US	4,505	3.75
HCP *	Rental	Health Care	US	4,185	3.48
Avalonbay Communities *	Rental	Residential	US	3,300	2.75
Kimco Realty *	Rental	Retail	US	3,289	2.74
Ventas *	Rental	Health Care	US	3,088	2.57
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	3,040	2.53
Prologis *	Non-Rental	Industrial	US	2,886	2.40
Health Care REIT *	Rental	Health Care	US	2,847	2.37
Federal Realty Inv *	Rental	Retail	US	2,449	2.04
Digital Realty Trust *	Rental	Specialty	US	2,062	1.72
AMB Property *	Rental	Industrial	US	2,017	1.68
Regency Centers *	Rental	Retail	US	1,967	1.64
Riocan Real Estate *	Rental	Retail	CA	1,908	1.59
Nationwide Health Props *	Rental	Health Care	US	1,907	1.59
Liberty Property Trust *	Rental	Office Mixed	US	1,803	1.50
Realty Income *	Rental	Retail	US	1,757	1.46

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap	Free Float Nth America
	30-Apr	(EUR m) 30-Apr	(%) Weight 30-Apr
EPRA/NAREIT United States	98	110,634	92.11%
EPRA/NAREIT Canada	16	9,475	7.89%
EPRA/NAREIT North America	114	120,109	100.00%

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EPRA/NAREIT North America Index - Top 20 Performance

Top 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return Apr-09	Return Apr-09	Return Apr-09
CBL & Associates Props *	Rental	Retail	US	236.44	0.00	236.44
The Macerich Company *	Rental	Retail	US	180.03	0.00	180.03
Forest City Enterprises	Rental	Diversified	US	134.17	0.00	134.17
Brandywine Realty Trust *	Rental	Office	US	117.19	3.51	120.70
Pennsylvania Real Estate *	Rental	Retail	US	118.31	0.00	118.31
Cedar Shopping Centers *	Rental	Retail	US	106.32	0.00	106.32
LaSalle Hotel Properties *	Rental	Lodging/Resorts	US	104.79	0.00	104.79
Sunstone Hotel Investors *	Rental	Lodging/Resorts	US	101.14	0.00	101.14
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	96.17	0.00	96.17
Ashford Hospitality *	Rental	Lodging/Resorts	US	96.10	0.00	96.10
Colonial Properties *	Rental	Residential	US	90.03	3.94	93.96
Developers Diversified *	Rental	Retail	US	93.90	0.00	93.90
Hersha Hospitality Trust	Rental	Lodging/Resorts	US	92.11	0.00	92.11
Duke Realty Corp *	Rental	Office Mixed	US	77.64	0.00	77.64
U-Store-It Trust *	Rental	Self Storage	US	69.80	1.24	71.04
Ramco-Gershenson *	Rental	Retail	US	70.54	0.00	70.54
BioMed Realty Trust *	Rental	Office	US	68.54	0.00	68.54
SL Green Realty *	Rental	Office	US	63.52	0.00	63.52
Kimco Realty *	Rental	Retail	US	57.74	5.77	63.52
Weingarten Realty *	Rental	Retail	US	63.24	0.00	63.24

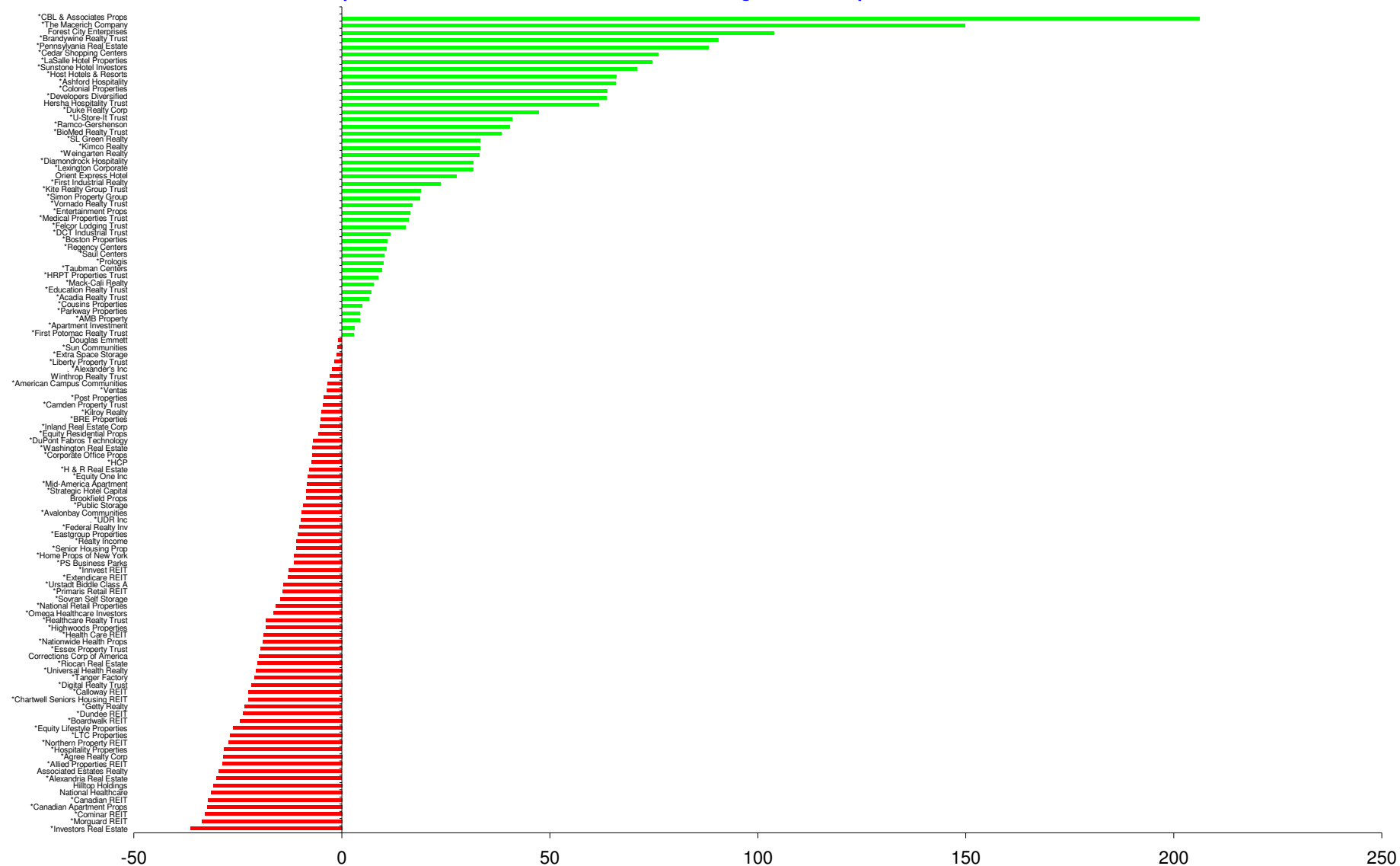
Bottom 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return Apr-09	Return Apr-09	Return Apr-09
Calloway REIT *	Rental	Retail	CA	6.61	1.29	7.90
Chartwell Seniors Housing REIT *	Rental	Health Care	CA	6.25	1.54	7.79
Getty Realty *	Rental	Retail	US	6.92	0.00	6.92
Dundee REIT *	Rental	Diversified	CA	5.10	1.44	6.53
Boardwalk REIT *	Rental	Residential	CA	5.19	0.58	5.77
Equity Lifestyle Properties *	Rental	Residential	US	4.12	0.00	4.12
LTC Properties *	Rental	Health Care	US	2.68	0.74	3.42
Northern Property REIT*	Rental	Residential	CA	2.32	0.71	3.03
Hospitality Properties *	Rental	Lodging/Resorts	US	2.00	0.00	2.00
Agree Realty Corp *	Rental	Retail	US	1.72	0.00	1.72
Allied Properties REIT *	Rental	Office	CA	0.70	0.86	1.56
Associated Estates Realty	Rental	Residential	US	-2.29	2.99	0.70
Alexandria Real Estate *	Rental	Office	US	0.22	0.00	0.22
Hilltop Holdings	Rental	Residential	US	-0.61	0.00	-0.61
National Healthcare	Rental	Health Care	US	-1.12	0.00	-1.12
Canadian REIT *	Rental	Diversified	CA	-2.45	0.57	-1.88
Canadian Apartment Props *	Rental	Residential	CA	-2.80	0.72	-2.08
Cominar REIT *	Rental	Diversified	CA	-3.56	0.87	-2.69
Morguard REIT *	Rental	Diversified	CA	-4.18	0.77	-3.42
Investors Real Estate *	Rental	Diversified	US	-6.19	0.00	-6.19

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Graph 21: Total Return Performance relative to Regional Developed Index - North America



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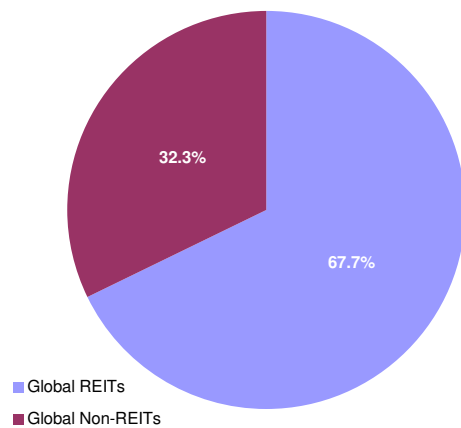
Section 6

FTSE EPRA/NAREIT Global REIT and Non-REIT Developed Index Series

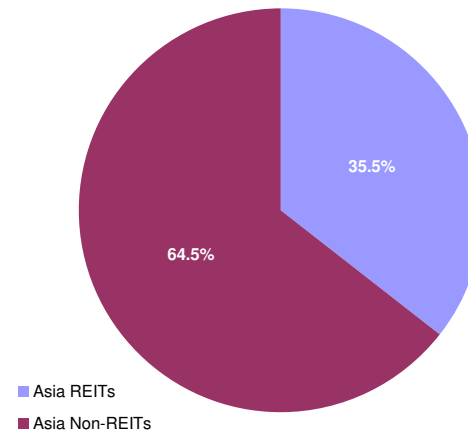
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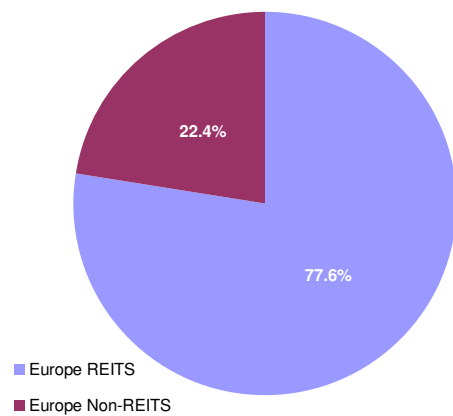
**Graph 22: Global Developed Market Cap Breakdown
REIT/Non-REIT**



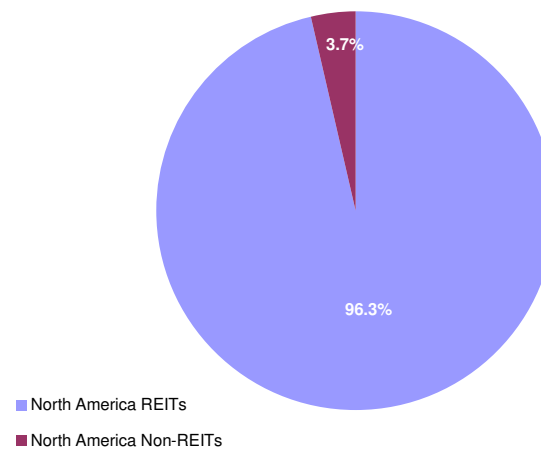
**Graph 23: Asia Developed Market Cap Breakdown
REIT/Non-REIT**



**Graph 24: Europe Developed Market Cap Breakdown
REIT/Non-REIT**



**Graph 25: North America Developed Market Cap Breakdown
REIT/Non-REIT**



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FTSE EPRA/NAREIT Global REIT and Non-REIT Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global REITs	EUR	492.60	199,724.62	67.71	7.96	-NA-	-19.56	-43.43	22.09	22.09	-5.80	27.83
Global Non-REITs	EUR	620.70	95,252.69	32.29	2.93	-NA-	-15.21	-40.18	18.48	18.48	9.00	26.34
Global ex Asia REITs	EUR	485.81	156,067.98	90.69	7.16	-NA-	-19.64	-41.63	27.68	27.68	-4.99	31.33
Global ex Asia Non-REITs	EUR	395.41	16,025.67	9.31	4.58	-NA-	-26.97	-52.63	22.63	22.63	5.00	28.76
Global ex Europe REITs	EUR	499.64	159,365.54	92.60	8.03	-NA-	-19.03	-43.35	22.70	22.70	-7.19	29.44
Global ex Europe Non-REITs	EUR	674.88	83,627.55	48.59	2.62	-NA-	-12.90	-37.68	18.04	18.04	9.42	27.98
Global ex US REITs	EUR	435.22	91,831.87	53.36	9.40	-NA-	-25.40	-45.72	12.19	12.19	-3.36	24.97
Global ex US Non-REITs	EUR	528.00	92,511.45	53.76	3.01	-NA-	-21.19	-39.69	18.36	18.36	9.35	30.06
Asia REITs	EUR	518.36	43,656.65	35.53	10.83	-NA-	-19.26	-49.03	5.76	5.76	-8.43	23.43
Asia Non-REITs	EUR	693.61	79,227.02	64.47	2.60	-NA-	-12.10	-36.52	17.67	17.67	9.91	28.62
Australia REITs Index	EUR	345.27	23,928.28	19.47	13.10	-NA-	-NA-	-59.94	11.94	11.94	-11.46	-NA-
Hong Kong REITs Index	EUR	696.90	3,532.03	2.87	6.61	-NA-	-NA-	-6.40	-0.46	-0.46	20.13	-NA-
Hong Kong Non-REITs Index	EUR	817.75	46,955.08	38.21	3.13	-NA-	-NA-	-27.00	19.11	19.11	33.23	-NA-
Japan REITs Index	EUR	597.18	11,877.89	9.67	7.36	-NA-	-NA-	-25.83	-3.61	-3.61	-13.43	-NA-
Japan Non-REITs Index	EUR	418.21	26,928.94	21.91	1.63	-NA-	-NA-	-43.78	14.34	14.34	-15.48	-NA-
New Zealand REITs Index	EUR	599.03	284.20	0.23	9.14	-NA-	-NA-	-30.45	-3.28	-3.28	-6.00	-NA-
Singapore REITs Index	EUR	574.96	4,034.25	3.28	11.37	-NA-	-NA-	-45.63	8.13	8.13	7.08	-NA-
Singapore Non-REITs Index	EUR	634.28	5,343.00	4.35	2.88	-NA-	-NA-	-49.63	22.75	22.75	9.44	-NA-

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FTSE EPRA/NAREIT Global REIT and Non-REIT Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Apr-09	Ccy (m) Apr-09	(%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	Vlty (%)
Europe REITS	EUR	499.98	40,359.09	77.64	7.69	-NA-	-20.87	-43.88	19.65	19.65	0.21	24.79
Europe Non-REITS	EUR	388.11	11,625.14	22.36	5.18	-NA-	-27.38	-52.28	21.74	21.74	6.37	28.90
Austria Non-REITs Index	EUR	182.81	1,009.32	1.94	0.00	-NA-	-NA-	-76.94	40.08	40.08	57.80	-NA-
Belgium REITs Index	EUR	916.58	2,139.83	4.12	8.26	-NA-	-NA-	-18.45	10.94	10.94	0.98	-NA-
Finland Non-REITs Index	EUR	517.60	707.17	1.36	1.91	-NA-	-NA-	-53.06	29.19	29.19	6.83	-NA-
France REITs Index	EUR	769.16	15,176.98	29.20	7.42	-NA-	-NA-	-34.94	14.21	14.21	4.77	-NA-
Germany REITs Index	EUR	353.04	131.60	0.25	11.06	-NA-	-NA-	-60.78	25.33	25.33	-5.05	-NA-
Germany Non-REITs Index	EUR	350.87	1,610.94	3.10	7.85	-NA-	-NA-	-42.58	11.69	11.69	1.27	-NA-
Greece REITs Index	EUR	615.79	128.10	0.25	7.43	-NA-	-NA-	-6.93	4.48	4.48	32.66	-NA-
Greece Non-REITs Index	EUR	372.18	196.68	0.38	0.00	-NA-	-NA-	-68.73	77.86	77.86	-30.61	-NA-
Italy REITs Index	EUR	410.91	126.05	0.24	5.50	-NA-	-NA-	-NA-	11.37	11.37	-2.49	-NA-
Italy Non-REITs Index	EUR	292.64	182.65	0.35	6.71	-NA-	-NA-	-50.54	14.94	14.94	-10.34	-NA-
Netherlands REITs Index	EUR	711.85	5,408.15	10.40	9.52	-NA-	-NA-	-38.79	13.04	13.04	1.31	-NA-
Norway Non-REITs Index	EUR	115.32	137.79	0.27	31.15	-NA-	-NA-	-82.45	104.21	104.21	45.86	-NA-
Sweden Non-REITs Index	EUR	536.24	2,822.79	5.43	5.33	-NA-	-NA-	-33.51	22.36	22.36	-1.44	-NA-
Switzerland Non-REITs Index	EUR	836.87	2,908.69	5.60	5.12	-NA-	-NA-	-8.21	8.80	8.80	2.51	-NA-
UK REITs	EUR	180.97	17,248.38	33.18	0.00	-NA-	-NA-	-56.03	29.02	29.02	-7.83	-NA-
UK Non-REITs	EUR	137.19	2,049.11	3.94	0.00	-NA-	-NA-	-59.95	34.65	34.65	20.21	-NA-
Canada REITs Index	EUR	553.26	7,816.13	6.51	10.20	-NA-	-NA-	-34.83	13.77	13.77	8.76	-NA-
Canada Non-REITs Index	EUR	315.50	1,659.29	1.38	7.50	-NA-	-NA-	-53.51	29.10	29.10	6.78	-NA-
United States REITs Index	EUR	410.94	107,892.76	89.83	6.74	-NA-	-NA-	-41.25	32.24	32.24	-7.64	-NA-
United States Non-REITs Index	EUR	374.98	2,741.24	2.28	0.26	-NA-	-NA-	-53.03	22.70	22.70	-1.49	-NA-

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FTSE EPRA/NAREIT Global REIT and Non-REIT Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Apr-09	Ccy (m) Apr-09	(%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	Vlty (%)
Global REITs	USD	549.41	264,655.11	67.71	7.96	-NA-	-18.19	-51.86	21.85	21.85	-10.20	31.24
Global Non-REITs	USD	692.30	126,219.34	32.29	2.93	-NA-	-13.77	-49.08	18.25	18.25	3.91	30.13
Global ex Asia REITs	USD	541.81	206,805.69	90.69	7.16	-NA-	-18.28	-50.32	27.43	27.43	-9.44	34.57
Global ex Asia Non-REITs	USD	441.00	21,235.61	9.31	4.58	-NA-	-25.72	-59.69	22.39	22.39	0.09	33.02
Global ex Europe REITs	USD	557.29	211,175.28	92.60	8.03	-NA-	-17.65	-51.78	22.46	22.46	-11.53	32.78
Global ex Europe Non-REITs	USD	752.73	110,814.87	48.59	2.62	-NA-	-11.42	-46.96	17.81	17.81	4.31	31.21
Global ex US REITs	USD	575.38	121,686.41	53.36	9.40	-NA-	-18.13	-53.80	11.97	11.97	-7.87	24.95
Global ex US Non-REITs	USD	698.05	122,586.92	53.76	3.01	-NA-	-13.51	-48.67	18.13	18.13	4.24	30.31
Asia REITs	USD	578.25	57,849.42	35.53	10.83	-NA-	-17.88	-56.62	5.56	5.56	-12.71	26.83
Asia Non-REITs	USD	773.63	104,983.73	64.47	2.60	-NA-	-10.60	-45.97	17.44	17.44	4.78	31.73
Australia REITs Index	USD	456.46	31,707.37	19.47	13.10	-NA-	-NA-	-65.90	11.72	11.72	-15.60	-NA-
Hong Kong REITs Index	USD	921.34	4,680.29	2.87	6.61	-NA-	-NA-	-20.34	-0.65	-0.65	14.51	-NA-
Hong Kong Non-REITs Index	USD	1,081.11	62,220.17	38.21	3.13	-NA-	-NA-	-37.87	18.87	18.87	27.00	-NA-
Japan REITs Index	USD	789.51	15,739.39	9.67	7.36	-NA-	-NA-	-36.87	-3.80	-3.80	-17.47	-NA-
Japan Non-REITs Index	USD	552.89	35,683.55	21.91	1.63	-NA-	-NA-	-52.15	14.12	14.12	-19.43	-NA-
New Zealand REITs Index	USD	791.95	376.60	0.23	9.14	-NA-	-NA-	-40.80	-3.47	-3.47	-10.39	-NA-
Singapore REITs Index	USD	760.13	5,345.78	3.28	11.37	-NA-	-NA-	-53.73	7.92	7.92	2.08	-NA-
Singapore Non-REITs Index	USD	838.55	7,080.01	4.35	2.88	-NA-	-NA-	-57.13	22.51	22.51	4.32	-NA-

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Europe REITs	USD	477.29	53,479.83	77.64	7.69	-NA-	-23.05	-55.35	16.79	16.79	-7.79	27.49
Europe Non-REITs	USD	391.46	15,404.47	22.36	5.18	-NA-	-28.43	-61.08	20.42	20.42	-0.76	33.62
Austria Non-REITs Index	USD	203.89	1,337.45	1.94	0.00	-NA-	-NA-	-80.38	39.81	39.81	50.42	-NA-
Belgium REITs Index	USD	1,020.64	2,835.49	4.12	8.26	-NA-	-NA-	-30.68	10.71	10.71	-3.76	-NA-
Finland Non-REITs Index	USD	577.47	937.07	1.36	1.91	-NA-	-NA-	-60.03	28.94	28.94	1.87	-NA-
France REITs Index	USD	857.62	20,111.02	29.20	7.42	-NA-	-NA-	-44.64	13.97	13.97	-0.14	-NA-
Germany REITs Index	USD	393.99	174.38	0.25	11.06	-NA-	-NA-	-66.60	25.09	25.09	-9.49	-NA-
Germany Non-REITs Index	USD	391.36	2,134.66	3.10	7.85	-NA-	-NA-	-51.12	11.47	11.47	-3.47	-NA-
Greece REITs Index	USD	688.55	169.75	0.25	7.43	-NA-	-NA-	-20.58	4.27	4.27	26.81	-NA-
Greece Non-REITs Index	USD	415.10	260.62	0.38	0.00	-NA-	-NA-	-73.38	77.51	77.51	-33.85	-NA-
Italy REITs Index	USD	458.32	167.03	0.24	5.50	-NA-	-NA-	-NA-	11.15	11.15	-7.04	-NA-
Italy Non-REITs Index	USD	326.43	242.03	0.35	6.71	-NA-	-NA-	-57.90	14.71	14.71	-14.53	-NA-
Netherlands REITs Index	USD	794.01	7,166.34	10.40	9.52	-NA-	-NA-	-47.91	12.82	12.82	-3.42	-NA-
Norway Non-REITs Index	USD	152.45	182.58	0.27	31.15	-NA-	-NA-	-85.06	103.81	103.81	39.05	-NA-
Sweden Non-REITs Index	USD	708.94	3,740.48	5.43	5.33	-NA-	-NA-	-43.41	22.12	22.12	-6.04	-NA-
Switzerland Non-REITs Index	USD	1,106.38	3,854.30	5.60	5.12	-NA-	-NA-	-21.88	8.58	8.58	-2.28	-NA-
UK REITs	USD	239.25	22,855.83	33.18	0.00	-NA-	-NA-	-62.57	28.76	28.76	-12.13	-NA-
UK Non-REITs	USD	181.37	2,715.27	3.94	0.00	-NA-	-NA-	-65.92	34.38	34.38	14.59	-NA-
Canada REITs Index	USD	731.43	10,357.16	6.51	10.20	-NA-	-NA-	-44.54	13.55	13.55	3.67	-NA-
Canada Non-REITs Index	USD	417.11	2,198.72	1.38	7.50	-NA-	-NA-	-60.43	28.85	28.85	1.79	-NA-
United States REITs Index	USD	543.28	142,968.70	89.83	6.74	-NA-	-NA-	-50.00	31.98	31.98	-11.95	-NA-
United States Non-REITs Index	USD	495.74	3,632.42	2.28	0.26	-NA-	-NA-	-60.02	22.46	22.46	-6.09	-NA-

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Global REITs	GBP	597.54	178,602.50	67.71	7.96	-NA-	-12.42	-35.65	17.86	17.86	-12.87	29.02
Global Non-REITs	GBP	752.94	85,179.12	32.29	2.93	-NA-	-7.69	-31.95	14.38	14.38	0.82	27.57
Global ex Asia REITs	GBP	589.27	139,562.82	90.69	7.16	-NA-	-12.52	-33.60	23.26	23.26	-12.13	32.63
Global ex Asia Non-REITs	GBP	479.62	14,330.85	9.31	4.58	-NA-	-20.49	-46.12	18.39	18.39	-2.88	30.18
Global ex Europe REITs	GBP	606.10	142,511.64	92.60	8.03	-NA-	-11.85	-35.55	18.46	18.46	-14.16	30.71
Global ex Europe Non-REITs	GBP	818.67	74,783.42	48.59	2.62	-NA-	-5.17	-29.11	13.95	13.95	1.21	28.86
Global ex US REITs	GBP	625.78	82,120.07	53.36	9.40	-NA-	-12.36	-38.25	8.31	8.31	-10.61	21.97
Global ex US Non-REITs	GBP	759.19	82,727.78	53.76	3.01	-NA-	-7.41	-31.40	14.26	14.26	1.14	27.87
Asia REITs	GBP	628.90	39,039.68	35.53	10.83	-NA-	-12.10	-42.02	2.10	2.10	-15.31	24.26
Asia Non-REITs	GBP	841.39	70,848.27	64.47	2.60	-NA-	-4.30	-27.78	13.60	13.60	1.66	29.67
Australia REITs Index	GBP	496.44	21,397.72	19.47	13.10	-NA-	-NA-	-54.43	8.07	8.07	-18.11	-NA-
Hong Kong REITs Index	GBP	1,002.04	3,158.49	2.87	6.61	-NA-	-NA-	6.48	-3.90	-3.90	11.11	-NA-
Hong Kong Non-REITs Index	GBP	1,175.81	41,989.28	38.21	3.13	-NA-	-NA-	-16.96	14.99	14.99	23.23	-NA-
Japan REITs Index	GBP	858.66	10,621.73	9.67	7.36	-NA-	-NA-	-15.62	-6.94	-6.94	-19.92	-NA-
Japan Non-REITs Index	GBP	601.32	24,081.04	21.91	1.63	-NA-	-NA-	-36.05	10.38	10.38	-21.82	-NA-
New Zealand REITs Index	GBP	861.32	254.15	0.23	9.14	-NA-	-NA-	-20.88	-6.63	-6.63	-13.06	-NA-
Singapore REITs Index	GBP	826.71	3,607.60	3.28	11.37	-NA-	-NA-	-38.15	4.39	4.39	-0.95	-NA-
Singapore Non-REITs Index	GBP	912.00	4,777.94	4.35	2.88	-NA-	-NA-	-42.70	18.51	18.51	1.22	-NA-

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Europe REITS	GBP	606.39	36,090.86	77.64	7.69	-NA-	-13.86	-36.17	15.50	15.50	-7.32	25.41
Europe Non-REITS	GBP	470.75	10,395.71	22.36	5.18	-NA-	-20.94	-45.72	17.53	17.53	-1.62	31.64
Austria Non-REITs Index	GBP	221.75	902.58	1.94	0.00	-NA-	-NA-	-73.77	35.24	35.24	45.95	-NA-
Belgium REITs Index	GBP	1,110.04	1,913.53	4.12	8.26	-NA-	-NA-	-7.35	7.09	7.09	-6.62	-NA-
Finland Non-REITs Index	GBP	628.05	632.38	1.36	1.91	-NA-	-NA-	-46.58	24.72	24.72	-1.16	-NA-
France REITs Index	GBP	932.74	13,571.92	29.20	7.42	-NA-	-NA-	-26.01	10.25	10.25	-3.11	-NA-
Germany REITs Index	GBP	428.50	117.68	0.25	11.06	-NA-	-NA-	-55.35	21.00	21.00	-12.18	-NA-
Germany Non-REITs Index	GBP	425.64	1,440.58	3.10	7.85	-NA-	-NA-	-34.67	7.83	7.83	-6.34	-NA-
Greece REITs Index	GBP	748.87	114.55	0.25	7.43	-NA-	-NA-	6.15	0.86	0.86	23.04	-NA-
Greece Non-REITs Index	GBP	451.46	175.88	0.38	0.00	-NA-	-NA-	-64.42	71.70	71.70	-35.82	-NA-
Italy REITs Index	GBP	498.46	112.72	0.24	5.50	-NA-	-NA-	-NA-	7.51	7.51	-9.81	-NA-
Italy Non-REITs Index	GBP	355.03	163.34	0.35	6.71	-NA-	-NA-	-43.73	10.96	10.96	-17.07	-NA-
Netherlands REITs Index	GBP	863.55	4,836.21	10.40	9.52	-NA-	-NA-	-30.38	9.13	9.13	-6.29	-NA-
Norway Non-REITs Index	GBP	165.81	123.22	0.27	31.15	-NA-	-NA-	-80.03	97.13	97.13	34.91	-NA-
Sweden Non-REITs Index	GBP	771.03	2,524.26	5.43	5.33	-NA-	-NA-	-24.37	18.12	18.12	-8.83	-NA-
Switzerland Non-REITs Index	GBP	1,203.29	2,601.08	5.60	5.12	-NA-	-NA-	4.42	5.03	5.03	-5.18	-NA-
UK REITs	GBP	316.04	15,424.25	33.18	0.00	-NA-	-NA-	-49.97	24.55	24.55	-14.74	-NA-
UK Non-REITs	GBP	239.60	1,832.40	3.94	0.00	-NA-	-NA-	-54.43	29.98	29.98	11.18	-NA-
Canada REITs Index	GBP	795.50	6,989.53	6.51	10.20	-NA-	-NA-	-25.87	9.83	9.83	0.59	-NA-
Canada Non-REITs Index	GBP	453.64	1,483.81	1.38	7.50	-NA-	-NA-	-47.11	24.63	24.63	-1.23	-NA-
United States REITs Index	GBP	590.87	96,482.43	89.83	6.74	-NA-	-NA-	-33.17	27.66	27.66	-14.57	-NA-
United States Non-REITs Index	GBP	539.16	2,451.34	2.28	0.26	-NA-	-NA-	-46.57	18.46	18.46	-8.89	-NA-

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Index Description	Curr	Close Value Apr-09										
Global REITs	JPY	528.11	26,038,092.86	67.71	7.96	-NA-	-22.15	-54.68	21.38	21.38	-2.54	33.59
Global Non-REITs	JPY	665.45	12,418,089.96	32.29	2.93	-NA-	-17.95	-52.07	17.79	17.79	12.77	33.59
Global ex Asia REITs	JPY	520.80	20,346,577.43	90.69	7.16	-NA-	-22.24	-53.23	26.93	26.93	-1.71	36.33
Global ex Asia Non-REITs	JPY	423.89	2,089,265.97	9.31	4.58	-NA-	-29.32	-62.05	21.91	21.91	8.63	35.81
Global ex Europe REITs	JPY	535.67	20,776,479.71	92.60	8.03	-NA-	-21.65	-54.61	21.98	21.98	-3.98	35.08
Global ex Europe Non-REITs	JPY	723.54	10,902,521.06	48.59	2.62	-NA-	-15.71	-50.07	17.35	17.35	13.21	34.87
Global ex US REITs	JPY	553.06	11,972,117.44	53.36	9.40	-NA-	-22.10	-56.51	11.53	11.53	-0.01	28.55
Global ex US Non-REITs	JPY	670.97	12,060,714.37	53.76	3.01	-NA-	-17.70	-51.68	17.67	17.67	13.13	33.75
Asia REITs	JPY	555.82	5,691,515.42	35.53	10.83	-NA-	-21.86	-59.16	5.15	5.15	-5.27	30.56
Asia Non-REITs	JPY	743.62	10,328,823.99	64.47	2.60	-NA-	-14.93	-49.13	16.98	16.98	13.72	35.28
Australia REITs Index	JPY	438.76	3,119,529.50	19.47	13.10	-NA-	-NA-	-67.90	11.28	11.28	-8.39	-NA-
Hong Kong REITs Index	JPY	885.60	460,470.16	2.87	6.61	-NA-	-NA-	-25.00	-1.04	-1.04	24.29	-NA-
Hong Kong Non-REITs Index	JPY	1,039.18	6,121,531.83	38.21	3.13	-NA-	-NA-	-41.51	18.41	18.41	37.84	-NA-
Japan REITs Index	JPY	652.31	1,548,519.79	9.67	7.36	-NA-	-NA-	-40.55	-4.18	-4.18	-10.41	-NA-
Japan Non-REITs Index	JPY	456.73	3,510,725.61	21.91	1.63	-NA-	-NA-	-54.95	13.67	13.67	-12.55	-NA-
New Zealand REITs Index	JPY	761.24	37,051.51	0.23	9.14	-NA-	-NA-	-44.27	-3.85	-3.85	-2.75	-NA-
Singapore REITs Index	JPY	730.64	525,944.46	3.28	11.37	-NA-	-NA-	-56.44	7.49	7.49	10.79	-NA-
Singapore Non-REITs Index	JPY	806.02	696,566.55	4.35	2.88	-NA-	-NA-	-59.64	22.04	22.04	13.22	-NA-

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Europe REITS	JPY	535.93	5,261,613.14	77.64	7.69	-NA-	-23.43	-55.04	18.94	18.94	3.67	30.59
Europe Non-REITS	JPY	416.05	1,515,568.90	22.36	5.18	-NA-	-29.72	-61.77	21.03	21.03	10.04	36.15
Austria Non-REITS Index	JPY	195.98	131,585.25	1.94	0.00	-NA-	-NA-	-81.53	39.27	39.27	63.26	-NA-
Belgium REITS Index	JPY	981.06	278,969.71	4.12	8.26	-NA-	-NA-	-34.74	10.28	10.28	4.45	-NA-
Finland Non-REITS Index	JPY	555.07	92,193.59	1.36	1.91	-NA-	-NA-	-62.37	28.44	28.44	10.57	-NA-
France REITS Index	JPY	824.36	1,978,622.40	29.20	7.42	-NA-	-NA-	-47.88	13.53	13.53	8.38	-NA-
Germany REITS Index	JPY	378.71	17,156.69	0.25	11.06	-NA-	-NA-	-68.55	24.60	24.60	-1.76	-NA-
Germany Non-REITS Index	JPY	376.18	210,018.75	3.10	7.85	-NA-	-NA-	-53.99	11.04	11.04	4.77	-NA-
Greece REITS Index	JPY	661.85	16,700.39	0.25	7.43	-NA-	-NA-	-25.24	3.87	3.87	37.63	-NA-
Greece Non-REITS Index	JPY	399.00	25,640.73	0.38	0.00	-NA-	-NA-	-74.94	76.82	76.82	-28.21	-NA-
Italy REITS Index	JPY	440.54	16,433.13	0.24	5.50	-NA-	-NA-	-NA-	10.71	10.71	0.89	-NA-
Italy Non-REITS Index	JPY	313.77	23,812.34	0.35	6.71	-NA-	-NA-	-60.37	14.27	14.27	-7.24	-NA-
Netherlands REITS Index	JPY	763.21	705,060.45	10.40	9.52	-NA-	-NA-	-50.96	12.38	12.38	4.82	-NA-
Norway Non-REITS Index	JPY	146.54	17,963.36	0.27	31.15	-NA-	-NA-	-85.94	103.02	103.02	50.90	-NA-
Sweden Non-REITS Index	JPY	681.44	368,007.30	5.43	5.33	-NA-	-NA-	-46.73	21.64	21.64	1.98	-NA-
Switzerland Non-REITS Index	JPY	1,063.47	379,205.74	5.60	5.12	-NA-	-NA-	-26.45	8.16	8.16	6.06	-NA-
UK REITS	JPY	229.98	2,248,670.37	33.18	0.00	-NA-	-NA-	-64.77	28.27	28.27	-4.63	-NA-
UK Non-REITS	JPY	174.34	267,141.84	3.94	0.00	-NA-	-NA-	-67.91	33.85	33.85	24.37	-NA-
Canada REITS Index	JPY	703.06	1,018,988.88	6.51	10.20	-NA-	-NA-	-47.79	13.10	13.10	12.52	-NA-
Canada Non-REITS Index	JPY	400.93	216,321.48	1.38	7.50	-NA-	-NA-	-62.75	28.34	28.34	10.48	-NA-
United States REITS Index	JPY	522.21	14,065,975.42	89.83	6.74	-NA-	-NA-	-52.93	31.46	31.46	-4.44	-NA-
United States Non-REITS Index	JPY	476.51	357,375.59	2.28	0.26	-NA-	-NA-	-62.37	21.98	21.98	1.92	-NA-

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FTSE EPRA/NAREIT Global REIT and Non-REIT Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global REITs	AUD	489.34	360,222.07	122.12	7.96	-NA-	-NA-	-NA-	15.23	15.23	-NA-	-NA-
Global Non-REITs	AUD	616.60	171,797.15	58.24	2.93	-NA-	-NA-	-NA-	11.83	11.83	-NA-	-NA-
Global ex Asia REITs	AUD	482.57	281,483.22	163.56	7.16	-NA-	-NA-	-NA-	20.51	20.51	-NA-	-NA-
Global ex Asia Non-REITs	AUD	392.77	28,903.80	16.80	4.58	-NA-	-NA-	-NA-	15.74	15.74	-NA-	-NA-
Global ex Europe REITs	AUD	496.35	287,430.67	167.02	8.03	-NA-	-NA-	-NA-	15.81	15.81	-NA-	-NA-
Global ex Europe Non-REITs	AUD	670.43	150,830.12	87.64	2.62	-NA-	-NA-	-NA-	11.41	11.41	-NA-	-NA-
Global ex US REITs	AUD	512.47	165,627.37	96.24	9.40	-NA-	-NA-	-NA-	5.89	5.89	-NA-	-NA-
Global ex US Non-REITs	AUD	621.72	166,853.06	96.95	3.01	-NA-	-NA-	-NA-	11.71	11.71	-NA-	-NA-
Asia REITs	AUD	515.02	78,738.85	64.08	10.83	-NA-	-NA-	-NA-	-0.18	-0.18	-NA-	-NA-
Asia Non-REITs	AUD	689.04	142,893.35	116.28	2.60	-NA-	-NA-	-NA-	11.07	11.07	-NA-	-NA-
Australia REITs Index	AUD	453.84	43,156.90	35.12	13.10	-NA-	-NA-	-NA-	5.65	5.65	-NA-	-NA-
Hong Kong REITs Index	AUD	820.60	6,370.34	5.18	6.61	-NA-	-NA-	-NA-	-6.05	-6.05	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	962.90	84,687.88	68.92	3.13	-NA-	-NA-	-NA-	12.42	12.42	-NA-	-NA-
Japan REITs Index	AUD	703.18	21,422.88	17.43	7.36	-NA-	-NA-	-NA-	-9.02	-9.02	-NA-	-NA-
Japan Non-REITs Index	AUD	492.44	48,568.87	39.52	1.63	-NA-	-NA-	-NA-	7.92	7.92	-NA-	-NA-
New Zealand REITs Index	AUD	705.36	512.59	0.42	9.14	-NA-	-NA-	-NA-	-8.71	-8.71	-NA-	-NA-
Singapore REITs Index	AUD	677.01	7,276.14	5.92	11.37	-NA-	-NA-	-NA-	2.05	2.05	-NA-	-NA-
Singapore Non-REITs Index	AUD	746.86	9,636.60	7.84	2.88	-NA-	-NA-	-NA-	15.86	15.86	-NA-	-NA-

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FTSE EPRA/NAREIT Global REIT and Non-REIT Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Europe REITS	AUD	496.59	72,791.40	140.03	7.69	-NA-	-NA-	-NA-	12.92	12.92	-NA-	-NA-
Europe Non-REITS	AUD	385.51	20,967.03	40.33	5.18	-NA-	-NA-	-NA-	14.91	14.91	-NA-	-NA-
Austria Non-REITs Index	AUD	181.60	1,820.41	3.50	0.00	-NA-	-NA-	-NA-	32.23	32.23	-NA-	-NA-
Belgium REITs Index	AUD	909.04	3,859.39	7.42	8.26	-NA-	-NA-	-NA-	4.70	4.70	-NA-	-NA-
Finland Non-REITs Index	AUD	514.32	1,275.45	2.45	1.91	-NA-	-NA-	-NA-	21.93	21.93	-NA-	-NA-
France REITs Index	AUD	763.85	27,373.11	52.66	7.42	-NA-	-NA-	-NA-	7.78	7.78	-NA-	-NA-
Germany REITs Index	AUD	350.91	237.35	0.46	11.06	-NA-	-NA-	-NA-	18.29	18.29	-NA-	-NA-
Germany Non-REITs Index	AUD	348.56	2,905.49	5.59	7.85	-NA-	-NA-	-NA-	5.42	5.42	-NA-	-NA-
Greece REITs Index	AUD	613.26	231.04	0.44	7.43	-NA-	-NA-	-NA-	-1.39	-1.39	-NA-	-NA-
Greece Non-REITs Index	AUD	369.71	354.72	0.68	0.00	-NA-	-NA-	-NA-	67.87	67.87	-NA-	-NA-
Italy REITs Index	AUD	408.20	227.34	0.44	5.50	-NA-	-NA-	-NA-	5.11	5.11	-NA-	-NA-
Italy Non-REITs Index	AUD	290.74	329.43	0.63	6.71	-NA-	-NA-	-NA-	8.49	8.49	-NA-	-NA-
Netherlands REITs Index	AUD	707.19	9,754.11	18.76	9.52	-NA-	-NA-	-NA-	6.69	6.69	-NA-	-NA-
Norway Non-REITs Index	AUD	135.78	248.51	0.48	31.15	-NA-	-NA-	-NA-	92.73	92.73	-NA-	-NA-
Sweden Non-REITs Index	AUD	631.42	5,091.17	9.79	5.33	-NA-	-NA-	-NA-	15.49	15.49	-NA-	-NA-
Switzerland Non-REITs Index	AUD	985.40	5,246.09	10.09	5.12	-NA-	-NA-	-NA-	2.69	2.69	-NA-	-NA-
UK REITs	AUD	213.09	31,109.06	59.84	0.00	-NA-	-NA-	-NA-	21.77	21.77	-NA-	-NA-
UK Non-REITs	AUD	161.54	3,695.75	7.11	0.00	-NA-	-NA-	-NA-	27.08	27.08	-NA-	-NA-
Canada REITs Index	AUD	651.45	14,097.13	11.74	10.20	-NA-	-NA-	-NA-	7.38	7.38	-NA-	-NA-
Canada Non-REITs Index	AUD	371.50	2,992.68	2.49	7.50	-NA-	-NA-	-NA-	21.85	21.85	-NA-	-NA-
United States REITs Index	AUD	483.88	194,594.70	162.01	6.74	-NA-	-NA-	-NA-	24.81	24.81	-NA-	-NA-
United States Non-REITs Index	AUD	441.54	4,944.09	4.12	0.26	-NA-	-NA-	-NA-	15.81	15.81	-NA-	-NA-

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Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value Apr-09	Mkt Cap Ccy (m) Apr-09	Mkt Cap (%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	Vlty (%)
Global REITs	EUR	418.21	199,724.62	67.71	0.00	-NA-	-23.64	-47.19	21.11	21.11	-8.21	27.69
Global Non-REITs	EUR	580.02	95,252.69	32.29	0.00	-NA-	-16.97	-41.87	18.21	18.21	7.89	26.28
Global ex Asia REITs	EUR	415.03	156,067.98	52.91	0.00	-NA-	-23.54	-45.39	26.49	26.49	-7.48	31.06
Global ex Asia Non-REITs	EUR	361.68	16,025.67	5.43	0.00	-NA-	-28.98	-54.41	21.83	21.83	3.11	28.56
Global ex Europe REITs	EUR	423.52	159,365.54	54.03	0.00	-NA-	-23.22	-47.09	22.18	22.18	-9.32	29.45
Global ex Europe Non-REITs	EUR	636.78	83,627.55	28.35	0.00	-NA-	-14.45	-39.31	17.87	17.87	8.47	27.97
Global ex US REITs	EUR	364.32	91,831.87	31.13	0.00	-NA-	-29.49	-49.61	10.81	10.81	-6.24	24.77
Global ex US Non-REITs	EUR	492.34	92,511.45	31.36	0.00	-NA-	-22.88	-41.45	18.08	18.08	8.20	30.00
Asia REITs	EUR	430.80	43,656.65	35.53	0.00	-NA-	-24.00	-52.77	5.32	5.32	-10.63	23.64
Asia Non-REITs	EUR	653.78	79,227.02	64.47	0.00	-NA-	-13.68	-38.17	17.50	17.50	8.97	28.60
Australia REITs Index	EUR	281.00	23,928.28	19.47	0.00	-NA-	-NA-	-63.17	11.94	11.94	-13.78	-NA-
Hong Kong REITs Index	EUR	603.39	3,532.03	2.87	0.00	-NA-	-NA-	-11.80	-1.33	-1.33	19.08	-NA-
Hong Kong Non-REITs Index	EUR	749.38	46,955.08	38.21	0.00	-NA-	-NA-	-29.65	18.89	18.89	32.04	-NA-
Japan REITs Index	EUR	524.15	11,877.89	9.67	0.00	-NA-	-NA-	-30.08	-4.33	-4.33	-15.27	-NA-
Japan Non-REITs Index	EUR	407.19	26,928.94	21.91	0.00	-NA-	-NA-	-44.53	14.34	14.34	-16.17	-NA-
New Zealand REITs Index	EUR	494.88	284.20	0.23	0.00	-NA-	-NA-	-35.36	-3.28	-3.28	-6.00	-NA-
Singapore REITs Index	EUR	473.12	4,034.25	3.28	0.00	-NA-	-NA-	-50.60	6.57	6.57	1.88	-NA-
Singapore Non-REITs Index	EUR	602.04	5,343.00	4.35	0.00	-NA-	-NA-	-50.95	21.95	21.95	8.72	-NA-

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FTSE EPRA/NAREIT Global REIT and Non-REIT Index Series - Index Performance

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Apr-09	Ccy (m)	(%) Weight	Apr-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Apr-09	YTD	
Europe REITS	EUR	1,072.91	40,359.09	77.64	0.00	-NA-	-24.34	-47.53	17.02	17.02	-3.27	24.30
Europe Non-REITS	EUR	1,183.44	11,625.14	22.36	0.00	-NA-	-29.63	-54.27	20.66	20.66	4.11	28.66
Austria Non-REITs Index	EUR	178.72	1,009.32	1.94	0.00	-NA-	-NA-	-76.94	40.08	40.08	57.80	-NA-
Belgium REITs Index	EUR	731.66	2,139.83	4.12	0.00	-NA-	-NA-	-26.65	6.38	6.38	-3.60	-NA-
Finland Non-REITs Index	EUR	455.53	707.17	1.36	0.00	-NA-	-NA-	-54.22	29.19	29.19	4.18	-NA-
France REITs Index	EUR	663.74	15,176.98	29.20	0.00	-NA-	-NA-	-39.01	11.16	11.16	0.77	-NA-
Germany REITs Index	EUR	321.91	131.60	0.25	0.00	-NA-	-NA-	-62.55	25.33	25.33	-5.05	-NA-
Germany Non-REITs Index	EUR	315.43	1,610.94	3.10	0.00	-NA-	-NA-	-45.79	11.69	11.69	0.63	-NA-
Greece REITs Index	EUR	513.65	128.10	0.25	0.00	-NA-	-NA-	-14.43	4.48	4.48	25.45	-NA-
Greece Non-REITs Index	EUR	363.95	196.68	0.38	0.00	-NA-	-NA-	-68.73	77.86	77.86	-30.61	-NA-
Italy REITs Index	EUR	371.30	126.05	0.24	0.00	-NA-	-NA-	-NA-	11.36	11.36	-2.49	-NA-
Italy Non-REITs Index	EUR	273.65	182.65	0.35	0.00	-NA-	-NA-	-51.58	14.94	14.94	-10.35	-NA-
Netherlands REITs Index	EUR	574.26	5,408.15	10.40	0.00	-NA-	-NA-	-44.90	6.21	6.21	-5.03	-NA-
Norway Non-REITs Index	EUR	98.36	137.79	0.27	0.00	-NA-	-NA-	-83.50	104.19	104.19	45.85	-NA-
Sweden Non-REITs Index	EUR	437.37	2,822.79	5.43	0.00	-NA-	-NA-	-37.25	19.04	19.04	-6.98	-NA-
Switzerland Non-REITs Index	EUR	770.53	2,908.69	5.60	0.00	-NA-	-NA-	-12.22	8.02	8.02	1.78	-NA-
UK REITs	EUR	164.66	17,248.38	33.18	0.00	-NA-	-NA-	-58.39	28.77	28.77	-9.97	-NA-
UK Non-REITs	EUR	125.19	2,049.11	3.94	0.00	-NA-	-NA-	-62.09	34.51	34.51	18.36	-NA-
Canada REITs Index	EUR	443.01	7,816.13	82.49	0.00	-NA-	-NA-	-40.57	12.83	12.83	5.04	-NA-
Canada Non-REITs Index	EUR	283.56	1,659.29	17.51	0.00	-NA-	-NA-	-56.22	29.10	29.10	3.96	-NA-
United States REITs Index	EUR	352.32	107,892.76	97.52	0.00	-NA-	-NA-	-44.88	31.68	31.68	-9.66	-NA-
United States Non-REITs Index	EUR	369.23	2,741.24	2.48	0.00	-NA-	-NA-	-53.29	22.70	22.70	-1.56	-NA-

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Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Apr-09	Ccy (m)	(%) Weight	Apr-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Apr-09	YTD	
Global REITs	USD	466.43	264,655.11	67.71	0.00	-NA-	-22.34	-55.05	20.87	20.87	-12.50	31.04
Global Non-REITs	USD	646.90	126,219.34	32.29	0.00	-NA-	-15.55	-50.53	17.98	17.98	2.85	30.02
Global ex Asia REITs	USD	462.88	206,805.69	52.91	0.00	-NA-	-22.24	-53.52	26.24	26.24	-11.81	34.25
Global ex Asia Non-REITs	USD	403.39	21,235.61	5.43	0.00	-NA-	-27.77	-61.19	21.59	21.59	-1.71	32.80
Global ex Europe REITs	USD	472.35	211,175.28	54.03	0.00	-NA-	-21.91	-54.97	21.94	21.94	-13.56	32.69
Global ex Europe Non-REITs	USD	710.21	110,814.87	28.35	0.00	-NA-	-12.99	-48.34	17.64	17.64	3.41	31.14
Global ex US REITs	USD	481.65	121,686.41	31.13	0.00	-NA-	-22.62	-57.11	10.60	10.60	-10.62	24.81
Global ex US Non-REITs	USD	650.90	122,586.92	31.36	0.00	-NA-	-15.35	-50.17	17.85	17.85	3.15	30.20
Asia REITs	USD	480.48	57,849.42	35.53	0.00	-NA-	-22.71	-59.81	5.12	5.12	-14.81	26.97
Asia Non-REITs	USD	729.17	104,983.73	64.47	0.00	-NA-	-12.21	-47.38	17.27	17.27	3.88	31.65
Australia REITs Index	USD	371.50	31,707.37	19.47	0.00	-NA-	-NA-	-68.65	11.72	11.72	-17.81	-NA-
Hong Kong REITs Index	USD	797.71	4,680.29	2.87	0.00	-NA-	-NA-	-24.93	-1.52	-1.52	13.51	-NA-
Hong Kong Non-REITs Index	USD	990.72	62,220.17	38.21	0.00	-NA-	-NA-	-40.12	18.66	18.66	25.87	-NA-
Japan REITs Index	USD	692.95	15,739.39	9.67	0.00	-NA-	-NA-	-40.49	-4.51	-4.51	-19.23	-NA-
Japan Non-REITs Index	USD	538.33	35,683.55	21.91	0.00	-NA-	-NA-	-52.79	14.12	14.12	-20.09	-NA-
New Zealand REITs Index	USD	654.26	376.60	0.23	0.00	-NA-	-NA-	-44.99	-3.47	-3.47	-10.39	-NA-
Singapore REITs Index	USD	625.49	5,345.78	3.28	0.00	-NA-	-NA-	-57.95	6.36	6.36	-2.88	-NA-
Singapore Non-REITs Index	USD	795.93	7,080.01	4.35	0.00	-NA-	-NA-	-58.26	21.71	21.71	3.64	-NA-

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Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Europe REITS	USD	557.55	53,479.83	77.64	0.00	-NA-	-19.53	-52.24	19.41	19.41	-4.48	27.89
Europe Non-REITS	USD	432.84	15,404.47	22.36	0.00	-NA-	-26.14	-59.39	21.51	21.51	1.39	33.89
Austria Non-REITs Index	USD	199.33	1,337.45	1.94	0.00	-NA-	-NA-	-80.38	39.81	39.81	50.43	-NA-
Belgium REITs Index	USD	816.03	2,835.49	4.12	0.00	-NA-	-NA-	-37.57	6.17	6.17	-8.11	-NA-
Finland Non-REITs Index	USD	508.06	937.07	1.36	0.00	-NA-	-NA-	-61.04	28.94	28.94	-0.69	-NA-
France REITs Index	USD	740.28	20,111.02	29.20	0.00	-NA-	-NA-	-48.09	10.94	10.94	-3.93	-NA-
Germany REITs Index	USD	359.03	174.38	0.25	0.00	-NA-	-NA-	-68.13	25.09	25.09	-9.49	-NA-
Germany Non-REITs Index	USD	351.81	2,134.66	3.10	0.00	-NA-	-NA-	-53.86	11.47	11.47	-4.06	-NA-
Greece REITs Index	USD	572.88	169.75	0.25	0.00	-NA-	-NA-	-27.17	4.27	4.27	19.59	-NA-
Greece Non-REITs Index	USD	405.91	260.62	0.38	0.00	-NA-	-NA-	-73.38	77.51	77.51	-33.85	-NA-
Italy REITs Index	USD	414.12	167.03	0.32	0.00	-NA-	-NA-	-NA-	11.15	11.15	-7.04	-NA-
Italy Non-REITs Index	USD	305.21	242.03	0.35	0.00	-NA-	-NA-	-58.79	14.71	14.71	-14.53	-NA-
Netherlands REITs Index	USD	640.48	7,166.34	10.40	0.00	-NA-	-NA-	-53.11	6.00	6.00	-9.47	-NA-
Norway Non-REITs Index	USD	130.04	182.58	0.27	0.00	-NA-	-NA-	-85.95	103.79	103.79	39.05	-NA-
Sweden Non-REITs Index	USD	578.23	3,740.48	5.43	0.00	-NA-	-NA-	-46.59	18.81	18.81	-11.32	-NA-
Switzerland Non-REITs Index	USD	1,018.68	3,854.30	5.60	0.00	-NA-	-NA-	-25.29	7.81	7.81	-2.97	-NA-
UK REITs	USD	217.69	22,855.83	33.18	0.00	-NA-	-NA-	-64.58	28.52	28.52	-14.17	-NA-
UK Non-REITs	USD	165.51	2,715.27	3.94	0.00	-NA-	-NA-	-67.73	34.24	34.24	12.83	-NA-
Canada REITs Index	USD	585.69	10,357.16	82.49	0.00	-NA-	-NA-	-49.42	12.62	12.62	0.13	-NA-
Canada Non-REITs Index	USD	374.88	2,198.72	17.51	0.00	-NA-	-NA-	-62.74	28.85	28.85	-0.90	-NA-
United States REITs Index	USD	465.79	142,968.70	97.52	0.00	-NA-	-NA-	-53.09	31.42	31.42	-13.88	-NA-
United States Non-REITs Index	USD	488.14	3,632.42	2.48	0.00	-NA-	-NA-	-60.25	22.46	22.46	-6.16	-NA-

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FTSE EPRA/NAREIT Global REIT and Non-REIT Index Series - Index Performance

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value Apr-09	Mkt Cap Ccy (m) Apr-09	Mkt Cap (%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	Vlty (%)
Global REITs	GBP	507.29	178,602.50	67.71	0.00	-NA-	-16.87	-39.92	16.92	16.92	-15.10	28.75
Global Non-REITs	GBP	703.56	85,179.12	32.29	0.00	-NA-	-9.60	-33.88	14.12	14.12	-0.21	27.45
Global ex Asia REITs	GBP	503.43	139,562.82	52.91	0.00	-NA-	-16.76	-37.88	22.11	22.11	-14.43	32.29
Global ex Asia Non-REITs	GBP	438.72	14,330.85	5.43	0.00	-NA-	-22.68	-48.13	17.62	17.62	-4.63	30.00
Global ex Europe REITs	GBP	513.73	142,511.64	54.03	0.00	-NA-	-16.41	-39.82	17.96	17.96	-16.13	30.52
Global ex Europe Non-REITs	GBP	772.42	74,783.42	28.35	0.00	-NA-	-6.86	-30.96	13.80	13.80	0.33	28.78
Global ex US REITs	GBP	523.84	82,120.07	31.13	0.00	-NA-	-17.16	-42.68	6.98	6.98	-13.28	21.77
Global ex US Non-REITs	GBP	707.91	82,727.78	31.36	0.00	-NA-	-9.39	-33.40	13.99	13.99	0.08	27.75
Asia REITs	GBP	522.56	39,039.68	35.53	0.00	-NA-	-17.26	-46.28	1.68	1.68	-17.34	24.22
Asia Non-REITs	GBP	793.04	70,848.27	64.47	0.00	-NA-	-6.02	-29.67	13.43	13.43	0.79	29.57
Australia REITs Index	GBP	404.04	21,397.72	19.47	0.00	-NA-	-NA-	-58.10	8.07	8.07	-20.25	-NA-
Hong Kong REITs Index	GBP	867.58	3,158.49	2.87	0.00	-NA-	-NA-	0.33	-4.74	-4.74	10.14	-NA-
Hong Kong Non-REITs Index	GBP	1,077.50	41,989.28	38.21	0.00	-NA-	-NA-	-19.97	14.78	14.78	22.13	-NA-
Japan REITs Index	GBP	753.65	10,621.73	9.67	0.00	-NA-	-NA-	-20.46	-7.64	-7.64	-21.63	-NA-
Japan Non-REITs Index	GBP	585.48	24,081.04	21.91	0.00	-NA-	-NA-	-36.90	10.38	10.38	-22.46	-NA-
New Zealand REITs Index	GBP	711.56	254.15	0.23	0.00	-NA-	-NA-	-26.47	-6.63	-6.63	-13.06	-NA-
Singapore REITs Index	GBP	680.28	3,607.60	3.28	0.00	-NA-	-NA-	-43.80	2.88	2.88	-5.77	-NA-
Singapore Non-REITs Index	GBP	865.65	4,777.94	4.35	0.00	-NA-	-NA-	-44.21	17.73	17.73	0.56	-NA-

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Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Apr-09	Ccy (m)	(%) Weight	Apr-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Apr-09	YTD	
Europe REITS	GBP	979.66	36,090.86	77.64	0.00	-NA-	-17.63	-40.31	12.97	12.97	-10.53	25.15
Europe Non-REITS	GBP	1,080.58	10,395.71	22.36	0.00	-NA-	-23.39	-47.98	16.49	16.49	-3.71	31.45
Austria Non-REITs Index	GBP	216.79	902.58	1.94	0.00	-NA-	-NA-	-73.77	35.24	35.24	45.95	-NA-
Belgium REITs Index	GBP	887.50	1,913.53	4.12	0.00	-NA-	-NA-	-16.56	2.70	2.70	-10.84	-NA-
Finland Non-REITs Index	GBP	552.56	632.38	1.36	0.00	-NA-	-NA-	-47.92	24.72	24.72	-3.64	-NA-
France REITs Index	GBP	805.12	13,571.92	29.20	0.00	-NA-	-NA-	-30.61	7.31	7.31	-6.79	-NA-
Germany REITs Index	GBP	390.47	117.68	0.25	0.00	-NA-	-NA-	-57.40	20.99	20.99	-12.18	-NA-
Germany Non-REITs Index	GBP	382.62	1,440.58	3.10	0.00	-NA-	-NA-	-38.33	7.83	7.83	-6.92	-NA-
Greece REITs Index	GBP	623.06	114.55	0.25	0.00	-NA-	-NA-	-2.65	0.86	0.86	16.03	-NA-
Greece Non-REITs Index	GBP	441.47	175.88	0.38	0.00	-NA-	-NA-	-64.42	71.70	71.70	-35.82	-NA-
Italy REITs Index	GBP	450.39	112.72	0.22	0.00	-NA-	-NA-	-NA-	7.51	7.51	-9.81	-NA-
Italy Non-REITs Index	GBP	331.94	163.34	0.35	0.00	-NA-	-NA-	-44.92	10.96	10.96	-17.08	-NA-
Netherlands REITs Index	GBP	696.58	4,836.21	10.40	0.00	-NA-	-NA-	-37.32	2.53	2.53	-12.16	-NA-
Norway Non-REITs Index	GBP	141.43	123.22	0.27	0.00	-NA-	-NA-	-81.23	97.14	97.14	34.91	-NA-
Sweden Non-REITs Index	GBP	628.87	2,524.26	5.43	0.00	-NA-	-NA-	-28.62	14.93	14.93	-13.96	-NA-
Switzerland Non-REITs Index	GBP	1,107.91	2,601.08	5.60	0.00	-NA-	-NA-	-0.14	4.28	4.28	-5.86	-NA-
UK REITs	GBP	287.51	15,424.25	33.18	0.00	-NA-	-NA-	-52.66	24.32	24.32	-16.73	-NA-
UK Non-REITs	GBP	218.60	1,832.40	3.94	0.00	-NA-	-NA-	-56.87	29.86	29.86	9.48	-NA-
Canada REITs Index	GBP	636.99	6,989.53	82.49	0.00	-NA-	-NA-	-32.39	8.93	8.93	-2.84	-NA-
Canada Non-REITs Index	GBP	407.72	1,483.81	17.51	0.00	-NA-	-NA-	-50.20	24.63	24.63	-3.84	-NA-
United States REITs Index	GBP	506.58	96,482.43	97.52	0.00	-NA-	-NA-	-37.30	27.12	27.12	-16.44	-NA-
United States Non-REITs Index	GBP	530.90	2,451.34	2.48	0.00	-NA-	-NA-	-46.86	18.46	18.46	-8.95	-NA-

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Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Apr-09	Ccy (m)	(%) Weight	Apr-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Apr-09	YTD	
Global REITs	JPY	448.34	26,038,092.86	67.71	0.00	-NA-	-26.11	-57.68	20.40	20.40	-5.03	33.37
Global Non-REITs	JPY	621.81	12,418,089.96	32.29	0.00	-NA-	-19.65	-53.43	17.52	17.52	11.63	33.48
Global ex Asia REITs	JPY	444.93	20,346,577.43	52.91	0.00	-NA-	-26.01	-56.25	25.75	25.75	-4.28	36.02
Global ex Asia Non-REITs	JPY	387.74	2,089,265.97	5.43	0.00	-NA-	-31.27	-63.47	21.12	21.12	6.67	35.53
Global ex Europe REITs	JPY	454.03	20,776,479.71	54.03	0.00	-NA-	-25.70	-57.61	21.47	21.47	-6.19	34.99
Global ex Europe Non-REITs	JPY	682.66	10,902,521.06	28.35	0.00	-NA-	-17.21	-51.37	17.18	17.18	12.23	34.82
Global ex US REITs	JPY	462.97	11,972,117.44	31.13	0.00	-NA-	-26.37	-59.62	10.17	10.17	-2.99	28.32
Global ex US Non-REITs	JPY	625.65	12,060,714.37	31.36	0.00	-NA-	-19.46	-53.09	17.39	17.39	11.95	33.63
Asia REITs	JPY	461.84	5,691,515.42	35.53	0.00	-NA-	-26.45	-62.16	4.71	4.71	-7.54	30.58
Asia Non-REITs	JPY	700.89	10,328,823.99	64.47	0.00	-NA-	-16.46	-50.46	16.81	16.81	12.74	35.23
Australia REITs Index	JPY	357.09	3,119,529.50	19.47	0.00	-NA-	-NA-	-70.49	11.28	11.28	-10.79	-NA-
Hong Kong REITs Index	JPY	766.77	460,470.16	2.87	0.00	-NA-	-NA-	-29.33	-1.91	-1.91	23.20	-NA-
Hong Kong Non-REITs Index	JPY	952.30	6,121,531.83	38.21	0.00	-NA-	-NA-	-43.63	18.19	18.19	36.61	-NA-
Japan REITs Index	JPY	572.40	1,548,519.79	9.67	0.00	-NA-	-NA-	-43.98	-4.89	-4.89	-12.34	-NA-
Japan Non-REITs Index	JPY	444.68	3,510,725.61	21.91	0.00	-NA-	-NA-	-55.56	13.67	13.67	-13.27	-NA-
New Zealand REITs Index	JPY	628.88	37,051.51	0.23	0.00	-NA-	-NA-	-48.21	-3.85	-3.85	-2.75	-NA-
Singapore REITs Index	JPY	601.23	525,944.46	3.28	0.00	-NA-	-NA-	-60.42	5.95	5.95	5.40	-NA-
Singapore Non-REITs Index	JPY	765.06	696,566.55	4.35	0.00	-NA-	-NA-	-60.70	21.24	21.24	12.49	-NA-

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			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Apr-09	Ccy (m)	(%) Weight	Apr-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Apr-09	YTD	
Europe REITS	JPY	1,471.50	5,261,613.14	77.64	0.00	-NA-	-26.78	-57.96	16.33	16.33	0.08	30.17
Europe Non-REITS	JPY	1,623.09	1,515,568.90	22.36	0.00	-NA-	-31.90	-63.36	19.96	19.96	7.71	35.83
Austria Non-REITs Index	JPY	191.60	131,585.25	1.94	0.00	-NA-	-NA-	-81.53	39.27	39.27	63.26	-NA-
Belgium REITs Index	JPY	784.38	278,969.71	4.12	0.00	-NA-	-NA-	-41.23	5.76	5.76	-0.27	-NA-
Finland Non-REITs Index	JPY	488.35	92,193.59	1.36	0.00	-NA-	-NA-	-63.32	28.44	28.44	7.79	-NA-
France REITs Index	JPY	711.57	1,978,622.40	29.20	0.00	-NA-	-NA-	-51.13	10.51	10.51	4.26	-NA-
Germany REITs Index	JPY	345.10	17,156.69	0.25	0.00	-NA-	-NA-	-69.99	24.60	24.60	-1.76	-NA-
Germany Non-REITs Index	JPY	338.16	210,018.75	3.10	0.00	-NA-	-NA-	-56.56	11.04	11.04	4.12	-NA-
Greece REITs Index	JPY	550.66	16,700.39	0.25	0.00	-NA-	-NA-	-31.43	3.87	3.87	29.79	-NA-
Greece Non-REITs Index	JPY	390.17	25,640.73	0.38	0.00	-NA-	-NA-	-74.94	76.82	76.82	-28.21	-NA-
Italy REITs Index	JPY	398.06	16,433.13	31.61	0.00	-NA-	-NA-	-NA-	10.71	10.71	0.89	-NA-
Italy Non-REITs Index	JPY	293.37	23,812.34	0.35	0.00	-NA-	-NA-	-61.20	14.27	14.27	-7.24	-NA-
Netherlands REITs Index	JPY	615.64	705,060.45	10.40	0.00	-NA-	-NA-	-55.85	5.59	5.59	-1.75	-NA-
Norway Non-REITs Index	JPY	125.00	17,963.36	0.27	0.00	-NA-	-NA-	-86.78	103.02	103.02	50.91	-NA-
Sweden Non-REITs Index	JPY	555.80	368,007.30	5.43	0.00	-NA-	-NA-	-49.72	18.35	18.35	-3.76	-NA-
Switzerland Non-REITs Index	JPY	979.17	379,205.74	5.60	0.00	-NA-	-NA-	-29.67	7.39	7.39	5.31	-NA-
UK REITs	JPY	209.24	2,248,670.37	33.18	0.00	-NA-	-NA-	-66.66	28.01	28.01	-6.86	-NA-
UK Non-REITs	JPY	159.09	267,141.84	3.94	0.00	-NA-	-NA-	-69.62	33.72	33.72	22.46	-NA-
Canada REITs Index	JPY	562.97	1,018,988.88	82.49	0.00	-NA-	-NA-	-52.38	12.17	12.17	8.68	-NA-
Canada Non-REITs Index	JPY	360.34	216,321.48	17.51	0.00	-NA-	-NA-	-64.93	28.34	28.34	7.56	-NA-
United States REITs Index	JPY	447.72	14,065,975.42	97.52	0.00	-NA-	-NA-	-55.84	30.91	30.91	-6.53	-NA-
United States Non-REITs Index	JPY	469.21	357,375.59	2.48	0.00	-NA-	-NA-	-62.57	21.99	21.99	1.85	-NA-

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			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Apr-09	Ccy (m)	(%) Weight	Apr-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Apr-09	YTD	
Global REITs	AUD	415.43	360,222.07	122.12	0.00	-NA-	-NA-	-NA-	14.31	14.31	-NA-	-NA-
Global Non-REITs	AUD	576.16	171,797.15	58.24	0.00	-NA-	-NA-	-NA-	11.57	11.57	-NA-	-NA-
Global ex Asia REITs	AUD	412.27	281,483.22	95.43	0.00	-NA-	-NA-	-NA-	19.39	19.39	-NA-	-NA-
Global ex Asia Non-REITs	AUD	359.28	28,903.80	9.80	0.00	-NA-	-NA-	-NA-	14.99	14.99	-NA-	-NA-
Global ex Europe REITs	AUD	420.70	287,430.67	97.44	0.00	-NA-	-NA-	-NA-	15.32	15.32	-NA-	-NA-
Global ex Europe Non-REITs	AUD	632.55	150,830.12	51.13	0.00	-NA-	-NA-	-NA-	11.25	11.25	-NA-	-NA-
Global ex US REITs	AUD	428.99	165,627.37	56.15	0.00	-NA-	-NA-	-NA-	4.59	4.59	-NA-	-NA-
Global ex US Non-REITs	AUD	579.73	166,853.06	56.56	0.00	-NA-	-NA-	-NA-	11.45	11.45	-NA-	-NA-
Asia REITs	AUD	427.94	78,738.85	64.08	0.00	-NA-	-NA-	-NA-	-0.59	-0.59	-NA-	-NA-
Asia Non-REITs	AUD	649.44	142,893.35	116.28	0.00	-NA-	-NA-	-NA-	10.90	10.90	-NA-	-NA-
Australia REITs Index	AUD	369.45	43,156.90	35.12	0.00	-NA-	-NA-	-NA-	5.65	5.65	-NA-	-NA-
Hong Kong REITs Index	AUD	710.48	6,370.34	5.18	0.00	-NA-	-NA-	-NA-	-6.87	-6.87	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	882.39	84,687.88	68.92	0.00	-NA-	-NA-	-NA-	12.21	12.21	-NA-	-NA-
Japan REITs Index	AUD	617.18	21,422.88	17.43	0.00	-NA-	-NA-	-NA-	-9.70	-9.70	-NA-	-NA-
Japan Non-REITs Index	AUD	479.47	48,568.87	39.52	0.00	-NA-	-NA-	-NA-	7.92	7.92	-NA-	-NA-
New Zealand REITs Index	AUD	582.72	512.59	0.42	0.00	-NA-	-NA-	-NA-	-8.71	-8.71	-NA-	-NA-
Singapore REITs Index	AUD	557.10	7,276.14	5.92	0.00	-NA-	-NA-	-NA-	0.59	0.59	-NA-	-NA-
Singapore Non-REITs Index	AUD	708.90	9,636.60	7.84	0.00	-NA-	-NA-	-NA-	15.10	15.10	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global REIT and Non-REIT Index Series - Index Performance

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Apr-09	Ccy (m)	(%) Weight	Apr-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Apr-09	YTD	
Europe REITS	AUD	1,072.91	72,791.40	140.03	0.00	-NA-	-NA-	-NA-	10.44	10.44	-NA-	-NA-
Europe Non-REITS	AUD	1,183.44	20,967.03	40.33	0.00	-NA-	-NA-	-NA-	13.89	13.89	-NA-	-NA-
Austria Non-REITS Index	AUD	177.54	1,820.41	3.50	0.00	-NA-	-NA-	-NA-	32.23	32.23	-NA-	-NA-
Belgium REITS Index	AUD	726.80	3,859.39	7.42	0.00	-NA-	-NA-	-NA-	0.41	0.41	-NA-	-NA-
France REITS Index	AUD	659.33	27,373.11	52.66	0.00	-NA-	-NA-	-NA-	4.91	4.91	-NA-	-NA-
Finland Non-REITS Index	AUD	452.51	1,275.45	2.45	0.00	-NA-	-NA-	-NA-	21.94	21.94	-NA-	-NA-
Germany REITS Index	AUD	319.77	237.35	0.46	0.00	-NA-	-NA-	-NA-	18.29	18.29	-NA-	-NA-
Germany Non-REITS Index	AUD	313.34	2,905.49	5.59	0.00	-NA-	-NA-	-NA-	5.42	5.42	-NA-	-NA-
Greece REITS Index	AUD	510.24	231.04	0.44	0.00	-NA-	-NA-	-NA-	-1.39	-1.39	-NA-	-NA-
Greece Non-REITS Index	AUD	361.53	354.72	0.68	0.00	-NA-	-NA-	-NA-	67.87	67.87	-NA-	-NA-
Italy REITS Index	AUD	368.84	227.34	0.44	0.00	-NA-	-NA-	-NA-	5.11	5.11	-NA-	-NA-
Italy Non-REITS Index	AUD	271.84	329.43	0.63	0.00	-NA-	-NA-	-NA-	8.48	8.48	-NA-	-NA-
Netherlands REITS Index	AUD	570.45	9,754.11	18.76	0.00	-NA-	-NA-	-NA-	0.25	0.25	-NA-	-NA-
Norway Non-REITS Index	AUD	115.82	248.51	0.48	0.00	-NA-	-NA-	-NA-	92.74	92.74	-NA-	-NA-
Sweden Non-REITS Index	AUD	515.00	5,091.17	9.79	0.00	-NA-	-NA-	-NA-	12.36	12.36	-NA-	-NA-
Switzerland Non-REITS Index	AUD	907.29	5,246.09	10.09	0.00	-NA-	-NA-	-NA-	1.96	1.96	-NA-	-NA-
UK REITS	AUD	193.88	31,109.06	59.84	0.00	-NA-	-NA-	-NA-	21.54	21.54	-NA-	-NA-
UK Non-REITS	AUD	147.41	3,695.75	7.11	0.00	-NA-	-NA-	-NA-	26.96	26.96	-NA-	-NA-
Canada REITS Index	AUD	521.64	14,097.13	148.78	0.00	-NA-	-NA-	-NA-	6.50	6.50	-NA-	-NA-
Canada Non-REITS Index	AUD	333.89	2,992.68	31.58	0.00	-NA-	-NA-	-NA-	21.85	21.85	-NA-	-NA-
United States REITS Index	AUD	414.85	194,594.70	175.89	0.00	-NA-	-NA-	-NA-	24.28	24.28	-NA-	-NA-
United States Non-REITS Index	AUD	434.77	4,944.09	4.47	0.00	-NA-	-NA-	-NA-	15.81	15.81	-NA-	-NA-

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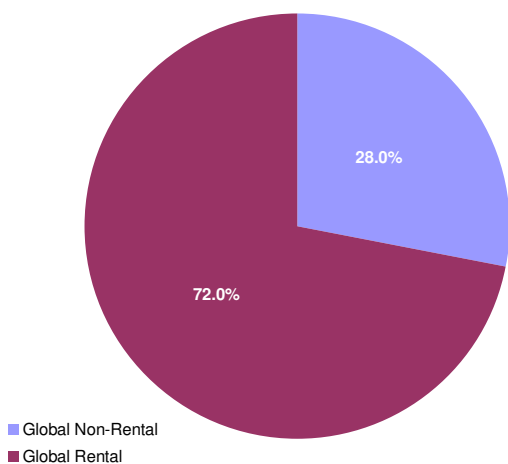
Section 7

Investment Focus Developed Index Series

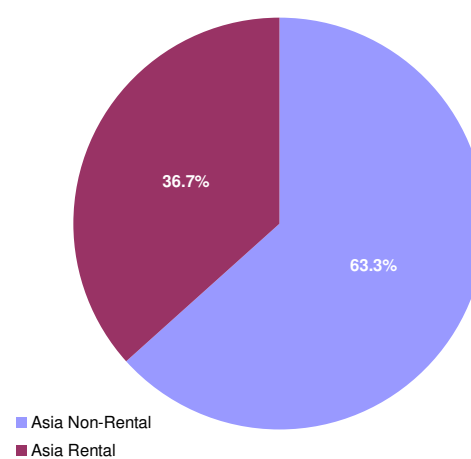
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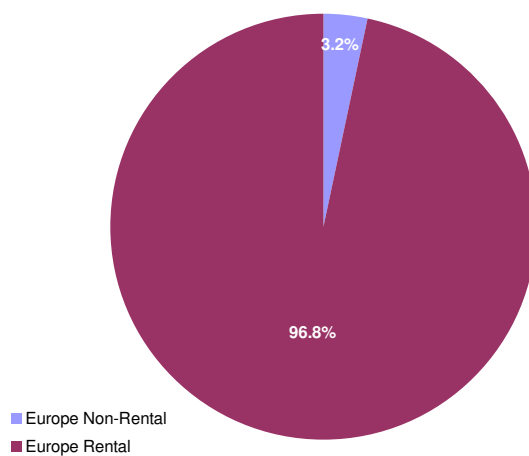
Graph 26: Global Developed Investment Focus Market Cap Breakdown



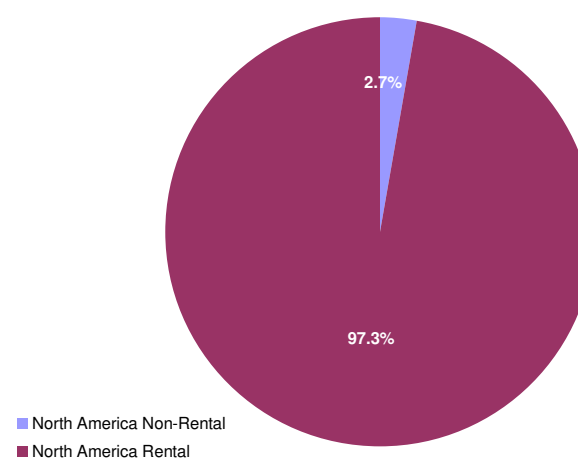
Graph 27: Asia Developed Investment Focus Market Cap Breakdown



Graph 28: Europe Developed Investment Focus Market Cap Breakdown



Graph 29: North America Developed Investment Focus Market Cap Breakdown



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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Non-Rental	EUR	664.78	82,716.36	28.04	3.38	-NA-	-15.06	-41.73	18.66	18.66	7.74	28.48
Global Rental	EUR	551.87	212,260.96	71.96	7.49	-NA-	-19.40	-42.56	21.79	21.79	-4.52	26.89
Asia Non-Rental	EUR	725.56	77,823.73	63.33	3.10	-NA-	-12.35	-38.38	18.10	18.10	9.04	29.08
Asia Rental	EUR	547.70	45,059.93	36.67	9.71	-NA-	-18.64	-46.32	5.50	5.50	-6.82	21.91
Asia ex Australia Non-Rental	EUR	762.04	74,075.41	60.28	2.47	-NA-	-11.13	-35.51	18.38	18.38	10.48	-NA-
Asia ex Australia Rental	EUR	747.99	24,879.97	20.25	7.33	-NA-	-11.78	-29.26	0.92	0.92	-3.47	-NA-
Australia Non-Rental	EUR	361.60	3,748.32	3.05	15.56	-NA-	-28.91	-67.86	12.80	12.80	-12.99	38.90
Australia Rental	EUR	400.40	20,179.96	16.42	12.64	-NA-	-25.72	-59.71	11.78	11.78	-10.95	28.81
Hong Kong Non-Rental	EUR	1,118.39	42,698.89	34.75	2.93	-NA-	-1.40	-26.66	20.16	20.16	35.92	34.36
Hong Kong Rental	EUR	840.64	7,788.21	6.34	5.79	-NA-	-9.59	-21.16	4.71	4.71	15.05	21.03
Japan Non-Rental	EUR	514.74	26,033.52	21.19	1.63	-NA-	-20.28	-43.49	14.76	14.76	-15.03	32.88
Japan Rental	EUR	695.06	12,773.31	10.39	6.95	-NA-	-12.65	-28.38	-3.17	-3.17	-14.55	23.32
Europe Non-Rental	EUR	408.05	1,665.31	3.20	2.58	-NA-	-30.70	-56.50	17.08	17.08	22.17	29.03
Europe Rental	EUR	536.50	50,318.92	96.80	7.28	-NA-	-22.10	-45.73	20.22	20.22	0.98	24.90
UK Non-Rental	EUR	307.86	584.11	1.12	1.30	-NA-	-33.77	-59.84	29.79	29.79	23.19	37.17
UK Rental	EUR	345.49	18,713.37	36.00	7.25	-NA-	-32.40	-56.61	29.59	29.59	-5.70	32.64
North America Non-Rental	EUR	210.34	3,227.32	2.69	10.60	-NA-	-41.27	-78.50	40.75	40.75	-28.99	113.09
North America Rental	EUR	563.75	116,882.11	97.31	6.72	-NA-	-18.35	-39.34	30.35	30.35	-5.74	33.75
United States Non-Rental	EUR	210.34	3,227.32	2.69	10.60	-NA-	-41.27	-78.50	40.75	40.75	-28.99	113.07
United States Rental	EUR	559.79	107,406.68	89.42	6.46	-NA-	-18.59	-39.37	31.79	31.79	-6.88	34.98

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Non-Rental	USD	746.83	109,607.45	28.04	3.38	-NA-	-13.61	-50.41	18.43	18.43	2.70	32.60
Global Rental	USD	619.98	281,267.00	71.96	7.49	-NA-	-18.03	-51.12	21.55	21.55	-8.99	30.26
Global ex Australia Non-Rental in AUS\$ Hedged	USD	649.21	104,640.54	35.47	0.00	-NA-	-NA-	-NA-	11.53	11.53	2.67	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	578.85	254,526.54	86.29	0.00	-NA-	-NA-	-NA-	20.72	20.72	-4.75	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	734.79	104,640.54	35.47	0.00	-NA-	-NA-	-47.54	12.23	12.23	-1.44	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	617.25	254,526.54	86.29	0.00	-NA-	-NA-	-48.04	16.06	16.06	-12.98	-NA-
Asia Non-Rental	USD	815.15	103,124.23	63.33	3.10	-NA-	-10.85	-47.55	17.87	17.87	3.95	32.39
Asia Rental	USD	615.39	59,708.92	36.67	9.71	-NA-	-17.25	-54.31	5.30	5.30	-11.17	25.24
Asia ex Australia Non-Rental	USD	856.09	98,157.33	60.28	2.47	-NA-	-9.61	-45.12	18.15	18.15	5.32	-NA-
Asia ex Australia Rental	USD	840.35	32,968.45	20.25	7.33	-NA-	-10.27	-39.80	0.73	0.73	-7.98	-NA-
Australia Non-Rental	USD	406.43	4,966.91	3.05	15.56	-NA-	-27.69	-72.63	12.58	12.58	-17.05	42.81
Australia Rental	USD	449.90	26,740.46	16.42	12.64	-NA-	-24.45	-65.71	11.56	11.56	-15.12	31.93
Hong Kong Non-Rental	USD	1,256.42	56,580.30	34.75	2.93	-NA-	0.28	-37.58	19.93	19.93	29.57	37.46
Hong Kong Rental	USD	944.41	10,320.16	6.34	5.79	-NA-	-8.05	-32.90	4.50	4.50	9.69	22.33
Japan Non-Rental	USD	578.29	34,497.02	21.19	1.63	-NA-	-18.92	-51.90	14.54	14.54	-19.00	34.31
Japan Rental	USD	781.00	16,925.92	10.39	6.95	-NA-	-11.16	-39.04	-3.35	-3.35	-18.53	25.25
Europe Non-Rental	USD	458.50	2,206.70	3.20	2.58	-NA-	-29.52	-62.97	16.87	16.87	16.49	31.58
Europe Rental	USD	602.63	66,677.60	96.80	7.28	-NA-	-20.77	-53.82	19.97	19.97	-3.74	28.79
UK Non-Rental	USD	345.77	774.01	1.12	1.30	-NA-	-32.65	-65.82	29.54	29.54	17.44	37.48
UK Rental	USD	388.15	24,797.09	36.00	7.25	-NA-	-31.25	-63.07	29.33	29.33	-10.10	34.57
North America Non-Rental	USD	236.16	4,276.52	2.69	10.60	-NA-	-40.28	-81.71	40.48	40.48	-32.35	126.38
North America Rental	USD	633.33	154,880.48	97.31	6.72	-NA-	-16.96	-48.37	30.10	30.10	-10.15	36.61
United States Non-Rental	USD	236.16	4,276.52	2.69	10.60	-NA-	-40.28	-81.71	40.48	40.48	-32.35	126.38
United States Rental	USD	628.88	142,324.60	89.42	6.46	-NA-	-17.20	-48.40	31.54	31.54	-11.24	37.94

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Non-Rental	GBP	812.25	73,968.59	28.04	3.38	-NA-	-7.52	-33.72	14.56	14.56	-0.35	30.25
Global Rental	GBP	674.29	189,813.04	71.96	7.49	-NA-	-12.25	-34.66	17.57	17.57	-11.69	27.90
Asia Non-Rental	GBP	886.55	69,593.39	63.33	3.10	-NA-	-4.57	-29.90	14.01	14.01	0.86	30.32
Asia Rental	GBP	669.29	40,294.56	36.67	9.71	-NA-	-11.42	-38.93	1.85	1.85	-13.81	22.43
Asia ex Australia Non-Rental	GBP	931.08	66,241.47	60.28	2.47	-NA-	-3.25	-26.64	14.29	14.29	2.19	-NA-
Asia ex Australia Rental	GBP	913.96	22,248.76	20.25	7.33	-NA-	-3.95	-19.53	-2.57	-2.57	-10.72	-NA-
Australia Non-Rental	GBP	442.03	3,351.92	3.05	15.56	-NA-	-22.59	-63.42	8.89	8.89	-19.52	41.15
Australia Rental	GBP	489.31	18,045.80	16.42	12.64	-NA-	-19.13	-54.16	7.91	7.91	-17.64	28.54
Hong Kong Non-Rental	GBP	1,366.47	38,183.22	34.75	2.93	-NA-	7.35	-16.57	16.00	16.00	25.72	35.40
Hong Kong Rental	GBP	1,027.13	6,964.56	6.34	5.79	-NA-	-1.57	-10.32	1.09	1.09	6.43	20.42
Japan Non-Rental	GBP	628.94	23,280.31	21.19	1.63	-NA-	-13.21	-35.71	10.79	10.79	-21.41	33.29
Japan Rental	GBP	849.41	11,422.46	10.39	6.95	-NA-	-4.90	-18.52	-6.51	-6.51	-20.95	25.62
Europe Non-Rental	GBP	498.66	1,489.19	3.20	2.58	-NA-	-24.55	-50.51	13.05	13.05	13.03	26.91
Europe Rental	GBP	655.42	44,997.38	96.80	7.28	-NA-	-15.19	-38.27	16.05	16.05	-6.61	26.11
UK Non-Rental	GBP	376.05	522.34	1.12	1.30	-NA-	-27.90	-54.32	25.30	25.30	13.95	33.45
UK Rental	GBP	422.15	16,734.32	36.00	7.25	-NA-	-26.41	-50.64	25.10	25.10	-12.77	30.82
North America Non-Rental	GBP	256.85	2,886.01	2.69	10.60	-NA-	-36.08	-75.56	35.89	35.89	-34.36	134.35
North America Rental	GBP	688.80	104,521.09	97.31	6.72	-NA-	-11.10	-31.00	25.84	25.84	-12.82	34.78
United States Non-Rental	GBP	256.85	2,886.01	2.69	10.60	-NA-	-36.08	-75.56	35.89	35.89	-34.36	134.34
United States Rental	GBP	683.96	96,047.76	89.42	6.46	-NA-	-11.37	-31.03	27.24	27.24	-13.88	36.20

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Index Description	Curr	Close Value Apr-09										
Global Non-Rental	JPY	717.87	10,783,728.59	28.04	3.38	-NA-	-17.80	-53.32	17.97	17.97	11.46	35.71
Global Rental	JPY	595.93	27,672,454.23	71.96	7.49	-NA-	-22.00	-53.98	21.07	21.07	-1.22	32.81
Asia Non-Rental	JPY	783.53	10,145,877.64	63.33	3.10	-NA-	-15.17	-50.63	17.41	17.41	12.81	35.79
Asia Rental	JPY	591.52	5,874,461.78	36.67	9.71	-NA-	-21.26	-56.99	4.89	4.89	-3.59	29.37
Asia ex Australia Non-Rental	JPY	822.89	9,657,208.68	60.28	2.47	-NA-	-14.00	-48.33	17.69	17.69	14.30	-NA-
Asia ex Australia Rental	JPY	807.75	3,243,601.24	20.25	7.33	-NA-	-14.62	-43.33	0.33	0.33	-0.13	-NA-
Australia Non-Rental	JPY	390.66	488,668.96	3.05	15.56	-NA-	-31.19	-74.24	12.14	12.14	-9.98	44.93
Australia Rental	JPY	432.45	2,630,860.54	16.42	12.64	-NA-	-28.11	-67.72	11.13	11.13	-7.88	36.22
Hong Kong Non-Rental	JPY	1,207.69	5,566,653.20	34.75	2.93	-NA-	-4.58	-41.24	19.46	19.46	40.63	40.40
Hong Kong Rental	JPY	907.78	1,015,348.79	6.34	5.79	-NA-	-12.50	-36.83	4.10	4.10	19.05	27.95
Japan Non-Rental	JPY	555.86	3,393,988.93	21.19	1.63	-NA-	-22.85	-54.72	14.09	14.09	-12.09	37.20
Japan Rental	JPY	750.71	1,665,256.47	10.39	6.95	-NA-	-15.47	-42.61	-3.72	-3.72	-11.58	26.01
Europe Non-Rental	JPY	440.72	217,105.89	3.20	2.58	-NA-	-32.93	-65.14	16.42	16.42	26.43	34.59
Europe Rental	JPY	579.26	6,560,076.15	96.80	7.28	-NA-	-24.61	-56.52	19.51	19.51	4.47	31.35
UK Non-Rental	JPY	332.36	76,150.49	1.12	1.30	-NA-	-35.91	-67.83	29.03	29.03	27.46	39.53
UK Rental	JPY	373.10	2,439,661.71	36.00	7.25	-NA-	-34.58	-65.24	28.83	28.83	-2.43	37.08
North America Non-Rental	JPY	227.00	420,745.06	2.69	10.60	-NA-	-43.18	-82.79	39.92	39.92	-26.57	120.20
North America Rental	JPY	608.77	15,237,916.30	97.31	6.72	-NA-	-20.98	-51.40	29.59	29.59	-2.48	38.39
United States Non-Rental	JPY	227.00	420,745.06	2.69	10.60	-NA-	-43.18	-82.79	39.92	39.92	-26.57	120.20
United States Rental	JPY	604.49	14,002,605.95	89.42	6.46	-NA-	-21.22	-51.42	31.03	31.03	-3.67	39.46

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Non-Rental	AUD	665.17	149,186.69	50.58	3.38	-NA-	-NA-	-NA-	12.00	12.00	-NA-	-NA-
Global Rental	AUD	552.19	382,832.52	129.78	7.49	-NA-	-NA-	-NA-	14.95	14.95	-NA-	-NA-
Asia Non-Rental	AUD	726.02	140,362.39	114.22	3.10	-NA-	-NA-	-NA-	11.47	11.47	-NA-	-NA-
Asia Rental	AUD	548.10	81,269.81	66.14	9.71	-NA-	-NA-	-NA-	-0.42	-0.42	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	762.48	133,601.94	108.72	2.47	-NA-	-NA-	-NA-	11.73	11.73	-NA-	-NA-
Asia ex Australia Rental	AUD	748.46	44,873.36	36.52	7.33	-NA-	-NA-	-NA-	-4.74	-4.74	-NA-	-NA-
Australia Non-Rental	AUD	361.99	6,760.45	5.50	15.56	-NA-	-NA-	-NA-	6.46	6.46	-NA-	-NA-
Australia Rental	AUD	400.71	36,396.45	29.62	12.64	-NA-	-NA-	-NA-	5.51	5.51	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,119.04	77,011.45	62.67	2.93	-NA-	-NA-	-NA-	13.41	13.41	-NA-	-NA-
Hong Kong Rental	AUD	841.15	14,046.77	11.43	5.79	-NA-	-NA-	-NA-	-1.17	-1.17	-NA-	-NA-
Japan Non-Rental	AUD	515.06	46,953.89	38.21	1.63	-NA-	-NA-	-NA-	8.32	8.32	-NA-	-NA-
Japan Rental	AUD	695.60	23,037.87	18.75	6.95	-NA-	-NA-	-NA-	-8.60	-8.60	-NA-	-NA-
Europe Non-Rental	AUD	408.37	3,003.54	5.78	2.58	-NA-	-NA-	-NA-	10.53	10.53	-NA-	-NA-
Europe Rental	AUD	536.74	90,754.89	174.58	7.28	-NA-	-NA-	-NA-	13.46	13.46	-NA-	-NA-
UK Non-Rental	AUD	307.96	1,053.50	2.03	1.30	-NA-	-NA-	-NA-	22.50	22.50	-NA-	-NA-
UK Rental	AUD	345.71	33,751.32	64.93	7.25	-NA-	-NA-	-NA-	22.31	22.31	-NA-	-NA-
North America Non-Rental	AUD	210.34	5,820.77	4.85	10.60	-NA-	-NA-	-NA-	32.85	32.85	-NA-	-NA-
North America Rental	AUD	564.08	210,807.83	175.51	6.72	-NA-	-NA-	-NA-	23.03	23.03	-NA-	-NA-
United States Non-Rental	AUD	210.34	5,820.77	4.85	10.60	-NA-	-NA-	-NA-	32.85	32.85	-NA-	-NA-
United States Rental	AUD	560.11	193,718.02	161.28	6.46	-NA-	-NA-	-NA-	24.39	24.39	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Non-Rental	EUR	616.01	82,716.36	28.04	0.00	-NA-	-17.03	-43.59	18.45	18.45	6.85	-NA-
Global Rental	EUR	470.57	212,260.96	71.96	0.00	-NA-	-23.24	-46.19	20.83	20.83	-6.95	-NA-
Asia Non-Rental	EUR	678.70	77,823.73	63.33	0.00	-NA-	-14.15	-40.15	17.92	17.92	8.25	-NA-
Asia Rental	EUR	455.07	45,059.93	36.67	0.00	-NA-	-23.13	-50.00	5.08	5.08	-9.21	-NA-
Asia ex Australia Non-Rental	EUR	722.51	74,075.41	60.28	0.00	-NA-	-12.57	-37.11	18.19	18.19	9.64	29.50
Asia ex Australia Rental	EUR	651.17	24,879.97	20.25	0.00	-NA-	-15.48	-33.37	0.21	0.21	-5.66	19.68
Australia Non-Rental	EUR	295.90	3,748.32	3.05	0.00	-NA-	-33.39	-70.43	12.80	12.80	-12.99	-NA-
Australia Rental	EUR	320.80	20,179.96	16.42	0.00	-NA-	-30.61	-62.97	11.78	11.78	-13.75	-NA-
Hong Kong Non-Rental	EUR	1,028.29	42,698.89	34.75	0.00	-NA-	-3.85	-29.30	19.92	19.92	34.95	-NA-
Hong Kong Rental	EUR	743.54	7,788.21	6.34	0.00	-NA-	-12.98	-24.99	4.29	4.29	13.19	-NA-
Japan Non-Rental	EUR	501.09	26,033.52	21.19	0.00	-NA-	-20.94	-44.24	14.76	14.76	-15.73	-NA-
Japan Rental	EUR	612.96	12,773.31	10.39	0.00	-NA-	-15.98	-32.17	-3.83	-3.83	-16.27	-NA-
Europe Non-Rental	EUR	386.40	1,665.31	3.20	0.00	-NA-	-31.80	-57.69	15.57	15.57	20.61	-NA-
Europe Rental	EUR	468.11	50,318.92	96.80	0.00	-NA-	-25.26	-49.03	17.89	17.89	-2.28	-NA-
UK Non-Rental	EUR	288.84	584.11	1.12	0.00	-NA-	-35.16	-61.35	29.79	29.79	23.20	-NA-
UK Rental	EUR	307.45	18,713.37	36.00	0.00	-NA-	-34.85	-58.97	29.35	29.35	-7.87	-NA-
North America Non-Rental	EUR	175.39	3,227.32	2.69	0.00	-NA-	-44.52	-80.62	40.32	40.32	-31.48	-NA-
North America Rental	EUR	480.41	116,882.11	97.31	0.00	-NA-	-22.27	-43.06	29.79	29.79	-7.83	-NA-
United States Non-Rental	EUR	175.39	3,227.32	2.69	0.00	-NA-	-44.52	-80.62	40.32	40.32	-31.48	-NA-
United States Rental	EUR	478.96	107,406.68	89.42	0.00	-NA-	-22.40	-42.98	31.26	31.26	-8.85	-NA-

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Non-Rental	USD	692.02	109,607.45	28.04	0.00	-NA-	-15.62	-51.99	18.22	18.22	1.86	-NA-
Global Rental	USD	528.64	281,267.00	71.96	0.00	-NA-	-21.94	-54.20	20.59	20.59	-11.30	-NA-
Asia Non-Rental	USD	762.45	103,124.23	63.33	0.00	-NA-	-12.69	-49.06	17.69	17.69	3.20	-NA-
Asia Rental	USD	511.23	59,708.92	36.67	0.00	-NA-	-21.82	-57.44	4.87	4.87	-13.45	-NA-
Asia ex Australia Non-Rental	USD	811.66	98,157.33	60.28	0.00	-NA-	-11.08	-46.47	17.96	17.96	4.52	32.43
Asia ex Australia Rental	USD	731.52	32,968.45	20.25	0.00	-NA-	-14.04	-43.29	0.01	0.01	-10.07	22.20
Australia Non-Rental	USD	332.41	4,966.91	3.05	0.00	-NA-	-32.26	-74.84	12.57	12.57	-17.05	-NA-
Australia Rental	USD	360.39	26,740.46	16.42	0.00	-NA-	-29.42	-68.48	11.56	11.56	-17.78	-NA-
Hong Kong Non-Rental	USD	1,155.17	56,580.30	34.75	0.00	-NA-	-2.22	-39.82	19.68	19.68	28.65	-NA-
Hong Kong Rental	USD	835.29	10,320.16	6.34	0.00	-NA-	-11.49	-36.16	4.09	4.09	7.90	-NA-
Japan Non-Rental	USD	562.92	34,497.02	21.19	0.00	-NA-	-19.59	-52.55	14.54	14.54	-19.67	-NA-
Japan Rental	USD	688.60	16,925.92	10.39	0.00	-NA-	-14.55	-42.27	-4.02	-4.02	-20.19	-NA-
Europe Non-Rental	USD	434.08	2,206.70	3.20	0.00	-NA-	-30.64	-63.99	15.35	15.35	14.97	-NA-
Europe Rental	USD	525.87	66,677.60	96.80	0.00	-NA-	-23.99	-56.62	17.65	17.65	-6.85	-NA-
UK Non-Rental	USD	324.48	774.01	1.12	0.00	-NA-	-34.06	-67.10	29.54	29.54	17.44	-NA-
UK Rental	USD	345.38	24,797.09	36.00	0.00	-NA-	-33.74	-65.08	29.09	29.09	-12.18	-NA-
North America Non-Rental	USD	197.03	4,276.52	2.69	0.00	-NA-	-43.57	-83.51	40.05	40.05	-34.68	-NA-
North America Rental	USD	539.69	154,880.48	97.31	0.00	-NA-	-20.94	-51.54	29.54	29.54	-12.13	-NA-
United States Non-Rental	USD	197.03	4,276.52	2.69	0.00	-NA-	-43.57	-83.51	40.05	40.05	-34.68	-NA-
United States Rental	USD	538.06	142,324.60	89.42	0.00	-NA-	-21.08	-51.47	31.00	31.00	-13.11	-NA-

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Non-Rental	GBP	752.64	73,968.59	28.04	0.00	-NA-	-9.67	-35.83	14.35	14.35	-1.17	-NA-
Global Rental	GBP	574.94	189,813.04	71.96	0.00	-NA-	-16.44	-38.79	16.65	16.65	-13.94	-NA-
Asia Non-Rental	GBP	829.23	69,593.39	63.33	0.00	-NA-	-6.54	-31.92	13.84	13.84	0.13	-NA-
Asia Rental	GBP	556.01	40,294.56	36.67	0.00	-NA-	-16.31	-43.12	1.44	1.44	-16.02	-NA-
Asia ex Australia Non-Rental	GBP	882.76	66,241.47	60.28	0.00	-NA-	-4.82	-28.45	14.10	14.10	1.41	30.55
Asia ex Australia Rental	GBP	795.59	22,248.76	20.25	0.00	-NA-	-7.98	-24.20	-3.26	-3.26	-12.74	21.12
Australia Non-Rental	GBP	361.53	3,351.92	3.05	0.00	-NA-	-27.49	-66.37	8.89	8.89	-19.52	-NA-
Australia Rental	GBP	391.95	18,045.80	16.42	0.00	-NA-	-24.45	-57.87	7.91	7.91	-20.23	-NA-
Hong Kong Non-Rental	GBP	1,256.35	38,183.22	34.75	0.00	-NA-	4.67	-19.57	15.77	15.77	24.82	-NA-
Hong Kong Rental	GBP	908.45	6,964.56	6.34	0.00	-NA-	-5.26	-14.67	0.68	0.68	4.69	-NA-
Japan Non-Rental	GBP	612.22	23,280.31	21.19	0.00	-NA-	-13.92	-36.58	10.79	10.79	-22.06	-NA-
Japan Rental	GBP	748.92	11,422.46	10.39	0.00	-NA-	-8.53	-22.84	-7.16	-7.16	-22.56	-NA-
Europe Non-Rental	GBP	472.10	1,489.19	3.20	0.00	-NA-	-25.75	-51.86	11.57	11.57	11.55	-NA-
Europe Rental	GBP	571.94	44,997.38	96.80	0.00	-NA-	-18.63	-42.02	13.81	13.81	-9.62	-NA-
UK Non-Rental	GBP	352.90	522.34	1.12	0.00	-NA-	-29.41	-56.03	25.30	25.30	13.95	-NA-
UK Rental	GBP	375.64	16,734.32	36.00	0.00	-NA-	-29.07	-53.32	24.87	24.87	-14.79	-NA-
North America Non-Rental	GBP	214.29	2,886.01	2.69	0.00	-NA-	-39.60	-77.96	35.46	35.46	-36.62	-NA-
North America Rental	GBP	586.96	104,521.09	97.31	0.00	-NA-	-15.37	-35.23	25.30	25.30	-14.75	-NA-
United States Non-Rental	GBP	214.29	2,886.01	2.69	0.00	-NA-	-39.60	-77.96	35.46	35.46	-36.62	-NA-
United States Rental	GBP	585.19	96,047.76	89.42	0.00	-NA-	-15.52	-35.14	26.72	26.72	-15.69	-NA-

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Non-Rental	JPY	665.18	10,783,728.59	28.04	0.00	-NA-	-19.71	-54.80	17.76	17.76	10.55	-NA-
Global Rental	JPY	508.13	27,672,454.23	71.96	0.00	-NA-	-25.72	-56.89	20.12	20.12	-3.73	-NA-
Asia Non-Rental	JPY	732.88	10,145,877.64	63.33	0.00	-NA-	-16.92	-52.05	17.23	17.23	12.00	-NA-
Asia Rental	JPY	491.40	5,874,461.78	36.67	0.00	-NA-	-25.61	-59.94	4.46	4.46	-6.06	-NA-
Asia ex Australia Non-Rental	JPY	780.18	9,657,208.68	60.28	0.00	-NA-	-15.39	-49.61	17.50	17.50	13.44	35.82
Asia ex Australia Rental	JPY	703.15	3,243,601.24	20.25	0.00	-NA-	-18.20	-46.61	-0.38	-0.38	-2.39	25.22
Australia Non-Rental	JPY	319.52	488,668.96	3.05	0.00	-NA-	-35.54	-76.31	12.14	12.14	-9.97	-NA-
Australia Rental	JPY	346.41	2,630,860.54	16.42	0.00	-NA-	-32.84	-70.33	11.13	11.13	-10.76	-NA-
Hong Kong Non-Rental	JPY	1,110.37	5,566,653.20	34.75	0.00	-NA-	-6.96	-43.35	19.22	19.22	39.63	-NA-
Hong Kong Rental	JPY	802.89	1,015,348.79	6.34	0.00	-NA-	-15.78	-39.90	3.68	3.68	17.11	-NA-
Japan Non-Rental	JPY	541.08	3,393,988.93	21.19	0.00	-NA-	-23.49	-55.33	14.09	14.09	-12.81	-NA-
Japan Rental	JPY	661.89	1,665,256.47	10.39	0.00	-NA-	-18.69	-45.66	-4.39	-4.39	-13.38	-NA-
Europe Non-Rental	JPY	417.24	217,105.89	3.20	0.00	-NA-	-34.00	-66.10	14.89	14.89	24.78	-NA-
Europe Rental	JPY	505.48	6,560,076.15	96.80	0.00	-NA-	-27.67	-59.16	17.20	17.20	1.10	-NA-
UK Non-Rental	JPY	311.89	76,150.49	1.12	0.00	-NA-	-37.26	-69.03	29.03	29.03	27.46	-NA-
UK Rental	JPY	331.99	2,439,661.71	36.00	0.00	-NA-	-36.95	-67.12	28.59	28.59	-4.68	-NA-
North America Non-Rental	JPY	189.39	420,745.06	2.69	0.00	-NA-	-46.31	-84.48	39.50	39.50	-29.10	-NA-
North America Rental	JPY	518.76	15,237,916.30	97.31	0.00	-NA-	-24.77	-54.38	29.03	29.03	-4.63	-NA-
United States Non-Rental	JPY	189.39	420,745.06	2.69	0.00	-NA-	-46.31	-84.48	39.50	39.50	-29.10	-NA-
United States Rental	JPY	517.19	14,002,605.95	89.42	0.00	-NA-	-24.91	-54.31	30.49	30.49	-5.70	-NA-

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Non-Rental	AUD	616.35	149,186.69	50.58	0.00	-NA-	-NA-	-NA-	11.80	11.80	-NA-	-NA-
Global Rental	AUD	470.83	382,832.52	129.78	0.00	-NA-	-NA-	-NA-	14.04	14.04	-NA-	-NA-
Asia Non-Rental	AUD	679.08	140,362.39	114.22	0.00	-NA-	-NA-	-NA-	11.30	11.30	-NA-	-NA-
Asia Rental	AUD	455.33	81,269.81	66.14	0.00	-NA-	-NA-	-NA-	-0.82	-0.82	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	722.91	133,601.94	108.72	0.00	-NA-	-NA-	-NA-	11.56	11.56	-NA-	-NA-
Asia ex Australia Rental	AUD	651.53	44,873.36	36.52	0.00	-NA-	-NA-	-NA-	-5.42	-5.42	-NA-	-NA-
Australia Non-Rental	AUD	296.06	6,760.45	5.50	0.00	-NA-	-NA-	-NA-	6.46	6.46	-NA-	-NA-
Australia Rental	AUD	320.98	36,396.45	29.62	0.00	-NA-	-NA-	-NA-	5.50	5.50	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,028.86	77,011.45	62.67	0.00	-NA-	-NA-	-NA-	13.18	13.18	-NA-	-NA-
Hong Kong Rental	AUD	743.95	14,046.77	11.43	0.00	-NA-	-NA-	-NA-	-1.57	-1.57	-NA-	-NA-
Japan Non-Rental	AUD	501.37	46,953.89	38.21	0.00	-NA-	-NA-	-NA-	8.32	8.32	-NA-	-NA-
Japan Rental	AUD	613.31	23,037.87	18.75	0.00	-NA-	-NA-	-NA-	-9.23	-9.23	-NA-	-NA-
Europe Non-Rental	AUD	386.62	3,003.54	5.78	0.00	-NA-	-NA-	-NA-	9.08	9.08	-NA-	-NA-
Europe Rental	AUD	468.37	90,754.89	174.58	0.00	-NA-	-NA-	-NA-	11.27	11.27	-NA-	-NA-
UK Non-Rental	AUD	289.00	1,053.50	2.03	0.00	-NA-	-NA-	-NA-	22.50	22.50	-NA-	-NA-
UK Rental	AUD	307.62	33,751.32	64.93	0.00	-NA-	-NA-	-NA-	22.08	22.08	-NA-	-NA-
North America Non-Rental	AUD	175.48	5,820.77	4.85	0.00	-NA-	-NA-	-NA-	32.44	32.44	-NA-	-NA-
North America Rental	AUD	480.68	210,807.83	175.51	0.00	-NA-	-NA-	-NA-	22.50	22.50	-NA-	-NA-
United States Non-Rental	AUD	175.48	5,820.77	4.85	0.00	-NA-	-NA-	-NA-	32.44	32.44	-NA-	-NA-
United States Rental	AUD	479.23	193,718.02	161.28	0.00	-NA-	-NA-	-NA-	23.89	23.89	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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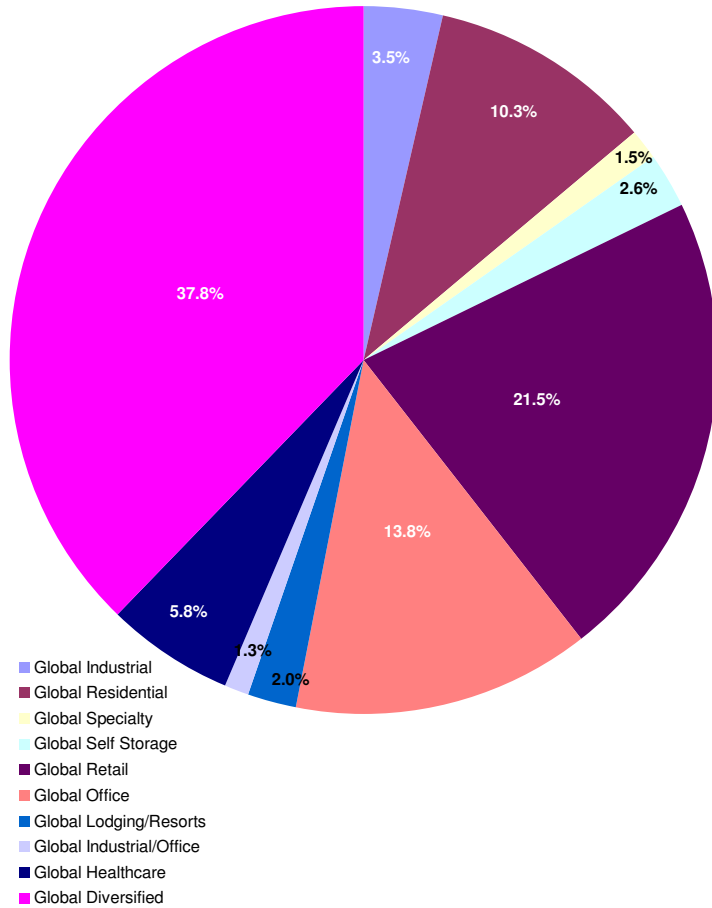
Section 8

Sector Developed Index Series

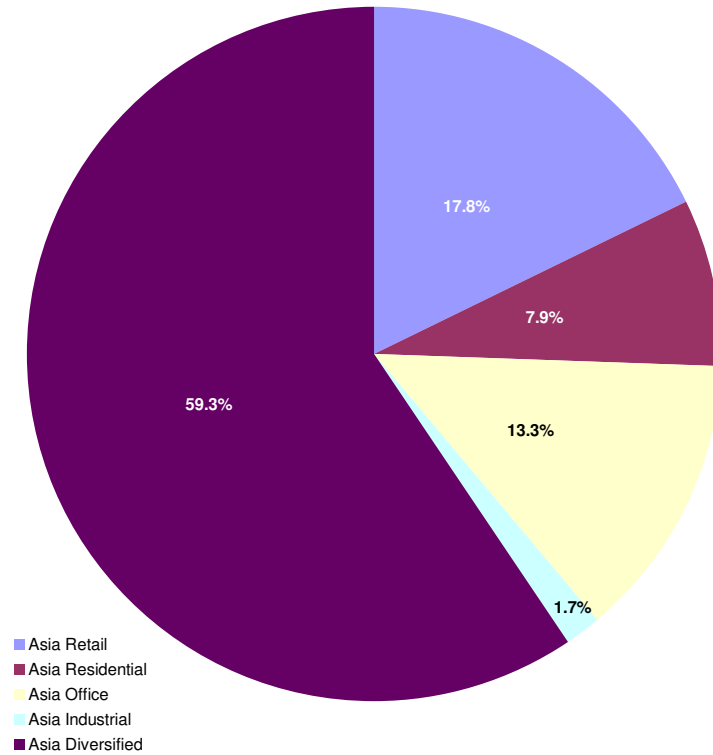
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Graph 30: Sector Breakdown - Global Developed



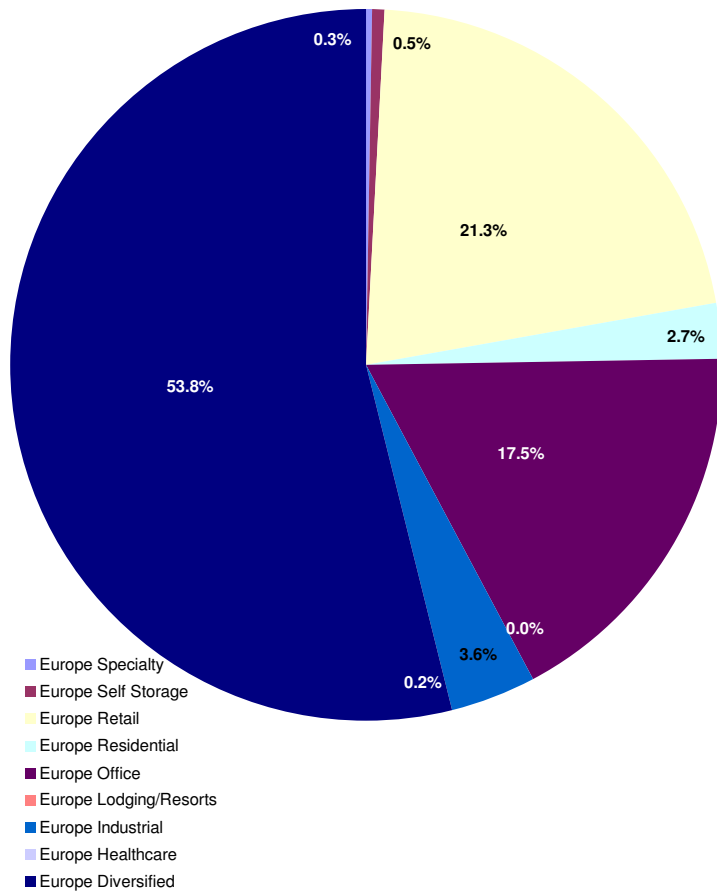
Graph 31: Sector Breakdown - Asia Developed



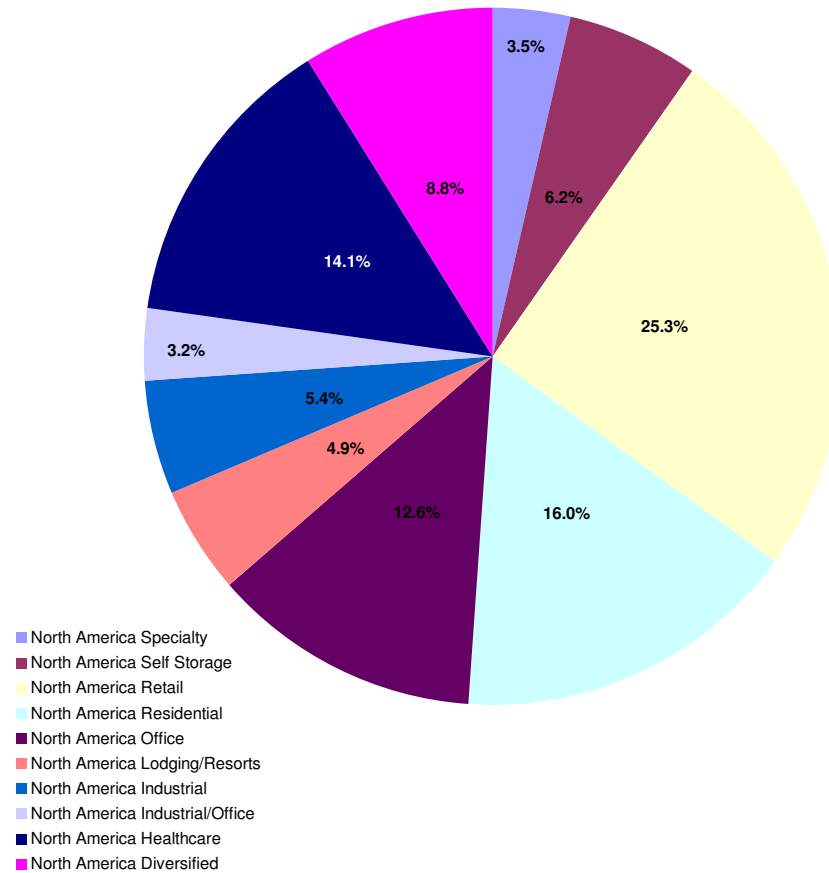
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Graph 32: Sector Breakdown - Europe Developed



Graph 33: Sector Breakdown - North America Developed



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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Industrial	EUR	262.02	10,381.22	3.52	13.03	-NA-	-36.45	-73.17	35.93	35.93	-20.19	47.70
Global Residential	EUR	706.17	30,278.93	10.26	6.07	-NA-	-13.91	-28.21	19.28	19.28	5.09	27.10
Global Specialty	EUR	807.55	4,350.77	1.47	3.76	-NA-	-7.08	-28.09	15.00	15.00	0.17	28.06
Global Self Storage	EUR	809.73	7,683.25	2.60	4.27	-NA-	-8.04	-18.49	22.95	22.95	-12.40	30.62
Global Retail	EUR	522.00	63,392.54	21.49	7.35	-NA-	-20.16	-45.54	23.49	23.49	-1.81	28.36
Global Office	EUR	617.79	40,643.29	13.78	7.19	-NA-	-16.63	-38.79	14.18	14.18	-6.65	23.09
Global Lodging/Resorts	EUR	353.70	5,929.67	2.01	2.02	-NA-	-30.43	-54.85	65.24	65.24	6.82	52.67
Global Industrial/Office	EUR	506.25	3,885.92	1.32	8.30	-NA-	-20.41	-26.82	39.86	39.86	7.02	40.72
Global Healthcare	EUR	905.91	17,028.58	5.77	8.21	-NA-	-3.03	-20.14	18.09	18.09	-10.31	32.47
Global Diversified	EUR	599.01	111,403.16	37.77	5.02	-NA-	-18.20	-43.83	19.76	19.76	2.71	25.73
Asia Retail	EUR	580.34	21,881.29	17.81	8.56	-NA-	-15.68	-39.30	8.20	8.20	-1.24	21.42
Asia Residential	EUR	1,805.03	9,691.42	7.89	1.56	-NA-	12.93	-13.82	15.85	15.85	40.92	44.08
Asia Office	EUR	689.15	16,377.47	13.33	7.61	-NA-	-13.65	-35.23	-0.19	-0.19	-13.31	20.73
Asia Industrial	EUR	235.73	2,043.70	1.66	28.61	-NA-	-39.37	-78.65	17.91	17.91	-13.05	44.89
Asia Diversified	EUR	645.51	72,889.79	59.32	4.02	-NA-	-15.50	-43.17	17.79	17.79	5.17	28.40
Asia ex Australia Diversified	EUR	716.56	66,579.78	54.18	3.01	-NA-	-12.83	-37.57	18.50	18.50	8.18	-NA-
Asia ex Australia Industrial	EUR	795.98	1,473.46	1.20	12.26	-NA-	-11.64	-40.30	16.83	16.83	11.32	-NA-
Asia ex Australia Office	EUR	717.10	14,631.07	11.91	6.24	-NA-	-13.09	-30.22	-0.76	-0.76	-12.16	-NA-
Asia ex Australia Residential	EUR	1,791.71	9,691.42	7.89	1.56	-NA-	12.65	-13.82	15.85	15.85	40.92	-NA-
Asia ex Australia Retail	EUR	725.97	6,579.66	5.35	6.12	-NA-	-11.79	-25.87	-1.52	-1.52	4.20	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Europe Specialty	EUR	201.37	135.54	0.26	0.85	-NA-	-42.48	-70.42	47.98	47.98	-27.92	72.04
Europe Self Storage	EUR	739.88	264.47	0.51	2.00	-NA-	-18.09	-37.54	49.93	49.93	24.53	45.84
Europe Retail	EUR	584.82	11,084.99	21.32	6.30	-NA-	-20.84	-48.45	17.35	17.35	1.19	25.92
Europe Residential	EUR	278.36	1,409.86	2.71	4.17	-NA-	-38.48	-51.12	24.56	24.56	37.69	45.83
Europe Office	EUR	672.88	9,119.93	17.54	6.55	-NA-	-15.27	-32.89	16.92	16.92	5.78	22.16
Europe Industrial	EUR	218.76	1,896.21	3.65	10.03	-NA-	-40.85	-71.13	55.52	55.52	-33.61	49.50
Europe Healthcare	EUR	536.87	97.94	0.19	6.41	-NA-	-18.45	-17.38	16.42	16.42	0.51	34.61
Europe Diversified	EUR	526.69	27,975.29	53.81	7.68	-NA-	-22.90	-46.95	19.94	19.94	1.30	24.67
Eurozone Retail	EUR	879.03	6,871.77	13.22	7.02	-NA-	-9.69	-38.98	16.51	16.51	2.92	24.23
Eurozone Residential	EUR	277.93	1,214.10	2.34	4.25	-NA-	-39.06	-49.95	19.38	19.38	37.52	44.56
Eurozone Office	EUR	807.24	3,338.54	6.42	8.03	-NA-	-10.90	-29.43	13.92	13.92	-0.03	23.43
Eurozone Industrial	EUR	348.39	297.68	0.57	17.11	-NA-	-30.32	-62.11	16.18	16.18	-18.28	40.58
Eurozone Diversified	EUR	646.63	15,095.38	29.04	7.60	-NA-	-18.12	-44.52	14.19	14.19	4.38	24.33
UK Specialty	EUR	201.37	135.54	0.26	0.85	-NA-	-42.48	-70.42	47.98	47.98	-27.92	72.04
UK Self Storage	EUR	739.88	264.47	0.51	2.00	-NA-	-18.09	-37.54	49.93	49.93	24.53	45.84
UK Retail	EUR	338.61	4,213.22	8.10	5.13	-NA-	-33.62	-61.25	18.83	18.83	-4.32	34.50
UK Residential	EUR	263.03	195.76	0.38	3.66	-NA-	-36.19	-57.37	70.53	70.53	38.56	69.12
UK Industrial	EUR	190.78	1,598.53	3.08	8.72	-NA-	-43.51	-73.48	66.00	66.00	-38.05	56.04
UK Healthcare	EUR	536.87	97.94	0.19	6.41	-NA-	-18.45	-17.38	16.42	16.42	0.51	34.61
UK Diversified	EUR	371.92	10,969.45	21.10	8.18	-NA-	-30.81	-53.02	28.77	28.77	-4.10	30.86
UK Office	EUR	392.56	1,822.58	3.51	5.03	-NA-	-28.26	-49.66	30.48	30.48	19.09	33.52

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
North America Specialty	EUR	909.91	4,215.23	3.51	3.85	-NA-	-3.02	-24.35	14.18	14.18	1.53	27.70
North America Self Storage	EUR	813.94	7,418.78	6.18	4.35	-NA-	-7.58	-17.64	22.17	22.17	-13.31	30.97
North America Retail	EUR	470.25	30,426.26	25.33	6.86	-NA-	-22.34	-47.86	40.82	40.82	-2.85	40.81
North America Residential	EUR	626.05	19,177.65	15.97	8.49	-NA-	-16.90	-32.08	20.69	20.69	-7.75	30.63
North America Office	EUR	521.45	15,145.89	12.61	7.12	-NA-	-20.83	-44.82	33.07	33.07	-5.66	37.05
North America Lodging/Resorts	EUR	359.24	5,929.67	4.94	2.02	-NA-	-30.06	-54.02	65.24	65.24	6.81	52.66
North America Industrial	EUR	295.91	6,441.31	5.36	8.97	-NA-	-33.13	-70.12	36.82	36.82	-17.86	62.21
North America Industrial/Office	EUR	506.25	3,885.92	3.24	8.30	-NA-	-20.41	-26.82	39.86	39.86	7.02	40.72
North America Healthcare	EUR	922.78	16,930.64	14.10	8.22	-NA-	-2.43	-20.16	18.10	18.10	-10.37	32.78
North America Diversified	EUR	542.99	10,538.08	8.77	4.85	-NA-	-20.14	-39.62	34.93	34.93	-8.39	35.64
United States Specialty	EUR	909.91	4,215.23	3.51	3.85	-NA-	-3.02	-24.35	14.18	14.18	1.53	27.70
United States Self Storage	EUR	813.94	7,418.78	6.18	4.35	-NA-	-7.58	-17.64	22.17	22.17	-13.31	30.97
United States Retail	EUR	456.68	27,579.78	22.96	6.41	-NA-	-23.15	-49.14	43.91	43.91	-4.31	43.21
United States Residential	EUR	606.26	17,552.57	14.61	8.57	-NA-	-17.80	-32.72	21.91	21.91	-8.93	32.16
United States Office	EUR	543.21	13,232.14	11.02	7.01	-NA-	-19.83	-43.63	34.21	34.21	-7.35	37.92
United States Lodging/Resorts	EUR	349.71	5,755.17	4.79	1.47	-NA-	-30.70	-54.02	66.93	66.93	6.59	53.55
United States Industrial	EUR	295.57	6,441.31	5.36	8.97	-NA-	-33.11	-70.12	36.83	36.83	-17.86	62.25
United States Industrial/Office	EUR	506.25	3,885.92	3.24	8.30	-NA-	-20.41	-26.82	39.86	39.86	7.02	40.72
United States Healthcare	EUR	983.57	16,444.41	13.69	7.95	-NA-	-0.42	-18.63	18.08	18.08	-10.49	33.55
United States Diversified	EUR	509.84	8,108.69	6.75	3.70	-NA-	-21.97	-40.20	43.62	43.62	-12.65	41.68

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Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Industrial	USD	294.35	13,756.15	3.52	13.03	-NA-	-35.37	-77.17	35.67	35.67	-23.93	52.96
Global Residential	USD	793.30	40,122.61	10.26	6.07	-NA-	-12.44	-38.91	19.04	19.04	0.17	29.92
Global Specialty	USD	907.31	5,765.21	1.47	3.76	-NA-	-5.49	-38.79	14.77	14.77	-4.52	32.11
Global Self Storage	USD	909.77	10,181.07	2.60	4.27	-NA-	-6.47	-30.62	22.71	22.71	-16.49	32.80
Global Retail	USD	586.46	84,001.45	21.49	7.35	-NA-	-18.79	-53.65	23.25	23.25	-6.40	31.57
Global Office	USD	694.01	53,856.43	13.78	7.19	-NA-	-15.21	-47.91	13.95	13.95	-11.02	26.97
Global Lodging/Resorts	USD	397.44	7,857.40	2.01	2.02	-NA-	-29.24	-61.57	64.91	64.91	1.83	54.85
Global Industrial/Office	USD	568.57	5,149.23	1.32	8.30	-NA-	-19.06	-37.73	39.59	39.59	1.99	43.78
Global Healthcare	USD	1,017.52	22,564.57	5.77	8.21	-NA-	-1.38	-32.04	17.86	17.86	-14.50	35.96
Global Diversified	USD	672.94	147,620.33	37.77	5.02	-NA-	-16.80	-52.19	19.53	19.53	-2.09	29.53
Asia Retail	USD	652.02	28,994.89	17.81	8.56	-NA-	-14.24	-48.34	7.99	7.99	-5.86	22.95
Asia Residential	USD	2,027.89	12,842.10	7.89	1.56	-NA-	14.86	-26.64	15.62	15.62	34.33	47.22
Asia Office	USD	774.37	21,701.79	13.33	7.61	-NA-	-12.17	-44.87	-0.39	-0.39	-17.35	24.19
Asia Industrial	USD	264.92	2,708.10	1.66	28.61	-NA-	-38.33	-81.83	17.67	17.67	-17.13	46.81
Asia Diversified	USD	725.21	96,586.27	59.32	4.02	-NA-	-14.06	-51.63	17.56	17.56	0.26	32.03
Asia ex Australia Diversified	USD	805.00	88,224.86	54.18	3.01	-NA-	-11.35	-46.86	18.27	18.27	3.13	-NA-
Asia ex Australia Industrial	USD	894.26	1,952.48	1.20	12.26	-NA-	-10.14	-49.20	16.60	16.60	6.09	-NA-
Asia ex Australia Office	USD	805.73	19,387.63	11.91	6.24	-NA-	-11.61	-40.60	-0.95	-0.95	-16.26	-NA-
Asia ex Australia Residential	USD	2,012.93	12,842.10	7.89	1.56	-NA-	14.58	-26.64	15.62	15.62	34.33	-NA-
Asia ex Australia Retail	USD	815.45	8,718.71	5.35	6.12	-NA-	-10.29	-36.92	-1.71	-1.71	-0.68	-NA-

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Index Description	Curr	Close Value Apr-09										
Europe Specialty	USD	226.23	179.60	0.26	0.85	-NA-	-41.50	-74.82	47.69	47.69	-31.29	77.05
Europe Self Storage	USD	831.15	350.45	0.51	2.00	-NA-	-16.69	-46.84	49.63	49.63	18.71	47.64
Europe Retail	USD	656.97	14,688.72	21.32	6.30	-NA-	-19.49	-56.13	17.12	17.12	-3.54	28.53
Europe Residential	USD	312.76	1,868.21	2.71	4.17	-NA-	-37.43	-58.39	24.32	24.32	31.25	51.99
Europe Office	USD	755.71	12,084.82	17.54	6.55	-NA-	-13.84	-42.90	16.69	16.69	0.83	26.41
Europe Industrial	USD	245.70	2,512.67	3.65	10.03	-NA-	-39.84	-75.44	55.21	55.21	-36.72	52.25
Europe Healthcare	USD	603.02	129.77	0.19	6.41	-NA-	-17.07	-29.69	16.19	16.19	-4.18	31.03
Europe Diversified	USD	591.63	37,070.06	53.81	7.68	-NA-	-21.59	-54.85	19.70	19.70	-3.44	28.35
Eurozone Retail	USD	987.51	9,105.79	13.22	7.02	-NA-	-8.15	-48.07	16.27	16.27	-1.89	28.24
Eurozone Residential	USD	312.26	1,608.80	2.34	4.25	-NA-	-38.02	-57.40	19.14	19.14	31.09	50.70
Eurozone Office	USD	906.13	4,423.90	6.42	8.03	-NA-	-9.41	-39.98	13.68	13.68	-4.71	26.92
Eurozone Industrial	USD	390.97	394.46	0.57	17.11	-NA-	-29.16	-67.79	15.95	15.95	-22.13	47.21
Eurozone Diversified	USD	726.31	20,002.88	29.04	7.60	-NA-	-16.73	-52.79	13.95	13.95	-0.52	29.36
UK Specialty	USD	226.23	179.60	0.26	0.85	-NA-	-41.50	-74.82	47.69	47.69	-31.29	77.05
UK Self Storage	USD	831.15	350.45	0.51	2.00	-NA-	-16.69	-46.84	49.63	49.63	18.71	47.99
UK Retail	USD	380.36	5,582.93	8.10	5.13	-NA-	-32.50	-67.02	18.60	18.60	-8.80	36.16
UK Residential	USD	295.63	259.41	0.38	3.66	-NA-	-35.10	-63.69	70.21	70.21	32.16	73.70
UK Industrial	USD	214.31	2,118.21	3.08	8.72	-NA-	-42.55	-77.43	65.66	65.66	-40.95	58.12
UK Healthcare	USD	603.02	129.77	0.19	6.41	-NA-	-17.07	-29.69	16.19	16.19	-4.18	31.65
UK Diversified	USD	417.87	14,535.63	21.10	8.18	-NA-	-29.63	-60.01	28.52	28.52	-8.58	32.06
UK Office	USD	415.23	2,415.09	3.51	5.03	-NA-	-28.47	-58.30	30.22	30.22	13.34	36.40

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
North America Specialty	USD	1,022.32	5,585.61	3.51	3.85	-NA-	-1.36	-35.61	13.95	13.95	-3.22	31.22
North America Self Storage	USD	914.50	9,830.62	6.18	4.35	-NA-	-6.01	-29.90	21.93	21.93	-17.37	33.08
North America Retail	USD	528.34	40,317.84	25.33	6.86	-NA-	-21.01	-55.62	40.56	40.56	-7.39	43.75
North America Residential	USD	703.27	25,412.30	15.97	8.49	-NA-	-15.49	-42.19	20.45	20.45	-12.07	32.31
North America Office	USD	585.70	20,069.82	12.61	7.12	-NA-	-19.49	-53.05	32.81	32.81	-10.09	39.64
North America Lodging/Resorts	USD	403.68	7,857.40	4.94	2.02	-NA-	-28.86	-60.85	64.92	64.92	1.84	54.64
North America Industrial	USD	332.39	8,535.38	5.36	8.97	-NA-	-31.99	-74.57	36.57	36.57	-21.71	69.87
North America Industrial/Office	USD	568.57	5,149.23	3.24	8.3	-NA-	-19.06	-37.73	39.59	39.59	1.99	43.15
North America Healthcare	USD	1,036.48	22,434.79	14.10	8.22	-NA-	-0.77	-32.05	17.87	17.87	-14.56	36.35
North America Diversified	USD	610.07	13,964.00	8.77	4.85	-NA-	-18.77	-48.60	34.67	34.67	-12.67	37.63
United States Specialty	USD	1,022.32	5,585.61	3.51	3.85	-NA-	-1.36	-35.61	13.95	13.95	-3.22	31.70
United States Self Storage	USD	914.50	9,830.62	6.18	4.35	-NA-	-6.01	-29.90	21.93	21.93	-17.37	33.08
United States Retail	USD	513.10	36,545.96	22.96	6.41	-NA-	-21.83	-56.71	43.65	43.65	-8.77	46.84
United States Residential	USD	681.03	23,258.92	14.61	8.57	-NA-	-16.40	-42.75	21.67	21.67	-13.20	34.42
United States Office	USD	610.12	17,533.91	11.02	7.01	-NA-	-18.47	-52.03	33.95	33.95	-11.71	40.64
United States Lodging/Resorts	USD	392.96	7,626.17	4.79	1.47	-NA-	-29.51	-60.86	66.60	66.60	1.62	55.68
United States Industrial	USD	332.01	8,535.38	5.36	8.97	-NA-	-31.97	-74.57	36.57	36.57	-21.71	70.15
United States Industrial/Office	USD	568.57	5,149.23	3.24	8.3	-NA-	-19.06	-37.73	39.59	39.59	1.99	43.78
United States Healthcare	USD	1,104.75	21,790.49	13.69	7.95	-NA-	1.27	-30.75	17.85	17.85	-14.67	37.08
United States Diversified	USD	572.85	10,744.83	6.75	3.7	-NA-	-20.64	-49.10	43.34	43.34	-16.73	43.44

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Industrial	GBP	320.13	9,283.34	3.52	13.03	-NA-	-30.81	-69.48	31.23	31.23	-26.19	51.44
Global Residential	GBP	862.79	27,076.75	10.26	6.07	-NA-	-6.27	-18.34	15.15	15.15	-2.81	27.45
Global Specialty	GBP	986.78	3,890.65	1.47	3.76	-NA-	1.17	-18.19	11.02	11.02	-7.36	29.28
Global Self Storage	GBP	989.45	6,870.70	2.60	4.27	-NA-	0.12	-7.27	18.70	18.70	-18.98	32.98
Global Retail	GBP	637.83	56,688.38	21.49	7.35	-NA-	-13.07	-38.05	19.22	19.22	-9.18	28.43
Global Office	GBP	754.80	36,345.01	13.78	7.19	-NA-	-9.24	-30.37	10.23	10.23	-13.66	25.10
Global Lodging/Resorts	GBP	432.26	5,302.57	2.01	2.02	-NA-	-24.26	-48.63	59.52	59.52	-1.19	51.70
Global Industrial/Office	GBP	618.37	3,474.96	1.32	8.3	-NA-	-13.36	-16.77	35.02	35.02	-1.04	41.60
Global Healthcare	GBP	1,106.64	15,227.70	5.77	8.21	-NA-	5.57	-9.17	14.00	14.00	-17.05	36.43
Global Diversified	GBP	731.88	99,621.58	37.77	5.02	-NA-	-10.94	-36.10	15.62	15.62	-5.00	26.84
Asia Retail	GBP	709.13	19,567.20	17.81	8.56	-NA-	-8.20	-30.96	4.46	4.46	-8.66	19.84
Asia Residential	GBP	2,205.51	8,666.49	7.89	1.56	-NA-	22.95	-1.95	11.84	11.84	30.34	45.86
Asia Office	GBP	842.20	14,645.45	13.33	7.61	-NA-	-5.98	-26.32	-3.65	-3.65	-19.81	23.48
Asia Industrial	GBP	288.12	1,827.56	1.66	28.61	-NA-	-33.99	-75.72	13.82	13.82	-19.59	44.16
Asia Diversified	GBP	788.73	65,181.24	59.32	4.02	-NA-	-8.01	-35.35	13.71	13.71	-2.72	29.70
Asia ex Australia Diversified	GBP	875.51	59,538.55	54.18	3.01	-NA-	-5.10	-28.98	14.40	14.40	0.06	-NA-
Asia ex Australia Industrial	GBP	972.58	1,317.63	1.20	12.26	-NA-	-3.81	-32.10	12.78	12.78	2.94	-NA-
Asia ex Australia Office	GBP	876.31	13,083.74	11.91	6.24	-NA-	-5.38	-20.61	-4.19	-4.19	-18.75	-NA-
Asia ex Australia Residential	GBP	2,189.24	8,666.49	7.89	1.56	-NA-	22.65	-1.95	11.84	11.84	30.34	-NA-
Asia ex Australia Retail	GBP	886.88	5,883.82	5.35	6.12	-NA-	-3.97	-15.69	-4.93	-4.93	-3.63	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Europe Specialty	GBP	246.04	121.20	0.26	0.85	-NA-	-37.38	-66.35	42.86	42.86	-33.33	75.74
Europe Self Storage	GBP	903.95	236.50	0.51	2	-NA-	-10.82	-28.94	44.74	44.74	15.18	45.23
Europe Retail	GBP	714.51	9,912.68	21.32	6.3	-NA-	-13.82	-41.36	13.29	13.29	-6.41	25.84
Europe Residential	GBP	340.15	1,260.76	2.71	4.17	-NA-	-33.02	-44.39	20.25	20.25	27.35	52.52
Europe Office	GBP	821.90	8,155.44	17.54	6.55	-NA-	-7.77	-23.68	12.87	12.87	-2.17	24.66
Europe Industrial	GBP	267.22	1,695.68	3.65	10.03	-NA-	-35.60	-67.17	50.13	50.13	-38.60	49.27
Europe Healthcare	GBP	655.84	87.58	0.19	6.41	-NA-	-11.23	-6.02	12.39	12.39	-7.03	32.79
Europe Diversified	GBP	643.45	25,016.73	53.81	7.68	-NA-	-16.06	-39.66	15.78	15.78	-6.31	25.68
Eurozone Retail	GBP	1,074.01	6,145.04	13.22	7.02	-NA-	-1.68	-30.58	12.47	12.47	-4.81	26.59
Eurozone Residential	GBP	339.61	1,085.70	2.34	4.25	-NA-	-33.66	-43.06	15.25	15.25	27.19	51.33
Eurozone Office	GBP	985.50	2,985.47	6.42	8.03	-NA-	-3.03	-19.78	9.96	9.96	-7.55	26.03
Eurozone Industrial	GBP	425.22	266.20	0.57	17.11	-NA-	-24.17	-56.95	12.16	12.16	-24.44	47.64
Eurozone Diversified	GBP	789.92	13,498.95	29.04	7.6	-NA-	-10.86	-36.90	10.22	10.22	-3.48	27.29
UK Specialty	GBP	246.04	121.20	0.26	0.85	-NA-	-37.38	-66.35	42.86	42.86	-33.33	75.74
UK Self Storage	GBP	903.95	236.50	0.51	2	-NA-	-10.82	-28.94	44.74	44.74	15.18	45.23
UK Retail	GBP	413.68	3,767.64	8.10	5.13	-NA-	-27.74	-55.92	14.72	14.72	-11.51	32.71
UK Residential	GBP	321.52	175.06	0.38	3.66	-NA-	-30.52	-51.48	64.64	64.64	28.23	73.45
UK Industrial	GBP	233.08	1,429.48	3.08	8.72	-NA-	-38.50	-69.84	60.24	60.24	-42.71	54.82
UK Healthcare	GBP	655.84	87.58	0.19	6.41	-NA-	-11.23	-6.02	12.39	12.39	-7.03	32.79
UK Diversified	GBP	454.47	9,809.37	21.10	8.18	-NA-	-24.67	-46.55	24.31	24.31	-11.30	28.50
UK Office	GBP	479.69	1,629.83	3.51	5.03	-NA-	-21.90	-42.72	25.96	25.96	10.15	32.18

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Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
North America Specialty	GBP	1,111.87	3,769.45	3.51	3.85	-NA-	5.59	-13.93	10.23	10.23	-6.09	28.50
North America Self Storage	GBP	994.61	6,634.20	6.18	4.35	-NA-	0.62	-6.30	17.94	17.94	-19.82	33.39
North America Retail	GBP	574.62	27,208.49	25.33	6.86	-NA-	-15.44	-40.68	35.96	35.96	-10.14	41.74
North America Residential	GBP	764.87	17,149.49	15.97	8.49	-NA-	-9.53	-22.74	16.51	16.51	-14.69	30.09
North America Office	GBP	637.00	13,544.12	12.61	7.12	-NA-	-13.81	-37.24	28.46	28.46	-12.76	37.75
North America Lodging/Resorts	GBP	439.03	5,302.57	4.94	2.02	-NA-	-23.85	-47.68	59.52	59.52	-1.19	51.83
North America Industrial	GBP	361.50	5,760.10	5.36	8.97	-NA-	-27.20	-66.01	32.10	32.10	-24.04	71.23
North America Industrial/Office	GBP	618.37	3,474.96	3.24	8.3	-NA-	-13.36	-16.77	35.02	35.02	-1.04	41.60
North America Healthcare	GBP	1,127.26	15,140.12	14.10	8.22	-NA-	6.22	-9.19	14.01	14.01	-17.10	36.77
North America Diversified	GBP	663.50	9,423.61	8.77	4.85	-NA-	-13.05	-31.30	30.26	30.26	-15.26	35.35
United States Specialty	GBP	1,111.87	3,769.45	3.51	3.85	-NA-	5.59	-13.93	10.23	10.23	-6.09	28.50
United States Self Storage	GBP	994.61	6,634.20	6.18	4.35	-NA-	0.62	-6.30	17.94	17.94	-19.82	33.39
United States Retail	GBP	558.05	24,663.04	22.96	6.41	-NA-	-16.32	-42.14	38.95	38.95	-11.49	44.42
United States Residential	GBP	740.69	15,696.28	14.61	8.57	-NA-	-10.51	-23.48	17.69	17.69	-15.78	31.63
United States Office	GBP	663.56	11,832.76	11.02	7.01	-NA-	-12.73	-35.89	29.57	29.57	-14.33	39.03
United States Lodging/Resorts	GBP	427.38	5,146.52	4.79	1.47	-NA-	-24.54	-47.69	61.15	61.15	-1.40	52.62
United States Industrial	GBP	361.09	5,760.10	5.36	8.97	-NA-	-27.17	-66.01	32.10	32.10	-24.04	71.26
United States Industrial/Office	GBP	618.37	3,474.96	3.24	8.3	-NA-	-13.36	-16.77	35.02	35.02	-1.04	41.60
United States Healthcare	GBP	1,201.51	14,705.31	13.69	7.95	-NA-	8.41	-7.45	13.99	13.99	-17.21	37.50
United States Diversified	GBP	623.02	7,251.15	6.75	3.7	-NA-	-15.04	-31.97	38.65	38.65	-19.20	41.46

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Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Apr-09	Ccy (m) Apr-09	(%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	Vlty (%)
Global Industrial	JPY	282.93	1,353,398.72	3.52	13.03	-NA-	-38.50	-78.51	35.13	35.13	-17.44	52.95
Global Residential	JPY	762.54	3,947,463.24	10.26	6.07	-NA-	-16.69	-42.48	18.58	18.58	8.72	33.04
Global Specialty	JPY	872.12	567,209.89	1.47	3.76	-NA-	-10.07	-42.38	14.33	14.33	3.63	34.83
Global Self Storage	JPY	874.48	1,001,664.96	2.60	4.27	-NA-	-11.01	-34.69	22.23	22.23	-9.37	33.92
Global Retail	JPY	563.71	8,264,482.82	21.49	7.35	-NA-	-22.73	-56.36	22.77	22.77	1.59	33.98
Global Office	JPY	667.09	5,298,664.71	13.78	7.19	-NA-	-19.32	-50.96	13.51	13.51	-3.42	30.06
Global Lodging/Resorts	JPY	382.03	773,050.36	2.01	2.02	-NA-	-32.67	-63.82	64.27	64.27	10.53	56.01
Global Industrial/Office	JPY	546.52	506,607.31	1.32	8.3	-NA-	-22.99	-41.38	39.04	39.04	10.70	45.00
Global Healthcare	JPY	978.05	2,220,014.95	5.77	8.21	-NA-	-6.16	-36.02	17.40	17.40	-7.21	37.00
Global Diversified	JPY	646.84	14,523,625.85	37.77	5.02	-NA-	-20.84	-54.99	19.06	19.06	6.26	32.70
Asia Retail	JPY	626.73	2,852,662.58	17.81	8.56	-NA-	-18.40	-51.37	7.57	7.57	2.17	28.41
Asia Residential	JPY	1,949.23	1,263,469.88	7.89	1.56	-NA-	9.29	-30.94	15.17	15.17	45.79	49.52
Asia Office	JPY	744.33	2,135,130.56	13.33	7.61	-NA-	-16.43	-48.10	-0.78	-0.78	-10.30	26.82
Asia Industrial	JPY	254.64	266,436.54	1.66	28.61	-NA-	-41.32	-82.90	17.22	17.22	-10.06	48.82
Asia Diversified	JPY	697.08	9,502,639.86	59.32	4.02	-NA-	-18.23	-54.46	17.10	17.10	8.81	35.44
Asia ex Australia Diversified	JPY	773.77	8,680,003.22	54.18	3.01	-NA-	-15.65	-49.98	17.81	17.81	11.92	-NA-
Asia ex Australia Industrial	JPY	859.57	192,095.10	1.20	12.26	-NA-	-14.50	-52.18	16.14	16.14	15.15	-NA-
Asia ex Australia Office	JPY	774.48	1,907,451.72	11.91	6.24	-NA-	-15.89	-44.08	-1.33	-1.33	-9.11	-NA-
Asia ex Australia Residential	JPY	1,934.85	1,263,469.88	7.89	1.56	-NA-	9.02	-30.94	15.17	15.17	45.79	-NA-
Asia ex Australia Retail	JPY	783.82	857,790.01	5.35	6.12	-NA-	-14.64	-40.62	-2.10	-2.10	7.80	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Europe Specialty	JPY	217.45	17,669.97	0.26	0.85	-NA-	-44.34	-76.30	47.11	47.11	-25.43	77.36
Europe Self Storage	JPY	798.91	34,479.07	0.51	2	-NA-	-20.73	-49.95	49.05	49.05	28.84	50.92
Europe Retail	JPY	631.49	1,445,149.79	21.32	6.3	-NA-	-23.39	-58.70	16.66	16.66	4.69	32.07
Europe Residential	JPY	300.63	183,803.88	2.71	4.17	-NA-	-40.46	-60.83	23.84	23.84	42.45	51.86
Europe Office	JPY	726.40	1,188,964.69	17.54	6.55	-NA-	-18.01	-46.25	16.24	16.24	9.43	29.04
Europe Industrial	JPY	236.17	247,209.30	3.65	10.03	-NA-	-42.76	-76.88	54.60	54.60	-31.32	52.36
Europe Healthcare	JPY	579.63	12,767.87	0.19	6.41	-NA-	-21.09	-33.81	15.74	15.74	3.99	35.05
Europe Diversified	JPY	568.68	3,647,137.48	53.81	7.68	-NA-	-25.39	-57.50	19.23	19.23	4.80	31.17
Eurozone Retail	JPY	949.21	895,873.08	13.22	7.02	-NA-	-12.60	-51.11	15.82	15.82	6.48	30.74
Eurozone Residential	JPY	300.15	158,282.19	2.34	4.25	-NA-	-41.03	-59.89	18.68	18.68	42.27	50.78
Eurozone Office	JPY	870.99	435,245.54	6.42	8.03	-NA-	-13.80	-43.50	13.24	13.24	3.42	29.01
Eurozone Industrial	JPY	375.81	38,808.94	0.57	17.11	-NA-	-32.59	-69.68	15.50	15.50	-15.48	45.83
Eurozone Diversified	JPY	698.14	1,967,983.69	29.04	7.6	-NA-	-20.77	-55.55	13.51	13.51	7.97	31.87
UK Specialty	JPY	217.45	17,669.97	0.26	0.85	-NA-	-44.34	-76.30	47.11	47.11	-25.43	77.36
UK Self Storage	JPY	798.91	34,479.07	0.51	2	-NA-	-20.73	-49.95	49.05	49.05	28.84	50.92
UK Retail	JPY	365.61	549,276.71	8.10	5.13	-NA-	-35.77	-68.96	18.14	18.14	-1.02	39.57
UK Residential	JPY	284.16	25,521.69	0.38	3.66	-NA-	-38.24	-65.82	69.54	69.54	43.44	72.35
UK Industrial	JPY	206.00	208,400.36	3.08	8.72	-NA-	-45.33	-78.76	65.01	65.01	-35.91	58.28
UK Healthcare	JPY	579.63	12,767.87	0.19	6.41	-NA-	-21.09	-33.81	15.74	15.74	3.99	35.05
UK Diversified	JPY	401.66	1,430,087.47	21.10	8.18	-NA-	-33.04	-62.36	28.02	28.02	-0.78	34.69
UK Office	JPY	423.95	237,609.07	3.51	5.03	-NA-	-30.57	-59.66	29.71	29.71	23.22	39.08

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Apr-09	Ccy (m) Apr-09	(%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	Vlty (%)
North America Specialty	JPY	982.67	549,539.92	3.51	3.85	-NA-	-6.15	-39.38	13.51	13.51	5.04	34.50
North America Self Storage	JPY	879.03	967,185.89	6.18	4.35	-NA-	-10.56	-34.01	21.45	21.45	-10.31	34.12
North America Retail	JPY	507.85	3,966,670.44	25.33	6.86	-NA-	-24.84	-58.22	40.01	40.01	0.51	44.72
North America Residential	JPY	676.00	2,500,189.49	15.97	8.49	-NA-	-19.58	-45.58	19.99	19.99	-4.57	34.68
North America Office	JPY	562.98	1,974,569.46	12.61	7.12	-NA-	-23.39	-55.80	32.29	32.29	-2.42	42.29
North America Lodging/Resorts	JPY	388.02	773,050.36	4.94	2.02	-NA-	-32.31	-63.15	64.28	64.28	10.52	55.92
North America Industrial	JPY	319.50	839,752.89	5.36	8.97	-NA-	-35.29	-76.06	36.04	36.04	-15.03	67.99
North America Industrial/Office	JPY	546.52	506,607.31	3.24	8.3	-NA-	-22.99	-41.38	39.04	39.04	10.70	45.00
North America Healthcare	JPY	996.28	2,207,247.08	14.10	8.22	-NA-	-5.58	-36.04	17.41	17.41	-7.27	37.29
North America Diversified	JPY	586.40	1,373,848.51	8.77	4.85	-NA-	-22.71	-51.62	34.14	34.14	-5.22	39.51
United States Specialty	JPY	982.67	549,539.92	3.51	3.85	-NA-	-6.15	-39.38	13.51	13.51	5.04	34.50
United States Self Storage	JPY	879.03	967,185.89	6.18	4.35	-NA-	-10.56	-34.01	21.45	21.45	-10.31	34.12
United States Retail	JPY	493.20	3,595,574.68	22.96	6.41	-NA-	-25.62	-59.25	43.09	43.09	-0.99	47.02
United States Residential	JPY	654.62	2,288,328.38	14.61	8.57	-NA-	-20.45	-46.10	21.19	21.19	-5.79	35.91
United States Office	JPY	586.45	1,725,073.68	11.02	7.01	-NA-	-22.42	-54.85	33.42	33.42	-4.17	42.94
United States Lodging/Resorts	JPY	377.72	750,300.97	4.79	1.47	-NA-	-32.93	-63.16	65.95	65.95	10.30	56.68
United States Industrial	JPY	319.13	839,752.89	5.36	8.97	-NA-	-35.27	-76.06	36.04	36.04	-15.03	68.01
United States Industrial/Office	JPY	546.52	506,607.31	3.24	8.3	-NA-	-22.99	-41.38	39.04	39.04	10.70	45.00
United States Healthcare	JPY	1,061.90	2,143,857.20	13.69	7.95	-NA-	-3.64	-34.81	17.39	17.39	-7.39	37.89
United States Diversified	JPY	550.63	1,057,130.09	6.75	3.7	-NA-	-24.48	-52.08	42.78	42.78	-9.62	44.71

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Industrial	AUD	262.17	18,723.49	6.35	13.03	-NA-	-NA-	-NA-	28.30	28.30	-NA-	-NA-
Global Residential	AUD	706.56	54,610.89	18.51	6.07	-NA-	-NA-	-NA-	12.58	12.58	-NA-	-NA-
Global Specialty	AUD	808.10	7,847.02	2.66	3.76	-NA-	-NA-	-NA-	8.54	8.54	-NA-	-NA-
Global Self Storage	AUD	810.29	13,857.46	4.70	4.27	-NA-	-NA-	-NA-	16.05	16.05	-NA-	-NA-
Global Retail	AUD	522.34	114,334.38	38.76	7.35	-NA-	-NA-	-NA-	16.56	16.56	-NA-	-NA-
Global Office	AUD	618.12	73,303.98	24.85	7.19	-NA-	-NA-	-NA-	7.77	7.77	-NA-	-NA-
Global Lodging/Resorts	AUD	353.98	10,694.71	3.63	2.02	-NA-	-NA-	-NA-	55.96	55.96	-NA-	-NA-
Global Industrial/Office	AUD	506.40	7,008.62	2.38	8.3	-NA-	-NA-	-NA-	32.01	32.01	-NA-	-NA-
Global Healthcare	AUD	906.26	30,712.63	10.41	8.21	-NA-	-NA-	-NA-	11.46	11.46	-NA-	-NA-
Global Diversified	AUD	599.36	200,926.03	68.12	5.02	-NA-	-NA-	-NA-	13.04	13.04	-NA-	-NA-
Asia Retail	AUD	580.73	39,464.95	32.12	8.56	-NA-	-NA-	-NA-	2.13	2.13	-NA-	-NA-
Asia Residential	AUD	1,806.15	17,479.38	14.22	1.56	-NA-	-NA-	-NA-	9.34	9.34	-NA-	-NA-
Asia Office	AUD	689.70	29,538.31	24.04	7.61	-NA-	-NA-	-NA-	-5.80	-5.80	-NA-	-NA-
Asia Industrial	AUD	235.95	3,686.00	3.00	28.61	-NA-	-NA-	-NA-	11.28	11.28	-NA-	-NA-
Asia Diversified	AUD	645.91	131,463.57	106.98	4.02	-NA-	-NA-	-NA-	11.17	11.17	-NA-	-NA-
Asia ex Australia Diversified	AUD	716.97	120,082.86	97.72	3.01	-NA-	-NA-	-NA-	11.84	11.84	-NA-	-NA-
Asia ex Australia Industrial	AUD	796.47	2,657.53	2.16	12.26	-NA-	-NA-	-NA-	10.26	10.26	-NA-	-NA-
Asia ex Australia Office	AUD	717.63	26,388.50	21.47	6.24	-NA-	-NA-	-NA-	-6.33	-6.33	-NA-	-NA-
Asia ex Australia Residential	AUD	1,792.82	17,479.38	14.22	1.56	-NA-	-NA-	-NA-	9.34	9.34	-NA-	-NA-
Asia ex Australia Retail	AUD	726.29	11,867.03	9.66	6.12	-NA-	-NA-	-NA-	-7.05	-7.05	-NA-	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Europe Specialty	AUD	201.49	244.45	0.47	0.85	-NA-	-NA-	-NA-	39.67	39.67	-NA-	-NA-
Europe Self Storage	AUD	740.27	477.00	0.92	2	-NA-	-NA-	-NA-	41.51	41.51	-NA-	-NA-
Europe Retail	AUD	585.13	19,992.82	38.46	6.3	-NA-	-NA-	-NA-	10.76	10.76	-NA-	-NA-
Europe Residential	AUD	278.56	2,542.82	4.89	4.17	-NA-	-NA-	-NA-	17.57	17.57	-NA-	-NA-
Europe Office	AUD	673.08	16,448.64	31.64	6.55	-NA-	-NA-	-NA-	10.36	10.36	-NA-	-NA-
Europe Industrial	AUD	218.84	3,420.00	6.58	10.03	-NA-	-NA-	-NA-	46.78	46.78	-NA-	-NA-
Europe Healthcare	AUD	537.08	176.64	0.34	6.41	-NA-	-NA-	-NA-	9.88	9.88	-NA-	-NA-
Europe Diversified	AUD	526.94	50,456.05	97.06	7.68	-NA-	-NA-	-NA-	13.20	13.20	-NA-	-NA-
Eurozone Retail	AUD	879.53	12,393.89	23.84	7.02	-NA-	-NA-	-NA-	9.96	9.96	-NA-	-NA-
Eurozone Residential	AUD	278.12	2,189.74	4.21	4.25	-NA-	-NA-	-NA-	12.67	12.67	-NA-	-NA-
Eurozone Office	AUD	807.05	6,021.37	11.58	8.03	-NA-	-NA-	-NA-	7.51	7.51	-NA-	-NA-
Eurozone Industrial	AUD	348.22	536.90	1.03	17.11	-NA-	-NA-	-NA-	9.65	9.65	-NA-	-NA-
Eurozone Diversified	AUD	646.89	27,225.92	52.37	7.6	-NA-	-NA-	-NA-	7.76	7.76	-NA-	-NA-
UK Specialty	AUD	201.49	244.45	0.47	0.85	-NA-	-NA-	-NA-	39.67	39.67	-NA-	-NA-
UK Self Storage	AUD	740.27	477.00	0.92	2	-NA-	-NA-	-NA-	41.51	41.51	-NA-	-NA-
UK Retail	AUD	338.77	7,598.93	14.62	5.13	-NA-	-NA-	-NA-	12.16	12.16	-NA-	-NA-
UK Residential	AUD	263.30	353.08	0.68	3.66	-NA-	-NA-	-NA-	60.96	60.96	-NA-	-NA-
UK Industrial	AUD	190.88	2,883.10	5.55	8.72	-NA-	-NA-	-NA-	56.66	56.66	-NA-	-NA-
UK Healthcare	AUD	537.08	176.64	0.34	6.41	-NA-	-NA-	-NA-	9.88	9.88	-NA-	-NA-
UK Diversified	AUD	372.17	19,784.44	38.06	8.18	-NA-	-NA-	-NA-	21.54	21.54	-NA-	-NA-
UK Office	AUD	392.83	3,287.19	6.32	5.03	-NA-	-NA-	-NA-	23.15	23.15	-NA-	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
North America Specialty	AUD	910.54	7,602.57	6.33	3.85	-NA-	-NA-	-NA-	7.77	7.77	-NA-	-NA-
North America Self Storage	AUD	814.51	13,380.46	11.14	4.35	-NA-	-NA-	-NA-	15.31	15.31	-NA-	-NA-
North America Retail	AUD	470.57	54,876.61	45.69	6.86	-NA-	-NA-	-NA-	32.93	32.93	-NA-	-NA-
North America Residential	AUD	626.37	34,588.69	28.80	8.49	-NA-	-NA-	-NA-	13.91	13.91	-NA-	-NA-
North America Office	AUD	521.66	27,317.04	22.74	7.12	-NA-	-NA-	-NA-	25.60	25.60	-NA-	-NA-
North America Lodging/Resorts	AUD	359.54	10,694.71	8.90	2.02	-NA-	-NA-	-NA-	55.96	55.96	-NA-	-NA-
North America Industrial	AUD	296.04	11,617.50	9.67	8.97	-NA-	-NA-	-NA-	29.15	29.15	-NA-	-NA-
North America Industrial/Office	AUD	506.40	7,008.62	5.84	8.3	-NA-	-NA-	-NA-	32.01	32.01	-NA-	-NA-
North America Healthcare	AUD	923.14	30,536.00	25.42	8.22	-NA-	-NA-	-NA-	11.46	11.46	-NA-	-NA-
North America Diversified	AUD	543.36	19,006.41	15.82	4.85	-NA-	-NA-	-NA-	27.35	27.35	-NA-	-NA-
United States Specialty	AUD	910.54	7,602.57	6.33	3.85	-NA-	-NA-	-NA-	7.77	7.77	-NA-	-NA-
United States Self Storage	AUD	814.51	13,380.46	11.14	4.35	-NA-	-NA-	-NA-	15.31	15.31	-NA-	-NA-
United States Retail	AUD	457.00	49,742.71	41.41	6.41	-NA-	-NA-	-NA-	35.84	35.84	-NA-	-NA-
United States Residential	AUD	606.57	31,657.71	26.36	8.57	-NA-	-NA-	-NA-	15.06	15.06	-NA-	-NA-
United States Office	AUD	543.41	23,865.40	19.87	7.01	-NA-	-NA-	-NA-	26.67	26.67	-NA-	-NA-
United States Lodging/Resorts	AUD	349.99	10,379.98	8.64	1.47	-NA-	-NA-	-NA-	57.55	57.55	-NA-	-NA-
United States Industrial	AUD	295.70	11,617.50	9.67	8.97	-NA-	-NA-	-NA-	29.15	29.15	-NA-	-NA-
United States Industrial/Office	AUD	506.40	7,008.62	5.84	8.3	-NA-	-NA-	-NA-	32.01	32.01	-NA-	-NA-
United States Healthcare	AUD	983.95	29,659.03	24.69	7.95	-NA-	-NA-	-NA-	11.45	11.45	-NA-	-NA-
United States Diversified	AUD	510.21	14,624.79	12.18	3.7	-NA-	-NA-	-NA-	35.55	35.55	-NA-	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
	Global Specialty	EUR	743.07	4,350.77	1.47	0.00	-NA-	-9.33	-30.30	15.00	15.00	-0.80	27.93
	Global Self Storage	EUR	725.31	7,683.25	2.60	0.00	-NA-	-11.06	-21.59	22.74	22.74	-13.63	30.61
	Global Retail	EUR	442.63	63,392.54	21.49	0.00	-NA-	-24.02	-49.02	22.39	22.39	-4.52	28.15
	Global Residential	EUR	619.70	30,278.93	10.26	0.00	-NA-	-17.30	-31.92	18.93	18.93	3.37	27.06
	Global Office	EUR	537.56	40,643.29	13.78	0.00	-NA-	-20.14	-42.26	13.35	13.35	-8.77	22.96
	Global Lodging/Resorts	EUR	297.99	5,929.67	2.01	0.00	-NA-	-34.07	-57.82	65.15	65.15	5.24	52.97
	Global Industrial/Office	EUR	409.45	3,885.92	1.32	0.00	-NA-	-25.54	-33.06	39.86	39.86	4.30	41.00
	Global Industrial	EUR	217.50	10,381.22	3.52	0.00	-NA-	-40.03	-75.47	34.38	34.38	-22.35	47.28
	Global Healthcare	EUR	739.08	17,028.58	5.77	0.00	-NA-	-8.76	-25.31	17.65	17.65	-12.50	32.51
	Global Diversified	EUR	537.88	111,403.16	37.77	0.00	-NA-	-20.88	-46.38	19.04	19.04	0.95	25.65
	Asia Retail	EUR	481.11	21,881.29	17.81	0.00	-NA-	-20.29	-43.16	8.08	8.08	-4.25	21.31
	Asia Residential	EUR	1,719.52	9,691.42	7.89	0.00	-NA-	11.21	-15.09	15.85	15.85	40.92	44.14
	Asia Office	EUR	601.23	16,377.47	13.33	0.00	-NA-	-17.26	-38.73	-0.62	-0.62	-15.09	20.82
	Asia Industrial	EUR	178.10	2,043.70	1.66	0.00	-NA-	-44.48	-81.56	16.00	16.00	-16.05	45.25
	Asia Diversified	EUR	591.94	72,889.79	59.32	0.00	-NA-	-17.77	-45.27	17.52	17.52	4.16	28.42
	Asia ex Australia Diversified	EUR	673.53	66,579.78	54.18	0.00	-NA-	-14.49	-39.41	18.20	18.20	7.14	-NA-
	Asia ex Australia Industrial	EUR	623.48	1,473.46	1.20	0.00	-NA-	-17.87	-46.39	14.30	14.30	5.07	-NA-
	Asia ex Australia Office	EUR	641.18	14,631.07	11.91	0.00	-NA-	-16.03	-33.56	-1.23	-1.23	-13.95	-NA-
	Asia ex Australia Residential	EUR	1,708.06	9,691.42	7.89	0.00	-NA-	10.96	-15.09	15.85	15.85	40.92	-NA-
	Asia ex Australia Retail	EUR	641.19	6,579.66	5.35	0.00	-NA-	-15.17	-29.45	-1.87	-1.87	2.50	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Europe Specialty	EUR	197.14	135.54	0.26	0.00	-NA-	-42.81	-70.55	47.98	47.98	-27.92	72.06
Europe Self Storage	EUR	703.15	264.47	0.51	0.00	-NA-	-19.46	-38.64	49.93	49.93	24.53	46.01
Europe Retail	EUR	511.35	11,084.99	21.32	0.00	-NA-	-23.79	-51.67	13.98	13.98	-2.32	25.18
Europe Residential	EUR	257.63	1,409.86	2.71	0.00	-NA-	-39.93	-52.93	24.56	24.56	36.05	45.35
Europe Office	EUR	594.35	9,119.93	17.54	0.00	-NA-	-18.48	-36.62	14.83	14.83	3.58	21.90
Europe Industrial	EUR	187.45	1,896.21	3.65	0.00	-NA-	-43.61	-73.11	52.35	52.35	-35.47	48.57
Europe Healthcare	EUR	467.60	97.94	0.19	0.00	-NA-	-22.01	-22.30	16.42	16.42	-2.96	34.19
Europe Diversified	EUR	459.62	27,975.29	53.81	0.00	-NA-	-26.10	-50.24	17.89	17.89	-2.36	24.27
Eurozone Retail	EUR	746.29	6,871.77	13.22	0.00	-NA-	-13.69	-43.59	11.19	11.19	-1.88	23.23
Eurozone Residential	EUR	258.07	1,214.10	2.34	0.00	-NA-	-40.55	-51.78	19.38	19.38	36.29	44.01
Eurozone Office	EUR	681.64	3,338.54	6.42	0.00	-NA-	-15.65	-35.11	10.42	10.42	-3.31	22.95
Eurozone Industrial	EUR	271.62	297.68	0.57	0.00	-NA-	-35.87	-66.00	16.18	16.18	-20.83	41.74
Eurozone Diversified	EUR	564.62	15,095.38	29.04	0.00	-NA-	-21.42	-48.06	11.00	11.00	0.12	23.83
UK Specialty	EUR	197.14	135.54	0.26	0.00	-NA-	-42.81	-70.55	47.98	47.98	-27.92	72.06
UK Self Storage	EUR	703.15	264.47	0.51	0.00	-NA-	-19.46	-38.64	49.93	49.93	24.53	46.01
UK Retail	EUR	307.45	4,213.22	8.10	0.00	-NA-	-35.48	-63.00	18.84	18.84	-6.10	34.51
UK Residential	EUR	246.03	195.76	0.38	0.00	-NA-	-37.47	-58.85	70.53	70.53	34.89	69.30
UK Industrial	EUR	165.81	1,598.53	3.08	0.00	-NA-	-45.88	-75.04	61.72	61.72	-39.65	54.46
UK Healthcare	EUR	467.60	97.94	0.19	0.00	-NA-	-22.01	-22.30	16.42	16.42	-2.96	34.19
UK Diversified	EUR	325.86	10,969.45	21.10	0.00	-NA-	-33.71	-56.00	28.75	28.75	-6.73	31.20
UK Office	EUR	369.62	1,822.58	3.51	0.00	-NA-	-29.67	-51.00	30.48	30.48	18.89	33.68

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Apr-09	(%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	
North America Specialty	EUR	831.48	4,215.23	3.51	0.00	-NA-	-5.56	-26.77	14.18	14.18	0.52	27.60
North America Self Storage	EUR	727.20	7,418.78	6.18	0.00	-NA-	-10.68	-20.81	21.95	21.95	-14.57	30.95
North America Retail	EUR	398.47	30,426.26	25.33	0.00	-NA-	-26.19	-51.33	39.79	39.79	-5.21	40.60
North America Residential	EUR	534.59	19,177.65	15.97	0.00	-NA-	-20.88	-36.51	20.14	20.14	-9.96	30.58
North America Office	EUR	449.03	15,145.89	12.61	0.00	-NA-	-24.39	-48.19	32.50	32.50	-8.17	37.00
North America Lodging/Resorts	EUR	302.04	5,929.67	4.94	0.00	-NA-	-33.76	-57.06	65.15	65.15	5.24	52.96
North America Industrial	EUR	252.47	6,441.31	5.36	0.00	-NA-	-36.35	-72.28	35.74	35.74	-19.95	62.16
North America Industrial/Office	EUR	409.45	3,885.92	3.24	0.00	-NA-	-25.54	-33.06	39.86	39.86	4.30	41.00
North America Healthcare	EUR	750.99	16,930.64	14.10	0.00	-NA-	-8.26	-25.33	17.66	17.66	-12.55	32.81
North America Diversified	EUR	467.17	10,538.08	8.77	0.00	-NA-	-23.68	-42.89	34.66	34.66	-9.81	35.66
United States Specialty	EUR	831.48	4,215.23	3.51	0.00	-NA-	-5.56	-26.77	14.18	14.18	0.52	27.60
United States Self Storage	EUR	727.20	7,418.78	6.18	0.00	-NA-	-10.68	-20.81	21.95	21.95	-14.57	30.95
United States Retail	EUR	389.22	27,579.78	22.96	0.00	-NA-	-26.83	-52.40	42.87	42.87	-6.48	42.96
United States Residential	EUR	518.35	17,552.57	14.61	0.00	-NA-	-21.71	-37.12	21.37	21.37	-11.10	32.08
United States Lodging/Resorts	EUR	296.01	5,755.17	4.79	0.00	-NA-	-34.23	-56.90	66.93	66.93	5.26	53.89
United States Industrial	EUR	252.50	6,441.31	5.36	0.00	-NA-	-36.32	-72.28	35.75	35.75	-19.95	62.20
United States Industrial/Office	EUR	409.45	3,885.92	3.24	0.00	-NA-	-25.54	-33.06	39.86	39.86	4.30	41.00
United States Healthcare	EUR	805.11	16,444.41	13.69	0.00	-NA-	-6.20	-23.70	17.68	17.68	-12.58	33.56
United States Diversified	EUR	447.05	8,108.69	6.75	0.00	-NA-	-24.98	-42.96	43.58	43.58	-13.62	41.72
United States Office	EUR	465.90	13,232.14	11.02	0.00	-NA-	-23.53	-47.09	33.57	33.57	-9.85	37.79

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Apr-09	(%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	
Global Specialty	USD	834.76	5,765.21	1.47	0.00	-NA-	-7.79	-40.68	14.77	14.77	-5.44	31.46
Global Self Storage	USD	814.81	10,181.07	2.60	0.00	-NA-	-9.54	-33.26	22.50	22.50	-17.67	32.64
Global Retail	USD	497.25	84,001.45	21.49	0.00	-NA-	-22.72	-56.61	22.15	22.15	-8.98	31.11
Global Residential	USD	696.17	40,122.61	10.26	0.00	-NA-	-15.89	-42.05	18.69	18.69	-1.46	29.72
Global Office	USD	497.25	84,001.45	13.78	0.00	-NA-	-22.72	-56.61	22.15	22.15	-8.98	31.11
Global Lodging/Resorts	USD	334.76	7,857.40	2.01	0.00	-NA-	-32.95	-64.10	64.83	64.83	0.32	54.87
Global Industrial/Office	USD	459.97	5,149.23	1.32	0.00	-NA-	-24.27	-43.03	39.58	39.58	-0.57	42.98
Global Industrial	USD	244.34	13,756.15	3.52	0.00	-NA-	-39.01	-79.12	34.13	34.13	-25.97	52.40
Global Healthcare	USD	830.28	22,564.57	5.77	0.00	-NA-	-7.21	-36.43	17.42	17.42	-16.59	35.94
Global Diversified	USD	604.25	147,620.33	37.77	0.00	-NA-	-19.53	-54.36	18.81	18.81	-3.76	29.40
Asia Retail	USD	540.48	28,994.89	17.81	0.00	-NA-	-18.93	-51.63	7.87	7.87	-8.72	23.03
Asia Residential	USD	1,931.70	12,842.10	7.89	0.00	-NA-	13.10	-27.73	15.62	15.62	34.33	47.28
Asia Office	USD	675.42	21,701.79	13.33	0.00	-NA-	-15.85	-47.85	-0.82	-0.82	-19.06	24.06
Asia Industrial	USD	200.08	2,708.10	1.66	0.00	-NA-	-43.53	-84.31	15.77	15.77	-19.97	47.00
Asia Diversified	USD	664.98	96,586.27	59.32	0.00	-NA-	-16.37	-53.42	17.29	17.29	-0.71	31.97
Asia ex Australia Diversified	USD	756.64	88,224.86	54.18	0.00	-NA-	-13.03	-48.43	17.97	17.97	2.13	-NA-
Asia ex Australia Industrial	USD	700.42	1,952.48	1.20	0.00	-NA-	-16.47	-54.37	14.07	14.07	0.16	-NA-
Asia ex Australia Office	USD	720.30	19,387.63	11.91	0.00	-NA-	-14.60	-43.45	-1.42	-1.42	-17.97	-NA-
Asia ex Australia Residential	USD	1,918.82	12,842.10	7.89	0.00	-NA-	12.85	-27.73	15.62	15.62	34.33	-NA-
Asia ex Australia Retail	USD	720.31	8,718.71	5.35	0.00	-NA-	-13.73	-39.95	-2.07	-2.07	-2.29	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Europe Specialty	USD	221.47	179.60	0.26	0.00	-NA-	-41.84	-74.93	47.69	47.69	-31.29	77.16
Europe Self Storage	USD	789.91	350.45	0.51	0.00	-NA-	-18.09	-47.78	49.63	49.63	18.71	48.52
Europe Retail	USD	574.45	14,688.72	21.32	0.00	-NA-	-22.49	-58.87	13.75	13.75	-6.89	28.89
Europe Residential	USD	289.42	1,868.21	2.71	0.00	-NA-	-38.91	-59.94	24.32	24.32	29.69	51.51
Europe Office	USD	667.69	12,084.82	17.54	0.00	-NA-	-17.10	-46.06	14.60	14.60	-1.26	26.64
Europe Industrial	USD	210.59	2,512.67	3.65	0.00	-NA-	-42.65	-77.11	52.05	52.05	-38.48	51.87
Europe Healthcare	USD	525.30	129.77	0.19	0.00	-NA-	-20.68	-33.87	16.19	16.19	-7.49	32.13
Europe Diversified	USD	516.33	37,070.06	53.81	0.00	-NA-	-24.85	-57.65	17.66	17.66	-6.92	28.60
Eurozone Retail	USD	838.38	9,105.79	13.22	0.00	-NA-	-12.22	-51.99	10.98	10.98	-6.47	27.43
Eurozone Residential	USD	289.92	1,608.80	2.34	0.00	-NA-	-39.54	-58.96	19.14	19.14	29.93	50.06
Eurozone Office	USD	765.75	4,423.90	6.42	0.00	-NA-	-14.22	-44.77	10.21	10.21	-7.83	26.62
Eurozone Industrial	USD	305.13	394.46	0.57	0.00	-NA-	-34.78	-71.06	15.95	15.95	-24.53	48.49
Eurozone Diversified	USD	634.29	20,002.88	29.04	0.00	-NA-	-20.09	-55.79	10.78	10.78	-4.56	29.39
UK Specialty	USD	221.47	179.60	0.26	0.00	-NA-	-41.84	-74.93	47.69	47.69	-31.29	77.16
UK Self Storage	USD	789.91	350.45	0.51	0.00	-NA-	-18.09	-47.78	49.63	49.63	18.71	48.13
UK Retail	USD	345.39	5,582.93	8.10	0.00	-NA-	-34.38	-68.51	18.60	18.60	-10.48	36.89
UK Residential	USD	276.39	259.41	0.38	0.00	-NA-	-36.41	-64.98	70.20	70.20	28.60	73.97
UK Industrial	USD	186.27	2,118.21	3.08	0.00	-NA-	-44.96	-78.75	61.41	61.41	-42.46	57.09
UK Healthcare	USD	525.30	129.77	0.19	0.00	-NA-	-20.68	-33.87	16.19	16.19	-7.49	31.25
UK Diversified	USD	366.07	14,535.63	21.10	0.00	-NA-	-32.58	-62.55	28.50	28.50	-11.09	32.36
UK Office	USD	415.23	2,415.09	3.51	0.00	-NA-	-28.47	-58.30	30.22	30.22	13.34	36.40

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North America Specialty	USD	934.08	5,585.61	3.51	0.00	-NA-	-3.95	-37.67	13.96	13.96	-4.17	30.94
North America Self Storage	USD	816.94	9,830.62	6.18	0.00	-NA-	-9.16	-32.60	21.71	21.71	-18.56	32.91
North America Retail	USD	447.64	40,317.84	25.33	0.00	-NA-	-24.93	-58.57	39.52	39.52	-9.64	43.48
North America Residential	USD	600.55	25,412.30	15.97	0.00	-NA-	-19.53	-45.97	19.90	19.90	-14.17	32.07
North America Office	USD	504.44	20,069.82	12.61	0.00	-NA-	-23.10	-55.91	32.24	32.24	-12.46	39.49
North America Lodging/Resorts	USD	339.31	7,857.40	4.94	0.00	-NA-	-32.63	-63.45	64.83	64.83	0.32	54.93
North America Industrial	USD	283.63	8,535.38	5.36	0.00	-NA-	-35.26	-76.41	35.48	35.48	-23.69	69.74
North America Industrial/Office	USD	459.97	5,149.23	3.24	0.00	-NA-	-24.27	-43.03	39.58	39.58	-0.57	43.24
North America Healthcare	USD	843.65	22,434.79	14.10	0.00	-NA-	-6.70	-36.44	17.43	17.43	-16.64	36.33
North America Diversified	USD	524.82	13,964.00	8.77	0.00	-NA-	-22.38	-51.39	34.40	34.40	-14.03	37.59
United States Specialty	USD	934.08	5,585.61	3.51	0.00	-NA-	-3.95	-37.67	13.96	13.96	-4.17	30.66
United States Self Storage	USD	816.94	9,830.62	6.18	0.00	-NA-	-9.16	-32.60	21.71	21.71	-18.56	32.91
United States Retail	USD	437.24	36,545.96	22.96	0.00	-NA-	-25.58	-59.48	42.59	42.59	-10.85	45.75
United States Residential	USD	582.31	23,258.92	14.61	0.00	-NA-	-20.37	-46.48	21.13	21.13	-15.25	33.13
United States Office	USD	523.39	17,533.91	4.79	0.00	-NA-	-22.23	-54.97	33.31	33.31	-14.06	40.11
United States Lodging/Resorts	USD	332.54	7,626.17	5.36	0.00	-NA-	-33.11	-63.32	66.60	66.60	0.34	55.71
United States Industrial	USD	283.65	8,535.38	3.24	0.00	-NA-	-35.23	-76.41	35.48	35.48	-23.69	69.63
United States Industrial/Office	USD	459.97	5,149.23	13.69	0.00	-NA-	-24.27	-43.03	39.58	39.58	-0.57	42.98
United States Healthcare	USD	904.46	21,790.49	6.75	0.00	-NA-	-4.60	-35.06	17.45	17.45	-16.67	37.04
United States Diversified	USD	502.21	10,744.83	11.02	0.00	-NA-	-23.71	-51.45	43.29	43.29	-17.65	43.43

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Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Ccy (m) Apr-09	(%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	Vlty (%)
Global Specialty	GBP	907.88	3,890.65	1.47	0.00	-NA-	-1.29	-20.71	11.02	11.02	-8.25	28.90
Global Self Storage	GBP	886.18	6,870.70	2.60	0.00	-NA-	-3.17	-10.80	18.49	18.49	-20.12	32.80
Global Retail	GBP	540.80	56,688.38	21.49	0.00	-NA-	-17.28	-42.01	18.16	18.16	-11.69	28.20
Global Residential	GBP	757.14	27,076.75	10.26	0.00	-NA-	-9.97	-22.55	14.81	14.81	-4.39	27.17
Global Office	GBP	656.79	36,345.01	13.78	0.00	-NA-	-13.06	-34.32	9.43	9.43	-15.61	24.78
Global Lodging/Resorts	GBP	364.08	5,302.57	2.01	0.00	-NA-	-28.23	-52.01	59.43	59.43	-2.66	51.96
Global Industrial/Office	GBP	500.26	3,474.96	1.32	0.00	-NA-	-18.94	-23.86	35.02	35.02	-3.53	41.54
Global Industrial	GBP	265.75	9,283.34	3.52	0.00	-NA-	-34.71	-72.09	29.74	29.74	-28.17	50.75
Global Healthcare	GBP	903.00	15,227.70	5.77	0.00	-NA-	-0.67	-15.03	13.58	13.58	-19.07	36.40
Global Diversified	GBP	657.18	99,621.58	37.77	0.00	-NA-	-13.86	-39.00	14.93	14.93	-6.63	26.71
Asia Retail	GBP	587.82	19,567.20	17.81	0.00	-NA-	-13.22	-35.34	4.34	4.34	-11.44	19.69
Asia Residential	GBP	2,100.90	8,666.49	7.89	0.00	-NA-	21.07	-3.40	11.84	11.84	30.34	45.93
Asia Office	GBP	734.58	14,645.45	13.33	0.00	-NA-	-9.92	-30.30	-4.06	-4.06	-21.47	23.23
Asia Industrial	GBP	217.60	1,827.56	1.66	0.00	-NA-	-39.55	-79.03	11.98	11.98	-22.35	44.20
Asia Diversified	GBP	723.23	65,181.24	59.32	0.00	-NA-	-10.47	-37.74	13.45	13.45	-3.66	29.60
Asia ex Australia Diversified	GBP	822.92	59,538.55	54.18	0.00	-NA-	-6.90	-31.07	14.11	14.11	-0.90	-NA-
Asia ex Australia Industrial	GBP	761.77	1,317.63	1.20	0.00	-NA-	-10.59	-39.02	10.34	10.34	-2.82	-NA-
Asia ex Australia Office	GBP	783.39	13,083.74	11.91	0.00	-NA-	-8.58	-24.41	-4.64	-4.64	-20.41	-NA-
Asia ex Australia Residential	GBP	2,086.89	8,666.49	7.89	0.00	-NA-	20.80	-3.40	11.84	11.84	30.34	-NA-
Asia ex Australia Retail	GBP	783.41	5,883.82	5.35	0.00	-NA-	-7.65	-19.74	-5.27	-5.27	-5.19	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Europe Specialty	GBP	240.87	121.20	0.26	0.00	-NA-	-37.74	-66.49	42.86	42.86	-33.33	75.78
Europe Self Storage	GBP	859.10	236.50	0.51	0.00	-NA-	-12.32	-30.20	44.74	44.74	15.18	45.40
Europe Retail	GBP	624.77	9,912.68	21.32	0.00	-NA-	-17.03	-45.02	10.04	10.04	-9.65	25.36
Europe Residential	GBP	314.78	1,260.76	2.71	0.00	-NA-	-34.60	-46.46	20.26	20.26	25.84	51.82
Europe Office	GBP	726.17	8,155.44	17.54	0.00	-NA-	-11.25	-27.91	10.85	10.85	-4.20	24.49
Europe Industrial	GBP	229.03	1,695.68	3.65	0.00	-NA-	-38.61	-69.41	47.08	47.08	-40.31	48.55
Europe Healthcare	GBP	571.31	87.58	0.19	0.00	-NA-	-15.10	-11.61	12.39	12.39	-10.24	32.25
Europe Diversified	GBP	561.56	25,016.73	53.81	0.00	-NA-	-19.55	-43.40	13.81	13.81	-9.69	25.46
Eurozone Retail	GBP	911.81	6,145.04	13.22	0.00	-NA-	-6.03	-35.83	7.35	7.35	-9.25	26.08
Eurozone Residential	GBP	315.31	1,085.70	2.34	0.00	-NA-	-35.28	-45.14	15.24	15.24	26.06	50.49
Eurozone Office	GBP	832.82	2,985.47	6.42	0.00	-NA-	-8.17	-26.19	6.60	6.60	-10.57	25.48
Eurozone Industrial	GBP	331.86	266.20	0.57	0.00	-NA-	-30.18	-61.32	12.16	12.16	-26.77	48.76
Eurozone Diversified	GBP	689.85	13,498.95	29.04	0.00	-NA-	-14.46	-40.92	7.16	7.16	-7.40	27.23
UK Specialty	GBP	240.87	121.20	0.26	0.00	-NA-	-37.74	-66.49	42.86	42.86	-33.33	75.78
UK Self Storage	GBP	859.10	236.50	0.51	0.00	-NA-	-12.32	-30.20	44.74	44.74	15.18	45.40
UK Retail	GBP	375.64	3,767.64	8.10	0.00	-NA-	-29.76	-57.91	14.72	14.72	-13.15	32.73
UK Residential	GBP	300.60	175.06	0.38	0.00	-NA-	-31.93	-53.19	64.63	64.63	24.77	73.68
UK Industrial	GBP	202.59	1,429.48	3.08	0.00	-NA-	-41.08	-71.60	56.14	56.14	-44.17	53.48
UK Healthcare	GBP	571.31	87.58	0.19	0.00	-NA-	-15.10	-11.61	12.39	12.39	-10.24	32.25
UK Diversified	GBP	398.14	9,809.37	21.10	0.00	-NA-	-27.83	-49.95	24.29	24.29	-13.73	28.77
UK Office	GBP	451.60	1,629.83	3.51	0.00	-NA-	-23.43	-44.26	25.96	25.96	9.97	32.37

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Apr-09	(%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	
North America Specialty	GBP	1,015.90	3,769.45	3.51	0.00	-NA-	2.82	-16.69	10.23	10.23	-7.02	28.13
North America Self Storage	GBP	888.49	6,634.20	6.18	0.00	-NA-	-2.76	-9.91	17.73	17.73	-20.98	33.19
North America Retail	GBP	486.85	27,208.49	25.33	0.00	-NA-	-19.64	-44.63	34.95	34.95	-12.32	41.44
North America Residential	GBP	653.15	17,149.49	15.97	0.00	-NA-	-13.86	-27.78	15.98	15.98	-16.72	29.76
North America Office	GBP	548.63	13,544.12	12.61	0.00	-NA-	-17.69	-41.06	27.92	27.92	-15.06	37.54
North America Lodging/Resorts	GBP	369.03	5,302.57	4.94	0.00	-NA-	-27.89	-51.15	59.44	59.44	-2.66	52.09
North America Industrial	GBP	308.47	5,760.10	5.36	0.00	-NA-	-30.70	-68.47	31.05	31.05	-25.96	71.08
North America Industrial/Office	GBP	500.26	3,474.96	3.24	0.00	-NA-	-18.94	-23.86	35.02	35.02	-3.53	41.54
North America Healthcare	GBP	917.55	15,140.12	14.10	0.00	-NA-	-0.12	-15.05	13.59	13.59	-19.12	36.74
North America Diversified	GBP	570.79	9,423.61	8.77	0.00	-NA-	-16.91	-35.04	30.01	30.01	-16.58	35.28
United States Specialty	GBP	1,015.90	3,769.45	3.51	0.00	-NA-	2.82	-16.69	10.23	10.23	-7.02	28.13
United States Self Storage	GBP	888.49	6,634.20	6.18	0.00	-NA-	-2.76	-9.91	17.73	17.73	-20.98	33.19
United States Retail	GBP	475.54	24,663.04	22.96	0.00	-NA-	-20.34	-45.85	37.93	37.93	-13.50	44.08
United States Residential	GBP	633.31	15,696.28	14.61	0.00	-NA-	-14.76	-28.47	17.17	17.17	-17.78	31.26
United States Lodging/Resorts	GBP	361.66	5,146.52	4.79	0.00	-NA-	-28.39	-50.97	61.15	61.15	-2.65	52.91
United States Industrial	GBP	308.50	5,760.10	5.36	0.00	-NA-	-30.67	-68.47	31.05	31.05	-25.96	71.11
United States Industrial/Office	GBP	500.26	3,474.96	3.24	0.00	-NA-	-18.94	-23.86	35.02	35.02	-3.53	41.54
United States Healthcare	GBP	983.68	14,705.31	13.69	0.00	-NA-	2.12	-13.20	13.60	13.60	-19.15	37.45
United States Diversified	GBP	546.20	7,251.15	6.75	0.00	-NA-	-18.33	-35.11	38.61	38.61	-20.10	41.41
United States Office	GBP	569.23	11,832.76	11.02	0.00	-NA-	-16.75	-39.81	28.95	28.95	-16.62	38.71

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Ccy (m) Apr-09	(%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	Vlty (%)
Global Specialty	JPY	802.39	567,209.89	1.47	0.00	-NA-	-12.26	-44.15	14.33	14.33	2.63	34.59
Global Self Storage	JPY	783.21	1,001,664.96	2.60	0.00	-NA-	-13.93	-37.17	22.02	22.02	-10.64	33.82
Global Retail	JPY	477.96	8,264,482.82	21.49	0.00	-NA-	-26.47	-59.16	21.67	21.67	-1.22	33.73
Global Residential	JPY	669.16	3,947,463.24	10.26	0.00	-NA-	-19.97	-45.45	18.23	18.23	6.95	32.87
Global Office	JPY	580.47	5,298,664.71	13.78	0.00	-NA-	-22.72	-53.74	12.69	12.69	-5.61	29.81
Global Lodging/Resorts	JPY	321.77	773,050.36	2.01	0.00	-NA-	-36.20	-66.20	64.18	64.18	8.88	56.29
Global Industrial/Office	JPY	442.13	506,607.31	1.32	0.00	-NA-	-27.94	-46.37	39.04	39.04	7.91	45.13
Global Industrial	JPY	234.87	1,353,398.72	3.52	0.00	-NA-	-41.96	-80.34	33.61	33.61	-19.65	52.46
Global Healthcare	JPY	798.07	2,220,014.95	5.77	0.00	-NA-	-11.71	-40.15	16.96	16.96	-9.47	36.95
Global Diversified	JPY	580.81	14,523,625.85	37.77	0.00	-NA-	-23.44	-57.04	18.35	18.35	4.45	32.57
Asia Retail	JPY	519.52	2,852,662.58	17.81	0.00	-NA-	-22.86	-54.46	7.45	7.45	-0.93	28.16
Asia Residential	JPY	1,856.77	1,263,469.88	7.89	0.00	-NA-	7.62	-31.96	15.17	15.17	45.79	49.56
Asia Office	JPY	649.22	2,135,130.56	13.33	0.00	-NA-	-19.93	-50.91	-1.20	-1.20	-12.15	26.69
Asia Industrial	JPY	192.32	266,436.54	1.66	0.00	-NA-	-46.27	-85.23	15.32	15.32	-13.14	49.09
Asia Diversified	JPY	639.19	9,502,639.86	59.32	0.00	-NA-	-20.42	-56.15	16.83	16.83	7.76	35.40
Asia ex Australia Diversified	JPY	727.30	8,680,003.22	54.18	0.00	-NA-	-17.25	-51.45	17.51	17.51	10.85	-NA-
Asia ex Australia Industrial	JPY	673.25	192,095.10	1.20	0.00	-NA-	-20.52	-57.05	13.63	13.63	8.71	-NA-
Asia ex Australia Office	JPY	692.36	1,907,451.72	11.91	0.00	-NA-	-18.74	-46.76	-1.81	-1.81	-10.97	-NA-
Asia ex Australia Residential	JPY	1,844.40	1,263,469.88	7.89	0.00	-NA-	7.38	-31.96	15.17	15.17	45.79	-NA-
Asia ex Australia Retail	JPY	692.37	857,790.01	5.35	0.00	-NA-	-17.91	-43.47	-2.45	-2.45	6.05	-NA-

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Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Apr-09	(%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	
Europe Specialty	JPY	212.88	17,669.97	0.26	0.00	-NA-	-44.66	-76.40	47.12	47.12	-25.43	77.37
Europe Self Storage	JPY	759.27	34,479.07	0.51	0.00	-NA-	-22.06	-50.84	49.05	49.05	28.84	51.02
Europe Retail	JPY	552.17	1,445,149.79	21.32	0.00	-NA-	-26.25	-61.28	13.31	13.31	1.06	31.41
Europe Residential	JPY	278.20	183,803.88	2.71	0.00	-NA-	-41.87	-62.29	23.84	23.84	40.76	51.30
Europe Office	JPY	641.79	1,188,964.69	17.54	0.00	-NA-	-21.11	-49.22	14.15	14.15	7.16	28.73
Europe Industrial	JPY	202.42	247,209.30	3.65	0.00	-NA-	-45.43	-78.45	51.47	51.47	-33.23	51.46
Europe Healthcare	JPY	504.93	12,767.87	0.19	0.00	-NA-	-24.53	-37.74	15.74	15.74	0.40	34.82
Europe Diversified	JPY	496.31	3,647,137.48	53.81	0.00	-NA-	-28.49	-60.13	17.20	17.20	1.03	30.82
Eurozone Retail	JPY	805.86	895,873.08	13.22	0.00	-NA-	-16.48	-54.80	10.54	10.54	1.51	29.89
Eurozone Residential	JPY	278.67	158,282.19	2.34	0.00	-NA-	-42.47	-61.36	18.68	18.68	41.01	50.12
Eurozone Office	JPY	736.05	435,245.54	6.42	0.00	-NA-	-18.38	-48.01	9.78	9.78	0.03	28.40
Eurozone Industrial	JPY	293.30	38,808.94	0.57	0.00	-NA-	-37.94	-72.76	15.50	15.50	-18.09	46.66
Eurozone Diversified	JPY	609.69	1,967,983.69	29.04	0.00	-NA-	-23.96	-58.39	10.35	10.35	3.58	31.59
UK Specialty	JPY	212.88	17,669.97	0.26	0.00	-NA-	-44.66	-76.40	47.12	47.12	-25.43	77.37
UK Self Storage	JPY	759.27	34,479.07	0.51	0.00	-NA-	-22.06	-50.84	49.05	49.05	28.84	51.02
UK Retail	JPY	331.99	549,276.71	8.10	0.00	-NA-	-37.56	-70.35	18.14	18.14	-2.85	39.49
UK Residential	JPY	265.67	25,521.69	0.38	0.00	-NA-	-39.49	-67.03	69.54	69.54	39.56	72.60
UK Industrial	JPY	179.05	208,400.36	3.08	0.00	-NA-	-47.63	-80.00	60.78	60.78	-37.55	56.77
UK Healthcare	JPY	504.93	12,767.87	0.19	0.00	-NA-	-24.53	-37.74	15.74	15.74	0.40	34.82
UK Diversified	JPY	351.88	1,430,087.47	21.10	0.00	-NA-	-35.85	-64.75	28.00	28.00	-3.50	34.90
UK Office	JPY	399.12	237,609.07	3.51	0.00	-NA-	-31.94	-60.74	29.71	29.71	23.01	39.25

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			Ccy (m) Apr-09	(%) Weight Apr-09	Yld (%) Apr-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Apr-09	Rtn (%) YTD	
North America Specialty	JPY	897.85	549,539.92	3.51	0.00	-NA-	-8.60	-41.32	13.51	13.51	4.00	34.28
North America Self Storage	JPY	785.25	967,185.89	6.18	0.00	-NA-	-13.56	-36.55	21.24	21.24	-11.61	34.01
North America Retail	JPY	430.28	3,966,670.44	25.33	0.00	-NA-	-28.57	-61.00	38.97	38.97	-1.93	44.47
North America Residential	JPY	577.26	2,500,189.49	15.97	0.00	-NA-	-23.43	-49.13	19.44	19.44	-6.84	34.49
North America Office	JPY	484.88	1,974,569.46	12.61	0.00	-NA-	-26.83	-58.49	31.73	31.73	-4.99	42.14
North America Lodging/Resorts	JPY	326.15	773,050.36	4.94	0.00	-NA-	-35.90	-65.60	64.18	64.18	8.88	56.21
North America Industrial	JPY	272.63	839,752.89	5.36	0.00	-NA-	-38.40	-77.79	34.96	34.96	-17.18	67.87
North America Industrial/Office	JPY	442.13	506,607.31	3.24	0.00	-NA-	-27.94	-46.37	39.04	39.04	7.91	45.13
North America Healthcare	JPY	810.93	2,207,247.08	14.10	0.00	-NA-	-11.22	-40.17	16.97	16.97	-9.52	37.24
North America Diversified	JPY	504.46	1,373,848.51	8.77	0.00	-NA-	-26.14	-54.24	33.88	33.88	-6.69	39.48
United States Specialty	JPY	897.85	549,539.92	3.51	0.00	-NA-	-8.60	-41.32	13.51	13.51	4.00	34.28
United States Self Storage	JPY	785.25	967,185.89	6.18	0.00	-NA-	-13.56	-36.55	21.24	21.24	-11.61	34.01
United States Retail	JPY	420.28	3,595,574.68	22.96	0.00	-NA-	-29.19	-61.86	42.03	42.03	-3.24	46.73
United States Residential	JPY	559.72	2,288,328.38	14.61	0.00	-NA-	-24.23	-49.62	20.66	20.66	-8.03	35.69
United States Lodging/Resorts	JPY	319.64	750,300.97	4.79	0.00	-NA-	-36.35	-65.47	65.95	65.95	8.90	57.01
United States Industrial	JPY	272.65	839,752.89	5.36	0.00	-NA-	-38.37	-77.79	34.96	34.96	-17.18	67.89
United States Industrial/Office	JPY	442.13	506,607.31	3.24	0.00	-NA-	-27.94	-46.37	39.04	39.04	7.91	45.13
United States Healthcare	JPY	869.37	2,143,857.20	13.69	0.00	-NA-	-9.23	-38.86	16.99	16.99	-9.56	37.82
United States Diversified	JPY	482.73	1,057,130.09	6.75	0.00	-NA-	-27.40	-54.30	42.74	42.74	-10.63	44.72
United States Office	JPY	503.09	1,725,073.68	11.02	0.00	-NA-	-26.00	-57.61	32.79	32.79	-6.73	42.71

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
Global Specialty	AUD	743.49	7,847.02	2.66	0.00	-NA-	-NA-	-NA-	8.54	8.54	-NA-	-NA-
Global Self Storage	AUD	725.72	13,857.46	4.70	0.00	-NA-	-NA-	-NA-	15.85	15.85	-NA-	-NA-
Global Retail	AUD	442.87	114,334.38	38.76	0.00	-NA-	-NA-	-NA-	15.51	15.51	-NA-	-NA-
Global Residential	AUD	620.04	54,610.89	18.51	0.00	-NA-	-NA-	-NA-	12.25	12.25	-NA-	-NA-
Global Office	AUD	537.86	73,303.98	24.85	0.00	-NA-	-NA-	-NA-	6.99	6.99	-NA-	-NA-
Global Lodging/Resorts	AUD	298.15	10,694.71	3.63	0.00	-NA-	-NA-	-NA-	55.87	55.87	-NA-	-NA-
Global Industrial/Office	AUD	409.68	7,008.62	2.38	0.00	-NA-	-NA-	-NA-	32.01	32.01	-NA-	-NA-
Global Industrial	AUD	217.63	18,723.49	6.35	0.00	-NA-	-NA-	-NA-	26.85	26.85	-NA-	-NA-
Global Healthcare	AUD	739.49	30,712.63	10.41	0.00	-NA-	-NA-	-NA-	11.04	11.04	-NA-	-NA-
Global Diversified	AUD	538.18	200,926.03	68.12	0.00	-NA-	-NA-	-NA-	12.36	12.36	-NA-	-NA-
Asia Retail	AUD	481.38	39,464.95	32.12	0.00	-NA-	-NA-	-NA-	2.01	2.01	-NA-	-NA-
Asia Residential	AUD	1,720.48	17,479.38	14.22	0.00	-NA-	-NA-	-NA-	9.34	9.34	-NA-	-NA-
Asia Office	AUD	601.56	29,538.31	24.04	0.00	-NA-	-NA-	-NA-	-6.20	-6.20	-NA-	-NA-
Asia Industrial	AUD	178.20	3,686.00	3.00	0.00	-NA-	-NA-	-NA-	9.48	9.48	-NA-	-NA-
Asia Diversified	AUD	592.27	131,463.57	106.98	0.00	-NA-	-NA-	-NA-	10.92	10.92	-NA-	-NA-
Asia ex Australia Diversified	AUD	673.91	120,082.86	97.72	0.00	-NA-	-NA-	-NA-	11.56	11.56	-NA-	-NA-
Asia ex Australia Industrial	AUD	623.83	2,657.53	2.16	0.00	-NA-	-NA-	-NA-	7.88	7.88	-NA-	-NA-
Asia ex Australia Office	AUD	641.54	26,388.50	21.47	0.00	-NA-	-NA-	-NA-	-6.77	-6.77	-NA-	-NA-
Asia ex Australia Residential	AUD	1,709.01	17,479.38	14.22	0.00	-NA-	-NA-	-NA-	9.34	9.34	-NA-	-NA-
Asia ex Australia Retail	AUD	641.55	11,867.03	9.66	0.00	-NA-	-NA-	-NA-	-7.38	-7.38	-NA-	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Apr-09	Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe Specialty	AUD	197.25	244.45	0.47	0.00	-NA-	-NA-	-NA-	39.67	39.67	-NA-	-NA-
Europe Self Storage	AUD	703.54	477.00	0.92	0.00	-NA-	-NA-	-NA-	41.51	41.51	-NA-	-NA-
Europe Retail	AUD	511.64	19,992.82	38.46	0.00	-NA-	-NA-	-NA-	7.58	7.58	-NA-	-NA-
Europe Residential	AUD	257.78	2,542.82	4.89	0.00	-NA-	-NA-	-NA-	17.57	17.57	-NA-	-NA-
Europe Office	AUD	594.68	16,448.64	31.64	0.00	-NA-	-NA-	-NA-	8.38	8.38	-NA-	-NA-
Europe Industrial	AUD	187.56	3,420.00	6.58	0.00	-NA-	-NA-	-NA-	43.79	43.79	-NA-	-NA-
Europe Healthcare	AUD	467.86	176.64	0.34	0.00	-NA-	-NA-	-NA-	9.88	9.88	-NA-	-NA-
Europe Diversified	AUD	459.87	50,456.05	97.06	0.00	-NA-	-NA-	-NA-	11.27	11.27	-NA-	-NA-
Eurozone Retail	AUD	746.71	12,393.89	23.84	0.00	-NA-	-NA-	-NA-	4.95	4.95	-NA-	-NA-
Eurozone Residential	AUD	258.22	2,189.74	4.21	0.00	-NA-	-NA-	-NA-	12.67	12.67	-NA-	-NA-
Eurozone Office	AUD	682.02	6,021.37	11.58	0.00	-NA-	-NA-	-NA-	4.22	4.22	-NA-	-NA-
Eurozone Industrial	AUD	271.77	536.90	1.03	0.00	-NA-	-NA-	-NA-	9.66	9.66	-NA-	-NA-
Eurozone Diversified	AUD	564.94	27,225.92	52.37	0.00	-NA-	-NA-	-NA-	4.77	4.77	-NA-	-NA-
UK Specialty	AUD	197.25	244.45	0.47	0.00	-NA-	-NA-	-NA-	39.67	39.67	-NA-	-NA-
UK Self Storage	AUD	703.54	477.00	0.92	0.00	-NA-	-NA-	-NA-	41.51	41.51	-NA-	-NA-
UK Retail	AUD	307.62	7,598.93	14.62	0.00	-NA-	-NA-	-NA-	12.16	12.16	-NA-	-NA-
UK Residential	AUD	246.17	353.08	0.68	0.00	-NA-	-NA-	-NA-	60.96	60.96	-NA-	-NA-
UK Industrial	AUD	165.90	2,883.10	5.55	0.00	-NA-	-NA-	-NA-	52.64	52.64	-NA-	-NA-
UK Healthcare	AUD	467.86	176.64	0.34	0.00	-NA-	-NA-	-NA-	9.88	9.88	-NA-	-NA-
UK Diversified	AUD	326.05	19,784.44	38.06	0.00	-NA-	-NA-	-NA-	21.52	21.52	-NA-	-NA-
UK Office	AUD	369.83	3,287.19	6.32	0.00	-NA-	-NA-	-NA-	23.15	23.15	-NA-	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Apr-09	Free Float Mkt Cap (%) Weight Apr-09	Div Yld (%) Apr-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Apr-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Apr-09										
North America Specialty	AUD	831.95	7,602.57	6.33	0.00	-NA-	-NA-	-NA-	7.77	7.77	-NA-	-NA-
North America Self Storage	AUD	727.61	13,380.46	11.14	0.00	-NA-	-NA-	-NA-	15.10	15.10	-NA-	-NA-
North America Retail	AUD	398.70	54,876.61	45.69	0.00	-NA-	-NA-	-NA-	31.94	31.94	-NA-	-NA-
North America Residential	AUD	534.88	34,588.69	28.80	0.00	-NA-	-NA-	-NA-	13.39	13.39	-NA-	-NA-
North America Office	AUD	449.28	27,317.04	22.74	0.00	-NA-	-NA-	-NA-	25.06	25.06	-NA-	-NA-
North America Lodging/Resorts	AUD	302.21	10,694.71	8.90	0.00	-NA-	-NA-	-NA-	55.87	55.87	-NA-	-NA-
North America Industrial	AUD	252.61	11,617.50	9.67	0.00	-NA-	-NA-	-NA-	28.12	28.12	-NA-	-NA-
North America Industrial/Office	AUD	409.68	7,008.62	5.84	0.00	-NA-	-NA-	-NA-	32.01	32.01	-NA-	-NA-
North America Healthcare	AUD	751.40	30,536.00	25.42	0.00	-NA-	-NA-	-NA-	11.05	11.05	-NA-	-NA-
North America Diversified	AUD	467.43	19,006.41	15.82	0.00	-NA-	-NA-	-NA-	27.10	27.10	-NA-	-NA-
United States Specialty	AUD	831.95	7,602.57	6.33	0.00	-NA-	-NA-	-NA-	7.77	7.77	-NA-	-NA-
United States Self Storage	AUD	727.61	13,380.46	11.14	0.00	-NA-	-NA-	-NA-	15.10	15.10	-NA-	-NA-
United States Retail	AUD	389.43	49,742.71	41.41	0.00	-NA-	-NA-	-NA-	34.85	34.85	-NA-	-NA-
United States Residential	AUD	518.64	31,657.71	26.36	0.00	-NA-	-NA-	-NA-	14.55	14.55	-NA-	-NA-
United States Lodging/Resorts	AUD	296.18	10,379.98	8.64	0.00	-NA-	-NA-	-NA-	57.55	57.55	-NA-	-NA-
United States Industrial	AUD	252.64	11,617.50	9.67	0.00	-NA-	-NA-	-NA-	28.13	28.13	-NA-	-NA-
United States Industrial/Office	AUD	409.68	7,008.62	5.84	0.00	-NA-	-NA-	-NA-	32.01	32.01	-NA-	-NA-
United States Healthcare	AUD	805.56	29,659.03	24.69	0.00	-NA-	-NA-	-NA-	11.07	11.07	-NA-	-NA-
United States Diversified	AUD	447.30	14,624.79	12.18	0.00	-NA-	-NA-	-NA-	35.51	35.51	-NA-	-NA-
United States Office	AUD	466.16	23,865.40	19.87	0.00	-NA-	-NA-	-NA-	26.07	26.07	-NA-	-NA-

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Section 9

Custom Liquid Index Series

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FTSE EPRA/NAREIT Custom Liquid Index Series - Characteristics

USD (\$ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	390,874.45	146,601.12	68,884.30	37,983.00	61,134.66	257,548.86	161,508.77	103,549.20	27,267.57	17,923.78	53,807.92	33,999.83	21,000.56
Weighted Avg Market Cap	5,751.50	4,227.86	4,051.98	4,878.32	4,530.27	6,500.65	4,784.28	4,386.40	5,061.45	3,873.74	8,870.26	8,267.14	12,104.88
Median Market Cap	673.97	569.32	279.34	982.46	951.58	1,390.32	1,175.99	1,523.89	815.61	762.35	3,416.08	1,567.08	2,041.34
Largest Market Cap	20,038.64	20,038.64	12,222.21	12,222.21	12,222.21	20,038.64	20,038.64	12,154.83	12,222.21	6,300.92	20,038.64	13,414.76	17,666.24
Smallest Market Cap	38.39	38.39	38.39	165.23	71.41	152.17	152.17	542.70	165.23	152.17	376.60	1,063.39	1,112.02
Dividend Yield	5.30%	4.61%	7.13%	6.70%	6.88%	4.55%	4.56%	4.69%	5.15%	5.62%	3.60%	2.64%	7.71%
Number of Holdings	258	98	80	8	40	133	84	57	28	14	17	11	6
Number of Countries	19	18	12	10	11	19	18	2	11	1	3	1	1

EUR (€ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	294,977.31	110,634.00	51,984.23	28,664.25	46,135.88	194,361.83	121,884.21	78,144.44	20,577.75	13,526.36	40,606.68	25,658.31	15,848.28
Weighted Avg Market Cap	4,340.42	3,190.60	3,057.87	3,681.47	3,418.81	4,905.78	3,610.50	3,310.24	3,819.67	2,923.35	6,694.03	6,238.88	9,135.07
Median Market Cap	508.61	429.64	210.81	741.43	718.12	1,049.22	887.47	1,150.02	615.51	575.32	2,577.98	1,182.62	1,540.52
Largest Market Cap	15,122.36	15,122.36	9,223.61	9,223.61	9,223.61	15,122.36	15,122.36	9,172.77	9,223.61	4,755.05	15,122.36	10,123.59	13,332.00
Smallest Market Cap	28.97	28.97	28.97	124.69	53.89	114.83	114.83	409.56	124.69	114.83	284.20	802.50	839.20
Dividend Yield	5.30%	4.61%	7.13%	6.70%	6.88%	4.55%	4.56%	4.69%	5.15%	5.62%	3.60%	2.64%	7.71%
Number of Holdings	258	98	80	8	40	133	84	57	28	14	17	11	6
Number of Countries	19	18	12	10	11	19	18	2	11	1	3	1	1

* Indices marked with an asterix are not customised indices, but are part of the FTSE EPRA/NAREIT Index Series.

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FTSE EPRA/NAREIT Custom Liquid Index Series - Top 10 Holdings

EPRA/NAREIT Global Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	5.13%
Westfield Group	AU	Retail	4.52%
Mitsubishi Estate	JA	Diversified	3.43%
Unibail - Rodamco	FRA	Diversified	3.13%
Simon Property Group	USA	Retail	3.11%
Mitsui Fudosan Co.	JA	Diversified	2.83%
Public Storage	USA	Self Storage	2.18%
Vornado Realty	USA	Diversified	1.94%
China Overseas Land & Inv (Red Chip)	HK	Residential	1.84%
Land Securities Group	UK	Diversified	1.61%

EPRA/NAREIT Europe Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	17.74%
Land Securities Group	UK	Diversified	9.15%
British Land Co	UK	Diversified	7.90%
Hammerson	UK	Retail	4.75%
Corio	NETH	Retail	4.37%
PSP Swiss Property	SWIT	Office	3.22%
Liberty International	UK	Retail	3.12%
Segro	UK	Industrial	2.91%
Klepierre	FRA	Retail	2.71%
Icade	FRA	Diversified	2.22%

EPRA/NAREIT Global ex US Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	8.20%
Westfield Group	AU	Retail	7.23%
Mitsubishi Estate	JA	Diversified	5.49%
Unibail - Rodamco	FRA	Diversified	5.00%
Mitsui Fudosan Co.	JA	Diversified	4.53%
China Overseas Land & Inv (Red Chip)	HK	Residential	2.95%
Land Securities Group	UK	Diversified	2.58%
Capitaland	SI	Diversified	2.43%
Hang Lung Properties	HK	Diversified	2.41%
Sumitomo Realty & Development	JA	Diversified	2.33%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Top 10 Holdings

EPRA/NAREIT Europe Liquid 40 ex UK Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	32.18%
Corio	NETH	Retail	7.93%
PSP Swiss Property	SWIT	Office	5.83%
Klepierre	FRA	Retail	4.91%
Icade	FRA	Diversified	4.02%
Wereldhave	NETH	Diversified	3.78%
Befimmo (Sicafi)	BELG	Office	3.07%
Fonciere Des Regions	FRA	Diversified	2.98%
Silic	FRA	Office	2.89%
Castellum	SWED	Diversified	2.88%

EPRA/NAREIT Europe Liquid 40 Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	19.99%
Land Securities Group	UK	Diversified	10.31%
British Land Co	UK	Diversified	8.90%
Hammerson	UK	Retail	5.35%
Corio	NETH	Retail	4.92%
PSP Swiss Property	SWIT	Office	3.62%
Liberty International	UK	Retail	3.52%
Segro	UK	Industrial	3.27%
Klepierre	FRA	Retail	3.05%
Icade	FRA	Diversified	2.50%

EPRA/NAREIT Global Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	5.87%
Westfield Group	AU	Retail	5.18%
Mitsubishi Estate	JA	Diversified	3.93%
Unibail - Rodamco	FRA	Diversified	3.58%
Simon Property Group	USA	Retail	3.56%
Mitsui Fudosan Co.	JA	Diversified	3.24%
Public Storage	USA	Self Storage	2.50%
Vornado Realty	USA	Diversified	2.22%
China Overseas Land & Inv (Red Chip)	HK	Residential	2.11%
Land Securities Group	UK	Diversified	1.85%

EPRA/NAREIT Global ex US Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	7.46%
Westfield Group	AU	Retail	6.57%
Mitsubishi Estate	JA	Diversified	4.99%
Unibail - Rodamco	FRA	Diversified	4.55%
Mitsui Fudosan Co.	JA	Diversified	4.12%
China Overseas Land & Inv (Red Chip)	HK	Residential	2.68%
Land Securities Group	UK	Diversified	2.34%
Capitaland	SI	Diversified	2.20%
Hang Lung Properties	HK	Diversified	2.19%
Sumitomo Realty & Development	JA	Diversified	2.12%

EPRA/NAREIT North America Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	Retail	8.86%
Public Storage	USA	Self Storage	6.22%
Vornado Realty	USA	Diversified	5.53%
Equity Residential	USA	Residential	4.55%
Boston Property	USA	Office	4.35%
HCP	USA	Healthcare	4.04%
Avalonbay Communities	USA	Residential	3.19%
Kimco Realty Cp	USA	Retail	3.18%
Ventas Inc	USA	Healthcare	2.98%
Host Hotels & Resorts	USA	Lodging/Resorts	2.94%

EPRA/NAREIT Liquid Europe ex UK Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	33.83%
Corio	NETH	Retail	8.33%
PSP Swiss Property	SWIT	Office	6.13%
Klepierre	FRA	Retail	5.16%
Icade	FRA	Diversified	4.23%
Wereldhave	NETH	Diversified	3.97%
Befimmo (Sicafi)	BELG	Office	3.23%
Fonciere Des Regions	FRA	Diversified	3.14%
Silic	FRA	Office	3.04%
Castellum	SWED	Diversified	3.03%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Top 10 Holdings

EPRA/NAREIT UK Liquid Index (USD)

Company	Country	Sector	Weight
Land Securities Group	UK	Diversified	26.53%
British Land Co	UK	Diversified	22.91%
Hammerson	UK	Retail	13.76%
Liberty International	UK	Retail	9.06%
Segro	UK	Industrial	8.43%
Derwent London	UK	Office	5.26%
Great Portland Estates	UK	Office	3.47%
Shaftesbury	UK	Diversified	2.95%
Helical Bar	UK	Diversified	2.27%
Big Yellow Group	UK	Self Storage	1.48%

EPRA/NAREIT Asia Pacific ex Japan ex Australia Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	28.10%
China Overseas Land & Inv (Red Chip)	HK	Residential	10.11%
Capitaland	SI	Diversified	8.31%
Hang Lung Properties	HK	Diversified	8.26%
Henderson Land Dev	HK	Diversified	7.09%
Hong Kong Land	HK	Office	5.92%
Link Real Estate Investment Trust	HK	Retail	5.85%
New World Development	HK	Diversified	5.37%
China Resources Land	HK	Residential	4.79%
Sino Land	HK	Diversified	4.35%

EPRA/NAREIT Japan Liquid Index (USD)

Company	Country	Sector	Weight
Mitsubishi Estate	JA	Diversified	29.78%
Mitsui Fudosan Co.	JA	Diversified	24.58%
Sumitomo Realty & Development	JA	Diversified	12.62%
Nippon Building Fund Inc	JA	Office	9.77%
Japan Real Estate Investment Corporation	JA	Office	6.45%
Nomura Real Estate Office Fund	JA	Office	3.48%
Japan Retail Fund Investment	JA	Retail	3.02%
Tokyu Land	JA	Diversified	2.95%
Aeon Mall Co Ltd	JA	Retail	2.63%
Japan Prime Realty Investment	JA	Office	2.37%

EPRA/NAREIT Australia Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	63.48%
Stockland	AU	Diversified	13.17%
CFS Retail Property Trust	AU	Retail	7.97%
Dexus Property Group	AU	Diversified	6.70%
Mirvac Group	AU	Diversified	4.68%
Commonwealth Property Office Fund	AU	Office	4.00%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Country Breakdown

Country	Region	Liquid Global Market Cap USD	Liquid Global Market Cap EUR	Country Breakdown (USD)												
				Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Hong Kong	Asia ex-Japan			17.12%	27.39%	0.00%	0.00%	0.00%	17.60%	22.35%	0.00%	0.00%	0.00%	84.26%	0.00%	0.00%
New Zealand	Asia ex-Japan			0.10%	0.15%	0.00%	0.00%	0.00%	0.11%	0.14%	0.00%	0.00%	0.00%	0.53%	0.00%	0.00%
Singapore	Asia ex-Japan			3.18%	5.09%	0.00%	0.00%	0.00%	3.18%	4.04%	0.00%	0.00%	0.00%	15.21%	0.00%	0.00%
	Asia ex-Japan	71,300.87	53,807.92	20.39%	32.63%	0.00%	0.00%	0.00%	20.89%	26.53%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
Australia	Australia	27,827.84	21,000.56	8.11%	12.98%	0.00%	0.00%	0.00%	8.15%	10.35%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
	Australia	27,827.84	21,000.56	8.11%	12.98%	0.00%	0.00%	0.00%	8.15%	10.35%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Austria	Europe ex-UK			0.34%	0.55%	1.94%	3.52%	2.19%	0.19%	0.24%	0.00%	1.77%	0.00%	0.00%	0.00%	0.00%
Belgium	Europe ex-UK			0.73%	1.16%	4.12%	5.67%	3.52%	0.70%	0.89%	0.00%	6.64%	0.00%	0.00%	0.00%	0.00%
Denmark	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Finland	Europe ex-UK			0.24%	0.38%	1.36%	0.98%	0.61%	0.21%	0.27%	0.00%	1.98%	0.00%	0.00%	0.00%	0.00%
France	Europe ex-UK			5.15%	8.23%	29.20%	52.14%	32.39%	5.23%	6.64%	0.00%	49.39%	0.00%	0.00%	0.00%	0.00%
Germany	Europe ex-UK			0.59%	0.95%	3.35%	2.57%	1.60%	0.56%	0.71%	0.00%	5.30%	0.00%	0.00%	0.00%	0.00%
Greece	Europe ex-UK			0.11%	0.18%	0.62%	0.44%	0.27%	0.10%	0.12%	0.00%	0.93%	0.00%	0.00%	0.00%	0.00%
Italy	Europe ex-UK			0.10%	0.17%	0.59%	0.64%	0.40%	0.07%	0.09%	0.00%	0.67%	0.00%	0.00%	0.00%	0.00%
Netherlands	Europe ex-UK			1.83%	2.93%	10.40%	16.41%	10.19%	1.83%	2.32%	0.00%	17.25%	0.00%	0.00%	0.00%	0.00%
Norway	Europe ex-UK			0.05%	0.07%	0.27%	0.00%	0.00%	0.05%	0.07%	0.00%	0.51%	0.00%	0.00%	0.00%	0.00%
Poland	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Spain	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sweden	Europe ex-UK			0.96%	1.53%	5.43%	7.84%	4.87%	0.73%	0.93%	0.00%	6.93%	0.00%	0.00%	0.00%	0.00%
Switzerland	Europe ex-UK			0.99%	1.58%	5.60%	9.80%	6.09%	0.91%	1.16%	0.00%	8.64%	0.00%	0.00%	0.00%	0.00%
	Europe ex-UK	36,132.26	27,267.57	11.08%	17.73%	62.88%	100.00%	62.13%	10.59%	13.44%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Japan	Japan	45,053.18	33,999.83	13.16%	21.05%	0.00%	0.00%	0.00%	13.20%	16.76%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
	Japan	45,053.18	33,999.83	13.16%	21.05%	0.00%	0.00%	0.00%	13.20%	16.76%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Canada	North America			3.21%	5.14%	0.00%	0.00%	0.00%	2.92%	3.70%	7.25%	0.00%	0.00%	0.00%	0.00%	0.00%
USA	North America			37.51%	0.00%	0.00%	0.00%	0.00%	37.29%	0.00%	92.75%	0.00%	0.00%	0.00%	0.00%	0.00%
	North America	137,213.05	103,549.20	40.72%	5.14%	0.00%	0.00%	0.00%	40.21%	3.70%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
UK	UK	23,750.81	17,923.78	6.54%	10.47%	37.12%	0.00%	37.87%	6.96%	8.84%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
	UK	23,750.81	17,923.78	6.54%	10.47%	37.12%	0.00%	37.87%	6.96%	8.84%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Global		341,278.01	257,548.86	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Global ex US		214,015.28	161,508.77													

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FTSE EPRA/NAREIT Custom Liquid Index Series - Sector Breakdown

	Sector Breakdown (USD)												
Sector	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Global ex US	Liquid North Am	Liquid Europe	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Diversified	37.77%	52.03%	53.81%	53.89%	53.95%	38.04%	56.58%	7.93%	51.97%	57.56%	67.54%	69.92%	24.55%
Healthcare	5.77%	0.00%	0.19%	0.00%	0.00%	5.92%	0.00%	14.72%	0.00%	0.00%	0.00%	0.00%	0.00%
Self-Storage	2.60%	0.00%	0.51%	0.00%	0.57%	2.60%	0.16%	6.22%	0.00%	1.48%	0.00%	0.00%	0.00%
Industrial	3.52%	0.91%	3.65%	0.00%	3.46%	3.26%	1.76%	5.34%	0.68%	8.43%	2.14%	0.00%	0.00%
Office	13.78%	22.33%	17.54%	20.90%	16.76%	13.16%	13.62%	13.09%	21.29%	9.72%	6.76%	24.43%	4.00%
Residential	10.26%	3.71%	2.71%	1.68%	1.47%	10.32%	6.47%	16.90%	3.89%	0.00%	14.90%	0.00%	0.00%
Retail	21.49%	21.02%	21.32%	23.53%	23.49%	22.57%	21.40%	25.49%	22.18%	22.82%	8.66%	5.65%	71.45%
Lodging/Resorts	2.01%	0.00%	0.00%	0.00%	0.00%	1.52%	0.00%	3.77%	0.00%	0.00%	0.00%	0.00%	0.00%
Specialty	1.47%	0.00%	0.26%	0.00%	0.29%	1.32%	0.00%	3.27%	0.00%	0.00%	0.00%	0.00%	0.00%
Mixed Industrial/Office	1.32%	0.00%	0.00%	0.00%	0.00%	1.31%	0.00%	3.26%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Country	Performance (USD Total Return)																	
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M	2007	2006	2005	2004	2003	2002	2001	2000
										VOL								
Hong Kong *	17.25%	17.25%	-NA-	-NA-	-NA-	26.05%	-36.88%	-1.60%	10.87%	33.83%	58.52%	38.78%	10.21%	35.06%	49.18%	-27.75%	-15.26%	1.08%
New Zealand *	-3.47%	-3.47%	-NA-	-NA-	-NA-	-10.39%	-40.80%	-5.89%	-NA-	25.89%	0.69%	32.89%	14.78%	-NA-	-NA-	-NA-	-NA-	-NA-
Singapore *	15.74%	15.74%	-NA-	-NA-	-NA-	2.61%	-56.00%	-11.50%	10.41%	35.58%	15.19%	77.53%	31.78%	37.73%	50.99%	-29.98%	-33.62%	-10.47%
Australia *	11.72%	11.72%	-NA-	-NA-	-NA-	-15.60%	-67.07%	-25.01%	-7.67%	33.17%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Austria *	39.81%	39.81%	-NA-	-NA-	-NA-	50.42%	-80.38%	-42.23%	-23.26%	57.44%	-25.72%	40.16%	-0.05%	20.41%	30.10%	26.81%	-NA-	-NA-
Belgium *	10.71%	10.71%	-NA-	-NA-	-NA-	-3.76%	-30.68%	-1.78%	6.13%	21.80%	2.36%	31.29%	2.72%	25.14%	39.44%	31.67%	4.50%	-10.23%
Finland *	28.94%	28.94%	-NA-	-NA-	-NA-	1.87%	-60.03%	-18.39%	0.59%	39.31%	-14.31%	84.32%	11.11%	26.50%	73.97%	46.15%	17.63%	-6.54%
France *	13.97%	13.97%	-NA-	-NA-	-NA-	-0.14%	-44.64%	-6.24%	13.71%	28.59%	-10.93%	87.13%	11.21%	61.45%	41.58%	41.73%	-3.70%	0.65%
Germany *	12.40%	12.40%	-NA-	-NA-	-NA-	-3.95%	-52.68%	-28.62%	-3.18%	47.83%	-33.47%	71.61%	25.39%	32.17%	17.24%	-6.65%	-15.33%	-12.92%
Greece *	39.00%	39.00%	-NA-	-NA-	-NA-	-17.23%	-63.20%	-21.87%	-NA-	44.74%	-14.81%	131.65%	4.66%	-NA-	-NA-	-NA-	-NA-	-NA-
Italy *	13.23%	13.23%	-NA-	-NA-	-NA-	-13.95%	-60.74%	-34.41%	-9.87%	42.79%	-39.33%	81.44%	13.53%	59.38%	43.51%	10.35%	6.38%	32.88%
Netherlands *	12.82%	12.82%	-NA-	-NA-	-NA-	-3.42%	-47.91%	-9.85%	5.60%	26.46%	-2.72%	58.12%	2.91%	48.74%	45.28%	34.71%	-1.65%	-0.05%
Norway *	103.80%	103.80%	-NA-	-NA-	-NA-	39.04%	-85.06%	-NA-	-34.13%	-NA-	13.58%	-2.96%	0.00%	0.00%	45.77%	6.90%	-11.85%	-10.98%
Sweden *	22.12%	22.12%	-NA-	-NA-	-NA-	-6.04%	-43.41%	-10.73%	9.54%	39.26%	-13.66%	57.98%	17.06%	61.12%	60.44%	25.10%	-12.43%	27.16%
Switzerland *	8.58%	8.58%	-NA-	-NA-	-NA-	-2.28%	-21.88%	-0.41%	9.03%	24.22%	-7.24%	35.89%	0.97%	31.06%	24.39%	21.95%	-4.95%	-1.32%
Japan *	7.93%	7.93%	-NA-	-NA-	-NA-	-18.92%	-48.39%	-16.74%	1.52%	28.68%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
Canada *	15.94%	15.94%	-NA-	-NA-	-NA-	3.32%	-48.17%	-14.52%	3.54%	27.67%	3.42%	29.58%	27.25%	28.04%	51.84%	13.39%	10.44%	19.94%
USA *	31.72%	31.72%	-NA-	-NA-	-NA-	-11.80%	-50.30%	-18.08%	-1.09%	38.92%	-16.40%	36.73%	12.43%	33.83%	36.98%	1.96%	10.09%	30.44%
UK *	29.34%	29.34%	-NA-	-NA-	-NA-	-9.31%	-63.21%	-31.34%	-9.86%	34.37%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Region	Performance (USD Total Return)																	
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M	2007	2006	2005	2004	2003	2002	2001	2000
										VOL								
Region																		
Asia *	12.92%	12.92%	-NA-	-NA-	-NA-	-2.21%	-50.25%	-13.42%	2.55%	28.43%	14.80%	36.49%	23.37%	36.85%	44.83%	-7.15%	-17.22%	2.85%
Australia *	11.72%	11.72%	-NA-	-NA-	-NA-	-15.60%	-67.07%	-25.01%	-7.67%	33.17%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Europe ex-UK *	14.99%	14.99%	-NA-	-NA-	-NA-	-1.22%	-49.55%	-14.85%	4.87%	28.53%	-14.40%	65.10%	12.55%	48.64%	43.77%	34.60%	-4.47%	6.18%
Japan *	7.93%	7.93%	-NA-	-NA-	-NA-	-18.92%	-48.39%	-16.74%	1.52%	28.68%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
North America *	30.29%	30.29%	-NA-	-NA-	-NA-	-10.70%	-50.14%	-17.79%	-0.77%	37.57%	-14.92%	36.26%	13.21%	33.51%	37.70%	2.42%	9.98%	29.84%
UK *	29.34%	29.34%	-NA-	-NA-	-NA-	-9.31%	-63.21%	-31.34%	-9.86%	34.37%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%
Liquid Indices																		
UK	28.07%	-46.77%	-NA-	-NA-	-NA-	-11.86%	-63.70%	-31.38%	-9.77%	34.54%	-35.36%	70.76%	6.71%	56.37%	44.06%	10.01%	-9.85%	11.92%
Australia	11.13%	-38.27%	-NA-	-NA-	-NA-	-17.45%	-65.35%	-23.86%	-6.35%	31.17%	1.77%	42.02%	10.79%	41.31%	43.37%	12.32%	-0.15%	-3.23%
Japan	8.47%	-12.25%	-NA-	-NA-	-NA-	-19.55%	-49.03%	-16.46%	1.62%	29.61%	-7.58%	27.30%	53.41%	36.18%	39.37%	-1.44%	-25.69%	21.79%
Asia-Pacific	16.31%	-10.70%	-NA-	-NA-	-NA-	21.04%	-39.14%	-2.11%	10.24%	31.34%	50.69%	44.40%	11.02%	30.19%	40.64%	-28.13%	-15.41%	2.98%
North-America	29.08%	-40.63%	-NA-	-NA-	-NA-	-12.05%	-51.89%	-19.23%	-1.40%	37.81%	-16.28%	36.15%	14.71%	33.87%	37.51%	2.20%	8.26%	31.80%
Europe ex UK	13.24%	-26.45%	-NA-	-NA-	-NA-	-1.98%	-50.07%	-14.76%	4.12%	28.42%	-15.39%	68.30%	8.51%	47.09%	42.31%	33.35%	-3.97%	4.99%
Global	19.86%	-32.30%	-NA-	-NA-	-NA-	-7.13%	-51.51%	-17.29%	0.10%	29.55%	-8.04%	42.79%	15.07%	37.67%	39.13%	0.99%	-4.36%	15.18%
Global ex US	14.56%	-25.74%	-NA-	-NA-	-NA-	-3.11%	-51.09%	-15.84%	1.58%	25.98%	-2.10%	47.42%	17.78%	41.57%	42.49%	0.79%	-12.85%	7.05%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK *	May-08	-1.39%		7.76%	-15.58%	16.78%	25.72%	-4.15%		-6.58%	-35.50%	2.27%	15.60%
Europe ex-UK *	Jun-08	-11.48%	-13.43%	-4.61%	-17.16%	11.11%	22.82%	-12.23%	-16.52%	-18.00%	-37.66%	-3.00%	11.75%
Europe ex-UK *	Jul-08	-2.50%		-7.00%	-13.72%	8.81%	22.36%	0.58%		-17.53%	-32.37%	-3.12%	11.31%
Europe ex-UK *	Aug-08	-4.94%		-11.59%	-17.65%	6.67%	21.37%	1.66%		-16.16%	-32.63%	-3.04%	11.09%
Europe ex-UK *	Sep-08	-13.82%	-20.13%	-23.81%	-31.33%	0.64%	16.23%	-6.80%	-4.71%	-21.86%	-33.68%	-6.59%	9.58%
Europe ex-UK *	Oct-08	-28.89%		-45.82%	-51.59%	-8.38%	8.07%	-21.52%		-38.68%	-46.91%	-12.44%	3.56%
Europe ex-UK *	Nov-08	-10.85%		-51.70%	-53.75%	-11.25%	4.04%	-14.69%		-47.68%	-49.93%	-17.93%	-0.55%
Europe ex-UK *	Dec-08	15.55%	-26.75%	-44.19%	-7.61%	5.70%	5.70%	-1.74%	-34.21%	-48.59%	-48.59%	-19.44%	-1.35%
Europe ex-UK *	Jan-09	-8.13%		-48.72%	-48.32%	-12.78%	3.83%	-5.17%		-51.25%	-51.41%	-22.24%	-2.86%
Europe ex-UK *	Feb-09	-8.21%		-52.94%	-55.99%	-16.80%	1.07%	-8.17%		-55.24%	-55.85%	-26.17%	-5.92%
Europe ex-UK *	Mar-09	1.87%	-14.10%	-52.05%	-56.49%	-18.24%	0.94%	-2.89%	-15.43%	-56.53%	-55.74%	-27.86%	-6.99%
Europe ex-UK *	Apr-09	14.99%		-44.87%	-49.55%	-14.85%	4.87%	20.11%		-47.78%	-46.43%	-22.70%	-3.10%
UK *	May-08	-9.11%		-12.81%	-38.33%	1.92%	17.05%	-8.95%		-17.98%	-46.60%	-5.60%	10.71%
UK *	Jun-08	-10.17%	-22.53%	-21.68%	-40.02%	-1.29%	13.76%	-11.40%	-22.09%	-27.32%	-48.59%	-9.59%	6.78%
UK *	Jul-08	3.21%		-19.16%	-34.43%	0.24%	14.08%	4.23%		-24.25%	-42.48%	-7.78%	6.86%
UK *	Aug-08	-2.67%		-21.32%	-38.73%	-2.18%	13.16%	3.15%		-21.87%	-43.27%	-7.88%	6.71%
UK *	Sep-08	-6.67%	-6.25%	-26.57%	-38.64%	-4.94%	10.58%	-2.18%	5.16%	-23.57%	-37.88%	-9.65%	6.51%
UK *	Oct-08	-29.53%		-48.25%	-56.02%	-13.99%	1.99%	-21.93%		-40.34%	-49.82%	-15.61%	0.24%
UK *	Nov-08	-20.31%		-58.76%	-60.92%	-21.92%	-3.94%	-20.36%		-52.48%	-54.80%	-23.81%	-5.03%
UK *	Dec-08	-5.64%	-47.00%	-61.09%	-61.09%	-24.79%	-6.59%	-13.86%	-46.45%	-59.07%	-59.07%	-28.79%	-8.39%
UK *	Jan-09	-21.62%		-69.50%	-70.95%	-32.37%	-11.26%	-14.97%		-65.20%	-66.43%	-33.57%	-11.81%
UK *	Feb-09	-10.89%		-72.82%	-73.60%	-35.96%	-14.99%	-10.09%		-68.71%	-68.44%	-37.30%	-15.37%
UK *	Mar-09	0.39%	-29.88%	-72.72%	-73.01%	-36.68%	-15.08%	-3.97%	-26.59%	-69.95%	-67.79%	-38.60%	-16.39%
UK *	Apr-09	29.34%		-64.71%	-63.21%	-31.34%	-9.86%	29.59%		-61.06%	-56.78%	-32.49%	-11.65%
Asia ex-Jap ex-Aus *	May-08	-4.57%		-10.87%	-12.55%	21.17%	26.29%	-4.40%		-16.15%	-24.29%	12.23%	19.44%
Asia ex-Jap ex-Aus *	Jun-08	-13.38%	-7.71%	-22.79%	-20.67%	14.19%	22.13%	-14.56%	-7.18%	-28.36%	-32.00%	4.58%	14.64%
Asia ex-Jap ex-Aus *	Jul-08	-0.30%		-23.03%	-19.89%	12.72%	21.43%	0.68%		-27.87%	-29.72%	3.69%	13.75%
Asia ex-Jap ex-Aus *	Aug-08	-6.04%		-27.67%	-25.01%	9.79%	17.69%	-0.42%		-28.18%	-30.57%	3.39%	10.98%
Asia ex-Jap ex-Aus *	Sep-08	-17.66%	-22.87%	-40.45%	-44.53%	1.32%	11.76%	-13.70%	-13.48%	-38.02%	-43.84%	-3.71%	7.64%
Asia ex-Jap ex-Aus *	Oct-08	-20.94%		-52.92%	-58.22%	-5.60%	5.55%	-12.42%		-45.71%	-52.33%	-7.38%	3.73%
Asia ex-Jap ex-Aus *	Nov-08	-3.72%		-54.67%	-57.20%	-7.60%	4.93%	-3.79%		-47.77%	-50.49%	-9.84%	3.74%
Asia ex-Jap ex-Aus *	Dec-08	4.82%	-20.21%	-52.48%	-52.48%	-9.37%	4.68%	-4.32%	-19.37%	-50.02%	-50.02%	-14.20%	2.66%
Asia ex-Jap ex-Aus *	Jan-09	-8.77%		-56.65%	-52.18%	-13.58%	1.00%	-1.04%		-50.55%	-44.75%	-15.12%	0.37%
Asia ex-Jap ex-Aus *	Feb-09	-15.78%		-63.49%	-58.44%	-18.61%	-3.01%	-15.03%		-57.98%	-50.32%	-20.31%	-3.43%
Asia ex-Jap ex-Aus *	Mar-09	12.73%	-13.39%	-58.85%	-50.81%	-16.13%	-1.77%	7.83%	-9.32%	-54.68%	-41.29%	-18.69%	-3.28%
Asia ex-Jap ex-Aus *	Apr-09	12.92%		-53.53%	-50.25%	-13.42%	2.55%	13.14%		-48.73%	-41.55%	-14.87%	0.52%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia *	May-08	-7.59%		-15.72%	-21.65%	11.93%	17.01%	-7.42%		-20.71%	-32.16%	3.67%	10.67%
Australia *	Jun-08	-9.66%	-10.13%	-23.86%	-27.40%	6.43%	14.71%	-10.89%	-9.62%	-29.34%	-37.77%	-2.52%	7.68%
Australia *	Jul-08	-7.10%		-29.27%	-30.03%	3.12%	13.61%	-6.19%		-33.72%	-38.62%	-5.14%	6.42%
Australia *	Aug-08	0.95%		-28.59%	-31.19%	3.21%	13.84%	6.98%		-29.09%	-36.29%	-2.80%	7.35%
Australia *	Sep-08	-13.92%	-19.28%	-38.54%	-46.69%	-2.40%	10.10%	-9.78%	-9.46%	-36.03%	-46.03%	-7.24%	6.05%
Australia *	Oct-08	-36.47%		-60.96%	-67.59%	-14.97%	-0.88%	-29.63%		-54.98%	-63.02%	-16.57%	-2.59%
Australia *	Nov-08	-3.59%		-62.36%	-65.08%	-16.67%	-2.32%	-3.66%		-56.63%	-59.61%	-18.69%	-3.43%
Australia *	Dec-08	-5.47%	-42.11%	-64.42%	-19.38%	-4.57%		-13.71%	-41.50%	-62.57%	-62.57%	-23.68%	-6.40%
Australia *	Jan-09	-17.66%		-70.70%	-66.31%	-24.91%	-8.36%	-10.69%		-66.57%	-61.08%	-26.25%	-8.93%
Australia *	Feb-09	-15.12%		-75.13%	-71.37%	-29.28%	-12.10%	-14.35%		-71.37%	-65.78%	-30.75%	-12.49%
Australia *	Mar-09	8.09%	-24.45%	-73.12%	-68.27%	-26.28%	-11.12%	3.40%	-20.90%	-70.40%	-62.13%	-28.52%	-12.49%
Australia *	Apr-09	11.72%		-69.97%	-67.07%	-25.01%	-7.67%	11.94%		-66.86%	-61.31%	-26.26%	-9.51%
Japan *	May-08	-0.93%		3.68%	-22.33%	24.82%	31.86%	-0.75%		-2.46%	-32.74%	15.61%	24.71%
Japan *	Jun-08	-14.38%	-1.36%	-11.23%	-24.14%	17.91%	25.44%	-15.54%	-0.80%	-17.62%	-34.97%	7.99%	17.75%
Japan *	Jul-08	1.55%		-9.85%	-18.17%	18.45%	24.63%	2.54%		-15.53%	-28.21%	8.97%	16.75%
Japan *	Aug-08	-6.72%		-15.91%	-24.75%	13.34%	18.53%	-1.14%		-16.49%	-30.32%	6.75%	11.77%
Japan *	Sep-08	-10.35%	-15.08%	-24.62%	-36.85%	5.19%	13.99%	-6.04%	-4.75%	-21.54%	-36.06%	-0.03%	9.79%
Japan *	Oct-08	-11.90%		-33.59%	-44.30%	-0.72%	10.02%	-2.41%		-23.43%	-36.45%	-2.59%	8.12%
Japan *	Nov-08	-6.20%		-37.71%	-43.82%	-3.01%	10.12%	-6.27%		-28.23%	-35.01%	-5.36%	8.87%
Japan *	Dec-08	6.94%	-11.63%	-33.39%	-33.39%	-8.07%	10.31%	-2.38%	-10.70%	-29.94%	-29.94%	-12.97%	8.19%
Japan *	Jan-09	-11.06%		-40.75%	-40.09%	-13.19%	5.40%	-3.53%		-32.41%	-30.78%	-14.74%	4.75%
Japan *	Feb-09	-22.69%		-54.20%	-50.02%	-19.72%	-0.55%	-21.99%		-47.27%	-40.25%	-21.40%	-0.98%
Japan *	Mar-09	9.25%	-24.88%	-49.96%	-44.40%	-19.60%	-2.51%	4.50%	-21.36%	-44.90%	-33.65%	-22.04%	-4.01%
Japan *	Apr-09	7.93%		-45.99%	-48.39%	-16.74%	1.52%	8.15%		-40.41%	-39.36%	-18.13%	-0.50%
North America *	May-08	0.56%		6.92%	-13.01%	11.53%	18.24%	0.75%		0.59%	-24.68%	3.30%	11.83%
North America *	Jun-08	-10.61%	-4.96%	-4.43%	-14.62%	5.64%	15.12%	-11.83%	-4.42%	-11.32%	-26.82%	-3.24%	8.06%
North America *	Jul-08	2.39%		-2.14%	-5.26%	4.13%	14.41%	3.39%		-8.31%	-16.88%	-4.21%	7.17%
North America *	Aug-08	2.39%		0.19%	-8.52%	6.22%	14.74%	8.51%		-0.50%	-15.30%	0.03%	8.20%
North America *	Sep-08	-1.55%	3.21%	-1.36%	-13.91%	5.42%	13.61%	3.19%	15.77%	2.67%	-12.84%	0.19%	9.43%
North America *	Oct-08	-32.19%		-33.11%	-42.40%	-6.59%	4.77%	-24.89%		-22.88%	-34.29%	-8.35%	2.96%
North America *	Nov-08	-23.13%		-48.58%	-51.16%	-15.72%	-1.44%	-23.18%		-40.75%	-43.51%	-17.76%	-2.55%
North America *	Dec-08	15.47%	-39.81%	-40.63%	-40.63%	-11.71%	0.79%	5.40%	-39.18%	-37.56%	-37.56%	-16.41%	-1.15%
North America *	Jan-09	-16.77%		-50.59%	-49.91%	-18.74%	-3.61%	-9.72%		-43.63%	-42.13%	-20.19%	-4.21%
North America *	Feb-09	-20.36%		-60.65%	-58.75%	-25.17%	-8.30%	-19.64%		-54.70%	-50.70%	-26.73%	-8.70%
North America *	Mar-09	3.40%	-31.46%	-59.31%	-59.54%	-25.54%	-8.68%	-1.08%	-28.24%	-55.19%	-51.71%	-27.81%	-10.08%
North America *	Apr-09	30.29%		-46.98%	-50.14%	-17.79%	-0.77%	30.54%		-41.50%	-41.41%	-19.16%	-2.74%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Global *	May-08	-2.45%		-2.19%	-59.53%	14.31%	21.37%	-2.27%		-7.98%	-26.97%	5.88%	14.79%
Global *	Jun-08	-11.78%	-8.56%	-13.71%	-56.84%	8.26%	17.87%	-12.98%	-8.04%	-19.93%	-31.19%	-0.84%	10.65%
Global *	Jul-08	0.82%		-13.00%	-50.99%	6.82%	17.17%	1.81%		-18.48%	-25.29%	-1.74%	9.76%
Global *	Aug-08	-2.07%		-14.80%	-18.96%	6.43%	16.02%	3.78%		-15.40%	-24.97%	0.23%	9.41%
Global *	Sep-08	-9.26%	-10.41%	-22.69%	-30.61%	2.33%	12.76%	-4.89%	0.49%	-19.53%	-29.75%	-2.75%	8.61%
Global *	Oct-08	-27.87%		-44.24%	-51.21%	-7.29%	5.00%	-20.10%		-35.71%	-44.34%	-9.04%	3.19%
Global *	Nov-08	-14.51%		-52.33%	-54.80%	-13.04%	1.04%	-14.56%		-45.07%	-47.72%	-15.15%	-0.10%
Global *	Dec-08	9.66%	-32.38%	-47.72%	-47.72%	-11.53%	1.96%	0.10%	-31.67%	-45.02%	-45.02%	-16.25%	0.00%
Global *	Jan-09	-12.86%		-54.44%	-52.42%	-17.29%	-1.69%	-5.48%		-48.03%	-45.03%	-18.76%	-2.30%
Global *	Feb-09	-16.49%		-61.96%	-59.53%	-22.69%	-5.83%	-15.74%		-56.21%	-51.63%	-24.30%	-6.24%
Global *	Mar-09	7.06%	-22.09%	-59.27%	-56.84%	-22.07%	-5.43%	2.41%	-18.43%	-55.15%	-48.49%	-24.44%	-6.88%
Global *	Apr-09	20.66%		-50.86%	-50.99%	-16.90%	0.49%	20.90%		-45.78%	-42.42%	-18.30%	-1.51%
Global ex-US *	May-08	-4.07%		-7.35%	-16.91%	17.12%	24.78%	-3.90%		-12.83%	-28.05%	8.32%	17.91%
Global ex-US *	Jun-08	-12.32%	-10.42%	-18.76%	-22.46%	11.15%	21.06%	-13.52%	-9.91%	-24.62%	-33.53%	1.65%	13.54%
Global ex-US *	Jul-08	-0.36%		-19.05%	-20.24%	10.01%	20.56%	0.62%		-24.15%	-30.03%	1.05%	12.84%
Global ex-US *	Aug-08	-4.86%		-22.99%	-24.84%	7.43%	18.12%	0.82%		-23.52%	-30.41%	1.03%	11.29%
Global ex-US *	Sep-08	-15.33%	-19.74%	-34.80%	-40.56%	0.39%	12.92%	-11.26%	-9.97%	-32.13%	-39.82%	-4.73%	8.67%
Global ex-US *	Oct-08	-24.33%		-50.66%	-56.39%	-7.37%	5.81%	-16.18%		-43.11%	-50.25%	-9.25%	3.89%
Global ex-US *	Nov-08	-7.52%		-54.37%	-56.72%	-10.54%	3.57%	-7.58%		-47.43%	-49.94%	-12.70%	2.31%
Global ex-US *	Dec-08	5.20%	-26.38%	-52.00%	-52.00%	-11.30%	3.28%	-3.96%	-25.61%	-49.51%	-49.51%	-16.02%	1.20%
Global ex-US *	Jan-09	-9.68%		-56.65%	-53.88%	-16.01%	0.23%	-2.03%		-50.54%	-46.71%	-17.51%	-0.48%
Global ex-US *	Feb-09	-13.52%		-62.51%	-59.79%	-20.63%	-3.61%	-12.74%		-56.84%	-51.93%	-22.29%	-4.12%
Global ex-US *	Mar-09	8.95%	-14.90%	-59.15%	-54.96%	-19.38%	-2.68%	4.22%	-10.91%	-55.02%	-46.24%	-21.83%	-4.25%
Global ex-US *	Apr-09	14.96%		-53.04%	-51.38%	-16.12%	1.64%	15.19%		-48.18%	-42.87%	-17.52%	-0.47%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK	May-08	-1.55%		7.64%	-16.92%	16.46%	24.54%	-1.37%		1.27%	-28.06%	7.86%	17.79%
Europe ex-UK	Jun-08	-11.72%	-13.77%	-4.97%	-18.51%	10.93%	21.63%	-12.92%	-13.27%	-11.82%	-30.15%	1.60%	14.17%
Europe ex-UK	Jul-08	-2.74%		-7.58%	-14.97%	8.59%	21.20%	-1.79%		-13.40%	-25.41%	-0.11%	13.53%
Europe ex-UK	Aug-08	-4.87%		-12.08%	-18.75%	6.48%	20.23%	0.82%		-12.69%	-24.77%	0.28%	13.37%
Europe ex-UK	Sep-08	-13.87%	-20.31%	-24.28%	-32.29%	0.42%	15.25%	-9.73%	-10.62%	-21.18%	-31.45%	-4.57%	11.00%
Europe ex-UK	Oct-08	-28.92%		-46.17%	-52.31%	-8.46%	7.19%	-21.26%		-37.94%	-45.59%	-10.19%	5.34%
Europe ex-UK	Nov-08	-10.18%		-51.65%	-54.07%	-11.03%	3.28%	-10.24%		-44.29%	-46.87%	-13.19%	2.11%
Europe ex-UK	Dec-08	15.20%	-26.45%	-44.31%	-44.31%	-7.44%	4.82%	5.16%	-25.67%	-41.42%	-41.42%	-12.37%	2.81%
Europe ex-UK	Jan-09	-8.64%		-8.64%	-49.02%	-12.87%	2.83%	-0.90%		-0.90%	-41.09%	-14.42%	2.20%
Europe ex-UK	Feb-09	-7.34%		-15.34%	-56.24%	-16.65%	0.27%	-6.50%		-7.34%	-47.68%	-18.39%	-0.17%
Europe ex-UK	Mar-09	2.24%	-13.45%	-13.45%	-56.26%	-17.94%	0.40%	-2.20%	-9.38%	-9.38%	-47.79%	-20.44%	-1.14%
Europe ex-UK	Apr-09	13.24%		-1.98%	-50.07%	-14.76%	4.12%	13.47%		2.83%	-41.33%	-16.19%	2.05%
UK	May-08	-9.74%		-13.16%	-38.44%	2.18%	16.92%	-9.57%		-18.30%	-46.69%	-5.36%	10.58%
UK	Jun-08	-9.41%	-22.66%	-21.33%	-39.41%	-0.67%	13.99%	-10.65%	-22.22%	-27.00%	-48.07%	-9.02%	7.00%
UK	Jul-08	3.36%		-18.69%	-33.10%	1.03%	14.43%	4.37%		-23.81%	-41.30%	-7.06%	7.19%
UK	Aug-08	-2.58%		-20.79%	-37.84%	-1.43%	13.52%	3.25%		-21.34%	-42.44%	-7.17%	7.05%
UK	Sep-08	-6.01%	-5.36%	-25.55%	-37.14%	-4.01%	11.12%	-1.49%	6.15%	-22.51%	-36.35%	-8.78%	7.03%
UK	Oct-08	-29.14%		-47.25%	-55.06%	-12.97%	2.60%	-21.51%		-39.18%	-48.73%	-14.61%	0.83%
UK	Nov-08	-21.07%		-58.36%	-60.59%	-21.28%	-3.56%	-21.12%		-52.02%	-54.41%	-23.19%	-4.65%
UK	Dec-08	-4.83%	-46.77%	-60.37%	-60.37%	-24.09%	-6.10%	-13.12%	-46.21%	-58.32%	-58.32%	-27.73%	-7.91%
UK	Jan-09	-22.56%		-22.56%	-70.84%	-31.99%	-10.89%	-16.00%		-16.00%	-66.31%	-33.48%	-11.44%
UK	Feb-09	-11.56%		-31.51%	-73.61%	-35.80%	-14.88%	-10.77%		-25.04%	-68.45%	-37.01%	-15.25%
UK	Mar-09	0.49%	-31.18%	-31.18%	-73.19%	-36.51%	-14.85%	-3.87%	-27.95%	-27.95%	-68.00%	-38.62%	-16.16%
UK	Apr-09	28.07%		-11.86%	-63.70%	-31.38%	-9.77%	28.32%		-7.54%	-57.35%	-33.62%	-11.56%
Asia ex-Jap ex-Aus	May-08	-5.20%		-16.41%	11.06%	26.44%	32.89%	-5.03%		-21.36%	-3.84%	17.11%	25.69%
Asia ex-Jap ex-Aus	Jun-08	-14.51%	-10.12%	-28.54%	-7.04%	18.69%	28.43%	-15.68%	-9.61%	-33.69%	-20.32%	8.71%	20.55%
Asia ex-Jap ex-Aus	Jul-08	3.12%		-26.31%	-8.27%	16.78%	26.16%	4.14%		-30.95%	-19.52%	7.43%	18.19%
Asia ex-Jap ex-Aus	Aug-08	-9.41%		-33.25%	-15.26%	13.64%	19.73%	-4.00%		-33.71%	-21.53%	7.03%	12.91%
Asia ex-Jap ex-Aus	Sep-08	-25.63%	-30.53%	-50.36%	-46.00%	2.34%	10.28%	-22.05%	-22.07%	-48.33%	-45.32%	-2.74%	6.22%
Asia ex-Jap ex-Aus	Oct-08	-15.48%		-58.04%	-58.31%	-0.75%	6.29%	-6.37%		-51.62%	-52.43%	-2.62%	4.46%
Asia ex-Jap ex-Aus	Nov-08	-1.47%		-58.66%	-59.07%	-2.65%	6.55%	-1.54%		-52.37%	-52.66%	-5.01%	5.35%
Asia ex-Jap ex-Aus	Dec-08	7.24%	-10.70%	-55.67%	-55.67%	-1.19%	6.87%	-2.11%	-9.76%	-53.37%	-53.37%	-5.93%	4.82%
Asia ex-Jap ex-Aus	Jan-09	-0.43%		-0.43%	-50.60%	-4.02%	3.70%	8.01%		8.01%	-42.92%	-6.11%	3.05%
Asia ex-Jap ex-Aus	Feb-09	-9.85%		-10.23%	-54.02%	-8.47%	1.31%	-9.04%		-1.75%	-45.04%	-10.20%	0.87%
Asia ex-Jap ex-Aus	Mar-09	15.93%	4.07%	4.07%	-41.97%	-4.80%	5.58%	10.90%	8.96%	8.96%	-30.75%	-7.97%	3.96%
Asia ex-Jap ex-Aus	Apr-09	16.31%		21.04%	-39.14%	-2.11%	10.24%	16.53%		26.97%	-28.50%	-5.31%	8.05%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia	May-08	-8.41%		-15.97%	-21.89%	10.71%	17.19%	-8.24%		-20.95%	-32.37%	2.54%	10.84%
Australia	Jun-08	-9.79%	-11.62%	-24.20%	-27.20%	5.19%	14.93%	-11.02%	-11.11%	-29.66%	-37.60%	-3.66%	7.88%
Australia	Jul-08	-6.74%		-29.31%	-29.32%	2.31%	13.90%	-5.82%		-33.76%	-37.99%	-5.89%	6.69%
Australia	Aug-08	1.36%		-28.34%	-30.67%	2.62%	14.27%	7.42%		-28.84%	-35.80%	-3.35%	7.76%
Australia	Sep-08	-12.95%	-17.70%	-37.62%	-45.87%	-2.43%	10.82%	-8.76%	-7.69%	-35.07%	-45.20%	-7.27%	6.74%
Australia	Oct-08	-33.02%		-58.22%	-65.19%	-13.52%	0.81%	-25.80%		-51.83%	-60.29%	-15.15%	-0.93%
Australia	Nov-08	-3.73%		-59.78%	-62.56%	-15.33%	-0.72%	-3.80%		-53.66%	-56.69%	-17.38%	-1.85%
Australia	Dec-08	-4.27%	-38.27%	-61.49%	-61.49%	-17.74%	-2.72%	-12.61%	-37.62%	-59.50%	-59.50%	-22.12%	-4.59%
Australia	Jan-09	-16.09%		-16.09%	-63.08%	-22.84%	-6.18%	-8.98%		-8.98%	-57.34%	-24.22%	-6.77%
Australia	Feb-09	-15.28%		-28.91%	-68.63%	-27.34%	-10.06%	-14.52%		-22.20%	-62.50%	-28.85%	-10.46%
Australia	Mar-09	4.50%	-25.72%	-25.72%	-66.65%	-24.97%	-9.70%	-0.04%	-22.23%	-22.23%	-60.20%	-27.26%	-11.09%
Australia	Apr-09	11.13%		-17.45%	-65.35%	-23.86%	-6.35%	11.35%		-13.40%	-59.29%	-25.14%	-8.21%
Japan	May-08	-1.51%		5.03%	-21.88%	25.74%	32.90%	-1.33%		-1.18%	-32.36%	16.46%	25.70%
Japan	Jun-08	-14.64%	-0.46%	-10.34%	-23.51%	18.86%	26.23%	-15.80%	0.11%	-16.80%	-34.44%	8.86%	18.49%
Japan	Jul-08	3.10%		-7.56%	-16.23%	20.05%	25.67%	4.11%		-13.38%	-26.51%	10.44%	17.72%
Japan	Aug-08	-6.91%		-13.95%	-23.55%	14.75%	19.00%	-1.34%		-14.54%	-29.21%	8.07%	12.22%
Japan	Sep-08	-10.52%	-14.12%	-23.00%	-36.27%	6.46%	14.35%	-6.21%	-3.67%	-19.86%	-35.48%	1.17%	10.14%
Japan	Oct-08	-10.55%		-31.12%	-43.04%	0.94%	10.71%	-0.91%		-20.59%	-35.01%	-0.96%	8.80%
Japan	Nov-08	-7.12%		-36.03%	-42.80%	-1.55%	10.79%	-7.18%		-26.29%	-33.83%	-3.94%	9.54%
Japan	Dec-08	5.62%	-12.25%	-32.43%	-32.43%	-7.36%	10.68%	-3.58%	-11.32%	-28.93%	-28.93%	-11.81%	8.55%
Japan	Jan-09	-11.89%		-11.89%	-40.35%	-13.01%	5.35%	-4.43%		-4.43%	-31.09%	-14.91%	4.69%
Japan	Feb-09	-22.73%		-31.92%	-49.71%	-19.63%	-0.65%	-22.03%		-25.48%	-39.89%	-21.15%	-1.08%
Japan	Mar-09	8.93%	-25.83%	-25.83%	-44.36%	-19.59%	-2.59%	4.20%	-22.35%	-22.35%	-33.60%	-22.27%	-4.08%
Japan	Apr-09	8.47%		-19.55%	-49.03%	-16.46%	1.62%	8.68%		-15.61%	-40.11%	-19.19%	-0.39%
North America	May-08	0.28%		6.73%	-14.11%	11.35%	18.34%	0.46%		0.41%	-25.63%	3.13%	11.93%
North America	Jun-08	-10.60%	-5.20%	-4.59%	-15.02%	5.55%	15.26%	-11.82%	-4.66%	-11.46%	-27.16%	-3.33%	8.20%
North America	Jul-08	2.68%		-2.03%	-5.74%	3.96%	14.38%	3.68%		-8.20%	-17.31%	-4.36%	7.15%
North America	Aug-08	2.28%		0.20%	-9.04%	6.11%	14.66%	8.39%		-0.50%	-15.78%	-0.06%	8.12%
North America	Sep-08	-2.13%	2.78%	-1.94%	-15.06%	4.60%	13.43%	2.58%	15.28%	2.07%	-14.00%	-0.60%	9.25%
North America	Oct-08	-32.33%		-33.64%	-43.25%	-7.36%	4.56%	-25.04%		-23.49%	-35.25%	-9.11%	2.75%
North America	Nov-08	-24.13%		-49.65%	-52.35%	-16.80%	-1.86%	-24.18%		-41.98%	-44.88%	-18.81%	-2.97%
North America	Dec-08	15.64%	-40.63%	-41.78%	-41.78%	-12.77%	0.38%	5.56%	-40.00%	-38.76%	-38.76%	-17.42%	-1.55%
North America	Jan-09	-17.29%		-17.29%	-51.16%	-19.86%	-4.01%	-10.29%		-10.29%	-43.57%	-21.29%	-4.61%
North America	Feb-09	-20.59%		-34.32%	-59.77%	-26.29%	-8.74%	-19.88%		-28.12%	-51.91%	-27.83%	-9.14%
North America	Mar-09	3.74%	-31.87%	-31.87%	-60.59%	-26.62%	-9.10%	-0.76%	-28.66%	-28.66%	-52.96%	-28.86%	-10.49%
North America	Apr-09	29.08%		-12.05%	-51.89%	-19.23%	-1.40%	29.33%		-7.74%	-43.47%	-20.58%	-3.36%

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Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Global	May-08	-2.82%		-2.14%	-16.11%	13.83%	21.02%	-2.64%		-7.94%	-27.36%	6.00%	16.21%
Global	Jun-08	-11.73%	-8.74%	-13.62%	-19.56%	7.93%	17.58%	-12.94%	-8.22%	-19.84%	-31.05%	-0.23%	12.08%
Global	Jul-08	1.21%		-12.57%	-14.13%	6.67%	16.94%	2.20%		-18.08%	-24.66%	-0.17%	11.71%
Global	Aug-08	-2.05%		-14.36%	-18.54%	6.34%	15.75%	3.81%		-14.96%	-24.58%	0.81%	10.78%
Global	Sep-08	-9.32%	-10.10%	-22.35%	-30.40%	2.22%	12.51%	-4.96%	0.84%	-19.17%	-29.53%	-2.73%	9.70%
Global	Oct-08	-27.04%		-43.35%	-50.48%	-7.03%	5.02%	-19.18%		-34.68%	-43.50%	-8.47%	4.12%
Global	Nov-08	-14.90%		-51.79%	-54.40%	-12.91%	1.01%	-14.95%		-44.45%	-47.25%	-14.43%	0.91%
Global	Dec-08	9.03%	-32.30%	-47.43%	-47.43%	-11.62%	1.80%	-0.47%	-31.59%	-44.71%	-44.71%	-16.33%	0.52%
Global	Jan-09	-13.01%		-13.01%	-52.52%	-17.41%	-1.86%	-5.64%		-5.64%	-45.15%	-18.88%	-1.90%
Global	Feb-09	-16.51%		-27.37%	-59.41%	-22.82%	-6.02%	-15.76%		-20.51%	-51.48%	-24.43%	-6.19%
Global	Mar-09	6.68%	-22.52%	-22.52%	-56.97%	-22.26%	-5.68%	2.05%	-18.87%	-18.87%	-48.64%	-24.63%	-6.67%
Global	Apr-09	19.86%		-7.13%	-51.51%	-17.29%	0.10%	20.09%		-2.57%	-43.03%	-18.67%	-2.13%
Global ex-US	May-08	-4.48%		-7.11%	-17.10%	16.74%	24.34%	-4.30%		-12.61%	-28.21%	8.13%	17.61%
Global ex-US	Jun-08	-12.30%	-10.60%	-18.53%	-22.14%	10.88%	20.68%	-13.50%	-10.09%	-24.40%	-33.26%	1.56%	13.28%
Global ex-US	Jul-08	0.17%		-18.40%	-19.00%	10.08%	20.28%	1.15%		-23.53%	-28.94%	1.26%	12.67%
Global ex-US	Aug-08	-4.70%		-22.23%	-23.95%	7.59%	17.84%	1.00%		-22.77%	-29.58%	1.33%	11.12%
Global ex-US	Sep-08	-14.99%	-18.84%	-33.88%	-39.64%	0.69%	12.78%	-10.89%	-8.97%	-31.18%	-38.89%	-4.31%	8.63%
Global ex-US	Oct-08	-22.75%		-48.93%	-54.79%	-6.46%	6.11%	-14.43%		-41.12%	-48.41%	-8.23%	4.28%
Global ex-US	Nov-08	-7.72%		-52.87%	-55.39%	-9.67%	3.89%	-7.78%		-45.70%	-48.40%	-11.86%	2.72%
Global ex-US	Dec-08	4.18%	-25.74%	-50.90%	-50.90%	-10.85%	3.39%	-4.90%	-24.96%	-48.36%	-48.36%	-15.60%	1.40%
Global ex-US	Jan-09	-9.64%		-9.64%	-53.31%	-15.59%	0.33%	-1.99%		-1.99%	-46.05%	-17.09%	-0.29%
Global ex-US	Feb-09	-13.48%		-21.83%	-58.96%	-20.21%	-3.55%	-12.70%		-14.44%	-50.95%	-21.88%	-3.97%
Global ex-US	Mar-09	8.19%	-15.43%	-15.43%	-54.44%	-19.05%	-2.70%	3.49%	-11.46%	-11.46%	-45.62%	-21.52%	-4.19%
Global ex-US	Apr-09	14.56%		-3.11%	-51.09%	-15.84%	1.58%	14.79%		1.64%	-42.53%	-17.25%	-0.44%

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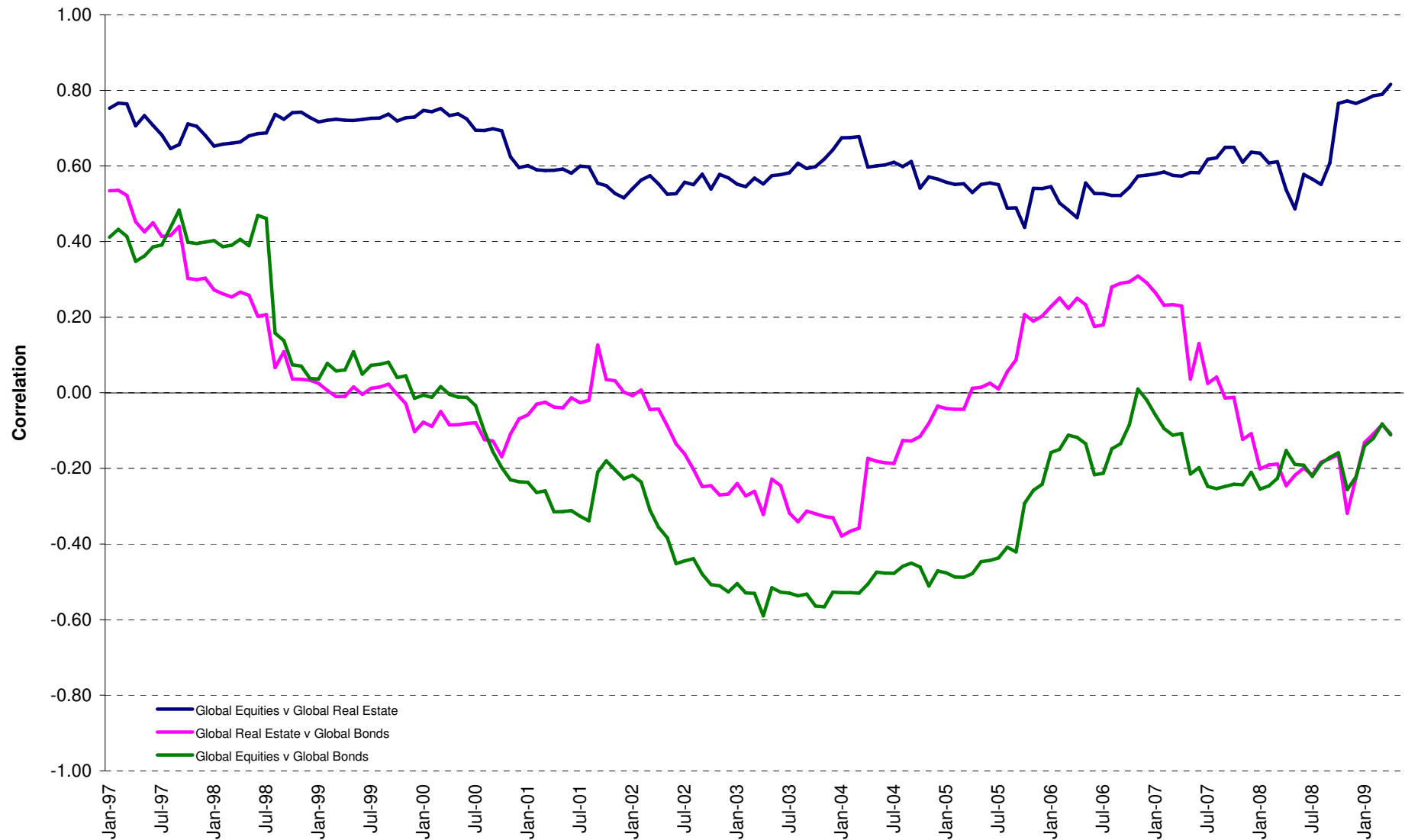
Section 10

Risk / Return Profiles and Correlations

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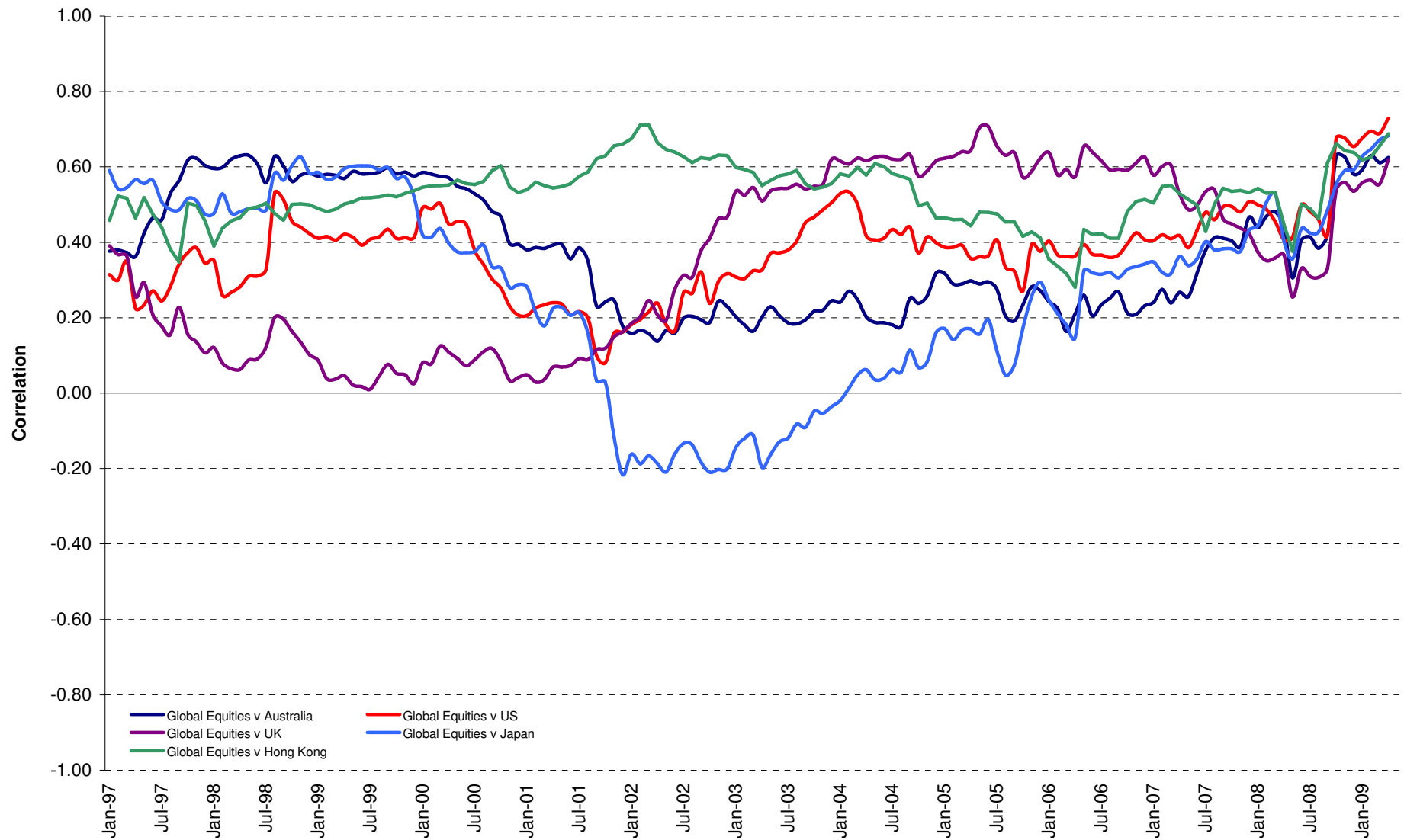
Graph 34: Developed Real Estate, Equities & Bonds 36 Months Asset Class Correlations (Local) 1997 to Date



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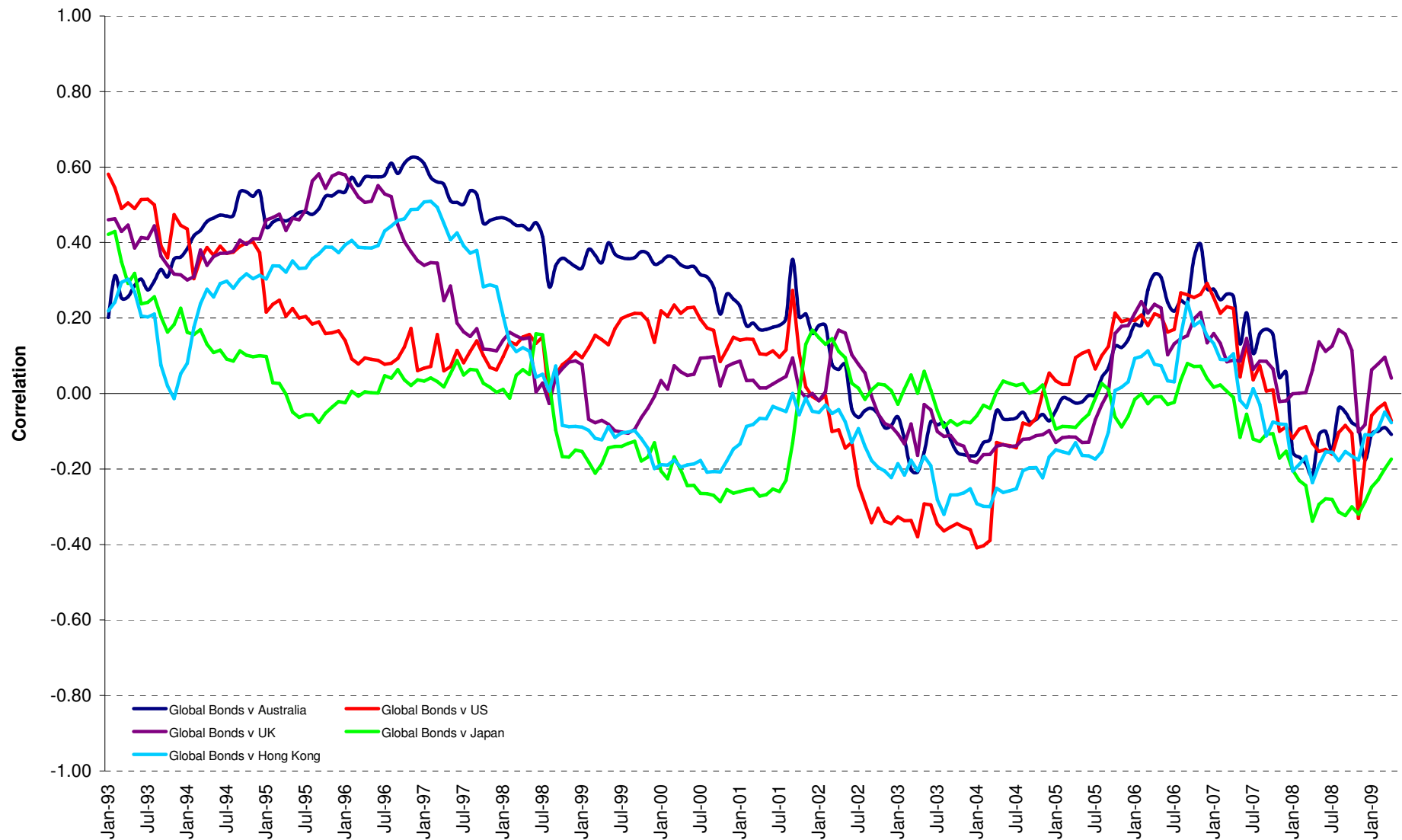
Graph 35: Top 5 Countries v Global Equities 36 Months Correlations (Local) 1997 to Date



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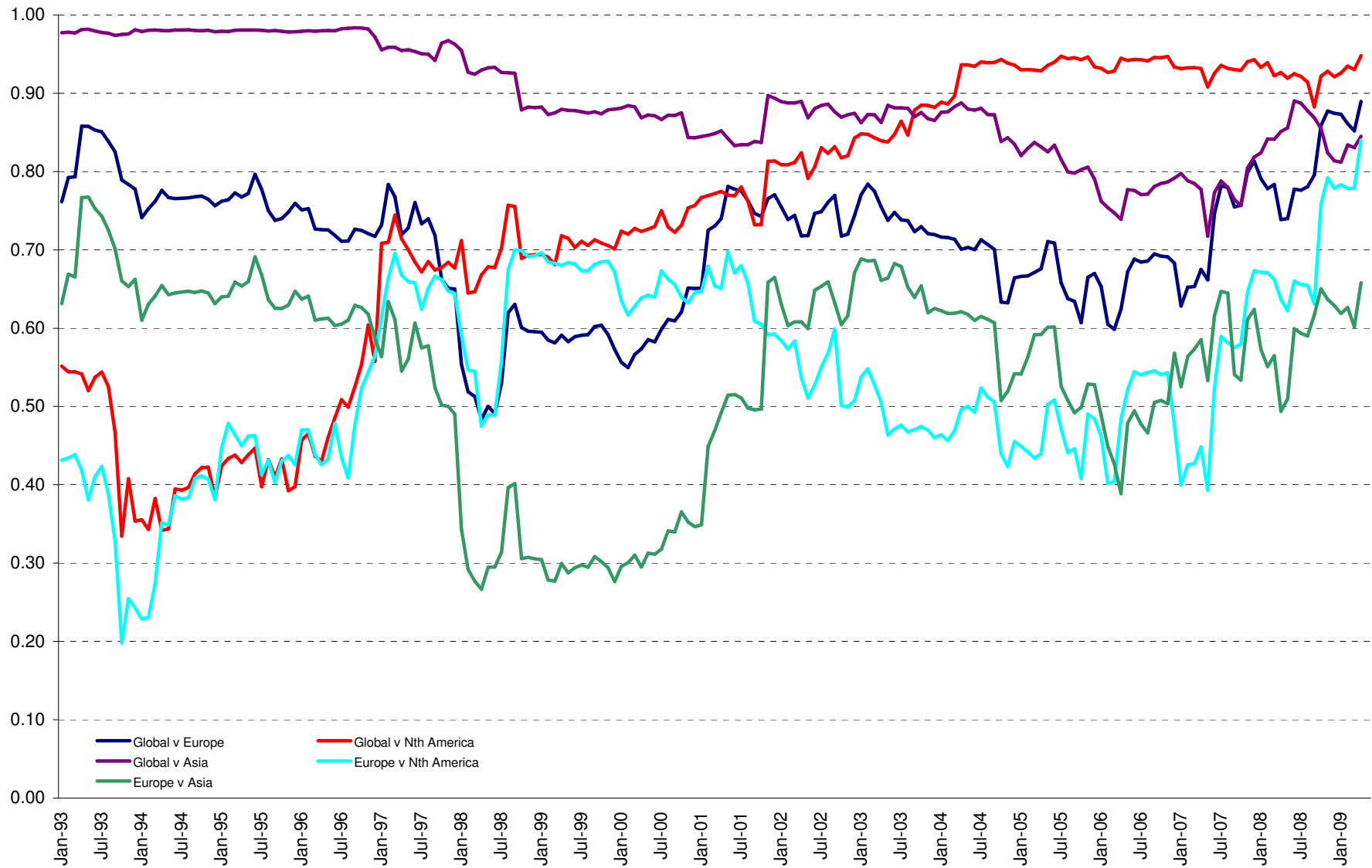
Graph 36: Top 5 Countries v Global Bonds 36 Months Correlations (Local) 1993 to Date



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Graph 37: Global Developed & Developed Regional 36 Months Correlations (EUR) 1993 to Date



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36 Months Correlations (in EUR)

	Global Real Estate	Europe Real Estate	Nth America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.89	0.95	0.85		0.87	0.75	0.71	0.59		-0.22
Europe Real Estate	0.89	1.00	0.84	0.66		0.72	0.69	0.64	0.52		-0.17
Nth America Real Estate	0.95	0.84	1.00	0.65		0.72	0.67	0.66	0.51		-0.17
Asia Real Estate	0.85	0.66	0.65	1.00		0.91	0.69	0.62	0.60		-0.25
Global Equities	0.87	0.72	0.72	0.91		1.00	0.77	0.75	0.65		-0.39
Europe Equities	0.75	0.69	0.67	0.69		0.77	1.00	0.88	0.90		-0.24
North America Equities	0.71	0.64	0.66	0.62		0.75	0.88	1.00	0.81		-0.24
Asia Equities	0.59	0.52	0.51	0.60		0.65	0.90	0.81	1.00		-0.17
Global Bonds	-0.22	-0.17	-0.17	-0.25		-0.39	-0.24	-0.24	-0.17		1.00

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36 Months Correlations (in USD)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.92	0.95	0.88		0.86	0.85	0.86	0.77		0.05
Europe Real Estate	0.92	1.00	0.87	0.74		0.78	0.79	0.77	0.69		0.05
North America Real Estate	0.95	0.87	1.00	0.72		0.77	0.76	0.80	0.66		0.03
Asia Real Estate	0.88	0.74	0.72	1.00		0.84	0.84	0.81	0.79		0.06
Global Equities	0.86	0.78	0.77	0.84		1.00	0.99	0.97	0.95		0.04
Europe Equities	0.85	0.79	0.76	0.84		0.99	1.00	0.94	0.93		0.06
North America Equities	0.86	0.77	0.80	0.81		0.97	0.94	1.00	0.87		0.02
Asia Equities	0.77	0.69	0.66	0.79		0.95	0.93	0.87	1.00		0.07
Global Bonds	0.05	0.05	0.03	0.06		0.04	0.06	0.02	0.07		1.00

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36 Months Correlations (in Local Currency)

	Australia	Singapore	Hong Kong	Japan	US	Canada	UK	Switzerland	Sweden	Austria	Netherlands	Norway	Italy	France	Germany	Greece	Belgium	Finland	Global Equities	Global Bonds
Australia	1.00	0.48	0.47	0.62	0.60	0.77	0.58	0.52	0.31	0.56	0.62	0.40	0.44	0.61	0.36	0.58	0.51	0.50	0.75	-0.07
Singapore	0.48	1.00	0.76	0.73	0.58	0.64	0.46	0.54	0.48	0.65	0.58	0.46	0.49	0.62	0.58	0.39	0.31	0.66	0.65	-0.17
Hong Kong	0.47	0.76	1.00	0.67	0.47	0.51	0.32	0.36	0.35	0.65	0.46	0.50	0.38	0.43	0.52	0.25	0.29	0.48	0.72	-0.08
Japan	0.62	0.73	0.67	1.00	0.68	0.69	0.51	0.52	0.40	0.57	0.66	0.38	0.38	0.67	0.52	0.35	0.36	0.54	0.77	-0.19
US	0.60	0.58	0.47	0.68	1.00	0.77	0.80	0.71	0.63	0.59	0.76	0.46	0.47	0.75	0.75	0.46	0.53	0.75	0.64	-0.05
Canada	0.77	0.64	0.51	0.69	0.77	1.00	0.66	0.65	0.49	0.75	0.72	0.44	0.56	0.74	0.56	0.56	0.57	0.68	0.72	-0.13
UK	0.58	0.46	0.32	0.51	0.80	0.66	1.00	0.76	0.65	0.54	0.76	0.54	0.45	0.73	0.62	0.61	0.56	0.76	0.55	0.07
Switzerland	0.52	0.54	0.36	0.52	0.71	0.65	0.76	1.00	0.52	0.63	0.69	0.23	0.49	0.69	0.61	0.47	0.60	0.66	0.50	0.00
Sweden	0.31	0.48	0.35	0.40	0.63	0.49	0.65	0.52	1.00	0.33	0.70	0.41	0.70	0.67	0.78	0.36	0.61	0.78	0.36	0.17
Austria	0.56	0.65	0.65	0.57	0.59	0.75	0.54	0.63	0.33	1.00	0.65	0.59	0.47	0.66	0.51	0.45	0.54	0.69	0.78	-0.36
Netherlands	0.62	0.58	0.46	0.66	0.76	0.72	0.76	0.69	0.70	0.65	1.00	0.50	0.67	0.90	0.66	0.57	0.74	0.85	0.71	-0.21
Norway	0.40	0.46	0.50	0.38	0.46	0.44	0.54	0.23	0.41	0.59	0.50	1.00	0.40	0.46	0.25	0.60	0.39	0.63	0.63	-0.31
Italy	0.44	0.49	0.38	0.38	0.47	0.56	0.45	0.49	0.70	0.47	0.67	0.40	1.00	0.70	0.53	0.42	0.78	0.73	0.45	-0.14
France	0.61	0.62	0.43	0.67	0.75	0.74	0.73	0.69	0.67	0.66	0.90	0.46	0.70	1.00	0.66	0.54	0.78	0.86	0.65	-0.15
Germany	0.36	0.58	0.52	0.52	0.75	0.56	0.62	0.61	0.78	0.51	0.66	0.25	0.53	0.66	1.00	0.18	0.46	0.70	0.45	0.12
Greece	0.58	0.39	0.25	0.35	0.46	0.56	0.61	0.47	0.36	0.45	0.57	0.60	0.42	0.54	0.18	1.00	0.49	0.60	0.54	-0.25
Belgium	0.51	0.31	0.29	0.36	0.53	0.57	0.56	0.60	0.61	0.54	0.74	0.39	0.78	0.78	0.46	0.49	1.00	0.70	0.49	-0.03
Finland	0.50	0.66	0.48	0.54	0.75	0.68	0.76	0.66	0.78	0.69	0.85	0.63	0.73	0.86	0.70	0.60	0.70	1.00	0.60	-0.20
Global Equities	0.75	0.65	0.72	0.77	0.64	0.72	0.55	0.50	0.36	0.78	0.71	0.63	0.45	0.65	0.45	0.54	0.49	0.60	1.00	-0.39
Global Bonds	-0.07	-0.17	-0.08	-0.19	-0.05	-0.13	0.07	0.00	0.17	-0.36	-0.21	-0.31	-0.14	-0.15	0.12	-0.25	-0.03	-0.20	-0.39	1.00

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36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.75	-0.09
Australia - ASX	0.75	1.00	-0.35
Australia Bonds	-0.09	-0.35	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.79	-0.01
Japan - Nikkei	0.79	1.00	-0.09
Japan Bonds	-0.01	-0.09	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.87	0.01
Hong Kong - Hang Seng	0.87	1.00	-0.10
Hong Kong Bonds	0.01	-0.10	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.82	0.11
Singapore - STI	0.82	1.00	0.06
Singapore Bonds	0.11	0.06	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.82	-0.03
United States - S&P 500	0.82	1.00	0.01
United States Bonds	-0.03	0.01	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.74	-0.03
Canada - TSX	0.74	1.00	-0.04
Canada Bonds	-0.03	-0.04	1.00

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36 Months Correlations (in Local Currency)

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.55	0.10
UK - FTSE 100	0.55	1.00	0.08
UK Bonds	0.10	0.08	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.65	-0.19
Netherlands - AEX	0.65	1.00	-0.27
Netherlands Bonds	-0.19	-0.27	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	1.00	0.48	0.05
Italy - MIB30	0.48	1.00	0.11
Italy Bonds	0.05	0.11	1.00

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.64	0.18
Sweden - OMX	0.64	1.00	-0.12
Sweden Bonds	0.18	-0.12	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.63	-0.17
France - CAC 40	0.63	1.00	-0.22
France Bonds	-0.17	-0.22	1.00

	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.52	0.24
Greece - ASE 20	0.52	1.00	0.29
Greece Bonds	0.24	0.29	1.00

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36 Months Correlations (in Local Currency)

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	1.00	0.52	-NA-
Switzerland - SMI	0.52	1.00	-NA-
Switzerland Bonds	-NA-	-NA-	-NA-

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.64	0.02
Belgium - BEL 20	0.64	1.00	-0.12
Belgium Bonds	0.02	-0.12	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	1.00	0.57	-0.05
Germany - DAX	0.57	1.00	-0.37
Germany Bonds	-0.05	-0.37	1.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.75	-0.25
Finland - HEX 25	0.75	1.00	-0.27
Finland Bonds	-0.25	-0.27	1.00

	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.89	-0.18
Austria - WBI	0.89	1.00	-0.19
Austria Bonds	-0.18	-0.19	1.00

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36 Months Correlations (in Local Currency)

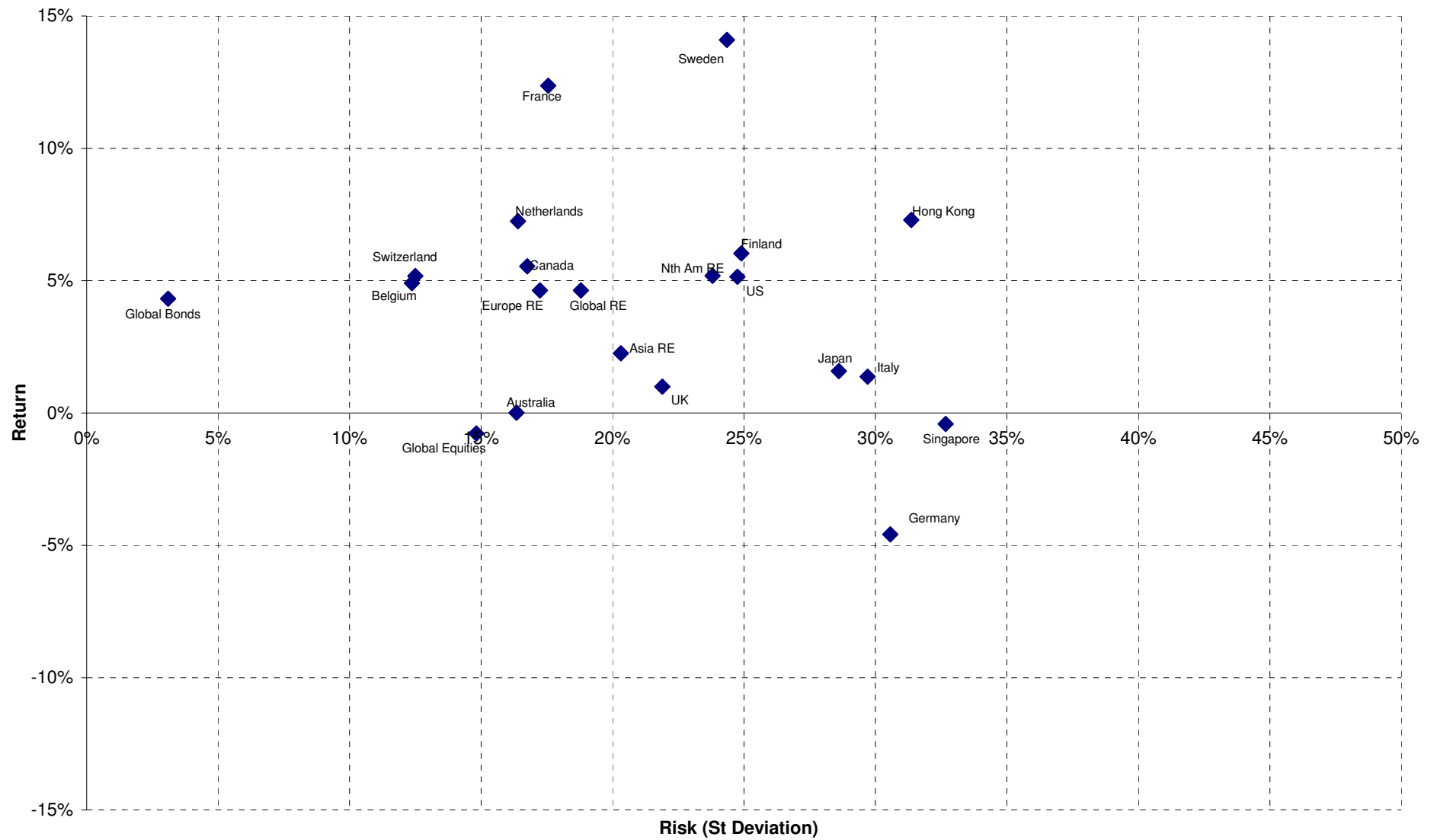
	New Zealand - RE	New Zealand Bonds
New Zealand - RE	1.00	0.00
New Zealand Bonds	0.00	1.00

	Norway - RE	Norway - OBX	Norway Bonds
Norway - RE	1.00	0.46	-NA-
Norway - OBX	0.46	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

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Graph 38: Rolling 10 Years Risk/Return Profiles Local Currencies - Countries



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Section 11

Details on Methodology

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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.

Local Currency Indices

The local currency indices are calculated using the following approach:

$$\text{Index Value}_t = \frac{\sum_{\text{For Region or Global}} \left(\frac{\text{Market Cap Country Index}}{\text{Market Cap Regional/Global Index}} \right)}{\left(\frac{\text{Local Currency Country Index}_t}{\text{Local Currency Country Index}_{t-1}} \right)} \times \text{Index Value}_{t-1}$$

Please note that the Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to pages 212.

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.

Size of the total real estate market

We estimate the size of individual country commercial real estate markets using a Gross Domestic Product (GDP) top down approach, and aggregate their values to arrive at a total global estimate. Of course, individual countries are in varying stages of development, therefore, we must adjust country estimates to account for the economic situation. With regard to the sample, we selected 49 countries from four separate regions: Asia-Pacific, Europe, Latin America and North America. In developed countries high quality commercial real estate represents approximately 45 percent of GDP. In developing countries, this figure is lower. We based our estimates on a formula devised by Prudential Real Estate Investors, as published in "A Bird's Eye View of Global Real Estate Markets" – Prudential Real Estate Investors, Dr. Youguo Liang & Nancy Gordon. March 2003. The formula is as follows:

For developed countries : $RE_i = GDP_i \times 0.45$

For developing countries : $RE_i = GDP_i \times 0.45 \left(\frac{GDH_i}{20,000} \right)^{\frac{1}{3}}$

Where:

RE_i = Country high-quality commercial real estate value

GDP_i = Country Gross Domestic Product

GDH_i = Country Gross Domestic Product per capita

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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.

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Section 12

Data Vendor Codes

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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
AMERICAS EMERGING INDEX	FENEL																	
ASIA 33 INDEX	ENAD						ENAD											
ASIA DIVERSIFIED INDEX	ENAD						ENAD											
ASIA DIVIDEND+ INDEX	ENAD						ENAD											
ASIA EMERGING INDEX	FENEA																	
ASIA EX AUSTRALIA DIVERSIFIED INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA HEALTHCARE INDEX	EAHE	EAHU	EAHG	EAHJ	EAHA		TEAHE	TEAHU	TEAHG	TEAHJ	TEAHA							
ASIA EX AUSTRALIA INDEX	EPAA	EPAAU	EPAAJ	EPAAJ	EPAAJ		TEPAE	TEPAU	TEPAJ	TEPAJ	TEPAJ		TRPAE	TRPAU	TRPAJ	TRPAJ		
ASIA EX AUSTRALIA INDUSTRIAL INDEX	EAIE	EAIU	EAIG	EAIJ	EAIA		TEAIE	TEAIU	TEAIG	TEAIJ	TEAIA							
ASIA EX AUSTRALIA INDUSTRIAL/OFFICE MIXED INDEX	EAAME	EAAMU	EAAMG	EAAMJ	EAAMA		TEAAME	TEAAMU	TEAAMG	TEAAMJ	TEAAMA							
ASIA EX AUSTRALIA LODGING/RESORTS INDEX	EAAL	EAALU	EAALG	EAALJ	EAALA		TEAAL	TEAALU	TEAALG	TEAALJ	TEAALA							
ASIA EX AUSTRALIA NON-RENTAL INDEX	EAANE	EAANU	EAANG	EAANJ	EAANA		TEAANE	TEAANU	TEAANG	TEAANJ	TEAANA							
ASIA EX AUSTRALIA OFFICE INDEX	EAAGE	EAAGU	EAAGG	EAAGJ	EAAGA		TEAAGE	TEAAGU	TEAAGG	TEAAGJ	TEAAGA							
ASIA EX AUSTRALIA RENTAL INDEX	EAARE	EAARU	EAARG	EAARJ	EAARA		TEAARE	TEAARU	TEAARG	TEAARJ	TEAARA							
ASIA EX AUSTRALIA SELF STORAGE INDEX	EAATE	EAATU	EAATG	EAATJ	EAATA		TEAATE	TEAATU	TEAATG	TEAATJ	TEAATA							
ASIA EX AUSTRALIA RESIDENTIAL INDEX	EAASE	EAASU	EAASG	EAASJ	EAASA		TEAASE	TEAASU	TEAASG	TEAASJ	TEAASA							
ASIA EX AUSTRALIA SPECIALTY INDEX	EAAP	EAAPU	EAAPG	EAAPJ	EAAPA		TEAAP	TEAAPU	TEAAPG	TEAAPJ	TEAAPA							
ASIA INDEX	EGAS	UGAS	PGAS	YGAS			REGA	RUGA	RPGA	RYAS			TRGAS	TRGASU	TRGASG	TRGASJ		
ASIA INDUSTRIAL INDEX	EGAI	EGAIU	EGAIJ	EGAIJ	EGAIJ		TEGAI	TEGAIU	TEGAIJ	TEGAIJ	TEGAIJ							
ASIA LODGING/RESORTS INDEX	EGALE	EGALU	EGALG	EGALJ	EGALA		TEGALE	TEGALU	TEGALG	TEGALJ	TEGALA							
ASIA NON-REITS INDEX	ENAS	ENASU	ENASG	ENASJ	ENASA		TENAS	TENASU	TENASG	TENASJ	TENASA							
ASIA OFFICE INDEX	EGAF	EGAFU	EGAFG	EGAFJ	EGAFJ		TEGAF	TEGAFU	TEGAFG	TEGAFJ	TEGAFJ							
ASIA PAC EX JPN EX AUS LIQUID INDEX	GSLOAP	GSLOAPU	GSLOAPG	GSLOAPJ	GSLOAPJ	GSLOAPH (HKD), GSLOAPS (SGD)	TSLOAP	TSLOAPU	TSLOAPG	TSLOAPJ	TSLOAPJ	TSLOAPJ						
ASIA REITS INDEX	ERAS	ERASU	ERASG	ERASJ	ERASA		TERAS	TERASU	TERASG	TERASJ	TERASA							
ASIA RESIDENTIAL INDEX	EGAE	EGAEU	EGAEG	EGAEJ	EGAEA		TEGAE	TEGAEU	TEGAEJ	TEGAEJ	TEGAEA							
ASIA RETAIL INDEX	EGAT	EGATU	EGATG	EGATJ	EGATA		TEGAT	TEGATU	TEGATG	TEGATJ	TEGATA							
AUSTRALIA HEDGED IN US\$ INDEX	ELAU						TELAU											
AUSTRALIA INDEX	ELAU	ELAU	ELAU	ELAU	ELAU		TELAU	TELAU	TELAU	TELAU	TELAU							
AUSTRALIA LIQUID INDEX	LIQELAU	LIQELAU	LIQELAU	LIQELAU	LIQELAU		TLQELAU	TLQELAU	TLQELAU	TLQELAU	TLQELAU							
AUSTRIA INDEX	EPAS	EPASU	EPASG	EPASJ	EPASA		TERAS	TERASU	TERASG	TERASJ	TERASA							
BELGIUM INDEX	EPBL	EPBLU	EPBLG	EPBLJ	EPBLJ		TEPBL	TEPBLU	TEPBLG	TEPBLJ	TEPBLJ							
CANADA INDEX	ENCA	UNCA	PLCA	YLCA		ELCA (CAD)	RCAC	RCAC	RCAC	RCAC	RCAC	RCAC (CAD)						
CUSTOM GLOBAL INDEX INDEX	FTGIEUR	FTGIUSD				FTGILC	FTGIEUTR	FTGIUSTR				FTGILCTR						
CZECH REPUBLIC INDEX																		
DENMARK INDEX	EPDK	UPDK	PLDK	YLDK		ELDK (DKK)	RPDK	RUPDK	RPLD	RYDK								
EMERGING MARKET INDEX	FENEI																	
EUROPE CAPPED INDEX	EOA	EOAU	EOAG	EOAG	EOAG		TEOAE	TEOAU	TEOAG	TEOAJ	TEOAJ							
EUROPE DIVERSIFIED INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ							
EUROPE EURO ZONE CAPPED INDEX	EOEU	EOEUU	EOEUG	EOEUJ	EOEUJ		TEOE	TEOEU	TEOEJ	TEOEJ	TEOEJ							
EUROPE EURO ZONE DIVERSIFIED INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EURO ZONE INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EURO ZONE INDUSTRIAL INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EURO ZONE OFFICE INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EURO ZONE RETAIL INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EURO ZONE SPECIALTY INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EX UK CAPPED INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EX UK DIVIDEND+ INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EX UK INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EX UK LIQUID INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE HEALTHCARE INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE INDUSTRIAL INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE LIQUID 40 CAPPED INDEX INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE LIQUID 40 EX UK CAPPED INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE LIQUID 40 INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE LODGINGS/RESORTS INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE NON-REITS INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE OFFICE INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE REITS INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE RESIDENTIAL INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE RETAIL INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE SELF STORAGE INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE SPECIALTY INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE UK RESTRICTED INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EMERGING INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EMEA EMERGING INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
FINLAND INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
FRANCE INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							

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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
GERMANY INDEX	EPGR	UPGR	PPGR	YPGR			RPGR	RUPGR	RPPGR	RYGR			TRPGRE	TRPGRU	TRPGRG	TRPGRJ		
GLOBAL DIVERSIFIED INDEX	ENGVE	ENGVU	ENGVG	ENGJV	ENGVA		TENGVE	TENGVU	TENGVG	TENGJV	TENGVA							
GLOBAL DIVIDEND INDEX	ENDD																	
GLOBAL EX ASIA INDEX	EGXA	UGXA	PGXA	YGXA			REXA	RUXA	RPXA	RYXA			TRGXAE	TRGXAU	TRGXAG	TRGXAJ		
GLOBAL EX ASIA NON-REITS INDEX	ENXAE	ENXAU	ENXAG	ENXAJ			TENXAE	TENXAU	TENXAG	TENXAJ								
GLOBAL EX ASIA REITS INDEX	ERXAE	ERXAU	ERXAG	ERXAJ			TERXAE	TERXAU	TERXAG	TERXAJ								
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX					EGAAL							TEGAAL						
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX		EGAHU						TEGAHU										
GLOBAL EX AUSTRALIA INDEX		GAXAU			GAXAA			GAXAU				TGAXAA			TRAXAU			TRAXAA
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD HEDGED INDEX		GAHNU			GAHNA			GAHNU				TGAHNA						
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD UNHEDGED INDEX		GAUNU			GAUNA			TGAUNU				TGAUNA						
GLOBAL EX AUSTRALIA RENTAL IN AUD HEDGED INDEX		GAHRU			GAHRA			TGAHRU				TGAHRA						
GLOBAL EX AUSTRALIA RENTAL IN AUD UNHEDGED INDEX		GAURU			GAURA			TGAURU				TGAURA						
GLOBAL EX EUROPE INDEX	EGXE	UGXE	PGXE	YGXE			REXE	RUXE	RPXE	RYXE			TRGXEE	TRGXEU	TRGXEG	TRGXEJ		
GLOBAL EX EUROPE NON-REITS INDEX	ENXEE	ENXEU	ENXEG	ENXEJ			TENXEE	TENXEU	TENXEG	TENXEJ								
GLOBAL EX EUROPE REITS INDEX	ERXEE	ERXEU	ERXEG	ERXEJ			TERXEE	TERXEU	TERXEG	TERXEJ								
GLOBAL EX JAPAN INDEX	EGXJE	EGXJU	EGXJG	EGXJJ			TEGXJE	TEGXJU	TEGXJG	TEGXJJ			TRGXJE	TRGXJU	TRGXJG	TRGXJJ		
GLOBAL EX NORTH AMERICA	EGXN	UGXN	PGXN	YGXN			REXN	RUXN	RPXN	RYXN			TRGXNE	TRGXNU	TRGXNG	TRGXNJ		
GLOBAL EX US INDEX	EGUXU	EGXU	PGXU	YGXU			REUGXU	REGXU	RPGXU	RYGXU			TRGXUE	TRGXUU	TRGXUG	TRGXUJ		
GLOBAL EX US LIQUID INDEX	GSLXUSE	GSLXUSU	GSLXUSG	GSLXUSJ	GSLXUSA	GSLXUSH (HKD), GSLXUSS (SGD)	TGSLXUSE	TGSLXUSU	TGSLXUSG	TGSLXUSJ	TGSLXUSA	TGSLXUSH (HKD), TGSLXUSS (SGD)						
GLOBAL EX US NON-REITS INDEX	ENXUE	ENXUU	ENXUG	ENXUJ			TENXUE	TENXUU	TENXUG	TENXUJ								
GLOBAL EX US REITS INDEX	ERXUE	ERXUU	ERXUG	ERXUJ			TERXUE	TERXUU	TERXUG	TERXUJ								
GLOBAL HEALTHCARE INDEX	ENGEE	ENGEU	ENGEG	ENG EJ	ENG EA		TENGEE	TENG EU	TENG EG	TENG EJ	TENG EA							
GLOBAL HEDGED IN AUD INDEX					EGHAA							TEGHAA						
GLOBAL INDEX	ENGL	UNGL	PNGL	YNGL			RNGL	RUGL	RPGL	RYGL			TRNGLE	TRNGLU	TRNGLG	TRNGLJ		
GLOBAL INDUSTRIAL INDEX	ENGIE	ENGIU	ENGIG	ENGIJ	ENGIA		TENGIE	TENGIU	TENGIG	TENGIJ	TENGIA							
GLOBAL INDUSTRIAL/OFFICE INDEX	ENGIME	ENGIMU	ENGIMG	ENGIMJ	ENGIMA		TENGIME	TENGIMU	TENGIMG	TENGIMJ	TENGIMA							
GLOBAL LIQUID INDEX	GSLQGLE	GSLQGLU	GSLQGLG	GSLQGLJ	GSLQGLA	GSLQGLH (HKD), GSLOGLS (SGD)	TGSLQGLE	TGSLQGLU	TGSLQGLG	TGSLQGLJ	TGSLQGLA	TGSLQGLH (HKD), TGSLQGLS (SGD)						
GLOBAL LODGINGS/RESORTS INDEX	ENGOG	ENGOU	ENGOG	ENG OJ	ENG OA		TENGOG	TENGOU	TENGOG	TENG OJ	TENG OA							
GLOBAL NON-REITS INDEX	ENRGE	ENRGU	ENRGG	ENRGJ			TENRGE	TENRGU	TENRGG	TENRGJ								
GLOBAL OFFICE INDEX	ENGFE	ENGFU	ENGFG	ENG FJ	ENG FA		TENGFE	TENG FU	TENG FG	TENG FJ	TENG FA							
GLOBAL REITS INDEX	ERGLU																	
GLOBAL REITS INDEX	ERGLE	ERGLU	ERGLG	ERGLJ			TERGLE	TERGLU	TERGLG	TERGLJ								
GLOBAL RESIDENTIAL INDEX	ENGAE	ENG AU	ENGAG	ENG AJ	ENG AA		TENGAE	TENG AU	TENGAG	TENG AJ	TENG AA							
GLOBAL RETAIL INDEX	ENGTE	ENG TU	ENG TG	ENG TJ	ENG TA		TENGTE	TENG TU	TENG TG	TENG TJ	TENG TA							
GLOBAL SELF STORAGE INDEX	ENGSE	ENG SU	ENG SG	ENG SJ	ENG SA		TENGSE	TENG SU	TENG SG	TENG SJ	TENG SA							
GLOBAL SPECIALTY INDEX	ENGPE	ENG PU	ENG PG	ENG PJ	ENG PA		TENGPE	TENG PU	TENG PG	TENG PJ	TENG PA							
GREECE INDEX	EPGC	UPGC	PPGC	YPGC			RPGC	RUPG	RPPGC	RYGC			TRPGCE	TRPGCU	TRPGCG	TRPGCJ		
HONG KONG INDEX	ENHK	USHK	PLHK	YLHK		ELHK (HKD)	REHK	RUHK	RPHK	RYHK		RHHK (HKD)	TRLHKE	TRLHKU	TRLHKG	TRLHKJ		TRLHLK (HKD)
HUNGARY INDEX													TRPHUE	TRPHUJ	TRPHUG	TRPHUJ		TRPHUL (HUG)
IRELAND INDEX	EPRI	UPRI					RPRI	RUPRI					TRPRIE	TRPRIU	TRPRIG	TRPRIJ		
ITALY INDEX	EPIT	UPIT	PPIT	YPIT			RPIT	RUPIT	RPPI	RYIT			TRPITE	TRPITU	TRPITG	TRPITJ		
JAPAN INDEX	ENJP	UNJP	PLJP	ELJP			REJP	RUPJ	RP LJ	RYJP			TRPJPE	TRPJPU	TRPJPG	TRPJPJ		
JAPAN LIQUID INDEX	LIQELJE	LIQELJU	LIQELJG	LIQELJL	LIQELJA	LIQELJH (HKD), LIQELJS (SGD)	TLQELJE	TLQELJU	TLQELJG	TLQELJL	TLQELJA	TLQELJH (HKD), TLQELJS (SGD)						
NETHERLANDS INDEX	EPNL	UNPL	PLNL	YPLN			RPNL	RUPNL	RP PN	RYNL			TRPNLE	TRPNLU	TRPNLG	TRPNLJ		
NEW ZEALAND INDEX	ENNZ	UNNZ	PLNZ	YLNZ		ELNZ (NZD)	REGNZ	RUNZ	RPNZ	RYNZ		RLPNZ (NZD)	TRLNZE	TRLNZU	TRLNZG	TRLNZJ		TRLNZL (NZD)
NORTH AMERICA DIVERSIFIED INDEX	EGNDE	EGNDU	EGNDG	EGNDJ	EGNDA		TEGNDE	TEGN DU	TEGN DG	TEGN DJ	TEGNDA							
NORTH AMERICA HEALTHCARE INDEX	EGNHE	EGNHU	EGNHG	EGNHJ	EGNHA		TEGNHE	TEGN HU	TEGN HG	TEGN HJ	TEGNHA							
NORTH AMERICA INDEX	EGNA	UGNA	PGNA	YGNA			REGN	RUGN	RPGN	RYNA			TRGNAE	TRGNAU	TRGNAG	TRGNAJ		
NORTH AMERICA INDUSTRIAL INDEX	EGNIE	EGNIU	EGNIG	EGNIJ	EGNIA		TEGNIE	TEGNIU	TEGNIG	TEGNIJ	TEGNIA							
NORTH AMERICA LIQUID INDEX	GSLQNAE	GSLQNAU	GSLQNAG	GSLQNAJ	GSLQNAA	GSLQNAH (HKD), TGSLQNAS (SGD)	TGSLQNAE	TGSLQNAU	TGSLQNAG	TGSLQNAJ	TGSLQNAA	TGSLQNAH (HKD), TGSLQNAS (SGD)						
NORTH AMERICA LODGINGS/RESORTS INDEX	EGNLE	EGNLU	EGNLG	EGNLJ	EGNLA		TEGNLE	TEGN LU	TEGN LG	TEGN LJ	TEGNLA							
NORTH AMERICA INDUSTRIAL/OFFICE MIXED INDEX	EGNME	EGN MU	EGNMG	EGNMJ	EGNMA		TEGNME	TEGN MU	TEGN MG	TEGN MJ	TEGNMA							
NORTH AMERICA OFFICE INDEX	EGNFE	EGNFU	EGNFG	EGNFJ	EGNFA		TEGNFE	TEGN FU	TEGN FG	TEGN FJ	TEGNFA							
NORTH AMERICA RESIDENTIAL INDEX	EGNEE	EGNEU	EGNEG	EGNEJ	EGNEA		TEGNEE	TEGNEU	TEGNEG	TEGNEJ	TEGNEA							
NORTH AMERICA RETAIL INDEX	EGNTE	EGNTU	EGNTG	EGNTJ	EGNTA		TEGNTE	TEGN TU	TEGN TG	TEGN TJ	TEGN TA							
NORTH AMERICA SELF STORAGE INDEX	EGNSE	EGNSU	EGNSG	EGNSJ	EGNSA		TEGNSE	TEGN SU	TEGN SG	TEGN SJ	TEGN SA							
NORTH AMERICA SPECIALTY INDEX	EGNPE	EGN PU	EGNPG	EGNPJ	EGNPA		TEGNPE	TEGN PU	TEGN PG	TEGN PJ	TEGN PA							
NORWAY INDEX	EPNK	UPNK				ELNK (NOK)	RPNK	RUPNK				RLNK (NOK)	TRLNKE	TRLNKU	TRLNKG	TRLNKJ		TRLNLK (NOK)
MIDDLE EAST/AFRICA EMERGIN INDEX	FENME												TRPPOE	TRPPOU	TRPPOG	TRPP OJ		TRPPOL (PLN)
POLAND INDEX	EPPT	UPPT					RPPT	RUPPT					TRPPT E	TRPPTU	TRPPTG	TRPPTJ		
PURE ASIA EX AUSTRALIA INDEX							TRPEAEAE											
PURE ASIA INDEX	EGPA	UGPA	PGPA	YGPA			RGPA	RUPA	RP PA	RYPA			TRGPAE	TRGPAU	TRGPAG	TRGPAJ		
PURE AUSTRALIA INDEX	EPAU	UPAU	PPAU	YPAU	LPAU		REPAU	RU AU	RP PAU	RYPAU	RLPA		TRPAUE	TRPAUJ	TRPAUG	TRPAUJ		TRPAUL
SINGAPORE INDEX	ENSI	UNSI	PLSI	YLSI		ELSI (SGD)	RESI	RUSI	RP SI	RYSI		RDSI (SGD)	TRLSIE	TRLSIU	TRLSIG	TRLSUJ		TRLSIL (SGD)
SOUTH KOREA INDEX													TRPKRE	TRPKRU	TRPKRG	TRPKRJ		TRPKRL (KRW)
SPAIN INDEX	EPSP	UPSP	PPSP	YPSJ			RPSP	RUPSP	RP SS	RYSP			TRPSPE	TRPSPU	TRPSPG	TRPSPJ		
SWEDEN INDEX	EPSD	UPSD	PLSD	YLSJ		ELSD (SEK)	RP SD	RUPSD	RP LSD	RYSD		RLSD (SEK)	TRLSDE	TRLSDU	TRLSDG	TRLSDJ		TRLSDL (SEK)
SWITZERLAND INDEX	EPSW	UPSW	PPSW	YLSW		ELSW (CHF)	RP SW	RUPSW	RP LSW	RYSW		RLSW (CHF)	TRLSWE	TRLSWU	TRLSWG	TRLSWJ		TRLSWL (CHF)

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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		RPUK	RPUKU	RLUK	RYUK			NEPUK	NUPUK	NPPUK	NYPUK		
UK INDUSTRIAL INDEX	ELUIE	ELUIU	ELUIG	ELUIJ	ELUIA		TELUIE	TELIUI	TELUIG	TELIUJ	TELIUA							
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	TELUFG	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		TELUUE	TELUUSU	TELUUG	TELUUSJ	TELUUSA							
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	RJUS	RPNJ	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

	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
AMERICAS EMERGING INDEX	.FTENEL																	
ASIA 33 INDEX	.FTENAE3						.FTENA3											
ASIA DIVIDEND+ INDEX	.FTENAD						.FTENAD											
ASIA EMERGING INDEX	.FTENEA																	
ASIA EX AUSTRALIA INDEX													.FTTRPAAE	.FTTRPAU	.FTTRPAAS	.FTTRPAAY		.FTTRPAAL
ASIA INDEX	.FTEGAS	.FTUGAS					.FTEGASE	.FTEGASU	.FTEGASY	.FTEGASS		.FTEGASL	.FTTRGASE	.FTTRGASU	.FTTRGASS	.FTTRGASY		.FTTRGASL
ASIA NON-REITS INDEX							.FTENASE	.FTENASU	.FTENASS	.FTENASY		.FTENASL	.FTTENASE	.FTTENASU	.FTTENASS	.FTTENASY		.FTTENASL
ASIA REITS INDEX							.FTERASE	.FTERASU	.FTERASS	.FTERASY		.FTERASL	.FTTERASE	.FTTERASU	.FTTERASS	.FTTERASY		.FTTERASL
AUSTRALIA INDEX					.FTELAU		.FTELAU	.FTELAUU	.FTELAUJ	.FTELAUS		.FTELAUL	.FTTERAU	.FTTERAUU	.FTTERAUJ	.FTTERAUS		.FTTERAUL
AUSTRIA INDEX							.FTEPASE	.FTEPASU	.FTEPASS	.FTEPASS		.FTEPASL	.FTTRPASE	.FTTRPASU	.FTTRPASS	.FTTRPASJ		.FTTRPASL
BELGIUM INDEX							.FTEPBLE	.FTEPBLU	.FTEPBLJ	.FTEPBLS		.FTEPBLL	.FTTRPBLE	.FTTRPBLU	.FTTRPBLJ	.FTTRPBLJ		.FTTRPBLL
CANADA INDEX							.FTELCAE	.FTELCAU	.FTELCAY	.FTELCAS		.FTELCAL	.FTTELCAE	.FTTELCAU	.FTTELCAS	.FTTELCAJ		.FTTELCAL
CZECH INDEX																		.FTTRPCZL
DENMARK INDEX							.FTELDKE	.FTELDKU	.FTELDKY	.FTELDKS		.FTELDKL	.FTTELKE	.FTTELDKU	.FTTELDKS	.FTTELDKY		.FTTELDKL
EMERGING MARKET INDEX	.FTEND						.FTEND											
EUROPE CAPPED INDEX	.FTEORA						.FTEORA											
EUROPE EURO ZONE CAPPED INDEX	.FTEOEU						.FTEOEU											
EUROPE EURO ZONE INDEX	.FTEPEU						.FTEPEU	.FTEPEUU	.FTEPEUJ	.FTEPEUS		.FTEPEUL	.FTTRPEU	.FTTRPEUU	.FTTRPEUS	.FTTRPEUJ		.FTTRPEUL
EUROPE EX UK CAPPED INDEX	.FTEOUK						.FTEOUK											
EUROPE EX UK DIVIDEND+ INDEX	.FTENDP						.FTENDP						.FTENDPE	.FTENDPU	.FTENDPJS	.FTENDPJY		.FTENDPJL
EUROPE EX UK INDEX	.FTEKUK						.FTEKUK	.FTEKUKU	.FTEKUKJ	.FTEKUKS		.FTEKUKL	.FTTRKUK	.FTTRKUKU	.FTTRKUKJ	.FTTRKUKS		.FTTRKUKL
EUROPE INDEX	.FTEPRA	.FTUPRA					.FTEPRAE	.FTEPRAU	.FTEPRAY	.FTEPRAS		.FTEPRAL	.FTTRPAE	.FTTRPAU	.FTTRPAS	.FTTRPAJ		.FTTRPAL
EUROPE LIQUID 40 EX UK INDEX							.FTSSXUE	.FTSSXUU	.FTSSXUJ	.FTSSXUS		.FTSSXUL	.FTTSSUE	.FTTSSUU	.FTTSSUJ	.FTTSSUS		.FTTSSUL
EUROPE LIQUID 40 INDEX							.FTSSELE	.FTSSELU	.FTSSELY	.FTSSELS		.FTSSELL	.FTTSSELE	.FTTSSELU	.FTTSSELY	.FTTSSELS		.FTTSSELL
EUROPE NON-REITS INDEX	.FTENEE						.FTENEE											
EUROPE REITS INDEX	.FTEREE						.FTEREE											
EUROPE UK RESTRICTED INDEX	.FTEPHG						.FTEPHGE	.FTEPHGU	.FTEPHGY	.FTEPHGS		.FTEPHGL	.FTTRPHGE	.FTTRPHGU	.FTTRPHGS	.FTTRPHGY		.FTTRPHGL
EUROPE EMERGING INDEX	.FTENEM																	
FINLAND INDEX							.FTFPFIE	.FTFPFIU	.FTFPFIJ	.FTFPFIS		.FTFPFIL	.FTTRPFIE	.FTTRPFIU	.FTTRPFIS	.FTTRPFJY		.FTTRPFIL
FRANCE INDEX							.FTFPFRE	.FTFPFRU	.FTFPFRJ	.FTFPFRS		.FTFPFRL	.FTTRPFRE	.FTTRPFRU	.FTTRPFRS	.FTTRPFJY		.FTTRPFRL
GERMANY INDEX							.FTFPGRE	.FTFPGRU	.FTFPGRJ	.FTFPGRS		.FTFPGRL	.FTTRPGRE	.FTTRPGRU	.FTTRPGRS	.FTTRPGJY		.FTTRPGRL
GLOBAL DIVIDEND+ INDEX	.FTENG0						.FTENGED											
GLOBAL EX ASIA INDEX							.FTEGXAE	.FTEGXAU	.FTEGXAY	.FTEGXAS		.FTEGXAL	.FTTRGXAE	.FTTRGXAU	.FTTRGXAS	.FTTRGXAY		.FTTRGXAL
GLOBAL EX ASIA NON-REITS INDEX							.FTENXAE	.FTENXAU	.FTENXAS	.FTENXAY		.FTENXAL	.FTTENXAE	.FTTENXAU	.FTTENXAS	.FTTENXAY		.FTTENXAL
GLOBAL EX ASIA REITS INDEX							.FTERXAE	.FTERXAU	.FTERXAS	.FTERXAY		.FTERXAL	.FTTRXAE	.FTTRXAU	.FTTRXAS	.FTTRXAY		.FTTRXAL
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX											.FTEGAAA		.FTEGAAAL					
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX											.FTEGAAA		.FTEGAAU					.FTEGAAH
GLOBAL EX AUSTRALIA INDEX											.FTTRAXAA							.FTTRAXAL
GLOBAL EX EUROPE INDEX							.FTEGXEE	.FTEGXEU	.FTEGXEY	.FTEGXES		.FTEGXEL	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEY		.FTTRGXEL
GLOBAL EX EUROPE NON-REITS INDEX							.FTENXEE	.FTENXEU	.FTENXES	.FTENXEY		.FTENXEL	.FTTENXEE	.FTTENXEU	.FTTENXES	.FTTENXEY		.FTTENXEL
GLOBAL EX EUROPE REITS INDEX							.FTERXEE	.FTERXEU	.FTERXES	.FTERXEY		.FTERXEL	.FTTRXEE	.FTTRXEU	.FTTRXES	.FTTRXEY		.FTTRXEL
GLOBAL EX JAPAN INDEX													.FTTRGXIE	.FTTRGXJU	.FTTRGXJS	.FTTRGXJY		.FTTRGXIL
GLOBAL EX NORTH AMERICA INDEX							.FTGXNE	.FTGXNJU	.FTGXNXY	.FTGXNS		.FTGXNL	.FTTRGXNE	.FTTRGXNJU	.FTTRGXNS	.FTTRGXNXY		.FTTRGXNL
GLOBAL EX NORTH AMERICA REITS INDEX													.FTTERXUE	.FTTERXUJ	.FTTERXUS	.FTTERXUY		.FTTERXUL
GLOBAL EX US INDEX	.FTEGX0						.FTENXUE	.FTENXUU	.FTENXUS	.FTENXUY		.FTENXUL	.FTTENXUE	.FTTENXUU	.FTTENXUS	.FTTENXUY		.FTTENXUL
GLOBAL EX US NON-REITS INDEX							.FTERXUE	.FTERXUU	.FTERXUS	.FTERXUY		.FTERXUL	.FTTRXUE	.FTTRXUU	.FTTRXUS	.FTTRXUY		.FTTRXUL
GLOBAL EX US REITS INDEX													.FTSEGHAA					
GLOBAL HEDGED IN AUD INDEX												.FTTELHAL						
GLOBAL HEDGED IN USD INDEX							.FTENGL	.FTENGLU	.FTENGLJ	.FTENGLS		.FTENGLL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL
GLOBAL INDEX	.FTENGL	.FTUNGL					.FTENGL	.FTENGLU	.FTENGLJ	.FTENGLS		.FTENGLL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL
GLOBAL NON-REITS INDEX							.FTENRGE	.FTENRGU	.FTENRGS	.FTENRGY		.FTENRGL	.FTTERGLE	.FTTERGLU	.FTTERGLS	.FTTERGLY		.FTTERGLL
GLOBAL REITS INDEX							.FTERGLE	.FTERGLU	.FTERGLS	.FTERGLY		.FTERGLL	.FTTRGLE	.FTTRGLU	.FTTRGLS	.FTTRGLY		.FTTRGLL
GREECE INDEX							.FTPGCE	.FTPGCU	.FTPGCY	.FTPGCS		.FTPGCL	.FTTRPGCE	.FTTRPGCU	.FTTRPGCS	.FTTRPGCY		.FTTRPGCL
HONG KONG INDEX						.FTELHK	.FTELHKE	.FTELHJU	.FTELHKS		.FTELHKL	.FTTELHKE	.FTTELHJU	.FTTELHKS	.FTTELHJY		.FTTELHKL	
HUNGARY INDEX																		.FTTRPHUL
IRELAND INDEX							.FTEPRIE	.FTEPRIU	.FTEPRIJ	.FTEPRIS		.FTEPRIAL	.FTTRPIE	.FTTRPIU	.FTTRPIS	.FTTRPIJY		.FTTRPIAL
ITALY INDEX							.FTERTIE	.FTERTIU	.FTERTIJ	.FTERTIS		.FTERTIL	.FTTRPIE	.FTTRPIU	.FTTRPIS	.FTTRPIJY		.FTTRPIAL
JAPAN INDEX						.FTELJP	.FTELJPE	.FTELJPU	.FTELJPJ	.FTELJPS		.FTELJPL	.FTTELJPE	.FTTELJPU	.FTTELJPS	.FTTELJPJY		.FTTELJPL
NETHERLANDS INDEX							.FTENPLE	.FTENPLU	.FTENPLJ	.FTENPLS		.FTENPLL	.FTTRPNLE	.FTTRPNLU	.FTTRPNLS	.FTTRPNJY		.FTTRPNLL
NEW ZEALAND INDEX							.FTENLZE	.FTENLZU	.FTENLZJ	.FTENLZS		.FTENLZL	.FTTELNZE	.FTTELNZU	.FTTELNZS	.FTTELNZY		.FTTELNZL
NORTH AMERICA INDEX	.FTEGNA	.FTUGNA					.FTEGNAE	.FTEGNAU	.FTEGNAY	.FTEGNAS		.FTEGNAL	.FTTRGNAE	.FTTRGNAU	.FTTRGNAS	.FTTRGNAY		.FTTRGNAL
NORWAY INDEX							.FTENLKE	.FTENLKU	.FTENLKY	.FTENLKS		.FTENLKL	.FTTELNKE	.FTTELNKU	.FTTELNKS	.FTTELNKY		.FTTELNKL
MIDDLE EAST/AFRICA EMERGIN INDEX	.FTENME																	
POLAND INDEX													.FTTRPPOE	.FTTRPPOU	.FTTRPPOS	.FTTRPPOJY		.FTTRPPOOL
PORTUGAL INDEX							.FTEPPT	.FTEPPTU	.FTEPPTJ	.FTEPPTS		.FTEPPTL	.FTTRPPT	.FTTRPPTU	.FTTRPPTS	.FTTRPPTJY		.FTTRPPTL
PURE ASIA INDEX							.FTEGPAE	.FTEGPAU	.FTEGPAY	.FTEGPAS		.FTEGPAL	.FTTRGPAE	.FTTRGPAU	.FTTRGPAS	.FTTRGPAY		.FTTRGPAL
PURE AUSTRALIA INDEX							.FTLPAUE	.FTLPAUU	.FTLPAUJ	.FTLPAUS		.FTLPAUL	.FTTLPAUE	.FTTLPAUU	.FTTLPAUJ	.FTTLPAUS		.FTTLPAUL
SINGAPORE INDEX							.FTLSIE	.FTLSIU	.FTLSIJY	.FTLSIS		.FTLSIL	.FTTLSIE	.FTTLSIU	.FTTLSIS	.FTTLSIJY		.FTTLSIL
SOUTH KOREA INDEX																		.FTTRPKRL

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Data Vendor Codes - Indices

REUTERS	 THOMSON 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	.FTTELS DY		.FTTELS DL
SWITZERLAND INDEX								.FTELSWI	.FTELSWU	.FTELSWY	.FTELSW S		.FTELSWL	.FTTELSWE	.FTTELS WU	.FTTELS WS	.FTTELS WY		.FTTELS WL
UK INDEX					.FTELUK			.FTELUKI	.FTELUKU	.FTELUKY	.FTELUK S		.FTELUKL	.FTTRPUKE	.FTTRPUKU	.FTTRPUKS	.FTTRPUKY		.FTTRPUKL
UK NON-REITS INDEX								.FTENUKNRE	.FTENUKNRU	.FTENUKNRS	.FTENUKNRY		.FTENUKNRS						
UK REITS INDEX								.FTENUKRE	.FTENUKRU	.FTENUKRS	.FTENUKRY		.FTENUKRS						
US DIVIDEND+ INDEX		.FTENUD							.FTENUD										
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	EPRAASU	EPRAASG				EPRAASE	EPRAASU	EPRAASG									
AUSTRALIA INDEX	EPRAALU	EPRAALU				EPRAALU	EPRAALU	EPRAALU				EPRAALU						EPRAALU
AUSTRIA INDEX	EPRAAUS	EPRAAUS					EPRAAUS	EPRAAUS										
BELGIUM INDEX	EPRAABG	EPRAABG					EPRAABG	EPRAABG										
CANADA INDEX	EPRAAC	EPRAACU				EPRAAC	EPRAAC	EPRAACU										EPRAAC
DENMARK INDEX	EPRAADK	EPRAADK				EPRAADK	EPRAADK	EPRAADK										EPRAADK
EUROPE EURO ZONE INDEX	EPRAEZ	EPRAEZU	EPRAEZG				EPRAEZ	EPRAEZU	EPRAEZG									
EUROPE EX UK INDEX	EPRAEXU	EPRAEXU	EPRAEXG				EPRAEXU	EPRAEXU	EPRAEXG									
EUROPE INDEX	EPRAE	EPRAEU	EPRAEG				EPRAE	EPRAEU	EPRAEG									
FINLAND INDEX	EPRAFNE	EPRAFNU					EPRAFNE	EPRAFNU										
FRANCE INDEX	EPRAFRE	EPRAFRU					EPRAFRE	EPRAFRU										
GERMANY INDEX	EPRAGRE	EPRAGRU					EPRAGRE	EPRAGRU										
GLOBAL EX ASIA INDEX	EPRGXAE	EPRGXAU	EPRGXAG				EPRGXAE	EPRGXAU	EPRGXAG									
GLOBAL EX EUROPE INDEX	EPRIXEE	EPRIXEU	EPRIXEG				EPRIXEE	EPRIXEU	EPRIXEG									
GLOBAL EX NORTH AMERICA INDEX	EPXNAE	EPXNAU	EPXNAG				EPXNAE	EPXNAU	EPXNAG									
GLOBAL INDEX	EPRAGLE	EPRAGLU	EPRAGLG				EPRAGLE	EPRAGLU	EPRAGLG									
HONG KONG INDEX	EPRAHKE	EPRAHKU				EPRAHKE	EPRAHKE	EPRAHKU										EPRAHKE
IRELAND INDEX	EPRAIRE	EPRAIRU					EPRAIRE	EPRAIRU										
ITALY INDEX	EPRAITE	EPRAITU					EPRAITE	EPRAITU										
JAPAN INDEX	EPRAJPE	EPRAJPU				EPRAJPU	EPRAJPE	EPRAJPU										EPRAJPU
NETHERLANDS INDEX	EPRAANLE	EPRAANLU					EPRAANLE	EPRAANLU										
NORTH AMERICA INDEX	EPRANAE	EPRANAU	EPRANAG				EPRANAE	EPRANAU	EPRANAG									
NORWAY INDEX	EPRIANNE	EPRIANNU				EPRIANNN	EPRIANNE	EPRIANNU										EPRIANNN
PORTUGAL INDEX	EPRAPRE	EPRAPRU					EPRAPRE	EPRAPRU										
SINGAPORE INDEX	EPRASGE	EPRASGU				EPRASGS	EPRASGE	EPRASGU										EPRASGS
SPAIN INDEX	EPRASPE	EPRASPU					EPRASPE	EPRASPU										
SWEDEN INDEX	EPRASWE	EPRASWU				EPRASWS	EPRASWE	EPRASWU										EPRASWS
SWITZERLAND INDEX	EPRASZE	EPRASZU				EPRASZC	EPRASZE	EPRASZU										EPRASZC
UK INDEX	EPRAUKE	EPRAUKU	EPRAUKG				EPRAUKE	EPRAUKU	EPRAUKG									
US INDEX	EPRAUSE	EPRAUSU					EPRAUSE	EPRAUSU										



THOMSON ONE

ASIA 33 INDEX	ENAD-LN				
ASIA DIVIDEND+ INDEX	ENAD-LN				
ASIA INDEX	EGAS-LN	UGAS-LN			
AUSTRALIA INDEX				ELAU-LN	
EUROPE CAPPED INDEX	EOEA-LN				
EUROPE EURO ZONE CAPPED INDEX	EOEU-LN				
EUROPE EURO ZONE INDEX	EPEU-LN				
EUROPE EX UK CAPPED INDEX	EOUK-LN				
EUROPE EX UK DIVIDEND+ INDEX	ENEP-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			

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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				

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Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
CA Immobilien Anlage	AT	AT0000641352	CAI AV	CAIV.VI	CAI-WBO
Conwert Immobilien	AT	AT0000697750	CWI AV	CONW.VI	CWI-WBO
Befimmo *	BE	BE0003678894	BEFB BB	BEFB.BR	BEFB-BRU
Cofinimmo *	BE	BE0003593044	COFB BB	COFB.BR	COFB-BRU
Intervest Offices *	BE	BE0003746600	INTO BB	PRIF.BR	INTO-BRU
Leasinvest Real Estate *	BE	BE0003770840	LEAS BB	LNRE.BR	LEAS-BRU
Wereldhave Belgium *	BE	BE0003724383	WEHB BB	WEHB.BR	WEHB-BRU
Warehouses De Pauw *	BE	BE0003763779	WDP BB	WDPP.BR	WDP-BRU
Allreal	CH	CH0008837566	ALLN SW	ALLN.S	ALLN-SWX
PSP Swiss Property	CH	CH0018294154	PSPN SW	PSPN.S	PSPN-SWX
Swiss Prime Site	CH	CH0008038389	SPSN SW	SPSN.S	SPSN-SWX
Zueblin Immobilien Holding	CH	CH0021831182	ZUBN SW	ZUBN.S	ZUBN-SWX
Sponda	FI	FI0009006829	SDA1V FH	SDA1V.HE	SDA1V-HEL
Citycon OYJ	FI	FI0009002471	CTY1S FH	CTY1S.HE	CTY1S-HEL
Technopolis	FI	FI0009006886	TPS1V FH	TPS1V.HE	TPS1V-HEL
Acanthe Developpement *	FR	FR0000064602	ACAN FP	CFMP.PA	ACAN-PAR
Affine *	FR	FR0000036105	IML FP	BTTP.PA	IML-PAR
Fonciere Des Regions *	FR	FR0000064578	FDR FP	FDR.PA	FDR-PAR
Gecina *	FR	FR0010040865	GFC FP	GFCP.PA	GFC-PAR
Icade *	FR	FR0000035081	ICA FP	ICAD.PA	ICAD-PAR
Klepierre *	FR	FR0000121964	LI FP	LOIM.PA	LI-PAR
Mercialys *	FR	FR0010241638	MERY FP	MERY.PA	MERY-PAR
Silic *	FR	FR0000050916	SIL FP	SILP.PA	SIL-PAR
Societe de la Tour Eiffel *	FR	FR0000036816	EIFF FP	TEIF.PA	EIFF-PAR
Unibail-Rodamco *	FR	FR0000124711	UL FP	UNBP.PA	UL-PAR
Babis Vovos	GR	GRS421003005	VOVOS GA	VOVr.AT	VOVOS-ATH
Eurobank Properties *	GR	GRS491003000	EUPRO GA	EUPr.AT	EUPRO-ATH
Lamda Development	GR	GRS245213004	LAMDA GA	LMDr.AT	LAMDA-ATH
Alstria Office *	DE	DE000A0LD2U1	AOX GR	AOXG.F	AOX-ETR
Colonia Real Estate	DE	DE0006338007	KBU GR	KBUG.F	KBU-ETR
Deutsche Wohnen	DE	DE000A0HN5C6	DWN GY	DWNG.F	DWN-ETR
Deutsche Euroshop	DE	DE0007480204	DEQ GR	DEQGn.DE	DEQ-ETR
DIC Asset	DE	DE0005098404	DAZ GR	DAZG.DE	DAZ-ETR
Gagfah	DE	LU0269583422	GFJ GR	GFJG.DE	GFJ-ETR
Patrizia Immobilien	DE	DE000PAT1AG3	P1Z GR	P1ZGn.F	P1Z-ETR
Vivacon AG	DE	DE0006048911	VIA GR	VIVG.DE	VIA-ETR
Beni Stabili	IT	IT0001389631	BNS IM	BNSIMI	BNS-MIL
IGD *	IT	IT0003745889	IGD IM	IGD.MI	IGD-MIL

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Corio *	NL	NL0000288967	CORA NA	COR.AS	CORA-AMS
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIPFc.AS	ECMPA-AMS
Nieuwe Steen Inv *	NL	NL0000292324	NISTI NA	NSTEc.AS	NISTI-AMS
ProLogis European Properties *	NL	LU0100194785	PEPR NA	PEPR.AS	PEPR-AMS
Vastned Offices/Ind *	NL	NL0000288934	VNOI NA	VWNN.AS	VNOI-AMS
Vastned Retail *	NL	NL0000288918	VASTN NA	VASN.AS	VASTN-AMS
Wereldhave *	NL	NL0000289213	WHA NA	WEHA.AS	WEHB-BRU
Norwegian Property	NW	NO0010317811	NPRO NO	NPRO.OL	NPRO-OSL
Castellum	SE	SE0000379190	CAST SS	CAST.ST	CAST-OME
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST	HUFVA-OME
Kloven AB	SE	SE0000331225	KLOV SS	KLOV.ST	KLOV-OME
Kungsliden	SE	SE0000549412	KLED SS	KLED.ST	KLED-OME
Fabege	SE	SE0000950636	FABG SS	FABG.ST	FABG-OME
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST	WIHL-OME
British Land *	UK	GB0001367019	BLND LN	BLND.L	BLND-LON
Brixton *	UK	GB0001430023	BXTN LN	BXTN.L	BXTN-LON
Big Yellow Group *	UK	GB0002869419	BYG LN	BYG.L	BYG-LON
CLS Holdings	UK	GB0001592475	CLI LN	CLSH.L	CLI-LON
Daejan Holdings	UK	GB0002502036	DJAN LN	DJAN.L	DJAN-LON
Derwent London *	UK	GB0002652740	DLN LN	DLN.L	DLN-LON
Development Securities	UK	GB0002668464	DSC LN	DSC.L	DSC-LON
F&C Commercial Prop	UK	GB00B05KL904	FCPT LN	FCPT.L	FCPT-LON
Grainger Plc	UK	GB00B04V1276	GRI LN	GRI.L	GRI-LON
Great Portland Estates *	UK	GB00B01FLL16	GPOR LN	GPOR.L	GPOR-LON
ING UK Real Estate Income Trust	UK	GB00B0LCW208	IRET LN	IRET.L	IRET-LON
Hammerson *	UK	GB0004065016	HMSO LN	HMSO.L	HMSO-LON
ISIS Property Trust Ld	UK	GB0033674564	IPT LN	IPT.L	IPT-LON
ISIS Property Trust 2 Ld	UK	GB00B012T521	IRP LN	IRP.L	IRP-LON
Invista Foundation Prop	UK	GB00B01HM147	IFD LN	INRE.L	IFD-LON
Helical Bar	UK	GB00B0FYMT95	HLCL LN	HLCL.L	HLCL-LON
Land Securities *	UK	GB0031809436	LAND LN	LAND.L	LAND-LON
Liberty International *	UK	GB0006834344	LII LN	LII.L	LII-LON
Mucklow <A&J> *	UK	GB0006091408	MKLW LN	MKLW.L	MKLW-LON
Primary Health Prop.*	UK	GB0007015521	PHP LN	PHP.L	PHP-LON
Quintain Estates	UK	GB0007184442	QED LN	QED.L	QED-LON
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON
Segro *	UK	GB00B1YFN979	SGRO LN	SGRO.L	SGRO-LON
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L	SMP-LON

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Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L	SLI-LON
UK Commercial Property Trust	UK	GB00B19Z2J52	UKCM LN	UKCM.L	UKCM-LON
Unite Group	UK	GB0006928617	UTG LN	UTG.L	UTG-LON
Workspace Group *	UK	GB0005296354	WKP LN	WKP.L	WKP-LON
Bunnings Warehouse Prop *	AU	AU000000BWP3	BWP AU	BWP.AX	BWP-ASX
CFS Retail Property Trust *	AU	AU000000CFX0	CFX AU	CFX.AX	CFX-ASX
Cmnwealth Prop Office *	AU	AU000000CPA7	CPA AU	CPA.AX	CPA-ASX
Dexus Property Group *	AU	AU000000DXS1	DXS AU	DXS.AX	DXS-ASX
GPT Group *	AU	AU000000GPT8	GPT AU	GPT.AX	GPT-ASX
ING Office Fund *	AU	AU000000IOF6	IOF AU	IOF.AX	IOF-ASX
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX	GMG-ASX
Macquarie Office Trust *	AU	AU000000MOF8	MOF AU	MOF.AX	MOF-ASX
Mirvac Group *	AU	AU000000MGR9	MGR AU	MGR.AX	MGR-ASX
Stockland Trust Group *	AU	AU000000SGP0	SGP AU	SGP.AX	SGP-ASX
Westfield Group *	AU	AU000000WDC7	WDC AU	WDC.AX	WDC-ASX
Agile Property Holdings	HK	KYG011981035	3383 HK	3383.HK	3383-HKG
Champion REIT *	HK	HK2778034606	2778 HK	2778.HK	2778-HKG
China Overseas Land	HK	HK0688002218	688 HK	0688.HK	0688-HKG
China Resources Land	HK	KYG2108Y1052	1109 HK	1109.HK	1109-HKG
Country Garden Holdings	HK	KYG245241032	2007 HK	2007.HK	2007-HKG
Great Eagle Holdings	HK	BMG4069C1486	41 HK	0041.HK	0041-HKG
Hang Lung Properties	HK	HK0101000591	101 HK	0101.HK	0101-HKG
Henderson Land Dev	HK	HK0012000102	12 HK	0012.HK	0012-HKG
Hopson Development	HK	BMG4600H1016	754 HK	0754.HK	0754-HKG
Hysan Development	HK	HK0014000126	14 HK	0014.HK	0014-HKG
Kerry Properties	HK	BMG524401079	683 HK	0683.HK	0683-HKG
Kowloon Dev	HK	HK0034000254	34 HK	0034.HK	0034-HKG
Link REIT *	HK	HK0823032773	823 HK	0823.HK	0823-HKG
New World China Land	HK	KYG6493A1013	917 HK	0917.HK	0917-HKG
New World Development	HK	HK0017000149	17 HK	0017.HK	0017-HKG
Shenzhen Investment	HK	HK0604011236	604 HK	0604.HK	0604-HKG
Shimao Property Holdings	HK	KYG810431042	813 HK	0813.HK	0813-HKG
Shui On Land	HK	KYG811511131	272 HK	0272.HK	0272-HKG
Sino Land	HK	HK0083000502	83 HK	0083.HK	0083-HKG
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Aeon Mall Co Ltd	JP	JP3131430005	8905 JP	8905.T	8905-TKS
Heiwa Real Estate	JP	JP3834800009	8803 JP	8803.T	8803-TKS
Daibiru Corp	JP	JP3497200000	8806 JP	8806.OS	8806-TKS

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Japan Prime Realty Inv. *	JP	JP3040890000	8955 JP	8955.T	8955-TKS
Japan Real Estate *	JP	JP3027680002	8952 JP	8952.T	8952-TKS
Japan Retail Fund *	JP	JP3039710003	8953 JP	8953.T	8953-TKS
Kenedix Realty Investment *	JP	JP3046270009	8972 JP	8972.T	8972-TKS
Mitsubishi Estate	JP	JP3899600005	8802 JP	8802.T	8802-TKS
Mitsui Fudosan	JP	JP3893200000	8801 JP	8801.T	8801-TKS
Mori Trust Sogo REIT *	JP	JP3046170001	8961 JP	8961.T	8961-TKS
Nippon Building Fund *	JP	JP3027670003	8951 JP	8951.T	8951-TKS
Nomura Real Estate Office Fund *	JP	JP3045530007	8959 JP	8959.T	8959-TKS
NTT Urban Development	JP	JP3165690003	8933 JP	8933.T	8933-TKS
ORIX JREIT *	JP	JP3040880001	8954 JP	8954.T	8954-TKS
Premier Investment Co. *	JP	JP3041770003	8956 JP	8956.T	8956-TKS
Sumitomo Realty & Dev	JP	JP3409000001	8830 JP	8830.T	8830-TKS
Toc Co	JP	JP3538400007	8841 JP	8841.T	8841-TKS
Tokyo Tatemono	JP	JP3582600007	8804 JP	8804.T	8804-TKS
Tokyu Land	JP	JP3569000007	8815 JP	8815.T	8815-TKS
Tokyu REIT *	JP	JP3044510000	8957 JP	8957.T	8957-TKS
Top REIT *	JP	JP3046370007	8982 JP	8982.T	-NA-
United Urban Investment *	JP	JP3045540006	8960 JP	8960.T	8960-TKS
Kiwi Income Property Trust *	NZ	NZKIPE0001S5	KIP NZ	KIP.NZ	KIP-NZE
Ascendas REIT *	SG	SG1M77906915	AREIT SP	AEMN.SI	A17U-SES
CapitaCommercial Trust *	SG	SG1P32918333	CCT SP	CACT.SI	C61U-SES
Capitaland	SG	SG1J27887962	CAPL SP	CATL.SI	C31-SES
Capitamall Trust *	SG	SG1M51904654	CT SP	CMLT.SI	C38U-SES
Hongkong Land Hldgs	HK	BMG4587L1090	HKL SP	HKLD.SI	H78-SES
Keppel Land	SG	SG1R31002210	KPLD SP	KLAN.SI	K17-SES
Mapletree Logistics Trust *	SG	SG1S03926213	MLT SP	MAPL.SI	M44U-SES
Singapore Land	SG	SG1S69002321	SL SP	SLND.SI	S30-SES
Suntec REIT *	SG	SG1Q52922370	SUN SP	SUNT.SI	T82U-SES
Wing Tai Holdings	SG	SG1K66001688	WINGT SP	WTHS.SI	W05-SES
Allied Properties REIT *	CA	CA0194561027	AP-U CN	AP_u.TO	AP.UN-TSX
Boardwalk REIT *	CA	CA0966311064	BEI-u CN	BEI_u.TO	BEI.UN-TSX
Brookfield Props	CA	CA1129001055	BPO CN	BPO.TO	BPO-US
Calloway REIT *	CA	CA1312532056	CWT-U Cn	CWT_u.TO	CWT.UN-TSX
Canadian Apartment Props *	CA	CA1349211054	CAR-U CN	CAR_u.TO	CAR.UN-TSX
Canadian REIT *	CA	CA13650J1049	REF-U CN	REF_u.TO	REF.UN-TSX
Chartwell Seniors Housing REIT *	CA	CA16140U1003	CSH-U CN	CSH_u.TO	CSH.UN-TSX
Cominar REIT *	CA	CA1999101001	CUF-U CN	CUF_u.TO	CUF.UN-TSX

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Dundee REIT *	CA	CA2652702077	D-U CN	D_u.TO	D.UN-TSX
Extencicare Real Estate Investment Tr	CA	CA3022511032	EXE-U CN	EXE_u.TO	EXE.UN-TSX
H & R Real Estate *	CA	CA4044282032	HR-U CN	HR_u.TO	HR.UN-TSX
Innvest REIT *	CA	CA45771T1084	INN-U CN	INN_u.TO	INN.UN-TSX
Morguard REIT *	CA	CA6179141065	MRT-U CN	MRT_u.TO	MRT.UN-TSX
Northern Property REIT *	CA	CA6656241024	NPR-U CN	NPR_u.TO	NPR.UN-TSX
Primaris Retail REIT *	CA	CA74157U1093	PMZ-U CN	PMZ_u.TO	PMZ.UN-TSX
Riocan Real Estate *	CA	CA7669101031	REI-U CN	REI_u.TO	REI.UN-TSX
Acadia Realty Trust *	US	US0042391096	AKR US	AKR.N	AKR-US
Hilltop Holdings	US	US4327481010	ARC US	HTH.N	HTH-US
Agree Realty Corp *	US	US0084921008	ADC US	ADC.N	ADC-US
Alexander's Inc. *	US	US0147521092	ALX US	ALX.N	ALX-US
Alexandria Real Estate *	US	US0152711091	ARE US	ARE.N	ARE-US
AMB Property *	US	US00163T1097	AMB US	AMB.N	AMB-US
American Campus Communities *	US	US0248351001	ACC US	ACC.N	ACC-US
Apartment Investment *	US	US03748R1014	AIV US	AIV.N	AIV-US
Ashford Hospitality *	US	US0441031095	AHT US	AHT.N	AHT-US
Associated Estates Realty *	US	US0456041054	AEC US	AEC.N	AEC-US
Avalonbay Communities *	US	US0534841012	AVB US	AVB.N	AVB-US
BioMed Realty Trust *	US	US09063H1077	BMR US	BMR.N	BMR-US
Boston Properties *	US	US1011211018	BXP US	BXP.N	BXP-US
Brandywine Realty Trust *	US	US1053682035	BDN US	BDN.N	BDN-US
BRE Properties *	US	US05564E1064	BRE US	BRE.N	BRE-US
Camden Property Trust *	US	US1331311027	CPT US	CPT.N	CPT-US
CBL & Associates Props *	US	US1248301004	CBL US	CBL.N	CBL-US
Cedar Shopping Centers *	US	US1506022094	CDR US	CDR.N	CDR-US
Colonial Properties *	US	US1958721060	CLP US	CLP.N	CLP-US
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N	OFC-US
Corrections Corp of America	US	US22025Y4070	CXW US	CXW.N	-NA-
Cousins Properties *	US	US2227951066	CUZ US	CUZ.N	CUZ-US
DCT Industrial Trust *	US	US2331531051	DCT US	DCT.N	DCT-US
Developers Diversified *	US	US2515911038	DDR US	DDR.N	DDR-US
Digital Realty Trust *	US	US2538681030	DLR US	DLR.N	DLR-US
Diamondrock Hospitality *	US	US2527843013	DRH US	DRH.N	DRH-US
Douglas Emmett *	US	US25960P1093	DEI US	DEI.N	DEI-US
Duke Realty Corp *	US	US2644115055	DRE US	DRE.N	DRE-US
DuPont Fabros Technology *	US	US26613Q1067	DFT US	DFT.N	-NA-
Eastgroup Properties *	US	US2772761019	EGP US	EGP.N	EGP-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Education Realty Trust *	US	US28140H1041	EDR US	EDR.N	EDR-US
Entertainment Props *	US	US29380T1051	EPR US	EPR.N	EPR-US
Equity Lifestyle Properties *	US	US29472R1086	ELS US	ELS.N	ELS-US
Equity One Inc *	US	US2947521009	EQY US	EQY.N	EQY-US
Equity Residential Props *	US	US29476L1070	EQR US	EQR.N	EQR-US
Essex Property Trust *	US	US2971781057	ESS US	ESS.N	ESS-US
Extra Space Storage *	US	US30225T1025	EXR US	EXR.N	EXR-US
Federal Realty Inv *	US	US3137472060	FRT US	FRT.N	FRT-US
Felcor Lodging Trust *	US	US31430F1012	FCH US	FCH.N	FCH-US
First Industrial Realty *	US	US32054K1034	FR US	FR.N	FR-US
First Potomac Realty Trust *	US	US33610F1093	FPO US	FPO.N	FPO-US
Forest City Enterprises	US	US3455501078	FCE/A US	FCEa.N	FCEA-US
Getty Realty *	US	US3742971092	GTY US	GTY.N	GTY-US
HCP *	US	US40414L1098	HCP US	HCP.N	HCP-US
Health Care REIT *	US	US42217K1060	HCN US	HCN.N	HCN-US
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N	HR-US
Hersha Hospitality Trust *	US	US4278251040	HT US	HT.N	HT-US
Highwoods Properties *	US	US4312841087	HIW US	HIW.N	HIW-US
Home Props of New York *	US	US4373061039	HME US	HME.N	HME-US
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N	HPT-US
Host Hotels & Resorts *	US	US44107P1049	HST US	HST.N	HST-US
HRPT Properties Trust *	US	US40426W1018	HRP US	HRP.N	HRP-US
Inland Real Estate Corp *	US	US4574612002	IRC US	IRC.N	IRC-US
Investors Real Estate *	US	US4617301035	IRET US	IRET.OQ	IRET-US
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N	KRC-US
Kimco Realty *	US	US49446R1095	KIM US	KIM.N	KIM-US
Kite Realty Group Trust *	US	US49803T1025	KRG US	KRG.N	KRG-US
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N	LHO-US
Lexington Corporate *	US	US5290431015	LXP US	LXP.N	LXP-US
Liberty Property Trust *	US	US5311721048	LRY US	LRY.N	LRY-US
LTC Properties *	US	US5021751020	LTC US	LTC.N	LTC-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-US
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N	MPW-US
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
Nationwide Health Props *	US	US6386201049	NHP US	NHP.N	NHP-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US

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Orient Express Hotel	US	BMG677431071	OEH US	OEH.N	OEH-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N	PEI-US
Post Properties *	US	US7374641071	PPS US	PPS.N	PPS-US
Prologis *	US	US7434101025	PLD US	PLD.N	PLD-US
PS Business Parks *	US	US69360J1079	PSB US	PSB.A	PSB-US
Public Storage *	US	US74460D1090	PSA US	PSA.N	PSA-US
Ramco-Gershenson *	US	US7514522025	RPT US	RPT.N	RPT-US
Realty Income *	US	US7561091049	O US	O.N	O-US
Regency Centers *	US	US7588491032	REG US	REG.N	REG-US
Saul Centers *	US	US8043951016	BFS US	BFS.N	BFS-US
Senior Housing Prop *	US	US81721M1099	SNH US	SNH.N	SNH-US
Simon Property Group *	US	US8288061091	SPG US	SPG.N	SPG-US
SL Green Realty *	US	US78440X1019	SLG US	SLG.N	SLG-US
Sovran Self Storage *	US	US84610H1086	SSS US	SSS.N	SSS-US
Strategic Hotels & Resorts *	US	US86272T1060	BEE US	BEE.N	BEE-US
Sun Communities *	US	US8666741041	SUI US	SUI.N	SUI-US
Sunstone Hotel Investors *	US	US8678921011	SHO US	SHO.N	SHO-US
Tanger Factory Outlet *	US	US8754651060	SKT US	SKT.N	SKT-US
Taubman Centers *	US	US8766641034	TCO US	TCO.N	TCO-US
The Macerich Company *	US	US5543821012	MAC US	MAC.N	MAC-US
UDR Inc. *	US	US9026531049	UDR US	UDR.N	UDR-US
Universal Health Realty *	US	US91359E1055	UHT US	UHT.N	UHT-US
Urstadt Biddle Class A *	US	US9172862057	UBA US	UBA.N	UBA-US
U-Store-It Trust *	US	US91274F1049	YSI US	YSI.N	YSI-US
Ventas *	US	US92276F1003	VTR US	VTR.N	VTR-US
Vornado Realty Trust *	US	US9290421091	VNO US	VNO.N	VNO-US
Washington Real Estate *	US	US9396531017	WRE US	WRE.N	WRE-US
Weingarten Realty *	US	US9487411038	WRI US	WRI.N	WRI-US
Winthrop Realty Trust *	US	US9763913004	FUR US	FUR.N	FUR-US

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