



EPRA

European Public Real Estate Association

Monthly Statistical Bulletin

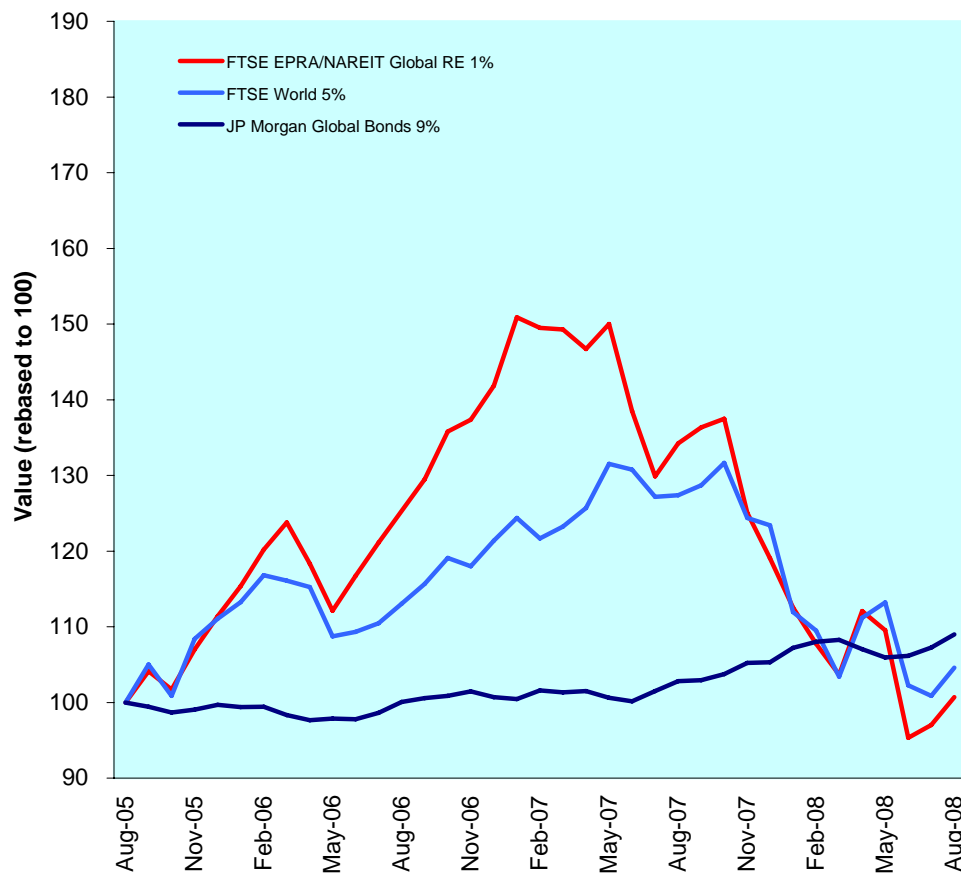
August 2008

MONTHLY STATISTICAL BULLETIN

In association with:



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



Comment

The FTSE EPRA/NAREIT Global Index added 3.8% in the month of August. Global equity markets rose 3.7%, while the global bond market returned 16 bps. North American listed property sector out-performed the other two sectors for the second time, by returning 8.5% for investors this month. Asia-Pacific slid into the negative (-0.4%) and European real estate markets added 17 basis points. Year-to-date, European -16.2% and the Asia-Pacific -28.2% markets are on negative territory, while the North American market is only slightly negative (-0.5%).

Five-year rolling return Global Real Estate (56.8%) continues to out-perform the two other major asset classes. Global equities gained 30.9% and global bonds added 21.7% over a five-year holding period. Average annual returns for global real estate stands at 9.4% compared to 5.5% and 4.0%, for global equities and global bonds, respectively. All returns are expressed in €.

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.

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Contents

Page	4	Section 1 - Size of the total real estate market	Page	70	Section 5 - EPRA/NAREIT North America Index
Page	7	Section 2 - EPRA/NAREIT Global Index	Page	72	Dividend Yield Indices
Page	10	Dividend Yield Indices	Page	73	Corporate Actions & Dividends
Page	12	Indices Performance	Page	77	Stock Performance
Page	18	Asset Class Comparison	Page	81	Indices Performance
Page	19	Top 20 Constituents, Market Cap Breakdown	Page	84	Asset Class Comparison
Page	20	Top / Bottom 20 Performers	Page	85	Top 20 Constituents, Market Cap Breakdown
Page	21	Foreign Exchange Performance	Page	86	Top / Bottom 20 Performers
Page	23	Section 3 - EPRA/NAREIT Asia Index	Page	87	Section 6 - Global REIT and Non-REIT Index Series
Page	25	Dividend Yield Indices	Page	105	Section 7 - Investment Focus Index Series
Page	26	Corporate Actions & Dividends	Page	115	Section 8 - Sector Index Series
Page	28	Stock Performance	Page	142	Section 9 - Custom Liquid Index Series
Page	32	Indices Performance	Page	157	Section 10 - Risk/Return Profiles and Correlations
Page	38	Asset Class Comparison	Page	170	Section 11 - Details on Methodology
Page	39	Top 20 Constituents, Market Cap Breakdown	Page	172	Section 12 - Data Vendor Codes
Page	40	Top / Bottom 20 Performers	Page	183	Contacts
Page	41	Section 4 - EPRA/NAREIT Europe Index	Page	184	Disclaimer
Page	43	Dividend Yield Indices			
Page	44	Corporate Actions & Dividends			
Page	46	Stock Performance			
Page	50	Futures			
Page	51	Indices Performance			
Page	66	Asset Class Comparison			
Page	68	Top 20 Constituents, Market Cap Breakdown			
Page	69	Top / Bottom 20 Performers			

[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 pages 184 and 185.

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Section 1

Size of the total real estate market

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Size of the total real estate market - Europe

Countries	2006 GDP (\$ Bn)	2006 GDP per capita (\$)	2006 Real Estate (\$ Bn)	Aug-08 Total Listed (\$ Bn)	Aug-08 Number of Companies	Aug-08 Index Mrkt Cap (\$ Bn)	Aug-08 Total RE v Listed RE (%)	Aug-08 Stock Market (\$ Bn)	Aug-08 Stk Mkt v Listed RE (%)
Germany	2,786.90	33,811.37	1,254.11	18.00	41	771	1.44%	1,729.81	1.04%
United Kingdom	2,232.44	37,040.00	1,255.75	74.00	124	46,629	5.89%	3,261.97	2.27%
France	2,132.44	35,291.24	959.60	72.00	62	30,222	7.50%	2,143.16	3.36%
Italy	1,767.33	30,441.25	795.30	7.00	8	1,505	0.88%	835.55	0.84%
Spain	1,124.63	27,919.49	506.08	28.00	15	79	5.53%	821.75	3.41%
Russia	363.53	2,489.59	81.69	5.00	-	-	6.12%	705.70	0.71%
Netherlands	629.04	38,549.00	283.07	13.00	12	12,079	4.59%	382.61	3.40%
Switzerland	366.16	49,141.87	164.77	7.00	11	4,909	4.25%	1,073.51	0.65%
Belgium	371.89	35,938.03	167.35	6.00	19	3,918	3.59%	282.59	2.12%
Sweden	360.95	40,167.87	162.43	16.00	15	5,901	9.85%	445.07	3.59%
Turkey	354.73	5,148.87	101.55	-	12	-	0.00%	225.84	0.00%
Austria	304.34	37,228.13	136.95	20.00	13	7,264	14.60%	188.94	10.59%
Poland	298.63	7,731.31	97.90	6.00	8	1,197	6.13%	166.99	3.59%
Norway	298.68	65,284.35	134.40	3.00	6	570	2.23%	336.87	0.89%
Denmark	257.76	47,619.56	115.99	2.00	5	324	1.72%	249.26	0.80%
Greece	283.52	26,626.48	127.58	2.20	6	1,075	1.72%	168.61	1.30%
Ireland	200.51	50,506.17	90.23	2.10	1	-	2.33%	83.59	2.51%
Finland	197.20	37,813.71	88.74	3.00	5	1,735	3.38%	261.49	1.15%
Portugal	184.91	17,570.22	79.69	-	-	-	0.00%	109.15	0.00%
Czech Republic	92.46	9,009.63	31.89	-	-	-	0.00%	73.37	0.00%
Hungary	107.20	10,685.86	39.15	0.26	2	-	0.66%	38.50	0.68%
Romania *	99.35	4,443.80	27.08	0.50	-	-	1.85%	29.24	1.71%
Ukraine *	43.50	892.11	6.94	-	-	-	0.00%	73.95	0.00%
Slovakia *	26.81	4,959.37	7.58	-	-	-	0.00%	9.07	0.00%
Slovenia *	27.90	13,872.05	11.11	-	-	-	0.00%	19.59	0.00%
Luxembourg	37.15	80,235.21	16.72	-	1	-	0.00%	27.22	0.00%
Bulgaria *	27.68	3,681.54	7.09	-	-	-	0.00%	12.54	0.00%
Total Europe	14,977.60	32,719.96	6,750.73	285.06	366	118,180	4.22%	13,755.95	2.07%

* Country is not included in the selection universe

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

Please refer to page 171 for further details on calculation methodology.

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Countries	2006 GDP (\$ Bn)	2006 GDP per capita (\$)	2006 Real Estate (\$ Bn)	Aug-08 Total Listed (\$ Bn)	Aug-08 Number of Companies	Aug-08 Index Mrkt Cap (\$ Bn)	Aug-08 Total RE v Listed RE (%)	Aug-08 Stock Market (\$ Bn)	Aug-08 Stk Mkt v Listed RE (%)
Japan	4,456.20	34,996.45	2,005.29	185.00	113	81,155	9.23%	3,908.09	4.73%
Hong Kong/China	2,459.76	1,883.86	503.67	204.00	200	81,303	40.50%	4,212.15	4.84%
South Korea	789.55	16,369.18	332.35	1.00	12	-	0.30%	736.00	0.14%
India	805.80	756.57	121.74	9.00	16	-	7.39%	1,067.47	0.84%
Australia	719.96	36,155.27	323.98	136.00	65	44,969	41.98%	1,157.52	11.75%
Taiwan	340.46	14,965.27	139.09	6.00	31	-	4.31%	624.35	0.96%
Indonesia	306.85	1,286.83	55.34	0.14	30	-	0.25%	178.93	0.08%
Thailand	181.94	2,804.79	42.54	4.00	140	-	9.40%	149.38	2.68%
Malaysia	136.63	5,808.49	40.72	0.70	88	-	1.72%	238.09	0.29%
Singapore	118.59	27,236.17	106.73	54.00	50	17,222	50.60%	391.25	13.80%
New Zealand	102.49	25,659.94	50.11	3.15	8	305	6.29%	33.35	9.44%
Pakistan	111.51	704.96	16.45	-	-	-	0.00%	45.00	0.00%
Philippines	101.99	1,182.58	17.88	4.90	52	-	27.40%	69.70	7.03%
Vietnam *	53.37	645.66	7.65	-	-	-	0.00%	-	0.00%
Total Asia-Pacific	19,930.41	607.89	224,955.10	12,811.29	-	-	0.00%	-	0.00%
Egypt	93.96	1,266.76	16.86	11.04	-	-	65.47%	115.12	9.59%
Israel	131.11	19,253.11	58.26	4.14	-	-	7.11%	167.56	2.47%
Morocco	60.11	1,947.77	12.45	2.33	-	-	18.75%	86.87	2.69%
South Africa	234.63	4,862.14	65.90	8.62	-	-	13.08%	406.13	2.12%
Total Africa/Middle East	519.81	27,329.78	153.46	26.14	-	-	17.03%	775.68	3.37%
Mexico	766.59	7,303.62	246.58	0.10	3	-	0.04%	377.49	0.03%
Brazil	879.73	4,778.52	245.66	0.70	26	-	0.28%	1,230.07	0.06%
Argentina	184.24	4,706.60	51.19	0.60	2	-	1.17%	485.77	0.12%
Venezuela *	147.04	5,877.40	43.99	-	-	-	0.00%	12.39	0.00%
Colombia	133.02	3,143.89	32.31	-	-	-	0.00%	104.57	0.00%
Chile	120.58	7,619.88	39.34	0.30	17	-	0.76%	189.62	0.16%
Peru	80.86	2,935.82	19.20	-	6	-	0.00%	67.42	0.00%
Total Latin America	2,312.06	5,669.58	678.26	1.70	54	-	0.25%	2,467.33	0.07%

* Country is not included in the selection universe

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

Please refer to page 171 for further details on calculation methodology.

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Countries	2006 GDP (\$ Bn)	2006 GDP per capita (\$)	2006 Real Estate (\$ Bn)	Aug-08 Total Listed (\$ Bn)	Aug-08 Number of Companies	Aug-08 Index Mrkt Cap (\$ Bn)	Aug-08 Total RE v Listed RE (%)	Aug-08 Stock Market (\$ Bn)	Aug-08 Stk Mkt v Listed RE (%)
United States	12,407.18	42,341.27	5,583.23	384.00	195	271,859	6.88%	15,332.60	2.50%
Canada	1,133.19	34,858.78	509.94	45.00	45	25,362	8.82%	1,732.42	2.60%
Total Nth America	13,540.37	41,715.06	6,093.17	429.00	240	297,221	7.04%	17,065.02	2.51%
World	42,034.91	-	17,439.15	1,349.79	1,465	640,356	7.74%	46,875.27	2.88%

* Country is not included in the selection universe

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

Please refer to page 171 for further details on calculation methodology.

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

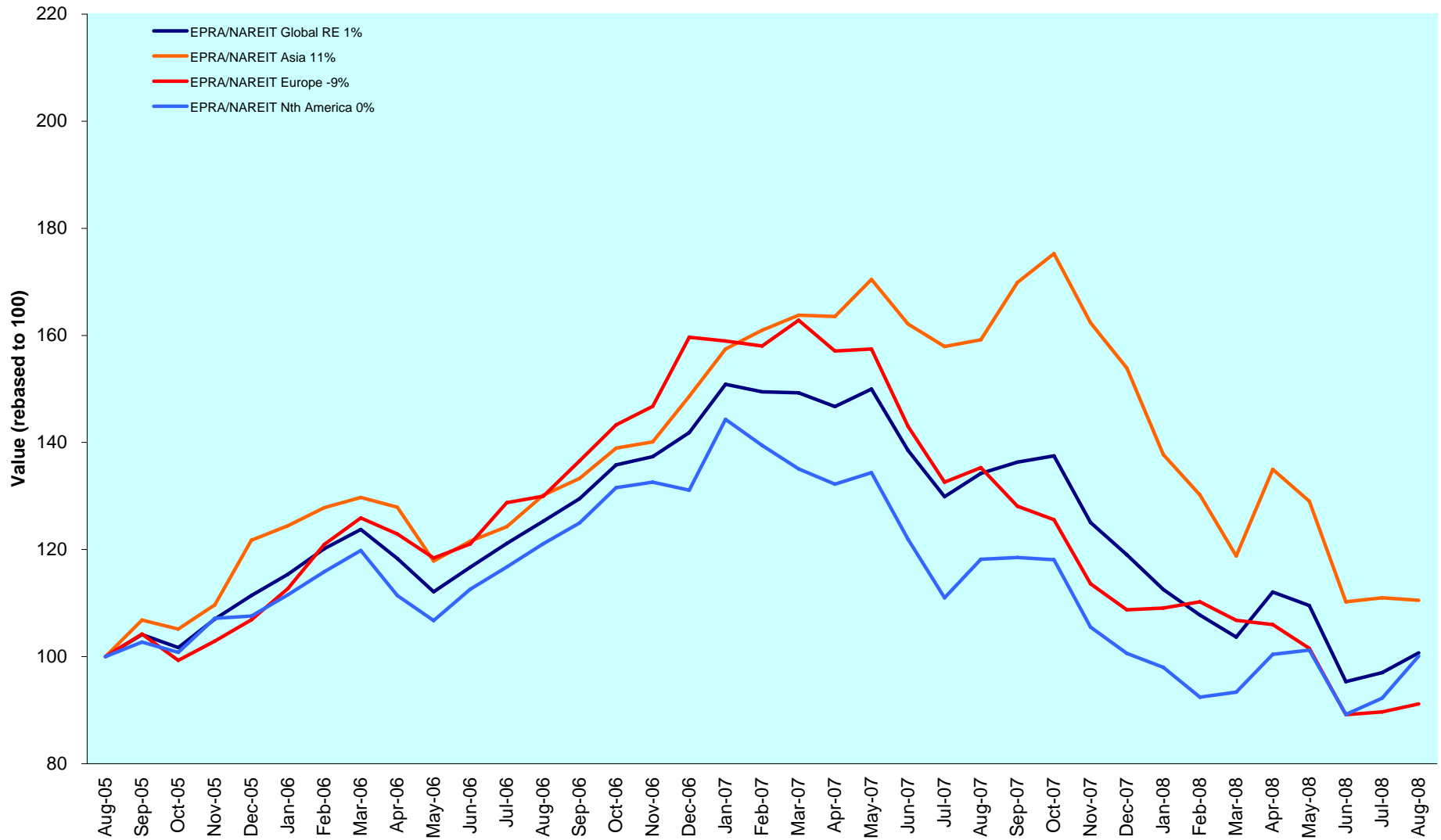
Section 2

FTSE EPRA/NAREIT Global Real Estate Index

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

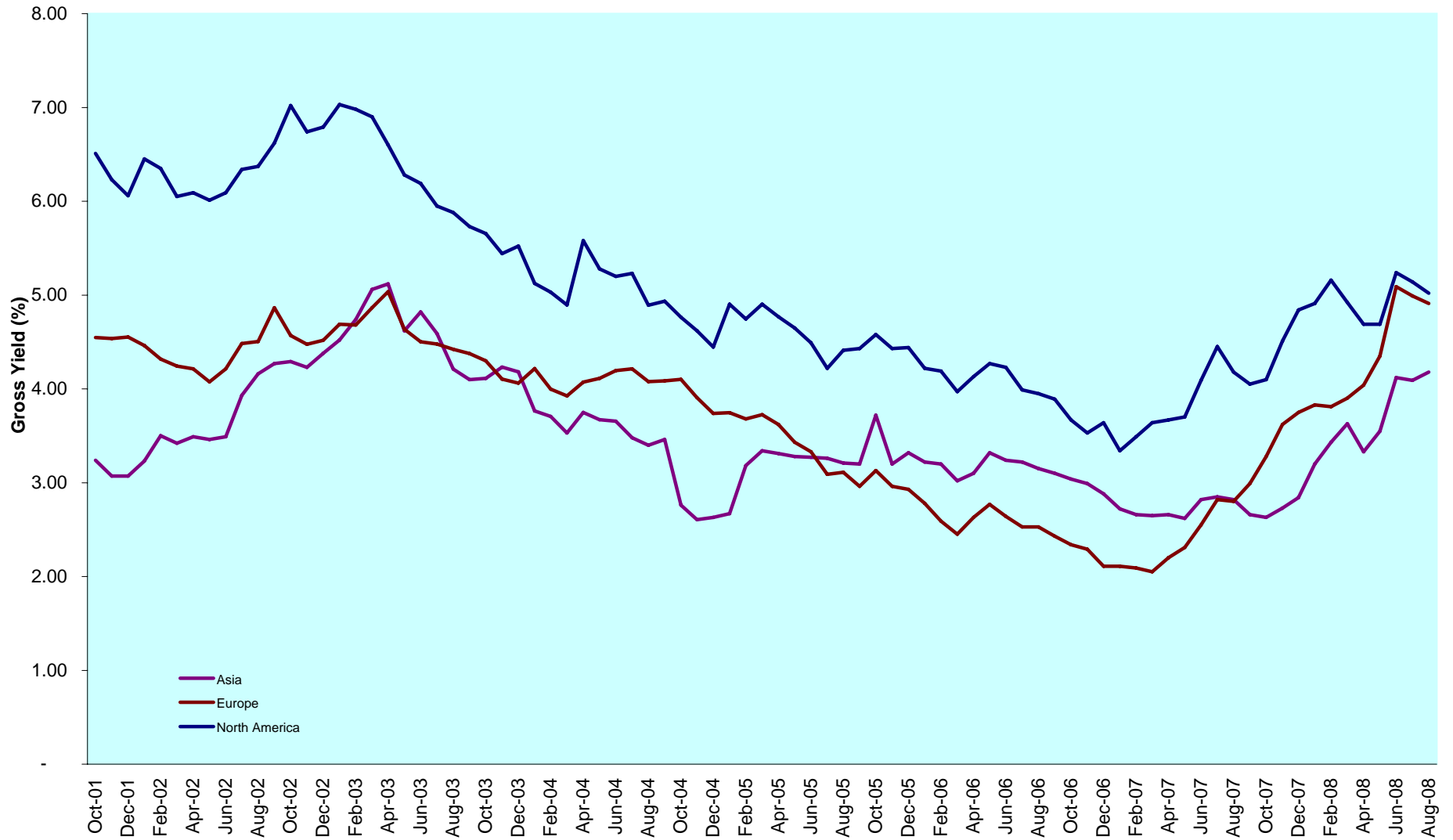
Graph 2: EPRA/NAREIT Global v Asia, Europe & North America - Total Return (EUR) Rolling 36 Months Performance



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

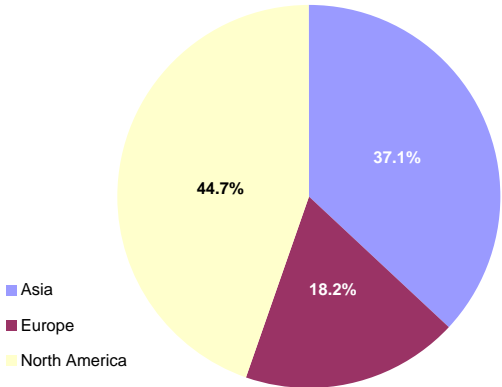
Graph 3: Dividend Yields



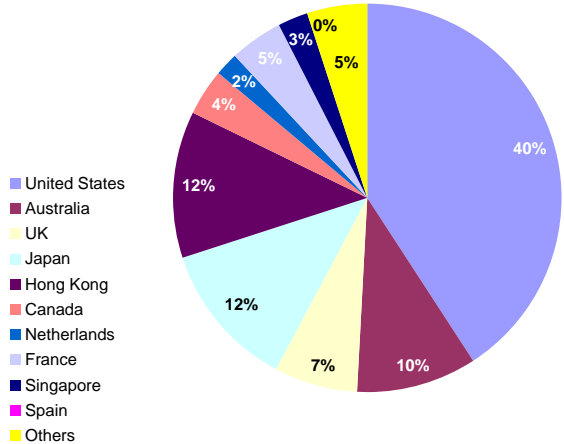
DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

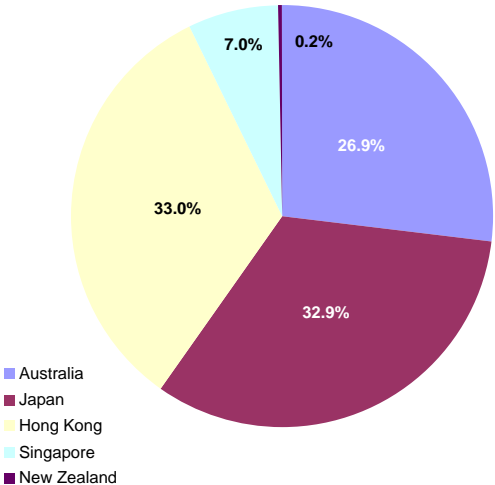
Graph 4: Global - Regional Breakdown by Market Cap



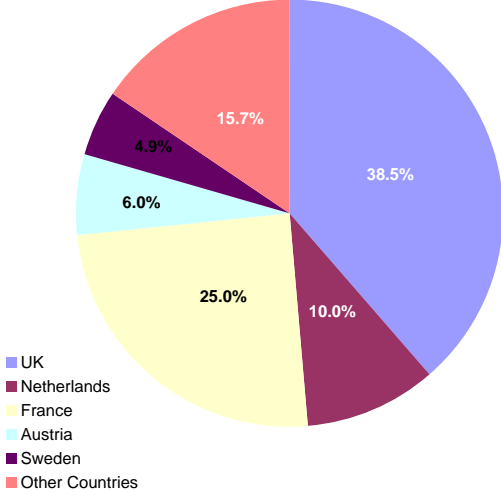
Graph 5: Global Breakdown by Country



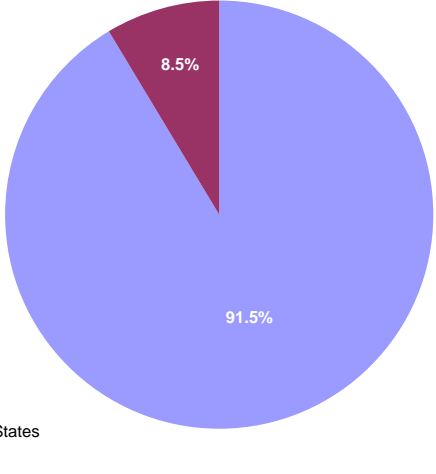
Graph 6: Asia - Country Breakdown by Market Cap



Graph 7: Europe - Country Breakdown by Market Cap



Graph 8: North America - Country Breakdown by Market Cap



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
Global	EUR	2,012.67	451,523.28	100.00	4.67	9.41	0.23	-24.97	5.66	3.78	-15.40	16.85
Asia	EUR	1,503.97	167,391.68	37.07	4.18	10.98	3.39	-30.57	0.25	-0.42	-28.18	20.47
Europe	EUR	2,200.78	82,250.33	18.22	4.81	11.09	-3.04	-32.63	2.24	1.66	-16.16	17.10
North America	EUR	2,516.21	201,881.27	44.71	5.02	8.20	0.03	-15.30	12.19	8.51	-0.50	18.97
Global Ex-Asia	EUR	2,374.80	284,131.60	62.93	4.96	8.79	-1.03	-21.14	9.13	6.43	-5.63	17.01
Global Ex-Europe	EUR	1,939.51	369,272.95	81.78	4.64	9.02	1.07	-22.99	6.45	4.27	-15.25	17.94
Global Ex-North America	EUR	1,812.29	249,642.01	55.29	4.39	11.27	0.95	-31.34	0.89	0.25	-24.54	17.57
Global Ex-United States	EUR	1,850.64	266,868.66	59.10	4.48	11.29	1.03	-30.41	1.45	0.82	-23.52	17.30
Global ex Japan	EUR	1,156.21	396,400.05	87.79	3.07	-NA-	-NA-	-24.16	6.28	4.51	-15.24	-NA-
Global Dividend+	EUR	1,661.52	358,589.06	79.42	5.41	-NA-	-NA-	-20.28	7.44	5.49	-12.45	16.80
Global	USD	2,844.69	664,757.57	100.00	4.67	16.02	6.43	-18.96	-1.27	-2.07	-14.80	15.19
Asia	USD	2,190.53	246,443.29	37.07	4.18	17.69	9.79	-25.01	-6.32	-6.04	-27.67	19.52
Europe	USD	3,218.34	121,093.50	18.22	4.81	17.81	2.95	-27.24	-4.46	-4.08	-15.58	16.54
North America	USD	3,536.07	297,220.78	44.71	5.02	14.74	6.22	-8.52	4.84	2.39	0.19	16.72
Global Ex-Asia	USD	3,358.09	418,314.27	62.93	4.96	15.36	5.09	-14.83	1.97	0.43	-4.97	15.10
Global Ex-Europe	USD	2,750.76	543,664.07	81.78	4.64	15.61	7.32	-16.83	-0.53	-1.61	-14.65	16.13
Global Ex-North America	USD	2,579.57	367,536.79	55.29	4.39	18.00	7.19	-25.85	-5.72	-5.41	-24.01	16.65
Global Ex-United States	USD	2,718.29	392,898.82	59.10	4.48	18.12	7.43	-24.84	-5.20	-4.86	-22.99	16.31
Global ex Japan	USD	1,302.98	583,602.10	87.79	3.07	-NA-	-NA-	-18.10	-0.69	-1.39	-14.65	-NA-
Global ex Australia	USD	1,361.00	598,551.15	90.04	3.07	-NA-	-NA-	-17.31	-0.68	-2.39	-12.90	-NA-
Global Ex Australia Hedged	USD	1,362.71	598,551.15	90.04	3.07	-NA-	6.03	-18.29	1.50	-0.75	-12.65	15.65
Global Dividend+	USD	2,020.55	527,934.66	79.42	5.41	-NA-	-NA-	-13.91	0.40	-0.46	-11.84	16.48

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Gross Total Return		Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vlty (%)	
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(% Weight) Aug-08	Aug-08	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-08	YTD	
Global	GBP	2,513.50	364,459.98	100.00	4.67	12.76	5.94	-10.38	7.73	6.35	-7.02	16.15
Asia	GBP	1,935.51	135,115.00	37.07	4.18	14.38	9.28	-17.07	2.21	2.05	-21.07	19.40
Europe	GBP	2,843.65	66,390.72	18.22	4.81	14.50	2.47	-19.54	4.25	4.18	-7.86	17.00
North America	GBP	3,124.39	162,954.26	44.71	5.02	11.52	5.72	1.17	14.39	11.20	9.35	18.70
Global Ex-Asia	GBP	2,967.13	229,344.98	62.93	4.96	12.12	4.60	-5.82	11.26	9.07	3.72	16.78
Global Ex-Europe	GBP	2,430.51	298,069.26	81.78	4.64	12.36	6.82	-8.03	8.53	6.85	-6.86	17.13
Global Ex-North America	GBP	2,279.25	201,505.72	55.29	4.39	14.68	6.69	-18.00	2.87	2.73	-17.07	16.70
Global Ex-United States	GBP	2,401.87	215,410.70	59.10	4.48	14.80	6.93	-16.89	3.44	3.32	-15.95	16.49
Global ex Japan	GBP	1,151.28	319,965.69	87.79	3.07	-NA-	-NA-	-9.43	8.36	7.09	-6.85	-NA-
Global Dividend+	GBP	1,985.64	289,445.46	79.42	5.41	-NA-	-NA-	-4.79	9.54	8.10	-3.79	16.89
Global	JPY	3,016.16	72,142,814.93	100.00	4.67	14.35	5.59	-24.13	1.08	-1.67	-17.24	19.10
Asia	JPY	2,322.58	26,745,258.38	37.07	4.18	16.00	8.92	-29.79	-4.10	-5.66	-29.74	23.53
Europe	JPY	3,412.34	13,141,671.58	18.22	4.81	16.11	2.14	-31.88	-2.19	-3.69	-17.99	18.16
North America	JPY	3,749.23	32,255,884.97	44.71	5.02	13.09	5.38	-14.35	7.33	2.81	-2.67	20.21
Global Ex-Asia	JPY	3,560.51	45,397,556.55	62.93	4.96	13.70	4.26	-20.26	4.40	0.84	-7.68	18.26
Global Ex-Europe	JPY	2,916.57	59,001,143.35	81.78	4.64	13.94	6.48	-22.13	1.83	-1.21	-17.09	20.37
Global Ex-North America	JPY	2,735.06	39,886,929.96	55.29	4.39	16.30	6.35	-30.57	-3.48	-5.02	-26.18	20.23
Global Ex-United States	JPY	2,882.21	42,639,344.00	59.10	4.48	16.37	6.50	-29.63	-2.95	-4.48	-25.19	19.96
Global ex Japan	JPY	1,381.52	63,335,418.00	87.79	3.07	-NA-	-NA-	-23.32	1.67	-0.99	-17.08	-NA-
Global Dividend+	JPY	1,978.89	57,294,109.51	79.42	5.41	-NA-	-NA-	-19.40	2.78	-0.06	-14.36	18.10
Global Ex Australia Hedged	AUD	1,453.87	695,019.64	90.04	3.07	-NA-	7.87	-16.06	2.34	-0.41	-10.00	15.49
Global Hedged	AUD	1,403.62	771,896.54	9.96	3.07	-NA-	6.86	-18.46	2.56	0.63	-12.13	15.23

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epa.com, W www.epa.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(% Weight) Aug-08	Aug-08	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-08	YTD	
Global	EUR	1,977.31	451,523.28	100.00	3.86	-NA-	-NA-	-25.50	5.54	3.73	-15.81	-NA-
Asia	EUR	1,503.89	167,391.68	37.07	4.14	-NA-	-NA-	-30.59	0.25	-0.43	-28.20	-NA-
Europe	EUR	1,368.02	82,250.33	18.22	4.05	-NA-	-3.50	-33.06	2.18	1.64	-16.62	17.15
North America	EUR	2,438.41	201,881.27	44.71	3.54	-NA-	-NA-	-16.47	11.95	8.39	-1.41	-NA-
Global Ex Asia	EUR	2,311.10	284,131.60	62.93	3.69	-NA-	-NA-	-22.05	8.94	6.35	-6.38	-NA-
Global Ex Europe	EUR	1,905.61	369,272.95	81.78	3.81	-NA-	-NA-	-23.55	6.32	4.21	-15.65	-NA-
Global Ex North America	EUR	1,800.11	249,642.01	55.29	4.11	-NA-	-NA-	-31.50	0.87	0.24	-24.69	-NA-
Global ex US	EUR	1,833.76	266,868.66	59.10	3.07	-NA-	-NA-	-30.62	1.41	0.81	-23.71	-NA-
Global ex Japan	EUR	1,000.52	396,400.05	87.79	0.00	-NA-	-NA-	-27.47	5.55	4.06	-17.85	-NA-
Global	USD	2,794.72	664,757.57	100.00	3.86	-NA-	-NA-	-19.53	-1.38	-2.12	-15.22	-NA-
Asia	USD	2,190.42	246,443.29	37.07	4.14	-NA-	-NA-	-25.04	-6.33	-6.04	-27.69	-NA-
Europe	USD	1,600.30	121,093.50	18.22	4.05	-NA-	2.46	-27.70	-4.52	-4.09	-16.04	16.58
North America	USD	3,426.70	297,220.78	44.71	3.54	-NA-	-NA-	-9.79	4.61	2.28	-0.72	-NA-
Global Ex Asia	USD	3,267.99	418,314.27	62.93	3.69	-NA-	-NA-	-15.81	1.80	0.35	-5.72	-NA-
Global Ex Europe	USD	2,702.67	543,664.07	81.78	3.81	-NA-	-NA-	-17.43	-0.65	-1.67	-15.06	-NA-
Global Ex North America	USD	2,562.24	367,536.79	55.29	4.11	-NA-	-NA-	-26.02	-5.74	-5.41	-24.16	-NA-
Global ex US	USD	2,693.49	392,898.82	59.10	3.07	-NA-	-NA-	-25.07	-5.24	-4.88	-23.18	-NA-
Global ex Japan	USD	1,277.69	583,602.10	87.79	3.07	-NA-	-NA-	-18.74	-0.81	-1.45	-15.12	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(% Weight) Aug-08	Aug-08	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-08	YTD	
Global	GBP	2,469.35	364,459.98	100.00	3.86	-NA-	-NA-	-11.01	7.61	6.30	-7.48	-NA-
Asia	GBP	1,935.40	135,115.00	37.07	4.14	-NA-	-NA-	-17.10	2.21	2.04	-21.08	-NA-
Europe	GBP	1,413.99	66,390.72	18.22	4.05	-NA-	1.99	-20.05	4.18	4.16	-8.37	17.06
North America	GBP	3,027.75	162,954.26	44.71	3.54	-NA-	-NA-	-0.24	14.14	11.08	8.35	-NA-
Global Ex Asia	GBP	2,887.52	229,344.98	62.93	3.69	-NA-	-NA-	-6.90	11.07	8.98	2.89	-NA-
Global Ex Europe	GBP	2,388.02	298,069.26	81.78	3.81	-NA-	-NA-	-8.69	8.40	6.79	-7.30	-NA-
Global Ex North America	GBP	2,263.94	201,505.72	55.29	4.11	-NA-	-NA-	-18.19	2.85	2.73	-17.23	-NA-
Global ex US	GBP	2,379.96	215,410.70	59.10	3.07	-NA-	-NA-	-17.14	3.40	3.31	-16.16	-NA-
Global ex Japan	GBP	1,128.94	319,965.69	87.79	3.07	-NA-	-NA-	-10.14	8.23	7.03	-7.36	-NA-
Global	JPY	2,963.18	72,142,814.93	100.00	3.86	-NA-	-NA-	-24.66	0.97	-1.72	-17.65	-NA-
Asia	JPY	2,322.46	26,745,258.38	37.07	4.14	-NA-	-NA-	-29.82	-4.10	-5.66	-29.76	-NA-
Europe	JPY	1,696.77	13,141,671.58	18.22	4.05	-NA-	1.66	-32.31	-2.25	-3.70	-18.44	18.18
North America	JPY	3,633.26	32,255,884.97	44.71	3.54	-NA-	-NA-	-15.54	7.09	2.69	-3.55	-NA-
Global Ex Asia	JPY	3,464.99	45,397,556.55	62.93	3.69	-NA-	-NA-	-21.18	4.22	0.76	-8.41	-NA-
Global Ex Europe	JPY	2,865.59	59,001,143.35	81.78	3.81	-NA-	-NA-	-22.69	1.71	-1.27	-17.49	-NA-
Global Ex North America	JPY	2,716.70	39,886,929.96	55.29	4.11	-NA-	-NA-	-30.74	-3.50	-5.03	-26.33	-NA-
Global ex US	JPY	2,855.92	42,639,344.00	59.10	3.07	-NA-	-NA-	-29.85	-2.99	-4.49	-25.37	-NA-
Global ex Japan	JPY	1,354.71	63,335,418.00	87.79	3.07	-NA-	-NA-	-23.92	1.55	-1.05	-17.54	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(% Weight) Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global	EUR	1,373.70	451,523.28	100.00	0.00	5.15	-3.38	-27.98	4.99	3.37	-17.80	16.85
Asia	EUR	1,115.68	167,391.68	37.07	0.00	7.23	0.11	-32.90	-0.29	-0.91	-29.90	20.46
Europe	EUR	1,608.89	82,250.33	18.22	0.00	7.51	-6.03	-35.41	1.66	1.39	-18.96	17.36
North America	EUR	1,598.55	201,881.27	44.71	0.00	3.36	-4.15	-19.21	11.36	8.11	-3.54	18.95
Global Ex-Asia	EUR	1,564.69	284,131.60	62.93	0.00	4.30	-4.85	-24.67	8.37	6.07	-8.60	17.02
Global Ex-Europe	EUR	1,313.00	369,272.95	81.78	0.00	4.60	-2.71	-26.06	5.77	3.83	-17.55	17.94
Global Ex-North America	EUR	1,332.04	249,642.01	55.29	0.00	7.59	-2.21	-33.83	0.34	-0.17	-26.58	17.59
Global Ex-United States	EUR	1,351.19	266,868.66	59.10	0.00	7.49	-2.25	-33.01	0.86	0.39	-25.65	17.32
Global ex Japan	EUR	1,000.52	396,400.05	87.79	0.00	-NA-	-NA-	-27.47	5.55	4.06	-17.85	-NA-
Global Dividend+	EUR	1,516.47	358,589.06	79.42	0.00	-NA-	-NA-	-24.06	6.63	4.98	-15.38	17.07
Global	USD	1,949.23	664,757.57	100.00	0.00	11.51	2.59	-22.22	-1.89	-2.46	-17.22	15.22
Asia	USD	1,623.47	246,443.29	37.07	0.00	13.71	6.29	-27.54	-6.83	-6.50	-29.41	19.56
Europe	USD	2,352.48	121,093.50	18.22	0.00	14.01	-0.22	-30.25	-5.00	-4.33	-18.39	16.78
North America	USD	2,246.04	297,220.78	44.71	0.00	9.61	1.77	-12.75	4.06	2.01	-2.87	16.73
Global Ex-Asia	USD	2,211.45	418,314.27	62.93	0.00	10.61	1.03	-18.64	1.27	0.09	-7.96	15.13
Global Ex-Europe	USD	1,861.58	543,664.07	81.78	0.00	10.92	3.31	-20.15	-1.17	-2.03	-16.97	16.17
Global Ex-North America	USD	1,895.76	367,536.79	55.29	0.00	14.09	3.84	-28.54	-6.23	-5.80	-26.06	16.70
Global Ex-United States	USD	1,984.68	392,898.82	59.10	0.00	14.08	3.94	-27.65	-5.75	-5.27	-25.13	16.36
Global ex Japan	USD	1,127.47	583,602.10	87.79	0.00	-NA-	-NA-	-21.67	-1.37	-1.81	-17.28	-NA-
Global ex Australia	USD	1,204.61	598,551.15	90.04	0.00	-NA-	-NA-	-20.36	-1.23	-2.68	-15.14	-NA-
Global Ex Australia Hedged	USD	1,206.18	598,551.15	90.04	0.00	-NA-	2.53	-21.30	0.95	-1.03	-14.90	15.64
Global Dividend+	USD	1,844.15	527,934.66	79.42	0.00	-NA-	-NA-	-17.99	-0.36	-0.94	-14.79	16.73

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epa.com, W www.epa.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(% Weight) Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global	GBP	1,722.30	364,459.98	100.00	0.00	8.38	2.11	-13.99	7.05	5.94	-9.66	16.11
Asia	GBP	1,434.46	135,115.00	37.07	0.00	10.52	5.80	-19.86	1.67	1.55	-22.96	19.32
Europe	GBP	2,078.60	66,390.72	18.22	0.00	10.81	-0.69	-22.86	3.65	3.91	-10.93	17.31
North America	GBP	1,984.55	162,954.26	44.71	0.00	6.53	1.29	-3.52	13.54	10.79	6.01	18.64
Global Ex-Asia	GBP	1,953.99	229,344.98	62.93	0.00	7.50	0.56	-10.03	10.50	8.70	0.45	16.77
Global Ex-Europe	GBP	1,644.85	298,069.26	81.78	0.00	7.81	2.83	-11.69	7.84	6.40	-9.39	17.07
Global Ex-North America	GBP	1,675.05	201,505.72	55.29	0.00	10.89	3.35	-20.97	2.31	2.31	-19.31	16.69
Global Ex-United States	GBP	1,753.66	215,410.70	59.10	0.00	10.88	3.45	-19.99	2.84	2.88	-18.29	16.48
Global ex Japan	GBP	996.21	319,965.69	87.79	0.00	-NA-	-NA-	-13.37	7.62	6.64	-9.72	-NA-
Global Dividend+	GBP	1,812.29	289,445.46	79.42	0.00	-NA-	-NA-	-9.31	8.72	7.58	-7.01	17.22
Global	JPY	2,066.73	72,142,814.93	100.00	0.00	9.90	1.78	-27.18	0.44	-2.06	-19.59	19.08
Asia	JPY	1,721.33	26,745,258.38	37.07	0.00	12.08	5.45	-32.16	-4.61	-6.12	-31.42	23.52
Europe	JPY	2,494.28	13,141,671.58	18.22	0.00	12.37	-1.01	-34.70	-2.74	-3.94	-20.72	18.32
North America	JPY	2,381.43	32,255,884.97	44.71	0.00	8.03	0.97	-18.32	6.54	2.42	-5.64	20.18
Global Ex-Asia	JPY	2,344.75	45,397,556.55	62.93	0.00	9.02	0.23	-23.83	3.67	0.50	-10.59	18.23
Global Ex-Europe	JPY	1,973.80	59,001,143.35	81.78	0.00	9.33	2.49	-25.24	1.18	-1.63	-19.34	20.36
Global Ex-North America	JPY	2,010.03	39,886,929.96	55.29	0.00	12.45	3.02	-33.09	-4.01	-5.41	-28.17	20.21
Global Ex-United States	JPY	2,104.36	42,639,344.00	59.10	0.00	12.39	3.04	-32.27	-3.51	-4.88	-27.27	19.94
Global ex Japan	JPY	1,195.43	63,335,418.00	87.79	0.00	-NA-	-NA-	-26.66	0.97	-1.41	-19.64	-NA-
Global Dividend+	JPY	1,806.13	57,294,109.51	79.42	0.00	-NA-	-NA-	-23.22	2.01	-0.54	-17.23	18.26
Global Ex Australia Hedged	AUD	1,287.19	695,019.64	90.04	0.00	-NA-	4.32	-19.14	1.76	-0.71	-12.31	15.48
Global Hedged	AUD	1,229.05	771,896.54	100.00	0.00	-NA-	3.01	-21.72	1.89	0.20	-14.63	15.24

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Global Real Estate Index - Asset Class Comparison

Index Description	Curr	Close Value 29-Aug	12 Mths	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Estimated Div Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
Global Real Estate	Local	2511.06	4.67	13.51	4.30	-20.70	1.75	0.24	-14.50	15.30
Global FTSE	Local	230.65	2.20	9.68	5.91	-12.77	-1.44	0.51	-14.59	11.32
Global JP Morgan Bonds	Local	385.75	-NA-	3.50	2.37	4.87	2.41	1.48	2.60	2.84

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 29-Aug	Free Float Global (%) Weight 29-Aug
Westfield Group *	AU	19,485.44	4.32
Sun Hung Kai Props	HK	17,495.06	3.87
Mitsubishi Estate	JP	15,677.30	3.47
Simon Property Group *	US	14,395.52	3.19
Mitsui Fudosan	JP	12,715.79	2.82
Unibail-Rodamco *	FR	11,555.74	2.56
Vornado Realty Trust *	US	10,376.41	2.30
Boston Properties *	US	8,278.57	1.83
Land Securities *	UK	7,837.98	1.74
Equity Residential Props *	US	7,726.10	1.71
Prologis *	US	7,667.35	1.70
Public Storage *	US	7,656.52	1.70
Sumitomo Realty & Dev	JP	6,570.24	1.46
Kimco Realty *	US	6,385.52	1.41
HCP *	US	5,766.64	1.28
Avalonbay Communities *	US	5,228.16	1.16
Host Hotels & Resorts *	US	5,087.51	1.13
British Land *	UK	4,851.06	1.07
General Growth Props *	US	4,711.20	1.04
Hang Lung Properties	HK	4,506.09	1.00

Country Breakdown

Country Index	Number of Constituents 29-Aug	Free Float Mkt Cap (EUR m) 29-Aug	Free Float Global (%) Weight 29-Aug
EPRA/NAREIT North America	117	201,881.27	44.71%
EPRA/NAREIT Asia	76	167,391.68	37.07%
EPRA/NAREIT Europe	93	82,250.33	18.22%
EPRA/NAREIT Global	286	451,523.28	100.00%
Global Ex Europe	193	369,272.95	81.78%
Global Ex Asia	210	284,131.60	62.93%
Global Ex Nth America	169	249,642.01	55.29%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Top 20 Performance

Stock	Country	Price	Div	Total
		Return	Return	Return
		Aug-08	Aug-08	Aug-08
Capital & Regional Props	UK	48.80	0.00	48.80
Macquarie DDR *	AU	40.00	0.00	40.00
Deutsche Wohnen	DE	27.93	0.00	27.93
Vivacon AG	DE	26.71	0.00	26.71
Goodman Group *	AU	24.71	0.00	24.71
Quintain Estates	UK	18.62	0.00	18.62
Macquarie Countrywide *	AU	17.42	0.00	17.42
Kungsleden	SE	16.86	0.00	16.86
Strategic Hotels & Resorts *	US	16.86	0.00	16.86
ING Industrial Fund *	AU	15.94	0.00	15.94
Brookfield Props	CA	15.10	0.72	15.82
Unite Group	UK	15.72	0.00	15.72
LaSalle Hotel Properties *	US	14.80	0.77	15.57
Cousins Properties *	US	13.75	1.68	15.43
Primary Health Prop. *	UK	14.94	0.00	14.94
Renta Corp Real Estate SA	ES	14.71	0.00	14.71
GPT Group *	AU	14.47	0.00	14.47
Ashford Hospitality *	US	14.36	0.00	14.36
Macquarie Office Trust *	AU	14.29	0.00	14.29
Stockland Trust Group *	AU	13.82	0.00	13.82

Bottom 20 Performance

Stock	Country	Price	Div	Total
		Return	Return	Return
		Aug-08	Aug-08	Aug-08
Globe Trade Centre	POL	-14.91	0.00	-14.91
Japan Retail Fund *	JP	-17.72	2.74	-14.99
Shui On Land	HK	-15.82	0.00	-15.82
Aedes	IT	-16.39	0.00	-16.39
CA Immobilien Anlage	AT	-16.44	0.00	-16.44
Wing Tai Holdings	SG	-16.67	0.00	-16.67
Centro Retail Trust *	AU	-16.95	0.00	-16.95
Toc Co	JP	-17.19	0.00	-17.19
Tishman Speyer Office Fund *	AU	-17.34	0.00	-17.34
New World Development	HK	-18.37	0.00	-18.37
ProLogis European Properties *	NL	-18.59	0.00	-18.59
Lamda Development	GR	-20.00	0.00	-20.00
New World China Land	HK	-20.22	0.00	-20.22
Colonia Real Estate	DE	-20.25	0.00	-20.25
Keppel Land	SG	-20.49	0.00	-20.49
Agile Property Holdings	HK	-20.82	0.00	-20.82
Nippon Commercial Investment	JP	-26.13	4.97	-21.16
Shenzhen Investment	HK	-22.22	0.00	-22.22
Capitaland	SG	-23.16	0.00	-23.16
Country Garden Holdings	HK	-25.32	0.00	-25.32

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

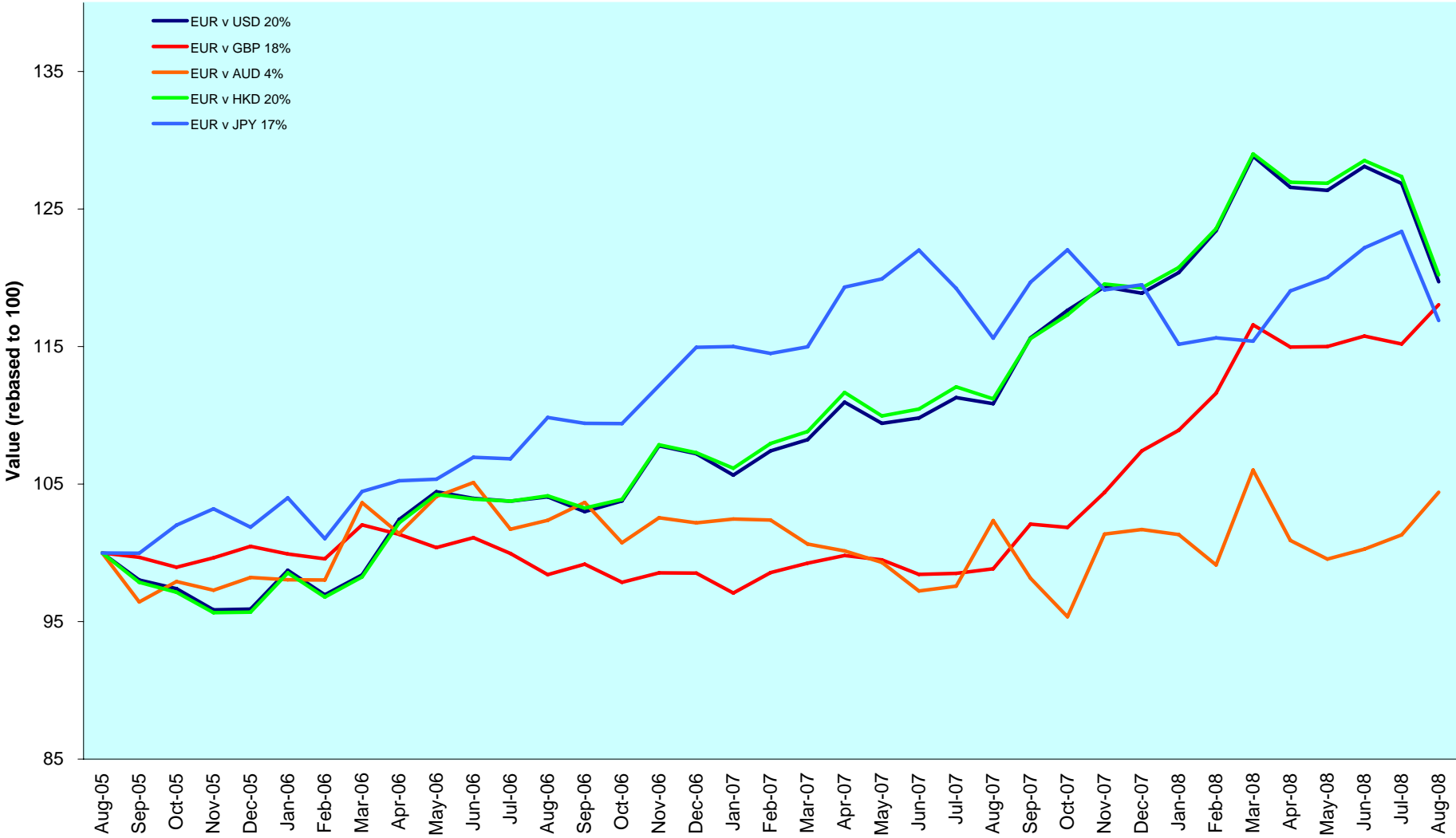
FX Description	Close Value 29-Aug	Total Return (%) - 5 Yrs	Total Return (%) - 3 Years	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Aug-08	Total Return (%) YTD	36 Mths Volatility (%)
1 EUR = USD	1.47	6.04	6.18	8.00	-6.56	-5.64	0.70	7.26
1 EUR = CAD	1.56	0.49	2.21	8.20	-2.38	-2.48	8.14	10.35
1 EUR = GBP	0.81	3.06	5.68	19.43	1.96	2.48	9.90	5.16
1 EUR = SEK	9.46	0.59	0.41	0.70	-0.23	0.14	0.06	4.12
1 EUR = CHF	1.62	1.01	1.47	-1.83	0.76	-1.11	-2.31	3.79
1 EUR = DKK	7.46	0.09	0.00	0.11	0.00	-0.04	0.01	0.18
1 EUR = AUD	1.71	0.16	1.45	2.02	4.13	3.05	2.67	9.65
1 EUR = HKD	11.49	6.06	6.33	8.11	-6.47	-5.61	0.79	7.16
1 EUR = JPY	159.78	4.52	5.34	1.11	-4.33	-5.26	-2.18	7.35
1 EUR = SGD	2.08	1.59	0.16	0.23	-2.73	-2.47	-1.07	5.08
1 EUR = NZD	2.09	1.99	5.62	7.72	1.10	-1.79	10.16	11.47

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

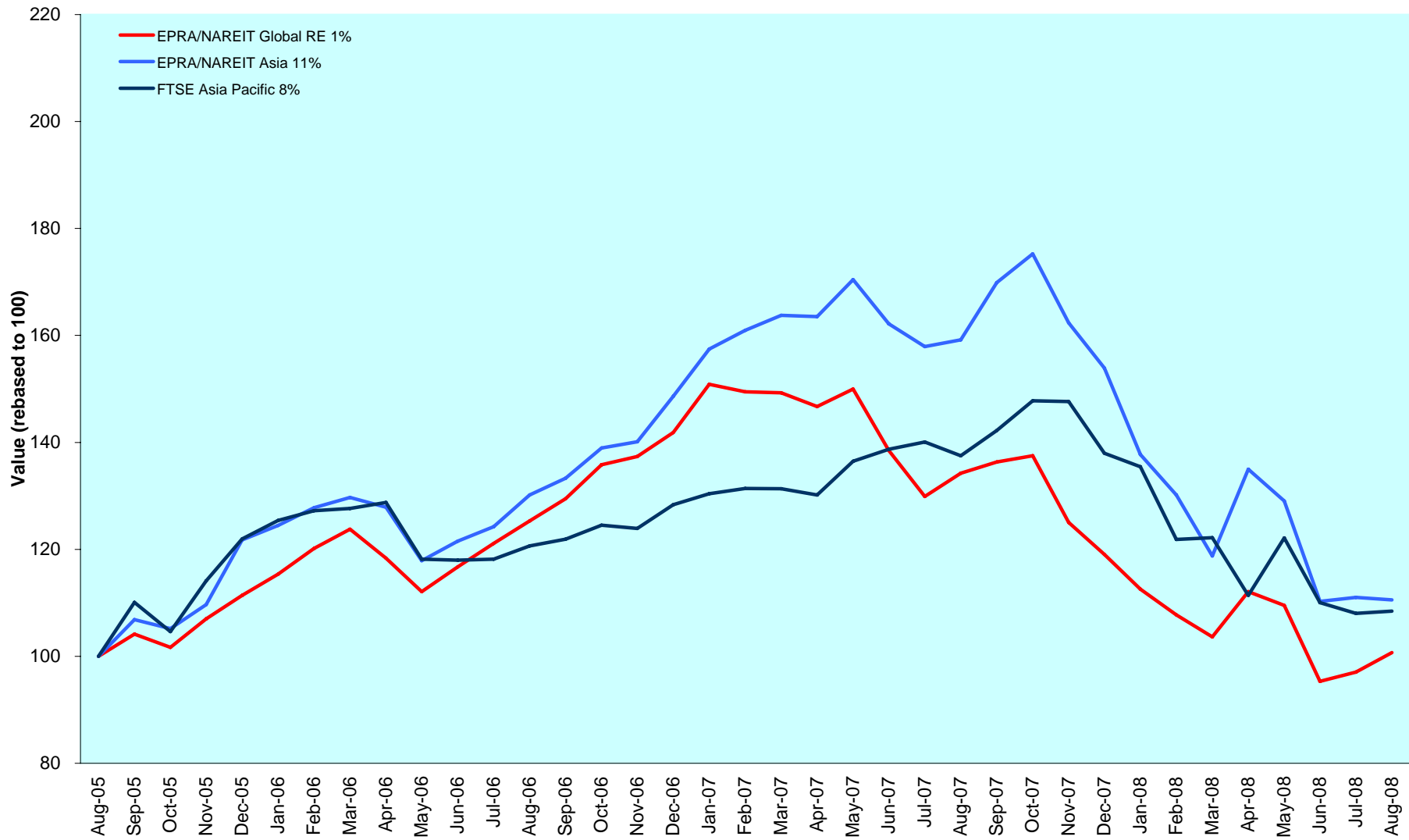
Section 3

EPRA/NAREIT Asia Index

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

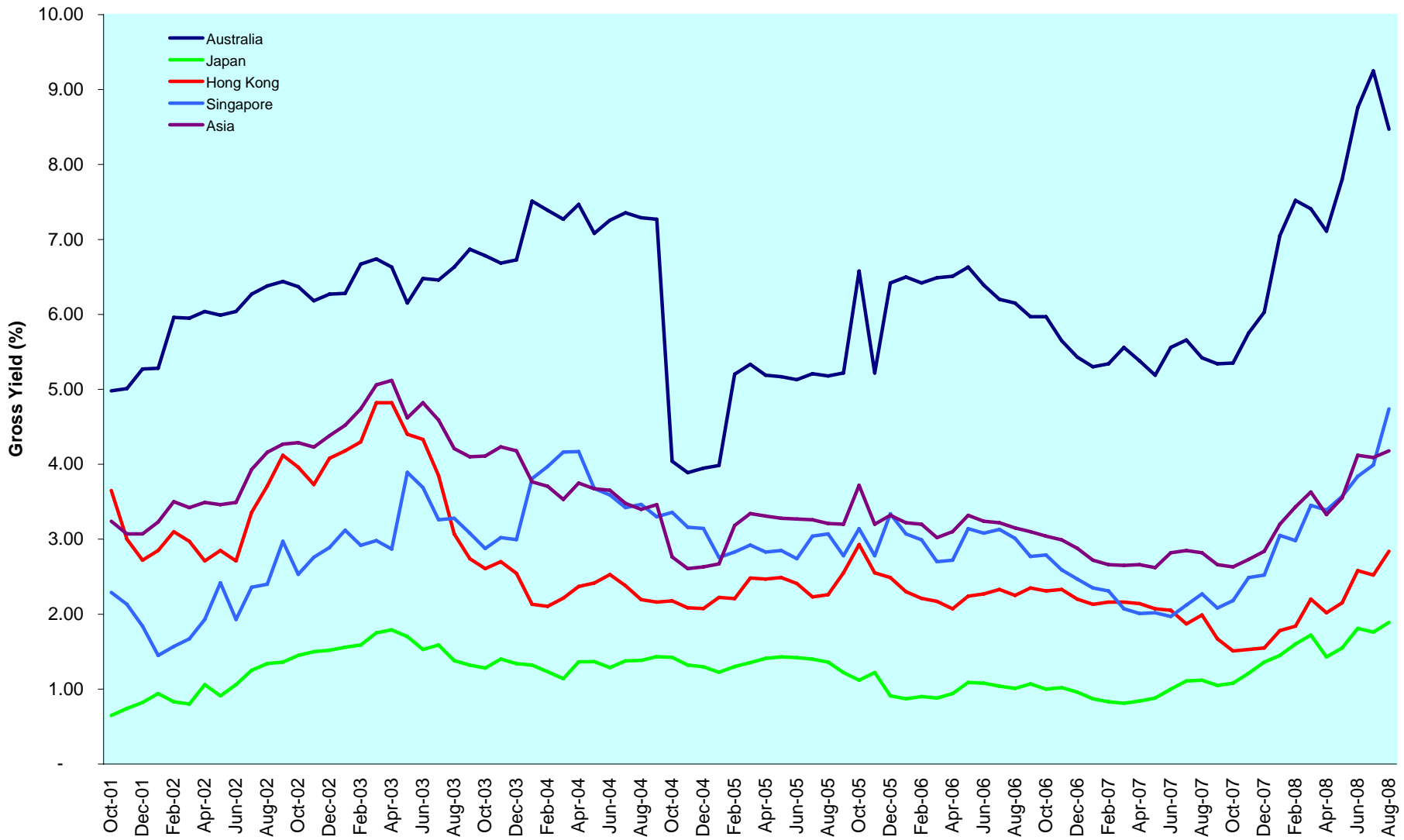
Graph 10: EPRA/NAREIT Asia v EPRA/NAREIT Global & FTSE Asia Pacific - Total Returns (EUR) Rolling 36 Months Performance



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Graph 11: Dividend Yields



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F +1 202 739 9401, E info@nareit.com, W www.nareit.com

Corporate Actions & Changes Asia

Ex Date	Description
19 August 2008	Australand Property Group (Australia): Share Change. New number of shares: 1,659,114,437

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Dividends Asia

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
5 August 2008	Mapletree Logistics Trust *	Rental	Industrial	SGD	0.020	9.19	29-Aug	Annual
5 August 2008	Suntec REIT *	Rental	Diversified	SGD	0.028	5.54	29-Aug	Annual
11 August 2008	Westfield Group *	Rental	Retail	AUD	0.533	6.09	29-Aug	Annual
15 August 2008	Hysan Development	Rental	Diversified	HKD	0.140	2.42	12-Sep	Annual
15 August 2008	Aeon Mall Co Ltd	Rental	Retail	JPY	10.000	1.19	September	Annual
20 August 2008	Hongkong Land Hldgs	Rental	Office	USD	0.060	3.04	15-Oct	Annual
26 August 2008	Nippon Commercial Investment *	Rental	Diversified	JPY	15000.000	0.00	September	Annual
26 August 2008	Japan Retail Fund *	Rental	Retail	JPY	15131.000	6.87	September	Annual
26 August 2008	ORIX JREIT *	Rental	Office	JPY	14608.000	4.62	September	Annual
1 September 2008	Kerry Properties	Non-Rental	Diversified	HKD	0.300	2.53	17-Oct	Annual
1 September 2008	GPT Group *	Rental	Diversified	AUD	0.042	16.44	26-Sep	Annual
4 September 2008	Champion REIT *	Rental	Office	HKD	0.180	0.00	3-Oct	Annual
8 September 2008	Sunland Group	Non-Rental	Lodging/Resorts	AUD	0.100	0.00	26-Sep	Annual
18 September 2008	China Overseas Land	Non-Rental	Residential	HKD	0.060	0.84	3-Oct	Annual
24 September 2008	Abacus Property Group *	Rental	Diversified	AUD	0.0325 **	1027.67	September	Annual
24 September 2008	Australand Property Group	Non-Rental	Diversified	AUD	0.049857 **	31.08	September	Annual
24 September 2008	Goodman Group *	Rental	Industrial	AUD	0.085 **	5.35	September	Annual
24 September 2008	ING Industrial Fund *	Rental	Industrial	AUD	0.0445 **	11.00	September	Annual
24 September 2008	ING Office Fund *	Rental	Office	AUD	0.02675 **	7.35	September	Annual
24 September 2008	Macquarie DDR *	Rental	Retail	AUD	0.025 **	28.57	September	Annual
24 September 2008	Mirvac Group *	Non-Rental	Diversified	AUD	0.08225 **	11.68	September	Annual
24 September 2008	Macquarie Office Trust *	Rental	Office	AUD	0.0283 **	10.80	September	Annual
25 September 2008	Mitsui Fudosan	Non-Rental	Diversified	JPY	11.000	0.61	October	Annual
25 September 2008	Mitsubishi Estate	Non-Rental	Diversified	JPY	8.000	0.57	October	Annual
25 September 2008	Heiwa Real Estate	Non-Rental	Diversified	JPY	6.000	2.72	October	Annual
25 September 2008	Daibiru Corp	Non-Rental	Office	JPY	5.000	0.92	October	Annual
25 September 2008	Tokyu Land	Non-Rental	Diversified	JPY	4.000	1.82	October	Annual
25 September 2008	Sumitomo Realty & Dev	Non-Rental	Diversified	JPY	10.000	0.63	October	Annual
25 September 2008	Toc Co	Non-Rental	Office	JPY	4.000	1.53	October	Annual
25 September 2008	NTT Urban Development	Non-Rental	Office	JPY	600.000	0.68	October	Annual
25 September 2008	Japan Real Estate *	Rental	Office	JPY	18310.000	3.50	October	Annual
25 September 2008	Mori Trust Sogo REIT *	Rental	Office	JPY	19609.000	3.92	October	Annual
28 September 2008	Kowloon Dev	Non-Rental	Residential	HKD	0.17 **	4.87	September	Annual

** Based on previous period figures

*** Estimated

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Asia Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	Turnover 3 month Annualised	Annual Velocity	
			Price 29-Aug	Mkt Cap EUR (m) 29-Aug	Global Wght (%) 29-Aug	Asia Wght (%) 29-Aug												36 Mths Vlty (%)
Westfield Group *	Rental	Retail	17.29	19,485	4.32	11.64	6.16	-NA-	6.53	-12.30	9.47	6.86	3.29	10.15	-12.60	17.97	35,119	122
Stockland Trust Group *	Non-Rental	Diversified	5.27	4,471	0.99	2.67	8.61	8.22	3.29	-32.77	-2.23	13.82	0.00	13.82	-34.57	21.97	11,153	169
Goodman Group *	Rental	Industrial	3.18	3,185	0.71	1.90	10.69	-NA-	-2.34	-47.77	2.91	24.71	0.00	24.71	-31.49	31.42	7,321	156
Dexus Property Group *	Rental	Diversified	1.48	2,538	0.56	1.52	8.04	-NA-	10.10	-20.45	7.25	5.71	0.00	5.71	-23.00	20.11	4,100	110
GPT Group *	Rental	Diversified	1.74	2,238	0.50	1.34	14.94	1.10	-13.78	-59.04	-21.62	14.47	0.00	14.47	-53.34	30.96	7,944	241
CFS Retail Property Trust *	Rental	Retail	2.16	2,118	0.47	1.27	5.56	14.97	11.38	-3.80	16.76	5.88	0.00	5.88	-5.13	18.74	5,256	169
Mirvac Group *	Non-Rental	Diversified	2.89	1,861	0.41	1.11	11.38	0.99	0.42	-40.17	-2.36	13.33	0.00	13.33	-49.09	28.94	5,304	194
Cmnwealth Prop Office *	Rental	Office	1.40	1,318	0.29	0.79	6.59	10.25	9.80	-11.49	20.40	2.95	0.00	2.95	-6.73	17.61	3,291	170
Macquarie Office Trust *	Rental	Office	1.04	1,235	0.27	0.74	10.77	7.34	3.16	-26.61	33.33	14.29	0.00	14.29	-21.71	26.66	2,310	127
ING Office Fund *	Rental	Office	1.45	1,064	0.24	0.64	7.44	12.01	10.04	-10.78	25.65	0.35	0.00	0.35	-7.47	24.01	1,973	126
ING Industrial Fund *	Rental	Industrial	1.60	1,045	0.23	0.62	11.19	7.18	-2.14	-33.62	1.91	15.94	0.00	15.94	-33.46	24.00	2,023	131
Macquarie Countrywide *	Rental	Retail	1.05	816	0.18	0.49	14.93	1.96	-8.99	-42.55	16.11	17.42	0.00	17.42	-32.30	26.07	1,866	155
FKP Property Group	Rental	Diversified	4.50	687	0.15	0.41	7.04	18.63	9.76	-31.19	-8.16	-1.10	0.00	-1.10	-26.66	38.07	1,437	142
Abacus Property Group *	Rental	Diversified	1.84	471	0.08	0.25	10.67	-NA-	-NA-	-28.21	10.00	6.30	0.00	6.30	-23.50	-NA-	500	72
Valad Property Group	Non-Rental	Diversified	0.52	463	0.10	0.28	22.92	0.76	-15.18	-67.97	-22.39	-5.45	0.00	-5.45	-55.93	31.02	1,126	165
Sunland Group	Non-Rental	Lodging/Resorts	2.41	337	0.07	0.20	5.81	-NA-	-NA-	-35.97	6.17	1.69	0.00	1.69	-44.10	41.20	332	67
Bunnings Warehouse Prop *	Rental	Retail	1.89	333	0.07	0.20	7.02	10.25	5.46	-18.44	10.53	1.61	0.00	1.61	-16.36	16.37	265	54
Centro Retail Trust *	Rental	Retail	0.25	328	0.07	0.20	5.71	-NA-	-34.40	-84.40	-22.22	-16.95	0.00	-16.95	-72.74	49.48	292	61
Australand Property Group	Non-Rental	Diversified	0.64	308	0.07	0.18	26.77	-1.44	-12.61	-64.73	-46.64	-3.79	0.00	-3.79	-68.65	36.28	333	73
Babcock & Brown Japan Prop Tr *	Rental	Diversified	0.82	248	0.06	0.15	15.91	-NA-	-10.73	-47.19	1.23	7.89	0.00	7.89	-36.63	23.15	447	122
Tishman Speyer Office Fund *	Rental	Office	1.12	225	0.05	0.13	15.18	-NA-	-6.46	-43.91	-18.25	-17.34	0.00	-17.34	-25.85	28.29	754	228
Macquarie DDR *	Rental	Retail	0.35	190	0.04	0.11	28.57	-NA-	-16.78	-63.13	-12.50	40.00	0.00	40.00	-49.03	48.37	524	187
Australia Total				44,965	9.93	26.83	8.47											
Kiwi Income Property Trust *	Rental	Diversified	1.11	378	0.08	0.23	8.11	8.93	7.42	-17.01	-8.26	-1.77	0.00	-1.77	-13.67	16.20	341	61
New Zealand Total				378	0.08	0.23	8.11											

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epa.com, W www.epa.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Asia Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div	Total	Total	Total	Total	Price	Dividend	Total	Total	Turnover	Annual	
			Price	Float	Float	Float												36 Mths
			29-Aug	Mkt Cap	Global	Asia	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	USD (m)	(%)
Sun Hung Kai Props	Non-Rental	Diversified	107.60	17,495	3.87	10.45	2.23	15.92	13.30	5.77	1.70	-8.03	0.00	-8.03	-34.54	28.40	25,182	98
Hang Lung Properties	Non-Rental	Diversified	25.00	4,506	1.00	2.69	2.64	24.99	30.01	-10.40	0.00	0.60	0.00	0.60	-28.75	30.72	6,094	92
Henderson Land Dev	Non-Rental	Diversified	47.50	4,437	0.98	2.65	2.32	12.49	9.85	-10.17	-2.26	-2.66	0.00	-2.66	-34.79	24.02	5,425	83
China Overseas Land	Non-Rental	Residential	13.10	4,414	0.98	2.64	0.99	73.54	91.39	-18.90	6.33	-6.29	0.00	-6.29	-18.30	50.08	16,494	254
Hongkong Land Hldgs	Rental	Office	3.62	4,233	0.94	2.53	4.14	25.07	6.57	-1.82	-13.21	-12.35	1.45	-10.90	-23.68	24.11	4,058	65
Link REIT *	Rental	Retail	18.42	3,426	0.76	2.05	4.04	-NA-	-NA-	23.16	3.72	5.26	0.00	5.26	11.39	-NA-	4,756	94
Sino Land	Non-Rental	Diversified	13.82	2,894	0.64	1.73	2.89	32.72	19.62	-22.04	-10.84	-11.97	0.00	-11.97	-49.75	37.91	3,419	80
New World Development	Non-Rental	Diversified	12.00	2,892	0.64	1.73	3.58	21.17	9.81	-33.24	-24.43	-18.37	0.00	-18.37	-55.95	33.44	4,042	95
Kerry Properties	Non-Rental	Diversified	37.60	1,850	0.41	1.11	2.53	31.14	23.19	-34.32	-8.18	-9.83	0.00	-9.83	-39.98	34.80	3,298	121
Hysan Development	Rental	Diversified	21.50	1,457	0.32	0.87	2.88	21.09	5.98	12.63	1.12	-3.80	0.63	-3.18	-0.58	20.11	1,409	66
China Resources Land	Non-Rental	Residential	9.24	1,297	0.29	0.77	1.06	59.16	69.47	-30.73	-14.44	-10.64	0.00	-10.64	-45.97	57.30	6,403	335
Shimao Property	Non-Rental	Residential	8.84	1,013	0.22	0.61	3.96	-NA-	-NA-	-56.31	-1.23	-9.33	0.00	-9.33	-54.77	-NA-	-NA-	-NA-
Country Garden Holdings	Non-Rental	Diversified	3.51	999	0.22	0.60	3.10	-NA-	-NA-	-NA-	-30.63	-25.32	0.00	-25.32	-60.03	-NA-	-NA-	-NA-
Agile Property Holdings	Non-Rental	Diversified	5.82	759	0.17	0.45	3.57	-NA-	-NA-	-57.55	-14.41	-20.82	0.00	-20.82	-57.94	-NA-	4,561	408
Champion REIT *	Rental	Office	3.85	740	0.16	0.44	9.94	-NA-	-NA-	-5.17	6.65	3.49	0.00	3.49	-15.75	-NA-	967	89
Shui On Land	Non-Rental	Diversified	5.96	651	0.14	0.39	2.85	-NA-	-NA-	-25.85	-8.17	-15.82	0.00	-15.82	-33.41	-NA-	1,113	116
Kowloon Dev	Non-Rental	Residential	12.12	607	0.13	0.36	5.36	32.31	19.08	-18.66	-15.13	-5.31	0.00	-5.31	-37.62	41.46	549	61
Great Eagle Holdings	Non-Rental	Diversified	21.80	573	0.13	0.34	2.29	30.64	6.52	-9.53	-5.22	-3.33	0.00	-3.33	-24.01	32.54	820	97
Hopson Development	Non-Rental	Residential	7.80	400	0.09	0.24	5.37	48.39	13.22	-68.45	-11.06	-6.02	0.00	-6.02	-62.32	68.36	1,069	182
Shenzhen Investment	Non-Rental	Diversified	2.10	294	0.07	0.18	13.81	-NA-	-NA-	-62.66	-25.27	-22.22	0.00	-22.22	-58.60	-NA-	851	197
New World China Land	Non-Rental	Diversified	2.88	286	0.06	0.17	3.47	10.95	7.45	-61.20	-28.71	-20.22	0.00	-20.22	-58.29	54.89	298	71
Hong Kong Total				55,223	12.23	32.99	2.84											

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Asia 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 (%) Aug-08	Dividend Rtn (%) Aug-08	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)	Turnover	Annual Velocity (%)	
			Price	Float Mkt Cap	Float Global Wght (%)	Float Asia Wght (%)											3 month Annualised USD (m)		
			29-Aug	29-Aug	29-Aug	29-Aug													
Capitaland	Non-Rental	Diversified	4.38	4,447	0.98	2.66	3.42	32.13	17.25	-39.73	-23.16	-23.16	0.00	-23.16	-28.87	32.15	8,755	134	
Capitamall Trust *	Rental	Retail	2.75	1,645	0.36	0.98	5.17	23.33	9.67	-14.94	-6.85	-8.33	0.00	-8.33	-17.82	24.68	2,258	93	
Ascendas REIT *	Rental	Industrial	2.30	1,463	0.32	0.87	6.37	24.81	6.74	4.11	5.83	0.00	0.00	0.00	-1.98	25.94	1,454	67	
Suntec REIT *	Rental	Diversified	1.46	1,042	0.23	0.62	6.65	-NA-	14.51	-12.03	9.41	-5.81	1.80	-4.00	-10.59	26.53	1,593	104	
CapitaCommercial Trust *	Rental	Office	1.70	842	0.19	0.50	5.68	-NA-	10.78	-28.71	-8.28	-11.46	0.00	-11.46	-26.37	28.82	1,202	97	
Keppel Land	Non-Rental	Diversified	3.88	667	0.15	0.40	2.06	26.03	11.54	-47.53	-21.77	-20.49	0.00	-20.49	-44.51	33.18	1,542	157	
Mapletree Logistics Trust *	Rental	Industrial	0.67	468	0.10	0.28	11.10	-NA-	4.63	-12.97	13.03	-8.22	2.79	-5.42	-9.58	26.66	300	44	
Singapore Land	Non-Rental	Diversified	5.52	436	0.10	0.26	3.62	9.81	3.43	-44.24	-11.40	-14.42	0.00	-14.42	-31.00	33.03	371	58	
Wing Tai Holdings	Non-Rental	Diversified	1.35	382	0.08	0.23	1.76	20.24	9.98	-55.86	-16.15	-16.67	0.00	-16.67	-50.00	39.92	385	69	
Allgreen Properties	Non-Rental	Diversified	0.81	304	0.07	0.18	6.21	9.29	4.37	-50.00	-18.69	-13.44	0.00	-13.44	-42.62	38.56	466	104	
Singapore Total				11,698	2.59	6.99	4.74												

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Asia Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price	Float Mkt Cap EUR (m)	Float Wght (%)	Float Asia Wght (%)												
Mitsubishi Estate	Non-Rental	Diversified	2435	15,677	3.47	9.37	0.66	18.91	23.24	-20.94	0.21	-7.41	0.00	-7.41	-9.35	39.67	43,617	189
Mitsui Fudosan	Non-Rental	Diversified	2305	12,716	2.82	7.60	0.87	20.16	18.17	-23.33	1.54	-6.68	0.00	-6.68	-4.77	36.08	39,450	211
Sumitomo Realty & Dev	Non-Rental	Diversified	2205	6,570	1.46	3.93	0.82	24.50	16.63	-41.40	4.50	-2.00	0.00	-2.00	-19.96	50.46	45,066	466
Nippon Building Fund *	Rental	Office	1188000	4,030	0.89	2.41	3.36	16.32	12.14	-17.49	-4.96	-7.19	0.00	-7.19	-22.96	26.35	4,747	80
Japan Real Estate *	Rental	Office	1024000	2,628	0.58	1.57	4.66	13.09	6.52	-16.97	-8.57	-8.16	0.00	-8.16	-24.80	21.63	3,920	101
Aeon Mall Co Ltd	Rental	Retail	3160	1,791	0.40	1.07	0.55	39.41	20.82	-8.95	0.96	-2.17	0.31	-1.86	7.71	31.02	3,462	131
Nomura Real Estate Office Fund	Rental	Office	785000	1,488	0.33	0.89	4.29	-NA-	-NA-	-25.72	-1.75	-3.09	0.00	-3.09	-24.41	-NA-	1,757	80
NTT Urban Development	Non-Rental	Office	147000	1,211	0.27	0.72	0.82	-NA-	14.99	-28.85	5.76	-2.00	0.00	-2.00	-18.51	40.39	2,796	157
Tokyu Land	Non-Rental	Diversified	467	1,165	0.26	0.70	1.71	19.70	-7.87	-55.62	-22.55	-14.47	0.00	-14.47	-51.09	44.62	6,905	403
Japan Retail Fund *	Rental	Retail	455000	1,101	0.24	0.66	7.12	-0.24	-14.64	-48.89	-23.18	-17.72	2.74	-14.99	-39.08	27.17	1,428	88
ORIX JREIT *	Rental	Office	594000	931	0.21	0.56	5.19	7.67	-3.01	-21.54	-5.64	-1.33	2.43	1.10	-15.03	26.60	889	65
Japan Prime Realty Inv. *	Rental	Office	237800	923	0.20	0.55	5.75	4.24	-3.87	-46.84	-24.27	-9.24	0.00	-9.24	-45.57	24.83	853	63
Tokyo Tatemono	Non-Rental	Office	531	793	0.18	0.47	2.82	11.16	-11.66	-64.34	-22.71	-1.12	0.00	-1.12	-49.05	42.60	7,699	660
Tokyu REIT *	Rental	Diversified	795000	631	0.14	0.38	3.75	-NA-	6.26	-24.25	-6.03	-3.99	0.00	-3.99	-21.36	27.87	736	79
Kenedix Realty Investment *	Rental	Diversified	492000	616	0.14	0.37	5.62	-NA-	-NA-	-32.58	-21.90	-8.38	0.00	-8.38	-31.85	-NA-	480	53
United Urban Investment *	Rental	Diversified	460000	575	0.13	0.34	7.66	-NA-	-8.47	-39.10	-3.77	-2.95	0.00	-2.95	-36.40	26.25	948	112
Mori Trust Sogo REIT *	Rental	Office	944000	473	0.10	0.28	3.91	-NA-	-NA-	-26.31	-5.60	-4.74	0.00	-4.74	-19.91	-NA-	720	103
Heiwa Real Estate	Non-Rental	Diversified	441	402	0.09	0.24	2.72	10.26	-0.74	-44.47	-16.16	-7.16	0.00	-7.16	-37.18	38.12	1,005	170
Premier Investment Co. *	Rental	Diversified	478000	393	0.09	0.23	7.14	4.03	-5.78	-35.94	-1.65	4.60	0.00	4.60	-26.24	29.78	264	46
Daibiru Corp	Non-Rental	Office	1035	378	0.08	0.23	0.97	13.47	9.40	-26.82	-12.21	0.29	0.00	0.29	-13.48	40.51	434	78
Nippon Commercial Investment	Rental	Diversified	223100	359	0.08	0.21	11.78	-NA-	-NA-	-44.57	-20.63	-26.13	4.97	-21.16	-49.68	-NA-	529	100
Toc Co	Non-Rental	Office	424	272	0.06	0.16	1.65	8.14	-0.56	-55.48	-17.83	-17.19	0.00	-17.19	-49.71	45.27	378	94
Japan Total				55,123	12.21	32.93	1.89											

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Asia Index - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vity (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08								
Asia	EUR	1,503.97	167,391.68	100.00	4.18	10.98	3.39	-30.57	0.25	-0.42	-28.18	20.47
Pure Asia	EUR	1,526.77	143,003.66	85.43	3.67	11.31	4.05	-31.72	-0.61	-1.55	-29.46	21.37
Asia ex Australia	EUR	1,395.98	122,422.29	73.14	3.07	-NA-	-NA-	-28.04	0.22	-2.90	-27.81	-NA-
Asia Dividend+	EUR	1,809.03	105,349.09	62.94	5.79	-NA-	-NA-	-26.20	1.00	2.25	-29.31	-NA-
Australia	EUR	1,769.19	44,969.38	26.86	8.47	7.35	-2.80	-36.29	0.36	6.98	-29.09	20.43
Pure Australia	EUR	1,541.56	20,581.37	12.30	9.97	4.44	-6.71	-47.15	-5.34	7.45	-37.78	22.70
Japan	EUR	1,713.12	55,123.23	32.93	1.89	11.77	6.75	-30.32	1.37	-1.14	-16.49	29.18
Hong Kong	EUR	1,322.61	55,223.40	32.99	2.84	13.17	6.58	-23.39	1.90	-2.34	-36.19	24.33
Singapore	EUR	1,150.47	11,698.02	6.99	4.74	18.36	9.01	-33.85	-11.08	-12.68	-28.04	24.32
New Zealand	EUR	1,112.46	377.64	0.23	8.11	-NA-	-0.91	-23.88	-9.26	0.02	-22.09	21.91
Asia	USD	2,190.53	246,443.29	100.00	4.18	17.69	9.79	-25.01	-6.32	-6.04	-27.67	19.52
Pure Asia	USD	2,223.60	210,537.91	85.43	3.67	18.04	10.48	-26.25	-7.13	-7.10	-28.96	20.48
Asia ex Australia	USD	1,573.14	180,236.88	73.14	3.07	-NA-	-NA-	-22.28	-6.35	-8.38	-27.31	-NA-
Asia Dividend+	USD	2,199.93	155,100.76	62.94	5.79	-NA-	-NA-	-20.30	-5.62	-3.51	-28.81	-NA-
Australia	USD	2,598.71	66,206.42	26.86	8.47	13.84	3.21	-31.19	-6.22	0.95	-28.59	19.64
Pure Australia	USD	2,264.35	30,301.03	12.30	9.97	10.75	-0.94	-42.92	-11.55	1.39	-37.34	22.15
Japan	USD	2,516.34	81,155.47	32.93	1.89	18.53	13.34	-24.75	-5.28	-6.72	-15.91	27.52
Hong Kong	USD	1,942.74	81,302.95	32.99	2.84	20.01	13.17	-17.26	-4.78	-7.85	-35.74	24.36
Singapore	USD	1,689.89	17,222.47	6.99	4.74	25.51	15.74	-28.56	-16.91	-17.61	-27.54	25.98
New Zealand	USD	1,204.95	555.99	0.23	8.11	-NA-	6.35	-17.79	-15.21	-5.62	-21.54	21.99
Asia	GBP	1,935.51	135,115.00	100.00	4.18	14.38	9.28	-17.07	2.21	2.05	-21.07	19.40
Pure Asia	GBP	1,964.72	115,429.51	85.43	3.67	14.73	9.97	-18.44	1.33	0.89	-22.47	20.30
Asia ex Australia	GBP	1,389.99	98,816.67	73.14	3.07	-NA-	-NA-	-14.05	2.19	-0.50	-20.67	-NA-
Asia Dividend+	GBP	2,161.92	85,035.54	62.94	5.79	-NA-	-NA-	-11.86	2.98	4.79	-22.31	-NA-
Australia	GBP	2,296.16	36,298.33	26.86	8.47	10.64	2.73	-23.91	2.33	9.64	-22.07	19.58
Pure Australia	GBP	2,000.72	16,612.84	12.30	9.97	7.64	-1.40	-36.88	-3.49	10.12	-31.62	21.85
Japan	GBP	2,223.38	44,494.30	32.93	1.89	15.20	12.82	-16.79	3.36	1.31	-8.23	28.41
Hong Kong	GBP	1,716.56	44,575.16	32.99	2.84	16.64	12.64	-8.50	3.89	0.08	-29.87	23.39
Singapore	GBP	1,493.15	9,442.39	6.99	4.74	21.99	15.20	-20.99	-9.34	-10.52	-20.92	24.06
New Zealand	GBP	1,268.24	304.83	0.23	8.11	-NA-	4.73	-9.09	-7.49	2.50	-14.37	21.00

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Asia Index - Index Performance

Gross Total Return		Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vity (%)	
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Aug-08	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-08	YTD	
Asia	JPY	2,322.58	26,745,258.38	100.00	4.18	16.00	8.92	-29.79	-4.10	-5.66	-29.74	23.53
Pure Asia	JPY	2,357.64	22,848,626.26	85.43	3.67	16.34	9.61	-30.95	-4.92	-6.72	-30.99	24.41
Asia ex Australia	JPY	1,667.96	19,560,207.08	73.14	3.07	-NA-	-NA-	-27.24	-4.12	-8.01	-29.39	-NA-
Asia Dividend+	JPY	2,154.57	16,832,309.60	62.94	5.79	-NA-	-NA-	-25.38	-3.38	-3.12	-30.84	-NA-
Australia	JPY	2,755.36	7,185,051.30	26.86	8.47	12.20	2.40	-35.58	-3.99	1.36	-30.63	23.01
Pure Australia	JPY	2,400.84	3,288,419.18	12.30	9.97	9.15	-1.72	-46.56	-9.45	1.80	-39.13	25.09
Japan	JPY	2,683.09	8,807,396.93	32.93	1.89	16.82	12.45	-29.55	-3.02	-6.34	-18.32	30.87
Hong Kong	JPY	2,059.85	8,823,402.88	32.99	2.84	18.29	12.27	-22.54	-2.52	-7.48	-37.58	27.49
Singapore	JPY	1,791.76	1,869,068.53	6.99	4.74	23.71	14.83	-33.11	-14.94	-17.27	-29.61	28.92
New Zealand	JPY	1,276.15	60,338.74	0.23	8.11	-NA-	4.39	-23.03	-13.20	-5.24	-23.78	25.66
Australia	AUD	2,001.82	76,876.90	26.86	8.47	7.51	-1.40	-35.03	4.50	10.25	-27.21	18.70
Australia Hedged	USD	961.93	66,206.42	9.96	3.07	-NA-	-3.64	-37.68	2.92	8.97	-30.21	18.70
Pure Australia	AUD	1,744.18	35,184.65	12.30	9.97	4.59	-5.37	-46.11	-1.44	10.73	-36.13	21.17
Hong Kong	HKD	1,963.35	634,549.22	32.99	2.84	20.03	13.32	-17.18	-4.69	-7.82	-35.68	24.31
Singapore	SGD	1,441.10	24,356.88	6.99	4.74	20.24	9.18	-33.69	-13.51	-14.84	-28.80	24.38
New Zealand	NZD	1,238.39	790.38	0.23	8.11	-NA-	4.70	-17.94	-8.26	-1.77	-14.10	15.58
Asia 33	EUR	978.30	118,373.69	70.72	4.16	-NA-	-NA-	-26.80	2.35	1.26	-23.33	-NA-
Asia 33	USD	1,438.60	174,470.98	70.80	4.16	-NA-	-NA-	-21.00	-4.67	-4.40	-23.16	-NA-
Asia 33	GBP	1,267.68	95,396.67	70.60	4.16	-NA-	-NA-	-12.91	3.98	3.56	-16.13	-NA-
Asia 33	JPY	1,527.22	18,958,016.56	70.88	4.16	-NA-	-NA-	-26.16	-1.48	-3.94	-25.51	-NA-
Asia 33	HKD	1,439.85	1,362,129.83	70.88	4.16	-NA-	-NA-	-20.90	-4.57	-4.34	-23.10	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Asia Index - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Aug-08	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-08	YTD	
Asia	EUR	1,503.89	167,391.68	100.00	4.14	-NA-	-NA-	-30.59	0.25	-0.43	-28.20	-NA-
Pure Asia	EUR	1,526.68	143,003.66	85.43	3.62	-NA-	-NA-	-31.74	-0.62	-1.55	-29.48	-NA-
Asia ex Australia	EUR	1,395.92	122,422.29	73.14	3.07	-NA-	-NA-	-28.07	0.22	-2.91	-27.84	-NA-
Australia	EUR	1,769.19	44,969.38	26.86	8.47	-NA-	-NA-	-36.29	0.36	6.98	-29.09	-NA-
Pure Australia	EUR	1,541.56	20,581.37	12.30	3.07	-NA-	-NA-	-47.15	-5.34	7.45	-37.78	-NA-
Hong Kong	EUR	1,322.61	55,223.40	32.99	2.84	-NA-	-NA-	-23.39	1.90	-2.34	-36.19	-NA-
Japan	EUR	1,707.73	55,123.23	32.93	1.76	-NA-	-NA-	-30.40	1.36	-1.16	-16.56	-NA-
New Zealand	EUR	1,123.39	377.64	0.23	8.47	-NA-	-NA-	-23.64	-9.27	0.02	-21.96	-NA-
Singapore	EUR	1,170.93	11,698.02	6.99	3.07	-NA-	-NA-	-33.85	-11.08	-12.68	-28.04	-NA-
Asia	USD	2,190.42	246,443.29	100.00	4.14	-NA-	-NA-	-25.04	-6.33	-6.04	-27.69	-NA-
Pure Asia	USD	2,223.46	210,537.91	85.43	3.62	-NA-	-NA-	-26.28	-7.13	-7.10	-28.98	-NA-
Asia ex Australia	USD	1,573.06	180,236.88	73.14	3.07	-NA-	-NA-	-22.32	-6.35	-8.39	-27.33	-NA-
Australia	USD	2,598.71	66,206.42	26.86	8.47	-NA-	-NA-	-31.19	-6.22	0.95	-28.59	-NA-
Pure Australia	USD	2,264.35	30,301.03	12.30	3.07	-NA-	-NA-	-42.92	-11.55	1.39	-37.34	-NA-
Hong Kong	USD	1,942.74	81,302.95	32.99	2.84	-NA-	-NA-	-17.26	-4.78	-7.85	-35.74	-NA-
Japan	USD	2,508.43	81,155.47	32.93	1.76	-NA-	-NA-	-24.84	-5.29	-6.73	-15.98	-NA-
New Zealand	USD	1,216.79	555.99	0.23	8.47	-NA-	-NA-	-17.54	-15.21	-5.62	-21.41	-NA-
Singapore	USD	1,719.95	17,222.47	6.99	3.07	-NA-	-NA-	-28.56	-16.91	-17.61	-27.54	-NA-
Asia	GBP	1,935.40	135,115.00	100.00	4.14	-NA-	-NA-	-17.10	2.21	2.04	-21.08	-NA-
Pure Asia	GBP	1,964.60	115,429.51	85.43	3.62	-NA-	-NA-	-18.48	1.33	0.89	-22.50	-NA-
Asia ex Australia	GBP	1,389.92	98,816.67	73.14	3.07	-NA-	-NA-	-14.09	2.18	-0.50	-20.69	-NA-
Australia	GBP	2,296.16	36,298.33	26.86	8.47	-NA-	-NA-	-23.91	2.33	9.64	-22.07	-NA-
Pure Australia	GBP	2,000.72	16,612.84	12.30	3.07	-NA-	-NA-	-36.88	-3.49	10.12	-31.62	-NA-
Hong Kong	GBP	1,716.56	44,575.16	32.99	2.84	-NA-	-NA-	-8.50	3.89	0.08	-29.87	-NA-
Japan	GBP	2,216.39	44,494.30	32.93	1.76	-NA-	-NA-	-16.88	3.34	1.29	-8.30	-NA-
New Zealand	GBP	1,280.70	304.83	0.23	8.47	-NA-	-NA-	-8.80	-7.49	2.50	-14.23	-NA-
Singapore	GBP	1,519.71	9,442.39	6.99	3.07	-NA-	-NA-	-20.99	-9.34	-10.52	-20.92	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Asia Index - Index Performance

Net Total Return		Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vity (%)	
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Aug-08	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-08	YTD	
Asia	JPY	2,322.46	26,745,258.38	100.00	4.14	-NA-	-NA-	-29.82	-4.10	-5.66	-29.76	-NA-
Pure Asia	JPY	2,357.49	22,848,626.26	85.43	3.62	-NA-	-NA-	-30.98	-4.93	-6.73	-31.01	-NA-
Asia ex Australia	JPY	1,667.89	19,560,207.08	73.14	3.07	-NA-	-NA-	-27.27	-4.13	-8.01	-29.41	-NA-
Australia	JPY	2,755.36	7,185,051.30	26.86	8.47	-NA-	-NA-	-35.58	-3.99	1.36	-30.63	-NA-
Pure Australia	JPY	2,400.84	3,288,419.18	12.30	3.07	-NA-	-NA-	-46.56	-9.45	1.80	-39.13	-NA-
Hong Kong	JPY	2,059.85	8,823,402.88	32.99	2.84	-NA-	-NA-	-22.54	-2.52	-7.48	-37.58	-NA-
Japan	JPY	2,674.65	8,807,396.93	32.93	1.76	-NA-	-NA-	-29.63	-3.04	-6.35	-18.38	-NA-
New Zealand	JPY	1,288.69	60,338.74	0.23	8.47	-NA-	-NA-	-22.79	-13.20	-5.24	-23.66	-NA-
Singapore	JPY	1,823.63	1,869,068.53	6.99	3.07	-NA-	-NA-	-33.11	-14.94	-17.27	-29.61	-NA-
Australia	AUD	2,001.82	76,876.90	26.86	8.47	-NA-	-NA-	-35.03	4.50	10.25	-27.21	-NA-
Pure Australia	AUD	1,744.18	35,184.65	12.30	3.07	-NA-	-NA-	-46.11	-1.44	10.73	-36.13	-NA-
Hong Kong	HKD	1,963.35	634,549.22	32.99	2.84	-NA-	-NA-	-17.18	-4.69	-7.82	-35.68	-NA-
New Zealand	NZD	1,250.61	790.38	0.23	8.47	-NA-	-NA-	-17.68	-8.26	-1.77	-13.95	-NA-
Singapore	SGD	1,466.73	24,356.88	6.99	3.07	-NA-	-NA-	-33.69	-13.51	-14.84	-28.80	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Asia Index - Index Performance

Price Return		Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vity (%)	
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Aug-08	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-08	YTD	
Asia	EUR	1,115.68	167,391.68	100.00	0.00	7.23	0.11	-32.90	-0.29	-0.91	-29.90	20.46
Pure Asia	EUR	1,155.88	143,003.66	85.43	0.00	7.99	1.24	-33.64	-0.81	-1.69	-30.74	21.35
Asia ex Australia	EUR	1,305.41	122,422.29	73.14	0.00	-NA-	-NA-	-29.49	-0.01	-3.07	-28.79	-NA-
Asia Dividend+	EUR	1,645.67	105,349.09	62.94	0.00	-NA-	-NA-	-29.64	0.14	1.46	-31.67	-NA-
Australia	EUR	1,016.81	44,969.38	26.86	0.00	0.68	-8.74	-40.61	-1.03	5.49	-32.72	20.33
Pure Australia	EUR	889.76	20,581.37	12.30	0.00	-1.97	-12.29	-50.70	-5.34	7.45	-40.43	23.11
Japan	EUR	1,557.26	55,123.23	32.93	0.00	10.38	5.44	-31.46	1.19	-1.30	-17.42	29.12
Hong Kong	EUR	1,050.45	55,223.40	32.99	0.00	10.44	4.05	-25.01	1.74	-2.49	-36.99	24.25
Singapore	EUR	899.81	11,698.02	6.99	0.00	14.87	5.82	-36.08	-11.77	-12.91	-30.11	24.50
New Zealand	EUR	897.01	377.64	0.23	0.00	-NA-	-6.78	-28.93	-9.26	0.02	-24.80	21.33
Asia	USD	1,623.47	246,443.29	100.00	0.00	13.71	6.29	-27.54	-6.83	-6.50	-29.41	19.56
Pure Asia	USD	1,681.97	210,537.91	85.43	0.00	14.52	7.50	-28.33	-7.31	-7.23	-30.26	20.47
Asia ex Australia	USD	1,471.02	180,236.88	73.14	0.00	-NA-	-NA-	-23.86	-6.56	-8.53	-28.29	-NA-
Asia Dividend+	USD	2,001.27	155,100.76	62.94	0.00	-NA-	-NA-	-24.02	-6.42	-4.26	-31.20	-NA-
Australia	USD	1,493.56	66,206.42	26.86	0.00	6.77	-3.10	-35.86	-7.52	-0.46	-32.25	19.74
Pure Australia	USD	1,306.94	30,301.03	12.30	0.00	3.95	-6.87	-46.76	-11.55	1.39	-40.02	22.60
Japan	USD	2,287.40	81,155.47	32.93	0.00	17.05	11.96	-25.98	-5.45	-6.87	-16.85	27.45
Hong Kong	USD	1,542.98	81,302.95	32.99	0.00	17.12	10.48	-19.01	-4.93	-7.99	-36.55	24.25
Singapore	USD	1,321.70	17,222.47	6.99	0.00	21.81	12.36	-30.97	-17.55	-17.82	-29.62	26.18
New Zealand	USD	971.59	555.99	0.23	0.00	-NA-	-1.01	-23.25	-15.21	-5.62	-24.28	20.89
Asia	GBP	1,434.46	135,115.00	100.00	0.00	10.52	5.80	-19.86	1.67	1.55	-22.96	19.32
Pure Asia	GBP	1,486.15	115,429.51	85.43	0.00	11.31	7.00	-20.74	1.13	0.75	-23.88	20.23
Asia ex Australia	GBP	1,299.76	98,816.67	73.14	0.00	-NA-	-NA-	-15.79	1.95	-0.66	-21.74	-NA-
Asia Dividend+	GBP	1,966.69	85,035.54	62.94	0.00	-NA-	-NA-	-15.97	2.10	3.98	-24.91	-NA-
Australia	GBP	1,319.67	36,298.33	26.86	0.00	3.77	-3.55	-29.07	0.90	8.11	-26.06	19.32
Pure Australia	GBP	1,154.78	16,612.84	12.30	0.00	1.03	-7.31	-41.12	-3.49	10.12	-34.54	22.17
Japan	GBP	2,021.10	44,494.30	32.93	0.00	13.76	11.44	-18.14	3.17	1.14	-9.25	28.31
Hong Kong	GBP	1,363.34	44,575.16	32.99	0.00	13.83	9.96	-10.44	3.74	-0.07	-30.75	23.26
Singapore	GBP	1,167.82	9,442.39	6.99	0.00	18.39	11.83	-23.66	-10.04	-10.75	-23.19	24.32
New Zealand	GBP	1,022.62	304.83	0.23	0.00	-NA-	-1.48	-15.13	-7.49	2.50	-17.36	20.35

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Asia Index - Index Performance

Price Return	Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total	Total	Total	Total	Total	Total	36 Mths Vity (%)
				Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
	Asia	JPY	1,721.33	26,745,258.38	100.00	0.00	12.08	5.45	-32.16	-4.61	-6.12	-31.42	23.52
	Pure Asia	JPY	1,783.36	22,848,626.26	85.43	0.00	12.87	6.65	-32.90	-5.11	-6.86	-32.25	24.35
	Asia ex Australia	JPY	1,559.70	19,560,207.08	73.14	0.00	-NA-	-NA-	-28.71	-4.34	-8.16	-30.34	-NA-
	Asia Dividend+	JPY	1,960.00	16,832,309.60	62.94	0.00	-NA-	-NA-	-28.86	-4.20	-3.87	-33.16	-NA-
	Australia	JPY	1,583.59	7,185,051.30	26.86	0.00	5.23	-3.87	-39.95	-5.32	-0.05	-34.18	23.03
	Pure Australia	JPY	1,385.72	3,288,419.18	12.30	0.00	2.46	-7.61	-50.15	-9.45	1.80	-41.73	25.34
	Japan	JPY	2,443.70	8,807,396.93	32.93	0.00	15.37	11.08	-30.70	-3.20	-6.49	-19.22	30.80
	Hong Kong	JPY	1,635.99	8,823,402.88	32.99	0.00	15.43	9.61	-24.18	-2.67	-7.62	-38.36	27.33
	Singapore	JPY	1,401.37	1,869,068.53	6.99	0.00	20.06	11.47	-35.37	-15.59	-17.49	-31.63	29.07
	New Zealand	JPY	1,029.00	60,338.74	0.23	0.00	-NA-	-1.79	-28.14	-13.20	-5.24	-26.44	24.97
	Australia	AUD	1,150.11	76,876.90	26.86	0.00	0.84	-7.42	-39.41	3.05	8.72	-30.92	18.37
	Australia Hedged	USD	770.83	66,206.42	26.86	0.00	-NA-	-9.51	-41.90	1.59	7.57	-33.75	18.45
	Pure Australia	AUD	1,006.27	35,184.65	12.30	0.00	-1.82	-11.02	-49.70	-1.44	10.73	-38.84	21.49
	Hong Kong	HKD	1,559.78	634,549.22	32.99	0.00	17.13	10.63	-18.93	-4.84	-7.96	-36.49	24.19
	Singapore	SGD	1,129.11	24,356.88	6.99	0.00	16.69	5.99	-35.93	-14.18	-15.06	-30.85	24.58
	New Zealand	NZD	997.62	790.38	0.23	0.00	-NA-	-1.54	-23.45	-8.26	-1.77	-17.16	14.86
	Asia 33	EUR	869.23	118,373.69	70.72	0.00	-NA-	-NA-	-29.35	1.81	0.80	-25.16	-NA-
	Asia 33	USD	1,278.21	174,470.98	70.80	0.00	-NA-	-NA-	-23.75	-5.17	-4.84	-25.00	-NA-
	Asia 33	GBP	1,126.34	95,396.67	70.60	0.00	-NA-	-NA-	-15.95	3.44	3.08	-18.13	-NA-
	Asia 33	JPY	1,356.94	18,958,016.56	70.88	0.00	-NA-	-NA-	-28.74	-1.99	-4.38	-27.29	-NA-
	Asia 33	HKD	1,279.31	1,362,129.83	70.88	0.00	-NA-	-NA-	-23.66	-5.06	-4.78	-24.94	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Asia Index - Asset Class Comparison

Gross Total Return	Index Description	Curr	Close Value 29-Aug	12 Mths	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) 29-Aug	Total Rtn (%) YTD	36 Mths Vity (%)
				Estimated Div Yld (%) 29-Aug							
	Asia Real Estate	Local	1,790.37	4.18	14.35	7.55	-28.33	-2.69	-3.62	-28.11	19.54
	Asia FTSE	Local	261.54	1.94	11.38	8.14	-16.83	-4.55	-2.68	-20.03	16.01
	Japan Real Estate	JPY	2,683.09	1.89	16.82	12.45	-29.55	-3.02	-6.34	-18.32	30.87
	Japan FTSE	JPY	103.88	1.25	6.45	1.93	-20.62	-4.98	-3.56	-17.39	17.18
	Japan JP Morgan Bonds	JPY	232.60	-NA-	1.49	1.32	2.68	1.29	0.93	1.33	2.03
	Australia Real Estate	AUD	2,001.82	8.47	7.51	-1.40	-35.03	4.50	10.25	-27.21	18.70
	Australia FTSE	AUD	1,013.66	3.46	15.20	9.94	-13.80	-0.97	4.51	-18.35	13.57
	Australia JP Morgan Bonds	AUD	634.59	-NA-	5.42	4.78	7.58	4.61	2.81	7.61	3.14
	Hong Kong Real Estate	HKD	1,963.35	2.84	20.03	13.32	-17.18	-4.69	-7.82	-35.68	24.31
	Hong Kong FTSE	HKD	1,378.12	2.11	19.47	16.13	-11.70	-7.31	-6.92	-28.17	21.85
	Hong Kong JP Morgan Bonds	HKD	150.79	-NA-	4.26	5.44	9.04	2.10	2.18	3.39	4.08
	Singapore Real Estate	SGD	1,441.10	4.74	20.24	9.18	-33.69	-13.51	-14.84	-28.80	24.38
	Singapore FTSE	SGD	467.21	2.85	15.54	12.08	-16.44	-6.87	-5.91	-19.38	16.56
	Singapore JP Morgan Bonds	SGD	141.14	-NA-	3.67	3.12	3.45	2.55	0.17	1.24	3.69
	New Zealand Real Estate	NZD	1,238.39	8.11	-NA-	4.70	-17.94	-8.26	-1.77	-14.10	15.58
	New Zealand FTSE	NZD	178.35	3.57	5.53	-2.91	-20.94	4.84	-0.41	-21.65	15.46
	New Zealand JP Morgan Bonds	NZD	258.96	-NA-	6.02	5.69	8.87	2.55	1.25	7.59	2.61

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float	Free Float
				Mkt Cap (EUR m)	Asia (%) Weight
				29-Aug	29-Aug
Westfield Group *	Rental	Retail	AU	19,485	11.64
Sun Hung Kai Props	Non-Rental	Diversified	HK	17,495	10.45
Mitsubishi Estate	Non-Rental	Diversified	JP	15,677	9.37
Mitsui Fudosan	Non-Rental	Diversified	JP	12,716	7.60
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	6,570	3.93
Hang Lung Properties	Non-Rental	Diversified	HK	4,506	2.69
Stockland Trust Group *	Non-Rental	Diversified	AU	4,471	2.67
Capitaland	Non-Rental	Diversified	SG	4,447	2.66
Henderson Land Dev	Non-Rental	Diversified	HK	4,437	2.65
China Overseas Land	Non-Rental	Residential	HK	4,414	2.64
Hongkong Land Hldgs	Rental	Office	HK	4,233	2.53
Nippon Building Fund *	Rental	Office	JP	4,030	2.41
Link REIT *	Rental	Retail	HK	3,426	2.05
Goodman Group *	Rental	Industrial	AU	3,185	1.90
Sino Land	Non-Rental	Diversified	HK	2,894	1.73
New World Development	Non-Rental	Diversified	HK	2,892	1.73
Japan Real Estate *	Rental	Office	JP	2,628	1.57
Dexus Property Group *	Rental	Diversified	AU	2,538	1.52
GPT Group *	Rental	Diversified	AU	2,238	1.34
CFS Retail Property Trust *	Rental	Retail	AU	2,118	1.27

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Asia (%) Weight
	29-Aug	29-Aug	29-Aug
EPRA/NAREIT Australia	22	44,969	26.86%
EPRA/NAREIT Japan	22	55,123	32.93%
EPRA/NAREIT Hong Kong	21	55,223	32.99%
EPRA/NAREIT Singapore	10	11,698	6.99%
EPRA/NAREIT New Zealand	1	378	0.23%
EPRA/NAREIT Asia	76	167,392	100.00%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Asia Index - Top & Bottom Performance

EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment			Price	Dividend	Total
	Focus	Sector	Country	Return Aug-08	Return Aug-08	Return Aug-08
Macquarie DDR *	Rental	Retail	AU	40.00	0.00	40.00
Goodman Group *	Rental	Industrial	AU	24.71	0.00	24.71
Macquarie Countrywide *	Rental	Retail	AU	17.42	0.00	17.42
ING Industrial Fund *	Rental	Industrial	AU	15.94	0.00	15.94
GPT Group *	Rental	Diversified	AU	14.47	0.00	14.47
Macquarie Office Trust *	Rental	Office	AU	14.29	0.00	14.29
Stockland Trust Group *	Non-Rental	Diversified	AU	13.82	0.00	13.82
Mirvac Group *	Non-Rental	Diversified	AU	13.33	0.00	13.33
Westfield Group *	Rental	Retail	AU	6.86	3.29	10.15
Babcock & Brown Japan Prop Tr *	Rental	Diversified	AU	7.89	0.00	7.89
Abacus Property Group *	Rental	Diversified	AU	6.30	0.00	6.30
CFS Retail Property Trust *	Rental	Retail	AU	5.88	0.00	5.88
Dexus Property Group *	Rental	Diversified	AU	5.71	0.00	5.71
Link REIT *	Rental	Retail	HK	5.26	0.00	5.26
Premier Investment Co. *	Rental	Diversified	JP	4.60	0.00	4.60
Champion REIT *	Rental	Office	HK	3.49	0.00	3.49
Cmnwealth Prop Office *	Rental	Office	AU	2.95	0.00	2.95
Sunland Group	Non-Rental	Lodging/Resorts	AU	1.69	0.00	1.69
Bunnings Warehouse Prop *	Rental	Retail	AU	1.61	0.00	1.61
ORIX JREIT *	Rental	Office	JP	-1.33	2.43	1.10

EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment			Price	Dividend	Total
	Focus	Sector	Country	Return Aug-08	Return Aug-08	Return Aug-08
China Resources Land	Non-Rental	Residential	HK	-10.64	0.00	-10.64
Hongkong Land Hldgs	Rental	Office	HK	-12.35	1.45	-10.90
CapitaCommercial Trust *	Rental	Office	SG	-11.46	0.00	-11.46
Sino Land	Non-Rental	Diversified	HK	-11.97	0.00	-11.97
Allgreen Properties	Non-Rental	Diversified	SG	-13.44	0.00	-13.44
Singapore Land	Non-Rental	Diversified	SG	-14.42	0.00	-14.42
Tokyu Land	Non-Rental	Diversified	JP	-14.47	0.00	-14.47
Japan Retail Fund *	Rental	Retail	JP	-17.72	2.74	-14.99
Shui On Land	Non-Rental	Diversified	HK	-15.82	0.00	-15.82
Wing Tai Holdings	Non-Rental	Diversified	SG	-16.67	0.00	-16.67
Centro Retail Trust *	Rental	Retail	AU	-16.95	0.00	-16.95
Toc Co	Non-Rental	Office	JP	-17.19	0.00	-17.19
Tishman Speyer Office Fund *	Rental	Office	AU	-17.34	0.00	-17.34
New World Development	Non-Rental	Diversified	HK	-18.37	0.00	-18.37
New World China Land	Non-Rental	Diversified	HK	-20.22	0.00	-20.22
Keppel Land	Non-Rental	Diversified	SG	-20.49	0.00	-20.49
Agile Property Holdings	Non-Rental	Diversified	HK	-20.82	0.00	-20.82
Nippon Commercial Investment	Rental	Diversified	JP	-26.13	4.97	-21.16
Shenzhen Investment	Non-Rental	Diversified	HK	-22.22	0.00	-22.22
Capitaland	Non-Rental	Diversified	SG	-23.16	0.00	-23.16

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

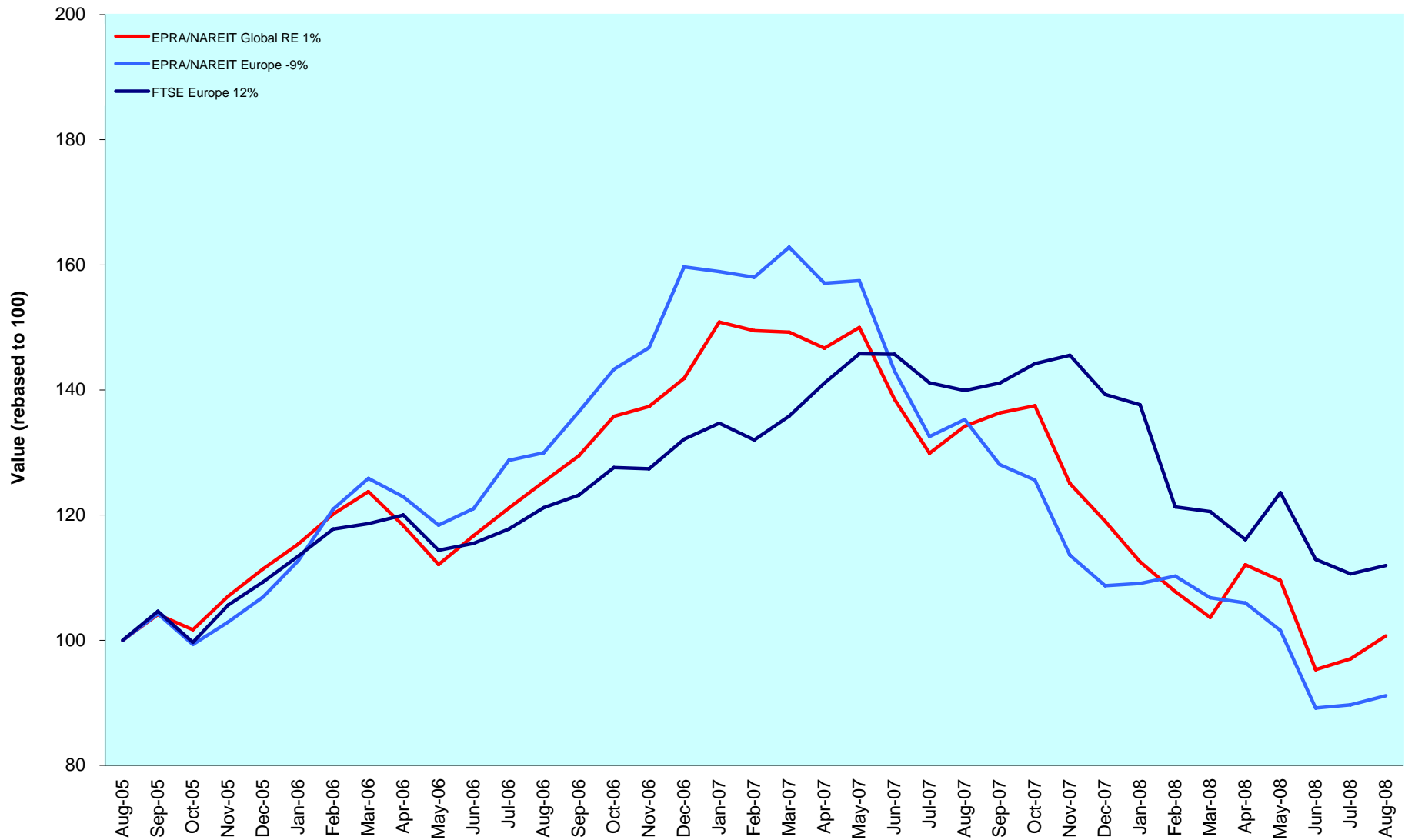
Section 4

EPRA/NAREIT Europe Index

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

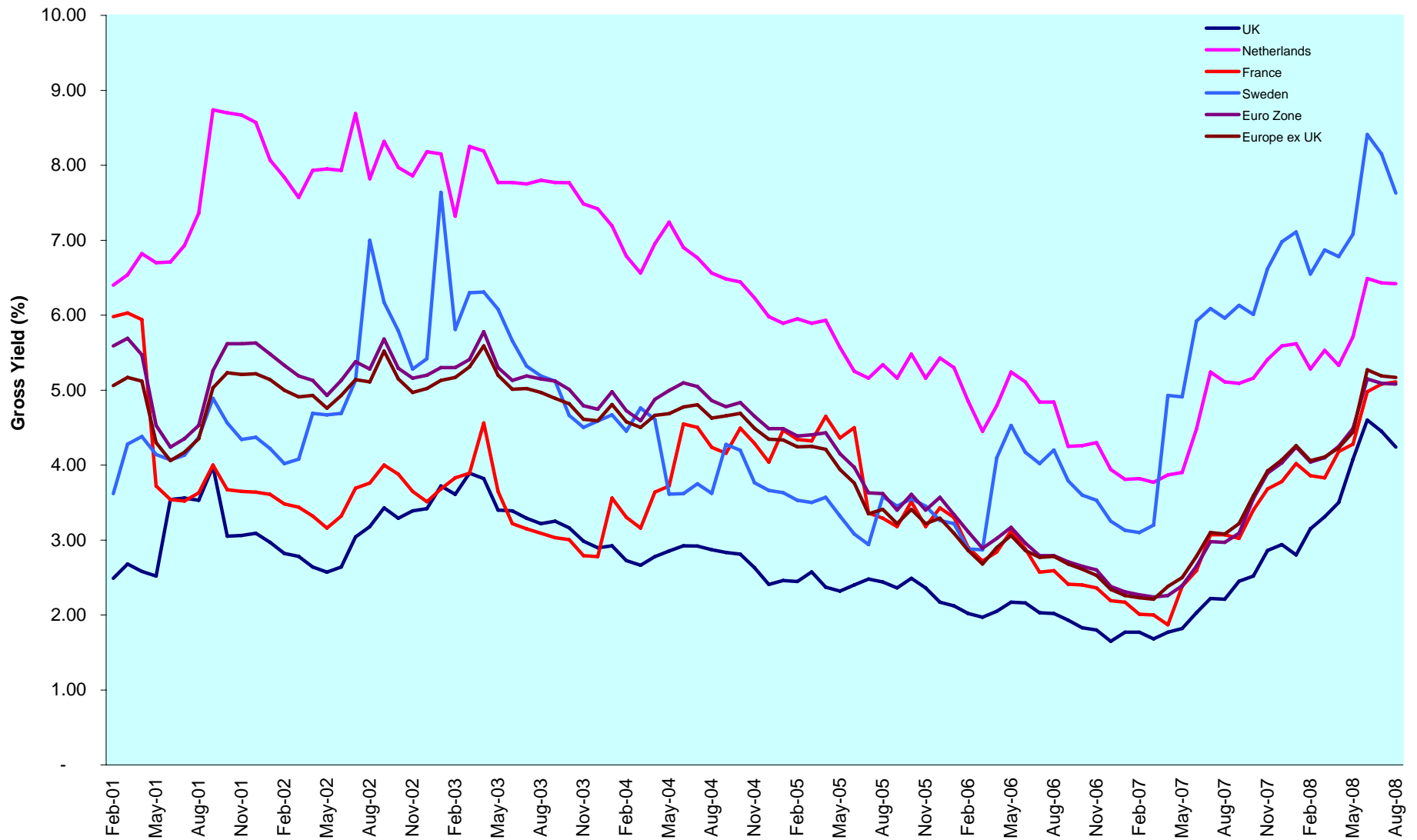
Graph 12: EPRA/NAREIT Europe v EPRA/NAREIT Global & FTSE Europe - Total Return (EUR) Rolling 36 Months Performance



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F +1 202 739 9401, E info@nareit.com, W www.nareit.com

Graph 13: Dividend Yields



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Corporate Actions & Changes Europe

Ex Date	Description
6 August 2008	Icade (France): New number of shares: 49,194,050
8 August 2008	Deutsche Wohnen (Germany): New number of shares: 25,720,921
8 August 2008	DIC Asset (Germany): New number of shares: 31,350,000

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Dividends Europe

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
5-Aug	Societe de la Tour Eiffel *	Rental	Diversified	EUR	3.500	7.38	8-Aug	Annual
6-Aug	Invista Foundation Prop	Rental	Diversified	GBP	0.017	14.59	22-Aug	Annual
6-Aug	St Modwen Properties	Rental	Diversified	GBP	0.043	3.92	5-Sep	Annual
13-Aug	Hammerson *	Rental	Retail	GBP	0.126	3.05	30-Sep	Annual
13-Aug	ISIS Property Trust Ld	Rental	Diversified	GBP	0.020	8.26	29-Aug	Annual
13-Aug	ING UK Real Estate Income Trust	Rental	Diversified	GBP	0.016	10.42	29-Aug	Annual
13-Aug	Standard Life Inv Prop	Rental	Diversified	GBP	0.017	9.20	29-Aug	Annual
13-Aug	Advantage Property Trust	Rental	Diversified	GBP	0.016	3.42	29-Aug	Annual
13-Aug	Vastned Retail *	Rental	Retail	EUR	1.170	7.00	1-Sep	Annual
13-Aug	Vastned Offices/Ind *	Rental	Office	EUR	0.500	10.96	1-Sep	Annual
15-Aug	Nieuwe Steen Inv *	Rental	Diversified	EUR	0.360	7.95	22-Aug	Annual
20-Aug	Mapeley	Rental	Office	GBP	0.470	13.06	5-Sep	Annual
27-Aug	Liberty International *	Rental	Retail	GBP	0.165	3.62	16-Sep	Annual
1-Sep	Gagfah	Rental	Residential	EUR	0.200	2.11	5-Sep	Annual
3-Sep	Invesco Property Income Trust	Rental	Diversified	GBP	0.017	28.13	26-Sep	Annual
3-Sep	ISIS Property Trust 2 Ld	Rental	Diversified	GBP	0.018	8.67	26-Sep	Annual
3-Sep	Warehouses De Pauw *	Rental	Industrial	EUR	1.410	5.02	3-Sep	Annual
5-Sep	Segro *	Rental	Industrial	GBP	0.10641026 **	5.49	September	Annual
17-Sep	Land Securities *	Rental	Diversified	GBP	0.165	5.26	24-Oct	Annual
19-Sep	Hammerson *	Rental	Retail	GBP	0.12 **	3.05	September	Annual
21-Sep	Zueblin Immobilien Holding	Rental	Office	CHF	0.5 **	6.00	September	Annual
24-Sep	Development Securities	Non-Rental	Retail	GBP	0.027	2.13	28-Oct	Annual
24-Sep	F&C Commercial Prop	Rental	Diversified	GBP	0.015	7.34	24-Oct	Annual
26-Sep	Capital & Regional Props	Rental	Retail	GBP	0.11111111 **	16.19	September	Annual
26-Sep	Primary Health Prop.*	Rental	Health Care	GBP	0.0833333 **	5.56	September	Annual

** Based on previous period figures

*** Estimated

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price	Mkt Cap	Global	Europe	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)		3 month Annualised EUR (m)	
			29-Aug	29-Aug	29-Aug	29-Aug	29-Aug	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-08	Aug-08	Aug-08	YTD			
Immofinanz	Rental	Diversified	6.20	2,846	0.63	3.46	5.32	1.13	-5.95	-28.08	-5.34	6.53	0.00	6.53	-10.79	22.09	2,226	78
CA Immobilien Anlage	Rental	Diversified	9.86	860	0.19	1.05	0.00	-12.11	-21.92	-48.21	-25.92	-16.44	0.00	-16.44	-35.56	22.04	389	45
Conwert Immobilien	Non-Rental	Residential	10.00	854	0.19	1.04	0.00	-2.81	-10.82	-25.93	-8.42	4.38	0.00	4.38	-16.94	18.67	470	55
Sparkassen Immobilien	Rental	Diversified	5.49	374	0.08	0.45	0.00	-NA-	-NA-	-39.14	-20.55	-4.52	0.00	-4.52	-28.98	-NA-	186	50
Austria Total				4,934	1.09	6.00	3.38											
Befimmo *	Rental	Office	76.00	992	0.22	1.21	5.93	7.49	2.01	1.89	13.26	10.14	0.00	10.14	4.44	18.29	351	35
Cofinimmo *	Rental	Office	123.68	987	0.22	1.20	6.27	8.46	3.99	4.19	7.08	1.98	0.00	1.98	2.11	11.24	1,180	120
Warehouses De Pauw *	Rental	Industrial	42.20	272	0.06	0.33	6.44	11.66	6.84	-7.12	10.30	4.20	0.00	4.20	-4.12	19.50	94	35
Intervest Offices *	Rental	Office	27.47	191	0.04	0.23	7.06	9.24	8.61	-1.31	15.76	9.01	0.00	9.01	-0.81	15.47	32	17
Wereldhave Belgium *	Rental	Diversified	52.51	112	0.02	0.14	7.24	-NA-	-NA-	-4.19	1.51	6.92	0.00	6.92	12.28	-NA-	41	37
Leasinvest Real Estate *	Rental	Office	67.10	108	0.02	0.13	5.66	8.70	2.91	-0.56	-1.96	0.15	0.00	0.15	0.69	12.78	22	20
Belgium Total				2,661	0.59	3.24	6.23											
TK Development	Non-Rental	Retail	58.50	220	0.05	0.27	0.00	14.37	4.69	-52.05	-5.65	4.46	0.00	4.46	-19.31	45.66	77	35
Denmark Total				220	0.05	0.27	0.00											
Sponda	Rental	Diversified	5.44	452	0.10	0.55	9.19	9.60	-2.97	-40.60	-1.63	-8.26	0.00	-8.26	-27.29	26.85	550	122
Citycon OYJ	Rental	Retail	2.59	427	0.09	0.52	1.54	21.07	-1.88	-41.76	-19.31	5.28	0.00	5.28	-26.00	29.19	373	87
Technopolis	Rental	Office	5.23	300	0.07	0.36	2.74	25.42	13.39	-5.29	1.16	-1.69	0.00	-1.69	-3.00	30.39	104	35
Finland Total				1,179	0.26	1.43	4.78											
Unibail-Rodamco *	Rental	Diversified	142.11	11,556	2.56	14.05	4.93	24.76	10.57	-15.64	-1.98	-1.50	0.00	-1.50	-1.67	23.07	18,256	158
Klepierre *	Rental	Retail	27.29	1,890	0.42	2.30	4.58	21.45	8.74	-26.06	-14.72	4.36	0.00	4.36	-18.39	28.11	4,561	241
Fonciere Des Regions *	Rental	Diversified	77.98	1,621	0.36	1.97	6.80	27.14	3.20	-27.29	0.23	-3.50	0.00	-3.50	-4.00	25.42	1,720	106
Gecina *	Rental	Diversified	84.41	1,576	0.35	1.92	5.94	15.22	0.14	-25.77	9.62	10.80	0.00	10.80	-16.68	26.52	2,135	135
Icade	Rental	Diversified	63.93	1,258	0.28	1.53	5.08	-NA-	-NA-	-28.63	-13.76	-7.88	0.00	-7.88	-37.33	-NA-	-NA-	-NA-
Silic *	Rental	Office	88.12	1,146	0.25	1.39	4.54	18.04	5.59	-21.08	10.43	3.19	0.00	3.19	-8.15	22.64	764	67
Mercialys *	Rental	Retail	29.22	878	0.19	1.07	2.77	-NA-	-NA-	17.58	4.58	0.00	0.00	0.00	13.37	-NA-	764	87
Societe de la Tour Eiffel *	Rental	Diversified	74.50	378	0.08	0.46	8.72	-NA-	-NA-	-27.99	4.00	-1.86	4.61	2.75	-13.70	-NA-	290	77
Affine *	Non-Rental	Diversified	32.90	133	0.03	0.16	5.02	-NA-	-NA-	-20.72	2.81	-0.30	0.00	-0.30	-9.07	-NA-	61	46
Acanthe Developpement *	Rental	Diversified	2.12	92	0.02	0.11	9.43	0.41	-6.64	-15.10	12.84	8.16	0.00	8.16	3.23	18.92	21	23
France Total				20,528	4.55	24.96	5.11											

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vity (%)	Turnover 3 month Annualised	Annual Velocity (%)
			Price	Mkt Cap	Global Wght (%)	Europe Wght (%)												
Deutsche Euroshop	Rental	Retail	23.89	821	0.18	1.00	4.40	16.12	6.08	-2.58	-1.73	3.82	0.00	3.82	6.13	15.81	702	86
Gagfah	Rental	Residential	9.49	427	0.09	0.52	6.32	-NA-	-NA-	-30.79	5.21	8.46	0.00	8.46	-16.45	-NA-	1,236	290
DIC Asset	Rental	Diversified	13.81	325	0.07	0.39	11.95	-NA-	-NA-	-NA-	-13.90	-9.20	0.00	-9.20	-28.92	-NA-	465	143
Alstria Office *	Rental	Office	10.23	286	0.06	0.35	5.08	-NA-	-NA-	-22.04	-2.57	-5.71	0.00	-5.71	4.88	-NA-	341	119
Deutsche Wohnen	Rental	Residential	9.94	256	0.06	0.31	0.00	4.93	-18.76	-61.34	3.87	27.93	0.00	27.93	-52.89	44.85	8	3
Vivacon AG	Non-Rental	Residential	9.82	190	0.04	0.23	5.09	-NA-	-NA-	-52.81	62.31	26.71	0.00	26.71	-20.31	-NA-	1,165	615
Colonia Real Estate	Rental	Residential	5.75	126	0.03	0.15	4.35	-NA-	-NA-	-79.90	-18.44	-20.25	0.00	-20.25	-64.71	-NA-	433	344
Patrizia Immobilien	Rental	Residential	2.76	72	0.02	0.09	0.00	-NA-	-NA-	-76.00	-11.25	9.09	0.00	9.09	-46.51	-NA-	209	290
Germany Total				2,502	0.55	3.04	5.26											
Babis Vovos	Rental	Diversified	19.68	501	0.11	0.61	0.00	4.19	20.70	-15.32	-5.84	0.41	0.00	0.41	-3.34	33.89	206	41
Eurobank Properties *	Rental	Diversified	8.00	146	0.03	0.18	5.36	-NA-	-NA-	-33.51	3.90	8.40	0.00	8.40	-10.33	-NA-	75	51
Lamda Development	Non-Rental	Diversified	6.32	83	0.02	0.10	0.00	6.26	9.42	-55.80	-30.55	-20.00	0.00	-20.00	-55.87	37.25	29	35
Greece Total				730	0.16	0.89	1.07											
Beni Stabili	Rental	Office	0.74	567	0.13	0.69	4.32	13.52	-2.14	-14.93	17.46	5.56	0.00	5.56	3.83	26.81	768	135
IGD *	Rental	Retail	2.00	247	0.05	0.30	2.81	-NA-	4.60	-36.45	6.12	-3.27	0.00	-3.27	0.79	30.61	258	104
Risanamento	Non-Rental	Diversified	1.22	134	0.03	0.16	0.00	3.11	-25.93	-75.99	43.85	-7.14	0.00	-7.14	-66.93	59.36	573	427
Aedes	Non-Rental	Diversified	0.99	75	0.02	0.09	0.00	-13.49	-40.02	-79.78	-8.59	-16.39	0.00	-16.39	-71.63	36.77	398	531
Italy Total				1,023	0.23	1.24	3.07											
Corio *	Rental	Retail	50.34	3,385	0.75	4.12	5.16	18.51	8.75	-2.87	1.43	1.51	0.00	1.51	0.25	22.76	4,657	138
Wereldhave *	Rental	Diversified	76.25	1,585	0.35	1.93	6.10	13.27	1.80	-7.95	13.89	10.28	0.00	10.28	8.27	21.65	2,965	187
Eurocommercial Props *	Rental	Retail	28.70	1,026	0.23	1.25	5.82	11.30	3.60	-21.24	-5.19	-5.25	0.00	-5.25	-18.70	20.91	1,051	102
Vastned Retail *	Rental	Retail	53.17	890	0.20	1.08	7.33	12.49	6.09	-2.28	6.55	1.80	2.24	4.04	-13.14	21.78	779	88
Nieuwe Steen Inv *	Rental	Diversified	16.85	603	0.13	0.73	8.13	11.18	3.01	-7.18	4.30	-2.60	2.08	-0.52	1.36	14.49	235	39
ProLogis European Properties	Rental	Industrial	6.83	387	0.09	0.47	11.75	-NA-	-NA-	-37.72	-22.65	-18.59	0.00	-18.59	-27.20	-NA-	599	155
Vastned Offices/Ind *	Rental	Office	15.60	329	0.07	0.40	10.90	7.13	-1.10	-28.16	-7.15	-3.05	3.11	0.06	-23.80	24.37	273	83
Netherlands Total				8,205	1.82	9.98	6.42											
Norwegian Property ASA	Rental	Office	20	387	0.09	0.47	12.12	-NA-	-NA-	-66.07	-13.92	-3.32	0.00	-3.32	-65.56	-NA-	762	197
Norway Total				387	0.09	0.47	12.12											

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 29-Aug	Free	Free	Free	Div Yld (%) 29-Aug	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Aug-08	Dividend Rtn (%) Aug-08	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
				Mkt Cap EUR (m) 29-Aug	Global Wght (%) 29-Aug	Europe Wght (%) 29-Aug											3 month Annualised EUR (m)	
Renta Corp Real Estate SA	Non-Rental	Diversified	5.38	54	0.01	0.07	7.88	-NA-	-NA-	-77.37	5.49	14.71	0.00	14.71	-62.02	-NA-	197	366
Spain Total				54	0.01	0.07	7.88											
Castellum	Rental	Diversified	66.25	1,205	0.27	1.47	4.53	18.00	3.90	-19.01	15.22	9.05	0.00	9.05	2.97	25.27	1,345	112
Fabege	Rental	Office	46.50	878	0.19	1.07	8.60	20.10	0.34	-34.84	15.38	6.41	0.00	6.41	-23.77	26.36	1,276	145
Kungsleden	Rental	Diversified	49.90	720	0.16	0.88	16.03	29.84	11.46	-20.90	11.88	16.86	0.00	16.86	-19.58	34.44	1,422	197
Hufvudstaden A	Rental	Office	54.50	468	0.10	0.57	3.21	18.06	7.00	-17.28	-6.03	-1.36	0.00	-1.36	-9.27	25.75	554	118
Wihlborgs Fastigheter	Rental	Diversified	111.75	454	0.10	0.55	5.59	-NA-	11.04	-5.79	3.23	-0.22	0.00	-0.22	1.94	25.20	476	105
Klovern AB	Rental	Diversified	21.40	283	0.06	0.34	7.01	14.52	3.02	-14.23	14.44	2.88	0.00	2.88	-10.20	30.02	115	41
Sweden Total				4,008	0.89	4.87	7.63											
Globe Trade Centre	Non-Rental	Diversified	25.00	813	0.18	0.99	0.00	-NA-	22.80	-40.76	-17.71	-14.91	0.00	-14.91	-43.82	42.77	629	77
Poland Total				813	0.18	0.99	0.00											
PSP Swiss Property	Rental	Office	66.75	1,936	0.43	2.35	3.60	14.59	10.43	6.14	9.97	-0.60	0.00	-0.60	20.89	18.88	1,419	73
Swiss Prime Site	Rental	Office	64.90	772	0.17	0.94	5.24	11.15	6.60	1.86	8.89	3.02	0.00	3.02	18.78	14.98	412	53
Allreal	Non-Rental	Office	128.00	451	0.10	0.55	3.91	12.53	7.01	-2.41	-1.92	2.48	0.00	2.48	1.92	11.59	166	37
Zueblin Immobilien Holding	Rental	Office	8.34	176	0.04	0.21	6.00	2.18	-3.69	-17.77	-4.47	-0.48	0.00	-0.48	-16.60	12.80	82	47
Switzerland Total				3,334	0.74	4.05	4.14											

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Stock Performance

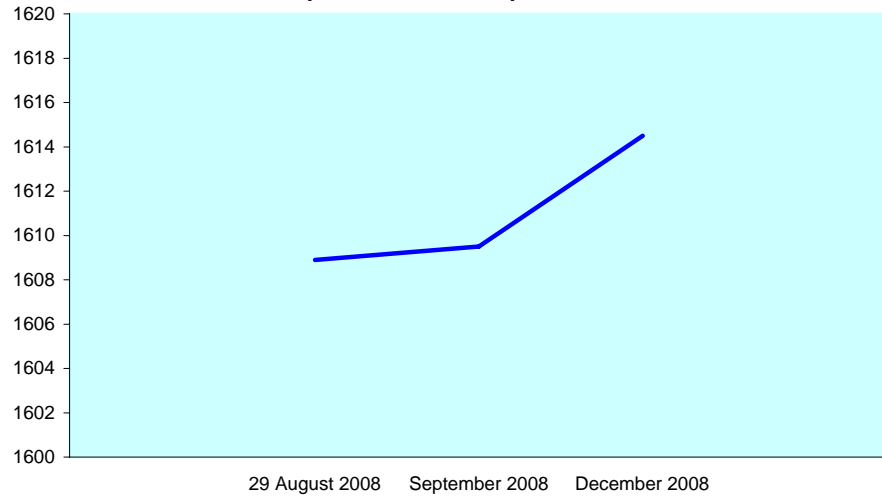
Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	Turnover 3 month Annualised	Annual Velocity	
			Price	Mkt Cap EUR (m)	Global Wght (%)	Europe Wght (%)												36 Mths Vity (%)
Land Securities *	Rental	Diversified	13.60	7,838	1.74	9.53	4.71	13.72	2.69	-21.31	10.39	5.26	0.00	5.26	-7.57	21.67	12,815	163
British Land *	Rental	Diversified	7.66	4,851	1.07	5.90	4.65	11.67	-2.12	-38.09	9.28	8.97	0.00	8.97	-16.22	23.84	12,770	263
Liberty International *	Rental	Retail	9.85	4,425	0.98	5.38	3.46	11.47	4.00	-14.88	16.13	4.96	1.76	6.72	-5.24	22.43	8,282	187
Hammerson *	Rental	Retail	9.52	3,425	0.76	4.16	2.93	14.70	4.91	-25.31	8.08	-0.88	1.31	0.43	-4.40	25.51	7,966	233
SEGRO *	Rental	Industrial	4.39	2,355	0.52	2.86	5.27	7.56	-2.78	-17.80	11.56	7.20	0.00	7.20	-6.60	22.51	3,685	156
Derwent London	Rental	Office	10.94	1,363	0.30	1.66	2.12	13.21	-2.20	-37.72	8.53	-0.45	0.00	-0.45	-21.57	25.33	1,840	135
Great Portland Estates *	Rental	Office	3.67	822	0.18	1.00	3.25	12.27	3.23	-41.51	8.35	7.71	0.00	7.71	-20.32	24.82	1,886	230
Brixton *	Rental	Industrial	2.39	802	0.18	0.98	5.74	4.68	-9.24	-36.19	-0.73	5.41	0.00	5.41	-16.01	24.54	1,827	228
Shaftesbury	Rental	Diversified	4.25	711	0.16	0.86	2.47	17.02	8.98	-25.26	8.92	6.13	0.00	6.13	-13.35	29.70	1,181	166
Helical Bar	Non-Rental	Diversified	3.21	379	0.08	0.46	1.40	20.26	4.79	-29.18	8.91	8.45	0.00	8.45	1.19	27.82	445	118
Big Yellow Group	Rental	Self Storage	3.41	364	0.08	0.44	2.78	32.39	18.39	-34.36	18.90	9.29	0.00	9.29	-20.69	33.42	879	242
Unite Group	Rental	Specialty	2.30	354	0.08	0.43	1.09	8.07	-8.04	-42.42	-1.29	15.72	0.00	15.72	-34.69	31.36	566	160
St Modwen Properties	Rental	Diversified	3.03	340	0.08	0.41	3.86	10.76	-8.15	-39.42	10.74	2.80	1.47	4.27	-20.74	34.53	382	112
Quintain Estates	Non-Rental	Diversified	1.90	304	0.07	0.37	6.46	-4.90	-26.64	-74.89	5.68	18.62	0.00	18.62	-61.37	40.04	616	203
F&C Commercial Prop	Rental	Diversified	0.82	289	0.06	0.35	7.34	-NA-	-4.63	-31.98	3.15	10.10	0.00	10.10	-6.35	17.99	247	85
Workspace Group *	Rental	Office	1.32	283	0.06	0.34	3.44	5.04	-18.30	-62.31	-6.65	3.74	0.00	3.74	-49.70	32.12	405	143
Grainger Plc	Rental	Residential	2.15	258	0.06	0.31	2.97	-0.64	-16.37	-53.01	0.12	7.22	0.00	7.22	-29.58	32.62	443	171
Minerva	Rental	Diversified	1.25	247	0.05	0.30	0.00	-6.95	-22.77	-55.09	42.17	-5.49	0.00	-5.49	-7.25	46.35	525	212
UK Commercial Property Trust	Rental	Diversified	0.75	241	0.05	0.29	0.00	-NA-	-NA-	-12.57	11.57	3.10	0.00	3.10	11.33	-NA-	122	51
CLS Holdings	Rental	Office	3.66	228	0.05	0.28	0.00	9.03	-8.58	-33.70	7.25	4.57	0.00	4.57	12.62	27.78	109	48
Invista Foundation Prop	Rental	Diversified	0.46	203	0.04	0.25	14.59	-NA-	-16.11	-55.74	31.34	5.71	3.86	9.57	-37.04	33.37	216	107
ING UK Real Estate Income Trust	Rental	Diversified	0.45	185	0.04	0.22	13.78	-NA-	-NA-	-52.10	-1.97	3.45	3.59	7.04	-28.51	-NA-	111	60
Development Securities	Non-Rental	Retail	3.60	182	0.04	0.22	2.00	1.33	-11.62	-38.67	24.14	-6.55	0.00	-6.55	-26.20	37.44	158	87
Plaza Centers	Non-Rental	Retail	1.17	169	0.04	0.21	0.00	-NA-	-NA-	-27.14	-27.03	-7.34	0.00	-7.34	-40.77	-NA-	141	84
Capital & Regional Props	Rental	Retail	1.85	163	0.04	0.20	11.88	-3.46	-31.32	-77.05	-2.50	48.80	0.00	48.80	-48.74	58.45	495	304
Mapeley	Rental	Office	11.00	160	0.04	0.19	14.55	-NA-	-18.16	-51.10	-12.44	-5.50	4.04	-1.46	-21.19	34.65	218	136
Daejan Holdings	Rental	Diversified	26.39	160	0.04	0.19	2.77	12.02	-3.59	-22.51	16.72	1.15	0.00	1.15	-11.11	29.94	54	34
Primary Health Prop. *	Rental	Health Care	3.00	125	0.03	0.15	5.50	14.44	3.16	-18.38	7.14	14.94	0.00	14.94	-9.00	32.17	28	23
Standard Life Inv Prop	Rental	Diversified	0.74	95	0.02	0.12	9.02	-NA-	-8.52	-32.55	12.64	6.52	2.45	8.97	1.05	20.54	22	24
Advantage Property Income	Rental	Diversified	0.48	84	0.02	0.10	13.71	-NA-	-NA-	-53.48	10.50	3.26	0.04	3.30	-32.07	-NA-	52	61
ISIS Property Trust 2 Ld	Rental	Diversified	0.82	84	0.02	0.10	8.44	-NA-	-8.26	-36.96	8.67	7.95	0.00	7.95	-5.88	22.21	20	24
Mucklow <A&J>	Rental	Diversified	2.37	70	0.02	0.09	6.78	2.35	-10.51	-25.91	-21.00	10.75	0.00	10.75	-27.67	33.09	17	24
ISIS Property Trust Ld	Rental	Diversified	0.92	65	0.01	0.08	7.66	-NA-	-3.60	-29.28	6.21	6.05	2.31	8.36	-9.27	20.36	19	30
Invesco Property Income Trust	Rental	Diversified	0.26	49	0.01	0.06	23.93	-NA-	-28.17	-72.63	16.85	-2.80	0.00	-2.80	-14.23	45.18	26	53
United Kingdom Total				31,672	7.01	38.51	4.24											

* -5 & -3 Years Total Returns are annualised

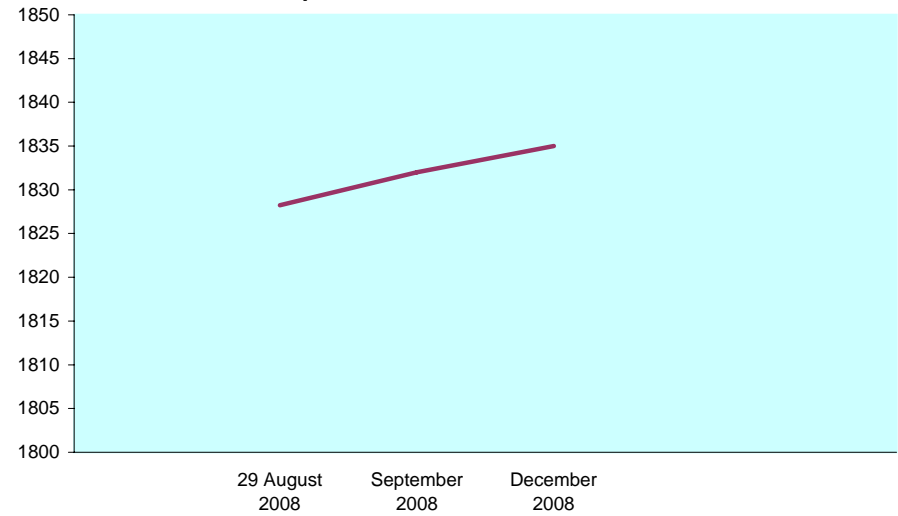
DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

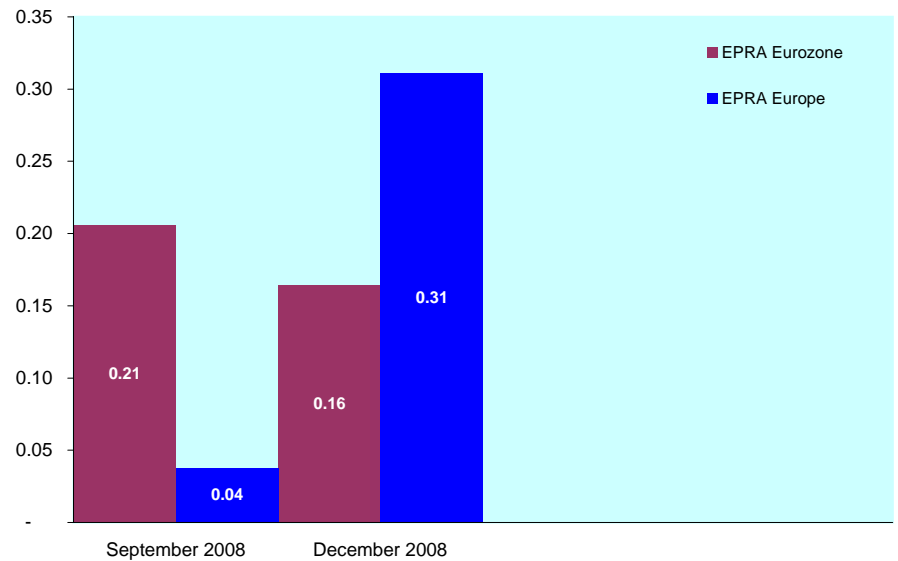
Graph 14: EPRA Europe Future



Graph 15: EPRA Eurozone Future



Graph 16: Futures Spread



Bloomberg

Code	Future Contract	Settlement Date	Underlying Index	Open Interest	Close Value Aug-08
RIEM8		September 2008	EPRA Europe	2,984	1,609.50
RIEU8		December 2008	EPRA Europe	-	1,614.50
REIM8		September 2008	EPRA Eurozone	1,146	1,832.00
REIU8		December 2008	EPRA Eurozone	-	1,835.00

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>

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08								
Europe	EUR	2,200.78	82,250.33	100.00	4.81	11.09	-3.04	-32.63	2.24	1.66	-16.16	17.10
Euro Zone	EUR	2,664.52	41,815.52	50.84	5.08	13.78	-0.27	-24.54	-1.77	0.59	-12.49	17.10
Europe Ex UK	EUR	2,806.23	50,578.69	61.49	5.17	14.45	0.45	-23.75	-0.82	0.74	-12.20	16.96
Europe Liquid 40	EUR	2,167.88	66,861.34	81.29	4.71	11.32	-2.78	-32.90	2.86	2.13	-15.26	17.82
Europe Liquid 40 Ex UK	EUR	3,071.20	37,933.28	46.12	5.09	15.83	1.91	-22.64	-0.73	1.30	-9.94	17.70
Europe ex UK Dividend+	EUR	2,280.81	41,413.06	50.35	5.69	16.66	3.43	-19.21	1.91	1.20	-9.15	17.20
Europe (UK Restricted)	EUR	2,102.70	69,816.05	84.88	4.91	12.46	-1.91	-29.87	1.36	1.40	-14.81	16.79
Euro Zone Capped	EUR	2,605.86	33,748.35	41.03	5.12	-NA-	-NA-	-26.19	-1.72	1.10	-14.61	-NA-
Europe Capped	EUR	2,190.55	78,576.58	95.53	4.81	-NA-	-NA-	-32.95	2.45	1.81	-16.56	-NA-
Europe Ex UK Capped	EUR	2,770.13	43,489.42	52.87	5.21	-NA-	-NA-	-24.78	-0.62	1.12	-13.61	-NA-
Europe Liquid 40 Capped	EUR	2,136.90	59,487.32	72.32	4.68	-NA-	-NA-	-33.86	3.19	2.48	-16.17	-NA-
Europe Liquid 40 Ex UK Capped	EUR	3,008.81	28,864.31	35.09	5.14	-NA-	-NA-	-24.37	-0.38	2.16	-12.11	-NA-
UK	EUR	1,663.66	31,671.64	38.51	4.24	6.71	-7.88	-43.27	7.51	3.15	-21.87	20.66
Netherlands	EUR	2,949.62	8,204.52	9.98	6.42	14.80	4.85	-12.55	1.52	1.04	-7.69	17.52
France	EUR	3,699.02	20,527.88	24.96	5.11	21.56	6.68	-19.31	-2.06	-0.28	-7.66	20.56
Austria	EUR	1,080.64	4,933.74	6.00	3.07	-2.46	-11.19	-36.16	-11.43	0.47	-18.97	19.07
Sweden	EUR	3,461.24	4,008.06	4.87	7.63	18.58	2.30	-22.99	10.51	6.71	-12.19	23.96
Germany	EUR	714.20	2,502.50	3.04	5.26	1.49	-14.06	-45.27	-0.03	3.32	-32.04	24.68
Switzerland	EUR	1,917.45	3,334.45	4.05	4.14	12.21	6.43	4.37	6.31	1.76	17.84	14.71
Belgium	EUR	2,095.98	2,661.44	3.24	6.23	9.70	4.08	1.00	9.57	5.75	2.29	11.70
Italy	EUR	2,162.58	1,022.57	1.24	3.07	5.84	-15.59	-48.05	14.86	-0.34	-29.53	28.28
Denmark	EUR	436.65	219.99	0.27	0.00	10.22	0.24	-51.54	-5.64	4.51	-19.32	37.62
Finland	EUR	3,309.22	1,178.79	1.43	4.78	12.67	-0.63	-35.96	-8.27	-2.03	-22.51	23.65
Poland	EUR	1,443.86	813.26	0.99	0.00	-NA-	-NA-	-31.93	-17.23	-18.03	-39.37	-NA-
Greece	EUR	1,323.00	730.22	0.89	1.07	-NA-	17.08	-26.35	-7.83	-1.00	-16.02	29.85
Norway	EUR	322.44	387.41	0.47	12.12	-17.24	-NA-	-65.63	-13.25	-2.76	-65.10	-NA-
Spain	EUR	1,093.61	53.86	0.07	7.88	-7.92	-40.67	-78.00	5.49	14.71	-63.08	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08								
Europe	USD	3,218.34	121,093.50	100.00	4.81	17.81	2.95	-27.24	-4.46	-4.08	-15.58	16.54
Euro Zone	USD	3,869.36	61,563.12	50.84	5.08	20.66	5.90	-18.51	-8.21	-5.09	-11.88	17.42
Europe Ex UK	USD	4,102.88	74,464.75	61.49	5.17	21.37	6.67	-17.65	-7.32	-4.94	-11.59	17.27
Europe Liquid 40	USD	2,536.15	98,436.96	81.29	4.71	18.26	3.23	-27.53	-3.89	-3.63	-14.66	17.07
Europe Liquid 40 Ex UK	USD	3,593.20	55,847.47	46.12	5.09	23.05	8.21	-16.45	-7.24	-4.41	-9.31	17.81
Europe ex UK Dividend+	USD	2,773.65	60,970.60	50.35	5.69	23.93	9.82	-12.74	-4.77	-4.51	-8.51	17.50
Europe (UK Restricted)	USD	1,198.83	102,787.05	84.88	4.91	19.47	4.15	-24.26	-5.29	-4.32	-14.22	16.49
Euro Zone Capped	USD	3,784.09	49,686.18	41.03	5.12	-NA-	-NA-	-20.29	-8.17	-4.61	-14.01	-NA-
Europe Capped	USD	3,203.36	115,684.79	95.53	4.81	-NA-	-NA-	-27.59	-4.27	-3.93	-15.98	-NA-
Europe Ex UK Capped	USD	4,050.01	64,027.53	52.87	5.21	-NA-	-NA-	-18.76	-7.14	-4.59	-13.01	-NA-
Europe Liquid 40 Capped	USD	2,499.87	87,580.52	72.32	4.68	-NA-	-NA-	-28.56	-3.58	-3.30	-15.59	-NA-
Europe Liquid 40 Ex UK Capped	USD	3,520.10	42,495.63	35.09	5.14	-NA-	-NA-	-18.32	-6.91	-3.60	-11.50	-NA-
UK	USD	2,443.69	46,628.74	38.51	4.24	13.16	-2.18	-38.73	0.46	-2.67	-21.32	19.25
Netherlands	USD	4,210.04	12,079.15	9.98	6.42	21.74	11.33	-5.55	-5.14	-4.66	-7.05	17.32
France	USD	5,412.31	30,222.29	24.96	5.11	28.91	13.27	-12.85	-8.48	-5.90	-7.01	20.69
Austria	USD	1,814.69	7,263.73	6.00	3.07	3.44	-5.70	-31.06	-17.24	-5.19	-18.41	18.99
Sweden	USD	5,084.10	5,900.89	4.87	7.63	25.74	8.62	-16.83	3.26	0.69	-11.58	23.16
Germany	USD	1,044.92	3,684.31	3.04	5.26	7.63	-8.74	-40.89	-6.58	-2.51	-31.56	25.80
Switzerland	USD	2,816.49	4,909.17	4.05	4.14	18.99	13.01	12.71	-0.66	-3.98	18.67	15.91
Belgium	USD	3,064.66	3,918.31	3.24	6.23	16.31	10.50	9.08	2.38	-0.22	3.01	11.08
Italy	USD	3,164.31	1,505.48	1.24	3.07	12.24	-10.37	-43.89	7.33	-5.96	-29.03	29.05
Denmark	USD	641.38	323.88	0.27	0.00	16.89	6.43	-47.66	-11.83	-1.38	-18.76	37.76
Finland	USD	4,839.55	1,735.47	1.43	4.78	19.48	5.50	-30.87	-14.28	-7.56	-22.00	24.77
Poland	USD	2,120.83	1,197.32	0.99	0.00	-NA-	-NA-	-26.48	-22.66	-22.65	-38.95	-NA-
Greece	USD	1,584.45	1,075.08	0.89	1.07	-NA-	24.31	-20.46	-13.88	-6.58	-15.43	28.91
Norway	USD	473.62	570.37	0.47	12.12	-10.17	-NA-	-62.88	-18.94	-8.25	-64.86	-NA-
Spain	USD	1,601.09	79.30	0.07	7.88	-2.35	-37.00	-76.24	-1.43	8.24	-62.81	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (% Weight) Aug-08		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
Europe	GBP	2,843.65	66,390.72	100.00	4.81	14.50	2.47	-19.54	4.25	4.18	-7.86	17.00
Euro Zone	GBP	3,418.88	33,752.60	50.84	5.08	17.28	5.41	-9.88	0.15	3.08	-3.83	17.54
Europe Ex UK	GBP	3,625.21	40,826.05	61.49	5.17	17.96	6.17	-8.93	1.13	3.24	-3.51	17.49
Europe Liquid 40	GBP	2,240.88	53,969.05	81.29	4.71	14.93	2.75	-19.86	4.87	4.67	-6.87	17.61
Europe Liquid 40 Ex UK	GBP	3,174.87	30,618.93	46.12	5.09	19.60	7.71	-7.60	1.22	3.82	-1.02	18.15
Europe ex UK Dividend+	GBP	2,725.72	33,427.74	50.35	5.69	20.23	9.31	-3.51	3.91	3.71	-0.15	17.94
Europe (UK Restricted)	GBP	1,059.26	56,354.03	84.88	4.91	16.11	3.67	-16.24	3.34	3.91	-6.38	16.89
Euro Zone Capped	GBP	3,343.54	27,240.95	41.03	5.12	-NA-	-NA-	-11.85	0.20	3.60	-6.15	-NA-
Europe Capped	GBP	2,830.41	63,425.34	95.53	4.81	-NA-	-NA-	-19.92	4.46	4.33	-8.30	-NA-
Europe Ex UK Capped	GBP	3,578.50	35,103.74	52.87	5.21	-NA-	-NA-	-10.16	1.32	3.63	-5.06	-NA-
Europe Liquid 40 Capped	GBP	2,208.83	48,016.90	72.32	4.68	-NA-	-NA-	-21.00	5.21	5.02	-7.87	-NA-
Europe Liquid 40 Ex UK Capped	GBP	3,110.28	23,298.65	35.09	5.14	-NA-	-NA-	-9.67	1.57	4.70	-3.41	-NA-
UK	GBP	2,170.04	25,564.67	38.51	4.24	9.97	-2.64	-32.24	9.62	5.71	-14.13	19.96
Netherlands	GBP	3,719.90	6,622.51	9.98	6.42	18.32	10.81	4.45	3.50	3.54	1.45	17.95
France	GBP	4,782.19	16,569.67	24.96	5.11	25.29	12.75	-3.63	-0.14	2.20	1.49	21.36
Austria	GBP	1,603.42	3,982.41	6.00	3.07	0.53	-6.14	-23.76	-9.70	2.97	-10.95	18.50
Sweden	GBP	4,492.20	3,235.22	4.87	7.63	22.21	8.11	-8.02	12.67	9.36	-3.50	25.01
Germany	GBP	923.27	2,019.96	3.04	5.26	4.60	-9.17	-34.63	1.93	5.88	-25.31	24.64
Switzerland	GBP	2,488.58	2,691.50	4.05	4.14	15.65	12.48	24.64	8.39	4.29	29.51	16.38
Belgium	GBP	2,707.86	2,148.25	3.24	6.23	13.05	9.98	20.62	11.71	8.37	12.42	13.44
Italy	GBP	2,795.91	825.40	1.24	3.07	9.09	-10.78	-37.95	17.11	2.13	-22.55	28.29
Denmark	GBP	566.71	177.57	0.27	0.00	13.60	5.93	-42.12	-3.79	7.10	-11.34	37.07
Finland	GBP	4,276.12	951.49	1.43	4.78	16.12	5.01	-23.55	-6.47	0.40	-14.88	24.55
Poland	GBP	1,873.92	656.45	0.99	0.00	-NA-	-NA-	-18.70	-15.61	-16.00	-33.37	-NA-
Greece	GBP	1,399.98	589.42	0.89	1.07	-NA-	23.73	-12.04	-6.03	1.46	-7.70	29.41
Norway	GBP	418.48	312.71	0.47	12.12	-14.03	-NA-	-58.95	-11.56	-0.35	-61.65	-NA-
Spain	GBP	1,414.68	43.48	0.07	7.88	-5.09	-37.29	-73.72	7.56	17.56	-59.41	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
Europe	JPY	3,412.34	13,141,671.58	100.00	4.81	16.11	2.14	-31.88	-2.19	-3.69	-17.99	18.16
Euro Zone	JPY	4,102.61	6,681,137.69	50.84	5.08	18.93	5.06	-23.70	-6.03	-4.70	-14.39	19.04
Europe Ex UK	JPY	4,350.20	8,081,287.26	61.49	5.17	19.63	5.82	-22.90	-5.12	-4.55	-14.11	18.79
Europe Liquid 40	JPY	2,689.03	10,682,871.35	81.29	4.71	16.56	2.42	-32.15	-1.60	-3.23	-17.10	18.58
Europe Liquid 40 Ex UK	JPY	3,809.80	6,060,846.83	46.12	5.09	21.28	7.36	-21.77	-5.03	-4.02	-11.90	19.30
Europe ex UK Dividend+	JPY	2,716.45	6,616,834.69	50.35	5.69	22.15	8.95	-18.31	-2.51	-4.12	-11.12	18.79
Europe (UK Restricted)	JPY	1,271.10	11,154,964.69	84.88	4.91	17.75	3.33	-29.09	-3.04	-3.93	-16.67	18.10
Euro Zone Capped	JPY	4,012.20	5,392,193.18	41.03	5.12	-NA-	-NA-	-25.37	-5.98	-4.22	-16.46	-NA-
Europe Capped	JPY	3,396.46	12,554,691.78	95.53	4.81	-NA-	-NA-	-32.20	-1.99	-3.54	-18.37	-NA-
Europe Ex UK Capped	JPY	4,294.15	6,948,588.10	52.87	5.21	-NA-	-NA-	-23.94	-4.93	-4.20	-15.49	-NA-
Europe Liquid 40 Capped	JPY	2,650.57	9,504,676.16	72.32	4.68	-NA-	-NA-	-33.12	-1.28	-2.91	-18.00	-NA-
Europe Liquid 40 Ex UK Capped	JPY	3,732.30	4,611,838.26	35.09	5.14	-NA-	-NA-	-23.53	-4.70	-3.21	-14.03	-NA-
UK	JPY	2,591.00	5,060,384.32	38.51	4.24	11.53	-2.96	-42.64	2.85	-2.27	-23.57	20.69
Netherlands	JPY	4,463.83	1,310,889.48	9.98	6.42	19.99	10.45	-11.57	-2.88	-4.28	-9.70	18.95
France	JPY	5,738.56	3,279,873.55	24.96	5.11	27.05	12.38	-18.41	-6.31	-5.52	-9.66	21.49
Austria	JPY	1,924.08	788,296.27	6.00	3.07	1.95	-6.45	-35.45	-15.27	-4.81	-20.74	21.56
Sweden	JPY	5,390.58	640,394.15	4.87	7.63	23.93	7.76	-22.13	5.72	1.10	-14.11	24.39
Germany	JPY	1,107.91	399,840.09	3.04	5.26	6.08	-9.46	-44.66	-4.36	-2.11	-33.51	27.04
Switzerland	JPY	2,986.27	532,767.50	4.05	4.14	17.28	12.12	5.52	1.70	-3.59	15.28	14.77
Belgium	JPY	3,249.39	425,234.89	3.24	6.23	14.64	9.62	2.12	4.82	0.19	0.07	12.25
Italy	JPY	3,355.05	163,382.36	1.24	3.07	10.62	-11.07	-47.47	9.88	-5.58	-31.06	31.04
Denmark	JPY	680.04	35,148.56	0.27	0.00	15.20	5.59	-51.00	-9.73	-0.98	-21.08	38.88
Finland	JPY	5,131.28	188,342.23	1.43	4.78	17.76	4.67	-35.27	-12.24	-7.18	-24.23	25.72
Poland	JPY	2,248.68	129,939.63	0.99	0.00	-NA-	-NA-	-31.17	-20.82	-22.34	-40.69	-NA-
Greece	JPY	1,679.96	116,672.77	0.89	1.07	-NA-	23.33	-25.53	-11.83	-6.20	-17.84	31.74
Norway	JPY	502.17	61,899.72	0.47	12.12	-11.46	-NA-	-65.24	-17.02	-7.87	-65.86	-NA-
Spain	JPY	1,697.60	8,606.05	0.07	7.88	-3.75	-37.49	-77.75	0.92	8.68	-63.87	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - 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 Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Switzerland	CHF	1,942.72	5,391.99	0.04	4.14	13.35	8.00	2.45	7.12	0.64	15.12	14.67
Sweden	SEK	3,844.28	37,897.58	0.29	7.63	19.29	2.73	-22.43	10.25	6.86	-12.11	23.51
Denmark	DKK	438.27	1,640.57	0.01	0.00	10.22	0.23	-51.48	-5.64	4.46	-19.31	37.59
Poland	PLN	1,488.10	2,709.61	0.02	0.00	-NA-	-NA-	-40.76	-17.71	-14.91	-43.82	-NA-
Norway	NOK	412.51	3,085.03	0.02	12.12	-14.91	-NA-	-65.52	-13.92	-3.32	-65.00	33.71

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	1,368.02	82,250.33	100.00	4.05	-NA-	-3.50	-33.06	2.18	1.64	-16.62	17.15
Euro Zone	EUR	1,583.77	41,815.52	50.84	3.95	-NA-	-1.06	-25.25	-1.89	0.56	-13.15	17.16
Europe Ex UK	EUR	2,713.06	50,578.69	61.49	3.93	13.39	-0.39	-24.54	-0.92	0.72	-12.98	17.03
Europe Liquid 40	EUR	2,118.15	66,861.34	81.29	4.01	-NA-	-3.12	-33.12	2.79	2.13	-15.69	17.83
Europe Liquid 40 Ex UK	EUR	2,938.50	37,933.28	46.12	3.87	-NA-	1.21	-23.06	-0.84	1.30	-10.75	17.76
Europe (UK Restricted)	EUR	2,102.70	69,816.05	84.88	4.02	12.46	-1.91	-29.87	1.36	1.40	-14.81	16.79
UK	EUR	1,100.73	31,671.64	38.51	4.24	-NA-	-7.88	-43.27	7.51	3.15	-21.87	20.66
Netherlands	EUR	2,833.41	8,204.52	9.98	5.46	-NA-	-NA-	-13.27	1.42	0.96	-8.34	-NA-
France	EUR	3,581.87	20,527.88	24.96	3.83	-NA-	-NA-	-20.20	-2.27	-0.30	-8.54	-NA-
Austria	EUR	1,074.50	4,933.74	6.00	2.30	-NA-	-NA-	-36.51	-11.43	0.47	-19.01	-NA-
Sweden	EUR	3,275.68	4,008.06	4.87	3.07	-NA-	-NA-	-24.41	10.51	6.71	-13.82	-NA-
Germany	EUR	696.14	2,502.50	3.04	4.15	-NA-	-NA-	-45.77	-0.02	3.32	-32.64	-NA-
Switzerland	EUR	1,866.38	3,334.45	4.05	3.07	-NA-	-NA-	2.81	6.31	1.76	16.22	-NA-
Belgium	EUR	1,987.21	2,661.44	3.24	4.67	-NA-	-NA-	-0.17	9.57	5.75	1.44	-NA-
Italy	EUR	2,110.13	1,022.57	1.24	2.24	-NA-	-NA-	-48.43	14.86	-0.34	-30.05	-NA-
Denmark	EUR	429.54	219.99	0.27	0.00	-NA-	-NA-	-51.54	-5.64	4.51	-19.32	-NA-
Finland	EUR	3,160.22	1,178.79	1.43	3.44	-NA-	-NA-	-36.62	-8.27	-2.03	-23.31	-NA-
Poland	EUR	1,443.86	813.26	0.99	0.00	-NA-	-NA-	-31.93	-17.23	-18.03	-39.37	-NA-
Greece	EUR	1,323.00	730.22	0.89	1.07	-NA-	-NA-	-26.35	-7.83	-1.00	-16.02	-NA-
Norway	EUR	310.16	387.41	0.47	9.09	-NA-	-NA-	-66.68	-13.26	-2.76	-66.17	-NA-
Spain	EUR	1,076.95	53.86	0.07	3.07	-NA-	-NA-	-78.20	5.49	14.71	-63.40	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	1,600.30	121,093.50	100.00	4.05	-NA-	2.46	-27.70	-4.52	-4.09	-16.04	16.58
Euro Zone	USD	1,852.81	61,563.12	50.84	3.95	-NA-	5.06	-19.27	-8.32	-5.11	-12.54	17.46
Europe Ex UK	USD	3,969.04	74,464.75	61.49	3.93	20.46	5.77	-18.50	-7.41	-4.96	-12.37	17.32
Europe Liquid 40	USD	2,480.00	98,436.96	81.29	4.01	-NA-	2.90	-27.72	-3.95	-3.63	-15.10	17.08
Europe Liquid 40 Ex UK	USD	3,443.47	55,847.47	46.12	3.87	-NA-	7.54	-16.77	-7.34	-4.42	-10.13	17.89
Europe (UK Restricted)	USD	1,198.83	102,787.05	84.88	4.02	19.47	4.15	-24.26	-5.29	-4.32	-14.22	16.49
UK	USD	1,287.61	46,628.74	38.51	4.24	-NA-	-2.18	-38.73	0.46	-2.67	-21.32	19.25
Netherlands	USD	4,044.30	12,079.15	9.98	5.46	-NA-	-NA-	-6.34	-5.23	-4.74	-7.70	-NA-
France	USD	5,240.81	30,222.29	24.96	3.83	-NA-	-NA-	-13.81	-8.68	-5.92	-7.90	-NA-
Austria	USD	1,804.38	7,263.73	6.00	2.30	-NA-	-NA-	-31.43	-17.24	-5.19	-18.44	-NA-
Sweden	USD	4,811.54	5,900.89	4.87	3.07	-NA-	-NA-	-18.37	3.26	0.69	-13.22	-NA-
Germany	USD	1,018.48	3,684.31	3.04	4.15	-NA-	-NA-	-41.42	-6.58	-2.51	-32.16	-NA-
Switzerland	USD	2,741.47	4,909.17	4.05	3.07	-NA-	-NA-	11.03	-0.66	-3.98	17.03	-NA-
Belgium	USD	2,905.94	3,918.31	3.24	4.67	-NA-	-NA-	7.82	2.38	-0.22	2.15	-NA-
Italy	USD	3,087.41	1,505.48	1.24	2.24	-NA-	-NA-	-44.30	7.33	-5.96	-29.55	-NA-
Denmark	USD	630.94	323.88	0.27	0.00	-NA-	-NA-	-47.66	-11.83	-1.38	-18.76	-NA-
Finland	USD	4,621.84	1,735.47	1.43	3.44	-NA-	-NA-	-31.57	-14.28	-7.56	-22.80	-NA-
Poland	USD	2,120.83	1,197.32	0.99	0.00	-NA-	-NA-	-26.48	-22.66	-22.65	-38.95	-NA-
Greece	USD	1,584.45	1,075.08	0.89	1.07	-NA-	-NA-	-20.46	-13.88	-6.58	-15.43	-NA-
Norway	USD	455.59	570.37	0.47	9.09	-NA-	-NA-	-64.01	-18.94	-8.25	-65.93	-NA-
Spain	USD	1,576.57	79.30	0.07	3.07	-NA-	-NA-	-76.45	-1.43	8.24	-63.13	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe	GBP	1,413.99	66,390.72	100.00	3.87	-NA-	1.99	-20.05	4.18	4.16	-8.37	17.06
Euro Zone	GBP	1,637.10	33,752.60	50.84	3.95	-NA-	4.57	-10.72	0.03	3.05	-4.55	17.62
Europe Ex UK	GBP	3,506.96	40,826.05	61.49	3.93	17.07	5.27	-9.88	1.02	3.22	-4.37	17.58
Europe Liquid 40	GBP	2,191.28	53,969.05	81.29	4.01	-NA-	2.42	-20.06	4.81	4.66	-7.34	17.65
Europe Liquid 40 Ex UK	GBP	3,042.58	30,618.93	46.12	3.87	-NA-	7.03	-7.96	1.10	3.81	-1.91	18.27
Europe (UK Restricted)	GBP	1,059.26	56,354.03	84.88	4.02	16.11	3.67	-16.24	3.34	3.91	-6.38	16.89
UK	GBP	1,137.70	25,564.67	38.51	4.24	-NA-	-2.64	-32.24	9.62	5.71	-14.13	19.96
Netherlands	GBP	3,573.45	6,622.51	9.98	5.46	-NA-	-NA-	3.58	3.40	3.46	0.73	-NA-
France	GBP	4,630.67	16,569.67	24.96	3.83	-NA-	-NA-	-4.69	-0.36	2.17	0.52	-NA-
Austria	GBP	1,594.31	3,982.41	6.00	2.30	-NA-	-NA-	-24.17	-9.70	2.96	-10.99	-NA-
Sweden	GBP	4,251.37	3,235.22	4.87	3.07	-NA-	-NA-	-9.73	12.67	9.36	-5.29	-NA-
Germany	GBP	899.91	2,019.96	3.04	4.15	-NA-	-NA-	-35.22	1.93	5.88	-25.96	-NA-
Switzerland	GBP	2,422.30	2,691.50	4.05	3.07	-NA-	-NA-	22.79	8.39	4.29	27.72	-NA-
Belgium	GBP	2,567.62	2,148.25	3.24	4.67	-NA-	-NA-	19.23	11.71	8.37	11.48	-NA-
Italy	GBP	2,727.97	825.40	1.24	2.24	-NA-	-NA-	-38.41	17.11	2.13	-23.12	-NA-
Denmark	GBP	557.49	177.57	0.27	0.00	-NA-	-NA-	-42.12	-3.79	7.10	-11.34	-NA-
Finland	GBP	4,083.76	951.49	1.43	3.44	-NA-	-NA-	-24.32	-6.47	0.40	-15.74	-NA-
Poland	GBP	1,873.92	656.45	0.99	0.00	-NA-	-NA-	-18.70	-15.61	-16.00	-33.37	-NA-
Greece	GBP	1,399.98	589.42	0.89	1.07	-NA-	-NA-	-12.04	-6.03	1.46	-7.70	-NA-
Norway	GBP	402.55	312.71	0.47	9.09	-NA-	-NA-	-60.20	-11.55	-0.35	-62.82	-NA-
Spain	GBP	1,393.02	43.48	0.07	3.07	-NA-	-NA-	-73.95	7.56	17.56	-59.77	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe	JPY	1,696.77	13,141,671.58	100.00	0.00	-NA-	1.66	-32.31	-2.25	-3.70	-18.44	18.18
Euro Zone	JPY	1,964.49	6,681,137.69	50.84	3.95	-NA-	4.23	-24.41	-6.14	-4.73	-15.04	19.07
Europe Ex UK	JPY	4,208.30	8,081,287.26	61.49	3.93	18.72	4.93	-23.70	-5.21	-4.57	-14.88	18.82
Europe Liquid 40	JPY	2,629.50	10,682,871.35	81.29	4.01	-NA-	2.09	-32.32	-1.66	-3.24	-17.53	18.58
Europe Liquid 40 Ex UK	JPY	3,651.05	6,060,846.83	46.12	3.87	-NA-	6.69	-22.08	-5.14	-4.03	-12.69	19.35
Europe (UK Restricted)	JPY	1,271.10	11,154,964.69	84.88	4.02	17.75	3.33	-29.09	-3.04	-3.93	-16.67	18.10
UK	JPY	1,365.23	5,060,384.32	38.51	4.24	-NA-	-2.96	-42.63	2.85	-2.27	-23.57	20.69
Netherlands	JPY	4,288.09	1,310,889.48	9.98	5.46	-NA-	-NA-	-12.31	-2.98	-4.35	-10.34	-NA-
France	JPY	5,556.73	3,279,873.55	24.96	3.83	-NA-	-NA-	-19.31	-6.51	-5.54	-10.53	-NA-
Austria	JPY	1,913.15	788,296.27	6.00	2.30	-NA-	-NA-	-35.81	-15.27	-4.81	-20.77	-NA-
Sweden	JPY	5,101.58	640,394.15	4.87	3.07	-NA-	-NA-	-23.57	5.72	1.10	-15.69	-NA-
Germany	JPY	1,079.88	399,840.09	3.04	4.15	-NA-	-NA-	-45.16	-4.36	-2.11	-34.10	-NA-
Switzerland	JPY	2,906.72	532,767.50	4.05	3.07	-NA-	-NA-	3.95	1.70	-3.59	13.69	-NA-
Belgium	JPY	3,081.11	425,234.89	3.24	4.67	-NA-	-NA-	0.94	4.82	0.19	-0.77	-NA-
Italy	JPY	3,273.52	163,382.36	1.24	2.24	-NA-	-NA-	-47.85	9.88	-5.58	-31.57	-NA-
Denmark	JPY	668.97	35,148.56	0.27	0.00	-NA-	-NA-	-51.00	-9.73	-0.98	-21.08	-NA-
Finland	JPY	4,900.45	188,342.23	1.43	3.44	-NA-	-NA-	-35.93	-12.24	-7.18	-25.00	-NA-
Poland	JPY	2,248.68	129,939.63	0.99	0.00	-NA-	-NA-	-31.17	-20.82	-22.34	-40.69	-NA-
Greece	JPY	1,679.96	116,672.77	0.89	1.07	-NA-	-NA-	-25.53	-11.83	-6.20	-17.84	-NA-
Norway	JPY	483.05	61,899.72	0.47	9.09	-NA-	-NA-	-66.31	-17.02	-7.87	-66.90	-NA-
Spain	JPY	1,671.60	8,606.05	0.07	3.07	-NA-	-NA-	-77.95	0.92	8.68	-64.19	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Switzerland	CHF	1,890.88	5,391.99	4.05	3.07	-NA-	-NA-	0.93	7.12	0.64	13.53	-NA-
Sweden	SEK	3,637.77	37,897.58	4.87	3.07	-NA-	-NA-	-23.87	10.25	6.86	-13.75	-NA-
Denmark	DKK	431.13	1,640.57	0.27	0.00	-NA-	-NA-	-51.48	-5.64	4.47	-19.31	-NA-
Poland	PLN	1,488.10	2,709.61	0.99	0.00	-NA-	-NA-	-40.76	-17.71	-14.91	-43.82	-NA-
Norway	NKK	396.83	3,085.03	0.47	9.09	-NA-	-NA-	-66.57	-13.92	-3.32	-66.07	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe	EUR	1,608.89	82,250.33	100.00	0.00	7.51	-6.03	-35.41	1.66	1.39	-18.96	17.36
Euro Zone	EUR	1,828.24	41,815.52	50.84	0.00	9.49	-3.59	-27.65	-2.30	0.44	-15.45	17.38
Europe Ex UK	EUR	1,944.00	50,578.69	61.49	0.00	10.23	-2.92	-27.00	-1.26	0.62	-15.39	17.26
Europe Liquid 40	EUR	1,548.12	66,861.34	81.29	0.00	7.75	-5.74	-35.67	2.24	1.90	-18.03	18.07
Europe Liquid 40 Ex UK	EUR	2,041.28	37,933.28	46.12	0.00	11.55	-1.56	-26.02	-1.19	1.25	-13.25	18.02
Europe ex UK Dividend+	EUR	2,012.01	41,413.06	50.35	0.00	11.06	-0.69	-23.09	1.34	1.06	-13.04	17.64
Europe (UK Restricted)	EUR	1,561.00	69,816.05	84.88	0.00	8.56	-5.03	-32.80	0.82	1.17	-17.74	17.07
Euro Zone Capped	EUR	1,791.11	33,748.35	41.03	0.00	-NA-	-NA-	-29.19	-2.06	0.92	-17.48	-NA-
Europe Capped	EUR	1,601.62	78,576.58	95.53	0.00	-NA-	-NA-	-35.71	1.91	1.53	-19.34	-NA-
Europe Ex UK Capped	EUR	1,920.79	43,489.42	52.87	0.00	-NA-	-NA-	-27.97	-0.92	0.98	-16.78	-NA-
Europe Liquid 40 Capped	EUR	1,526.73	59,487.32	72.32	0.00	-NA-	-NA-	-36.57	2.63	2.21	-18.93	-NA-
Europe Liquid 40 Ex UK Capped	EUR	2,003.96	28,864.31	35.09	0.00	-NA-	-NA-	-27.65	-0.59	2.10	-15.40	-NA-
UK	EUR	1,279.57	31,671.64	38.51	0.00	3.81	-10.40	-45.46	6.69	2.64	-24.08	20.81
Netherlands	EUR	1,687.89	8,204.52	9.98	0.00	8.79	-0.19	-17.25	0.86	0.52	-11.92	17.97
France	EUR	2,677.75	20,527.88	24.96	0.00	17.09	3.01	-22.79	-2.90	-0.36	-11.12	20.89
Austria	EUR	1,056.45	4,933.74	6.00	0.00	-2.90	-11.86	-37.54	-11.43	0.47	-19.10	19.11
Sweden	EUR	2,318.71	4,008.06	4.87	0.00	13.60	-2.56	-27.61	10.50	6.71	-17.46	24.57
Germany	EUR	527.36	2,502.50	3.04	0.00	-1.90	-16.52	-47.57	-0.02	3.32	-34.80	25.19
Switzerland	EUR	1,538.27	3,334.45	4.05	0.00	9.55	3.90	0.01	6.31	1.76	13.28	15.30
Belgium	EUR	1,236.15	2,661.44	3.24	0.00	3.37	-1.69	-3.57	9.57	5.75	-1.06	12.60
Italy	EUR	1,701.17	1,022.57	1.24	0.00	3.25	-17.45	-49.44	14.86	-0.34	-31.41	28.62
Denmark	EUR	398.78	219.99	0.27	0.00	8.95	-0.20	-51.54	-5.64	4.51	-19.32	37.55
Finland	EUR	2,193.99	1,178.79	1.43	0.00	8.49	-3.98	-38.27	-8.27	-2.03	-25.30	23.05
Poland	EUR	1,443.86	813.26	0.99	0.00	-NA-	-NA-	-31.93	-17.23	-18.03	-39.37	-NA-
Greece	EUR	1,222.96	730.22	0.89	0.00	-NA-	15.88	-26.82	-7.83	-1.00	-16.33	29.88
Norway	EUR	276.93	387.41	0.47	0.00	-19.53	-NA-	-69.55	-13.26	-2.76	-69.08	-NA-
Spain	EUR	829.37	53.86	0.07	0.00	-10.50	-42.19	-79.03	5.49	14.71	-64.79	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(% Weight) Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe	USD	2,352.48	121,093.50	100.00	0.00	14.01	-0.22	-30.25	-5.00	-4.33	-18.39	16.78
Euro Zone	USD	2,673.38	61,563.12	50.84	0.00	16.11	2.37	-21.87	-8.71	-5.22	-14.86	17.63
Europe Ex UK	USD	2,842.57	74,464.75	61.49	0.00	16.89	3.08	-21.16	-7.73	-5.05	-14.80	17.49
Europe Liquid 40	USD	1,811.06	98,436.96	81.29	0.00	14.47	0.09	-30.52	-4.46	-3.85	-17.46	17.30
Europe Liquid 40 Ex UK	USD	2,388.25	55,847.47	46.12	0.00	18.50	4.53	-20.10	-7.67	-4.46	-12.64	18.04
Europe ex UK Dividend+	USD	2,446.77	60,970.60	50.35	0.00	17.98	5.45	-16.94	-5.30	-4.64	-12.44	17.83
Europe (UK Restricted)	USD	1,059.69	102,787.05	84.88	0.00	15.32	0.84	-27.43	-5.79	-4.53	-17.16	16.73
Euro Zone Capped	USD	2,619.09	49,686.18	41.03	0.00	-NA-	-NA-	-23.53	-8.48	-4.77	-16.91	-NA-
Europe Capped	USD	2,341.85	115,684.79	95.53	0.00	-NA-	-NA-	-30.57	-4.77	-4.19	-18.78	-NA-
Europe Ex UK Capped	USD	2,808.64	64,027.53	52.87	0.00	-NA-	-NA-	-22.21	-7.42	-4.71	-16.20	-NA-
Europe Liquid 40 Capped	USD	1,786.03	87,580.52	72.32	0.00	-NA-	-NA-	-31.49	-4.10	-3.55	-18.37	-NA-
Europe Liquid 40 Ex UK Capped	USD	2,344.59	42,495.63	35.09	0.00	-NA-	-NA-	-21.87	-7.10	-3.66	-14.81	-NA-
UK	USD	1,879.51	46,628.74	38.51	0.00	10.08	-4.86	-41.10	-0.31	-3.15	-23.55	19.45
Netherlands	USD	2,467.81	12,079.15	9.98	0.00	15.37	5.98	-10.64	-5.75	-5.15	-11.31	17.53
France	USD	3,915.06	30,222.29	24.96	0.00	24.16	9.37	-16.62	-9.27	-5.98	-10.50	21.03
Austria	USD	1,774.17	7,263.73	6.00	0.00	2.97	-6.41	-32.54	-17.24	-5.19	-18.54	18.99
Sweden	USD	3,405.89	5,900.89	4.87	0.00	20.47	3.46	-21.82	3.26	0.69	-16.88	23.64
Germany	USD	771.04	3,684.31	3.04	0.00	4.03	-11.36	-43.38	-6.58	-2.51	-34.35	26.31
Switzerland	USD	2,259.51	4,909.17	4.05	0.00	16.17	10.32	8.01	-0.66	-3.98	14.07	16.35
Belgium	USD	1,807.33	3,918.31	3.24	0.00	9.62	4.38	4.14	2.38	-0.22	-0.37	12.18
Italy	USD	2,487.22	1,505.48	1.24	0.00	9.49	-12.35	-45.39	7.33	-5.96	-30.93	29.38
Denmark	USD	585.76	323.88	0.27	0.00	15.54	5.97	-47.66	-11.83	-1.38	-18.76	37.64
Finland	USD	3,207.78	1,735.47	1.43	0.00	15.05	1.96	-33.33	-14.28	-7.56	-24.78	23.84
Poland	USD	2,120.83	1,197.32	0.99	0.00	-NA-	-NA-	-26.48	-22.66	-22.65	-38.95	-NA-
Greece	USD	1,464.95	1,075.08	0.89	0.00	-NA-	23.04	-20.97	-13.88	-6.58	-15.75	28.95
Norway	USD	406.77	570.37	0.47	0.00	-12.64	-NA-	-67.11	-18.94	-8.25	-68.87	-NA-
Spain	USD	1,212.60	79.30	0.07	0.00	-5.10	-38.62	-77.35	-1.43	8.24	-64.55	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Price Return	Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
				Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
	Europe	GBP	2,078.60	66,390.72	100.00	0.00	10.81	-0.69	-22.86	3.65	3.91	-10.93	17.31
	Euro Zone	GBP	2,362.13	33,752.60	50.84	0.00	12.85	1.89	-13.60	-0.39	2.93	-7.08	17.90
	Europe Ex UK	GBP	2,511.63	40,826.05	61.49	0.00	13.61	2.60	-12.81	0.68	3.12	-7.02	17.87
	Europe Liquid 40	GBP	1,600.21	53,969.05	81.29	0.00	11.26	-0.38	-23.17	4.25	4.43	-9.92	17.92
	Europe Liquid 40 Ex UK	GBP	2,110.21	30,618.93	46.12	0.00	15.17	4.05	-11.64	0.75	3.76	-4.66	18.57
	Europe ex UK Dividend+	GBP	2,404.49	33,427.74	50.35	0.00	14.46	4.96	-8.15	3.33	3.56	-4.44	18.45
	Europe (UK Restricted)	GBP	936.32	56,354.03	84.88	0.00	12.08	0.37	-19.74	2.79	3.68	-9.60	17.22
	Euro Zone Capped	GBP	2,314.17	27,240.95	41.03	0.00	-NA-	-NA-	-15.43	-0.14	3.42	-9.32	-NA-
	Europe Capped	GBP	2,069.21	63,425.34	95.53	0.00	-NA-	-NA-	-23.22	3.90	4.05	-11.36	-NA-
	Europe Ex UK Capped	GBP	2,481.65	35,103.74	52.87	0.00	-NA-	-NA-	-13.97	1.02	3.48	-8.54	-NA-
	Europe Liquid 40 Capped	GBP	1,578.10	48,016.90	72.32	0.00	-NA-	-NA-	-24.24	4.64	4.75	-10.91	-NA-
	Europe Liquid 40 Ex UK Capped	GBP	2,071.63	23,298.65	35.09	0.00	-NA-	-NA-	-13.60	1.36	4.63	-7.02	-NA-
	UK	GBP	1,669.16	25,564.67	38.51	0.00	6.99	-5.30	-34.87	8.78	5.19	-16.56	20.11
	Netherlands	GBP	2,180.51	6,622.51	9.98	0.00	12.13	5.49	-1.18	2.84	3.01	-3.20	18.42
	France	GBP	3,459.26	16,569.67	24.96	0.00	20.67	8.86	-7.79	-1.00	2.11	-2.33	21.82
	Austria	GBP	1,567.62	3,982.41	6.00	0.00	0.08	-6.85	-25.40	-9.70	2.97	-11.10	18.58
	Sweden	GBP	3,009.37	3,235.22	4.87	0.00	17.08	2.98	-13.54	12.67	9.36	-9.29	25.62
	Germany	GBP	681.27	2,019.96	3.04	0.00	1.11	-11.77	-37.39	1.93	5.88	-28.35	25.21
	Switzerland	GBP	1,996.45	2,691.50	4.05	0.00	12.90	9.80	19.44	8.39	4.29	24.49	16.95
	Belgium	GBP	1,596.92	2,148.25	3.24	0.00	6.54	3.89	15.17	11.71	8.37	8.73	14.47
	Italy	GBP	2,197.66	825.40	1.24	0.00	6.42	-12.76	-39.61	17.11	2.13	-24.62	28.67
	Denmark	GBP	517.56	177.57	0.27	0.00	12.29	5.47	-42.12	-3.79	7.10	-11.34	37.01
	Finland	GBP	2,834.32	951.49	1.43	0.00	11.81	1.48	-26.27	-6.47	0.40	-17.91	23.58
	Poland	GBP	1,873.92	656.45	0.99	0.00	-NA-	-NA-	-18.70	-15.61	-16.00	-33.37	-NA-
	Greece	GBP	1,294.40	589.42	0.89	0.00	-NA-	22.47	-12.60	-6.03	1.46	-8.05	29.46
	Norway	GBP	359.41	312.71	0.47	0.00	-16.40	-NA-	-63.63	-11.56	-0.35	-66.03	-NA-
	Spain	GBP	1,071.43	43.48	0.07	0.00	-7.76	-38.90	-74.95	7.56	17.56	-61.31	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe	JPY	2,494.28	13,141,671.58	100.00	0.00	12.37	-1.01	-34.70	-2.74	-3.94	-20.72	18.32
Euro Zone	JPY	2,834.53	6,681,137.69	50.84	0.00	14.44	1.56	-26.85	-6.54	-4.84	-17.29	19.19
Europe Ex UK	JPY	3,013.92	8,081,287.26	61.49	0.00	15.21	2.27	-26.19	-5.54	-4.66	-17.24	18.94
Europe Liquid 40	JPY	1,920.23	10,682,871.35	81.29	0.00	12.82	-0.70	-34.95	-2.19	-3.45	-19.82	18.74
Europe Liquid 40 Ex UK	JPY	2,532.22	6,060,846.83	46.12	0.00	16.80	3.71	-25.19	-5.47	-4.07	-15.14	19.46
Europe ex UK Dividend+	JPY	2,396.31	6,616,834.69	50.35	0.00	14.45	1.89	-22.24	-3.05	-4.26	-14.94	19.02
Europe (UK Restricted)	JPY	1,123.57	11,154,964.69	84.88	0.00	13.66	0.04	-32.05	-3.56	-4.15	-19.53	18.26
Euro Zone Capped	JPY	2,776.97	5,392,193.18	41.03	0.00	-NA-	-NA-	-28.40	-6.31	-4.38	-19.28	-NA-
Europe Capped	JPY	2,483.02	12,554,691.78	95.53	0.00	-NA-	-NA-	-35.00	-2.51	-3.80	-21.10	-NA-
Europe Ex UK Capped	JPY	2,977.94	6,948,588.10	52.87	0.00	-NA-	-NA-	-27.17	-5.22	-4.33	-18.59	-NA-
Europe Liquid 40 Capped	JPY	1,893.69	9,504,676.16	72.32	0.00	-NA-	-NA-	-35.86	-1.82	-3.16	-20.70	-NA-
Europe Liquid 40 Ex UK Capped	JPY	2,485.92	4,611,838.26	35.09	0.00	-NA-	-NA-	-26.85	-4.90	-3.27	-17.24	-NA-
UK	JPY	1,992.81	5,060,384.32	38.51	0.00	8.50	-5.61	-44.86	2.06	-2.75	-25.73	20.83
Netherlands	JPY	2,616.57	1,310,889.48	9.98	0.00	13.71	5.14	-16.34	-3.51	-4.76	-13.84	19.26
France	JPY	4,151.06	3,279,873.55	24.96	0.00	22.38	8.51	-21.94	-7.11	-5.60	-13.06	21.75
Austria	JPY	1,881.12	788,296.27	6.00	0.00	1.49	-7.15	-36.84	-15.27	-4.81	-20.87	21.54
Sweden	JPY	3,611.20	640,394.15	4.87	0.00	18.73	2.65	-26.80	5.72	1.10	-19.26	24.68
Germany	JPY	817.52	399,840.09	3.04	0.00	2.53	-12.06	-46.99	-4.36	-2.11	-36.22	27.45
Switzerland	JPY	2,395.72	532,767.50	4.05	0.00	14.50	9.45	1.12	1.70	-3.59	10.81	15.25
Belgium	JPY	1,916.28	425,234.89	3.24	0.00	8.04	3.56	-2.50	4.82	0.19	-3.22	12.90
Italy	JPY	2,637.15	163,382.36	1.24	0.00	7.92	-13.04	-48.88	9.88	-5.58	-32.91	31.30
Denmark	JPY	621.07	35,148.56	0.27	0.00	13.88	5.13	-51.00	-9.73	-0.98	-21.08	38.81
Finland	JPY	3,401.14	188,342.23	1.43	0.00	13.39	1.15	-37.58	-12.24	-7.18	-26.93	24.93
Poland	JPY	2,248.68	129,939.63	0.99	0.00	-NA-	-NA-	-31.17	-20.82	-22.34	-40.69	-NA-
Greece	JPY	1,553.26	116,672.77	0.89	0.00	-NA-	22.07	-26.01	-11.83	-6.20	-18.15	31.79
Norway	JPY	431.29	61,899.72	0.47	0.00	-13.90	-NA-	-69.21	-17.02	-7.87	-69.76	-NA-
Spain	JPY	1,285.70	8,606.05	0.07	0.00	-6.46	-39.10	-78.79	0.92	8.68	-65.56	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Switzerland	CHF	1,558.64	5,391.99	4.05	0.00	10.66	5.43	-1.82	7.12	0.64	10.66	15.32
Sweden	SEK	2,574.73	37,897.58	4.87	0.00	14.27	-2.16	-27.10	10.25	6.86	-17.41	24.26
Denmark	DKK	399.45	1,640.57	0.27	0.00	8.92	-0.20	-51.48	-5.65	4.46	-19.31	37.52
Poland	PLN	1,488.10	2,709.61	0.99	0.00	-NA-	-NA-	-40.76	-17.71	-14.91	-43.82	-NA-
Norway	NOK	354.36	3,085.03	0.47	0.00	-17.26	-NA-	-69.45	-13.93	-3.32	-68.99	33.16

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Asset Class Comparison

Index Description	Curr	Close Value 29-Aug	12 Mths Estimated	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vity (%)
			Div Yld (%) 29-Aug							
Europe Real Estate	Local	2,421.83	4.81	12.04	-1.40	-27.44	3.05	2.62	-12.97	16.71
Europe FTSE	Local	221.63	2.89	10.68	5.80	-15.72	-0.53	1.64	-16.93	13.23
Europe JP Morgan Bonds	Local	440.98	-NA-	3.80	1.51	4.13	3.50	1.69	2.59	3.38
UK Real Estate	GBP	2,170.04	4.24	9.97	-2.64	-32.24	9.62	5.71	-14.13	19.96
UK FTSE	GBP	764.21	3.51	10.13	5.87	-7.38	1.27	5.05	-9.57	12.09
UK JP Morgan Bonds	GBP	528.12	-NA-	4.65	3.37	6.79	4.74	2.30	2.65	4.36
Netherlands Real Estate	EUR	2,949.62	6.42	14.80	4.85	-12.55	1.52	1.04	-7.69	17.52
Netherlands FTSE	EUR	790.87	79.34	8.38	5.63	-20.66	4.47	7.05	-18.15	17.93
Netherlands JP Morgan Bonds	EUR	359.82	-NA-	3.63	1.53	4.11	3.39	1.64	2.96	3.27
France Real Estate	EUR	3,699.02	5.11	21.56	6.68	-19.31	-2.06	-0.28	-7.66	20.56
France FTSE	EUR	676.93	2.62	10.11	4.47	-17.58	0.81	2.21	-17.68	14.23
France JP Morgan Bonds	EUR	446.83	-NA-	3.61	1.26	3.94	3.29	1.58	2.80	3.39
Sweden Real Estate	SEK	3,844.28	7.63	19.29	2.73	-22.43	10.25	6.86	-12.11	23.51
Sweden FTSE	SEK	1,415.93	2.91	12.32	3.33	-29.30	1.98	1.16	-19.76	19.04
Sweden JP Morgan Bonds	SEK	556.30	-NA-	4.40	1.79	4.66	3.19	1.69	3.85	3.05
Switzerland Real Estate	CHF	1,942.72	4.14	13.35	8.00	2.45	7.12	0.64	15.12	14.67
Switzerland FTSE	CHF	565.58	2.01	9.44	5.80	-16.87	3.91	1.66	-16.02	13.28
Germany Real Estate	EUR	714.20	5.26	1.49	-14.06	-45.27	-0.03	3.32	-32.04	24.68
Germany FTSE	EUR	444.95	2.69	13.27	10.60	-14.85	-0.16	-0.47	-17.62	15.42
Germany JP Morgan Bonds	EUR	336.62	-NA-	3.74	1.47	4.13	3.17	1.59	3.08	3.30
Austria Real Estate	EUR	1,080.64	3.07	21.56	-11.19	-36.16	-11.43	0.47	-18.97	19.07
Austria FTSE	EUR	638.84	1.92	17.93	0.14	-26.22	-9.34	-1.34	-20.87	19.47
Austria JP Morgan Bonds	EUR	168.30	-NA-	3.61	1.22	4.19	3.56	1.82	3.03	3.62

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Asset Class Comparison

Index Description	Curr	Close Value 29-Aug	12 Mths Estimated	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vity (%)
			Div Yld (%) 29-Aug							
Italy Real Estate	EUR	2,162.58	3.07	5.84	-15.59	-48.05	14.86	-0.34	-29.53	28.28
Italy FTSE	EUR	333.89	3.78	7.22	-1.39	-25.32	-2.44	1.53	-24.14	14.61
Italy JP Morgan Bonds	EUR	669.16	-NA-	3.64	0.88	3.04	3.44	1.58	1.91	3.80
Spain Real Estate	EUR	1,093.61	7.88	-7.92	-40.67	0.00	0.00	0.00	-63.08	0.00
Spain FTSE	EUR	1,095.17	3.26	13.45	8.51	-16.33	-1.98	-1.50	-23.35	16.02
Spain JP Morgan Bonds	EUR	596.12	-NA-	3.58	1.05	3.38	3.27	1.54	2.26	3.35
Belgium Real Estate	EUR	2,095.98	6.23	9.70	4.08	1.00	9.57	5.75	2.29	11.70
Belgium FTSE	EUR	636.47	2.61	9.28	-3.55	-32.97	-1.53	6.28	-27.43	19.30
Belgium JP Morgan Bonds	EUR	413.66	-NA-	3.43	1.02	3.32	3.28	1.62	2.26	3.35
Finland Real Estate	EUR	3,309.22	4.78	12.67	-0.63	-35.96	-8.27	-2.03	-22.51	23.65
Finland FTSE	EUR	1,279.70	2.63	7.18	10.24	-24.24	3.23	0.55	-28.42	19.02
Finland JP Morgan Bonds	EUR	294.40	-NA-	3.52	1.83	3.98	3.08	1.46	2.67	2.96
Greece Real Estate	EUR	1,323.00	1.07	-NA-	17.08	-26.35	-7.83	-1.00	-16.02	29.85
Greece FTSE	EUR	497.29	2.24	14.13	3.44	-26.79	-1.03	-2.45	-30.07	19.85
Greece JP Morgan Bonds	EUR	213.26	-NA-	3.52	1.22	3.06	3.43	1.43	1.81	3.44
Denmark Real Estate	DKK	438.27	0.00	10.22	0.23	-51.48	-5.64	4.46	-19.31	37.59
Denmark FTSE	DKK	1,288.93	1.58	16.88	11.07	-10.11	0.90	2.38	-7.54	13.26
Denmark JP Morgan Bonds	DKK	480.67	-NA-	3.67	1.27	3.68	3.12	1.68	2.49	3.20
Poland Real Estate	PLN	1,488.10	0.00	-NA-	-NA-	-40.76	-17.71	-14.91	-43.82	-NA-
Poland FTSE	PLN	199.50	3.38	14.28	7.86	-21.48	4.55	-5.63	-20.18	24.63
Poland JP Morgan Bonds	PLN	369.48	-NA-	5.29	3.34	3.86	3.32	1.46	3.24	3.38
Norway Real Estate	NOK	322.44	12.12	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	1,112.65	2.49	25.27	14.16	-3.50	-9.34	-0.35	-11.71	22.72
Norway JP Morgan Bonds	NOK	-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Top 20 Constituents:

Company	Investment		Country	Free	Free
	Focus	Sector		Float	Float
				Mkt Cap	Europe
				(EUR m)	(%) Weight
				29-Aug	29-Aug
Unibail-Rodamco *	Rental	Diversified	FR	11,556	14.05
Land Securities *	Rental	Diversified	UK	7,838	9.53
British Land *	Rental	Diversified	UK	4,851	5.90
Liberty International *	Rental	Retail	UK	4,425	5.38
Hammerson *	Rental	Retail	UK	3,425	4.16
Corio *	Rental	Retail	NL	3,385	4.12
Immofinanz	Rental	Diversified	AT	2,846	3.46
SEGRO *	Rental	Industrial	UK	2,355	2.86
PSP Swiss Property	Rental	Office	CH	1,936	2.35
Klepierre *	Rental	Retail	FR	1,890	2.30
Fonciere Des Regions *	Rental	Diversified	FR	1,621	1.97
Wereldhave *	Rental	Diversified	NL	1,585	1.93
Gecina *	Rental	Diversified	FR	1,576	1.92
Derwent London	Rental	Office	UK	1,363	1.66
Icade	Rental	Diversified	FR	1,258	1.53
Castellum	Rental	Diversified	SE	1,205	1.47
Silic *	Rental	Office	FR	1,146	1.39
Eurocommercial Props *	Rental	Retail	NL	1,026	1.25
Befimmo *	Rental	Office	BE	992	1.21
Cofinimmo *	Rental	Office	BE	987	1.20

Country Breakdown:

Country Index	Number	Free	Free
	of	Float	Float
	Constituents	Mkt Cap	Europe
		(EUR m)	(%) Weight
	29-Aug	29-Aug	29-Aug
EPRA/NAREIT UK	34	31,672	38.51%
EPRA/NAREIT Netherlands	7	8,205	9.98%
EPRA/NAREIT France	10	20,528	24.96%
EPRA/NAREIT Austria	4	4,934	6.00%
EPRA/NAREIT Sweden	6	4,008	4.87%
EPRA/NAREIT Germany	8	2,502	3.04%
EPRA/NAREIT Switzerland	4	3,334	4.05%
EPRA/NAREIT Belgium	6	2,661	3.24%
EPRA/NAREIT Italy	4	1,023	1.24%
EPRA/NAREIT Denmark	1	220	0.27%
EPRA/NAREIT Finland	3	1,179	1.43%
EPRA/NAREIT Poland	1	813	0.99%
EPRA/NAREIT Greece	3	730	0.89%
EPRA/NAREIT Norway	1	387	0.47%
EPRA/NAREIT Europe Index	93	82,250	100.00%
EPRA/NAREIT Euro Zone	46	41,816	50.84%
EPRA/NAREIT Ex-UK	59	50,579	61.49%
EPRA/NAREIT Europe Liquid 40	40	66,861	81.29%
EPRA/NAREIT Europe Liquid 40 Ex UK	22	37,933	46.12%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT Europe Index - Top 20 Performance

Top 20 Performance:

Stock	Investment			Price	Dividend	Total
	Focus	Sector	Country	Return 29-Aug	Return 29-Aug	Return 29-Aug
Capital & Regional Props	Rental	Retail	UK	48.80	0.00	48.80
Deutsche Wohnen	Rental	Residential	DE	27.93	0.00	27.93
Vivacon AG	Non-Rental	Residential	DE	26.71	0.00	26.71
Quintain Estates	Non-Rental	Diversified	UK	18.62	0.00	18.62
Kungsliden	Rental	Diversified	SE	16.86	0.00	16.86
Unite Group	Rental	Specialty	UK	15.72	0.00	15.72
Primary Health Prop. *	Rental	Health Care	UK	14.94	0.00	14.94
Renta Corp Real Estate SA	Non-Rental	Diversified	ES	14.71	0.00	14.71
Gecina *	Rental	Diversified	FR	10.80	0.00	10.80
Mucklow <A&J>	Rental	Diversified	UK	10.75	0.00	10.75
Wereldhave *	Rental	Diversified	NL	10.28	0.00	10.28
Befimmo *	Rental	Office	BE	10.14	0.00	10.14
F&C Commercial Prop	Rental	Diversified	UK	10.10	0.00	10.10
Invista Foundation Prop	Rental	Diversified	UK	5.71	3.86	9.57
Big Yellow Group	Rental	Self Storage	UK	9.29	0.00	9.29
Patrizia Immobilien	Rental	Residential	DE	9.09	0.00	9.09
Castellum	Rental	Diversified	SE	9.05	0.00	9.05
Intervest Offices *	Rental	Office	BE	9.01	0.00	9.01
Standard Life Inv Prop	Rental	Diversified	UK	6.52	2.45	8.97
British Land *	Rental	Diversified	UK	8.97	0.00	8.97

Bottom 20 Performance:

Stock	Investment			Price	Dividend	Total
	Focus	Sector	Country	Return 29-Aug	Return 29-Aug	Return 29-Aug
Technopolis	Rental	Office	FI	-1.69	0.00	-1.69
Invesco Property Income Trust	Rental	Diversified	UK	-2.80	0.00	-2.80
IGD *	Rental	Retail	IT	-3.27	0.00	-3.27
Norwegian Property ASA	Rental	Office	NK	-3.32	0.00	-3.32
Fonciere Des Regions *	Rental	Diversified	FR	-3.50	0.00	-3.50
Sparkassen Immobilien	Rental	Diversified	AT	-4.52	0.00	-4.52
Eurocommercial Props *	Rental	Retail	NL	-5.25	0.00	-5.25
Minerva	Rental	Diversified	UK	-5.49	0.00	-5.49
Alstria Office *	Rental	Office	DE	-5.71	0.00	-5.71
Development Securities	Non-Rental	Retail	UK	-6.55	0.00	-6.55
Risanamento	Non-Rental	Diversified	IT	-7.14	0.00	-7.14
Plaza Centers	Non-Rental	Retail	UK	-7.34	0.00	-7.34
Icade	Rental	Diversified	FR	-7.88	0.00	-7.88
Sponda	Rental	Diversified	FI	-8.26	0.00	-8.26
Globe Trade Centre	Non-Rental	Diversified	POL	-14.91	0.00	-14.91
Aedes	Non-Rental	Diversified	IT	-16.39	0.00	-16.39
CA Immobilien Anlage	Rental	Diversified	AT	-16.44	0.00	-16.44
ProLogis European Properties	Rental	Industrial	NL	-18.59	0.00	-18.59
Lamda Development	Non-Rental	Diversified	GR	-20.00	0.00	-20.00
Colonia Real Estate	Rental	Residential	DE	-20.25	0.00	-20.25

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

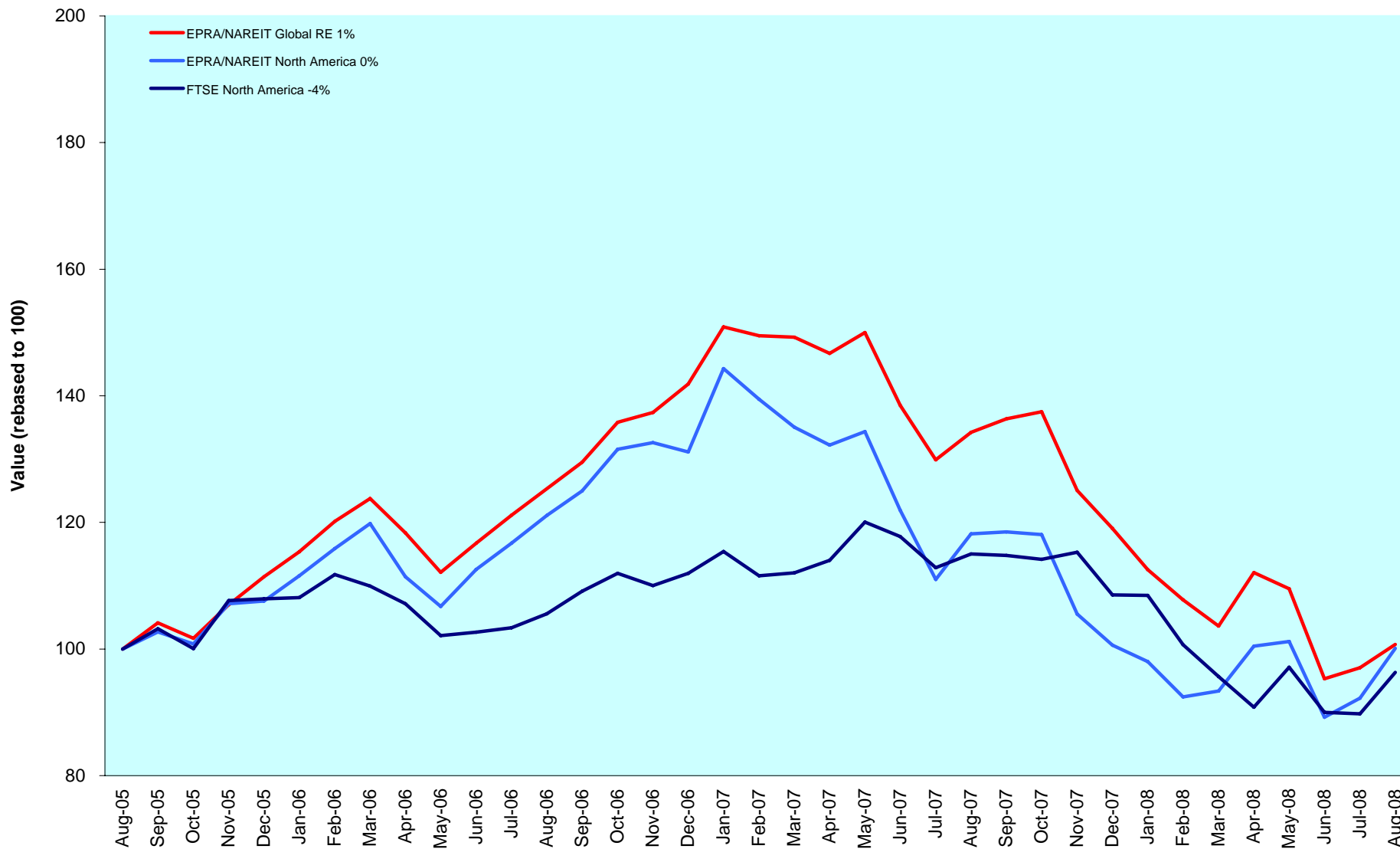
Section 5

EPRA/NAREIT North America Index

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

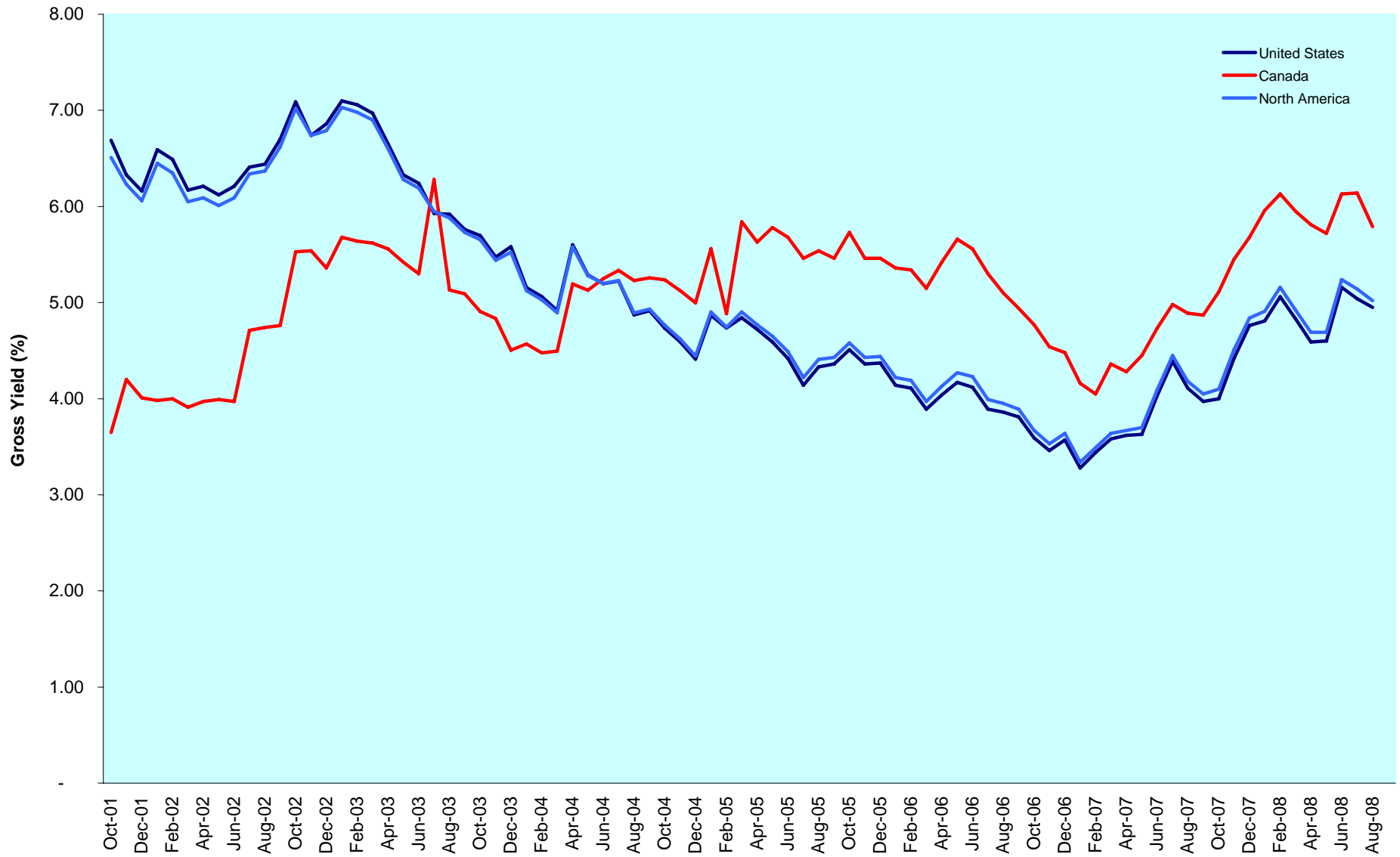
Graph 17: EPRA/NAREIT North America v EPRA/NAREIT Global & FTSE North America - Total Returns (EUR) Rolling 36 Months Performance



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Graph 18: Dividend Yields



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Corporate Actions & Changes North America

Ex Date	Description
---------	-------------

None	
------	--

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
6-Aug	Cedar Shopping Centers *	Rental	Retail	USD	0.225	6.87	20-Aug	Quarterly
7-Aug	Cousins Properties *	Non-Rental	Diversified	USD	0.370	5.92	25-Aug	Quarterly
7-Aug	Highwoods Properties *	Rental	Office	USD	0.425	4.69	2-Sep	Quarterly
7-Aug	Vornado Realty Trust *	Rental	Diversified	USD	0.900	3.47	22-Aug	Quarterly
11-Aug	Home Props of New York *	Rental	Residential	USD	0.660	4.95	22-Aug	Quarterly
12-Aug	Duke Realty Corp *	Rental	Office Mixed	USD	0.485	7.63	29-Aug	Quarterly
13-Aug	American Campus Communities *	Rental	Residential	USD	0.338	4.45	29-Aug	Quarterly
13-Aug	Healthcare Realty Trust *	Rental	Health Care	USD	0.385	7.29	3-Sep	Quarterly
13-Aug	Nationwide Health Props *	Rental	Health Care	USD	0.440	4.76	5-Sep	Quarterly
13-Aug	Prologis *	Non-Rental	Industrial	USD	0.518	4.27	29-Aug	Quarterly
13-Aug	Simon Property Group *	Rental	Retail	USD	0.900	3.54	29-Aug	Quarterly
15-Aug	H & R Real Estate *	Rental	Diversified	CAD	0.120	7.46	29-Aug	Monthly
18-Aug	Regency Centers *	Rental	Retail	USD	0.725	4.26	3-Sep	Quarterly
19-Aug	LTC Properties *	Rental	Health Care	USD	0.130	5.58	29-Aug	Monthly
19-Aug	The Macerich Company *	Rental	Retail	USD	0.800	4.73	8-Sep	Quarterly
27-Aug	Allied Properties REIT *	Rental	Office	CAD	0.110	6.10	15-Sep	Monthly
27-Aug	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.08	15-Sep	Monthly
27-Aug	Brookfield Props	Rental	Office	USD	0.140	2.73	30-Sep	Quarterly
27-Aug	Canadian Apartment Props *	Rental	Residential	CAD	0.090	6.41	15-Sep	Monthly
27-Aug	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.062	13.36	15-Sep	Monthly
27-Aug	Cominar REIT *	Rental	Diversified	CAD	0.120	5.61	15-Sep	Monthly
27-Aug	Calloway REIT *	Rental	Retail	CAD	0.129	7.17	15-Sep	Monthly
27-Aug	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.093	3.53	15-Sep	Monthly
27-Aug	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.094	11.48	15-Sep	Monthly
27-Aug	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.175	7.48	15-Sep	Monthly
27-Aug	Morguard REIT *	Rental	Diversified	CAD	0.075	1.76	15-Sep	Monthly
27-Aug	Northern Property REIT *	Rental	Residential	CAD	0.123	5.81	15-Sep	Monthly
27-Aug	Pennsylvania Real Estate *	Rental	Retail	USD	0.570	11.49	15-Sep	Quarterly
27-Aug	Primaris Retail REIT *	Rental	Retail	CAD	0.102	6.75	15-Sep	Monthly
27-Aug	Canadian REIT *	Rental	Diversified	CAD	0.113	4.43	15-Sep	Monthly
27-Aug	Riocan Real Estate *	Rental	Retail	CAD	0.113	6.16	8-Sep	Monthly
28-Aug	Inland Real Estate Corp *	Rental	Retail	USD	0.082	6.49	17-Sep	Monthly
28-Aug	Realty Income *	Rental	Retail	USD	0.141	6.11	15-Sep	Monthly
3-Sep	Diamondrock Hospitality *	Rental	Lodging/Resorts	USD	0.250	10.42	16-Sep	Quarterly

** Based on previous period figures

*** Estimated

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3-Sep	Weingarten Realty *	Rental	Retail	USD	0.525	5.99	15-Sep	Quarterly
8-Sep	Parkway Properties *	Rental	Office	USD	0.650	7.23	24-Sep	Quarterly
11-Sep	BRE Properties *	Rental	Residential	USD	0.563	4.46	30-Sep	Quarterly
11-Sep	Digital Realty Trust *	Rental	Specialty	USD	0.310	2.10	30-Sep	Quarterly
11-Sep	Equity Residential Props *	Rental	Residential	USD	0.483	4.43	10-Oct	Quarterly
11-Sep	Extra Space Storage *	Rental	Self Storage	USD	0.250	5.92	30-Sep	Quarterly
11-Sep	Investors Real Estate *	Rental	Diversified	USD	0.169	6.46	1-Oct	Quarterly
11-Sep	Public Storage *	Rental	Self Storage	USD	0.550	2.26	30-Sep	Quarterly
12-Sep	Equity One Inc *	Rental	Retail	USD	0.300	5.72	30-Sep	Quarterly
12-Sep	Washington Real Estate *	Rental	Diversified	USD	0.433	4.75	30-Sep	Quarterly
13-Sep	Universal Health Realty *	Rental	Health Care	USD	0.575 **	8.79	September	Quarterly
13-Sep	Ventas *	Rental	Health Care	USD	0.475 **	4.18	September	Quarterly
14-Sep	Eastgroup Properties *	Rental	Industrial	USD	0.5 **	4.50	September	Quarterly
15-Sep	PS Business Parks *	Rental	Office Mixed	USD	0.440	2.99	30-Sep	Quarterly
16-Sep	Medical Properties Trust *	Rental	Health Care	USD	0.270	9.78	16-Oct	Quarterly
17-Sep	H & R Real Estate *	Rental	Diversified	CAD	0.120	7.46	30-Sep	Monthly
18-Sep	LTC Properties *	Rental	Health Care	USD	0.130	5.58	30-Sep	Monthly
18-Sep	Ramco-Gershenson *	Rental	Retail	USD	0.4625 **	8.00	September	Quarterly
19-Sep	Federal Realty Inv *	Rental	Retail	USD	0.650	3.12	15-Oct	Quarterly
23-Sep	Getty Realty *	Rental	Retail	USD	0.470	8.84	9-Oct	Quarterly
24-Sep	Strategic Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.24 **	10.41	September	Quarterly
24-Sep	Developers Diversified *	Rental	Retail	USD	0.690	7.88	7-Oct	Quarterly
24-Sep	DuPont Fabros Technology *	Rental	Specialty	USD	0.188	0.85	10-Oct	Quarterly
24-Sep	Equity Lifestyle Properties *	Rental	Residential	USD	0.200	1.21	10-Oct	Quarterly
26-Sep	Agree Realty Corp *	Rental	Retail	USD	0.49 **	7.32	September	Quarterly
26-Sep	Ashford Hospitality *	Rental	Lodging/Resorts	USD	0.21 **	18.50	September	Quarterly
26-Sep	Acadia Realty Trust *	Rental	Retail	USD	0.210	3.41	15-Oct	Quarterly
26-Sep	Allied Properties REIT *	Rental	Office	CAD	0.105 **	6.10	September	Monthly
26-Sep	Alexandria Real Estate *	Rental	Office	USD	0.76 **	2.17	September	Quarterly
26-Sep	Avalonbay Communities *	Rental	Residential	USD	0.85 **	3.40	September	Quarterly
26-Sep	Boardwalk REIT *	Rental	Residential	CAD	0.1333 **	4.08	September	Monthly
26-Sep	BioMed Realty Trust *	Rental	Office	USD	0.31 **	4.63	September	Quarterly
26-Sep	Boston Properties *	Rental	Office	USD	0.68 **	2.65	September	Quarterly
26-Sep	Canadian Apartment Props *	Rental	Residential	CAD	0.09 **	6.41	September	Monthly

** Based on previous period figures

*** Estimated

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
26-Sep	CBL & Associates Props *	Rental	Retail	USD	0.505 **	9.50	September	Quarterly
26-Sep	Camden Property Trust *	Rental	Residential	USD	0.69 **	5.65	September	Quarterly
26-Sep	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.08875 **	13.36	September	Monthly
26-Sep	Cominar REIT *	Rental	Diversified	CAD	0.11 **	5.61	September	Monthly
26-Sep	Calloway REIT *	Rental	Retail	CAD	0.129 **	7.17	September	Monthly
26-Sep	Dundee REIT *	Rental	Diversified	CAD	0.183 **	5.11	September	Quarterly
26-Sep	Entertainment Props *	Rental	Specialty	USD	0.76 **	5.60	September	Quarterly
26-Sep	Essex Property Trust *	Rental	Residential	USD	0.93 **	3.17	September	Quarterly
26-Sep	First Industrial Realty *	Rental	Industrial	USD	0.71 **	12.08	September	Quarterly
26-Sep	Glimcher Realty Trust *	Rental	Retail	USD	0.4808 **	19.06	September	Quarterly
26-Sep	Invest REIT *	Rental	Lodging/Resorts	CAD	0.09375 **	11.48	September	Monthly
26-Sep	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 **	6.49	September	Monthly
26-Sep	Kilroy Realty *	Rental	Office	USD	0.555 **	4.44	September	Quarterly
26-Sep	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.175	7.48	15-Oct	Monthly
26-Sep	Liberty Property Trust *	Rental	Office Mixed	USD	0.625 **	6.59	September	Quarterly
26-Sep	Lexington Corporate *	Rental	Diversified	USD	0.375 **	12.51	September	Quarterly
26-Sep	Maguire Properties Inc. *	Rental	Office	USD	0.4 **	14.13	September	Quarterly
26-Sep	National Healthcare Corp. *	Rental	Health Care	USD	0.240	0.42	1-Dec	Quarterly
26-Sep	Northern Property REIT *	Rental	Residential	CAD	0.115 **	5.81	September	Monthly
26-Sep	Realty Income *	Rental	Retail	USD	0.136125 **	6.11	September	Monthly
26-Sep	Corporate Office Props *	Rental	Office	USD	0.34 **	3.32	September	Quarterly
26-Sep	Primaris Retail REIT *	Rental	Retail	CAD	0.0983 **	6.75	September	Monthly
26-Sep	Post Properties *	Rental	Residential	USD	0.45 **	5.72	September	Quarterly
26-Sep	Canadian REIT *	Rental	Diversified	CAD	0.1108 **	4.43	September	Monthly
26-Sep	Riocan Real Estate *	Rental	Retail	CAD	0.11 **	6.16	September	Monthly
26-Sep	Sunstone Hotel Investors *	Rental	Lodging/Resorts	USD	0.350	9.24	15-Oct	Quarterly
26-Sep	SL Green Realty *	Rental	Office	USD	0.7 **	3.36	September	Quarterly
26-Sep	Taubman Centers *	Rental	Retail	USD	0.375 **	3.17	September	Quarterly

** Based on previous period figures

*** Estimated

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT North America Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div	Total	Total	Total	Total	Price	Dividend	Total	Total	Turnover	Annual	
			Price	Float	Float	Float												36 Mths
			29-Aug	Mkt Cap EUR (m)	Global Wght (%)	Nth Am Wght (%)	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	36 Mths Vlty (%)	Annualised USD (m)	Velocity (%)
Brookfield Props	Rental	Office	22.33	4,260	0.94	2.11	2.66	21.52	16.80	-5.22	22.65	15.10	0.72	15.82	18.37	33.67	2,585	41
Riocan Real Estate *	Rental	Retail	21.54	3,000	0.66	1.49	6.27	14.02	6.18	-2.73	9.59	8.24	0.57	8.81	2.84	16.71	2,041	46
H & R Real Estate *	Rental	Diversified	18.38	1,708	0.38	0.85	7.83	9.77	3.54	-13.02	3.44	2.40	0.67	3.06	-2.52	16.40	1,612	64
Boardwalk REIT *	Rental	Residential	39.00	1,267	0.28	0.63	4.62	23.91	30.14	-13.00	3.01	-0.56	0.38	-0.18	-9.76	24.79	1,288	69
Canadian REIT *	Rental	Diversified	29.74	1,151	0.25	0.57	4.57	19.41	17.42	4.64	2.38	2.55	0.39	2.94	5.67	16.35	626	37
Calloway REIT *	Rental	Retail	21.20	1,050	0.23	0.52	7.30	21.47	3.62	-4.82	9.48	9.84	0.67	10.51	-9.22	19.24	897	58
Canadian Apartment Props *	Rental	Residential	16.85	717	0.16	0.36	6.41	8.36	11.69	-2.55	-2.29	-0.59	0.53	-0.06	9.61	16.85	361	34
Primaris Retail REIT *	Rental	Retail	17.52	693	0.15	0.34	6.96	16.62	10.98	2.74	-3.20	3.06	0.60	3.66	0.18	17.95	372	36
Cominar REIT *	Rental	Diversified	22.74	658	0.15	0.33	6.33	15.30	12.00	8.86	4.69	6.51	0.56	7.07	16.04	16.05	335	35
Chartwell Seniors Housing REIT *	Rental	Health Care	7.97	485	0.11	0.24	9.29	-NA-	-10.21	-39.27	-11.93	-1.36	0.76	-0.60	-24.96	23.78	384	54
Innvest REIT *	Rental	Lodging/Resorts	9.80	461	0.10	0.23	11.48	9.72	0.78	-7.02	4.04	4.81	1.00	5.82	-1.77	19.08	361	53
Allied Properties REIT *	Rental	Office	20.53	407	0.09	0.20	6.43	21.20	13.26	2.63	2.72	3.43	0.55	3.98	3.18	20.61	234	39
Morguard REIT *	Rental	Diversified	12.75	362	0.08	0.18	7.06	-NA-	-NA-	6.57	-3.73	-3.70	0.57	-3.13	3.09	-NA-	53	10
Dundee REIT *	Rental	Diversified	32.20	354	0.08	0.18	6.82	13.48	11.18	-13.02	3.14	-1.53	0.00	-1.53	-4.51	19.88	257	49
Northern Property REIT*	Rental	Residential	24.05	347	0.08	0.17	6.15	-NA-	-NA-	14.87	7.89	6.56	0.55	7.10	12.02	-NA-	160	31
Extendicare REIT *	Rental	Health Care	7.87	305	0.07	0.15	14.10	-NA-	-NA-	-39.70	-10.40	9.31	1.28	10.59	-31.06	-NA-	425	95
Canada Total				17,227	3.82	8.53	5.79											
Simon Property Group *	Rental	Retail	94.88	14,396	3.19	7.13	3.79	20.83	11.23	3.69	6.55	2.43	0.97	3.40	12.34	21.58	24,350	115
Vornado Realty Trust *	Rental	Diversified	99.46	10,376	2.30	5.14	3.62	20.06	8.98	-3.31	14.05	4.62	0.95	5.56	16.16	21.91	16,806	110
Boston Properties *	Rental	Office	102.47	8,279	1.83	4.10	2.65	24.64	20.16	11.68	13.58	6.53	0.00	6.53	13.09	21.08	16,854	138
Equity Residential Props *	Rental	Residential	42.20	7,726	1.71	3.83	4.57	11.96	8.09	9.62	10.27	-2.25	0.00	-2.25	18.36	22.00	12,859	113
Prologis *	Non-Rental	Industrial	43.06	7,667	1.70	3.80	4.81	12.74	3.63	-25.08	-19.82	-11.91	1.06	-10.85	-29.61	23.00	14,593	129
Public Storage *	Rental	Self Storage	88.32	7,657	1.70	3.79	2.49	21.59	11.83	19.32	9.32	7.85	0.00	7.85	21.81	21.31	15,255	135
Kimco Realty *	Rental	Retail	37.14	6,386	1.41	3.16	4.31	16.03	9.49	-9.53	8.75	5.24	0.00	5.24	4.23	25.10	9,504	101
HCP *	Rental	Health Care	36.22	5,767	1.28	2.86	5.02	15.40	13.45	19.07	13.86	0.42	0.00	0.42	4.14	25.94	9,521	112
Avalonbay Communities *	Rental	Residential	100.00	5,228	1.16	2.59	3.57	19.98	9.30	-9.53	12.16	0.29	0.00	0.29	8.12	23.47	12,642	164
Host Hotels & Resorts *	Rental	Lodging/Resorts	14.30	5,088	1.13	2.52	5.59	9.81	-3.39	-32.40	4.76	9.08	0.00	9.08	-13.73	23.23	10,560	141
General Growth Props *	Rental	Retail	25.93	4,711	1.04	2.33	7.71	8.03	-11.39	-43.81	-24.55	-5.40	0.00	-5.40	-33.39	28.51	10,480	151

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT North America Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price 29-Aug	Mkt Cap EUR (m) 29-Aug	Global Wght (%) 29-Aug	Nth Am Wght (%) 29-Aug												
Ventas *	Rental	Health Care	45.42	4,244	0.94	2.10	4.51	25.76	17.28	24.46	6.69	1.25	0.00	1.25	2.64	22.64	6,324	101
SL Green Realty *	Rental	Office	86.00	3,432	0.76	1.70	3.66	22.79	12.48	-20.13	3.97	3.19	0.00	3.19	-6.30	26.81	6,023	119
Health Care REIT *	Rental	Health Care	51.87	3,164	0.70	1.57	5.24	16.38	16.92	36.72	18.09	4.01	0.00	4.01	20.59	20.76	5,903	127
The Macerich Company *	Rental	Retail	61.93	3,144	0.70	1.56	5.17	15.28	2.79	-19.81	0.97	11.93	1.45	13.37	-9.47	23.13	7,465	161
Federal Realty Inv *	Rental	Retail	75.88	3,030	0.67	1.50	3.22	20.02	10.30	-6.84	9.97	4.50	0.00	4.50	-6.15	21.46	6,141	138
AMB Property *	Rental	Industrial	45.39	3,018	0.67	1.50	4.58	13.87	4.89	-13.73	-8.87	-7.29	0.00	-7.29	-19.34	20.63	6,129	138
Regency Centers *	Rental	Retail	61.97	2,930	0.65	1.45	4.68	15.97	6.12	-6.72	6.05	4.15	1.22	5.37	-0.53	21.49	5,454	126
Developers Diversified *	Rental	Retail	33.51	2,719	0.60	1.35	8.24	9.10	-5.14	-32.29	-3.46	4.85	0.00	4.85	-8.88	24.54	5,714	143
Duke Realty Corp *	Rental	Office Mixed	25.03	2,475	0.55	1.23	7.75	4.48	-2.07	-20.23	13.65	1.21	1.96	3.17	1.51	22.87	4,562	125
Liberty Property Trust *	Rental	Office Mixed	37.76	2,359	0.52	1.17	6.62	7.52	1.36	3.07	13.91	3.74	0.00	3.74	35.40	22.38	4,608	133
Alexandria Real Estate *	Rental	Office	107.71	2,332	0.52	1.16	2.97	20.92	12.24	18.00	10.65	4.31	0.00	4.31	7.49	20.18	5,621	164
Nationwide Health Props *	Rental	Health Care	34.42	2,253	0.50	1.12	5.11	20.76	18.89	30.27	10.70	-7.25	1.19	-6.06	13.93	24.54	5,407	163
Corrections Corp of America	Rental	Specialty	26.60	2,249	0.50	1.11	0.00	28.25	26.31	3.66	-3.17	-5.10	0.00	-5.10	-9.86	22.40	2,094	63
Apartment Investment *	Rental	Residential	35.44	2,160	0.48	1.07	6.77	6.62	6.16	-5.24	12.50	3.72	0.00	3.72	12.16	26.35	5,995	188
UDR Inc. *	Rental	Residential	24.78	2,158	0.48	1.07	5.33	11.06	6.51	3.94	12.20	-2.98	0.00	-2.98	29.82	24.45	4,655	146
Digital Realty Trust *	Rental	Specialty	45.87	2,050	0.45	1.02	2.70	-NA-	37.13	20.73	12.12	6.90	0.00	6.90	21.16	26.41	12,763	423
Essex Property Trust *	Rental	Residential	117.35	2,035	0.45	1.01	3.48	16.42	13.35	2.94	10.19	-3.30	0.00	-3.30	22.46	22.58	5,024	168
Weingarten Realty *	Rental	Retail	33.05	1,884	0.42	0.93	6.35	6.95	-0.15	-12.73	9.00	8.40	0.00	8.40	8.46	21.74	3,778	136
Mack-Cali Realty *	Rental	Office	40.42	1,803	0.40	0.89	6.33	7.61	2.95	2.92	20.16	5.32	0.00	5.32	24.53	23.19	3,799	143
Camden Property Trust *	Rental	Residential	48.81	1,762	0.39	0.87	5.74	9.97	2.42	-17.22	10.28	-0.75	0.00	-0.75	4.28	25.53	4,886	188
Realty Income *	Rental	Retail	25.68	1,762	0.39	0.87	6.57	10.60	8.14	1.21	14.05	1.95	0.56	2.50	-0.88	20.95	2,057	79
BRE Properties *	Rental	Residential	48.23	1,670	0.37	0.83	4.67	11.64	9.63	-9.20	11.44	-1.33	0.00	-1.33	21.77	24.78	4,427	180
Senior Housing Prop *	Rental	Health Care	21.68	1,648	0.37	0.82	6.46	15.25	10.62	13.47	12.80	2.99	0.00	2.99	0.22	25.78	4,067	168
Forest City Enterprises	Rental	Diversified	28.76	1,539	0.34	0.76	1.11	7.12	-6.00	-47.79	-10.74	10.32	0.00	10.32	-34.92	29.32	1,672	74
Douglas Emmett	Rental	Office	23.67	1,462	0.32	0.72	3.17	-NA-	-NA-	-0.94	7.74	0.59	0.00	0.59	6.35	-NA-	6,876	319
Hospitality Properties *	Rental	Lodging/Resorts	22.68	1,446	0.32	0.72	13.58	4.65	-8.75	-34.72	-4.13	6.48	0.00	6.48	-22.44	21.43	3,245	152
Highwoods Properties *	Rental	Office	36.27	1,397	0.31	0.69	4.69	14.30	10.24	6.39	16.79	-0.63	1.16	0.53	27.79	27.02	3,392	165
Taubman Centers *	Rental	Retail	48.54	1,308	0.29	0.65	3.42	22.69	16.84	-2.75	-0.23	1.13	0.00	1.13	0.37	20.73	3,583	186
BioMed Realty Trust *	Rental	Office	26.78	1,305	0.29	0.65	5.00	-NA-	7.11	15.14	9.17	3.80	0.00	3.80	18.47	20.87	2,727	142
Corporate Office Props *	Rental	Office	39.10	1,265	0.28	0.63	3.48	19.34	7.12	-6.06	13.89	0.57	0.00	0.57	26.29	25.77	2,607	140
Washington Real Estate *	Rental	Diversified	35.35	1,179	0.26	0.58	4.89	9.21	9.14	13.13	17.64	3.18	0.00	3.18	15.27	21.89	2,541	146
HRPT Properties Trust *	Rental	Office	7.58	1,157	0.26	0.57	11.08	5.69	-6.96	-13.91	15.07	8.13	0.00	8.13	6.21	22.77	1,500	88

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT North America 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												
			29-Aug	29-Aug	29-Aug	29-Aug	29-Aug	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-08	Aug-08	Aug-08	YTD	Vlty (%)	USD (m)	(%)
Home Props of New York *	Rental	Residential	52.75	1,133	0.25	0.56	5.00	11.85	13.87	8.99	11.13	-4.13	1.20	-2.93	22.03	24.27	2,937	176
National Retail Properties *	Rental	Retail	22.69	1,132	0.25	0.56	6.61	11.82	10.36	2.81	10.36	7.33	0.00	7.33	1.78	19.07	2,560	154
Entertainment Props *	Rental	Specialty	54.27	1,129	0.25	0.56	6.19	16.65	11.40	20.13	9.77	1.17	0.00	1.17	19.04	25.58	2,378	143
Kilroy Realty *	Rental	Office	50.05	1,101	0.24	0.55	4.64	16.68	2.38	-14.41	6.42	9.26	0.00	9.26	-6.82	24.93	2,333	144
Orient Express Hotel	Rental	Lodging/Resorts	35.90	1,036	0.23	0.51	0.28	-NA-	-NA-	-28.07	-17.30	7.84	0.00	7.84	-37.46	-NA-	6,206	407
Brandywine Realty Trust *	Rental	Office	17.40	1,029	0.23	0.51	10.11	1.39	-10.75	-25.68	13.20	8.41	0.00	8.41	4.41	28.57	2,035	134
Healthcare Realty Trust *	Rental	Health Care	28.67	987	0.22	0.49	5.37	7.96	1.58	20.99	22.23	-1.17	1.33	0.16	17.47	27.00	2,207	152
CBL & Associates Props *	Rental	Retail	21.69	977	0.22	0.48	10.05	3.69	-13.30	-27.70	-5.04	11.69	0.00	11.69	-4.73	26.60	2,472	172
Post Properties *	Rental	Residential	31.45	938	0.21	0.46	5.72	7.48	-0.23	-16.69	5.71	-1.07	0.00	-1.07	-7.89	24.83	2,298	166
Extra Space Storage *	Rental	Self Storage	15.75	904	0.20	0.45	6.35	-NA-	7.52	8.83	2.54	11.15	0.00	11.15	13.72	22.74	2,986	224
Mid-America Apartment *	Rental	Residential	50.16	894	0.20	0.44	4.90	16.13	8.61	6.09	-0.52	-12.72	0.00	-12.72	21.65	24.53	2,356	179
DCT Industrial Trust *	Rental	Industrial	7.46	870	0.19	0.43	8.58	-NA-	-NA-	-20.74	-7.97	-11.92	0.00	-11.92	-16.43	-NA-	3,839	300
Tanger Factory *	Rental	Retail	40.12	852	0.19	0.42	3.79	22.65	16.94	9.27	12.72	7.45	0.00	7.45	9.36	20.78	2,499	199
Omega Healthcare Investors *	Rental	Health Care	17.84	835	0.18	0.41	6.73	28.70	16.49	27.67	8.95	3.30	0.00	3.30	16.70	22.22	1,065	87
American Campus Communities *	Rental	Residential	30.32	821	0.18	0.41	4.45	-NA-	13.43	11.75	10.12	3.55	1.15	4.70	16.69	20.16	3,480	288
Equity Lifestyle Properties *	Rental	Residential	49.68	821	0.18	0.41	1.61	7.26	4.16	3.45	12.91	3.48	0.00	3.48	9.66	19.96	1,323	109
Eastgroup Properties *	Rental	Industrial	44.46	751	0.17	0.37	4.68	14.52	4.99	8.41	3.64	-4.18	0.00	-4.18	8.72	17.81	1,094	99
First Industrial Realty *	Rental	Industrial	23.59	708	0.16	0.35	12.21	4.31	-5.40	-35.12	-14.12	-4.84	0.00	-4.84	-27.66	21.16	1,866	179
LaSalle Hotel Properties *	Rental	Lodging/Resorts	26.07	707	0.16	0.35	8.06	15.02	-2.45	-32.47	5.13	14.80	0.77	15.57	-13.98	28.04	2,265	217
Inland Real Estate Corp *	Rental	Retail	15.04	674	0.15	0.33	6.52	12.67	4.57	3.49	5.43	0.60	0.55	1.15	10.83	19.21	773	78
Cousins Properties *	Non-Rental	Diversified	24.99	656	0.15	0.33	5.92	8.46	2.60	-3.64	9.78	13.75	1.68	15.43	18.10	28.93	1,639	170
Lexington Corporate *	Rental	Diversified	14.91	611	0.14	0.30	8.85	6.92	-0.65	-10.24	9.39	3.54	0.00	3.54	7.08	17.41	1,302	145
Colonial Properties *	Rental	Residential	18.91	603	0.13	0.30	10.58	4.14	-8.32	-41.77	-3.05	-5.26	0.00	-5.26	-9.81	23.23	1,682	189
Diamondrock Hospitality *	Rental	Lodging/Resorts	9.21	591	0.13	0.29	10.86	-NA-	-0.58	-43.23	-15.43	-0.11	0.00	-0.11	-35.18	26.90	2,869	330
Sovran Self Storage *	Rental	Self Storage	38.50	570	0.13	0.28	6.55	10.36	-0.32	-9.07	-5.85	-7.92	0.00	-7.92	0.72	20.08	848	101
PS Business Parks *	Rental	Office Mixed	53.83	560	0.12	0.28	3.27	9.70	8.46	-1.61	4.32	2.34	0.00	2.34	4.11	22.44	347	42
Pennsylvania Real Estate *	Rental	Retail	19.85	530	0.12	0.26	11.49	0.05	-14.80	-41.50	-11.75	7.76	3.09	10.86	-27.36	26.29	1,263	162
Equity One Inc *	Rental	Retail	20.99	526	0.12	0.26	5.72	9.26	1.41	-15.18	2.14	8.70	0.00	8.70	-6.25	24.61	1,776	229
Alexander's Inc. *	Rental	Retail	384.10	524	0.12	0.26	0.00	34.43	11.46	-3.91	23.66	8.28	0.00	8.28	8.73	31.53	504	65
Acadia Realty Trust *	Rental	Retail	23.75	518	0.11	0.26	3.54	21.83	14.12	-0.76	2.59	4.67	0.00	4.67	-5.62	18.83	989	130
Medical Properties Trust *	Rental	Health Care	11.04	498	0.11	0.25	9.78	-NA-	9.85	-10.02	9.09	-0.45	0.00	-0.45	13.64	31.27	1,520	207
Sunstone Hotel Investors *	Rental	Lodging/Resorts	14.18	495	0.11	0.25	9.87	-NA-	-10.74	-42.32	-14.58	9.58	0.00	9.58	-18.64	30.34	4,548	624

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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 (%) Aug-08	Dividend Rtn (%) Aug-08	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 29-Aug	Mkt Cap EUR (m) 29-Aug	Global Wght (%) 29-Aug	Nth Am Wght (%) 29-Aug											3 month Annualised USD (m)	
U-Store-It Trust *	Rental	Self Storage	12.50	490	0.11	0.24	5.76	-NA-	-8.71	-1.70	6.11	7.30	0.00	7.30	42.36	27.39	1,374	190
Strategic Hotel Capital *	Rental	Lodging/Resorts	9.22	466	0.10	0.23	10.41	-NA-	-13.32	-50.51	-1.60	16.86	0.00	16.86	-42.02	31.26	2,733	399
DuPont Fabros Technology *	Rental	Specialty	17.56	423	0.09	0.21	2.99	-NA-	-NA-	-NA-	-5.79	7.40	0.00	7.40	-8.49	31.55	546	88
LTC Properties *	Rental	Health Care	26.87	419	0.09	0.21	5.81	25.88	15.65	25.82	6.14	-8.07	0.44	-7.63	11.42	22.00	573	93
Saul Centers *	Rental	Retail	45.72	409	0.09	0.20	4.11	14.80	11.45	-4.91	-1.70	-5.67	0.00	-5.67	-11.79	25.35	358	59
Investors Real Estate *	Rental	Diversified	10.33	403	0.09	0.20	6.52	4.99	7.52	5.27	8.28	-1.62	0.00	-1.62	18.91	16.02	505	85
Cedar Shopping Centers *	Rental	Retail	13.10	393	0.09	0.19	6.87	-7.24	2.48	5.74	13.69	2.66	1.76	4.43	34.65	21.28	647	112
Parkway Properties *	Rental	Office	35.97	372	0.08	0.18	7.23	1.77	-3.26	-16.66	6.64	1.93	0.00	1.93	0.78	23.13	562	103
Ashford Hospitality *	Rental	Lodging/Resorts	4.54	369	0.08	0.18	18.50	-2.66	-15.31	-50.69	-1.73	14.36	0.00	14.36	-31.02	28.76	687	126
Maguire Properties Inc. *	Rental	Office	11.32	369	0.08	0.18	14.13	-2.46	-19.35	-53.40	-6.98	4.91	0.00	4.91	-61.59	37.48	1,055	194
Felcor Lodging Trust *	Rental	Lodging/Resorts	8.01	342	0.08	0.17	17.48	2.69	-10.70	-57.34	-20.38	0.25	0.00	0.25	-44.13	33.79	1,095	217
National Healthcare	Rental	Health Care	49.72	324	0.07	0.16	1.93	-NA-	-NA-	-5.46	8.49	-2.30	0.00	-2.30	-3.83	-NA-	355	74
Hilltop Holdings	Rental	Residential	10.41	299	0.07	0.15	0.00	-NA-	-4.15	-13.39	0.97	0.97	0.00	0.97	-4.67	22.53	310	70
Universal Health Realty *	Rental	Health Care	36.69	292	0.06	0.14	6.38	12.49	8.83	16.38	22.30	4.92	0.00	4.92	6.81	24.13	201	47
Ramco-Gershenson *	Rental	Retail	23.12	290	0.06	0.14	8.00	4.88	-0.53	-22.57	12.56	6.94	0.00	6.94	12.52	21.35	366	86
First Potomac Realty Trust *	Rental	Industrial	16.61	274	0.06	0.14	8.19	-NA-	-7.33	-15.20	11.22	4.60	0.00	4.60	1.97	23.53	388	96
Getty Realty *	Rental	Retail	20.93	263	0.06	0.13	8.89	3.98	-3.01	-16.43	45.25	11.87	0.00	11.87	-18.07	34.71	256	66
Glimcher Realty Trust *	Rental	Retail	10.09	258	0.06	0.13	12.69	-1.27	-15.77	-47.71	-9.75	8.38	0.00	8.38	-24.91	28.61	433	114
Sun Communities *	Rental	Residential	19.31	240	0.05	0.12	13.05	-3.75	-7.45	-23.43	9.38	13.72	0.00	13.72	0.62	21.81	372	106
Kite Realty Group Trust *	Non-Rental	Retail	12.19	239	0.05	0.12	6.73	-NA-	-1.82	-23.38	-0.84	-1.85	0.00	-1.85	-16.14	22.44	262	74
Hersha Hospitality Trust	Rental	Lodging/Resorts	7.24	233	0.05	0.12	9.94	-NA-	-NA-	-28.82	-4.11	1.97	0.00	1.97	-18.11	-NA-	544	159
Urstadt Biddle Class A *	Rental	Retail	17.03	217	0.05	0.11	5.58	10.01	4.61	6.10	17.79	2.90	0.00	2.90	14.47	24.48	171	54
Education Realty Trust *	Rental	Residential	10.96	212	0.05	0.11	7.48	-NA-	-9.24	-13.83	-4.16	-2.14	0.00	-2.14	2.98	24.28	497	159
Associated Estates Realty	Rental	Residential	14.70	163	0.04	0.08	4.63	-NA-	-NA-	8.77	38.84	3.89	0.00	3.89	61.12	-NA-	448	186
Winthrop Realty Trust	Rental	Diversified	3.97	155	0.03	0.08	6.55	-NA-	-NA-	-33.05	10.28	-1.49	0.00	-1.49	-22.50	-NA-	222	97
Agree Realty Corp *	Rental	Retail	26.93	143	0.03	0.07	7.43	8.66	3.52	-5.18	22.13	-6.75	0.00	-6.75	-7.21	25.18	284	135
United States Total				184,655	40.90	91.47	4.95											

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT North America Index - 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 Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Nth America	EUR	2,516.21	201,881.27	100.00	5.02	8.20	0.03	-15.30	12.19	8.51	-0.50	18.97
United States	EUR	2,363.76	184,654.62	91.47	4.95	7.83	-0.38	-15.43	12.38	8.38	-0.04	19.34
US Dividend+	EUR	1,608.40	177,440.44	87.89	5.12	-NA-	-NA-	-14.93	12.79	8.36	0.90	-NA-
Canada	EUR	3,237.72	17,226.65	8.53	5.79	13.38	4.89	-13.74	10.18	9.90	-5.16	17.76
Nth America	USD	3,536.07	297,220.78	147.23	5.02	14.74	6.22	-8.52	4.84	2.39	0.19	16.72
United States	USD	3,472.05	271,858.75	134.66	4.95	14.34	5.78	-8.67	5.01	2.27	0.66	17.17
US Dividend+	USD	1,955.95	261,237.64	129.40	5.12	-NA-	-NA-	-8.13	5.40	2.25	1.61	-NA-
Canada	USD	4,755.78	25,362.03	12.56	5.79	20.23	11.38	-6.85	2.96	3.71	-4.50	15.20
Nth America	GBP	3,124.39	162,954.26	80.72	5.02	11.52	5.72	1.17	14.39	11.20	9.35	18.70
United States	GBP	3,067.83	149,049.28	73.83	4.95	11.13	5.28	1.00	14.58	11.07	9.86	19.09
US Dividend+	GBP	1,922.16	143,226.15	70.95	5.12	-NA-	-NA-	1.60	15.00	11.05	10.89	-NA-
Canada	GBP	4,202.10	13,904.99	6.89	5.79	16.86	10.86	3.02	12.34	12.63	4.23	17.54
Nth America	JPY	3,749.23	32,255,884.97	15977.65	5.02	13.09	5.38	-14.35	7.33	2.81	-2.67	20.21
United States	JPY	3,681.35	29,503,470.93	14614.27	4.95	12.70	4.94	-14.49	7.51	2.68	-2.22	20.51
US Dividend+	JPY	1,915.62	28,350,814.54	14043.31	5.12	-NA-	-NA-	-13.99	7.90	2.66	-1.29	-NA-
Canada	JPY	5,042.46	2,752,414.04	1363.38	5.79	18.50	10.50	-12.78	5.41	4.13	-7.22	19.53
Canada	CAD	3,485.51	26,879.94	8.53	5.79	13.93	7.21	-6.67	7.56	7.18	2.56	13.96

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT North America Index - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
North America	EUR	2,438.41	201,881.27	100.00	3.54	-NA-	-NA-	-16.47	11.95	8.39	-1.41	-NA-
United States	EUR	2,293.42	184,654.62	91.47	3.07	-NA-	-NA-	-16.60	12.14	8.27	-0.94	-NA-
Canada	EUR	3,085.97	17,226.65	8.53	4.34	-NA-	-NA-	-14.99	9.89	9.74	-6.11	-NA-
North America	USD	3,426.70	297,220.78	100.00	3.54	-NA-	-NA-	-9.79	4.61	2.28	-0.72	-NA-
United States	USD	3,368.73	271,858.75	91.47	3.07	-NA-	-NA-	-9.93	4.79	2.16	-0.25	-NA-
Canada	USD	4,532.88	25,362.03	8.53	4.34	-NA-	-NA-	-8.19	2.68	3.55	-5.46	-NA-
North America	GBP	3,027.75	162,954.26	100.00	3.54	-NA-	-NA-	-0.24	14.14	11.08	8.35	-NA-
United States	GBP	2,976.53	149,049.28	91.47	3.07	-NA-	-NA-	-0.40	14.34	10.95	8.87	-NA-
Canada	GBP	4,005.15	13,904.99	8.53	4.34	-NA-	-NA-	1.53	12.04	12.46	3.18	-NA-
North America	JPY	3,633.26	32,255,884.97	100.00	3.54	-NA-	-NA-	-15.54	7.09	2.69	-3.55	-NA-
United States	JPY	3,571.80	29,503,470.93	91.47	3.07	-NA-	-NA-	-15.68	7.28	2.58	-3.10	-NA-
Canada	JPY	4,806.12	2,752,414.04	8.53	4.34	-NA-	-NA-	-14.05	5.12	3.97	-8.16	-NA-
Canada	CAD	3,322.25	26,879.94	8.53	3.93	-NA-	-NA-	-8.02	7.27	7.01	1.53	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT North America Index - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Nth America	EUR	1,598.55	201,881.27	100.00	0.00	3.36	-4.15	-19.21	11.36	8.11	-3.54	18.95
United States	EUR	1,500.17	184,654.62	91.47	0.00	3.06	-4.47	-19.27	11.59	8.00	-3.01	19.33
US Dividend+	EUR	1,874.92	177,440.44	87.89	0.00	-NA-	-NA-	-18.93	11.97	7.97	-2.21	-NA-
Canada	EUR	2,120.16	17,226.65	8.53	0.00	7.60	-0.50	-18.62	9.01	9.24	-8.91	17.67
Nth America	USD	2,246.04	297,220.78	100.00	0.00	9.61	1.77	-12.75	4.06	2.01	-2.87	16.73
United States	USD	2,203.55	271,858.75	91.47	0.00	9.29	1.43	-12.81	4.27	1.91	-2.34	17.17
US Dividend+	USD	2,091.58	261,237.64	87.89	0.00	-NA-	-NA-	-12.45	4.62	1.88	-1.52	-NA-
Canada	USD	3,114.23	25,362.03	8.53	0.00	14.11	5.65	-12.11	1.87	3.08	-8.27	15.15
Nth America	GBP	1,984.55	162,954.26	100.00	0.00	6.53	1.29	-3.52	13.54	10.79	6.01	18.64
United States	GBP	1,947.01	149,049.28	91.47	0.00	6.22	0.96	-3.58	13.77	10.68	6.59	19.02
US Dividend+	GBP	1,868.58	143,226.15	87.89	0.00	-NA-	-NA-	-3.18	14.16	10.64	7.47	-NA-
Canada	GBP	2,751.67	13,904.99	8.53	0.00	10.90	5.15	-2.80	11.15	11.95	0.11	17.42
Nth America	JPY	2,381.43	32,255,884.97	100.00	0.00	8.03	0.97	-18.32	6.54	2.42	-5.64	20.18
United States	JPY	2,336.38	29,503,470.93	91.47	0.00	7.72	0.63	-18.37	6.75	2.32	-5.12	20.49
US Dividend+	JPY	2,331.01	28,350,814.54	87.89	0.00	-NA-	-NA-	-18.03	7.11	2.29	-4.34	-NA-
Canada	JPY	3,301.96	2,752,414.04	8.53	0.00	12.46	4.81	-17.71	4.29	3.50	-10.89	19.47
Canada	CAD	2,282.02	26,879.94	8.53	0.00	8.13	1.70	-11.94	6.42	6.53	-1.50	13.89

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT North America Index - Asset Class Comparison

Gross Total Return	Index Description	Curr	Close Value 29-Aug	12 Mths	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vity (%)
				Estimated Div Yld (%) 29-Aug							
	North America Real Estate	Local	3,469.45	5.02	14.33	5.90	-8.52	5.22	2.67	0.82	16.68
	North America FTSE	Local	217.49	1.79	7.94	4.63	-9.51	0.31	1.49	-10.61	9.53
	United States Real Estate	USD	3,472.05	4.95	14.34	5.78	-8.67	5.01	2.27	0.66	17.17
	United States FTSE	USD	876.85	1.77	7.40	4.04	-10.53	0.69	1.51	-11.61	9.74
	United States JP Morgan Bonds	USD	432.16	-NA-	5.12	5.19	8.73	1.78	1.78	4.06	3.83
	Canada Real Estate	CAD	3,485.51	5.79	13.93	7.21	-6.67	7.56	7.18	2.56	13.96
	Canada FTSE	CAD	865.89	2.10	16.86	13.24	4.60	-3.90	1.26	3.36	11.42
	Canada JP Morgan Bonds	CAD	548.17	-NA-	6.14	4.56	9.53	1.91	1.77	4.85	3.41

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Top 20 Constituents:

Company	Investment		Country	Free	Free
	Focus	Sector		Float	Float
				Mkt Cap	Nth America
				(EUR m)	(%) Weight
				29-Aug	29-Aug
Simon Property Group *	Rental	Retail	US	14,396	7.13
Vornado Realty Trust *	Rental	Diversified	US	10,376	5.14
Boston Properties *	Rental	Office	US	8,279	4.10
Equity Residential Props *	Rental	Residential	US	7,726	3.83
Prologis *	Non-Rental	Industrial	US	7,667	3.80
Public Storage *	Rental	Self Storage	US	7,657	3.79
Kimco Realty *	Rental	Retail	US	6,386	3.16
HCP *	Rental	Health Care	US	5,767	2.86
Avalonbay Communities *	Rental	Residential	US	5,228	2.59
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	5,088	2.52
General Growth Props *	Rental	Retail	US	4,711	2.33
Brookfield Props	Rental	Office	CA	4,260	2.11
Ventas *	Rental	Health Care	US	4,244	2.10
SL Green Realty *	Rental	Office	US	3,432	1.70
Health Care REIT *	Rental	Health Care	US	3,164	1.57
The Macerich Company *	Rental	Retail	US	3,144	1.56
Federal Realty Inv *	Rental	Retail	US	3,030	1.50
AMB Property *	Rental	Industrial	US	3,018	1.50
Riocan Real Estate *	Rental	Retail	CA	3,000	1.49
Regency Centers *	Rental	Retail	US	2,930	1.45

Country Breakdown:

Country Index	Number	Free	Free
	of	Float	Float
	Constituents	Mkt Cap	Nth America
		(EUR m)	(%) Weight
	29-Aug	29-Aug	29-Aug
EPRA/NAREIT United States	101	184,655	91.47%
EPRA/NAREIT Canada	16	17,227	8.53%
EPRA/NAREIT North America	117	201,881	100.00%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epa.com, W www.epa.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

EPRA/NAREIT North America Index - Top 20 Performance

Top 20 Performance:

Stock	Investment			Price	Dividend	Total
	Focus	Sector	Country	Return Aug-08	Return Aug-08	Return Aug-08
Strategic Hotel Capital *	Rental	Lodging/Resorts	US	16.86	0.00	16.86
Brookfield Props	Rental	Office	CA	15.10	0.72	15.82
LaSalle Hotel Properties *	Rental	Lodging/Resorts	US	14.80	0.77	15.57
Cousins Properties *	Non-Rental	Diversified	US	13.75	1.68	15.43
Ashford Hospitality *	Rental	Lodging/Resorts	US	14.36	0.00	14.36
Sun Communities *	Rental	Residential	US	13.72	0.00	13.72
The Macerich Company *	Rental	Retail	US	11.93	1.45	13.37
Getty Realty *	Rental	Retail	US	11.87	0.00	11.87
CBL & Associates Props *	Rental	Retail	US	11.69	0.00	11.69
Extra Space Storage *	Rental	Self Storage	US	11.15	0.00	11.15
Pennsylvania Real Estate *	Rental	Retail	US	7.76	3.09	10.86
Extendicare REIT *	Rental	Health Care	CA	9.31	1.28	10.59
Calloway REIT *	Rental	Retail	CA	9.84	0.67	10.51
Forest City Enterprises	Rental	Diversified	US	10.32	0.00	10.32
Sunstone Hotel Investors *	Rental	Lodging/Resorts	US	9.58	0.00	9.58
Kilroy Realty *	Rental	Office	US	9.26	0.00	9.26
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	9.08	0.00	9.08
Riocan Real Estate *	Rental	Retail	CA	8.24	0.57	8.81
Equity One Inc *	Rental	Retail	US	8.70	0.00	8.70
Brandywine Realty Trust *	Rental	Office	US	8.41	0.00	8.41

Bottom 20 Performance:

Stock	Investment			Price	Dividend	Total
	Focus	Sector	Country	Return Aug-08	Return Aug-08	Return Aug-08
Equity Residential Props *	Rental	Residential	US	-2.25	0.00	-2.25
National Healthcare	Rental	Health Care	US	-2.30	0.00	-2.30
Home Props of New York *	Rental	Residential	US	-4.13	1.20	-2.93
UDR Inc. *	Rental	Residential	US	-2.98	0.00	-2.98
Morguard REIT *	Rental	Diversified	CA	-3.70	0.57	-3.13
Essex Property Trust *	Rental	Residential	US	-3.30	0.00	-3.30
Eastgroup Properties *	Rental	Industrial	US	-4.18	0.00	-4.18
First Industrial Realty *	Rental	Industrial	US	-4.84	0.00	-4.84
Corrections Corp of America	Rental	Specialty	US	-5.10	0.00	-5.10
Colonial Properties *	Rental	Residential	US	-5.26	0.00	-5.26
General Growth Props *	Rental	Retail	US	-5.40	0.00	-5.40
Saul Centers *	Rental	Retail	US	-5.67	0.00	-5.67
Nationwide Health Props *	Rental	Health Care	US	-7.25	1.19	-6.06
Agree Realty Corp *	Rental	Retail	US	-6.75	0.00	-6.75
AMB Property *	Rental	Industrial	US	-7.29	0.00	-7.29
LTC Properties *	Rental	Health Care	US	-8.07	0.44	-7.63
Sovran Self Storage *	Rental	Self Storage	US	-7.92	0.00	-7.92
Prologis *	Non-Rental	Industrial	US	-11.91	1.06	-10.85
DCT Industrial Trust *	Rental	Industrial	US	-11.92	0.00	-11.92
Mid-America Apartment *	Rental	Residential	US	-12.72	0.00	-12.72

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

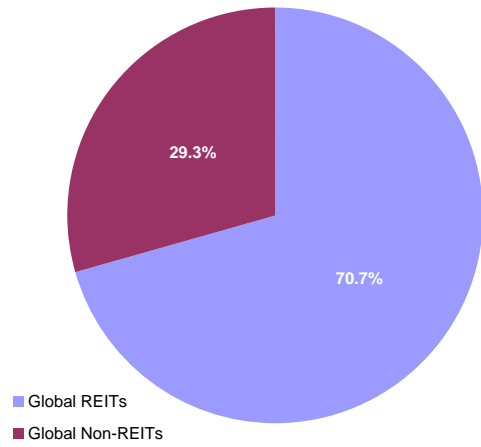
Section 6

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

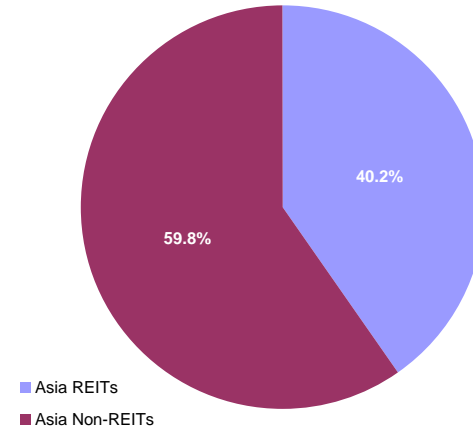
DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

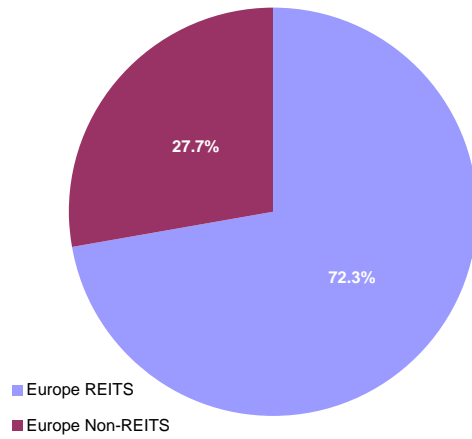
Graph 19: Global Market Cap Breakdown REIT/Non-REIT



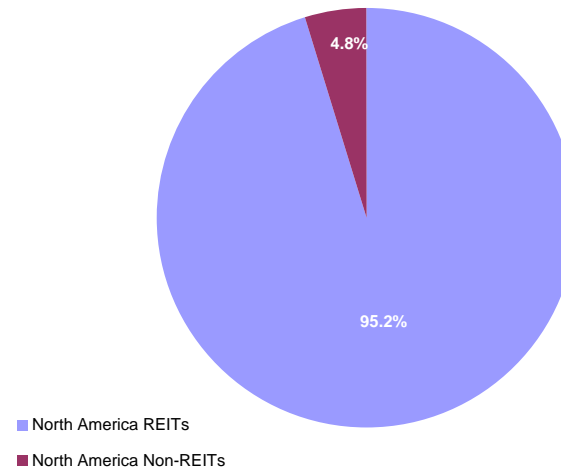
Graph 20: Asia Market Cap Breakdown REIT/Non-REIT



Graph 21: Europe Market Cap Breakdown REIT/Non-REIT



Graph 22: North America Market Cap Breakdown REIT/Non-REIT



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08								
Global REITs	EUR	816.86	319,010.34	70.65	5.56	-NA-	-NA-	-21.55	7.85	6.22	-8.95	-NA-
Global Non-REITs	EUR	845.87	132,512.94	29.35	2.54	-NA-	-NA-	-31.92	0.72	-1.66	-27.61	-NA-
Global ex Asia REITs	EUR	802.60	251,682.76	88.58	5.12	-NA-	-NA-	-18.54	10.11	6.66	-3.17	-NA-
Global ex Asia Non-REITs	EUR	727.74	32,448.84	11.42	3.71	-NA-	-NA-	-36.13	2.04	4.73	-20.52	-NA-
Global ex Europe REITs	EUR	841.01	259,502.87	91.33	5.72	-NA-	-NA-	-19.72	8.91	7.33	-8.04	-NA-
Global ex Europe Non-REITs	EUR	880.99	109,770.07	38.63	2.10	-NA-	-NA-	-29.64	1.03	-2.34	-28.69	-NA-
Global ex US REITs	EUR	701.61	139,802.10	49.20	6.16	-NA-	-NA-	-28.79	2.05	3.56	-19.13	-NA-
Global ex US Non-REITs	EUR	709.61	127,066.57	44.72	2.63	-NA-	-NA-	-31.98	0.80	-2.04	-27.74	-NA-
Asia REITs	EUR	866.11	67,327.58	40.22	7.18	-NA-	-NA-	-31.02	0.18	4.61	-25.40	-NA-
Asia Non-REITs	EUR	871.61	100,064.10	59.78	2.17	-NA-	-NA-	-30.17	0.30	-3.57	-29.97	-NA-
Australia REITs Index	EUR	716.62	43,174.79	25.79	8.23	-NA-	-NA-	-35.16	1.33	7.51	-27.95	-NA-
Australia Non-REITs Index	EUR	519.72	1,794.59	1.07	14.30	-NA-	-NA-	-56.15	-19.77	-5.05	-49.84	-NA-
Hong Kong REITs Index	EUR	788.74	4,166.69	2.49	5.09	-NA-	-NA-	11.83	11.57	11.18	7.47	-NA-
Hong Kong Non-REITs Index	EUR	878.41	51,056.72	30.50	2.65	-NA-	-NA-	-25.19	1.19	-3.30	-38.14	-NA-
Japan REITs Index	EUR	697.34	14,147.13	8.45	4.90	-NA-	-NA-	-29.48	-5.71	-1.93	-26.94	-NA-
Japan Non-REITs Index	EUR	628.15	40,976.10	24.48	0.85	-NA-	-NA-	-30.54	4.10	-0.86	-12.10	-NA-
New Zealand REITs Index	EUR	766.51	377.64	0.23	8.11	-NA-	-NA-	-23.88	-9.26	0.02	-22.09	-NA-
Singapore REITs Index	EUR	912.03	5,461.32	3.26	6.36	-NA-	-NA-	-15.00	0.91	-3.31	-14.73	-NA-
Singapore Non-REITs Index	EUR	840.09	6,236.69	3.73	3.33	-NA-	-NA-	-45.49	-19.47	-19.52	-37.04	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08								
Europe REITs	EUR	780.00	59,507.47	72.35	4.86	-NA-	-NA-	-28.98	3.44	1.63	-12.64	-NA-
Europe Non-REITs	EUR	668.96	22,742.87	27.65	4.68	-NA-	-NA-	-40.19	-0.74	1.74	-23.67	-NA-
Austria Non-REITs Index	EUR	645.85	4,933.74	6.00	3.07	-NA-	-NA-	-36.16	-11.43	0.47	-18.98	-NA-
Belgium REITs Index	EUR	1,100.78	2,661.44	3.24	6.23	-NA-	-NA-	1.00	9.57	5.75	2.29	-NA-
Denmark Non-REITs Index	EUR	486.79	219.99	0.27	0.00	-NA-	-NA-	-51.54	-5.64	4.51	-19.32	-NA-
Finland Non-REITs Index	EUR	816.37	1,178.79	1.43	4.78	-NA-	-NA-	-35.96	-8.27	-2.03	-22.51	-NA-
France REITs Index	EUR	1,005.28	20,527.88	24.96	5.11	-NA-	-NA-	-19.59	-2.07	-0.28	-6.43	-NA-
France Non-REITs Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Germany REITs Index	EUR	768.42	286.44	0.35	5.08	-NA-	-NA-	-22.30	-2.57	-5.72	4.53	-NA-
Germany Non-REITs Index	EUR	478.33	2,216.06	2.69	5.28	-NA-	-NA-	-46.94	0.32	4.66	-34.45	-NA-
Greece REITs Index	EUR	647.05	146.40	0.18	5.36	-NA-	-NA-	-34.45	3.90	8.40	-10.29	-NA-
Greece Non-REITs Index	EUR	1,104.79	583.82	0.71	0.00	-NA-	-NA-	-25.08	-10.37	-3.11	-17.33	-NA-
Italy REITs Index	EUR	804.47	246.78	0.30	3.07	-NA-	-NA-	-NA-	14.72	-3.27	-NA-	-NA-
Italy Non-REITs Index	EUR	556.07	775.79	0.94	3.16	-NA-	-NA-	-45.45	17.95	0.63	-26.00	-NA-
Netherlands REITs Index	EUR	995.97	8,204.52	9.98	6.42	-NA-	-NA-	-12.55	1.52	1.04	-7.69	-NA-
Norway Non-REITs Index	EUR	324.23	387.41	0.47	12.12	-NA-	-NA-	-65.63	-13.26	-2.76	-65.10	-NA-
Poland Non-REITs Index	EUR	902.53	813.26	0.99	0.00	-NA-	-NA-	-31.93	-17.23	-18.03	-39.37	-NA-
Spain Non-REITs Index	EUR	190.77	53.86	0.07	7.88	-NA-	-NA-	-78.00	5.49	14.71	-63.08	-NA-
Sweden Non-REITs Index	EUR	707.39	4,008.06	4.87	7.63	-NA-	-NA-	-22.99	10.51	6.71	-12.19	-NA-
Switzerland Non-REITs Index	EUR	951.84	3,334.45	4.05	4.14	-NA-	-NA-	4.36	6.31	1.76	17.84	-NA-
UK REITs	EUR	366.98	27,434.01	33.35	0.00	-NA-	-NA-	-39.32	8.02	2.99	-18.95	-NA-
UK Non-REITs	EUR	252.66	4,237.63	5.15	0.00	-NA-	-NA-	-59.79	4.30	4.18	-36.43	-NA-
Canada REITs Index	EUR	864.84	12,967.05	6.42	6.82	-NA-	-NA-	-14.23	5.88	7.25	-9.19	-NA-
Canada Non-REITs Index	EUR	765.16	4,259.60	2.11	2.66	-NA-	-NA-	-12.11	25.74	18.87	9.75	-NA-
United States REITs Index	EUR	695.21	179,208.24	88.77	5.09	-NA-	-NA-	-14.87	12.84	8.39	0.95	-NA-
United States Non-REITs Index	EUR	754.76	5,446.37	2.70	0.48	-NA-	-NA-	-30.50	-1.02	7.92	-24.41	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Aug-08	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-08	YTD	
Global REITs	USD	1,012.31	469,664.68	70.65	5.56	-NA-	-NA-	-15.27	0.77	0.22	-8.31	-NA-
Global Non-REITs	USD	1,048.22	195,092.89	29.35	2.54	-NA-	-NA-	-26.47	-5.88	-7.21	-27.10	-NA-
Global ex Asia REITs	USD	994.61	370,541.29	88.58	5.12	-NA-	-NA-	-12.02	2.89	0.64	-2.49	-NA-
Global ex Asia Non-REITs	USD	901.80	47,772.98	11.42	3.71	-NA-	-NA-	-31.03	-4.65	-1.18	-19.97	-NA-
Global ex Europe REITs	USD	1,042.26	382,054.49	91.33	5.72	-NA-	-NA-	-13.29	1.77	1.27	-7.39	-NA-
Global ex Europe Non-REITs	USD	1,091.74	161,609.58	38.63	2.10	-NA-	-NA-	-24.01	-5.59	-7.85	-28.19	-NA-
Global ex US REITs	USD	1,030.57	205,824.38	49.20	6.16	-NA-	-NA-	-23.10	-4.64	-2.29	-18.57	-NA-
Global ex US Non-REITs	USD	1,042.32	187,074.43	44.72	2.63	-NA-	-NA-	-26.54	-5.81	-7.56	-27.24	-NA-
Asia REITs	USD	1,073.50	99,123.39	40.22	7.18	-NA-	-NA-	-25.50	-6.39	-1.29	-24.87	-NA-
Asia Non-REITs	USD	1,080.11	147,319.90	59.78	2.17	-NA-	-NA-	-24.59	-6.28	-9.01	-29.48	-NA-
Australia REITs Index	USD	1,052.63	63,564.32	25.79	8.23	-NA-	-NA-	-29.97	-5.31	1.44	-27.45	-NA-
Australia Non-REITs Index	USD	763.40	2,642.10	1.07	14.30	-NA-	-NA-	-52.64	-25.03	-10.41	-49.49	-NA-
Hong Kong REITs Index	USD	1,158.55	6,134.43	2.49	5.09	-NA-	-NA-	20.77	4.26	4.91	8.22	-NA-
Hong Kong Non-REITs Index	USD	1,290.26	75,168.52	30.50	2.65	-NA-	-NA-	-19.21	-5.44	-8.76	-37.71	-NA-
Japan REITs Index	USD	1,024.30	20,828.19	8.45	4.90	-NA-	-NA-	-23.84	-11.89	-7.47	-26.43	-NA-
Japan Non-REITs Index	USD	922.67	60,327.28	24.48	0.85	-NA-	-NA-	-24.99	-2.73	-6.46	-11.49	-NA-
New Zealand REITs Index	USD	1,125.90	555.99	0.23	8.11	-NA-	-NA-	-17.79	-15.21	-5.62	-21.54	-NA-
Singapore REITs Index	USD	1,339.65	8,040.46	3.26	6.36	-NA-	-NA-	-8.20	-5.70	-8.76	-14.14	-NA-
Singapore Non-REITs Index	USD	1,233.99	9,182.00	3.73	3.33	-NA-	-NA-	-41.13	-24.75	-24.06	-36.60	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)
			Mkt Cap Ccy (m) Aug-08	Mkt Cap (%) Weight Aug-08								
Europe REITs	USD	869.00	87,610.19	72.35	0.00	-NA-	-NA-	-26.58	-4.03	-4.39	-15.00	-NA-
Europe Non-REITs	USD	769.52	33,483.31	27.65	0.00	-NA-	-NA-	-37.93	-7.45	-4.15	-25.64	-NA-
Austria Non-REITs Index	USD	800.31	7,263.73	6.00	3.07	-NA-	-NA-	-31.06	-17.24	-5.19	-18.41	-NA-
Belgium REITs Index	USD	1,363.66	3,918.31	3.24	6.23	-NA-	-NA-	9.08	2.38	-0.22	3.01	-NA-
Denmark Non-REITs Index	USD	715.03	323.88	0.27	0.00	-NA-	-NA-	-47.66	-11.83	-1.38	-18.76	-NA-
Finland Non-REITs Index	USD	1,011.59	1,735.47	1.43	4.78	-NA-	-NA-	-30.87	-14.28	-7.56	-22.00	-NA-
France REITs Index	USD	1,245.78	30,222.29	24.96	5.11	-NA-	-NA-	-13.15	-8.48	-5.90	-5.77	-NA-
France Non-REITs Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Germany REITs Index	USD	952.79	421.71	0.35	5.08	-NA-	-NA-	-16.04	-8.96	-11.03	5.32	-NA-
Germany Non-REITs Index	USD	592.78	3,262.60	2.69	5.28	-NA-	-NA-	-42.70	-6.26	-1.24	-33.99	-NA-
Greece REITs Index	USD	801.84	215.54	0.18	5.36	-NA-	-NA-	-29.20	-2.91	2.29	-9.67	-NA-
Greece Non-REITs Index	USD	1,369.03	859.54	0.71	0.00	-NA-	-NA-	-19.09	-16.25	-8.57	-16.75	-NA-
Italy REITs Index	USD	996.95	363.32	0.30	3.07	-NA-	-NA-	-NA-	5.75	-8.73	-NA-	-NA-
Italy Non-REITs Index	USD	689.17	1,142.16	0.94	3.16	-NA-	-NA-	-41.08	10.22	-5.05	-25.48	-NA-
Netherlands REITs Index	USD	1,234.29	12,079.15	9.98	6.42	-NA-	-NA-	-5.55	-5.14	-4.66	-7.05	-NA-
Norway Non-REITs Index	USD	476.25	570.37	0.47	12.12	-NA-	-NA-	-62.88	-18.94	-8.25	-64.86	-NA-
Poland Non-REITs Index	USD	1,325.71	1,197.32	0.99	0.00	-NA-	-NA-	-26.48	-22.66	-22.65	-38.95	-NA-
Spain Non-REITs Index	USD	236.48	79.30	0.07	7.88	-NA-	-NA-	-76.24	-1.43	8.24	-62.81	-NA-
Sweden Non-REITs Index	USD	1,039.07	5,900.89	4.87	7.63	-NA-	-NA-	-16.83	3.26	0.69	-11.58	-NA-
Switzerland Non-REITs Index	USD	1,398.13	4,909.17	4.05	4.14	-NA-	-NA-	12.71	-0.66	-3.98	18.67	-NA-
UK REITs	USD	539.04	40,389.87	33.35	0.00	-NA-	-NA-	-34.47	0.94	-2.82	-18.39	-NA-
UK Non-REITs	USD	371.12	6,238.87	5.15	0.00	-NA-	-NA-	-56.57	-2.54	-1.70	-35.98	-NA-
Canada REITs Index	USD	1,270.34	19,090.81	6.42	6.82	-NA-	-NA-	-7.37	-1.06	1.20	-8.56	-NA-
Canada Non-REITs Index	USD	1,123.91	6,271.22	2.11	2.66	-NA-	-NA-	-5.09	17.50	12.16	10.52	-NA-
United States REITs Index	USD	1,021.17	263,840.30	88.77	5.09	-NA-	-NA-	-8.07	5.44	2.28	1.66	-NA-
United States Non-REITs Index	USD	1,108.64	8,018.45	2.70	0.48	-NA-	-NA-	-24.94	-7.51	1.83	-23.88	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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 Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global REITs	GBP	894.46	257,498.36	70.65	5.56	-NA-	-NA-	-6.30	9.96	8.85	0.07	-NA-
Global Non-REITs	GBP	926.18	106,961.63	29.35	2.54	-NA-	-NA-	-18.69	2.69	0.77	-20.44	-NA-
Global ex Asia REITs	GBP	878.81	203,152.97	88.58	5.12	-NA-	-NA-	-2.71	12.26	9.30	6.42	-NA-
Global ex Asia Non-REITs	GBP	796.81	26,192.01	11.42	3.71	-NA-	-NA-	-23.73	4.04	7.32	-12.65	-NA-
Global ex Europe REITs	GBP	920.92	209,465.20	91.33	5.72	-NA-	-NA-	-4.11	11.04	9.98	1.07	-NA-
Global ex Europe Non-REITs	GBP	964.63	88,604.07	38.63	2.10	-NA-	-NA-	-15.96	3.01	0.08	-21.63	-NA-
Global ex US REITs	GBP	910.59	112,845.28	49.20	6.16	-NA-	-NA-	-14.96	4.05	6.12	-11.13	-NA-
Global ex US Non-REITs	GBP	920.97	102,565.43	44.72	2.63	-NA-	-NA-	-18.76	2.77	0.39	-20.59	-NA-
Asia REITs	GBP	948.52	54,345.39	40.22	7.18	-NA-	-NA-	-17.61	2.14	7.20	-18.01	-NA-
Asia Non-REITs	GBP	954.36	80,769.61	59.78	2.17	-NA-	-NA-	-16.60	2.26	-1.18	-23.04	-NA-
Australia REITs Index	GBP	930.08	34,849.77	25.79	8.23	-NA-	-NA-	-22.56	3.32	10.17	-20.82	-NA-
Australia Non-REITs Index	GBP	674.53	1,448.56	1.07	14.30	-NA-	-NA-	-47.63	-18.19	-2.70	-44.88	-NA-
Hong Kong REITs Index	GBP	1,023.67	3,363.26	2.49	5.09	-NA-	-NA-	33.56	13.76	13.93	18.11	-NA-
Hong Kong Non-REITs Index	GBP	1,140.05	41,211.90	30.50	2.65	-NA-	-NA-	-10.66	3.18	-0.90	-32.02	-NA-
Japan REITs Index	GBP	905.05	11,419.26	8.45	4.90	-NA-	-NA-	-15.78	-3.87	0.50	-19.71	-NA-
Japan Non-REITs Index	GBP	815.25	33,075.03	24.48	0.85	-NA-	-NA-	-17.05	6.14	1.59	-3.40	-NA-
New Zealand REITs Index	GBP	994.82	304.83	0.23	8.11	-NA-	-NA-	-9.09	-7.49	2.50	-14.37	-NA-
Singapore REITs Index	GBP	1,183.69	4,408.27	3.26	6.36	-NA-	-NA-	1.52	2.89	-0.91	-6.29	-NA-
Singapore Non-REITs Index	GBP	1,090.32	5,034.13	3.73	3.33	-NA-	-NA-	-34.90	-17.89	-17.53	-30.81	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)
			Mkt Cap Ccy (m) Aug-08	Mkt Cap (%) Weight Aug-08								
Europe REITs	GBP	854.06	48,033.16	72.35	4.86	-NA-	-NA-	-15.18	5.46	4.15	-3.99	-NA-
Europe Non-REITs	GBP	732.44	18,357.56	27.65	4.68	-NA-	-NA-	-28.58	1.20	4.26	-16.12	-NA-
Austria Non-REITs Index	GBP	707.13	3,982.41	6.00	3.07	-NA-	-NA-	-23.76	-9.70	2.96	-10.96	-NA-
Belgium REITs Index	GBP	1,204.90	2,148.25	3.24	6.23	-NA-	-NA-	20.63	11.71	8.37	12.42	-NA-
Denmark Non-REITs Index	GBP	631.79	177.57	0.27	0.00	-NA-	-NA-	-42.12	-3.79	7.10	-11.34	-NA-
Finland Non-REITs Index	GBP	893.82	951.49	1.43	4.78	-NA-	-NA-	-23.55	-6.47	0.40	-14.88	-NA-
France REITs Index	GBP	1,100.74	16,569.67	24.96	5.11	-NA-	-NA-	-3.96	-0.14	2.20	2.84	-NA-
France Non-REITs Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Germany REITs Index	GBP	841.87	231.21	0.35	5.08	-NA-	-NA-	-7.15	-0.66	-3.38	14.95	-NA-
Germany Non-REITs Index	GBP	523.77	1,788.75	2.69	5.28	-NA-	-NA-	-36.63	2.28	7.26	-27.95	-NA-
Greece REITs Index	GBP	708.49	118.17	0.18	5.36	-NA-	-NA-	-21.71	5.93	11.09	-1.41	-NA-
Greece Non-REITs Index	GBP	1,209.65	471.25	0.71	0.00	-NA-	-NA-	-10.52	-8.62	-0.70	-9.15	-NA-
Italy REITs Index	GBP	880.88	199.20	0.30	3.07	-NA-	-NA-	-NA-	16.24	-0.87	-NA-	-NA-
Italy Non-REITs Index	GBP	608.94	626.20	0.94	3.16	-NA-	-NA-	-34.84	20.26	3.13	-18.67	-NA-
Netherlands REITs Index	GBP	1,090.59	6,622.51	9.98	6.42	-NA-	-NA-	4.45	3.50	3.54	1.45	-NA-
Norway Non-REITs Index	GBP	420.81	312.71	0.47	12.12	-NA-	-NA-	-58.95	-11.56	-0.35	-61.65	-NA-
Poland Non-REITs Index	GBP	1,171.36	656.45	0.99	0.00	-NA-	-NA-	-18.70	-15.61	-16.00	-33.37	-NA-
Spain Non-REITs Index	GBP	208.95	43.48	0.07	7.88	-NA-	-NA-	-73.72	7.56	17.56	-59.41	-NA-
Sweden Non-REITs Index	GBP	918.10	3,235.22	4.87	7.63	-NA-	-NA-	-8.02	12.67	9.36	-3.50	-NA-
Switzerland Non-REITs Index	GBP	1,235.35	2,691.50	4.05	4.14	-NA-	-NA-	24.64	8.39	4.29	29.51	-NA-
UK REITs	GBP	578.41	22,144.15	33.35	0.00	-NA-	-NA-	-27.53	10.14	5.55	-10.93	-NA-
UK Non-REITs	GBP	398.26	3,420.53	5.15	0.00	-NA-	-NA-	-51.97	6.35	6.77	-30.13	-NA-
Canada REITs Index	GBP	1,122.44	10,466.73	6.42	6.82	-NA-	-NA-	2.43	7.95	9.91	-0.20	-NA-
Canada Non-REITs Index	GBP	993.06	3,438.26	2.11	2.66	-NA-	-NA-	4.96	28.21	21.81	20.62	-NA-
United States REITs Index	GBP	902.29	144,653.08	88.77	5.09	-NA-	-NA-	1.67	15.05	11.08	10.94	-NA-
United States Non-REITs Index	GBP	979.57	4,396.20	2.70	0.48	-NA-	-NA-	-16.99	0.91	10.59	-16.93	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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 Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global REITs	JPY	1,073.34	50,970,359.56	70.65	5.56	-NA-	-NA-	-20.67	3.17	0.63	-10.93	-NA-
Global Non-REITs	JPY	1,111.40	21,172,455.37	29.35	2.54	-NA-	-NA-	-31.16	-3.65	-6.83	-29.19	-NA-
Global ex Asia REITs	JPY	1,054.57	40,212,993.75	88.58	5.12	-NA-	-NA-	-17.63	5.34	1.05	-5.28	-NA-
Global ex Asia Non-REITs	JPY	956.17	5,184,562.80	11.42	3.71	-NA-	-NA-	-35.43	-2.38	-0.78	-22.25	-NA-
Global ex Europe REITs	JPY	1,105.08	41,462,463.73	91.33	5.72	-NA-	-NA-	-18.82	4.19	1.68	-10.03	-NA-
Global ex Europe Non-REITs	JPY	1,157.55	17,538,679.62	38.63	2.10	-NA-	-NA-	-28.85	-3.35	-7.47	-30.24	-NA-
Global ex US REITs	JPY	1,092.69	22,337,091.32	49.20	6.16	-NA-	-NA-	-28.00	-2.37	-1.89	-20.89	-NA-
Global ex US Non-REITs	JPY	1,105.16	20,302,252.67	44.72	2.63	-NA-	-NA-	-31.22	-3.57	-7.19	-29.31	-NA-
Asia REITs	JPY	1,138.21	10,757,365.81	40.22	7.18	-NA-	-NA-	-30.25	-4.16	-0.89	-27.02	-NA-
Asia Non-REITs	JPY	1,145.22	15,987,892.57	59.78	2.17	-NA-	-NA-	-29.40	-4.05	-8.64	-31.49	-NA-
Australia REITs Index	JPY	1,116.08	6,898,317.45	25.79	8.23	-NA-	-NA-	-34.44	-3.06	1.86	-29.52	-NA-
Australia Non-REITs Index	JPY	809.42	286,733.85	1.07	14.30	-NA-	-NA-	-55.66	-23.24	-10.05	-50.93	-NA-
Hong Kong REITs Index	JPY	1,228.39	665,738.77	2.49	5.09	-NA-	-NA-	13.07	6.74	5.33	5.13	-NA-
Hong Kong Non-REITs Index	JPY	1,368.04	8,157,664.11	30.50	2.65	-NA-	-NA-	-24.36	-3.19	-8.38	-39.49	-NA-
Japan REITs Index	JPY	933.21	2,260,379.40	8.45	4.90	-NA-	-NA-	-28.70	-9.80	-7.09	-28.53	-NA-
Japan Non-REITs Index	JPY	840.68	6,547,017.53	24.48	0.85	-NA-	-NA-	-29.78	-0.41	-6.08	-14.02	-NA-
New Zealand REITs Index	JPY	1,193.77	60,338.74	0.23	8.11	-NA-	-NA-	-23.03	-13.20	-5.24	-23.78	-NA-
Singapore REITs Index	JPY	1,420.41	872,591.44	3.26	6.36	-NA-	-NA-	-14.06	-3.46	-8.39	-16.59	-NA-
Singapore Non-REITs Index	JPY	1,308.37	996,477.09	3.73	3.33	-NA-	-NA-	-44.89	-22.96	-23.75	-38.41	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)
			Mkt Cap Ccy (m) Aug-08	Mkt Cap (%) Weight Aug-08								
Europe REITs	JPY	1,024.86	9,507,895.83	72.35	4.86	-NA-	-NA-	-28.19	-1.05	-3.71	-14.54	-NA-
Europe Non-REITs	JPY	878.92	3,633,775.74	27.65	4.68	-NA-	-NA-	-39.53	-5.04	-3.61	-25.33	-NA-
Austria Non-REITs Index	JPY	848.55	788,296.27	6.00	3.07	-NA-	-NA-	-35.45	-15.27	-4.81	-20.74	-NA-
Belgium REITs Index	JPY	1,445.86	425,234.89	3.24	6.23	-NA-	-NA-	2.12	4.82	0.19	0.07	-NA-
Denmark Non-REITs Index	JPY	758.14	35,148.56	0.27	0.00	-NA-	-NA-	-51.00	-9.73	-0.98	-21.08	-NA-
Finland Non-REITs Index	JPY	1,072.57	188,342.23	1.43	4.78	-NA-	-NA-	-35.27	-12.24	-7.18	-24.23	-NA-
France REITs Index	JPY	1,320.87	3,279,873.55	24.96	5.11	-NA-	-NA-	-18.69	-6.31	-5.52	-8.46	-NA-
France Non-REITs Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Germany REITs Index	JPY	1,010.23	45,766.38	0.35	5.08	-NA-	-NA-	-21.39	-6.79	-10.67	2.32	-NA-
Germany Non-REITs Index	JPY	628.52	354,073.70	2.69	5.28	-NA-	-NA-	-46.35	-4.03	-0.84	-35.87	-NA-
Greece REITs Index	JPY	850.17	23,391.28	0.18	5.36	-NA-	-NA-	-33.72	-0.61	2.70	-12.25	-NA-
Greece Non-REITs Index	JPY	1,451.56	93,281.49	0.71	0.00	-NA-	-NA-	-24.25	-14.26	-8.20	-19.13	-NA-
Italy REITs Index	JPY	1,057.04	39,429.79	0.30	3.07	-NA-	-NA-	-NA-	9.97	-8.36	-NA-	-NA-
Italy Non-REITs Index	JPY	730.72	123,952.57	0.94	3.16	-NA-	-NA-	-44.84	12.84	-4.66	-27.61	-NA-
Netherlands REITs Index	JPY	1,308.70	1,310,889.48	9.98	6.42	-NA-	-NA-	-11.57	-2.88	-4.28	-9.70	-NA-
Norway Non-REITs Index	JPY	504.96	61,899.72	0.47	12.12	-NA-	-NA-	-65.24	-17.02	-7.87	-65.86	-NA-
Poland Non-REITs Index	JPY	1,405.62	129,939.63	0.99	0.00	-NA-	-NA-	-31.17	-20.82	-22.34	-40.69	-NA-
Spain Non-REITs Index	JPY	250.73	8,606.05	0.07	7.88	-NA-	-NA-	-77.76	0.92	8.68	-63.87	-NA-
Sweden Non-REITs Index	JPY	1,101.70	640,394.15	4.87	7.63	-NA-	-NA-	-22.13	5.72	1.10	-14.11	-NA-
Switzerland Non-REITs Index	JPY	1,482.41	532,767.50	4.05	4.14	-NA-	-NA-	5.52	1.70	-3.59	15.28	-NA-
UK REITs	JPY	571.53	4,383,310.45	33.35	0.00	-NA-	-NA-	-38.65	3.34	-2.42	-20.72	-NA-
UK Non-REITs	JPY	393.50	677,073.87	5.15	0.00	-NA-	-NA-	-59.34	-0.23	-1.29	-37.81	-NA-
Canada REITs Index	JPY	1,346.91	2,071,829.68	6.42	6.82	-NA-	-NA-	-13.28	1.29	1.61	-11.17	-NA-
Canada Non-REITs Index	JPY	1,191.66	680,584.36	2.11	2.66	-NA-	-NA-	-11.14	20.29	12.62	7.36	-NA-
United States REITs Index	JPY	1,082.73	28,633,268.24	88.77	5.09	-NA-	-NA-	-13.93	7.95	2.70	-1.25	-NA-
United States Non-REITs Index	JPY	1,175.47	870,202.69	2.70	0.48	-NA-	-NA-	-29.72	-5.32	2.25	-26.06	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global REITs	EUR	728.50	319,010.34	70.65	0.00	-NA-	-NA-	-25.42	6.94	5.67	-12.12	-NA-
Global Non-REITs	EUR	808.18	132,512.94	29.35	0.00	-NA-	-NA-	-33.31	0.59	-1.78	-28.65	-NA-
Global ex Asia REITs	EUR	720.47	251,682.76	55.74	0.00	-NA-	-NA-	-22.34	9.28	6.28	-6.29	-NA-
Global ex Asia Non-REITs	EUR	681.88	32,448.84	7.19	0.00	-NA-	-NA-	-38.23	1.77	4.51	-22.67	-NA-
Global ex Europe REITs	EUR	748.48	259,502.87	57.47	0.00	-NA-	-NA-	-23.80	7.96	6.72	-11.25	-NA-
Global ex Europe Non-REITs	EUR	849.73	109,770.07	24.31	0.00	-NA-	-NA-	-30.77	0.92	-2.45	-29.41	-NA-
Global ex US REITs	EUR	618.06	139,802.10	30.96	0.00	-NA-	-NA-	-32.56	1.04	2.82	-22.36	-NA-
Global ex US Non-REITs	EUR	676.98	127,066.57	28.14	0.00	-NA-	-NA-	-33.41	0.66	-2.15	-28.81	-NA-
Asia REITs	EUR	755.58	67,327.58	40.22	0.00	-NA-	-NA-	-35.08	-1.03	3.47	-28.70	-NA-
Asia Non-REITs	EUR	840.08	100,064.10	59.78	0.00	-NA-	-NA-	-31.31	0.21	-3.66	-30.68	-NA-
Australia REITs Index	EUR	613.15	43,174.79	25.79	0.00	-NA-	-NA-	-39.51	-0.13	5.96	-31.64	-NA-
Australia Non-REITs Index	EUR	439.14	1,794.59	1.07	0.00	-NA-	-NA-	-59.54	-19.77	-5.05	-52.15	-NA-
Hong Kong REITs Index	EUR	711.81	4,166.69	2.49	0.00	-NA-	-NA-	6.69	11.57	11.18	4.92	-NA-
Hong Kong Non-REITs Index	EUR	831.68	51,056.72	30.50	0.00	-NA-	-NA-	-26.67	1.03	-3.46	-38.88	-NA-
Japan REITs Index	EUR	640.14	14,147.13	8.45	0.00	-NA-	-NA-	-32.28	-6.35	-2.51	-29.05	-NA-
Japan Non-REITs Index	EUR	619.60	40,976.10	24.48	0.00	-NA-	-NA-	-31.06	4.08	-0.88	-12.49	-NA-
New Zealand REITs Index	EUR	657.59	377.64	0.23	0.00	-NA-	-NA-	-28.93	-9.26	0.02	-24.80	-NA-
Singapore REITs Index	EUR	808.86	5,461.32	3.26	0.00	-NA-	-NA-	-19.40	-0.90	-3.88	-18.29	-NA-
Singapore Non-REITs Index	EUR	804.66	6,236.69	3.73	0.00	-NA-	-NA-	-46.63	-19.47	-19.52	-38.26	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Price Return	Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)
				Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08								
Europe REITs	EUR	1,072.91	59,507.47	72.35	0.00	-NA-	-NA-	-32.02	2.70	1.33	-15.59	-NA-	
Europe Non-REITs	EUR	1,183.44	22,742.87	27.65	0.00	-NA-	-NA-	-42.52	-0.96	1.58	-26.16	-NA-	
Austria Non-REITs Index	EUR	631.40	4,933.74	6.00	0.00	-NA-	-NA-	-37.54	-11.43	0.47	-19.10	-NA-	
Belgium REITs Index	EUR	952.16	2,661.44	3.24	0.00	-NA-	-NA-	-3.57	9.57	5.75	-1.07	-NA-	
Denmark Non-REITs Index	EUR	480.45	219.99	0.27	0.00	-NA-	-NA-	-51.54	-5.64	4.51	-19.32	-NA-	
France REITs Index	EUR	910.26	20,527.88	24.96	0.00	-NA-	-NA-	-23.13	-2.90	-0.36	-9.99	-NA-	
France Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
Finland Non-REITs Index	EUR	736.73	1,178.79	1.43	0.00	-NA-	-NA-	-38.26	-8.27	-2.03	-25.30	-NA-	
Germany REITs Index	EUR	700.66	286.44	0.35	0.00	-NA-	-NA-	-25.82	-2.57	-5.71	-0.20	-NA-	
Germany Non-REITs Index	EUR	438.04	2,216.06	2.69	0.00	-NA-	-NA-	-49.16	0.32	4.66	-37.09	-NA-	
Greece REITs Index	EUR	587.03	146.40	0.18	0.00	-NA-	-NA-	-37.27	3.90	8.40	-12.09	-NA-	
Greece Non-REITs Index	EUR	1,080.36	583.82	0.71	0.00	-NA-	-NA-	-25.08	-10.37	-3.11	-17.33	-NA-	
Italy REITs Index	EUR	726.94	246.78	0.30	0.00	-NA-	-NA-	-NA-	14.72	-3.27	-NA-	-NA-	
Italy Non-REITs Index	EUR	520.00	775.79	0.94	0.00	-NA-	-NA-	-46.91	17.95	0.63	-27.98	-NA-	
Netherlands REITs Index	EUR	869.01	8,204.52	9.98	0.00	-NA-	-NA-	-17.25	0.86	0.52	-11.92	-NA-	
Norway Non-REITs Index	EUR	276.57	387.41	0.47	0.00	-NA-	-NA-	-69.55	-13.25	-2.76	-69.08	-NA-	
Poland Non-REITs Index	EUR	902.53	813.26	0.99	0.00	-NA-	-NA-	-31.93	-17.23	-18.03	-39.37	-NA-	
Spain Non-REITs Index	EUR	176.52	53.86	0.07	0.00	-NA-	-NA-	-79.02	5.49	14.71	-64.79	-NA-	
Sweden Non-REITs Index	EUR	611.34	4,008.06	4.87	0.00	-NA-	-NA-	-27.60	10.51	6.71	-17.46	-NA-	
Switzerland Non-REITs Index	EUR	885.43	3,334.45	4.05	0.00	-NA-	-NA-	0.01	6.31	1.76	13.28	-NA-	
UK REITs	EUR	347.25	27,434.01	33.35	0.00	-NA-	-NA-	-41.62	7.27	2.54	-21.15	-NA-	
UK Non-REITs	EUR	237.69	4,237.63	5.15	0.00	-NA-	-NA-	-61.62	3.09	3.31	-38.66	-NA-	
Canada REITs Index	EUR	742.20	12,967.05	75.27	0.00	-NA-	-NA-	-19.80	4.65	6.63	-13.27	-NA-	
Canada Non-REITs Index	EUR	720.25	4,259.60	24.73	0.00	-NA-	-NA-	-14.54	24.86	18.04	7.44	-NA-	
United States REITs Index	EUR	625.06	179,208.24	97.05	0.00	-NA-	-NA-	-18.85	12.02	8.01	-2.14	-NA-	
United States Non-REITs Index	EUR	745.93	5,446.37	2.95	0.00	-NA-	-NA-	-30.81	-1.12	7.83	-24.64	-NA-	

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global REITs	USD	902.73	469,664.68	70.65	0.00	-NA-	-NA-	-19.46	-0.07	-0.29	-11.50	-NA-
Global Non-REITs	USD	1,001.48	195,092.89	29.35	0.00	-NA-	-NA-	-27.97	-6.00	-7.32	-28.15	-NA-
Global ex Asia REITs	USD	892.79	370,541.29	55.74	0.00	-NA-	-NA-	-16.14	2.12	0.28	-5.63	-NA-
Global ex Asia Non-REITs	USD	844.97	47,772.98	7.19	0.00	-NA-	-NA-	-33.29	-4.90	-1.39	-22.13	-NA-
Global ex Europe REITs	USD	927.49	382,054.49	57.47	0.00	-NA-	-NA-	-17.71	0.88	0.70	-10.64	-NA-
Global ex Europe Non-REITs	USD	1,052.96	161,609.58	24.31	0.00	-NA-	-NA-	-25.23	-5.70	-7.95	-28.91	-NA-
Global ex US REITs	USD	907.85	205,824.38	30.96	0.00	-NA-	-NA-	-27.17	-5.59	-2.97	-21.82	-NA-
Global ex US Non-REITs	USD	994.39	187,074.43	28.14	0.00	-NA-	-NA-	-28.09	-5.93	-7.67	-28.31	-NA-
Asia REITs	USD	936.29	99,123.39	40.22	0.00	-NA-	-NA-	-29.89	-7.52	-2.36	-28.20	-NA-
Asia Non-REITs	USD	1,041.00	147,319.90	59.78	0.00	-NA-	-NA-	-25.82	-6.36	-9.09	-30.19	-NA-
Australia REITs Index	USD	900.64	63,564.32	25.79	0.00	-NA-	-NA-	-34.67	-6.68	-0.02	-31.17	-NA-
Australia Non-REITs Index	USD	645.04	2,642.10	1.07	0.00	-NA-	-NA-	-56.30	-25.03	-10.41	-51.81	-NA-
Hong Kong REITs Index	USD	1,045.55	6,134.43	2.49	0.00	-NA-	-NA-	15.22	4.26	4.91	5.65	-NA-
Hong Kong Non-REITs Index	USD	1,221.63	75,168.52	30.50	0.00	-NA-	-NA-	-20.80	-5.59	-8.90	-38.45	-NA-
Japan REITs Index	USD	940.29	20,828.19	8.45	0.00	-NA-	-NA-	-26.87	-12.49	-8.01	-28.55	-NA-
Japan Non-REITs Index	USD	910.11	60,327.28	24.48	0.00	-NA-	-NA-	-25.54	-2.74	-6.47	-11.88	-NA-
New Zealand REITs Index	USD	965.91	555.99	0.23	0.00	-NA-	-NA-	-23.25	-15.21	-5.62	-24.28	-NA-
Singapore REITs Index	USD	1,188.10	8,040.46	3.26	0.00	-NA-	-NA-	-12.95	-7.40	-9.31	-17.72	-NA-
Singapore Non-REITs Index	USD	1,181.94	9,182.00	3.73	0.00	-NA-	-NA-	-42.36	-24.75	-24.06	-37.83	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe REITs	USD	966.59	87,610.19	72.35	0.00	-NA-	-NA-	-23.30	-3.34	-4.10	-12.03	-NA-
Europe Non-REITs	USD	828.95	33,483.31	27.65	0.00	-NA-	-NA-	-35.42	-7.25	-4.00	-23.14	-NA-
Austria Non-REITs Index	USD	782.41	7,263.73	6.00	0.00	-NA-	-NA-	-32.54	-17.24	-5.19	-18.54	-NA-
Belgium REITs Index	USD	1,179.88	3,918.31	3.24	0.00	-NA-	-NA-	4.14	2.38	-0.22	-0.37	-NA-
Denmark Non-REITs Index	USD	705.72	323.88	0.27	0.00	-NA-	-NA-	-47.66	-11.83	-1.38	-18.76	-NA-
France REITs Index	USD	1,127.97	30,222.29	24.96	0.00	-NA-	-NA-	-16.98	-9.27	-5.98	-9.36	-NA-
France Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Finland Non-REITs Index	USD	912.93	1,735.47	1.43	0.00	-NA-	-NA-	-33.33	-14.28	-7.56	-24.78	-NA-
Germany REITs Index	USD	868.24	421.71	0.35	0.00	-NA-	-NA-	-19.88	-8.96	-11.03	0.50	-NA-
Germany Non-REITs Index	USD	542.80	3,262.60	2.69	0.00	-NA-	-NA-	-45.10	-6.26	-1.24	-36.65	-NA-
Greece REITs Index	USD	727.43	215.54	0.18	0.00	-NA-	-NA-	-32.25	-2.91	2.29	-11.47	-NA-
Greece Non-REITs Index	USD	1,338.74	859.54	0.71	0.00	-NA-	-NA-	-19.09	-16.25	-8.57	-16.75	-NA-
Italy REITs Index	USD	900.80	363.32	0.44	0.00	-NA-	-NA-	-NA-	5.75	-8.73	-NA-	-NA-
Italy Non-REITs Index	USD	644.37	1,142.16	0.94	0.00	-NA-	-NA-	-42.66	10.22	-5.04	-27.48	-NA-
Netherlands REITs Index	USD	1,076.85	12,079.15	9.98	0.00	-NA-	-NA-	-10.64	-5.75	-5.15	-11.31	-NA-
Norway Non-REITs Index	USD	406.24	570.37	0.47	0.00	-NA-	-NA-	-67.11	-18.94	-8.25	-68.87	-NA-
Poland Non-REITs Index	USD	1,325.71	1,197.32	0.99	0.00	-NA-	-NA-	-26.48	-22.66	-22.65	-38.95	-NA-
Spain Non-REITs Index	USD	218.73	79.30	0.07	0.00	-NA-	-NA-	-77.35	-1.43	8.24	-64.55	-NA-
Sweden Non-REITs Index	USD	897.97	5,900.89	4.87	0.00	-NA-	-NA-	-21.82	3.26	0.69	-16.88	-NA-
Switzerland Non-REITs Index	USD	1,300.58	4,909.17	4.05	0.00	-NA-	-NA-	8.01	-0.66	-3.98	14.07	-NA-
UK REITs	USD	510.06	40,389.87	33.35	0.00	-NA-	-NA-	-36.96	0.23	-3.24	-20.60	-NA-
UK Non-REITs	USD	349.14	6,238.87	5.15	0.00	-NA-	-NA-	-58.55	-3.67	-2.52	-38.24	-NA-
Canada REITs Index	USD	1,090.19	19,090.81	75.27	0.00	-NA-	-NA-	-13.39	-2.22	0.62	-12.67	-NA-
Canada Non-REITs Index	USD	1,057.96	6,271.22	24.73	0.00	-NA-	-NA-	-7.71	16.68	11.38	8.19	-NA-
United States REITs Index	USD	918.13	263,840.30	97.05	0.00	-NA-	-NA-	-12.37	4.68	1.91	-1.46	-NA-
United States Non-REITs Index	USD	1,095.67	8,018.45	2.95	0.00	-NA-	-NA-	-25.28	-7.60	1.75	-24.11	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global REITs	GBP	797.63	257,498.36	70.65	0.00	-NA-	-NA-	-10.93	9.03	8.29	-3.42	-NA-
Global Non-REITs	GBP	884.88	106,961.63	29.35	0.00	-NA-	-NA-	-20.35	2.56	0.65	-21.59	-NA-
Global ex Asia REITs	GBP	788.85	203,152.97	55.74	0.00	-NA-	-NA-	-7.26	11.43	8.91	2.99	-NA-
Global ex Asia Non-REITs	GBP	746.59	26,192.01	7.19	0.00	-NA-	-NA-	-26.23	3.77	7.10	-15.02	-NA-
Global ex Europe REITs	GBP	819.51	209,465.20	57.47	0.00	-NA-	-NA-	-8.99	10.08	9.37	-2.47	-NA-
Global ex Europe Non-REITs	GBP	930.37	88,604.07	24.31	0.00	-NA-	-NA-	-17.32	2.90	-0.03	-22.42	-NA-
Global ex US REITs	GBP	802.16	112,845.28	30.96	0.00	-NA-	-NA-	-19.46	3.02	5.38	-14.68	-NA-
Global ex US Non-REITs	GBP	878.62	102,565.43	28.14	0.00	-NA-	-NA-	-20.47	2.64	0.27	-21.76	-NA-
Asia REITs	GBP	827.28	54,345.39	40.22	0.00	-NA-	-NA-	-22.47	0.91	6.04	-21.64	-NA-
Asia Non-REITs	GBP	919.80	80,769.61	59.78	0.00	-NA-	-NA-	-17.96	2.18	-1.27	-23.81	-NA-
Australia REITs Index	GBP	795.78	34,849.77	25.79	0.00	-NA-	-NA-	-27.76	1.83	8.58	-24.88	-NA-
Australia Non-REITs Index	GBP	569.94	1,448.56	1.07	0.00	-NA-	-NA-	-51.67	-18.19	-2.70	-47.41	-NA-
Hong Kong REITs Index	GBP	923.83	3,363.26	2.49	0.00	-NA-	-NA-	27.42	13.76	13.93	15.30	-NA-
Hong Kong Non-REITs Index	GBP	1,079.40	41,211.90	30.50	0.00	-NA-	-NA-	-12.42	3.01	-1.07	-32.83	-NA-
Japan REITs Index	GBP	830.82	11,419.26	8.45	0.00	-NA-	-NA-	-19.12	-4.51	-0.10	-22.03	-NA-
Japan Non-REITs Index	GBP	804.16	33,075.03	24.48	0.00	-NA-	-NA-	-17.66	6.12	1.58	-3.83	-NA-
New Zealand REITs Index	GBP	853.46	304.83	0.23	0.00	-NA-	-NA-	-15.13	-7.49	2.50	-17.36	-NA-
Singapore REITs Index	GBP	1,049.78	4,408.27	3.26	0.00	-NA-	-NA-	-3.73	1.04	-1.50	-10.20	-NA-
Singapore Non-REITs Index	GBP	1,044.33	5,034.13	3.73	0.00	-NA-	-NA-	-36.26	-17.89	-17.53	-32.15	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe REITs	GBP	979.66	48,033.16	72.35	0.00	-NA-	-NA-	-18.81	4.72	3.84	-7.23	-NA-
Europe Non-REITs	GBP	1,080.58	18,357.56	27.65	0.00	-NA-	-NA-	-31.35	0.98	4.10	-18.85	-NA-
Austria Non-REITs Index	GBP	691.32	3,982.41	6.00	0.00	-NA-	-NA-	-25.40	-9.70	2.97	-11.10	-NA-
Belgium REITs Index	GBP	1,042.52	2,148.25	3.24	0.00	-NA-	-NA-	15.17	11.71	8.37	8.73	-NA-
Denmark Non-REITs Index	GBP	623.56	177.57	0.27	0.00	-NA-	-NA-	-42.12	-3.79	7.10	-11.34	-NA-
France REITs Index	GBP	996.65	16,569.67	24.96	0.00	-NA-	-NA-	-8.19	-1.00	2.11	-1.08	-NA-
France Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Finland Non-REITs Index	GBP	806.64	951.49	1.43	0.00	-NA-	-NA-	-26.27	-6.47	0.40	-17.91	-NA-
Germany REITs Index	GBP	767.15	231.21	0.35	0.00	-NA-	-NA-	-11.40	-0.66	-3.38	9.68	-NA-
Germany Non-REITs Index	GBP	479.61	1,788.75	2.69	0.00	-NA-	-NA-	-39.28	2.28	7.25	-30.86	-NA-
Greece REITs Index	GBP	642.74	118.17	0.18	0.00	-NA-	-NA-	-25.08	5.93	11.09	-3.39	-NA-
Greece Non-REITs Index	GBP	1,182.88	471.25	0.71	0.00	-NA-	-NA-	-10.52	-8.62	-0.70	-9.15	-NA-
Italy REITs Index	GBP	795.93	199.20	0.24	0.00	-NA-	-NA-	-NA-	16.24	-0.87	-NA-	-NA-
Italy Non-REITs Index	GBP	569.35	626.20	0.94	0.00	-NA-	-NA-	-36.59	20.26	3.13	-20.85	-NA-
Netherlands REITs Index	GBP	951.48	6,622.51	9.98	0.00	-NA-	-NA-	-1.18	2.84	3.01	-3.20	-NA-
Norway Non-REITs Index	GBP	358.94	312.71	0.47	0.00	-NA-	-NA-	-63.63	-11.56	-0.35	-66.02	-NA-
Poland Non-REITs Index	GBP	1,171.36	656.45	0.99	0.00	-NA-	-NA-	-18.70	-15.61	-16.00	-33.37	-NA-
Spain Non-REITs Index	GBP	193.27	43.48	0.07	0.00	-NA-	-NA-	-74.95	7.56	17.56	-61.30	-NA-
Sweden Non-REITs Index	GBP	793.43	3,235.22	4.87	0.00	-NA-	-NA-	-13.54	12.67	9.36	-9.29	-NA-
Switzerland Non-REITs Index	GBP	1,149.16	2,691.50	4.05	0.00	-NA-	-NA-	19.44	8.39	4.29	24.49	-NA-
UK REITs	GBP	547.31	22,144.15	33.35	0.00	-NA-	-NA-	-30.28	9.37	5.08	-13.34	-NA-
UK Non-REITs	GBP	374.63	3,420.53	5.15	0.00	-NA-	-NA-	-54.17	5.11	5.87	-32.59	-NA-
Canada REITs Index	GBP	963.27	10,466.73	75.27	0.00	-NA-	-NA-	-4.22	6.70	9.27	-4.69	-NA-
Canada Non-REITs Index	GBP	934.79	3,438.26	24.73	0.00	-NA-	-NA-	2.06	27.31	20.96	18.08	-NA-
United States REITs Index	GBP	811.24	144,653.08	97.05	0.00	-NA-	-NA-	-3.09	14.22	10.68	7.55	-NA-
United States Non-REITs Index	GBP	968.11	4,396.20	2.95	0.00	-NA-	-NA-	-17.37	0.82	10.50	-17.18	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global REITs	JPY	957.15	50,970,359.56	70.65	0.00	-NA-	-NA-	-24.59	2.30	0.12	-14.03	-NA-
Global Non-REITs	JPY	1,061.85	21,172,455.37	29.35	0.00	-NA-	-NA-	-32.57	-3.77	-6.94	-30.20	-NA-
Global ex Asia REITs	JPY	946.60	40,212,993.75	55.74	0.00	-NA-	-NA-	-21.48	4.55	0.69	-8.33	-NA-
Global ex Asia Non-REITs	JPY	895.90	5,184,562.80	7.19	0.00	-NA-	-NA-	-37.54	-2.64	-0.99	-24.36	-NA-
Global ex Europe REITs	JPY	983.40	41,462,463.73	57.47	0.00	-NA-	-NA-	-22.95	3.28	1.11	-13.19	-NA-
Global ex Europe Non-REITs	JPY	1,116.44	17,538,679.62	24.31	0.00	-NA-	-NA-	-30.00	-3.46	-7.57	-30.94	-NA-
Global ex US REITs	JPY	962.58	22,337,091.32	30.96	0.00	-NA-	-NA-	-31.81	-3.34	-2.58	-24.06	-NA-
Global ex US Non-REITs	JPY	1,054.34	20,302,252.67	28.14	0.00	-NA-	-NA-	-32.67	-3.70	-7.30	-30.36	-NA-
Asia REITs	JPY	992.73	10,757,365.81	40.22	0.00	-NA-	-NA-	-34.36	-5.32	-1.97	-30.25	-NA-
Asia Non-REITs	JPY	1,103.75	15,987,892.57	59.78	0.00	-NA-	-NA-	-30.55	-4.13	-8.72	-32.18	-NA-
Australia REITs Index	JPY	954.93	6,898,317.45	25.79	0.00	-NA-	-NA-	-38.84	-4.46	0.39	-33.13	-NA-
Australia Non-REITs Index	JPY	683.92	286,733.85	1.07	0.00	-NA-	-NA-	-59.09	-23.24	-10.05	-53.19	-NA-
Hong Kong REITs Index	JPY	1,108.58	665,738.77	2.49	0.00	-NA-	-NA-	7.87	6.74	5.33	2.63	-NA-
Hong Kong Non-REITs Index	JPY	1,295.27	8,157,664.11	30.50	0.00	-NA-	-NA-	-25.85	-3.35	-8.53	-40.21	-NA-
Japan REITs Index	JPY	856.76	2,260,379.40	8.45	0.00	-NA-	-NA-	-31.53	-10.41	-7.64	-30.59	-NA-
Japan Non-REITs Index	JPY	829.27	6,547,017.53	24.48	0.00	-NA-	-NA-	-30.29	-0.43	-6.09	-14.40	-NA-
New Zealand REITs Index	JPY	1,024.14	60,338.74	0.23	0.00	-NA-	-NA-	-28.15	-13.20	-5.24	-26.44	-NA-
Singapore REITs Index	JPY	1,259.72	872,591.44	3.26	0.00	-NA-	-NA-	-18.50	-5.20	-8.94	-20.06	-NA-
Singapore Non-REITs Index	JPY	1,253.19	996,477.09	3.73	0.00	-NA-	-NA-	-46.03	-22.96	-23.75	-39.60	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe REITs	JPY	1,471.50	9,507,895.83	72.35	0.00	-NA-	-NA-	-31.26	-1.75	-4.00	-17.43	-NA-
Europe Non-REITs	JPY	1,623.09	3,633,775.74	27.65	0.00	-NA-	-NA-	-41.88	-5.25	-3.76	-27.76	-NA-
Austria Non-REITs Index	JPY	829.57	788,296.27	6.00	0.00	-NA-	-NA-	-36.84	-15.27	-4.81	-20.87	-NA-
Belgium REITs Index	JPY	1,251.00	425,234.89	3.24	0.00	-NA-	-NA-	-2.50	4.82	0.19	-3.22	-NA-
Denmark Non-REITs Index	JPY	748.26	35,148.56	0.27	0.00	-NA-	-NA-	-51.00	-9.73	-0.98	-21.08	-NA-
France REITs Index	JPY	1,195.96	3,279,873.55	24.96	0.00	-NA-	-NA-	-22.27	-7.11	-5.60	-11.95	-NA-
France Non-REITs Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Finland Non-REITs Index	JPY	967.96	188,342.23	1.43	0.00	-NA-	-NA-	-37.58	-12.24	-7.18	-26.93	-NA-
Germany REITs Index	JPY	920.57	45,766.38	0.35	0.00	-NA-	-NA-	-24.99	-6.79	-10.67	-2.37	-NA-
Germany Non-REITs Index	JPY	575.52	354,073.70	2.69	0.00	-NA-	-NA-	-48.60	-4.03	-0.84	-38.46	-NA-
Greece REITs Index	JPY	771.28	23,391.28	0.18	0.00	-NA-	-NA-	-36.57	-0.61	2.70	-14.00	-NA-
Greece Non-REITs Index	JPY	1,419.44	93,281.49	0.71	0.00	-NA-	-NA-	-24.25	-14.26	-8.20	-19.13	-NA-
Italy REITs Index	JPY	955.10	39,429.79	47.94	0.00	-NA-	-NA-	-NA-	9.97	-8.36	-NA-	-NA-
Italy Non-REITs Index	JPY	683.21	123,952.57	0.94	0.00	-NA-	-NA-	-46.32	12.84	-4.66	-29.55	-NA-
Netherlands REITs Index	JPY	1,141.76	1,310,889.48	9.98	0.00	-NA-	-NA-	-16.33	-3.51	-4.76	-13.84	-NA-
Norway Non-REITs Index	JPY	430.73	61,899.72	0.47	0.00	-NA-	-NA-	-69.21	-17.02	-7.87	-69.76	-NA-
Poland Non-REITs Index	JPY	1,405.62	129,939.63	0.99	0.00	-NA-	-NA-	-31.17	-20.82	-22.34	-40.69	-NA-
Spain Non-REITs Index	JPY	231.92	8,606.05	0.07	0.00	-NA-	-NA-	-78.79	0.92	8.68	-65.56	-NA-
Sweden Non-REITs Index	JPY	952.10	640,394.15	4.87	0.00	-NA-	-NA-	-26.80	5.71	1.10	-19.26	-NA-
Switzerland Non-REITs Index	JPY	1,378.98	532,767.50	4.05	0.00	-NA-	-NA-	1.12	1.70	-3.59	10.81	-NA-
UK REITs	JPY	540.81	4,383,310.45	33.35	0.00	-NA-	-NA-	-40.98	2.62	-2.85	-22.87	-NA-
UK Non-REITs	JPY	370.18	677,073.87	5.15	0.00	-NA-	-NA-	-61.20	-1.38	-2.12	-40.00	-NA-
Canada REITs Index	JPY	1,155.91	2,071,829.68	75.27	0.00	-NA-	-NA-	-18.91	0.11	1.03	-15.16	-NA-
Canada Non-REITs Index	JPY	1,121.73	680,584.36	24.73	0.00	-NA-	-NA-	-13.59	19.45	11.83	5.10	-NA-
United States REITs Index	JPY	973.47	28,633,268.24	97.05	0.00	-NA-	-NA-	-17.95	7.17	2.33	-4.27	-NA-
United States Non-REITs Index	JPY	1,161.72	870,202.69	2.95	0.00	-NA-	-NA-	-30.04	-5.40	2.16	-26.28	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

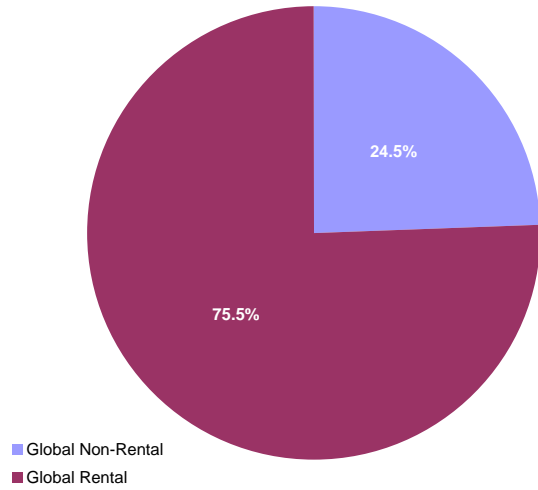
Section 7

Investment Focus Index Series

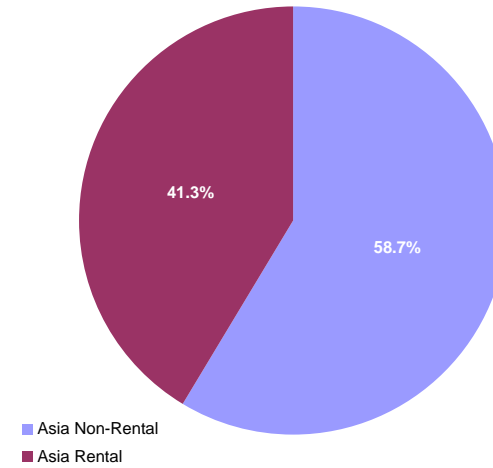
DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

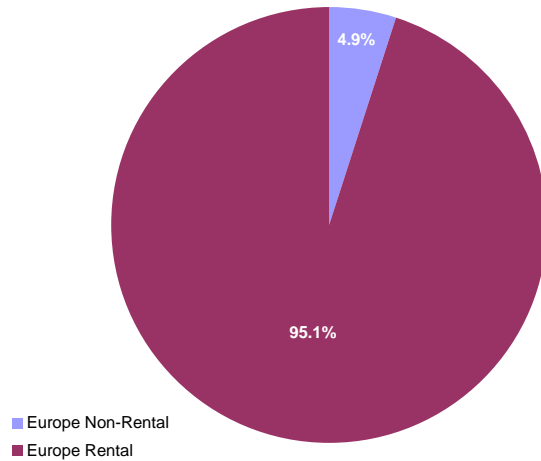
Graph 23: Global Investment Focus Market Cap Breakdown



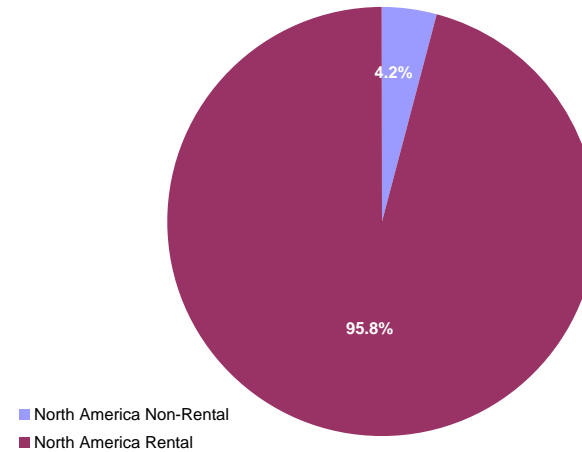
Graph 24: Asia Investment Focus Market Cap Breakdown



Graph 25: Europe Investment Focus Market Cap Breakdown



Graph 26: North America Investment Focus Market Cap Breakdown



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Investment Focus 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 Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global Non-Rental	EUR	898.66	110,830.91	24.55	2.69	-NA-	-NA-	-32.61	-1.14	-2.93	-30.52	-NA-
Global Rental	EUR	906.03	340,692.37	75.45	5.32	-NA-	-NA-	-22.00	8.07	6.16	-8.66	-NA-
Asia Non-Rental	EUR	921.18	98,229.59	58.68	2.53	-NA-	-NA-	-32.06	0.10	-2.90	-31.77	-NA-
Asia Rental	EUR	893.63	69,162.08	41.32	6.53	-NA-	-NA-	-28.35	0.47	3.29	-22.50	-NA-
Asia ex Australia Non-Rental	EUR	933.92	90,789.06	54.24	3.07	-NA-	-NA-	-30.83	0.92	-3.68	-30.47	-NA-
Asia ex Australia Rental	EUR	950.20	31,633.24	18.90	3.07	-NA-	-NA-	-18.42	-1.71	-0.63	-18.80	-NA-
Australia Non-Rental	EUR	783.06	7,440.54	4.44	10.82	-NA-	-NA-	-44.13	-9.16	7.79	-44.36	-NA-
Australia Rental	EUR	853.76	37,528.85	22.42	8.00	-NA-	-NA-	-34.60	2.42	6.83	-25.15	-NA-
Hong Kong Non-Rental	EUR	1,176.98	45,367.40	27.10	2.51	-NA-	-NA-	-27.07	1.84	-3.27	-39.93	-NA-
Hong Kong Rental	EUR	1,021.39	9,856.00	5.89	4.36	-NA-	-NA-	0.53	2.21	2.08	-10.29	-NA-
Japan Non-Rental	EUR	764.58	39,184.96	23.41	0.86	-NA-	-NA-	-31.15	4.03	-1.06	-12.78	-NA-
Japan Rental	EUR	852.04	15,938.27	9.52	4.41	-NA-	-NA-	-27.92	-4.58	-1.34	-24.47	-NA-
Europe Non-Rental	EUR	707.72	4,038.53	4.91	1.65	-NA-	-NA-	-49.50	-4.64	-2.19	-36.55	-NA-
Europe Rental	EUR	856.46	78,211.81	95.09	4.98	-NA-	-NA-	-31.46	2.63	1.86	-14.77	-NA-
UK Non-Rental	EUR	513.78	1,033.10	1.26	2.77	-NA-	-NA-	-62.75	-0.10	2.65	-45.57	-NA-
UK Rental	EUR	697.57	30,638.54	37.25	4.29	-NA-	-NA-	-42.24	7.78	3.16	-20.70	-NA-
North America Non-Rental	EUR	772.57	8,562.79	4.24	4.95	-NA-	-NA-	-33.25	-12.00	-3.69	-23.77	-NA-
North America Rental	EUR	936.60	193,318.48	95.76	5.03	-NA-	-NA-	-14.28	13.58	9.12	0.99	-NA-
United States Non-Rental	EUR	772.57	8,562.79	4.24	4.95	-NA-	-NA-	-33.25	-12.00	-3.69	-23.77	-NA-
United States Rental	EUR	927.16	176,091.83	87.23	4.95	-NA-	-NA-	-14.35	13.92	9.05	1.67	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
Global Non-Rental	USD	1,121.72	163,171.40	24.55	2.69	-NA-	-NA-	-27.22	-7.62	-8.41	-30.04	-NA-
Global Rental	USD	1,130.94	501,586.16	75.45	5.32	-NA-	-NA-	-15.76	0.98	0.17	-8.02	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	USD	-	152,217.03	33.71	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	-	446,334.12	98.85	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	1,052.73	152,217.03	33.71	3.07	-NA-	-NA-	-26.20	-7.04	-9.05	-28.83	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	1,072.57	446,334.12	98.85	3.07	-NA-	-NA-	-13.57	1.69	0.10	-5.32	-NA-
Asia Non-Rental	USD	1,149.85	144,619.04	58.68	2.53	-NA-	-NA-	-26.62	-6.46	-8.38	-31.29	-NA-
Asia Rental	USD	1,115.58	101,824.25	41.32	6.53	-NA-	-NA-	-22.62	-6.12	-2.54	-21.96	-NA-
Asia ex Australia Non-Rental	USD	1,165.71	133,664.67	54.24	3.07	-NA-	-NA-	-25.30	-5.69	-9.11	-29.99	-NA-
Asia ex Australia Rental	USD	1,186.05	46,572.21	18.90	3.07	-NA-	-NA-	-11.90	-8.16	-6.24	-18.23	-NA-
Australia Non-Rental	USD	977.82	10,954.37	4.44	10.82	-NA-	-NA-	-39.64	-15.11	1.71	-43.96	-NA-
Australia Rental	USD	1,065.90	55,252.04	22.42	8.00	-NA-	-NA-	-29.36	-4.30	0.80	-24.62	-NA-
Hong Kong Non-Rental	USD	1,469.14	66,792.40	27.10	2.51	-NA-	-NA-	-21.24	-4.84	-8.72	-39.51	-NA-
Hong Kong Rental	USD	1,274.92	14,510.55	5.89	4.36	-NA-	-NA-	8.57	-4.50	-3.67	-9.66	-NA-
Japan Non-Rental	USD	954.36	57,690.27	23.41	0.86	-NA-	-NA-	-25.64	-2.79	-6.64	-12.17	-NA-
Japan Rental	USD	1,063.55	23,465.20	9.52	4.41	-NA-	-NA-	-22.16	-10.84	-6.91	-23.94	-NA-
Europe Non-Rental	USD	883.34	5,945.74	4.91	1.65	-NA-	-NA-	-45.46	-10.89	-7.70	-36.11	-NA-
Europe Rental	USD	1,069.05	115,147.75	95.09	4.98	-NA-	-NA-	-25.98	-4.10	-3.88	-14.17	-NA-
UK Non-Rental	USD	641.13	1,520.98	1.26	2.77	-NA-	-NA-	-59.78	-6.66	-3.14	-45.20	-NA-
UK Rental	USD	870.75	45,107.76	37.25	4.29	-NA-	-NA-	-37.62	0.72	-2.65	-20.14	-NA-
North America Non-Rental	USD	964.23	12,606.61	4.24	4.95	-NA-	-NA-	-27.92	-17.77	-9.13	-23.24	-NA-
North America Rental	USD	1,169.08	284,614.16	95.76	5.03	-NA-	-NA-	-7.42	6.13	2.97	1.70	-NA-
United States Non-Rental	USD	964.23	12,606.61	4.24	4.95	-NA-	-NA-	-27.92	-17.77	-9.13	-23.24	-NA-
United States Rental	USD	1,157.30	259,252.14	87.23	4.95	-NA-	-NA-	-7.49	6.45	2.90	2.38	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
Global Non-Rental	GBP	991.12	89,460.35	24.55	2.69	-NA-	-NA-	-19.52	0.80	-0.53	-23.65	-NA-
Global Rental	GBP	999.28	274,999.63	75.45	5.32	-NA-	-NA-	-6.83	10.18	8.79	0.39	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	GBP	-	-	33.71	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	GBP	-	-	98.85	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	GBP	-	-	33.71	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Unhedged	GBP	-	-	98.85	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Asia Non-Rental	GBP	1,015.98	79,288.84	58.68	2.53	-NA-	-NA-	-18.85	2.06	-0.50	-25.01	-NA-
Asia Rental	GBP	985.70	55,826.16	41.32	6.53	-NA-	-NA-	-14.43	2.44	5.85	-14.83	-NA-
Asia ex Australia Non-Rental	GBP	1,030.00	73,282.99	54.24	3.07	-NA-	-NA-	-17.39	2.90	-1.29	-23.59	-NA-
Asia ex Australia Rental	GBP	1,047.97	25,533.68	18.90	3.07	-NA-	-NA-	-2.57	0.21	1.83	-10.76	-NA-
Australia Non-Rental	GBP	863.98	6,005.84	4.44	10.82	-NA-	-NA-	-33.25	-7.38	10.46	-38.84	-NA-
Australia Rental	GBP	941.81	30,292.49	22.42	8.00	-NA-	-NA-	-21.88	4.42	9.48	-17.74	-NA-
Hong Kong Non-Rental	GBP	1,298.10	36,619.60	27.10	2.51	-NA-	-NA-	-12.90	3.83	-0.87	-33.98	-NA-
Hong Kong Rental	GBP	1,126.49	7,955.55	5.89	4.36	-NA-	-NA-	20.07	4.21	4.62	-1.41	-NA-
Japan Non-Rental	GBP	843.25	31,629.26	23.41	0.86	-NA-	-NA-	-17.77	6.07	1.39	-4.14	-NA-
Japan Rental	GBP	939.73	12,865.03	9.52	4.41	-NA-	-NA-	-13.92	-2.71	1.10	-16.99	-NA-
Europe Non-Rental	GBP	780.50	3,259.81	4.91	1.65	-NA-	-NA-	-39.69	-2.77	0.24	-30.27	-NA-
Europe Rental	GBP	944.59	63,130.91	95.09	4.98	-NA-	-NA-	-18.14	4.64	4.39	-6.33	-NA-
UK Non-Rental	GBP	566.48	833.89	1.26	2.77	-NA-	-NA-	-55.53	1.85	5.20	-40.20	-NA-
UK Rental	GBP	769.37	24,730.78	37.25	4.29	-NA-	-NA-	-31.02	9.90	5.72	-12.85	-NA-
North America Non-Rental	GBP	851.97	6,911.70	4.24	4.95	-NA-	-NA-	-20.28	-10.28	-1.31	-16.22	-NA-
North America Rental	GBP	1,032.97	156,042.56	95.76	5.03	-NA-	-NA-	2.38	15.81	11.83	10.99	-NA-
United States Non-Rental	GBP	851.97	6,911.70	4.24	4.95	-NA-	-NA-	-20.28	-10.28	-1.31	-16.22	-NA-
United States Rental	GBP	1,022.56	142,137.58	87.23	4.95	-NA-	-NA-	2.30	16.15	11.75	11.73	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return		Free Float Mkt Cap	Free Float Mkt Cap	Div Yld	Total Rtn	Total Rtn	Total Rtn	Total Rtn	Total Rtn	Total Rtn	36 Mths Vlt	
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	(%) Aug-08	(%) - 5 Yrs	(%) - 3 Yrs	(%) - 1 Yr	(%) QTD	(%) Aug-08	(%) YTD	(%) Vlt
Global Non-Rental	JPY	1,189.33	17,708,176.55	24.55	2.69	-NA-	-NA-	-31.86	-5.42	-8.04	-32.04	-NA-
Global Rental	JPY	1,199.12	54,434,638.38	75.45	5.32	-NA-	-NA-	-21.13	3.38	0.58	-10.64	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	JPY	-	-	33.71	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	JPY	-	-	98.85	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	JPY	-	-	33.71	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Unhedged	JPY	-	-	98.85	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Asia Non-Rental	JPY	1,219.16	15,694,781.83	58.68	2.53	-NA-	-NA-	-31.30	-4.24	-8.01	-33.25	-NA-
Asia Rental	JPY	1,182.83	11,050,476.55	41.32	6.53	-NA-	-NA-	-27.55	-3.89	-2.14	-24.18	-NA-
Asia ex Australia Non-Rental	JPY	1,235.98	14,505,958.51	54.24	3.07	-NA-	-NA-	-30.06	-3.45	-8.74	-31.99	-NA-
Asia ex Australia Rental	JPY	1,257.55	5,054,248.57	18.90	3.07	-NA-	-NA-	-17.51	-5.98	-5.86	-20.57	-NA-
Australia Non-Rental	JPY	1,036.77	1,188,823.32	4.44	10.82	-NA-	-NA-	-43.49	-13.09	2.12	-45.56	-NA-
Australia Rental	JPY	1,130.16	5,996,227.98	22.42	8.00	-NA-	-NA-	-33.86	-2.03	1.21	-26.78	-NA-
Hong Kong Non-Rental	JPY	1,557.70	7,248,645.35	27.10	2.51	-NA-	-NA-	-26.26	-2.57	-8.35	-41.24	-NA-
Hong Kong Rental	JPY	1,351.77	1,574,757.53	5.89	4.36	-NA-	-NA-	1.65	-2.23	-3.28	-12.24	-NA-
Japan Non-Rental	JPY	1,011.89	6,260,836.07	23.41	0.86	-NA-	-NA-	-30.38	-0.48	-6.26	-14.67	-NA-
Japan Rental	JPY	1,127.66	2,546,560.86	9.52	4.41	-NA-	-NA-	-27.12	-8.72	-6.53	-26.11	-NA-
Europe Non-Rental	JPY	936.59	645,261.89	4.91	1.65	-NA-	-NA-	-48.94	-8.77	-7.33	-37.93	-NA-
Europe Rental	JPY	1,133.49	12,496,409.68	95.09	4.98	-NA-	-NA-	-30.70	-1.82	-3.49	-16.62	-NA-
UK Non-Rental	JPY	679.77	165,064.53	1.26	2.77	-NA-	-NA-	-62.35	-4.44	-2.74	-46.77	-NA-
UK Rental	JPY	923.24	4,895,319.79	37.25	4.29	-NA-	-NA-	-41.60	3.11	-2.26	-22.42	-NA-
North America Non-Rental	JPY	1,022.35	1,368,132.83	4.24	4.95	-NA-	-NA-	-32.51	-15.82	-8.76	-25.43	-NA-
North America Rental	JPY	1,239.55	30,887,752.15	95.76	5.03	-NA-	-NA-	-13.33	8.66	3.39	-1.20	-NA-
United States Non-Rental	JPY	1,022.35	1,368,132.83	4.24	4.95	-NA-	-NA-	-32.51	-15.82	-8.76	-25.43	-NA-
United States Rental	JPY	1,227.06	28,135,338.11	87.23	4.95	-NA-	-NA-	-13.39	8.98	3.31	-0.54	-NA-
Global Rental Index Hedged in AUD	AUD	1,058.10	582,426.81	75.45	3.07	-NA-	-NA-	-NA-	-NA-	0.62	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global Non-Rental	EUR	853.94	110,830.91	24.55	0.00	-NA-	-NA-	-34.01	-1.24	-3.02	-31.43	-NA-
Global Rental	EUR	809.50	340,692.37	75.45	0.00	-NA-	-NA-	-25.72	7.19	5.64	-11.78	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	EUR	-	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	EUR	-	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	EUR	-	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Unhedged	EUR	-	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Asia Non-Rental	EUR	882.40	98,229.59	58.68	0.00	-NA-	-NA-	-33.33	0.10	-2.90	-32.50	-NA-
Asia Rental	EUR	777.10	69,162.08	41.32	0.00	-NA-	-NA-	-32.30	-0.84	2.06	-25.82	-NA-
Asia ex Australia Non-Rental	EUR	905.63	90,789.06	54.24	0.00	-NA-	-NA-	-31.76	0.92	-3.68	-31.00	-NA-
Asia ex Australia Rental	EUR	863.94	31,633.24	18.90	0.00	-NA-	-NA-	-21.73	-2.60	-1.27	-21.31	-NA-
Australia Non-Rental	EUR	670.48	7,440.54	4.44	0.00	-NA-	-NA-	-48.08	-9.16	7.79	-46.85	-NA-
Australia Rental	EUR	719.93	37,528.85	22.42	0.00	-NA-	-NA-	-38.95	0.71	5.06	-29.08	-NA-
Hong Kong Non-Rental	EUR	1,119.78	45,367.40	27.10	0.00	-NA-	-NA-	-28.35	1.84	-3.27	-40.46	-NA-
Hong Kong Rental	EUR	932.76	9,856.00	5.89	0.00	-NA-	-NA-	-3.31	1.38	1.26	-13.02	-NA-
Japan Non-Rental	EUR	754.22	39,184.96	23.41	0.00	-NA-	-NA-	-31.65	4.03	-1.06	-13.16	-NA-
Japan Rental	EUR	783.09	15,938.27	9.52	0.00	-NA-	-NA-	-30.60	-5.19	-1.90	-26.51	-NA-
Europe Non-Rental	EUR	680.33	4,038.53	4.91	0.00	-NA-	-NA-	-50.37	-4.97	-2.19	-37.53	-NA-
Europe Rental	EUR	781.59	78,211.81	95.09	0.00	-NA-	-NA-	-34.39	2.03	1.58	-17.70	-NA-
UK Non-Rental	EUR	484.40	1,033.10	1.26	0.00	-NA-	-NA-	-64.15	-1.38	2.66	-47.37	-NA-
UK Rental	EUR	645.63	30,638.54	37.25	0.00	-NA-	-NA-	-44.49	6.98	2.64	-22.93	-NA-
North America Non-Rental	EUR	700.64	8,562.79	4.24	0.00	-NA-	-NA-	-35.77	-12.97	-4.72	-26.08	-NA-
North America Rental	EUR	836.81	193,318.48	95.76	0.00	-NA-	-NA-	-18.33	12.76	8.75	-2.10	-NA-
United States Non-Rental	EUR	700.64	8,562.79	4.24	0.00	-NA-	-NA-	-35.77	-12.97	-4.72	-26.08	-NA-
United States Rental	EUR	830.50	176,091.83	87.23	0.00	-NA-	-NA-	-18.31	13.14	8.71	-1.36	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global Non-Rental	USD	1,065.85	163,171.40	24.55	0.00	-NA-	-NA-	-28.73	-7.71	-8.49	-30.95	-NA-
Global Rental	USD	1,010.38	501,586.16	75.45	0.00	-NA-	-NA-	-19.78	0.17	-0.32	-11.17	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	USD	-	152,217.03	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	-	446,334.12	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	1,010.44	152,217.03	-	0.00	-NA-	-NA-	-27.42	-7.15	-9.14	-29.58	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	967.52	446,334.12	-	0.00	-NA-	-NA-	-17.48	0.97	-0.25	-8.33	-NA-
Asia Non-Rental	USD	1,101.37	144,619.04	58.68	0.00	-NA-	-NA-	-28.00	-6.46	-8.38	-32.03	-NA-
Asia Rental	USD	969.94	101,824.25	41.32	0.00	-NA-	-NA-	-26.89	-7.34	-3.69	-25.31	-NA-
Asia ex Australia Non-Rental	USD	1,130.36	133,664.67	54.24	0.00	-NA-	-NA-	-26.30	-5.69	-9.11	-30.52	-NA-
Asia ex Australia Rental	USD	1,078.33	46,572.21	18.90	0.00	-NA-	-NA-	-15.47	-8.98	-6.84	-20.76	-NA-
Australia Non-Rental	USD	836.86	10,954.37	4.44	0.00	-NA-	-NA-	-43.93	-15.11	1.71	-46.48	-NA-
Australia Rental	USD	898.58	55,252.04	22.42	0.00	-NA-	-NA-	-34.07	-5.89	-0.87	-28.58	-NA-
Hong Kong Non-Rental	USD	1,397.65	66,792.40	27.10	0.00	-NA-	-NA-	-22.62	-4.84	-8.72	-40.04	-NA-
Hong Kong Rental	USD	1,164.22	14,510.55	5.89	0.00	-NA-	-NA-	4.42	-5.27	-4.45	-12.41	-NA-
Japan Non-Rental	USD	941.38	57,690.27	23.41	0.00	-NA-	-NA-	-26.19	-2.79	-6.64	-12.55	-NA-
Japan Rental	USD	977.41	23,465.20	9.52	0.00	-NA-	-NA-	-25.05	-11.40	-7.43	-25.99	-NA-
Europe Non-Rental	USD	849.15	5,945.74	4.91	0.00	-NA-	-NA-	-46.40	-11.20	-7.71	-37.10	-NA-
Europe Rental	USD	975.54	115,147.75	95.09	0.00	-NA-	-NA-	-29.15	-4.66	-4.14	-17.12	-NA-
UK Non-Rental	USD	604.60	1,520.98	1.26	0.00	-NA-	-NA-	-61.29	-7.85	-3.14	-47.00	-NA-
UK Rental	USD	805.84	45,107.76	37.25	0.00	-NA-	-NA-	-40.05	-0.03	-3.15	-22.39	-NA-
North America Non-Rental	USD	874.51	12,606.61	4.24	0.00	-NA-	-NA-	-30.63	-18.68	-10.09	-25.56	-NA-
North America Rental	USD	1,044.46	284,614.16	95.76	0.00	-NA-	-NA-	-11.80	5.37	2.62	-1.42	-NA-
United States Non-Rental	USD	874.51	12,606.61	4.24	0.00	-NA-	-NA-	-30.63	-18.68	-10.09	-25.56	-NA-
United States Rental	USD	1,036.59	259,252.14	87.23	0.00	-NA-	-NA-	-11.78	5.72	2.57	-0.67	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global Non-Rental	GBP	941.76	89,460.35	24.55	0.00	-NA-	-NA-	-21.19	0.70	-0.62	-24.64	-NA-
Global Rental	GBP	892.75	274,999.63	75.45	0.00	-NA-	-NA-	-11.29	9.30	8.26	-3.05	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	GBP	-	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	GBP	-	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	GBP	-	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Unhedged	GBP	-	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Asia Non-Rental	GBP	973.14	79,288.84	58.68	0.00	-NA-	-NA-	-20.38	2.06	-0.50	-25.82	-NA-
Asia Rental	GBP	857.02	55,826.16	41.32	0.00	-NA-	-NA-	-19.15	1.10	4.60	-18.48	-NA-
Asia ex Australia Non-Rental	GBP	998.76	73,282.99	54.24	0.00	-NA-	-NA-	-18.50	2.90	-1.29	-24.17	-NA-
Asia ex Australia Rental	GBP	952.79	25,533.68	18.90	0.00	-NA-	-NA-	-6.53	-0.69	1.18	-13.52	-NA-
Australia Non-Rental	GBP	739.43	6,005.84	4.44	0.00	-NA-	-NA-	-37.99	-7.38	10.46	-41.59	-NA-
Australia Rental	GBP	793.97	30,292.49	22.42	0.00	-NA-	-NA-	-27.09	2.69	7.66	-22.06	-NA-
Hong Kong Non-Rental	GBP	1,234.93	36,619.60	27.10	0.00	-NA-	-NA-	-14.43	3.83	-0.87	-34.57	-NA-
Hong Kong Rental	GBP	1,028.68	7,955.55	5.89	0.00	-NA-	-NA-	15.47	3.36	3.77	-4.41	-NA-
Japan Non-Rental	GBP	831.79	31,629.26	23.41	0.00	-NA-	-NA-	-18.37	6.07	1.39	-4.56	-NA-
Japan Rental	GBP	863.62	12,865.03	9.52	0.00	-NA-	-NA-	-17.11	-3.33	0.53	-19.23	-NA-
Europe Non-Rental	GBP	750.29	3,259.81	4.91	0.00	-NA-	-NA-	-40.72	-3.11	0.24	-31.35	-NA-
Europe Rental	GBP	861.96	63,130.91	95.09	0.00	-NA-	-NA-	-21.65	4.03	4.10	-9.55	-NA-
UK Non-Rental	GBP	534.21	833.89	1.26	0.00	-NA-	-NA-	-57.19	0.55	5.20	-42.16	-NA-
UK Rental	GBP	712.02	24,730.78	37.25	0.00	-NA-	-NA-	-33.71	9.08	5.19	-15.30	-NA-
North America Non-Rental	GBP	772.69	6,911.70	4.24	0.00	-NA-	-NA-	-23.29	-11.27	-2.36	-18.76	-NA-
North America Rental	GBP	922.87	156,042.56	95.76	0.00	-NA-	-NA-	-2.46	14.97	11.45	7.59	-NA-
United States Non-Rental	GBP	772.69	6,911.70	4.24	0.00	-NA-	-NA-	-23.29	-11.27	-2.36	-18.76	-NA-
United States Rental	GBP	915.91	142,137.58	87.23	0.00	-NA-	-NA-	-2.44	15.36	11.40	8.41	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global Non-Rental	JPY	1,130.10	17,708,176.55	24.55	0.00	-NA-	-NA-	-33.28	-5.52	-8.12	-32.92	-NA-
Global Rental	JPY	1,071.29	54,434,638.38	75.45	0.00	-NA-	-NA-	-24.89	2.55	0.08	-13.70	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	JPY	-	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	JPY	-	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	JPY	-	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Unhedged	JPY	-	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Asia Non-Rental	JPY	1,167.76	15,694,781.83	58.68	0.00	-NA-	-NA-	-32.59	-4.24	-8.01	-33.97	-NA-
Asia Rental	JPY	1,028.41	11,050,476.55	41.32	0.00	-NA-	-NA-	-31.55	-5.14	-3.30	-27.44	-NA-
Asia ex Australia Non-Rental	JPY	1,198.49	14,505,958.51	54.24	0.00	-NA-	-NA-	-31.00	-3.45	-8.74	-32.50	-NA-
Asia ex Australia Rental	JPY	1,143.33	5,054,248.57	18.90	0.00	-NA-	-NA-	-20.86	-6.82	-6.46	-23.02	-NA-
Australia Non-Rental	JPY	887.31	1,188,823.32	4.44	0.00	-NA-	-NA-	-47.50	-13.09	2.12	-48.01	-NA-
Australia Rental	JPY	952.75	5,996,227.98	22.42	0.00	-NA-	-NA-	-38.27	-3.65	-0.46	-30.62	-NA-
Hong Kong Non-Rental	JPY	1,481.90	7,248,645.35	27.10	0.00	-NA-	-NA-	-27.55	-2.58	-8.35	-41.76	-NA-
Hong Kong Rental	JPY	1,234.40	1,574,757.53	5.89	0.00	-NA-	-NA-	-2.24	-3.02	-4.07	-14.91	-NA-
Japan Non-Rental	JPY	998.13	6,260,836.07	23.41	0.00	-NA-	-NA-	-30.89	-0.48	-6.26	-15.05	-NA-
Japan Rental	JPY	1,036.33	2,546,560.86	9.52	0.00	-NA-	-NA-	-29.83	-9.30	-7.05	-28.11	-NA-
Europe Non-Rental	JPY	900.33	645,261.89	4.91	0.00	-NA-	-NA-	-49.82	-9.09	-7.33	-38.90	-NA-
Europe Rental	JPY	1,034.34	12,496,409.68	95.09	0.00	-NA-	-NA-	-33.66	-2.39	-3.76	-19.49	-NA-
UK Non-Rental	JPY	641.04	165,064.53	1.26	0.00	-NA-	-NA-	-63.76	-5.66	-2.74	-48.51	-NA-
UK Rental	JPY	854.42	4,895,319.79	37.25	0.00	-NA-	-NA-	-43.87	2.35	-2.75	-24.61	-NA-
North America Non-Rental	JPY	927.22	1,368,132.83	4.24	0.00	-NA-	-NA-	-35.06	-16.75	-9.73	-27.69	-NA-
North America Rental	JPY	1,107.43	30,887,752.15	95.76	0.00	-NA-	-NA-	-17.42	7.87	3.04	-4.23	-NA-
United States Non-Rental	JPY	927.22	1,368,132.83	4.24	0.00	-NA-	-NA-	-35.06	-16.75	-9.73	-27.69	-NA-
United States Rental	JPY	1,099.08	28,135,338.11	87.23	0.00	-NA-	-NA-	-17.40	8.23	2.99	-3.51	-NA-
Global Rental Index Hedged in AUD	AUD	947.18	582,426.81	75.45	0.00	-NA-	-NA-	-NA-	-NA-	0.46	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

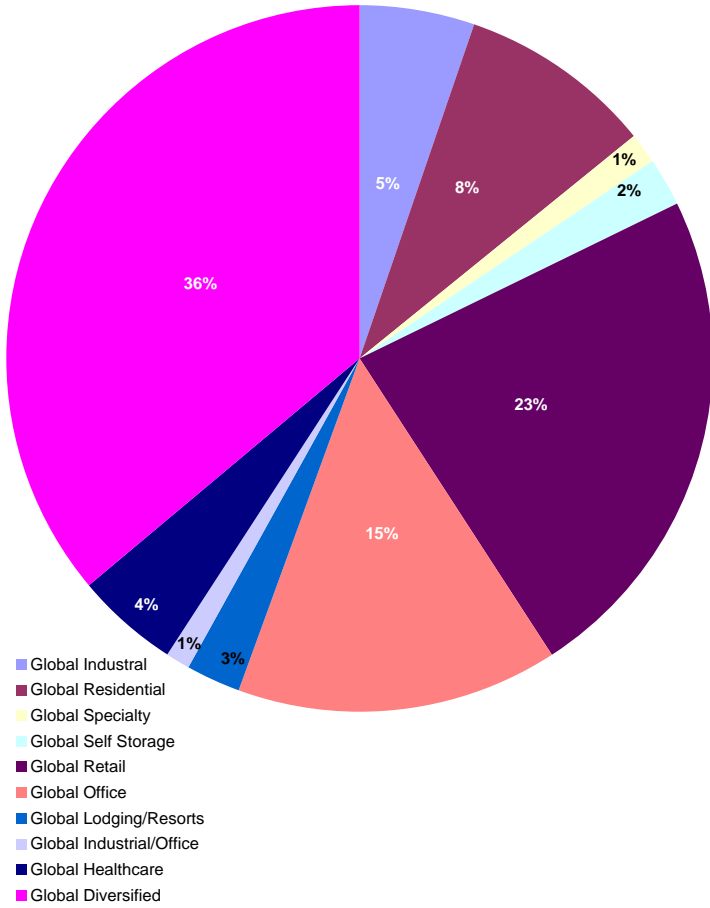
EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Section 8
Sector Index Series

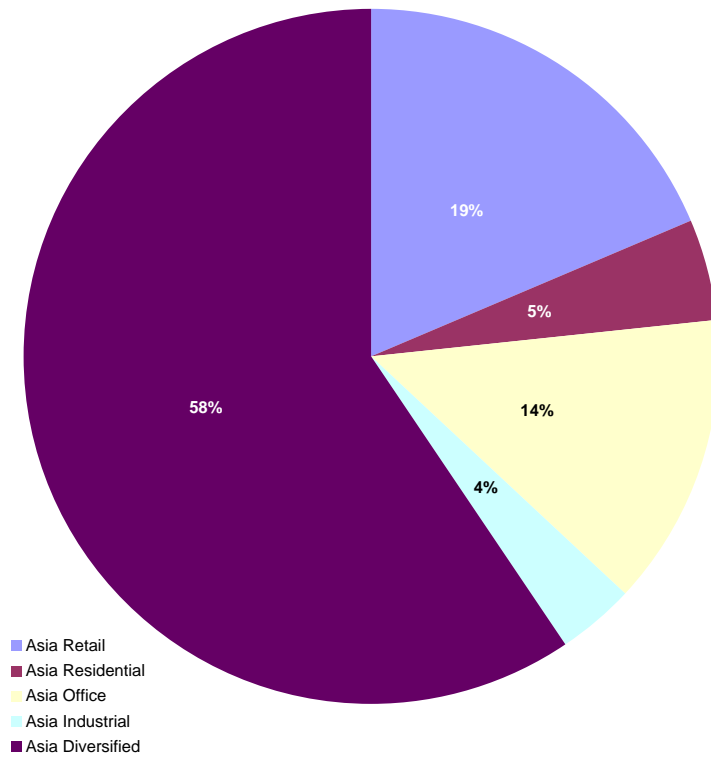
DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Graph 27: Sector Breakdown - Global



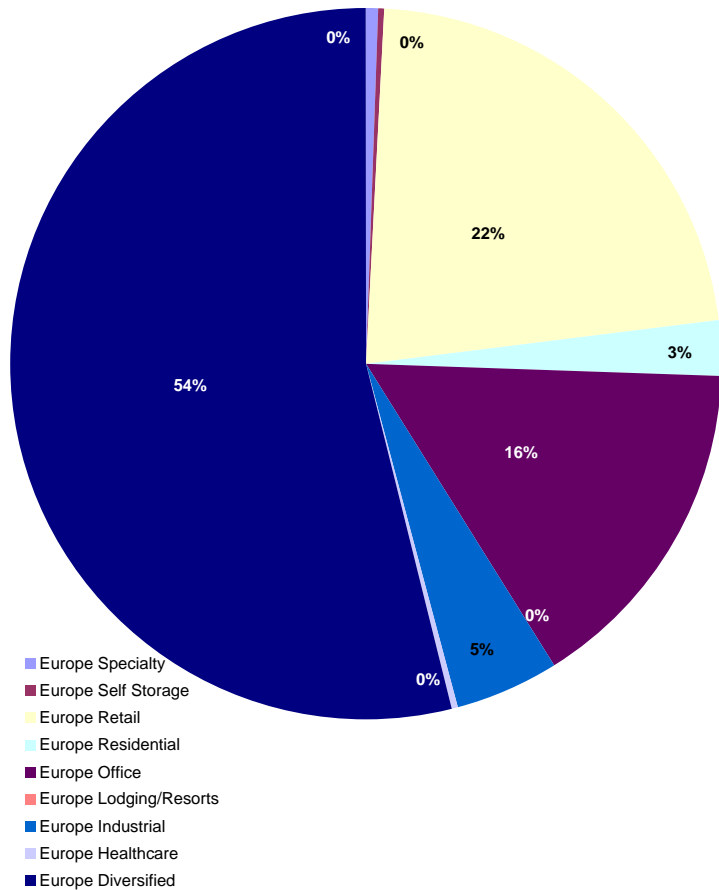
Graph 28: Sector Breakdown - Asia



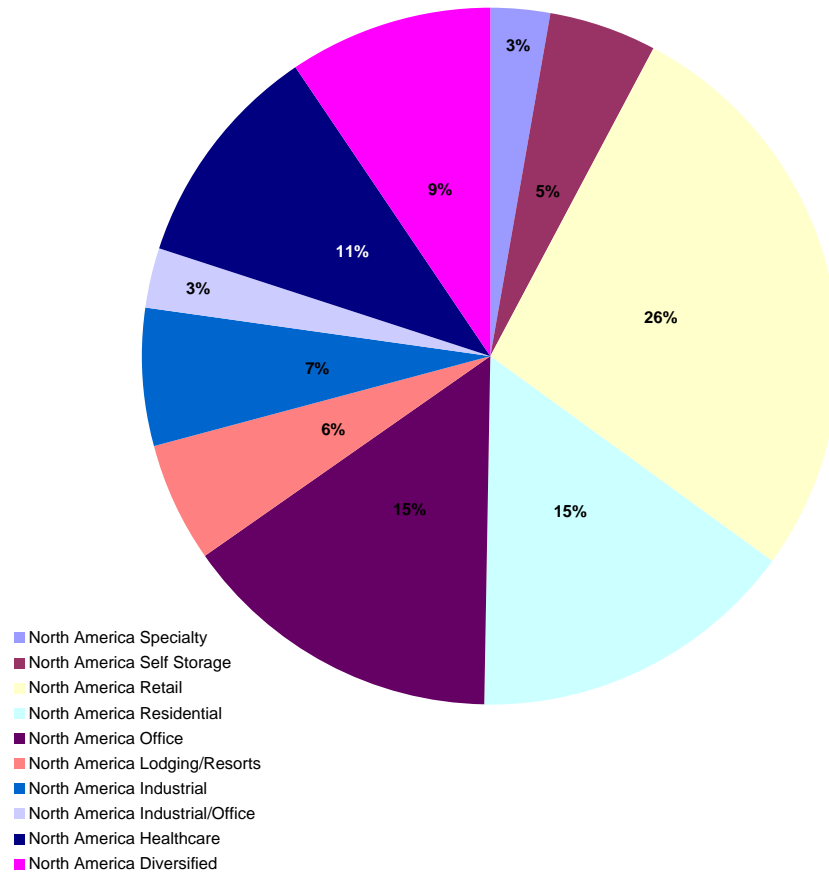
DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Graph 29: Sector Breakdown - Europe



Graph 30: Sector Breakdown - North America



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
Global Industrial	EUR	771.71	23,264.83	5.15	6.71	-NA-	-NA-	-32.58	-5.05	0.90	-24.96	-NA-
Global Residential	EUR	940.76	41,108.93	9.10	4.14	-NA-	-NA-	-21.59	13.38	3.41	-4.93	-NA-
Global Specialty	EUR	1,252.80	6,205.27	1.37	2.29	-NA-	-NA-	-3.91	10.31	7.28	-0.43	-NA-
Global Self Storage	EUR	1,014.97	9,984.09	2.21	3.24	-NA-	-NA-	2.97	15.06	13.17	16.80	-NA-
Global Retail	EUR	891.68	104,340.93	23.11	5.28	-NA-	-NA-	-23.18	6.40	7.22	-9.72	-NA-
Global Office	EUR	977.15	65,580.16	14.52	4.58	-NA-	-NA-	-19.27	8.81	5.11	-9.54	-NA-
Global Lodging/Resorts	EUR	659.54	11,570.33	2.56	8.00	-NA-	-NA-	-41.25	3.88	14.16	-24.76	-NA-
Global Industrial/Office	EUR	779.46	5,393.67	1.19	6.79	-NA-	-NA-	-15.80	20.59	9.47	13.87	-NA-
Global Healthcare	EUR	1,191.93	21,343.50	4.73	5.49	-NA-	-NA-	8.98	19.17	6.86	4.93	-NA-
Global Diversified	EUR	885.42	162,731.56	36.04	3.94	-NA-	-NA-	-30.82	1.43	-0.12	-24.69	-NA-
Global ex Australia Non-Rental in AU\$\$ Hedged	EUR	-	-	-	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AU\$\$ Hedged	EUR	-	-	-	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AU\$\$ Unhedged	EUR	-	-	-	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AU\$\$ Unhedged	EUR	-	-	-	3.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Asia Retail	EUR	887.35	31,234.67	18.70	5.92	-NA-	-NA-	-26.58	4.17	5.38	-16.60	-NA-
Asia Residential	EUR	1,528.16	7,730.68	4.63	1.96	-NA-	-NA-	-39.63	5.19	-1.86	-36.55	-NA-
Asia Office	EUR	941.65	22,782.13	13.64	4.88	-NA-	-NA-	-25.26	-1.38	-1.27	-23.65	-NA-
Asia Industrial	EUR	827.22	6,161.88	3.69	9.78	-NA-	-NA-	-39.83	-0.35	12.62	-28.51	-NA-
Asia Diversified	EUR	894.26	99,145.50	59.35	3.30	-NA-	-NA-	-31.32	-0.90	-2.53	-31.41	-NA-
Asia Lodging/Resorts	EUR	713.05	336.83	0.20	5.81	-NA-	-NA-	-37.21	1.96	-1.33	-46.38	-NA-
Asia ex Australia Diversified	EUR	921.44	85,855.07	51.39	3.07	-NA-	-NA-	-28.63	0.67	-3.80	-29.23	-NA-
Asia ex Australia Industrial	EUR	1,154.41	1,931.42	1.16	3.07	-NA-	-NA-	-6.96	2.80	1.09	-8.94	-NA-
Asia ex Australia Office	EUR	891.77	18,941.53	11.34	3.07	-NA-	-NA-	-25.98	-4.11	-1.71	-25.09	-NA-
Asia ex Australia Residential	EUR	1,516.89	7,730.68	4.63	3.07	-NA-	-NA-	-39.63	5.19	-1.86	-36.55	-NA-
Asia ex Australia Retail	EUR	918.48	7,963.59	4.77	3.07	-NA-	-NA-	-13.15	1.00	2.32	-7.10	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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 Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe Specialty	EUR	523.93	354.22	0.43	1.09	-NA-	-NA-	-52.00	-3.18	12.92	-40.72	-NA-
Europe Self Storage	EUR	1,017.15	363.58	0.44	2.78	-NA-	-NA-	-45.24	16.62	6.64	-27.83	-NA-
Europe Retail	EUR	989.81	18,148.44	22.06	4.06	-NA-	-NA-	-27.24	1.95	1.58	-13.14	-NA-
Europe Residential	EUR	428.09	2,182.12	2.65	2.28	-NA-	-NA-	-51.17	-0.59	7.24	-32.25	-NA-
Europe Office	EUR	908.83	12,828.91	15.60	4.99	-NA-	-NA-	-27.13	5.62	2.08	-11.75	-NA-
Europe Lodging/Resorts	EUR	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Europe Industrial	EUR	660.17	3,815.52	4.64	6.11	-NA-	-NA-	-33.90	2.42	1.29	-16.18	-NA-
Europe Healthcare	EUR	643.60	124.83	0.15	5.50	-NA-	-NA-	-39.73	5.08	12.16	-34.59	-NA-
Europe Diversified	EUR	842.17	44,432.71	54.02	5.13	-NA-	-NA-	-34.19	1.50	1.21	-16.80	-NA-
Eurozone Retail	EUR	1,184.87	9,564.72	11.63	4.81	-NA-	-NA-	-14.72	-3.46	1.60	-9.57	-NA-
Eurozone Residential	EUR	434.45	1,923.72	2.34	2.19	-NA-	-NA-	-48.40	-0.40	7.64	-30.50	-NA-
Eurozone Office	EUR	1,103.90	4,905.24	5.96	5.61	-NA-	-NA-	-10.83	8.08	3.57	-2.67	-NA-
Eurozone Industrial	EUR	717.53	658.58	0.80	9.56	-NA-	-NA-	-28.29	-12.16	-10.51	-18.94	-NA-
Eurozone Diversified	EUR	985.95	24,763.25	30.11	5.18	-NA-	-NA-	-27.36	-2.67	-0.53	-13.41	-NA-
UK Specialty	EUR	523.93	354.22	0.43	1.09	-NA-	-NA-	-52.00	-3.18	12.92	-40.72	-NA-
UK Self Storage	EUR	1,017.15	363.58	0.44	2.78	-NA-	-NA-	-45.24	16.62	6.64	-27.83	-NA-
UK Retail	EUR	819.97	8,363.73	10.17	3.31	-NA-	-NA-	-36.98	9.08	1.51	-16.77	-NA-
UK Residential	EUR	361.87	258.39	0.31	2.97	-NA-	-NA-	-64.70	-1.81	4.63	-42.51	-NA-
UK Lodging/Resorts	EUR	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Industrial	EUR	642.27	3,156.94	3.84	5.39	-NA-	-NA-	-34.99	6.08	4.16	-15.56	-NA-
UK Healthcare	EUR	643.60	124.83	0.15	5.50	-NA-	-NA-	-39.73	5.08	12.16	-34.59	-NA-
UK Diversified	EUR	674.98	16,193.73	19.69	4.81	-NA-	-NA-	-44.46	8.05	4.05	-21.65	-NA-
UK Office	EUR	614.97	2,856.21	3.47	3.10	-NA-	-NA-	-52.66	3.18	0.06	-30.66	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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 Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
North America Specialty	EUR	1,379.39	5,851.06	2.90	2.36	-NA-	-NA-	2.47	11.25	6.96	3.87	-NA-
North America Self Storage	EUR	1,017.08	9,620.51	4.77	3.26	-NA-	-NA-	6.59	15.00	13.43	19.66	-NA-
North America Retail	EUR	859.27	54,957.82	27.22	5.31	-NA-	-NA-	-19.50	9.34	10.37	-3.88	-NA-
North America Residential	EUR	973.09	31,196.14	15.45	4.81	-NA-	-NA-	-11.12	16.75	4.56	11.60	-NA-
North America Office	EUR	1,017.71	29,969.12	14.84	4.18	-NA-	-NA-	-9.85	19.77	12.04	6.45	-NA-
North America Lodging/Resorts	EUR	658.30	11,233.50	5.56	8.07	-NA-	-NA-	-41.09	3.94	14.70	-23.54	-NA-
North America Industrial	EUR	779.88	13,287.42	6.58	5.46	-NA-	-NA-	-28.21	-9.05	-3.83	-25.57	-NA-
North America Industrial/Office	EUR	779.46	5,393.67	2.67	6.79	-NA-	-NA-	-15.80	20.59	9.47	13.87	-NA-
North America Healthcare	EUR	1,214.80	21,218.67	10.51	5.49	-NA-	-NA-	10.86	19.27	6.83	6.23	-NA-
North America Diversified	EUR	970.23	19,153.35	9.49	4.48	-NA-	-NA-	-15.86	15.23	10.65	3.64	-NA-
United States Specialty	EUR	1,379.39	5,851.06	2.90	2.36	-NA-	-NA-	2.47	11.25	6.96	3.87	-NA-
United States Self Storage	EUR	1,017.08	9,620.51	4.77	3.26	-NA-	-NA-	6.59	15.00	13.43	19.66	-NA-
United States Retail	EUR	848.30	50,214.31	24.87	5.19	-NA-	-NA-	-20.32	9.26	10.29	-3.49	-NA-
United States Residential	EUR	954.00	28,864.34	14.30	4.76	-NA-	-NA-	-10.87	17.87	4.64	13.65	-NA-
United States Office	EUR	1,030.76	25,302.19	12.53	4.40	-NA-	-NA-	-9.50	19.07	11.05	6.10	-NA-
United States Lodging/Resorts	EUR	635.28	10,772.21	5.34	7.92	-NA-	-NA-	-42.02	3.83	14.98	-24.06	-NA-
United States Industrial	EUR	778.98	13,287.42	6.58	5.46	-NA-	-NA-	-28.21	-9.05	-3.83	-25.57	-NA-
United States Industrial/Office	EUR	779.46	5,393.67	2.67	6.79	-NA-	-NA-	-15.80	20.59	9.47	13.87	-NA-
United States Healthcare	EUR	1,286.19	20,428.40	10.12	5.27	-NA-	-NA-	15.79	20.74	6.86	8.88	-NA-
United States Diversified	EUR	931.40	14,920.52	7.39	3.89	-NA-	-NA-	-17.13	18.40	12.25	6.28	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
Global Industrial	USD	963.31	34,251.76	5.15	6.71	-NA-	-NA-	-27.19	-11.28	-4.79	-24.43	-NA-
Global Residential	USD	1,174.28	60,522.85	9.10	4.14	-NA-	-NA-	-15.31	5.95	-2.42	-4.26	-NA-
Global Specialty	USD	1,563.81	9,135.75	1.37	2.29	-NA-	-NA-	3.78	3.08	1.23	0.27	-NA-
Global Self Storage	USD	1,266.94	14,699.14	2.21	3.24	-NA-	-NA-	11.21	7.51	6.79	17.63	-NA-
Global Retail	USD	1,113.06	153,616.49	23.11	5.28	-NA-	-NA-	-17.03	-0.58	1.17	-9.09	-NA-
Global Office	USD	1,219.74	96,550.75	14.52	4.58	-NA-	-NA-	-12.81	1.67	-0.82	-8.91	-NA-
Global Lodging/Resorts	USD	823.34	17,034.48	2.56	8.00	-NA-	-NA-	-36.54	-2.93	7.72	-24.22	-NA-
Global Industrial/Office	USD	972.82	7,940.86	1.19	6.79	-NA-	-NA-	-9.06	12.68	3.29	14.67	-NA-
Global Healthcare	USD	1,487.61	31,423.08	4.73	5.49	-NA-	-NA-	17.69	11.36	0.83	5.65	-NA-
Global Diversified	USD	1,105.20	239,582.41	36.04	3.94	-NA-	-NA-	-25.29	-5.22	-5.76	-24.16	-NA-
Asia Retail	USD	1,107.73	45,985.40	18.70	5.92	-NA-	-NA-	-20.71	-2.67	-0.57	-16.01	-NA-
Asia Residential	USD	1,907.43	11,381.53	4.63	1.96	-NA-	-NA-	-34.80	-1.70	-7.40	-36.10	-NA-
Asia Office	USD	1,175.52	33,541.11	13.64	4.88	-NA-	-NA-	-19.28	-7.85	-6.84	-23.11	-NA-
Asia Industrial	USD	1,032.94	9,071.86	3.69	9.78	-NA-	-NA-	-35.00	-6.88	6.26	-27.99	-NA-
Asia Diversified	USD	1,116.25	145,967.50	59.35	3.30	-NA-	-NA-	-25.83	-7.40	-8.03	-30.93	-NA-
Asia Lodging/Resorts	USD	802.04	495.90	0.20	5.81	-NA-	-NA-	-32.19	-4.72	-6.89	-46.01	-NA-
Asia ex Australia Diversified	USD	1,150.12	126,400.59	51.39	3.07	-NA-	-NA-	-22.92	-5.93	-9.23	-28.74	-NA-
Asia ex Australia Industrial	USD	1,441.28	2,843.54	1.16	3.07	-NA-	-NA-	0.49	-3.94	-4.62	-8.31	-NA-
Asia ex Australia Office	USD	1,113.17	27,886.77	11.34	3.07	-NA-	-NA-	-20.05	-10.39	-7.25	-24.57	-NA-
Asia ex Australia Residential	USD	1,893.36	11,381.53	4.63	3.07	-NA-	-NA-	-34.81	-1.70	-7.40	-36.10	-NA-
Asia ex Australia Retail	USD	1,146.45	11,724.44	4.77	3.07	-NA-	-NA-	-6.21	-5.63	-3.46	-6.46	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)
			Mkt Cap Ccy (m) Aug-08	Mkt Cap (%) Weight Aug-08								
Europe Specialty	USD	653.99	521.50	0.43	1.09	-NA-	-NA-	-48.15	-9.53	6.55	-40.30	-NA-
Europe Self Storage	USD	1,269.52	535.29	0.44	2.78	-NA-	-NA-	-40.86	8.97	0.63	-27.32	-NA-
Europe Retail	USD	1,235.45	26,719.14	22.06	4.06	-NA-	-NA-	-21.43	-4.74	-4.14	-12.53	-NA-
Europe Residential	USD	534.37	3,212.63	2.65	2.28	-NA-	-NA-	-47.26	-7.11	1.19	-31.77	-NA-
Europe Office	USD	1,134.43	18,887.44	15.60	4.99	-NA-	-NA-	-21.29	-1.30	-3.68	-11.12	-NA-
Europe Lodging/Resorts	USD	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Europe Industrial	USD	824.11	5,617.43	4.64	6.11	-NA-	-NA-	-28.60	-4.30	-4.42	-15.58	-NA-
Europe Healthcare	USD	803.21	183.78	0.15	5.50	-NA-	-NA-	-34.92	-1.81	5.84	-34.14	-NA-
Europe Diversified	USD	1,051.21	65,416.29	54.02	5.13	-NA-	-NA-	-28.93	-5.16	-4.50	-16.22	-NA-
Eurozone Retail	USD	1,478.97	14,081.71	11.63	4.81	-NA-	-NA-	-7.90	-9.79	-4.13	-8.94	-NA-
Eurozone Residential	USD	542.33	2,832.21	2.34	2.19	-NA-	-NA-	-44.27	-6.93	1.57	-30.01	-NA-
Eurozone Office	USD	1,377.88	7,221.76	5.96	5.61	-NA-	-NA-	-3.70	0.99	-2.28	-1.98	-NA-
Eurozone Industrial	USD	895.52	969.60	0.80	9.56	-NA-	-NA-	-22.56	-17.91	-15.56	-18.38	-NA-
Eurozone Diversified	USD	1,230.73	36,457.83	30.11	5.18	-NA-	-NA-	-21.55	-9.05	-6.14	-12.80	-NA-
UK Specialty	USD	653.99	521.50	0.43	1.09	-NA-	-NA-	-48.15	-9.53	6.55	-40.30	-NA-
UK Self Storage	USD	1,269.52	535.29	0.44	2.78	-NA-	-NA-	-40.86	8.97	0.63	-27.32	-NA-
UK Retail	USD	1,023.43	12,313.55	10.17	3.31	-NA-	-NA-	-31.94	1.93	-4.21	-16.19	-NA-
UK Residential	USD	451.63	380.42	0.31	2.97	-NA-	-NA-	-61.88	-8.24	-1.27	-42.12	-NA-
UK Lodging/Resorts	USD	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Industrial	USD	801.79	4,647.83	3.84	5.39	-NA-	-NA-	-29.78	-0.87	-1.72	-14.96	-NA-
UK Healthcare	USD	803.21	183.78	0.15	5.50	-NA-	-NA-	-34.92	-1.81	5.84	-34.14	-NA-
UK Diversified	USD	842.54	23,841.30	19.69	4.81	-NA-	-NA-	-40.02	0.96	-1.82	-21.10	-NA-
UK Office	USD	730.39	4,205.07	3.47	3.10	-NA-	-NA-	-50.13	-4.07	-5.83	-31.50	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)
			Mkt Cap Ccy (m) Aug-08	Mkt Cap (%) Weight Aug-08								
North America Specialty	USD	1,721.84	8,614.25	2.90	2.36	-NA-	-NA-	10.67	3.96	0.93	4.60	-NA-
North America Self Storage	USD	1,269.58	14,163.85	4.77	3.26	-NA-	-NA-	15.12	7.46	7.04	20.51	-NA-
North America Retail	USD	1,072.58	80,911.95	27.22	5.31	-NA-	-NA-	-13.06	2.18	4.14	-3.21	-NA-
North America Residential	USD	1,214.64	45,928.68	15.45	4.81	-NA-	-NA-	-4.01	9.10	-1.34	12.39	-NA-
North America Office	USD	1,270.32	44,122.20	14.84	4.18	-NA-	-NA-	-2.63	11.91	5.72	7.20	-NA-
North America Lodging/Resorts	USD	821.80	16,538.58	5.56	8.07	-NA-	-NA-	-36.37	-2.87	8.23	-22.99	-NA-
North America Industrial	USD	973.35	19,562.48	6.58	5.46	-NA-	-NA-	-22.47	-15.01	-9.26	-25.05	-NA-
North America Industrial/Office	USD	972.82	7,940.86	2.67	6.79	-NA-	-NA-	-9.06	12.68	3.29	14.67	-NA-
North America Healthcare	USD	1,516.15	31,239.30	10.51	5.49	-NA-	-NA-	19.71	11.44	0.81	6.96	-NA-
North America Diversified	USD	1,211.00	28,198.62	9.49	4.48	-NA-	-NA-	-9.13	7.68	4.40	4.37	-NA-
United States Specialty	USD	1,721.84	8,614.25	2.90	2.36	-NA-	-NA-	10.67	3.96	0.93	4.60	-NA-
United States Self Storage	USD	1,269.58	14,163.85	4.77	3.26	-NA-	-NA-	15.12	7.46	7.04	20.51	-NA-
United States Retail	USD	1,058.89	73,928.29	24.87	5.19	-NA-	-NA-	-13.94	2.10	4.07	-2.82	-NA-
United States Residential	USD	1,190.82	42,495.67	14.30	4.76	-NA-	-NA-	-3.74	10.14	-1.26	14.45	-NA-
United States Office	USD	1,286.61	37,251.28	12.53	4.4	-NA-	-NA-	-2.25	11.26	4.79	6.84	-NA-
United States Lodging/Resorts	USD	793.06	15,859.44	5.34	7.92	-NA-	-NA-	-37.37	-2.98	8.50	-23.51	-NA-
United States Industrial	USD	972.23	19,562.48	6.58	5.46	-NA-	-NA-	-22.47	-15.01	-9.26	-25.05	-NA-
United States Industrial/Office	USD	972.82	7,940.86	2.67	6.79	-NA-	-NA-	-9.06	12.68	3.29	14.67	-NA-
United States Healthcare	USD	1,605.27	30,075.82	10.12	5.27	-NA-	-NA-	25.03	12.82	0.83	9.63	-NA-
United States Diversified	USD	1,162.57	21,966.81	7.39	3.89	-NA-	-NA-	-10.49	10.63	5.92	7.03	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
Global Specialty	GBP	1,381.75	5,008.76	5.15	2.29	-NA-	-NA-	14.76	12.47	9.94	9.43	-NA-
Global Self Storage	GBP	1,119.44	8,058.95	9.10	3.24	-NA-	-NA-	22.98	17.31	15.98	28.37	-NA-
Global Retail	GBP	983.47	84,221.78	1.37	5.28	-NA-	-NA-	-8.25	8.48	9.88	-0.79	-NA-
Global Office	GBP	1,077.74	52,934.91	2.21	4.58	-NA-	-NA-	-3.58	10.94	7.71	-0.58	-NA-
Global Lodging/Resorts	GBP	727.48	9,339.32	23.11	8	-NA-	-NA-	-29.82	5.92	16.99	-17.29	-NA-
Global Industrial/Office	GBP	859.57	4,353.66	14.52	6.79	-NA-	-NA-	0.57	22.95	12.18	25.15	-NA-
Global Healthcare	GBP	1,314.42	17,228.02	2.56	5.49	-NA-	-NA-	30.15	21.51	9.51	15.31	-NA-
Global Diversified	GBP	976.53	131,353.45	1.19	3.94	-NA-	-NA-	-17.38	3.42	2.35	-17.23	-NA-
Global Industrial	GBP	851.16	18,778.87	4.73	6.71	-NA-	-NA-	-19.48	-3.19	3.40	-17.53	-NA-
Global Residential	GBP	1,037.57	33,182.26	36.04	4.14	-NA-	-NA-	-6.35	15.60	5.97	4.48	-NA-
Asia Retail	GBP	978.77	25,211.96	18.70	5.92	-NA-	-NA-	-12.32	6.20	7.99	-8.34	-NA-
Asia Residential	GBP	1,685.36	6,240.04	4.63	1.96	-NA-	-NA-	-27.90	7.25	0.57	-30.27	-NA-
Asia Office	GBP	1,038.66	18,389.25	13.64	4.88	-NA-	-NA-	-10.73	0.55	1.18	-16.08	-NA-
Asia Industrial	GBP	912.69	4,973.74	3.69	9.78	-NA-	-NA-	-28.12	1.60	15.41	-21.41	-NA-
Asia Diversified	GBP	986.29	80,028.14	59.35	3.3	-NA-	-NA-	-17.97	1.04	-0.11	-24.62	-NA-
Asia Lodging/Resorts	GBP	708.66	271.88	0.20	5.81	-NA-	-NA-	-25.01	3.96	1.12	-41.07	-NA-
Asia ex Australia Diversified	GBP	1,016.22	69,300.39	51.39	3.07	-NA-	-NA-	-14.76	2.64	-1.42	-22.23	-NA-
Asia ex Australia Industrial	GBP	1,273.48	1,559.00	1.16	3.07	-NA-	-NA-	11.13	4.81	3.59	0.07	-NA-
Asia ex Australia Office	GBP	983.58	15,289.20	11.34	3.07	-NA-	-NA-	-11.59	-2.23	0.73	-17.67	-NA-
Asia ex Australia Residential	GBP	1,672.93	6,240.04	4.63	3.07	-NA-	-NA-	-27.90	7.25	0.57	-30.27	-NA-
Asia ex Australia Retail	GBP	1,012.98	6,428.04	4.77	3.07	-NA-	-NA-	3.72	2.97	4.85	2.09	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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 Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe Specialty	GBP	577.85	285.92	0.43	1.09	-NA-	-NA-	-42.67	-1.29	15.73	-34.85	-NA-
Europe Self Storage	GBP	1,121.72	293.48	0.44	2.78	-NA-	-NA-	-34.60	18.90	9.29	-20.68	-NA-
Europe Retail	GBP	1,091.62	14,649.04	22.06	4.06	-NA-	-NA-	-13.11	3.94	4.10	-4.54	-NA-
Europe Residential	GBP	472.16	1,761.36	2.65	2.28	-NA-	-NA-	-41.68	1.36	9.90	-25.54	-NA-
Europe Office	GBP	1,002.35	10,355.23	15.60	4.99	-NA-	-NA-	-12.96	7.69	4.61	-3.00	-NA-
Europe Lodging/Resorts	GBP	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Europe Industrial	GBP	728.16	3,079.81	4.64	6.11	-NA-	-NA-	-21.04	4.42	3.80	-7.87	-NA-
Europe Healthcare	GBP	709.70	100.76	0.15	5.5	-NA-	-NA-	-28.03	7.14	14.94	-28.12	-NA-
Europe Diversified	GBP	928.82	35,865.14	54.02	5.13	-NA-	-NA-	-21.40	3.49	3.72	-8.56	-NA-
Eurozone Retail	GBP	1,306.78	7,720.44	11.63	4.81	-NA-	-NA-	1.85	-1.57	4.12	-0.62	-NA-
Eurozone Residential	GBP	479.19	1,552.79	2.34	2.19	-NA-	-NA-	-38.37	1.55	10.31	-23.62	-NA-
Eurozone Office	GBP	1,217.46	3,959.40	5.96	5.61	-NA-	-NA-	6.50	10.19	6.13	6.97	-NA-
Eurozone Industrial	GBP	791.26	531.59	0.80	9.56	-NA-	-NA-	-14.36	-10.43	-8.29	-10.92	-NA-
Eurozone Diversified	GBP	1,087.44	19,988.37	30.11	5.18	-NA-	-NA-	-13.24	-0.76	1.94	-4.83	-NA-
UK Specialty	GBP	577.85	285.92	0.43	1.09	-NA-	-NA-	-42.67	-1.29	15.73	-34.85	-NA-
UK Self Storage	GBP	1,121.72	293.48	0.44	2.78	-NA-	-NA-	-34.60	18.90	9.29	-20.68	-NA-
UK Retail	GBP	904.28	6,751.03	10.17	3.31	-NA-	-NA-	-24.74	11.22	4.03	-8.53	-NA-
UK Residential	GBP	399.05	208.57	0.31	2.97	-NA-	-NA-	-57.85	0.12	7.22	-36.83	-NA-
UK Lodging/Resorts	GBP	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Industrial	GBP	708.45	2,548.22	3.84	5.39	-NA-	-NA-	-22.35	8.16	6.74	-7.19	-NA-
UK Healthcare	GBP	709.70	100.76	0.15	5.5	-NA-	-NA-	-28.03	7.14	14.94	-28.12	-NA-
UK Diversified	GBP	744.45	13,071.23	19.69	4.81	-NA-	-NA-	-33.67	10.16	6.63	-13.89	-NA-
UK Office	GBP	678.29	2,305.47	3.47	3.1	-NA-	-NA-	-43.45	5.21	2.54	-23.79	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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 Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
North America Specialty	GBP	1,521.38	4,722.85	2.90	2.36	-NA-	-NA-	22.39	13.43	9.61	14.15	-NA-
North America Self Storage	GBP	1,121.78	7,765.47	4.77	3.26	-NA-	-NA-	27.31	17.25	16.25	31.52	-NA-
North America Retail	GBP	947.71	44,360.79	27.22	5.31	-NA-	-NA-	-3.85	11.49	13.10	5.64	-NA-
North America Residential	GBP	1,073.23	25,180.86	15.45	4.81	-NA-	-NA-	6.15	19.04	7.15	22.66	-NA-
North America Office	GBP	1,122.43	24,190.44	14.84	4.18	-NA-	-NA-	7.68	22.11	14.81	16.99	-NA-
North America Lodging/Resorts	GBP	726.12	9,067.44	5.56	8.07	-NA-	-NA-	-29.63	5.98	17.55	-15.95	-NA-
North America Industrial	GBP	860.03	10,725.33	6.58	5.46	-NA-	-NA-	-14.26	-7.27	-1.45	-18.21	-NA-
North America Industrial/Office	GBP	859.57	4,353.66	2.67	6.79	-NA-	-NA-	0.57	22.95	12.18	25.15	-NA-
North America Healthcare	GBP	1,339.64	17,127.26	10.51	5.49	-NA-	-NA-	32.38	21.60	9.48	16.73	-NA-
North America Diversified	GBP	1,070.02	15,460.18	9.49	4.48	-NA-	-NA-	0.49	17.49	13.39	13.91	-NA-
United States Specialty	GBP	1,521.38	4,722.85	2.90	2.36	-NA-	-NA-	22.39	13.43	9.61	14.15	-NA-
United States Self Storage	GBP	1,121.78	7,765.47	4.77	3.26	-NA-	-NA-	27.31	17.25	16.25	31.52	-NA-
United States Retail	GBP	935.61	40,531.92	24.87	5.19	-NA-	-NA-	-4.83	11.40	13.02	6.06	-NA-
United States Residential	GBP	1,052.18	23,298.68	14.30	4.76	-NA-	-NA-	6.45	20.18	7.24	24.91	-NA-
United States Office	GBP	1,136.82	20,423.39	12.53	4.4	-NA-	-NA-	8.10	21.40	13.80	16.61	-NA-
United States Lodging/Resorts	GBP	700.73	8,695.10	5.34	7.92	-NA-	-NA-	-30.73	5.86	17.84	-16.52	-NA-
United States Industrial	GBP	859.04	10,725.33	6.58	5.46	-NA-	-NA-	-14.26	-7.27	-1.45	-18.21	-NA-
United States Industrial/Office	GBP	859.57	4,353.66	2.67	6.79	-NA-	-NA-	0.57	22.95	12.18	25.15	-NA-
United States Healthcare	GBP	1,418.38	16,489.37	10.12	5.27	-NA-	-NA-	38.27	23.10	9.51	19.65	-NA-
United States Diversified	GBP	1,027.22	12,043.52	7.39	3.89	-NA-	-NA-	-1.02	20.72	15.03	16.81	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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 Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global Specialty	JPY	1,658.08	991,456.92	5.15	2.29	-NA-	-NA-	-2.84	5.53	1.64	-2.60	-NA-
Global Self Storage	JPY	1,343.31	1,595,223.69	9.10	3.24	-NA-	-NA-	4.12	10.07	7.22	14.27	-NA-
Global Retail	JPY	1,180.15	16,671,229.81	1.37	5.28	-NA-	-NA-	-22.32	1.78	1.58	-11.69	-NA-
Global Office	JPY	1,293.27	10,478,169.94	2.21	4.58	-NA-	-NA-	-18.37	4.09	-0.42	-11.51	-NA-
Global Lodging/Resorts	JPY	872.97	1,848,666.90	23.11	8	-NA-	-NA-	-40.59	-0.62	8.16	-26.38	-NA-
Global Industrial/Office	JPY	1,031.47	861,781.80	14.52	6.79	-NA-	-NA-	-14.86	15.36	3.71	11.40	-NA-
Global Healthcare	JPY	1,577.28	3,410,189.94	2.56	5.49	-NA-	-NA-	10.18	14.00	1.24	2.63	-NA-
Global Diversified	JPY	1,171.82	26,000,681.22	1.19	3.94	-NA-	-NA-	-30.05	-2.97	-5.37	-26.33	-NA-
Global Industrial	JPY	1,021.38	3,717,172.68	4.73	6.71	-NA-	-NA-	-31.83	-9.17	-4.41	-26.59	-NA-
Global Residential	JPY	1,245.07	6,568,242.04	36.04	4.14	-NA-	-NA-	-20.71	8.47	-2.03	-7.00	-NA-
Asia Retail	JPY	1,174.51	4,990,565.88	18.70	5.92	-NA-	-NA-	-25.77	-0.35	-0.16	-18.41	-NA-
Asia Residential	JPY	2,022.41	1,235,180.89	4.63	1.96	-NA-	-NA-	-38.96	0.63	-7.02	-37.93	-NA-
Asia Office	JPY	1,246.38	3,640,048.70	13.64	4.88	-NA-	-NA-	-24.42	-5.66	-6.46	-25.30	-NA-
Asia Industrial	JPY	1,095.21	984,523.30	3.69	9.78	-NA-	-NA-	-39.14	-4.67	6.70	-30.05	-NA-
Asia Diversified	JPY	1,183.54	15,841,122.51	59.35	3.3	-NA-	-NA-	-30.56	-5.19	-7.65	-32.90	-NA-
Asia Lodging/Resorts	JPY	850.39	53,817.10	0.20	5.81	-NA-	-NA-	-36.51	-2.46	-6.51	-47.55	-NA-
Asia ex Australia Diversified	JPY	1,219.45	13,717,623.81	51.39	3.07	-NA-	-NA-	-27.84	-3.69	-8.86	-30.78	-NA-
Asia ex Australia Industrial	JPY	1,528.16	308,595.28	1.16	3.07	-NA-	-NA-	-5.92	-1.66	-4.23	-10.92	-NA-
Asia ex Australia Office	JPY	1,180.28	3,026,412.07	11.34	3.07	-NA-	-NA-	-25.15	-8.26	-6.87	-26.72	-NA-
Asia ex Australia Residential	JPY	2,007.49	1,235,180.89	4.63	3.07	-NA-	-NA-	-38.96	0.63	-7.02	-37.93	-NA-
Asia ex Australia Retail	JPY	1,215.56	1,272,395.03	4.77	3.07	-NA-	-NA-	-12.19	-3.39	-3.06	-9.13	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Aug-08	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-08	YTD	
Europe Specialty	JPY	693.41	56,595.34	0.43	1.09	-NA-	-NA-	-51.46	-7.38	6.99	-42.01	-NA-
Europe Self Storage	JPY	1,346.04	58,092.10	0.44	2.78	-NA-	-NA-	-44.63	11.56	1.04	-29.40	-NA-
Europe Retail	JPY	1,309.92	2,899,694.63	22.06	4.06	-NA-	-NA-	-26.43	-2.47	-3.75	-15.03	-NA-
Europe Residential	JPY	566.58	348,650.75	2.65	2.28	-NA-	-NA-	-50.63	-4.90	1.61	-33.72	-NA-
Europe Office	JPY	1,202.81	2,049,759.19	15.60	4.99	-NA-	-NA-	-26.31	1.04	-3.29	-13.66	-NA-
Europe Lodging/Resorts	JPY	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Europe Industrial	JPY	873.79	609,631.17	4.64	6.11	-NA-	-NA-	-33.15	-2.02	-4.03	-17.99	-NA-
Europe Healthcare	JPY	851.62	19,945.13	0.15	5.5	-NA-	-NA-	-39.07	0.53	6.27	-36.02	-NA-
Europe Diversified	JPY	1,114.57	7,099,303.26	54.02	5.13	-NA-	-NA-	-33.46	-2.90	-4.11	-18.61	-NA-
Eurozone Retail	JPY	1,568.12	1,528,217.96	11.63	4.81	-NA-	-NA-	-13.77	-7.64	-3.74	-11.54	-NA-
Eurozone Residential	JPY	575.02	307,365.66	2.34	2.19	-NA-	-NA-	-47.82	-4.72	1.98	-32.01	-NA-
Eurozone Office	JPY	1,460.93	783,741.93	5.96	5.61	-NA-	-NA-	-9.84	3.39	-1.88	-4.78	-NA-
Eurozone Industrial	JPY	949.50	105,225.66	0.80	9.56	-NA-	-NA-	-27.49	-15.96	-15.21	-20.71	-NA-
Eurozone Diversified	JPY	1,304.92	3,956,586.47	30.11	5.18	-NA-	-NA-	-26.55	-6.88	-5.76	-15.29	-NA-
UK Specialty	JPY	693.41	56,595.34	0.43	1.09	-NA-	-NA-	-51.46	-7.38	6.99	-42.01	-NA-
UK Self Storage	JPY	1,346.04	58,092.10	0.44	2.78	-NA-	-NA-	-44.63	11.56	1.04	-29.40	-NA-
UK Retail	JPY	1,085.12	1,336,328.10	10.17	3.31	-NA-	-NA-	-36.28	4.35	-3.82	-18.58	-NA-
UK Residential	JPY	478.85	41,285.09	0.31	2.97	-NA-	-NA-	-64.31	-6.07	-0.87	-43.77	-NA-
UK Lodging/Resorts	JPY	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Industrial	JPY	850.12	504,405.51	3.84	5.39	-NA-	-NA-	-34.26	1.48	-1.32	-17.39	-NA-
UK Healthcare	JPY	851.62	19,945.13	0.15	5.5	-NA-	-NA-	-39.07	0.53	6.27	-36.02	-NA-
UK Diversified	JPY	893.33	2,587,377.52	19.69	4.81	-NA-	-NA-	-43.85	3.36	-1.42	-23.36	-NA-
UK Office	JPY	813.93	456,355.52	3.47	3.1	-NA-	-NA-	-52.13	-1.29	-5.20	-32.16	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
North America Specialty	JPY	1,825.64	934,861.59	2.90	2.36	-NA-	-NA-	3.62	6.43	1.34	1.61	-NA-
North America Self Storage	JPY	1,346.12	1,537,131.58	4.77	3.26	-NA-	-NA-	7.78	10.01	7.47	17.07	-NA-
North America Retail	JPY	1,137.24	8,780,969.31	27.22	5.31	-NA-	-NA-	-18.60	4.61	4.56	-5.97	-NA-
North America Residential	JPY	1,287.86	4,984,410.39	15.45	4.81	-NA-	-NA-	-10.13	11.69	-0.94	9.18	-NA-
North America Office	JPY	1,346.90	4,788,362.05	14.84	4.18	-NA-	-NA-	-8.84	14.58	6.15	4.14	-NA-
North America Lodging/Resorts	JPY	871.33	1,794,849.80	5.56	8.07	-NA-	-NA-	-40.42	-0.56	8.67	-25.19	-NA-
North America Industrial	JPY	1,032.02	2,123,018.21	6.58	5.46	-NA-	-NA-	-27.41	-12.99	-8.89	-27.19	-NA-
North America Industrial/Office	JPY	1,031.47	861,781.80	2.67	6.79	-NA-	-NA-	-14.86	15.36	3.71	11.40	-NA-
North America Healthcare	JPY	1,607.55	3,390,244.81	10.51	5.49	-NA-	-NA-	12.08	14.09	1.22	3.90	-NA-
North America Diversified	JPY	1,284.00	3,060,255.45	9.49	4.48	-NA-	-NA-	-14.92	10.24	4.83	1.39	-NA-
United States Specialty	JPY	1,825.64	934,861.59	2.90	2.36	-NA-	-NA-	3.62	6.43	1.34	1.61	-NA-
United States Self Storage	JPY	1,346.12	1,537,131.58	4.77	3.26	-NA-	-NA-	7.78	10.01	7.47	17.07	-NA-
United States Retail	JPY	1,122.72	8,023,067.53	24.87	5.19	-NA-	-NA-	-19.43	4.53	4.49	-5.59	-NA-
United States Residential	JPY	1,262.61	4,611,842.81	14.30	4.76	-NA-	-NA-	-9.88	12.76	-0.86	11.18	-NA-
United States Office	JPY	1,364.17	4,042,694.92	12.53	4.4	-NA-	-NA-	-8.48	13.91	5.21	3.79	-NA-
United States Lodging/Resorts	JPY	840.86	1,721,146.07	5.34	7.92	-NA-	-NA-	-41.36	-0.67	8.94	-25.70	-NA-
United States Industrial	JPY	1,030.84	2,123,018.21	6.58	5.46	-NA-	-NA-	-27.41	-12.99	-8.89	-27.19	-NA-
United States Industrial/Office	JPY	1,031.47	861,781.80	2.67	6.79	-NA-	-NA-	-14.86	15.36	3.71	11.40	-NA-
United States Healthcare	JPY	1,702.03	3,263,978.59	10.12	5.27	-NA-	-NA-	17.06	15.50	1.24	6.50	-NA-
United States Diversified	JPY	1,232.65	2,383,947.84	7.39	3.89	-NA-	-NA-	-16.20	13.26	6.35	3.97	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global Specialty	EUR	1,182.25	6,205.27	1.37	0.00	-NA-	-NA-	-6.05	10.31	7.28	-1.65	-NA-
Global Self Storage	EUR	936.83	9,984.09	2.21	0.00	-NA-	-NA-	-0.37	14.85	13.17	14.68	-NA-
Global Retail	EUR	789.97	104,340.93	23.11	0.00	-NA-	-NA-	-26.88	5.03	6.11	-13.14	-NA-
Global Residential	EUR	859.17	41,108.93	9.10	0.00	-NA-	-NA-	-24.45	12.97	3.33	-7.13	-NA-
Global Office	EUR	887.13	65,580.16	14.52	0.00	-NA-	-NA-	-22.56	8.34	4.85	-12.19	-NA-
Global Lodging/Resorts	EUR	583.28	11,570.33	2.56	0.00	-NA-	-NA-	-44.74	3.09	14.07	-27.69	-NA-
Global Industrial/Office	EUR	671.28	5,393.67	1.19	0.00	-NA-	-NA-	-21.48	19.57	8.54	8.78	-NA-
Global Industrial	EUR	687.81	23,264.83	5.15	0.00	-NA-	-NA-	-35.99	-5.81	0.46	-27.47	-NA-
Global Healthcare	EUR	1,019.38	21,343.50	4.73	0.00	-NA-	-NA-	2.95	17.94	6.24	0.96	-NA-
Global Diversified	EUR	823.81	162,731.56	36.04	0.00	-NA-	-NA-	-33.01	1.11	-0.27	-26.31	-NA-
Asia Retail	EUR	762.89	31,234.67	18.70	0.00	-NA-	-NA-	-30.60	1.90	3.16	-20.65	-NA-
Asia Residential	EUR	1,467.06	7,730.68	4.63	0.00	-NA-	-NA-	-40.45	5.19	-1.86	-37.15	-NA-
Asia Office	EUR	855.56	22,782.13	13.64	0.00	-NA-	-NA-	-28.32	-1.89	-1.67	-25.87	-NA-
Asia Industrial	EUR	705.78	6,161.88	3.69	0.00	-NA-	-NA-	-44.26	-1.02	12.32	-31.96	-NA-
Asia Diversified	EUR	844.51	99,145.50	59.35	0.00	-NA-	-NA-	-33.00	-0.96	-2.58	-32.42	-NA-
Asia Lodging/Resorts	EUR	672.49	336.83	0.20	0.00	-NA-	-NA-	-39.74	1.96	-1.32	-47.72	-NA-
Asia ex Australia Diversified	EUR	889.35	85,855.07	51.39	0.00	-NA-	-NA-	-29.76	0.59	-3.86	-29.89	-NA-
Asia ex Australia Industrial	EUR	987.65	1,931.42	1.16	0.00	-NA-	-NA-	-12.84	0.82	0.36	-13.51	-NA-
Asia ex Australia Office	EUR	827.75	18,941.53	11.34	0.00	-NA-	-NA-	-28.48	-4.70	-2.19	-27.03	-NA-
Asia ex Australia Residential	EUR	1,457.28	7,730.68	4.63	0.00	-NA-	-NA-	-40.45	5.19	-1.86	-37.15	-NA-
Asia ex Australia Retail	EUR	838.78	7,963.59	4.77	0.00	-NA-	-NA-	-16.29	0.18	1.77	-9.42	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe Specialty	EUR	515.21	354.22	0.43	0.00	-NA-	-NA-	-52.36	-3.19	12.92	-41.05	-NA-
Europe Self Storage	EUR	966.65	363.58	0.44	0.00	-NA-	-NA-	-46.69	16.62	6.64	-29.11	-NA-
Europe Retail	EUR	901.56	18,148.44	22.06	0.00	-NA-	-NA-	-30.06	1.16	0.80	-16.03	-NA-
Europe Residential	EUR	407.32	2,182.12	2.65	0.00	-NA-	-NA-	-52.04	-0.59	7.24	-33.27	-NA-
Europe Office	EUR	828.18	12,828.91	15.60	0.00	-NA-	-NA-	-30.18	5.42	1.94	-15.09	-NA-
Europe Lodging/Resorts	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Europe Industrial	EUR	598.34	3,815.52	4.64	0.00	-NA-	-NA-	-37.21	2.13	1.29	-19.07	-NA-
Europe Healthcare	EUR	596.02	124.83	0.15	0.00	-NA-	-NA-	-41.38	5.08	12.16	-34.99	-NA-
Europe Diversified	EUR	772.69	44,432.71	54.02	0.00	-NA-	-NA-	-37.02	0.82	1.07	-19.58	-NA-
Eurozone Retail	EUR	1,065.26	9,564.72	11.63	0.00	-NA-	-NA-	-18.05	-3.65	1.39	-12.58	-NA-
Eurozone Residential	EUR	414.35	1,923.72	2.34	0.00	-NA-	-NA-	-49.30	-0.40	7.63	-31.49	-NA-
Eurozone Office	EUR	982.16	4,905.24	5.96	0.00	-NA-	-NA-	-14.79	7.85	3.35	-6.51	-NA-
Eurozone Industrial	EUR	600.92	658.58	0.80	0.00	-NA-	-NA-	-33.31	-13.34	-10.51	-23.05	-NA-
Eurozone Diversified	EUR	905.87	24,763.25	30.11	0.00	-NA-	-NA-	-30.45	-3.39	-0.65	-16.37	-NA-
UK Specialty	EUR	515.21	354.22	0.43	0.00	-NA-	-NA-	-52.36	-3.19	12.92	-41.05	-NA-
UK Self Storage	EUR	966.65	363.58	0.44	0.00	-NA-	-NA-	-46.69	16.62	6.64	-29.11	-NA-
UK Retail	EUR	759.10	8,363.73	10.17	0.00	-NA-	-NA-	-39.42	7.50	0.04	-19.57	-NA-
UK Office	EUR	585.18	2,856.21	3.47	0.00	-NA-	-NA-	-53.82	2.66	-0.20	-31.97	-NA-
UK Office	EUR	585.18	2,856.21	3.47	0.00	-NA-	-NA-	-53.82	2.66	-0.20	-31.97	-NA-
UK Lodging/Resorts	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Industrial	EUR	587.44	3,156.94	3.84	0.00	-NA-	-NA-	-37.98	6.08	4.16	-18.20	-NA-
UK Healthcare	EUR	596.02	124.83	0.15	0.00	-NA-	-NA-	-41.38	5.08	12.16	-34.99	-NA-
UK Diversified	EUR	622.02	16,193.73	19.69	0.00	-NA-	-NA-	-46.78	7.33	3.87	-23.86	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)
				Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08								
	North America Specialty	EUR	1,293.86	5,851.06	2.90	0.00	-NA-	-NA-	0.05	11.25	6.96	2.54	-NA-
	North America Self Storage	EUR	937.17	9,620.51	4.77	0.00	-NA-	-NA-	3.08	14.79	13.43	17.47	-NA-
	North America Retail	EUR	766.10	54,957.82	27.22	0.00	-NA-	-NA-	-23.35	8.29	9.81	-7.06	-NA-
	North America Residential	EUR	875.92	31,196.14	15.45	0.00	-NA-	-NA-	-15.20	16.19	4.45	8.49	-NA-
	North America Office	EUR	921.97	29,969.12	14.84	0.00	-NA-	-NA-	-13.54	19.19	11.86	3.71	-NA-
	North America Lodging/Resorts	EUR	581.03	11,233.50	5.56	0.00	-NA-	-NA-	-44.64	3.12	14.61	-26.56	-NA-
	North America Industrial	EUR	705.50	13,287.42	6.58	0.00	-NA-	-NA-	-31.10	-9.96	-4.44	-27.62	-NA-
	North America Industrial/Office	EUR	671.28	5,393.67	2.67	0.00	-NA-	-NA-	-21.48	19.57	8.54	8.78	-NA-
	North America Healthcare	EUR	1,036.28	21,218.67	10.51	0.00	-NA-	-NA-	4.69	18.03	6.21	2.16	-NA-
	North America Diversified	EUR	866.65	19,153.35	9.49	0.00	-NA-	-NA-	-19.49	14.28	9.88	0.45	-NA-
	United States Specialty	EUR	1,293.86	5,851.06	2.90	0.00	-NA-	-NA-	0.05	11.25	6.96	2.54	-NA-
	United States Self Storage	EUR	937.17	9,620.51	4.77	0.00	-NA-	-NA-	3.08	14.79	13.43	17.47	-NA-
	United States Retail	EUR	759.10	50,214.31	24.87	0.00	-NA-	-NA-	-24.01	8.24	9.74	-6.58	-NA-
	United States Residential	EUR	860.04	28,864.34	14.30	0.00	-NA-	-NA-	-14.93	17.34	4.56	10.55	-NA-
	United States Lodging/Resorts	EUR	562.75	10,772.21	5.34	0.00	-NA-	-NA-	-45.40	3.07	14.93	-26.95	-NA-
	United States Industrial	EUR	705.57	13,287.42	6.58	0.00	-NA-	-NA-	-31.10	-9.96	-4.44	-27.62	-NA-
	United States Industrial/Office	EUR	671.28	5,393.67	2.67	0.00	-NA-	-NA-	-21.48	19.57	8.54	8.78	-NA-
	United States Healthcare	EUR	1,101.37	20,428.40	10.12	0.00	-NA-	-NA-	9.58	19.52	6.25	4.86	-NA-
	United States Diversified	EUR	841.61	14,920.52	7.39	0.00	-NA-	-NA-	-20.23	17.53	11.43	3.40	-NA-
	United States Office	EUR	930.83	25,302.19	12.53	0.00	-NA-	-NA-	-13.37	18.55	10.98	3.33	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global Specialty	USD	1,475.63	9,135.75	1.37	0.00	-NA-	-NA-	1.46	3.08	1.23	-0.96	-NA-
Global Self Storage	USD	1,169.30	14,699.14	2.21	0.00	-NA-	-NA-	7.60	7.32	6.79	15.48	-NA-
Global Retail	USD	986.00	153,616.49	23.11	0.00	-NA-	-NA-	-21.04	-1.85	0.13	-12.54	-NA-
Global Residential	USD	1,072.37	60,522.85	9.10	0.00	-NA-	-NA-	-18.41	5.56	-2.50	-6.48	-NA-
Global Office	USD	986.00	153,616.49	14.52	0.00	-NA-	-NA-	-21.04	-1.85	0.13	-12.54	-NA-
Global Lodging/Resorts	USD	728.02	17,034.48	2.56	0.00	-NA-	-NA-	-40.32	-3.67	7.63	-27.19	-NA-
Global Industrial/Office	USD	837.86	7,940.86	1.19	0.00	-NA-	-NA-	-15.20	11.73	2.42	9.54	-NA-
Global Industrial	USD	858.49	34,251.76	5.15	0.00	-NA-	-NA-	-30.87	-11.99	-5.20	-26.97	-NA-
Global Healthcare	USD	1,272.34	31,423.08	4.73	0.00	-NA-	-NA-	11.18	10.21	0.25	1.67	-NA-
Global Diversified	USD	1,028.23	239,582.41	36.04	0.00	-NA-	-NA-	-27.65	-5.52	-5.89	-25.80	-NA-
Asia Retail	USD	952.20	45,985.40	18.70	0.00	-NA-	-NA-	-25.05	-4.78	-2.66	-20.10	-NA-
Asia Residential	USD	1,831.11	11,381.53	4.63	0.00	-NA-	-NA-	-35.69	-1.70	-7.40	-36.71	-NA-
Asia Office	USD	1,067.86	33,541.11	13.64	0.00	-NA-	-NA-	-22.59	-8.33	-7.22	-25.36	-NA-
Asia Industrial	USD	880.92	9,071.86	3.69	0.00	-NA-	-NA-	-39.80	-7.51	5.99	-31.48	-NA-
Asia Diversified	USD	1,054.07	145,967.50	59.35	0.00	-NA-	-NA-	-27.64	-7.46	-8.08	-31.94	-NA-
Asia Lodging/Resorts	USD	756.39	495.90	0.20	0.00	-NA-	-NA-	-34.92	-4.72	-6.89	-47.36	-NA-
Asia ex Australia Diversified	USD	1,110.04	126,400.59	51.39	0.00	-NA-	-NA-	-24.14	-6.00	-9.28	-29.40	-NA-
Asia ex Australia Industrial	USD	1,232.73	2,843.54	1.16	0.00	-NA-	-NA-	-5.87	-5.79	-5.30	-12.90	-NA-
Asia ex Australia Office	USD	1,033.16	27,886.77	11.34	0.00	-NA-	-NA-	-22.76	-10.95	-7.70	-26.52	-NA-
Asia ex Australia Residential	USD	1,818.90	11,381.53	4.63	0.00	-NA-	-NA-	-35.69	-1.70	-7.40	-36.71	-NA-
Asia ex Australia Retail	USD	1,046.92	11,724.44	4.77	0.00	-NA-	-NA-	-9.60	-6.38	-3.97	-8.78	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe Specialty	USD	643.06	521.50	0.43	0.00	-NA-	-NA-	-48.55	-9.53	6.55	-40.64	-NA-
Europe Self Storage	USD	1,206.53	535.29	0.44	0.00	-NA-	-NA-	-42.43	8.97	0.63	-28.61	-NA-
Europe Retail	USD	1,125.28	26,719.14	22.06	0.00	-NA-	-NA-	-24.46	-5.47	-4.88	-15.45	-NA-
Europe Residential	USD	508.39	3,212.63	2.65	0.00	-NA-	-NA-	-48.20	-7.11	1.19	-32.80	-NA-
Europe Office	USD	1,033.69	18,887.44	15.60	0.00	-NA-	-NA-	-24.60	-1.49	-3.81	-14.50	-NA-
Europe Lodging/Resorts	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Europe Industrial	USD	746.81	5,617.43	4.64	0.00	-NA-	-NA-	-32.19	-4.57	-4.42	-18.51	-NA-
Europe Healthcare	USD	743.92	183.78	0.15	0.00	-NA-	-NA-	-36.69	-1.81	5.84	-34.53	-NA-
Europe Diversified	USD	964.43	65,416.29	54.02	0.00	-NA-	-NA-	-31.98	-5.79	-4.63	-19.02	-NA-
Eurozone Retail	USD	1,329.61	14,081.71	11.63	0.00	-NA-	-NA-	-11.50	-9.96	-4.32	-11.97	-NA-
Eurozone Residential	USD	517.18	2,832.21	2.34	0.00	-NA-	-NA-	-45.25	-6.93	1.57	-31.02	-NA-
Eurozone Office	USD	1,225.88	7,221.76	5.96	0.00	-NA-	-NA-	-7.97	0.78	-2.48	-5.86	-NA-
Eurozone Industrial	USD	750.03	969.60	0.80	0.00	-NA-	-NA-	-27.98	-19.03	-15.56	-22.52	-NA-
Eurozone Diversified	USD	1,130.65	36,457.83	30.11	0.00	-NA-	-NA-	-24.89	-9.73	-6.25	-15.79	-NA-
UK Specialty	USD	643.06	521.50	0.43	0.00	-NA-	-NA-	-48.55	-9.53	6.55	-40.64	-NA-
UK Self Storage	USD	1,206.53	535.29	0.44	0.00	-NA-	-NA-	-42.43	8.97	0.63	-28.61	-NA-
UK Retail	USD	947.47	12,313.55	10.17	0.00	-NA-	-NA-	-34.57	0.45	-5.60	-19.00	-NA-
UK Residential	USD	433.95	380.42	3.47	0.00	-NA-	-NA-	-62.68	-8.25	-1.27	-43.32	-NA-
UK Office	USD	730.39	4,205.07	3.47	0.00	-NA-	-NA-	-50.13	-4.07	-5.83	-31.50	-NA-
UK Lodging/Resorts	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Industrial	USD	733.21	4,647.83	3.84	0.00	-NA-	-NA-	-33.02	-0.87	-1.72	-17.63	-NA-
UK Healthcare	USD	743.92	183.78	0.15	0.00	-NA-	-NA-	-36.69	-1.81	5.84	-34.53	-NA-
UK Diversified	USD	776.37	23,841.30	19.69	0.00	-NA-	-NA-	-42.52	0.29	-1.99	-23.32	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
				Float Mkt Cap Ccy (m) Aug-08	Float Mkt Cap (%) Weight Aug-08		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	
	North America Specialty	USD	1,614.93	8,614.25	2.90	0.00	-NA-	-NA-	8.05	3.96	0.93	3.26	-NA-
	North America Self Storage	USD	1,169.73	14,163.85	4.77	0.00	-NA-	-NA-	11.32	7.26	7.04	18.29	-NA-
	North America Retail	USD	956.21	80,911.95	27.22	0.00	-NA-	-NA-	-17.22	1.19	3.62	-6.41	-NA-
	North America Residential	USD	1,093.28	45,928.68	15.45	0.00	-NA-	-NA-	-8.42	8.57	-1.45	9.24	-NA-
	North America Office	USD	1,150.76	44,122.20	14.84	0.00	-NA-	-NA-	-6.63	11.38	5.55	4.44	-NA-
	North America Lodging/Resorts	USD	725.22	16,538.58	5.56	0.00	-NA-	-NA-	-40.21	-3.64	8.14	-26.04	-NA-
	North America Industrial	USD	880.57	19,562.48	6.58	0.00	-NA-	-NA-	-25.60	-15.86	-9.83	-27.12	-NA-
	North America Industrial/Office	USD	837.86	7,940.86	2.67	0.00	-NA-	-NA-	-15.20	11.73	2.42	9.54	-NA-
	North America Healthcare	USD	1,293.43	31,239.30	10.51	0.00	-NA-	-NA-	13.06	10.29	0.21	2.88	-NA-
	North America Diversified	USD	1,081.71	28,198.62	9.49	0.00	-NA-	-NA-	-13.06	6.79	3.68	1.15	-NA-
	United States Specialty	USD	1,614.93	8,614.25	2.90	0.00	-NA-	-NA-	8.05	3.96	0.93	3.26	-NA-
	United States Self Storage	USD	1,169.73	14,163.85	4.77	0.00	-NA-	-NA-	11.32	7.26	7.04	18.29	-NA-
	United States Retail	USD	947.46	73,928.29	24.87	0.00	-NA-	-NA-	-17.94	1.14	3.55	-5.93	-NA-
	United States Residential	USD	1,073.46	42,495.67	14.30	0.00	-NA-	-NA-	-8.12	9.65	-1.33	11.32	-NA-
	United States Office	USD	1,161.81	37,251.28	5.34	0.00	-NA-	-NA-	-6.44	10.78	4.72	4.05	-NA-
	United States Lodging/Resorts	USD	702.40	15,859.44	6.58	0.00	-NA-	-NA-	-41.04	-3.69	8.45	-26.44	-NA-
	United States Industrial	USD	880.65	19,562.48	2.67	0.00	-NA-	-NA-	-25.60	-15.86	-9.83	-27.12	-NA-
	United States Industrial/Office	USD	837.86	7,940.86	10.12	0.00	-NA-	-NA-	-15.20	11.73	2.42	9.54	-NA-
	United States Healthcare	USD	1,374.67	30,075.82	7.39	0.00	-NA-	-NA-	18.34	11.69	0.26	5.59	-NA-
	United States Diversified	USD	1,050.46	21,966.81	12.53	0.00	-NA-	-NA-	-13.85	9.82	5.14	4.12	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Global Specialty	GBP	1,303.83	5,008.76	1.37	0.00	-NA-	-NA-	12.21	12.47	9.94	8.09	-NA-
Global Self Storage	GBP	1,033.17	8,058.95	2.21	0.00	-NA-	-NA-	18.99	17.10	15.98	26.03	-NA-
Global Retail	GBP	871.21	84,221.78	23.11	0.00	-NA-	-NA-	-12.68	7.09	8.74	-4.55	-NA-
Global Residential	GBP	947.52	33,182.26	9.10	0.00	-NA-	-NA-	-9.77	15.18	5.89	2.07	-NA-
Global Office	GBP	978.36	52,934.91	14.52	0.00	-NA-	-NA-	-7.52	10.46	7.45	-3.49	-NA-
Global Lodging/Resorts	GBP	643.27	9,339.32	2.56	0.00	-NA-	-NA-	-34.00	5.11	16.90	-20.53	-NA-
Global Industrial/Office	GBP	740.32	4,353.66	1.19	0.00	-NA-	-NA-	-6.22	21.91	11.23	19.55	-NA-
Global Industrial	GBP	758.54	18,778.87	5.15	0.00	-NA-	-NA-	-23.56	-3.97	2.95	-20.29	-NA-
Global Healthcare	GBP	1,124.21	17,228.02	4.73	0.00	-NA-	-NA-	22.95	20.25	8.87	10.96	-NA-
Global Diversified	GBP	908.52	131,353.45	36.04	0.00	-NA-	-NA-	-19.99	3.09	2.20	-19.02	-NA-
Asia Retail	GBP	841.34	25,211.96	18.70	0.00	-NA-	-NA-	-17.11	3.89	5.71	-12.80	-NA-
Asia Residential	GBP	1,617.93	6,240.04	4.63	0.00	-NA-	-NA-	-28.88	7.25	0.57	-30.93	-NA-
Asia Office	GBP	943.54	18,389.25	13.64	0.00	-NA-	-NA-	-14.39	0.03	0.76	-18.54	-NA-
Asia Industrial	GBP	778.36	4,973.74	3.69	0.00	-NA-	-NA-	-33.42	0.92	15.11	-25.22	-NA-
Asia Diversified	GBP	931.35	80,028.14	59.35	0.00	-NA-	-NA-	-19.98	0.98	-0.17	-25.73	-NA-
Asia Lodging/Resorts	GBP	668.33	271.88	0.20	0.00	-NA-	-NA-	-28.03	3.96	1.12	-42.54	-NA-
Asia ex Australia Diversified	GBP	980.80	69,300.39	51.39	0.00	-NA-	-NA-	-16.11	2.57	-1.48	-22.95	-NA-
Asia ex Australia Industrial	GBP	1,089.22	1,559.00	1.16	0.00	-NA-	-NA-	4.10	2.80	2.84	-4.95	-NA-
Asia ex Australia Office	GBP	912.87	15,289.20	11.34	0.00	-NA-	-NA-	-14.58	-2.83	0.24	-19.80	-NA-
Asia ex Australia Residential	GBP	1,607.14	6,240.04	4.63	0.00	-NA-	-NA-	-28.88	7.25	0.57	-30.93	-NA-
Asia ex Australia Retail	GBP	925.03	6,428.04	4.77	0.00	-NA-	-NA-	-0.02	2.15	4.29	-0.45	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
Europe Specialty	GBP	568.20	285.92	0.43	0.00	-NA-	-NA-	-43.10	-1.29	15.72	-35.21	-NA-
Europe Self Storage	GBP	1,066.06	293.48	0.44	0.00	-NA-	-NA-	-36.33	18.90	9.29	-22.09	-NA-
Europe Retail	GBP	994.27	14,649.04	22.06	0.00	-NA-	-NA-	-16.47	3.14	3.30	-7.72	-NA-
Europe Residential	GBP	449.20	1,761.36	2.65	0.00	-NA-	-NA-	-42.72	1.36	9.90	-26.66	-NA-
Europe Office	GBP	913.35	10,355.23	15.60	0.00	-NA-	-NA-	-16.61	7.48	4.47	-6.69	-NA-
Europe Lodging/Resorts	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Europe Industrial	GBP	659.87	3,079.81	4.64	0.00	-NA-	-NA-	-25.01	4.13	3.81	-11.06	-NA-
Europe Healthcare	GBP	657.31	100.76	0.15	0.00	-NA-	-NA-	-29.99	7.14	14.94	-28.55	-NA-
Europe Diversified	GBP	852.15	35,865.14	54.02	0.00	-NA-	-NA-	-24.78	2.80	3.58	-11.62	-NA-
Eurozone Retail	GBP	1,174.81	7,720.44	11.63	0.00	-NA-	-NA-	-2.13	-1.76	3.91	-3.93	-NA-
Eurozone Residential	GBP	456.96	1,552.79	2.34	0.00	-NA-	-NA-	-39.45	1.55	10.30	-24.71	-NA-
Eurozone Office	GBP	1,083.16	3,959.40	5.96	0.00	-NA-	-NA-	1.77	9.96	5.91	2.74	-NA-
Eurozone Industrial	GBP	662.71	531.59	0.80	0.00	-NA-	-NA-	-20.35	-11.65	-8.29	-15.44	-NA-
Eurozone Diversified	GBP	999.02	19,988.37	30.11	0.00	-NA-	-NA-	-16.94	-1.50	1.81	-8.10	-NA-
UK Specialty	GBP	568.20	285.92	0.43	0.00	-NA-	-NA-	-43.10	-1.29	15.72	-35.21	-NA-
UK Self Storage	GBP	1,066.06	293.48	0.44	0.00	-NA-	-NA-	-36.33	18.90	9.29	-22.09	-NA-
UK Retail	GBP	837.16	6,751.03	10.17	0.00	-NA-	-NA-	-27.64	9.61	2.52	-11.60	-NA-
UK Residential	GBP	383.43	208.57	3.47	0.00	-NA-	-NA-	-58.72	0.11	7.22	-38.15	-NA-
UK Office	GBP	645.36	2,305.47	3.47	0.00	-NA-	-NA-	-44.85	4.67	2.27	-25.24	-NA-
UK Lodging/Resorts	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Industrial	GBP	647.85	2,548.22	3.84	0.00	-NA-	-NA-	-25.93	8.16	6.74	-10.10	-NA-
UK Healthcare	GBP	657.31	100.76	0.15	0.00	-NA-	-NA-	-29.99	7.14	14.94	-28.55	-NA-
UK Diversified	GBP	685.98	13,071.23	19.69	0.00	-NA-	-NA-	-36.44	9.43	6.45	-16.32	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
North America Specialty	GBP	1,426.92	4,722.85	2.90	0.00	-NA-	-NA-	19.48	13.43	9.61	12.69	-NA-
North America Self Storage	GBP	1,033.55	7,765.47	4.77	0.00	-NA-	-NA-	23.10	17.04	16.25	29.10	-NA-
North America Retail	GBP	844.89	44,360.79	27.22	0.00	-NA-	-NA-	-8.46	10.42	12.53	2.14	-NA-
North America Residential	GBP	965.99	25,180.86	15.45	0.00	-NA-	-NA-	1.27	18.47	7.03	19.22	-NA-
North America Office	GBP	1,016.78	24,190.44	14.84	0.00	-NA-	-NA-	3.26	21.52	14.63	13.98	-NA-
North America Lodging/Resorts	GBP	640.79	9,067.44	5.56	0.00	-NA-	-NA-	-33.88	5.15	17.45	-19.29	-NA-
North America Industrial	GBP	778.05	10,725.33	6.58	0.00	-NA-	-NA-	-17.72	-8.20	-2.07	-20.46	-NA-
North America Industrial/Office	GBP	740.32	4,353.66	2.67	0.00	-NA-	-NA-	-6.22	21.91	11.23	19.55	-NA-
North America Healthcare	GBP	1,142.85	17,127.26	10.51	0.00	-NA-	-NA-	25.04	20.34	8.84	12.28	-NA-
North America Diversified	GBP	955.77	15,460.18	9.49	0.00	-NA-	-NA-	-3.85	16.52	12.61	10.39	-NA-
United States Specialty	GBP	1,426.92	4,722.85	2.90	0.00	-NA-	-NA-	19.48	13.43	9.61	12.69	-NA-
United States Self Storage	GBP	1,033.55	7,765.47	4.77	0.00	-NA-	-NA-	23.10	17.04	16.25	29.10	-NA-
United States Retail	GBP	837.16	40,531.92	24.87	0.00	-NA-	-NA-	-9.25	10.36	12.46	2.67	-NA-
United States Residential	GBP	948.49	23,298.68	14.30	0.00	-NA-	-NA-	1.60	19.64	7.16	21.50	-NA-
United States Lodging/Resorts	GBP	620.62	8,695.10	5.34	0.00	-NA-	-NA-	-34.80	5.08	17.78	-19.72	-NA-
United States Industrial	GBP	778.12	10,725.33	6.58	0.00	-NA-	-NA-	-17.72	-8.20	-2.07	-20.46	-NA-
United States Industrial/Office	GBP	740.32	4,353.66	2.67	0.00	-NA-	-NA-	-6.22	21.91	11.23	19.55	-NA-
United States Healthcare	GBP	1,214.63	16,489.37	10.12	0.00	-NA-	-NA-	30.87	21.87	8.88	15.24	-NA-
United States Diversified	GBP	928.16	12,043.52	7.39	0.00	-NA-	-NA-	-4.73	19.83	14.19	13.64	-NA-
United States Office	GBP	1,026.55	20,423.39	12.53	0.00	-NA-	-NA-	3.46	20.88	13.73	13.56	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Aug-08	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-08	YTD	
Global Specialty	JPY	1,564.58	991,456.92	1.37	0.00	-NA-	-NA-	-5.00	5.53	1.64	-3.79	-NA-
Global Self Storage	JPY	1,239.79	1,595,223.69	2.21	0.00	-NA-	-NA-	0.74	9.88	7.22	12.18	-NA-
Global Retail	JPY	1,045.44	16,671,229.81	23.11	0.00	-NA-	-NA-	-26.07	0.48	0.53	-15.04	-NA-
Global Residential	JPY	1,137.01	6,568,242.04	9.10	0.00	-NA-	-NA-	-23.61	8.07	-2.11	-9.15	-NA-
Global Office	JPY	1,174.01	10,478,169.94	14.52	0.00	-NA-	-NA-	-21.70	3.64	-0.66	-14.10	-NA-
Global Lodging/Resorts	JPY	771.91	1,848,666.90	2.56	0.00	-NA-	-NA-	-44.12	-1.38	8.07	-29.26	-NA-
Global Industrial/Office	JPY	888.37	861,781.80	1.19	0.00	-NA-	-NA-	-20.60	14.39	2.84	6.41	-NA-
Global Industrial	JPY	910.24	3,717,172.68	5.15	0.00	-NA-	-NA-	-35.28	-9.90	-4.82	-29.05	-NA-
Global Healthcare	JPY	1,349.03	3,410,189.94	4.73	0.00	-NA-	-NA-	4.09	12.83	0.65	-1.24	-NA-
Global Diversified	JPY	1,090.21	26,000,681.22	36.04	0.00	-NA-	-NA-	-32.27	-3.27	-5.51	-27.92	-NA-
Asia Retail	JPY	1,009.60	4,990,565.88	18.70	0.00	-NA-	-NA-	-29.83	-2.52	-2.27	-22.38	-NA-
Asia Residential	JPY	1,941.49	1,235,180.89	4.63	0.00	-NA-	-NA-	-39.79	0.63	-7.02	-38.52	-NA-
Asia Office	JPY	1,132.23	3,640,048.70	13.64	0.00	-NA-	-NA-	-27.52	-6.15	-6.84	-27.49	-NA-
Asia Industrial	JPY	934.02	984,523.30	3.69	0.00	-NA-	-NA-	-43.64	-5.31	6.42	-33.44	-NA-
Asia Diversified	JPY	1,117.61	15,841,122.51	59.35	0.00	-NA-	-NA-	-32.26	-5.26	-7.70	-33.89	-NA-
Asia Lodging/Resorts	JPY	801.99	53,817.10	0.20	0.00	-NA-	-NA-	-39.07	-2.46	-6.51	-48.86	-NA-
Asia ex Australia Diversified	JPY	1,176.95	13,717,623.81	51.39	0.00	-NA-	-NA-	-28.98	-3.77	-8.91	-31.42	-NA-
Asia ex Australia Industrial	JPY	1,307.04	308,595.28	1.16	0.00	-NA-	-NA-	-11.87	-3.55	-4.92	-15.39	-NA-
Asia ex Australia Office	JPY	1,095.43	3,026,412.07	11.34	0.00	-NA-	-NA-	-27.68	-8.83	-7.33	-28.62	-NA-
Asia ex Australia Residential	JPY	1,928.55	1,235,180.89	4.63	0.00	-NA-	-NA-	-39.79	0.63	-7.02	-38.52	-NA-
Asia ex Australia Retail	JPY	1,110.02	1,272,395.03	4.77	0.00	-NA-	-NA-	-15.36	-4.16	-3.58	-11.39	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-08	Free	Free	Div Yld (%) Aug-08	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-08	Total Rtn (%) YTD	36 Mths Vlty (%)
			Mkt Cap Ccy (m) Aug-08	Mkt Cap (%) Weight Aug-08								
Europe Specialty	JPY	681.83	56,595.34	0.43	0.00	-NA-	-NA-	-51.83	-7.38	6.99	-42.33	-NA-
Europe Self Storage	JPY	1,279.26	58,092.10	0.44	0.00	-NA-	-NA-	-46.10	11.56	1.04	-30.65	-NA-
Europe Retail	JPY	1,193.11	2,899,694.63	22.06	0.00	-NA-	-NA-	-29.28	-3.22	-4.50	-17.86	-NA-
Europe Residential	JPY	539.04	348,650.75	2.65	0.00	-NA-	-NA-	-51.51	-4.90	1.61	-34.72	-NA-
Europe Office	JPY	1,096.00	2,049,759.19	15.60	0.00	-NA-	-NA-	-29.41	0.85	-3.42	-16.94	-NA-
Europe Lodging/Resorts	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Europe Industrial	JPY	791.83	609,631.17	4.64	0.00	-NA-	-NA-	-36.51	-2.30	-4.03	-20.84	-NA-
Europe Healthcare	JPY	788.77	19,945.13	0.15	0.00	-NA-	-NA-	-40.73	0.53	6.27	-36.40	-NA-
Europe Diversified	JPY	1,022.56	7,099,303.26	54.02	0.00	-NA-	-NA-	-36.32	-3.55	-4.24	-21.33	-NA-
Eurozone Retail	JPY	1,409.76	1,528,217.96	11.63	0.00	-NA-	-NA-	-17.14	-7.82	-3.93	-14.49	-NA-
Eurozone Residential	JPY	548.35	307,365.66	2.34	0.00	-NA-	-NA-	-48.74	-4.72	1.98	-32.99	-NA-
Eurozone Office	JPY	1,299.77	783,741.93	5.96	0.00	-NA-	-NA-	-13.84	3.17	-2.09	-8.55	-NA-
Eurozone Industrial	JPY	795.25	105,225.66	0.80	0.00	-NA-	-NA-	-32.57	-17.10	-15.21	-24.73	-NA-
Eurozone Diversified	JPY	1,198.81	3,956,586.47	30.11	0.00	-NA-	-NA-	-29.68	-7.58	-5.87	-18.20	-NA-
UK Specialty	JPY	681.83	56,595.34	0.43	0.00	-NA-	-NA-	-51.83	-7.38	6.99	-42.33	-NA-
UK Self Storage	JPY	1,279.26	58,092.10	0.44	0.00	-NA-	-NA-	-46.10	11.56	1.04	-30.65	-NA-
UK Residential	JPY	460.11	41,285.09	10.17	0.00	-NA-	-NA-	-65.06	-6.06	-0.87	-44.94	-NA-
UK Retail	JPY	1,004.58	1,336,328.10	3.47	0.00	-NA-	-NA-	-38.74	2.84	-5.22	-21.32	-NA-
UK Office	JPY	774.42	456,355.52	3.47	0.00	-NA-	-NA-	-53.31	-1.79	-5.45	-33.46	-NA-
UK Lodging/Resorts	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Industrial	JPY	777.41	504,405.51	3.84	0.00	-NA-	-NA-	-37.29	1.48	-1.32	-19.98	-NA-
UK Healthcare	JPY	788.77	19,945.13	0.15	0.00	-NA-	-NA-	-40.73	0.53	6.27	-36.40	-NA-
UK Diversified	JPY	823.17	2,587,377.52	19.69	0.00	-NA-	-NA-	-46.19	2.67	-1.59	-25.51	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-08	Ccy (m) Aug-08	(%) Weight Aug-08	Yld (%) Aug-08	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-08	Rtn (%) YTD	Vlty (%)
North America Specialty	JPY	1,712.28	934,861.59	2.90	0.00	-NA-	-NA-	1.16	6.43	1.34	0.31	-NA-
North America Self Storage	JPY	1,240.24	1,537,131.58	4.77	0.00	-NA-	-NA-	4.22	9.81	7.47	14.91	-NA-
North America Retail	JPY	1,013.85	8,780,969.31	27.22	0.00	-NA-	-NA-	-22.50	3.60	4.04	-9.08	-NA-
North America Residential	JPY	1,159.18	4,984,410.39	15.45	0.00	-NA-	-NA-	-14.26	11.15	-1.04	6.12	-NA-
North America Office	JPY	1,220.12	4,788,362.05	14.84	0.00	-NA-	-NA-	-12.58	14.02	5.98	1.46	-NA-
North America Lodging/Resorts	JPY	768.93	1,794,849.80	5.56	0.00	-NA-	-NA-	-44.02	-1.35	8.58	-28.16	-NA-
North America Industrial	JPY	933.65	2,123,018.21	6.58	0.00	-NA-	-NA-	-30.34	-13.86	-9.46	-29.20	-NA-
North America Industrial/Office	JPY	888.37	861,781.80	2.67	0.00	-NA-	-NA-	-20.60	14.39	2.84	6.41	-NA-
North America Healthcare	JPY	1,371.40	3,390,244.81	10.51	0.00	-NA-	-NA-	5.86	12.91	0.62	-0.06	-NA-
North America Diversified	JPY	1,146.91	3,060,255.45	9.49	0.00	-NA-	-NA-	-18.60	9.33	4.10	-1.74	-NA-
United States Specialty	JPY	1,712.28	934,861.59	2.90	0.00	-NA-	-NA-	1.16	6.43	1.34	0.31	-NA-
United States Self Storage	JPY	1,240.24	1,537,131.58	4.77	0.00	-NA-	-NA-	4.22	9.81	7.47	14.91	-NA-
United States Retail	JPY	1,004.58	8,023,067.53	24.87	0.00	-NA-	-NA-	-23.17	3.54	3.97	-8.61	-NA-
United States Residential	JPY	1,138.17	4,611,842.81	14.30	0.00	-NA-	-NA-	-13.98	12.25	-0.93	8.14	-NA-
United States Lodging/Resorts	JPY	744.74	1,721,146.07	5.34	0.00	-NA-	-NA-	-44.80	-1.40	8.89	-28.54	-NA-
United States Industrial	JPY	933.74	2,123,018.21	6.58	0.00	-NA-	-NA-	-30.34	-13.86	-9.46	-29.20	-NA-
United States Industrial/Office	JPY	888.37	861,781.80	2.67	0.00	-NA-	-NA-	-20.60	14.39	2.84	6.41	-NA-
United States Healthcare	JPY	1,457.53	3,263,978.59	10.12	0.00	-NA-	-NA-	10.80	14.34	0.66	2.58	-NA-
United States Diversified	JPY	1,113.78	2,383,947.84	7.39	0.00	-NA-	-NA-	-19.35	12.43	5.57	1.15	-NA-
United States Office	JPY	1,231.85	4,042,694.92	12.53	0.00	-NA-	-NA-	-12.41	13.41	5.14	1.08	-NA-

* -5 & -3 Years Total Returns are annualised

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Section 9

Custom Liquid Index Series

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Custom Liquid Index Series - Characteristics

USD (\$ mm)	Global			Liquid	Liquid	Liquid	Liquid Glo-	Liquid	Liquid Eu-	Liquid	Liquid	Liquid	Liquid
	Global	ex US	Europe	40 ex UK	40	Global	bal ex US	North Am	rope ex UK	UK	Asia Pac	Japan	Australia
Total Market Capitalization	664,757.57	392,898.82	121,093.50	55,847.47	98,436.96	578,722.26	343,122.38	255,986.18	61,730.94	42,934.95	85,775.51	72,581.22	59,713.45
Weighted Avg Market Cap	1,580.51	1,580.51	1,050.63	1,724.24	2,006.93	3,910.29	3,537.34	4,338.75	1,870.63	2,525.59	5,045.62	6,598.29	5,428.50
Median Market Cap	705.41	705.41	451.29	1,085.96	1,175.60	2,293.31	1,782.56	2,995.57	1,209.04	1,046.85	4,257.30	2,637.01	3,118.48
Largest Market Cap	19,485.44	19,485.44	11,555.74	11,555.74	11,555.74	28,687.54	28,687.54	21,193.89	17,012.99	11,539.51	25,757.19	23,080.99	28,687.54
Smallest Market Cap	53.86	53.86	53.86	219.99	160.35	79.30	79.30	1,020.95	79.30	380.42	555.99	1,358.54	1,539.06
Dividend Yield	4.67%	4.48%	4.81%	5.09%	4.71%	3.38%	3.47%	3.31%	4.02%	4.05%	2.97%	1.43%	5.54%
Number of Holdings	286	185	93	22	40	148	97	59	33	17	17	11	11
Number of Countries	22	21	15	10	11	22	21	2	14	1	3	1	1

EUR (€mm)	Global			Liquid	Liquid	Liquid	Liquid Glo-	Liquid	Liquid Eu-	Liquid	Liquid	Liquid	Liquid
	Global	ex US	Europe	40 ex UK	40	Global	bal ex US	North Am	rope ex UK	UK	Asia Pac	Japan	Australia
Total Market Capitalization	451,523.28	266,868.66	82,250.33	37,933.28	66,861.34	393,085.52	233,059.01	173,873.49	41,929.51	29,162.71	58,261.30	49,299.34	40,559.17
Weighted Avg Market Cap	1,073.53	1,073.53	713.62	1,171.16	1,363.17	2,655.98	2,402.67	2,947.01	1,270.59	1,715.45	3,427.14	4,481.76	3,687.20
Median Market Cap	479.13	479.13	306.53	737.62	798.50	1,557.69	1,210.77	2,034.68	821.22	711.05	2,891.69	1,791.14	2,118.16
Largest Market Cap	13,235.09	13,235.09	7,849.00	7,849.00	7,849.00	19,485.44	19,485.44	14,395.52	11,555.74	7,837.98	17,495.06	15,677.30	19,485.44
Smallest Market Cap	36.59	36.59	36.59	149.42	108.92	53.86	53.86	693.46	53.86	258.39	377.64	922.76	1,045.38
Dividend Yield	4.67%	4.48%	4.81%	5.09%	4.71%	3.38%	3.47%	3.31%	4.02%	4.05%	2.97%	1.43%	5.54%
Number of Holdings	286	185	93	22	40	148	97	59	33	17	17	11	11
Number of Countries	22	21	15	10	11	22	21	2	14	1	3	1	1

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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

EPRA/NAREIT Global Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	4.32%
Sun Hung Kai Props	HK	Diversified	3.87%
Mitsubishi Estate	JA	Diversified	3.47%
Simon Property Group	USA	Retail	3.19%
Mitsui Fudosan Co.	JA	Diversified	2.82%
Unibail - Rodamco	FRA	Diversified	2.56%
Vornado Realty	USA	Diversified	2.30%
Boston Property	USA	Office	1.83%
Land Securities Group	UK	Diversified	1.74%
Equity Residential	USA	Residential	1.71%

EPRA/NAREIT Europe Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	14.05%
Land Securities Group	UK	Diversified	9.53%
British Land Co	UK	Diversified	5.90%
Liberty International	UK	Retail	5.38%
Hammerson	UK	Retail	4.16%
Corio	NETH	Retail	4.12%
Immofinanz AG	OEST	Diversified	3.46%
Segro	UK	Industrial	2.86%
PSP Swiss Property	SWIT	Office	2.35%
Klepierre	FRA	Retail	2.30%

EPRA/NAREIT Global ex US Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	7.30%
Sun Hung Kai Props	HK	Diversified	6.56%
Mitsubishi Estate	JA	Diversified	5.87%
Mitsui Fudosan Co.	JA	Diversified	4.76%
Unibail - Rodamco	FRA	Diversified	4.33%
Land Securities Group	UK	Diversified	2.94%
Sumitomo Realty & Development	JA	Diversified	2.46%
British Land Co	UK	Diversified	1.82%
Hang Lung Properties	HK	Diversified	1.69%
Stockland	AU	Diversified	1.68%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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	30.46%
Corio	NETH	Retail	8.92%
Immofinanz AG	OEST	Diversified	7.50%
PSP Swiss Property	SWIT	Office	5.10%
Klepierre	FRA	Retail	4.98%
Fonciere Des Regions	FRA	Diversified	4.27%
Wereldhave	NETH	Diversified	4.18%
Gecina	FRA	Diversified	4.15%
Icade	FRA	Diversified	3.32%
Castellum	SWED	Diversified	3.18%

EPRA/NAREIT Europe Liquid 40 Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	17.28%
Land Securities Group	UK	Diversified	11.72%
British Land Co	UK	Diversified	7.26%
Liberty International	UK	Retail	6.62%
Hammerson	UK	Retail	5.12%
Corio	NETH	Retail	5.06%
Immofinanz AG	OEST	Diversified	4.26%
Segro	UK	Industrial	3.52%
PSP Swiss Property	SWIT	Office	2.90%
Klepierre	FRA	Retail	2.83%

EPRA/NAREIT Global Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	4.96%
Sun Hung Kai Props	HK	Diversified	4.45%
Mitsubishi Estate	JA	Diversified	3.99%
Simon Property Group	USA	Retail	3.66%
Mitsui Fudosan Co.	JA	Diversified	3.23%
Unibail - Rodamco	FRA	Diversified	2.94%
Vornado Realty	USA	Diversified	2.64%
Boston Property	USA	Office	2.11%
Land Securities Group	UK	Diversified	1.99%
Equity Residential	USA	Residential	1.97%

EPRA/NAREIT Global ex US Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	7.80%
Sun Hung Kai Props	HK	Diversified	7.00%
Mitsubishi Estate	JA	Diversified	6.28%
Mitsui Fudosan Co.	JA	Diversified	5.09%
Unibail - Rodamco	FRA	Diversified	4.63%
Land Securities Group	UK	Diversified	3.14%
Sumitomo Realty & Development	JA	Diversified	2.63%
British Land Co	UK	Diversified	1.94%
Hang Lung Properties	HK	Diversified	1.80%
Stockland	AU	Diversified	1.79%

EPRA/NAREIT North America Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	Retail	8.28%
Vornado Realty	USA	Diversified	5.97%
Boston Property	USA	Office	4.76%
Equity Residential	USA	Residential	4.44%
Prologis	USA	Industrial	4.41%
Public Storage	USA	Self Storage	4.40%
Kimco Realty Cp	USA	Retail	3.67%
HCP	USA	Healthcare	3.32%
Avalonbay Communities	USA	Residential	3.01%
Host Hotels & Resorts	USA	Lodging/Resorts	2.93%

EPRA/NAREIT Liquid Europe ex UK Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	27.56%
Corio	NETH	Retail	8.07%
Immofinanz AG	OEST	Diversified	6.79%
PSP Swiss Property	SWIT	Office	4.62%
Klepierre	FRA	Retail	4.51%
Fonciere Des Regions	FRA	Diversified	3.87%
Wereldhave	NETH	Diversified	3.78%
Gecina	FRA	Diversified	3.76%
Icade	FRA	Diversified	3.00%
Castellum	SWED	Diversified	2.87%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epa.com, W www.epa.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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	26.88%
British Land Co	UK	Diversified	16.63%
Liberty International	UK	Retail	15.17%
Hammerson	UK	Retail	11.75%
Segro	UK	Industrial	8.07%
Derwent London	UK	Office	4.67%
Great Portland Estates	UK	Office	2.82%
Brixton	UK	Industrial	2.75%
Shaftesbury	UK	Diversified	2.44%
Helical Bar	UK	Diversified	1.30%

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

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	30.03%
Hang Lung Properties	HK	Diversified	7.73%
Capitaland	SI	Diversified	7.63%
Henderson Land Dev	HK	Diversified	7.62%
China Overseas Land & Inv (Red Chip)	HK	Residential	7.58%
Hong Kong Land	HK	Office	7.26%
Link Real Estate Investment Trust	HK	Retail	5.88%
Sino Land	HK	Diversified	4.97%
New World Development	HK	Diversified	4.96%
Kerry Properties	HK	Diversified	3.18%

EPRA/NAREIT Japan Liquid Index (USD)

Company	Country	Sector	Weight
Mitsubishi Estate	JA	Diversified	31.80%
Mitsui Fudosan Co.	JA	Diversified	25.79%
Sumitomo Realty & Development	JA	Diversified	13.33%
Nippon Building Fund Inc	JA	Office	8.17%
Japan Real Estate Investment Corporation	JA	Office	5.33%
Aeon Mall Co Ltd	JA	Retail	3.63%
Nomura Real Estate Office Fund	JA	Office	3.02%
NTT Urban Development	JA	Office	2.46%
Tokyu Land	JA	Diversified	2.36%
Japan Retail Fund Investment	JA	Retail	2.23%

EPRA/NAREIT Australia Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	48.04%
Stockland	AU	Diversified	11.02%
Goodman Group	AU	Industrial	7.85%
Dexus Property Group	AU	Diversified	6.26%
GPT Group	AU	Diversified	5.52%
CFS Retail Property Trust	AU	Retail	5.22%
Mirvac Group	AU	Diversified	4.59%
Commonwealth Property Office Fund	AU	Office	3.25%
Macquarie Office	AU	Office	3.04%
ING Office Fund	AU	Office	2.62%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Custom Liquid Index Series - Country Breakdown

Country	Region	Liquid Global	Liquid Global	Country Breakdown (USD)												
		Market Cap USD	Market Cap EUR	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			12.23%	20.69%	0.00%	0.00%	0.00%	12.32%	19.39%	0.00%	0.00%	0.00%	83.15%	0.00%	0.00%
New Zealand	Asia ex-Japan			0.08%	0.14%	0.00%	0.00%	0.00%	0.10%	0.15%	0.00%	0.00%	0.00%	0.65%	0.00%	0.00%
Singapore	Asia ex-Japan			2.59%	4.38%	0.00%	0.00%	0.00%	2.40%	3.78%	0.00%	0.00%	0.00%	16.20%	0.00%	0.00%
	Asia ex-Japan	85,775.51	58,261.30	14.90%	25.22%	0.00%	0.00%	0.00%	14.82%	23.32%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
Australia	Australia	59,713.45	40,559.17	9.96%	16.85%	0.00%	0.00%	0.00%	10.32%	16.24%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
	Australia	59,713.45	40,559.17	9.96%	16.85%	0.00%	0.00%	0.00%	10.32%	16.24%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Austria	Europe ex-UK			1.09%	1.85%	6.00%	12.02%	6.82%	0.94%	1.48%	0.00%	8.84%	0.00%	0.00%	0.00%	0.00%
Belgium	Europe ex-UK			0.59%	1.00%	3.24%	2.60%	1.48%	0.57%	0.90%	0.00%	5.37%	0.00%	0.00%	0.00%	0.00%
Denmark	Europe ex-UK			0.05%	0.08%	0.27%	0.58%	0.33%	0.06%	0.09%	0.00%	0.52%	0.00%	0.00%	0.00%	0.00%
Finland	Europe ex-UK			0.26%	0.44%	1.43%	1.13%	0.64%	0.22%	0.35%	0.00%	2.10%	0.00%	0.00%	0.00%	0.00%
France	Europe ex-UK			4.55%	7.69%	24.96%	50.21%	28.49%	4.55%	7.17%	0.00%	42.69%	0.00%	0.00%	0.00%	0.00%
Germany	Europe ex-UK			0.55%	0.94%	3.04%	0.00%	0.00%	0.47%	0.74%	0.00%	4.43%	0.00%	0.00%	0.00%	0.00%
Greece	Europe ex-UK			0.16%	0.27%	0.89%	1.32%	0.75%	0.16%	0.26%	0.00%	1.54%	0.00%	0.00%	0.00%	0.00%
Italy	Europe ex-UK			0.23%	0.38%	1.24%	1.49%	0.85%	0.21%	0.33%	0.00%	1.94%	0.00%	0.00%	0.00%	0.00%
Netherlands	Europe ex-UK			1.82%	3.07%	9.98%	18.15%	10.30%	1.75%	2.76%	0.00%	16.42%	0.00%	0.00%	0.00%	0.00%
Norway	Europe ex-UK			0.09%	0.15%	0.47%	0.00%	0.00%	0.10%	0.16%	0.00%	0.92%	0.00%	0.00%	0.00%	0.00%
Poland	Europe ex-UK			0.18%	0.30%	0.99%	0.00%	0.00%	0.21%	0.33%	0.00%	1.94%	0.00%	0.00%	0.00%	0.00%
Spain	Europe ex-UK			0.01%	0.02%	0.07%	0.00%	0.00%	0.01%	0.02%	0.00%	0.13%	0.00%	0.00%	0.00%	0.00%
Sweden	Europe ex-UK			0.89%	1.50%	4.87%	7.39%	4.19%	0.71%	1.12%	0.00%	6.69%	0.00%	0.00%	0.00%	0.00%
Switzerland	Europe ex-UK			0.74%	1.25%	4.05%	5.10%	2.90%	0.69%	1.08%	0.00%	6.46%	0.00%	0.00%	0.00%	0.00%
	Europe ex-UK	61,730.94	41,929.51	11.20%	18.95%	61.49%	100.00%	56.73%	10.67%	16.79%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Japan	Japan	72,581.22	49,299.34	12.21%	20.66%	0.00%	0.00%	0.00%	12.54%	19.74%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
	Japan	72,581.22	49,299.34	12.21%	20.66%	0.00%	0.00%	0.00%	12.54%	19.74%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Canada	North America			3.82%	6.46%	0.00%	0.00%	0.00%	3.52%	5.54%	7.96%	0.00%	0.00%	0.00%	0.00%	0.00%
USA	North America			40.90%	0.00%	0.00%	0.00%	0.00%	40.71%	0.00%	92.04%	0.00%	0.00%	0.00%	0.00%	0.00%
	North America	255,986.18	173,873.49	44.71%	6.46%	0.00%	0.00%	0.00%	44.23%	5.54%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
UK	UK	42,934.95	29,162.71	7.01%	11.87%	38.51%	0.00%	43.27%	7.42%	11.68%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
	UK	42,934.95	29,162.71	7.01%	11.87%	38.51%	0.00%	43.27%	7.42%	11.68%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Global		578,722.26	393,085.52	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		343,122.38	233,059.01													

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Custom Liquid Index Series - Sector Breakdown

Sector	Sector Breakdown (USD)													
	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	36.04%	55.83%	54.02%	62.55%	56.66%	36.73%	56.32%	9.18%	60.86%	50.45%	70.27%	73.28%	27.39%	
Healthcare	4.73%	0.00%	0.15%	0.00%	0.00%	4.34%	0.00%	9.82%	0.00%	0.00%	0.00%	0.00%	0.00%	
Self-Storage	2.21%	0.00%	0.44%	0.00%	0.54%	2.04%	0.16%	4.40%	0.00%	1.25%	0.00%	0.00%	0.00%	
Industrial	5.15%	1.30%	4.64%	0.00%	4.72%	5.26%	3.91%	6.65%	0.65%	10.83%	2.51%	0.00%	10.43%	
Office	14.52%	19.72%	15.60%	14.53%	12.18%	14.52%	13.95%	16.58%	16.23%	8.46%	8.71%	20.85%	8.92%	
Residential	9.10%	3.80%	2.65%	2.25%	1.66%	8.21%	3.60%	14.87%	1.02%	0.89%	9.80%	0.00%	0.00%	
Retail	23.11%	19.35%	22.06%	20.66%	23.71%	24.28%	21.91%	28.25%	21.24%	26.92%	8.71%	5.87%	53.26%	
Lodging/Resorts	2.56%	0.00%	0.00%	0.00%	0.00%	1.93%	0.00%	4.35%	0.00%	0.00%	0.00%	0.00%	0.00%	
Specialty	1.37%	0.00%	0.43%	0.00%	0.53%	1.47%	0.15%	3.12%	0.00%	1.21%	0.00%	0.00%	0.00%	
Mixed Industrial/Office	1.19%	0.00%	0.00%	0.00%	0.00%	1.23%	0.00%	2.78%	0.00%	0.00%	0.00%	0.00%	0.00%	
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Country	Performance (USD Total Return)																	
											36 M							
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	VOL	2007	2006	2005	2004	2003	2002	2001	2000
Hong Kong	-7.85%	-24.17%	-11.00%	-NA-	-NA-	-35.74%	-17.26%	13.17%	20.01%	24.36%	58.52%	38.78%	10.21%	35.06%	49.18%	-27.75%	-15.26%	1.08%
New Zealand	-5.62%	-7.75%	0.31%	-NA-	-NA-	-21.54%	-17.79%	6.35%	-NA-	21.99%	0.69%	32.89%	14.78%	-NA-	-NA-	-NA-	-NA-	-NA-
Singapore	-17.61%	-3.06%	-10.03%	-NA-	-NA-	-27.54%	-28.56%	15.74%	25.51%	25.98%	15.19%	77.53%	31.78%	37.73%	50.99%	-29.98%	-33.62%	-10.47%
Australia	0.95%	-15.28%	-10.13%	-NA-	-NA-	-28.59%	-31.19%	3.21%	13.84%	19.64%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Austria	-5.19%	2.07%	-3.41%	-NA-	-NA-	-18.41%	-31.06%	-5.70%	3.44%	18.99%	-25.72%	40.16%	-0.05%	20.41%	30.10%	26.81%	-NA-	-NA-
Belgium	-0.22%	13.07%	-11.02%	-NA-	-NA-	3.01%	9.08%	10.50%	16.31%	11.08%	2.36%	31.29%	2.72%	25.14%	39.44%	31.67%	4.50%	-10.23%
Denmark	-1.38%	-8.07%	0.23%	-NA-	-NA-	-18.76%	-47.66%	6.43%	16.89%	37.76%	-8.86%	15.18%	173.08%	73.94%	-59.32%	-65.53%	-35.28%	59.35%
Finland	-7.56%	16.50%	-21.90%	-NA-	-NA-	-22.00%	-30.87%	5.50%	19.48%	24.77%	-14.31%	84.32%	11.11%	26.50%	73.97%	46.15%	17.63%	-6.54%
France	-5.90%	14.90%	-11.57%	-NA-	-NA-	-7.01%	-12.85%	13.27%	28.91%	20.69%	-10.93%	87.13%	11.21%	61.45%	41.58%	41.73%	-3.70%	0.65%
Germany	-2.51%	-1.23%	-25.83%	-NA-	-NA-	-31.56%	-40.89%	-8.74%	7.63%	25.80%	-33.47%	71.61%	25.39%	32.17%	17.24%	-6.65%	-15.33%	-12.92%
Greece	-6.58%	-2.69%	0.91%	-NA-	-NA-	-15.43%	-20.46%	24.31%	-NA-	28.91%	-14.81%	131.65%	4.66%	-NA-	-NA-	-NA-	-NA-	-NA-
Italy	-5.96%	-9.81%	-26.68%	-NA-	-NA-	-29.03%	-43.89%	-10.37%	12.24%	29.05%	-39.33%	81.44%	13.53%	59.38%	43.51%	10.35%	6.38%	32.88%
Netherlands	-4.66%	11.27%	-11.94%	-NA-	-NA-	-7.05%	-5.55%	11.33%	21.74%	17.32%	-2.72%	58.12%	2.91%	48.74%	45.28%	34.71%	-1.65%	-0.05%
Norway	-8.25%	-29.30%	-38.68%	-NA-	-NA-	-64.86%	-62.88%	-NA-	-10.17%	-NA-	13.58%	-2.96%	0.00%	0.00%	45.77%	6.90%	-11.85%	-10.98%
Poland	-22.65%	-6.68%	-15.41%	-NA-	-NA-	-38.95%	-26.48%	-NA-	-NA-	-NA-	30.71%	160.65%	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Spain	8.24%	-20.91%	-52.30%	-NA-	-NA-	-62.81%	-76.24%	-37.00%	-2.35%	-NA-	-49.61%	43.56%	48.96%	63.66%	56.14%	65.36%	-6.74%	1.39%
Sweden	0.69%	13.63%	-24.65%	-NA-	-NA-	-11.58%	-16.83%	8.62%	25.74%	23.16%	-13.66%	57.98%	17.06%	61.12%	60.44%	25.10%	-12.43%	27.16%
Switzerland	-3.98%	31.40%	-9.09%	-NA-	-NA-	18.67%	12.71%	13.01%	18.99%	15.91%	-7.24%	35.89%	0.97%	31.06%	24.39%	21.95%	-4.95%	-1.32%
Japan	-6.72%	-10.00%	-1.36%	-NA-	-NA-	-15.91%	-24.75%	13.34%	18.53%	27.52%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
Canada	3.71%	-7.46%	0.24%	-NA-	-NA-	-4.50%	-6.85%	11.38%	20.23%	15.20%	3.42%	29.58%	27.25%	28.04%	51.84%	13.39%	10.44%	19.94%
USA	2.27%	1.36%	-5.43%	-NA-	-NA-	0.66%	-8.67%	5.78%	14.34%	17.17%	-16.40%	36.73%	12.43%	33.83%	36.98%	1.96%	10.09%	30.44%
UK	-2.67%	1.10%	-22.53%	-NA-	-NA-	-21.32%	-38.73%	-2.18%	13.16%	19.25%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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	-6.04%	-16.35%	-7.71%	-NA-	-NA-	-27.67%	-25.01%	9.79%	17.69%	19.52%	14.80%	36.49%	23.37%	36.85%	44.83%	-7.15%	-17.22%	2.85%
Australia	0.95%	-15.28%	-10.13%	-NA-	-NA-	-28.59%	-31.19%	3.21%	13.84%	19.64%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Europe ex-UK	-4.94%	10.19%	-13.43%	-NA-	-NA-	-11.59%	-17.65%	6.67%	21.37%	17.27%	-14.40%	65.10%	12.55%	48.64%	43.77%	34.60%	-4.47%	6.18%
Japan	-6.72%	-10.00%	-1.36%	-NA-	-NA-	-15.91%	-24.75%	13.34%	18.53%	27.52%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
North America	2.39%	0.56%	-4.96%	-NA-	-NA-	0.19%	-8.52%	6.22%	14.74%	16.72%	-14.92%	36.26%	13.21%	33.51%	37.70%	2.42%	9.98%	29.84%
UK	-2.67%	1.10%	-22.53%	-NA-	-NA-	-21.32%	-38.73%	-2.18%	13.16%	19.25%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%
Liquid Indices																		
UK	-2.58%	1.72%	-22.66%	-NA-	-NA-	-20.79%	-37.84%	-1.43%	13.52%	19.85%	-35.36%	70.76%	6.71%	56.37%	44.06%	10.01%	-9.85%	11.92%
Australia	1.36%	-14.24%	-11.62%	-NA-	-NA-	-28.34%	-30.67%	2.62%	14.27%	19.71%	1.77%	42.02%	10.79%	41.31%	43.37%	12.32%	-0.15%	-3.23%
Japan	-6.91%	-9.93%	-0.46%	-NA-	-NA-	-13.95%	-23.55%	14.75%	19.00%	28.85%	-7.58%	27.30%	53.41%	36.18%	39.37%	-1.44%	-25.69%	21.79%
Asia-Pacific	-9.41%	-20.49%	-10.12%	-NA-	-NA-	-33.25%	-15.26%	13.64%	19.73%	22.47%	50.69%	44.40%	11.02%	30.19%	40.64%	-28.13%	-15.41%	2.98%
North-America	2.28%	0.65%	-5.20%	-NA-	-NA-	0.20%	-9.04%	6.11%	14.66%	17.20%	-16.28%	36.15%	14.71%	33.87%	37.51%	2.20%	8.26%	31.80%
Europe ex UK	-4.87%	10.20%	-13.77%	-NA-	-NA-	-12.08%	-18.75%	6.48%	20.23%	17.90%	-15.39%	68.30%	8.51%	47.09%	42.31%	33.35%	-3.97%	4.99%
Global	-2.05%	-5.35%	-8.74%	-NA-	-NA-	-14.36%	-18.54%	6.34%	15.75%	15.43%	-8.04%	42.79%	15.07%	37.67%	39.13%	0.99%	-4.36%	15.18%
Global ex US	-4.70%	-8.87%	-10.60%	-NA-	-NA-	-22.23%	-23.95%	7.59%	17.84%	16.47%	-2.10%	47.42%	17.78%	41.57%	42.49%	0.79%	-12.85%	7.05%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F +1 202 739 9401, E info@nareit.com, W www.nareit.com

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	Sep-07	3.34%	-3.65%	-5.03%	13.02%	29.39%	34.90%	-5.33%	-10.44%	-19.78%	-6.20%	19.76%	22.35%
Europe ex-UK	Oct-07	0.86%		-4.22%	10.33%	27.53%	33.27%	-1.96%		-21.35%	-12.36%	18.51%	20.45%
Europe ex-UK	Nov-07	-6.67%		-10.61%	-3.93%	20.63%	30.03%	-9.55%		-28.86%	-22.59%	12.35%	17.57%
Europe ex-UK	Dec-07	-4.25%	-9.87%	-14.40%	-14.40%	16.73%	27.72%	-4.29%	-15.12%	-31.91%	-31.91%	8.65%	16.95%
Europe ex-UK	Jan-08	-0.78%		-0.78%	-16.94%	16.74%	27.50%	0.33%		0.33%	-31.37%	7.97%	18.27%
Europe ex-UK	Feb-08	7.78%		6.93%	-13.36%	18.34%	29.46%	1.07%		1.40%	-30.23%	7.93%	18.75%
Europe ex-UK	Mar-08	3.05%	10.19%	10.19%	-13.65%	20.23%	30.17%	-3.13%	-1.77%	-1.77%	-34.41%	7.51%	18.99%
Europe ex-UK	Apr-08	-0.83%		9.28%	-14.65%	18.52%	28.54%	-0.77%		-2.53%	-32.54%	6.10%	18.16%
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%
UK	Sep-07	-6.81%	-8.35%	-22.43%	-3.44%	20.74%	28.03%	-10.66%	-12.97%	-28.07%	-13.99%	15.41%	19.04%
UK	Oct-07	-1.68%		-23.73%	-12.26%	19.29%	26.24%	-3.36%		-30.49%	-22.60%	14.28%	17.03%
UK	Nov-07	-10.30%		-31.59%	-25.41%	10.91%	23.55%	-11.59%		-38.55%	-32.64%	7.30%	14.30%
UK	Dec-07	-5.24%	-16.44%	-35.18%	-35.18%	5.28%	21.58%	-4.87%	-18.72%	-41.54%	-41.54%	2.75%	13.78%
UK	Jan-08	4.99%		4.99%	-27.42%	8.14%	24.26%	3.67%		3.67%	-36.30%	3.65%	16.53%
UK	Feb-08	-1.95%		2.94%	-27.77%	6.52%	24.04%	-4.37%		-0.86%	-37.15%	1.85%	15.83%
UK	Mar-08	-1.79%	1.10%	1.10%	-32.02%	8.21%	25.18%	-5.90%	-6.72%	-6.72%	-42.89%	1.29%	16.18%
UK	Apr-08	-5.12%		-4.07%	-33.68%	5.78%	22.78%	-3.43%		-9.92%	-41.86%	-0.63%	14.87%
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%
Asia ex-Jap ex-Aus	Sep-07	11.31%	10.32%	23.26%	43.06%	34.35%	32.94%	6.70%	4.76%	14.28%	27.43%	28.42%	23.51%
Asia ex-Jap ex-Aus	Oct-07	4.95%		29.36%	42.98%	35.25%	34.04%	3.17%		17.90%	26.14%	29.57%	24.25%
Asia ex-Jap ex-Aus	Nov-07	-6.01%		21.59%	28.33%	28.67%	31.64%	-7.36%		9.23%	15.88%	24.47%	21.78%
Asia ex-Jap ex-Aus	Dec-07	-5.58%	-6.86%	14.80%	14.80%	24.57%	30.82%	-5.21%	-9.40%	3.54%	3.54%	21.57%	22.42%
Asia ex-Jap ex-Aus	Jan-08	-9.36%		-9.36%	-0.31%	20.68%	28.23%	-10.50%		-10.50%	-12.52%	15.66%	20.24%
Asia ex-Jap ex-Aus	Feb-08	-3.09%		-12.16%	-7.04%	19.34%	27.65%	-5.48%		-15.40%	-19.11%	14.11%	19.19%
Asia ex-Jap ex-Aus	Mar-08	-4.76%	-16.35%	-16.35%	-13.64%	18.69%	27.15%	-8.76%	-22.82%	-22.82%	-27.46%	11.10%	18.01%
Asia ex-Jap ex-Aus	Apr-08	11.65%		-6.60%	-5.83%	22.60%	29.39%	13.64%		-12.29%	-17.46%	15.18%	21.05%
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%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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	Sep-07	11.10%		18.62%	42.53%	29.80%	32.15%	6.50%		9.99%	26.95%	24.07%	22.87%
Australia	Oct-07	4.50%		23.95%	42.34%	29.69%	32.60%	2.72%		12.98%	25.57%	24.24%	22.92%
Australia	Nov-07	-10.53%		10.91%	18.64%	22.16%	28.62%	-11.81%		-0.36%	7.14%	18.18%	18.99%
Australia	Dec-07	-7.23%	-13.26%	2.89%	2.89%	16.73%	26.49%	-6.86%	-15.63%	-7.20%	-7.20%	13.93%	18.38%
Australia	Jan-08	-13.02%		-13.02%	-11.22%	11.69%	22.00%	-14.11%		-14.11%	-22.08%	7.05%	14.40%
Australia	Feb-08	-0.13%		-13.13%	-12.26%	11.29%	22.00%	-2.59%		-16.34%	-23.65%	6.42%	13.92%
Australia	Mar-08	-2.47%	-15.28%	-15.28%	-13.12%	11.80%	20.32%	-6.56%	-21.83%	-21.83%	-27.01%	4.65%	11.67%
Australia	Apr-08	7.65%		-8.80%	-12.13%	14.06%	20.71%	9.56%		-14.35%	-22.97%	7.16%	12.93%
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%
Japan	Sep-07	6.81%	2.00%	11.71%	25.35%	35.31%	29.39%	2.39%	-3.13%	3.58%	11.66%	29.33%	20.30%
Japan	Oct-07	-0.12%		11.58%	15.97%	33.87%	30.98%	-1.82%		1.70%	2.31%	28.25%	21.42%
Japan	Nov-07	-7.00%		3.77%	7.52%	27.19%	30.01%	-8.34%		-6.78%	-2.90%	23.05%	20.28%
Japan	Dec-07	-9.81%	-16.22%	-6.41%	-6.41%	21.34%	27.73%	-9.45%	-18.51%	-15.59%	-15.59%	18.43%	19.53%
Japan	Jan-08	-1.11%		-1.11%	-14.77%	19.06%	28.52%	-2.35%		-2.35%	-25.20%	14.11%	20.51%
Japan	Feb-08	-7.34%		-8.37%	-27.90%	17.38%	26.77%	-9.63%		-11.75%	-37.26%	12.24%	18.38%
Japan	Mar-08	-1.78%	-10.00%	-10.00%	-31.93%	17.77%	28.75%	-5.90%	-16.96%	-16.96%	-42.81%	10.24%	19.49%
Japan	Apr-08	16.28%		4.65%	-20.04%	25.22%	33.48%	18.34%		-1.73%	-29.91%	17.64%	24.88%
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%
North America	Sep-07	4.61%	2.35%	-2.52%	6.48%	20.39%	22.69%	0.28%	-2.80%	-9.61%	-5.16%	15.07%	14.07%
North America	Oct-07	1.36%		-1.19%	1.74%	18.81%	24.20%	-0.37%		-9.94%	-10.25%	13.82%	15.13%
North America	Nov-07	-9.34%		-10.42%	-11.89%	13.28%	20.68%	-10.65%		-19.53%	-20.43%	9.59%	11.65%
North America	Dec-07	-5.02%	-12.72%	-14.92%	-14.92%	9.49%	19.26%	-4.64%	-15.10%	-23.27%	-23.27%	6.86%	11.61%
North America	Jan-08	-1.36%		-1.36%	-22.62%	11.96%	19.62%	-2.59%		-2.59%	-32.09%	7.31%	12.17%
North America	Feb-08	-3.28%		-4.59%	-23.82%	9.70%	18.48%	-5.67%		-8.11%	-33.71%	4.89%	10.63%
North America	Mar-08	5.40%	0.56%	0.56%	-17.71%	12.16%	19.22%	0.98%	-7.21%	-7.21%	-30.88%	4.99%	10.65%
North America	Apr-08	6.32%		6.32%	-13.34%	12.55%	19.46%	7.60%		-0.16%	-24.04%	5.74%	11.76%
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%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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	Sep-07	5.98%	3.66%	3.66%	-19.72%	26.13%	27.73%	1.59%	-1.56%	-3.88%	5.30%	20.56%	18.76%
Global	Oct-07	2.58%		6.34%	-14.84%	25.38%	28.73%	0.84%		-3.08%	1.24%	20.12%	19.33%
Global	Nov-07	-7.71%		-1.86%	-18.96%	19.34%	25.74%	-9.04%		-11.84%	-8.96%	15.45%	16.33%
Global	Dec-07	-5.19%	-10.25%	-6.96%	-6.96%	15.17%	24.29%	-4.82%	-12.70%	-16.09%	-16.09%	12.41%	16.31%
Global	Jan-08	-4.26%		-4.26%	-15.01%	15.30%	23.74%	-5.46%		-5.46%	-25.41%	10.51%	16.03%
Global	Feb-08	-1.82%		-6.00%	-17.15%	13.79%	23.17%	-4.24%		-9.47%	-27.91%	8.81%	15.01%
Global	Mar-08	0.39%	-5.63%	-5.63%	-17.34%	14.89%	23.28%	-3.82%	-12.93%	-12.93%	-30.56%	7.54%	14.42%
Global	Apr-08	6.25%		0.27%	-12.83%	15.99%	23.77%	8.14%		-5.84%	-23.59%	8.97%	15.80%
Global	May-08	-2.45%		-2.19%	-15.66%	14.31%	21.37%	-2.27%		-7.98%	-26.97%	5.88%	14.79%
Global	Jun-08	-11.78%	-8.56%	-13.71%	-19.72%	8.26%	17.87%	-12.98%	-8.04%	-19.93%	-31.19%	-0.84%	10.65%
Global	Jul-08	0.82%		-13.00%	-14.84%	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 ex-US	Sep-07	7.05%	4.70%	8.72%	27.86%	31.16%	32.72%	2.62%	-0.57%	0.81%	13.89%	25.18%	23.29%
Global ex-US	Oct-07	3.15%		12.14%	25.41%	31.08%	32.87%	1.39%		2.21%	10.64%	25.39%	23.06%
Global ex-US	Nov-07	-6.81%		4.50%	11.00%	24.17%	30.32%	-8.15%		-6.12%	0.24%	19.95%	20.46%
Global ex-US	Dec-07	-5.15%	-8.83%	-0.88%	-0.88%	19.79%	28.86%	-4.77%	-11.32%	-10.60%	-10.60%	16.74%	20.48%
Global ex-US	Jan-08	-6.00%		-6.00%	-8.76%	17.74%	27.59%	-7.18%		-7.18%	-19.93%	12.68%	19.54%
Global ex-US	Feb-08	-0.81%		-6.76%	-12.03%	16.83%	27.50%	-3.26%		-10.21%	-23.45%	11.55%	18.95%
Global ex-US	Mar-08	-2.74%	-9.31%	-9.31%	-16.59%	17.13%	27.47%	-6.81%	-16.33%	-16.33%	-29.93%	9.48%	18.20%
Global ex-US	Apr-08	6.51%		-3.41%	-12.27%	18.96%	28.18%	8.40%		-9.30%	-23.10%	11.60%	19.82%
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%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epa.com, W www.epa.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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	Sep-07	3.36%	-4.08%	-5.37%	13.34%	28.44%	33.71%	-0.92%	-8.91%	-12.26%	0.94%	22.76%	24.32%
Europe ex-UK	Oct-07	0.91%		-4.51%	10.92%	26.47%	32.13%	-0.80%		-12.97%	-2.16%	21.16%	22.48%
Europe ex-UK	Nov-07	-6.74%		-10.94%	-3.72%	19.78%	28.86%	-8.08%		-20.00%	-13.07%	15.87%	19.21%
Europe ex-UK	Dec-07	-5.00%	-10.59%	-15.39%	-15.39%	15.61%	26.46%	-4.62%	-13.03%	-23.70%	-23.70%	12.82%	18.34%
Europe ex-UK	Jan-08	-0.19%		-0.19%	-17.57%	16.24%	26.44%	-1.44%		-1.44%	-27.66%	11.40%	18.56%
Europe ex-UK	Feb-08	7.95%		7.74%	-14.26%	17.97%	28.48%	5.28%		3.76%	-25.40%	12.80%	19.96%
Europe ex-UK	Mar-08	2.28%	10.20%	10.20%	-15.24%	19.70%	29.01%	-2.01%	1.68%	1.68%	-28.80%	12.04%	19.73%
Europe ex-UK	Apr-08	-0.79%		9.33%	-15.81%	18.22%	27.40%	0.98%		2.67%	-26.20%	11.06%	19.18%
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%
UK	Sep-07	-7.06%	-8.79%	-23.45%	-3.56%	20.92%	27.34%	-10.91%	-13.38%	-29.02%	-14.10%	15.58%	18.40%
UK	Oct-07	-0.87%		-24.11%	-12.15%	19.70%	25.87%	-2.55%		-30.83%	-22.50%	14.67%	16.68%
UK	Nov-07	-10.01%		-31.71%	-25.23%	11.33%	23.59%	-11.30%		-38.65%	-32.48%	7.71%	14.34%
UK	Dec-07	-5.35%	-15.56%	-35.36%	-35.36%	5.61%	21.55%	-4.97%	-17.86%	-41.70%	-41.70%	3.07%	13.75%
UK	Jan-08	5.25%		5.25%	-27.06%	8.75%	24.29%	3.93%		3.93%	-35.98%	4.23%	16.55%
UK	Feb-08	-2.31%		2.82%	-27.82%	7.06%	24.07%	-4.72%		-0.97%	-37.19%	2.37%	15.85%
UK	Mar-08	-1.07%	1.72%	1.72%	-31.67%	9.14%	25.25%	-5.22%	-6.15%	-6.15%	-42.60%	2.16%	16.25%
UK	Apr-08	-5.41%		-3.79%	-33.37%	6.47%	22.79%	-3.73%		-9.65%	-41.60%	0.03%	14.88%
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%
Asia ex-Jap ex-Aus	Sep-07	16.70%	19.59%	38.52%	60.12%	36.13%	33.29%	11.86%	13.57%	28.44%	42.63%	30.11%	23.93%
Asia ex-Jap ex-Aus	Oct-07	9.48%		51.65%	72.76%	40.47%	34.10%	7.62%		38.22%	52.42%	34.57%	24.31%
Asia ex-Jap ex-Aus	Nov-07	0.37%		52.21%	61.82%	35.09%	32.31%	-1.07%		36.74%	46.14%	30.69%	22.41%
Asia ex-Jap ex-Aus	Dec-07	-1.00%	8.79%	50.69%	50.69%	34.18%	34.63%	-0.61%	5.82%	35.91%	35.91%	30.96%	25.99%
Asia ex-Jap ex-Aus	Jan-08	-10.65%		-10.65%	29.89%	31.92%	32.54%	-11.77%		-11.77%	14.00%	26.44%	24.29%
Asia ex-Jap ex-Aus	Feb-08	-3.14%		-13.46%	25.73%	29.30%	32.50%	-5.54%		-16.65%	9.41%	23.64%	23.72%
Asia ex-Jap ex-Aus	Mar-08	-8.13%	-20.49%	-20.49%	10.47%	26.64%	33.42%	-11.99%	-26.64%	-26.64%	-7.20%	18.55%	23.83%
Asia ex-Jap ex-Aus	Apr-08	10.90%		-11.83%	20.23%	28.46%	36.70%	12.87%		-17.20%	5.39%	20.69%	27.89%
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%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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	Sep-07	11.51%	10.68%	17.29%	41.27%	30.18%	32.33%	6.89%	5.11%	8.75%	25.84%	24.43%	23.04%
Australia	Oct-07	4.16%		22.17%	40.77%	29.97%	32.75%	2.39%		11.35%	24.19%	24.52%	23.06%
Australia	Nov-07	-10.51%		9.33%	16.84%	22.33%	28.47%	-11.79%		-1.78%	5.51%	18.35%	18.85%
Australia	Dec-07	-6.91%	-13.23%	1.77%	1.77%	16.99%	26.54%	-6.54%	-15.59%	-8.21%	-8.21%	14.18%	18.42%
Australia	Jan-08	-12.49%		-12.49%	-11.42%	12.07%	22.26%	-13.59%		-13.59%	-22.26%	7.41%	14.65%
Australia	Feb-08	-0.30%		-12.75%	-12.35%	10.16%	22.36%	-2.77%		-15.98%	-23.73%	5.34%	14.26%
Australia	Mar-08	-1.70%	-14.24%	-14.24%	-12.24%	11.11%	20.94%	-5.82%	-20.87%	-20.87%	-26.28%	4.01%	12.25%
Australia	Apr-08	6.98%		-8.25%	-11.74%	13.08%	21.12%	8.88%		-13.84%	-22.63%	6.24%	13.31%
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%
Japan	Sep-07	7.34%	3.07%	11.66%	26.45%	35.80%	29.69%	2.89%	-2.12%	3.53%	12.63%	29.80%	20.59%
Japan	Oct-07	0.08%		11.75%	16.75%	34.63%	31.39%	-1.62%		1.86%	3.00%	28.98%	21.79%
Japan	Nov-07	-7.51%		3.36%	7.37%	27.68%	30.32%	-8.84%		-7.15%	-3.04%	23.53%	20.57%
Japan	Dec-07	-10.58%	-17.23%	-7.58%	-7.58%	21.76%	27.92%	-10.23%	-19.49%	-16.64%	-16.64%	18.83%	19.72%
Japan	Jan-08	-0.19%		-0.19%	-15.27%	19.73%	28.99%	-1.44%		-1.44%	-25.63%	14.76%	20.96%
Japan	Feb-08	-8.34%		-8.52%	-28.76%	17.61%	27.05%	-10.61%		-11.89%	-38.01%	12.46%	18.64%
Japan	Mar-08	-1.55%	-9.93%	-9.93%	-32.81%	18.17%	29.44%	-5.68%	-16.90%	-16.90%	-43.55%	10.62%	20.13%
Japan	Apr-08	18.40%		6.64%	-19.35%	26.52%	34.92%	20.51%		0.14%	-29.31%	18.86%	26.23%
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%
North America	Sep-07	4.80%	2.82%	-3.35%	5.26%	20.68%	22.85%	0.46%	-2.36%	-10.39%	-6.24%	15.35%	14.23%
North America	Oct-07	1.29%		-2.10%	0.62%	18.89%	24.41%	-0.43%		-10.77%	-11.23%	13.90%	15.33%
North America	Nov-07	-9.64%		-11.54%	-13.22%	13.33%	20.73%	-10.93%		-20.53%	-21.63%	9.64%	11.69%
North America	Dec-07	-5.37%	-13.38%	-16.28%	-16.28%	9.35%	19.20%	-4.99%	-15.75%	-24.50%	-24.50%	6.72%	11.55%
North America	Jan-08	-1.41%		-1.41%	-24.34%	11.85%	19.56%	-2.64%		-2.64%	-33.60%	7.20%	12.12%
North America	Feb-08	-3.59%		-4.95%	-25.55%	9.39%	18.22%	-5.97%		-8.46%	-35.22%	4.60%	10.39%
North America	Mar-08	5.89%	0.65%	0.65%	-18.92%	12.18%	19.06%	1.45%	-7.13%	-7.13%	-31.89%	5.01%	10.50%
North America	Apr-08	5.74%		6.43%	-14.51%	12.44%	19.56%	7.62%		-0.06%	-25.06%	5.63%	11.85%
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%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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	Sep-07	6.12%	3.90%	2.59%	17.17%	25.71%	27.08%	1.72%	-1.33%	-4.88%	4.37%	20.97%	20.03%
Global	Oct-07	2.55%		5.21%	13.71%	24.94%	28.09%	0.81%		-4.11%	0.32%	20.95%	19.67%
Global	Nov-07	-7.59%		-2.77%	-0.07%	19.02%	25.14%	-8.92%		-12.66%	-9.76%	15.39%	17.01%
Global	Dec-07	-5.42%	-10.37%	-8.04%	-8.04%	14.75%	23.68%	-5.05%	-12.81%	-17.06%	-17.06%	12.22%	17.09%
Global	Jan-08	-3.67%		-3.67%	-15.67%	15.18%	23.35%	-4.88%		-4.88%	-25.99%	9.30%	16.85%
Global	Feb-08	-2.36%		-5.94%	-18.11%	13.29%	22.63%	-4.77%		-9.42%	-28.75%	7.38%	16.03%
Global	Mar-08	0.63%	-5.35%	-5.35%	-18.00%	14.53%	22.86%	-3.59%	-12.67%	-12.67%	-31.12%	6.71%	16.17%
Global	Apr-08	6.38%		0.69%	-13.18%	15.62%	23.47%	8.27%		-5.44%	-23.90%	8.73%	17.81%
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 ex-US	Sep-07	7.12%	4.70%	7.24%	26.72%	30.57%	31.53%	2.68%	-0.57%	-0.57%	12.87%	24.80%	22.29%
Global ex-US	Oct-07	3.12%		10.58%	24.10%	30.48%	31.68%	1.36%		0.79%	9.48%	25.01%	22.06%
Global ex-US	Nov-07	-6.47%		3.42%	10.09%	23.77%	29.32%	-7.82%		-7.09%	-0.58%	19.74%	19.64%
Global ex-US	Dec-07	-5.34%	-8.71%	-2.10%	-2.10%	19.34%	27.95%	-4.97%	-11.20%	-11.71%	-11.71%	16.48%	19.74%
Global ex-US	Jan-08	-4.99%		-4.99%	-8.87%	17.83%	27.08%	-6.18%		-6.18%	-20.02%	12.93%	19.17%
Global ex-US	Feb-08	-1.56%		-6.47%	-12.67%	16.34%	26.92%	-3.99%		-9.93%	-24.01%	11.25%	18.52%
Global ex-US	Mar-08	-2.56%	-8.87%	-8.87%	-17.08%	16.83%	27.03%	-6.65%	-15.92%	-15.92%	-30.34%	9.37%	17.90%
Global ex-US	Apr-08	6.71%		-2.75%	-12.23%	18.74%	27.87%	8.61%		-8.68%	-23.06%	11.56%	19.63%
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%

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

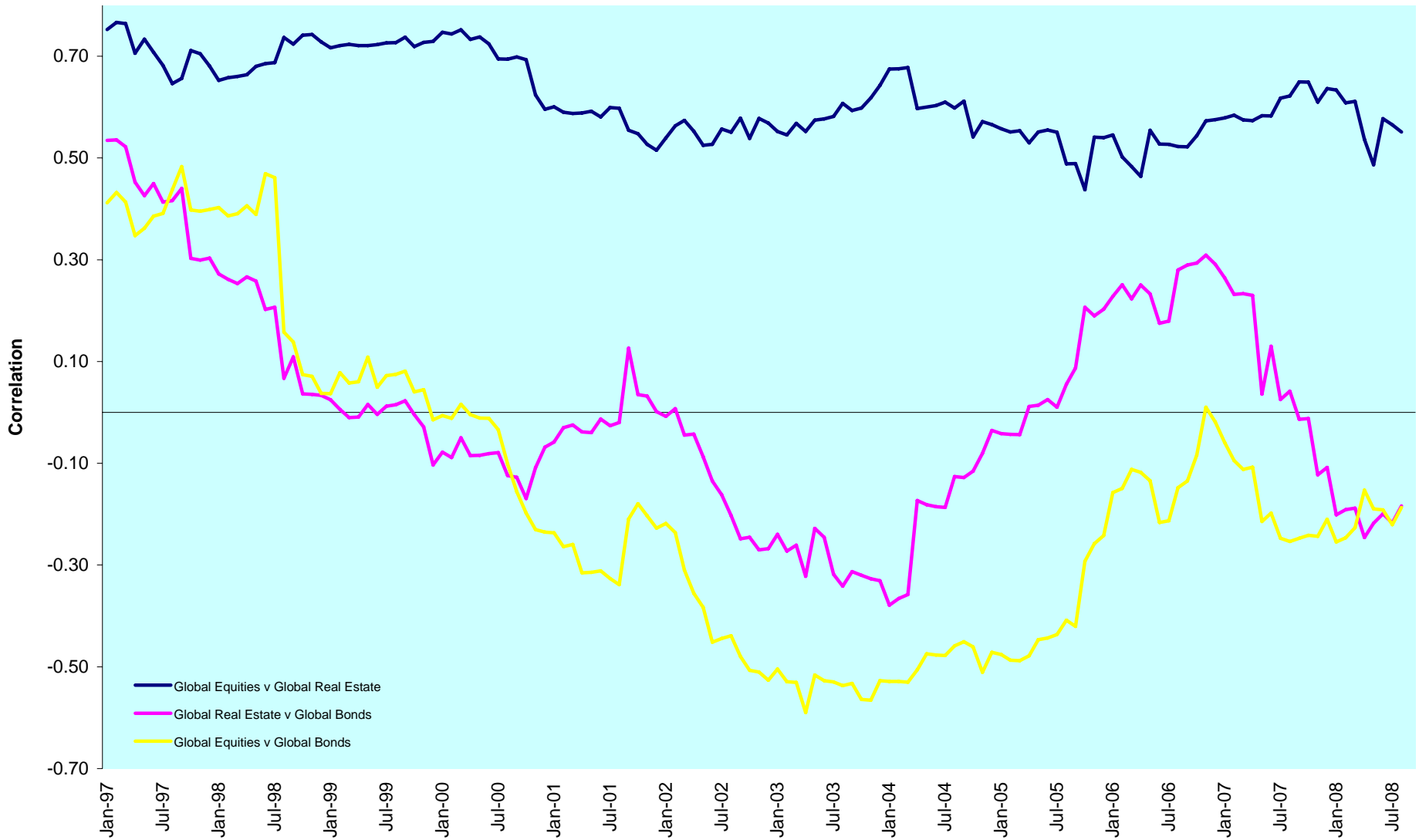
Section 10

Risk / Return Profiles and Correlations

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

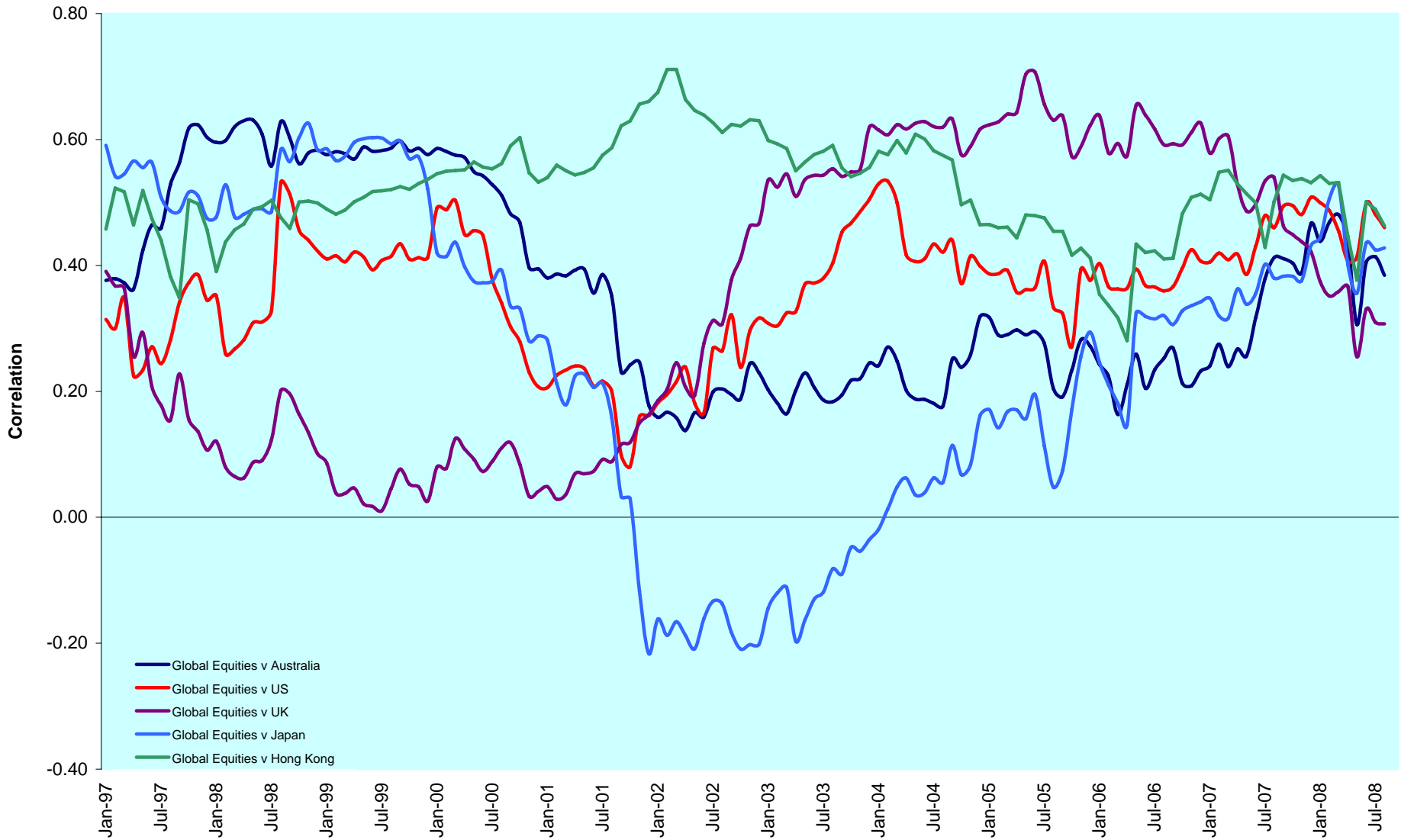
Graph 31: Real Estate, Equities & Bonds 36 Months Asset Class Correlations (Local) 1997 to Date



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

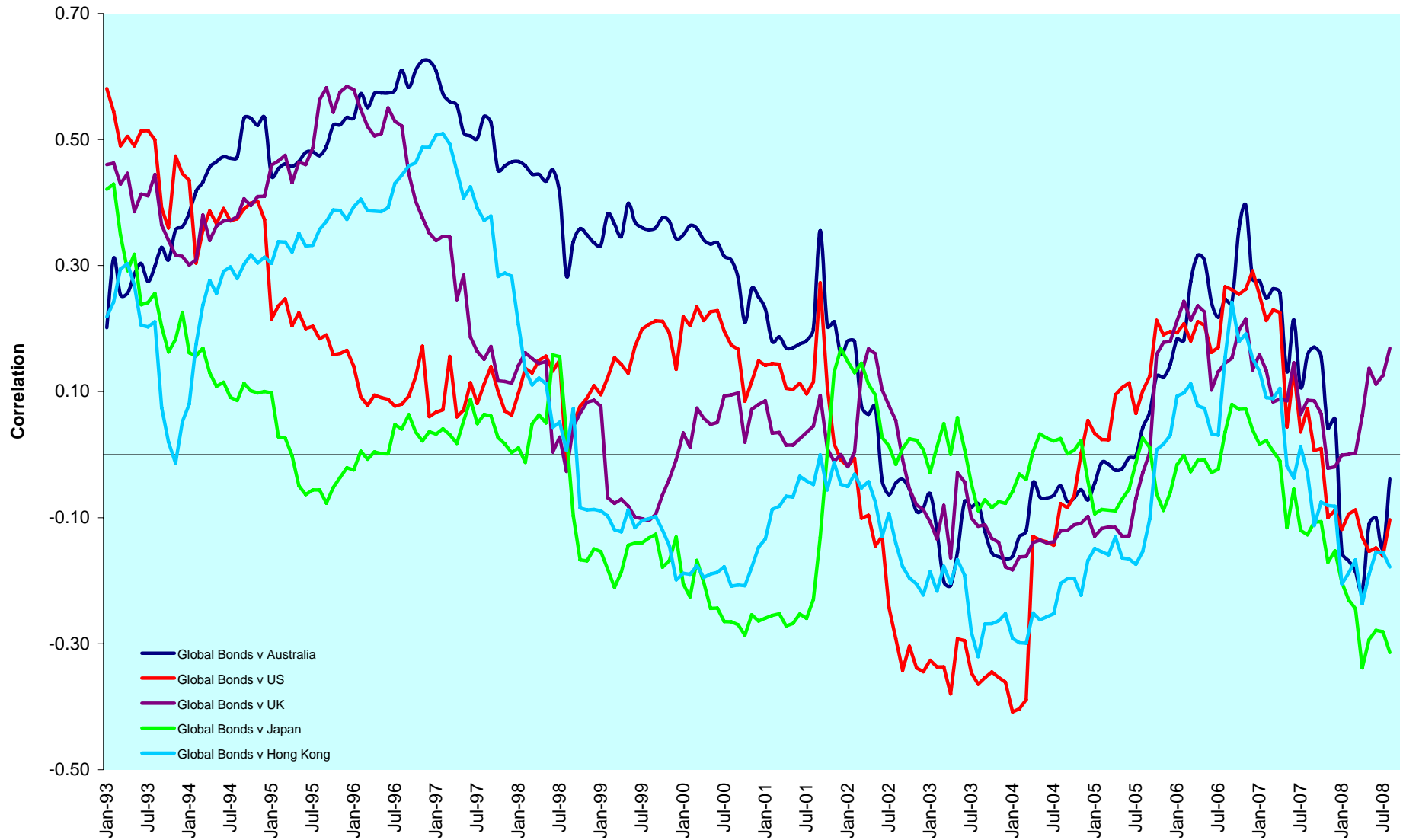
Graph 32: Top 5 Countries v Global Equities 36 Months Correlations (Local) 1997 to Date



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

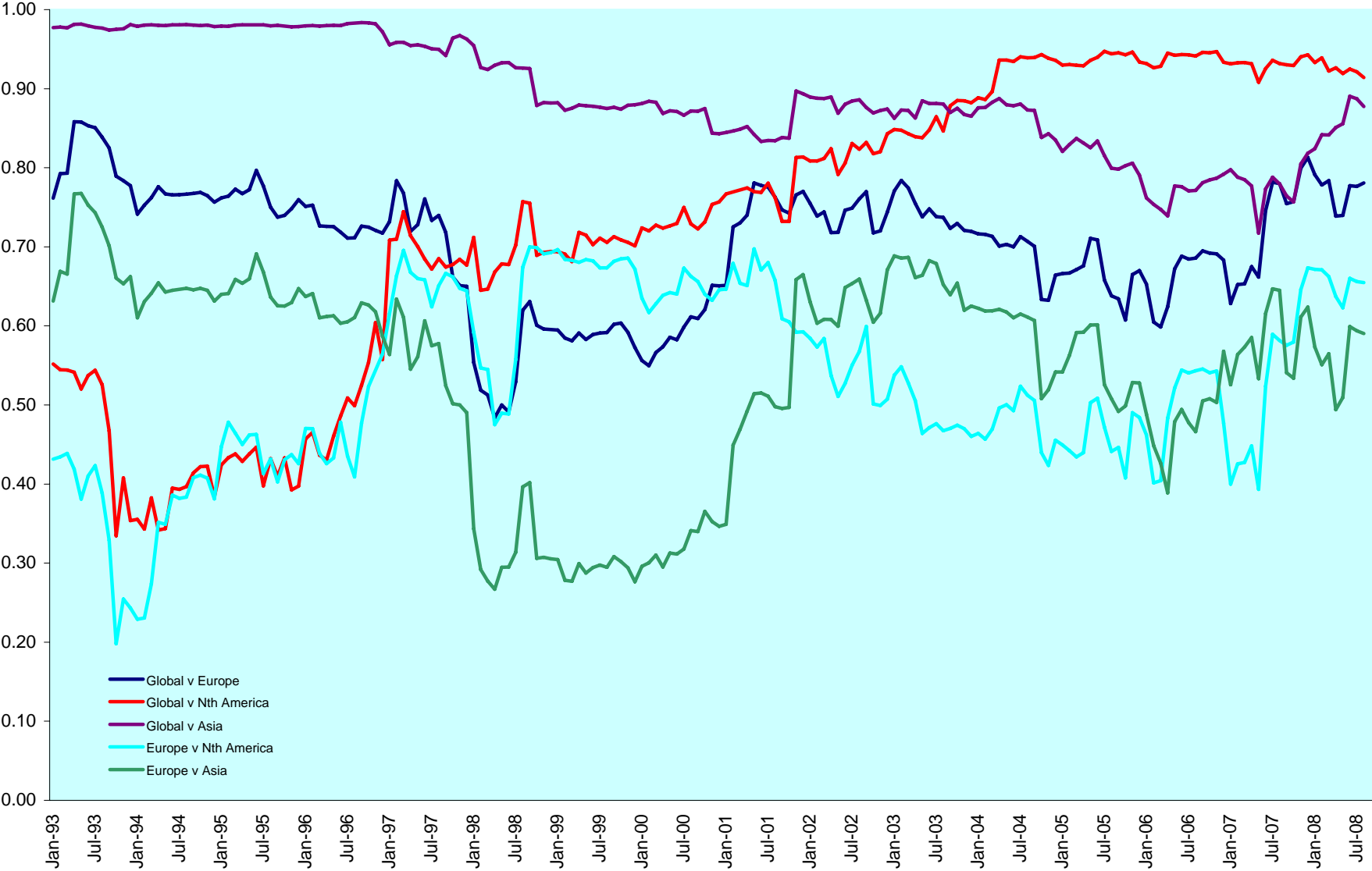
Graph 33: Top 5 Countries v Global Bonds 36 Months Correlations (Local) 1993 to Date



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Graph 34: Global & Regional 36 Months Correlations (EUR) 1993 to Date



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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	0.75	0.93	0.85	0.75	0.49	0.55	0.48	-0.06
Europe Real Estate	0.75	1.00	0.61	0.56	0.53	0.47	0.43	0.35	0.06
Nth America Real Estate	0.93	0.61	1.00	0.63	0.60	0.40	0.54	0.37	-0.03
Asia Real Estate	0.85	0.56	0.63	1.00	0.78	0.46	0.44	0.56	-0.13
Global Equities	0.75	0.53	0.60	0.78	1.00	0.69	0.71	0.61	-0.34
Europe Equities	0.49	0.47	0.40	0.46	0.69	1.00	0.83	0.77	-0.25
North America Equities	0.55	0.43	0.54	0.44	0.71	0.83	1.00	0.73	-0.15
Asia Equities	0.48	0.35	0.37	0.56	0.61	0.77	0.73	1.00	-0.16
Global Bonds	-0.06	0.06	-0.03	-0.13	-0.34	-0.25	-0.15	-0.16	1.00

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epa.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

36 Months Correlations (in USD)

	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	0.76	0.91	0.84	0.61	0.56	0.59	0.53	0.16
Europe Real Estate	0.76	1.00	0.60	0.56	0.52	0.55	0.47	0.39	0.21
Nth America Real Estate	0.91	0.60	1.00	0.60	0.48	0.41	0.52	0.36	0.16
Asia Real Estate	0.84	0.56	0.60	1.00	0.60	0.56	0.51	0.64	0.09
Global Equities	0.61	0.52	0.48	0.60	1.00	0.95	0.93	0.85	-0.04
Europe Equities	0.56	0.55	0.41	0.56	0.95	1.00	0.83	0.74	-0.04
North America Equities	0.59	0.47	0.52	0.51	0.93	0.83	1.00	0.68	-0.02
Asia Equities	0.53	0.39	0.36	0.64	0.85	0.74	0.68	1.00	-0.06
Global Bonds	0.16	0.21	0.16	0.09	-0.04	-0.04	-0.02	-0.06	1.00

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

36 Months Correlations (in Local Currency)

	Australia	Singapore	Hong Kong	Japan	US	Canada	UK	Switzerland	Sweden	Austria	Netherlands	Norway	Italy	France	Germany	Greece	Poland	Belgium	Denmark	Finland	Global Equities	Global Bonds
Australia	1.00	0.30	0.28	0.37	0.52	0.61	0.47	0.17	0.42	0.48	0.54	0.49	0.53	0.47	0.42	0.29	0.42	0.37	0.18	0.41	0.54	0.03
Singapore	0.30	1.00	0.54	0.41	0.44	0.40	0.27	0.20	0.38	0.43	0.42	0.27	0.56	0.48	0.44	0.36	0.61	0.23	0.14	0.53	0.41	-0.24
Hong Kong	0.28	0.54	1.00	0.40	0.36	0.28	0.14	-0.01	0.21	0.14	0.28	0.26	0.31	0.22	0.26	0.19	0.39	0.13	0.25	0.16	0.46	-0.06
Japan	0.37	0.41	0.40	1.00	0.44	0.43	0.30	0.17	0.26	0.43	0.45	0.27	0.43	0.42	0.35	0.27	0.36	0.34	0.25	0.37	0.58	-0.19
US	0.52	0.44	0.36	0.44	1.00	0.77	0.47	0.38	0.53	0.41	0.51	0.26	0.54	0.61	0.43	0.19	0.66	0.38	0.17	0.43	0.38	0.06
Canada	0.61	0.40	0.28	0.43	0.77	1.00	0.47	0.32	0.50	0.42	0.48	0.23	0.59	0.62	0.48	0.30	0.50	0.48	0.19	0.49	0.48	0.07
UK	0.47	0.27	0.14	0.30	0.47	0.47	1.00	0.56	0.59	0.40	0.64	0.30	0.61	0.66	0.55	0.28	0.31	0.60	0.12	0.60	0.35	0.17
Switzerland	0.17	0.20	-0.01	0.17	0.38	0.32	0.56	1.00	0.52	0.36	0.59	0.16	0.56	0.59	0.39	0.38	0.45	0.47	0.11	0.61	0.25	0.00
Sweden	0.42	0.38	0.21	0.26	0.53	0.50	0.59	0.52	1.00	0.44	0.68	0.31	0.63	0.67	0.48	0.40	0.48	0.56	0.14	0.68	0.45	0.03
Austria	0.48	0.43	0.14	0.43	0.41	0.42	0.40	0.36	0.44	1.00	0.66	0.47	0.52	0.60	0.57	0.43	0.49	0.49	0.33	0.61	0.54	-0.22
Netherlands	0.54	0.42	0.28	0.45	0.51	0.48	0.64	0.59	0.68	0.66	1.00	0.40	0.70	0.82	0.57	0.45	0.52	0.69	0.21	0.73	0.50	0.10
Norway	0.49	0.27	0.26	0.27	0.26	0.23	0.30	0.16	0.31	0.47	0.40	1.00	0.38	0.41	0.27	0.22	0.32	0.25	0.08	0.39	0.42	-0.15
Italy	0.53	0.56	0.31	0.43	0.54	0.59	0.61	0.56	0.63	0.52	0.70	0.38	1.00	0.68	0.69	0.38	0.52	0.58	0.20	0.69	0.43	0.02
France	0.47	0.48	0.22	0.42	0.61	0.62	0.66	0.59	0.67	0.60	0.82	0.41	0.68	1.00	0.57	0.45	0.57	0.62	0.15	0.74	0.41	0.08
Germany	0.42	0.44	0.26	0.35	0.43	0.48	0.55	0.39	0.48	0.57	0.57	0.27	0.69	0.57	1.00	0.25	0.48	0.50	0.27	0.64	0.44	-0.05
Greece	0.29	0.36	0.19	0.27	0.19	0.30	0.28	0.38	0.40	0.43	0.45	0.22	0.38	0.45	0.25	1.00	0.48	0.14	0.02	0.44	0.39	-0.42
Poland	0.42	0.61	0.39	0.36	0.66	0.50	0.31	0.45	0.48	0.49	0.52	0.32	0.52	0.57	0.48	0.48	1.00	0.26	0.21	0.55	0.45	-0.34
Belgium	0.37	0.23	0.13	0.34	0.38	0.48	0.60	0.47	0.56	0.49	0.69	0.25	0.58	0.62	0.50	0.14	0.26	1.00	0.15	0.55	0.36	0.19
Denmark	0.18	0.14	0.25	0.25	0.17	0.19	0.12	0.11	0.14	0.33	0.21	0.08	0.20	0.15	0.27	0.02	0.21	0.15	1.00	0.12	0.33	-0.03
Finland	0.41	0.53	0.16	0.37	0.43	0.49	0.60	0.61	0.68	0.61	0.73	0.39	0.69	0.74	0.64	0.44	0.55	0.55	0.12	1.00	0.44	-0.02
Global Equities	0.54	0.41	0.46	0.58	0.38	0.48	0.35	0.25	0.45	0.54	0.50	0.42	0.43	0.41	0.44	0.39	0.45	0.36	0.33	0.44	1.00	-0.34
Global Bonds	0.03	-0.24	-0.06	-0.19	0.06	0.07	0.17	0.00	0.03	-0.22	0.10	-0.15	0.02	0.08	-0.05	-0.42	-0.34	0.19	-0.03	-0.02	-0.34	1.00

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.65	0.19
Australia - ASX	0.65	1.00	-0.10
Australia Bonds	0.19	-0.10	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.73	0.06
Singapore - STI	0.73	1.00	0.05
Singapore Bonds	0.06	0.05	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.76	-0.28
Japan - Nikkei	0.76	1.00	-0.42
Japan Bonds	-0.28	-0.42	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.60	0.11
United States - S&P 500	0.60	1.00	-0.16
United States Bonds	0.11	-0.16	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.81	0.21
Hong Kong - Hang Seng	0.81	1.00	0.12
Hong Kong Bonds	0.21	0.12	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.48	0.18
Canada - TSX	0.48	1.00	-0.06
Canada Bonds	0.18	-0.06	1.00

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

36 Months Correlations (in Local Currency)

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.38	0.25
UK - FTSE 100	0.38	1.00	-0.06
UK Bonds	0.25	-0.06	1.00

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.59	0.24
Sweden - OMX	0.59	1.00	-0.14
Sweden Bonds	0.24	-0.14	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.40	0.22
Netherlands - AEX	0.40	1.00	-0.29
Netherlands Bonds	0.22	-0.29	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.41	0.18
France - CAC 40	0.41	1.00	-0.23
France Bonds	0.18	-0.23	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	1.00	0.48	0.18
Italy - MIB30	0.48	1.00	0.00
Italy Bonds	0.18	0.00	1.00

	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.26	-0.31
Greece - ASE 20	0.26	1.00	0.05
Greece Bonds	-0.31	0.05	1.00

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

36 Months Correlations (in Local Currency)

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	1.00	0.24	-NA-
Switzerland - SMI	0.24	1.00	-NA-
Switzerland Bonds	-NA-	-NA-	-NA-

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.47	0.35
Belgium - BEL 20	0.47	1.00	0.00
Belgium Bonds	0.35	0.00	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	1.00	0.32	0.09
Germany - DAX	0.32	1.00	-0.39
Germany Bonds	0.09	-0.39	1.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.55	0.05
Finland - HEX 25	0.55	1.00	-0.21
Finland Bonds	0.05	-0.21	1.00

	Denmark - RE	Denmark - KFX	Denmark Bonds
Denmark - RE	1.00	0.29	0.08
Denmark - KFX	0.29	1.00	-0.06
Denmark Bonds	0.08	-0.06	1.00

	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.71	-0.07
Austria - WBI	0.71	1.00	-0.10
Austria Bonds	-0.07	-0.10	1.00

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

36 Months Correlations (in Local Currency)

	Poland - RE	Poland - WIG 20	Poland Bonds
Poland - RE	1.00	0.58	0.22
Poland - WIG 20	0.58	1.00	0.20
Poland Bonds	0.22	0.20	1.00

	Norway - RE	Norway - OBX	Norway Bonds
Norway - RE	1.00	0.15	-NA-
Norway - OBX	0.15	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

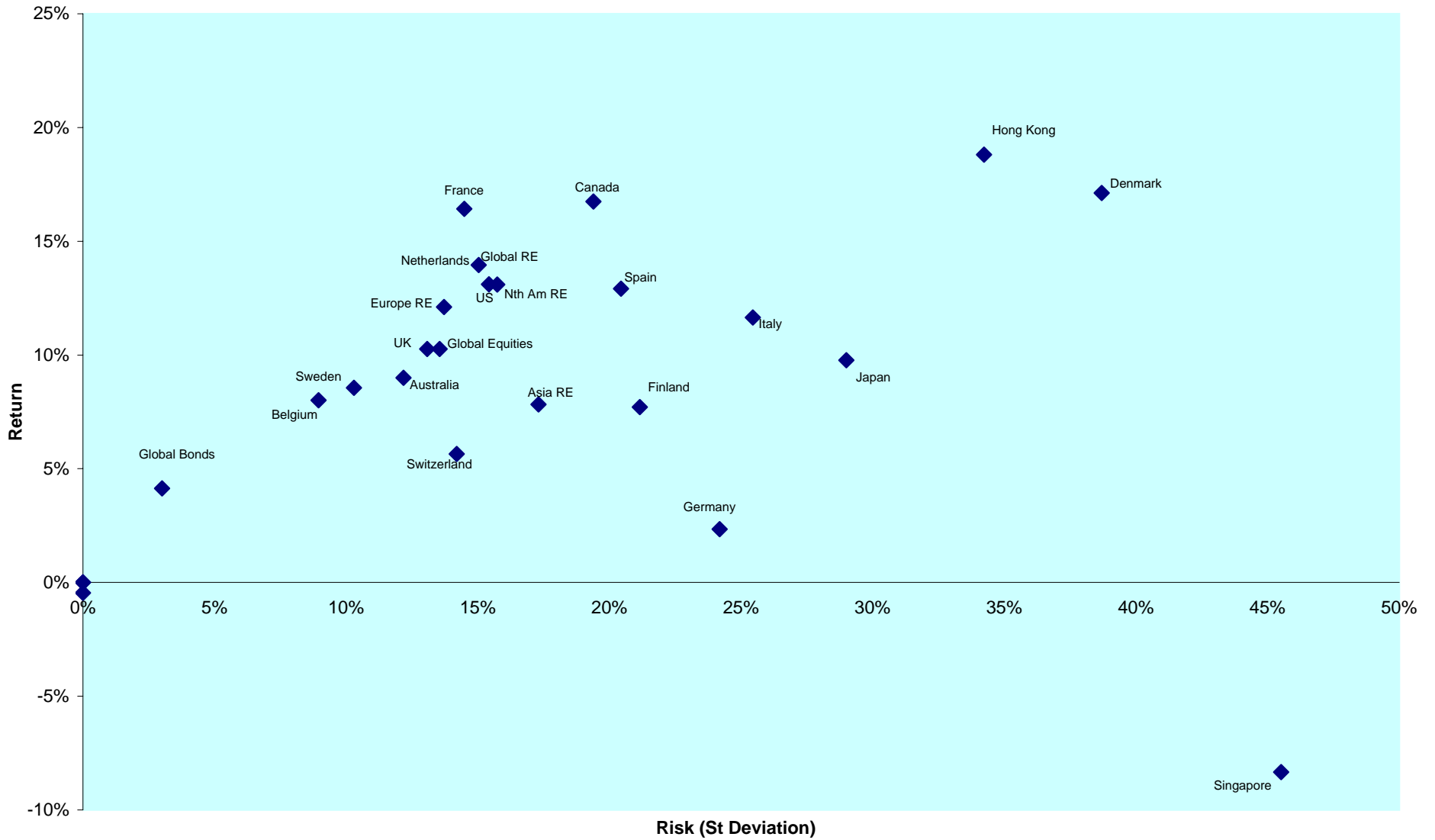
	New Zealand - RE	New Zealand Bonds
New Zealand - RE	1.00	-0.18
New Zealand Bonds	-0.18	1.00

	Spain - RE	Spain - IBEX 35	Spain Bonds
Spain - RE	-NA-	-NA-	-NA-
Spain - IBEX 35	-NA-	1.00	-0.07
Spain Bonds	-NA-	-0.07	1.00

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Graph 35: Rolling 10 Years Risk/Return Profiles Local Currencies - Countries



DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Section 11

Details on Methodology

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Asset Class Comparisons and Correlations

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

Dividend Yields

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

Risk/Return Profiles

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

Size of the total real estate market

It is clear that we cannot value every individual building and combine their values to arrive at a figure for the total global real estate universe. However, we can 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

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.

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Section 12

Data Vendor Codes

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Data Vendor Codes - Indices



Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local ENA3 (HKD)	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
ASIA 33 INDEX																		
ASIA DIVERSIFIED INDEX	EGADE	EGADU	EGADG	EGADJ	EGADA		TEGADE	TEGADU	TEGADG	TEGADJ	TEGADA							
ASIA DIVIDEND+ INDEX	ENAD																	
ASIA EX AUSTRALIA DIVERSIFIED INDEX	EAADDE	EAADU	EAADG	EAADJ	EAADA		TEAADDE	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA HEALTHCARE INDEX	EAADHE	EAADH	EAADHG	EAADJH	EAADHA		TEAADHE	TEAADH	TEAADHG	TEAADJH	TEAADHA							
ASIA EX AUSTRALIA INDEX	EPAAE	EPAU	EPAAG	EPAJ		TRPAAE	TRPAU	TRPAG	TRPAJ									
ASIA EX AUSTRALIA INDUSTRIAL INDEX	EAAAE	EAAU	EAAAG	EAAJ	EAAA		TEAAAE	TEAAU	TEAAG	TEAAJ	TEAAA							
ASIA EX AUSTRALIA INDUSTRIAL OFFICE MIXED INDEX	EAAAME	EAAAMU	EAAAMG	EAAAJM	EAAAMA		TEAAME	TEAMMU	TEAAMG	TEAAJM	TEAAMA							
ASIA EX AUSTRALIA LODGING/RESORTS INDEX	EAAALE	EAAALU	EAAALG	EAAALJ	EAAALA		TEAALLE	TEAALU	TEAALG	TEAALJ	TEAALA							
ASIA EX AUSTRALIA NON-RENTAL INDEX	EAAANE	EAAANU	EAAANG	EAAANJ	EAAANA		TEAANE	TEANNU	TEAANG	TEANNJ	TEAANA							
ASIA EX AUSTRALIA OFFICE INDEX	EAAODE	EAAOU	EAAOG	EAAOJ	EAAOA		TEAODE	TEAOU	TEAOG	TEAOJ	TEAOA							
ASIA EX AUSTRALIA RENTAL INDEX	EAAARE	EAAARU	EAAARG	EAAARJ	EAAARA		TEAARE	TEAARU	TEAARG	TEAARJ	TEAARA							
ASIA EX AUSTRALIA RETAIL INDEX	EAAATE	EAAATU	EAAATG	EAAATJ	EAAATA		TEAATE	TEAATU	TEAATG	TEAATJ	TEAATA							
ASIA EX AUSTRALIA SELF STORAGE INDEX	EAAASE	EAAASU	EAAASG	EAAASJ	EAAASA		TEAASE	TEASU	TEASG	TEASJ	TEASA							
ASIA EX AUSTRALIA RESIDENTIAL INDEX	EAAAE	EAAEU	EAAEG	EAAEJ	EAAEA		TEAAE	TEAEU	TEAEG	TEAEJ	TEAEA							
ASIA EX AUSTRALIA SPECIALTY INDEX	EAAAPE	EAAAPU	EAAAPG	EAAAPJ	EAAAPA		TEAAPE	TEAPU	TEAPG	TEAPJ	TEAAPA							
ASIA INDEX	EGAS	UGAS	PGAS	YGAS		TRGASE	TRGASU	TRGASG	TRGASJ									
ASIA INDUSTRIAL INDEX	EGAE	EGAU	EGAG	EGAJ	EGAA		TEGAE	TEGAU	TEGAG	TEGAJ	TEGAA							
ASIA LODGING/RESORTS INDEX	EGALE	EGALU	EGALG	EGALJ	EGALA		TEGALE	TEGALU	TEGALG	TEGAJL	TEGALA							
ASIA NON-REITS INDEX	ENASE	ENASU	ENASG	ENASJ	ENASA		TEASE	TENASU	TENASG	TENASJ	TENASA							
ASIA OFFICE INDEX	EGAFE	EGAFU	EGAFG	EGAFJ	EGAFEA		TEGAFE	TEGAU	TEGAFG	TEGAJL	TEGAFA							
ASIA PAC EX JPN EX AUS LIQUID INDEX	GSLOAPE	GSLOAPU	GSLOAPG	GSLOAPJ	GSLOAPA	GSLOAPH (HKD), GSLOAPS (SGD)	TGSLOAPE	TGSLOAPU	TGSLOAPG	TGSLOAPJ	TGSLOAPA	TGSLOAPH (HKD), TGSLOAPS (SGD)						
ASIA REITS INDEX	ERASE	ERASU	ERASG	ERASJ	ERASA		TERASE	TERASU	TERASG	TERASJ	TERASA							
ASIA RESIDENTIAL INDEX	EGAE	EGAU	EGAG	EGAJ	EGAA		TEGAE	TEGAU	TEGAG	TEGAJ	TEGAA							
ASIA RETAIL INDEX	EGATE	EGATU	EGATG	EGATJ	EGATA		TEGATE	TEGATU	TEGATG	TEGATJ	TEGATA							
AUSTRALIA HEDGED IN US\$ INDEX	ELHAU						TELHAU					FTAUHST						
AUSTRALIA INDEX	ENAU	UNAU	PLAU	YLAU	ELAU		REAU	RUAU	RP AU	RYAU	RD AU							
AUSTRALIA LIQUID INDEX	LIQELALE	LIQELAU	LIQELAG	LIQELAJ	LIQELAA		TLQELALE	TLQELAU	TLQELAG	TLQELAJ	TLQELAA		TRLALE	TRLAU	TRLAG	TRLAJ	TRLAA	
AUSTRIA INDEX	EPAS	UPAS	PPAS	YPAS		REPAS	RUPAS	RPAS	RYAS		TRPASE	TRPASU	TRPAGS	TRPASJ				
BELGIUM INDEX	EPBL	UPBL	PPBL	YPBL		RPBL	RUPBL	RPB	RYBL		TRPBLE	TRPBLU	TRPBLG	TRPBLJ				
CANADA INDEX	ENCA	UNCA	PLCA	YLCA	ELCA (CAD)	RCAC	RCAU	RPCA	RYCA	RCAC (CAD)	TRLCAE	TRLCAU	TRLCAG	TRLCAJ	TRLCAL (CAD)			
CUSTOM GLOBAL INDEX	FTGLEUR	FTGLSD				FTGLEUR	FTGLJSTR				FTGLCTR							
CZECH REPUBLIC INDEX																		
DENMARK INDEX	EPOK	UPDK	PLDK	YLDK	ELDK (DKK)	RPOK	RUPDK	RPLD	RYDK	RLDK (DKK)	TRLDKE	TRLDKU	TRLDKG	TRLDKJ	TRLDKL (DKK)			
EUROPE CAPPED INDEX	EORA	EORAU	EORAG	EORAG		TEORAE	TEORAU	TEORAG	TEORAJ									
EUROPE DIVERSIFIED INDEX	EPRIE	EPRIU	EPRIAG	EPRIJ	EPRIA		TEPRIE	TEPRIU	TEPRIAG	TEPRIJ	TEPRIA							
EUROPE EURO ZONE CAPPED INDEX	EOEU	UEEU	PEEU	YEUU		TEOEUE	TEOEUI	TEOEUG	TEOEUJ									
EUROPE EURO ZONE DIVERSIFIED INDEX	EPEDE	EPEDU	EPEDEG	EPEDEJ	EPEDEA		TEPEDE	TEPEDU	TEPEDEG	TEPEDEJ	TEPEDEA							
EUROPE EURO ZONE INDEX	EPEU	UEEU	PEEU	YEUU		RPEU	RUEEU	RP EU	RYEU		NEPEU	NUEEU	NPEEU	NYEU				
EUROPE EURO ZONE INDUSTRIAL INDEX	EPEIE	EPEIU	EPEIAG	EPEIJ	EPEIEA		TEPEIE	TEPEIU	TEPEIAG	TEPEIJ	TEPEIEA							
EUROPE EURO ZONE OFFICE INDEX	EPEIFE	EPEIFU	EPEIFG	EPEIFJ	EPEIFEA		TEPEIFE	TEPEIFU	TEPEIFG	TEPEIFJ	TEPEIFEA							
EUROPE EURO ZONE RESIDENTIAL INDEX	EPEIRE	EPEIRU	EPEIRG	EPEIRJ	EPEIREA		TEPEIRE	TEPEIRU	TEPEIRG	TEPEIRJ	TEPEIREA							
EUROPE EURO ZONE RETAIL INDEX	EPEITE	EPEITU	EPEITG	EPEITJ	EPEITEA		TEPEITE	TEPEITU	TEPEITG	TEPEITJ	TEPEITEA							
EUROPE EX UK CAPPED INDEX	EOUK	EUOKU	EUOKG	EUOKJ		TEOUKE	TEOUKU	TEOUKG	TEOUKJ									
EUROPE EX UK DIVERSIFIED INDEX	ENDP																	
EUROPE EX UK INDEX	EXUK	UXUK	GXLK	YLK		RXLK	RUXUK	RGLK	RYUK		REXUK	NXUK	NPXUK	NYXUK				
EUROPE EX UK LIQUID INDEX	GSLOEUE	GSLOEUU	GSLOEUG	GSLOEUJ	GSLOEUA	GSLOEUEH (HKD), GSLOEUEUS (SGD)	TGSLOEUE	TGSLOEUU	TGSLOEUG	TGSLOEUJ	TGSLOEUA	TGSLOEUEH (HKD), TGSLOEUEUS (SGD)						
EUROPE HEALTHCARE INDEX	EPRIHE	EPRIHU	EPRIHAG	EPRIHJ	EPRIHEA		TEPRIHE	TEPRIHU	TEPRIHAG	TEPRIHJ	TEPRIHEA							
EUROPE INDEX	EPRA	UPRA	PPRA	YPRRA		RPRA	RUPRA	RPRA	RYRA		NEPRA	NUPRA	NPPRA	NYPRA				
EUROPE INDUSTRIAL INDEX	EPRIE	EPRIU	EPRIAG	EPRIJ	EPRIA		TEPRIE	TEPRIU	TEPRIAG	TEPRIJ	TEPRIA							
EUROPE LIQUID 40 CAPPED INDEX	SOXLU	SOXLU	SOXLU	SOXLU		TSOXLE	TSOXLU	TSOXLG	TSOXLJ									
EUROPE LIQUID 40 EX UK CAPPED INDEX	SSXU	USXU	PSXU	YSXU		RSXU	RUSXU	RPXU	RYXU		NSXU	NUSXU	NPSXU	NYXU				
EUROPE LIQUID 40 INDEX	SSEL	USSEL	PSSEL	YSSEL		RSEL	RUSSEL	RPSEL	RYSEL		NSEL	NUSSEL	NPSSEL	NYSEL				
EUROPE LODGING/RESORTS INDEX	EPRLE	EPRLU	EPRLAG	EPRLJ	EPRLEA		TEPRLE	TEPRLU	TEPRLAG	TEPRLJ	TEPRLEA							
EUROPE NON-REITS INDEX	ENEE	ENEEU	ENEEG	ENE EJ	ENE EA		TENEE	TENEEU	TENEEG	TENE EJ	TENE EA							
EUROPE OFFICE INDEX	EPRFE	EPRFU	EPRFAG	EPRFJ	EPRFEA		TEPRFE	TEPRFU	TEPRFAG	TEPRFJ	TEPRFEA							
EUROPE REITS INDEX	ERE	EREU	EREG	EREJ	EREA		TERE	TEREU	TEREG	TEREJ	TEREA							
EUROPE RESIDENTIAL INDEX	EPRIE	EPRIU	EPRIAG	EPRIJ	EPRIA		TEPRIE	TEPRIU	TEPRIAG	TEPRIJ	TEPRIA							
EUROPE RETAIL INDEX	EPRIE	EPRIU	EPRIAG	EPRIJ	EPRIA		TEPRIE	TEPRIU	TEPRIAG	TEPRIJ	TEPRIA							
EUROPE SELF STORAGE INDEX	EPRSE	EPRSU	EPRSG	EPRSJ	EPRSEA		TEPRSE	TEPRSU	TEPRSG	TEPRSJ	TEPRSEA							
EUROPE SPECIALTY INDEX	EPRPE	EPRPU	EPRPAG	EPRPJ	EPRPEA		TEPRPE	TEPRPU	TEPRPAG	TEPRPJ	TEPRPEA							
EUROPE UK RESTRICTED INDEX	EPHG	UPHG	PPHG	YPHG		RPHG	RUPHG	RP HG	RYHG		TRPHGE	TRPHGU	TRPHGG	TRPHGJ				
FINLAND INDEX	EPFI	UPFI	PPFI	YFFI		RPHI	RUPFI	RPFI	RYFI		TRPFIE	TRPFIU	TRPFIG	TRPFJ				
FRANCE INDEX	EPFR	UPFR	PPFR	YFFR		RPHR	RUPFR	RPFR	RYFR		TRPFRE	TRPFRU	TRPFRG	TRPFJ				
GERMANY INDEX	EPGR	UPGR	PPGR	YFGR		RPHR	RUPGR	RPGR	RYGR		TRPGRE	TRPGRU	TRPGRG	TRPGJ				
GLOBAL DIVERSIFIED INDEX	ENGVE	ENGVU	ENGVG	ENG VJ	ENGVA		TENGVE	TENG VU	TENG VG	TENG VJ	TENGVA							
GLOBAL DIVIDEND+ INDEX	ENGDD																	
GLOBAL EX ASIA INDEX	EGXA	UGXA	PGXA	YGXA		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					EGAA						TEGAAL							
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX	EGAHU						TEGAHU											
GLOBAL EX AUSTRALIA INDEX	GAXAU				GAXAU		TGAXAU				TRAXAU						TRAXAA	

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Data Vendor Codes - Indices



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
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD HEDGED INDEX																		
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD UNHEDGED INDEX																		
GLOBAL EX AUSTRALIA RENTAL IN AUD HEDGED INDEX																		
GLOBAL EX AUSTRALIA RENTAL IN AUD UNHEDGED INDEX																		
GLOBAL EX EUROPE INDEX	EGVIE	UEQIE	POEIE	YQIE			REIE	RUIE	RPVIE	RYVIE			TRGXEE	TRGXEU	TRGXEG	TRGXEU		
GLOBAL EX EUROPE NON-REITS INDEX	ENKEE	ENKEU	ENKEG	ENKEJ			TENEE	TENEU	TENEG	TENEJ								
GLOBAL EX EUROPE REITS INDEX	ERXEE	ERXEU	ERXEG	ERXEJ			TEREE	TEREU	TEREG	TEREJ								
GLOBAL EX JAPAN INDEX	EGXIE	EGXUJ	EGXIG	EGXUJ			TEGXIE	TEGXUJ	TEGXIG	TEGXUJ			TRGXIE	TRGXUJ	TRGXIG	TRGXUJ		
GLOBAL EX NORTH AMERICA	EGNI	UGNI	PGNI	YVNI			RENI	RUNI	RPNI	RYNI			TRGXNE	TRGXNU	TRGXNG	TRGXNU		
GLOBAL EX US INDEX	EGXUJ	EGXUJ	EGXUJ	EGXUJ			REXUJ	REXUJ	REXUJ	REXUJ			TRGXIE	TRGXUJ	TRGXIG	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	ENXUJ	ENXUG	ENXUJ			TENXUE	TENXUJ	TENXUG	TENXUJ								
GLOBAL EX US REITS INDEX	ERXUE	ERXUJ	ERXUG	ERXUJ			TERXUE	TERXUJ	TERXUG	TERXUJ								
GLOBAL HEALTHCARE INDEX	ENGEI	ENGEU	ENGEI	ENGEJ	ENGEA		TENGEI	TENGEU	TENGEI	TENGEJ	TENGEA							
GLOBAL HEDGED IN AUD INDEX																		
GLOBAL INDEX	ENGL	UNGL	PNGL	YVGL			RNGL	RUGL	RPGL	RYGL			TRNGL	TRNGLU	TRNGLG	TRNGLU		
GLOBAL INDUSTRIAL INDEX	ENGI	ENGIU	ENGI	ENGI	ENGI		TENGI	TENGIU	TENGI	TENGI	TENGI							
GLOBAL INDUSTRIAL OFFICE INDEX	ENGMIE	ENGMU	ENGMG	ENGMU	ENGMIA		TENGMIE	TENGMU	TENGMG	TENGMU	TENGMIA							
GLOBAL LIQUID INDEX	GSLQGLE	GSLQGLU	GSLQGLG	GSLQGLJ	GSLQGLA	GSLQGLH (HKD), GSLQGLS (SGD)	TGSLQGLE	TGSLQGLU	TGSLQGLG	TGSLQGLJ	TGSLQGLA	TGSLQGLH (HKD), TGSLQGLS (SGD)						
GLOBAL LODGING/RESORTS INDEX	ENGOI	ENGOU	ENGOI	ENGOJ	ENGOA		TENGOI	TENGOU	TENGOI	TENGOJ	TENGOA							
GLOBAL NON-REITS INDEX	ENRGE	ENRGU	ENRGG	ENRGJ			TENRGE	TENRGU	TENRGG	TENRGJ								
GLOBAL OFFICE INDEX	ENGFIE	ENGFU	ENGFIE	ENGFJ	ENGFA		TENGFIE	TENGFU	TENGFIE	TENGFJ	TENGFA							
GLOBAL REITS INDEX	ERGLU	ERGLU	ERGLU	ERGLU			TERGLU	TERGLU	TERGLU	TERGLU								
GLOBAL RESIDENTIAL INDEX	ENGAE	ENGAI	ENGAG	ENGAI	ENGAA		TENGAIE	TENGAU	TENGAG	TENGAU	TENGAA							
GLOBAL RETAIL INDEX	ENGTI	ENGTU	ENGTI	ENGTJ	ENGTA		TENGTI	TENGTU	TENGTI	TENGTJ	TENGTA							
GLOBAL SELF STORAGE INDEX	ENGSIE	ENGSU	ENSGI	ENGSJ	ENSGA		TENGSIE	TENGSU	TENSGI	TENGSJ	TENSGA							
GLOBAL SPECIALTY INDEX	ENSPIE	ENSPU	ENSPG	ENSPJ	ENSPA		TENSPIE	TENSPU	TENSPG	TENSPJ	TENSPA							
GREECE INDEX	EPGC	UPGC	PPGC	YVGC			RPGC	RUGC	RPVGC	RYVC			TRPGCE	TRPGCU	TRPGCG	TRPGCU		
HONG KONG INDEX	ENHK	USHK	PLHK	YVHK		ELHK (HKD)	REHK	RUHK	RPVHK	RYVK		RHK (HKD)	TRPKCE	TRPKCU	TRPKCG	TRPKCU		TRPKL (HKD)
HUNGARY INDEX																		
IRELAND INDEX	EPRI	UPRI					RPRI	RURI										
ITALY INDEX	EPIT	UPIT	PPIT	YVIT			RPIT	RUIT	RPPI	RYIT			TRPIIE	TRPIIU	TRPIIG	TRPIIU		
JAPAN INDEX	ENJP	UNJP	PLJP	ELJP			REJP	RUJP	RPVJP	RYVJ			TRPJIE	TRPJIU	TRPJIG	TRPJIU		
JAPAN LIQUID INDEX	LIQELIE	LIQELUJ	LIQELIG	LIQELUJ	LIQELJA	LIQELJH (HKD), LIQELJS (SGD)	TLQELIE	TLQELUJ	TLQELIG	TLQELUJ	TLQELJA	TLQELJH (HKD), TLQELJS (SGD)						
NETHERLANDS INDEX	EPNL	UPNL	PPNL	YVNL			RPNL	RUNL	RPVNL	RYNL			TRPNIE	TRPNIU	TRPNIG	TRPNIU		
NEW ZEALAND INDEX	ENNZ	UNNZ	PLNZ	YVNZ		ELNZ (NZD)	RENZ	RUNZ	RPVNZ	RYNZ		RLPNZ (NZD)	TRPNZE	TRPNZU	TRPNZG	TRPNZU		TRPNZL (NZD)
NORTH AMERICA DIVERSIFIED INDEX	EGNDIE	EGNDU	EGNDG	EGNDJ	EGNDA		TENGDIE	TENGDU	TENGDG	TENGDJ	TENGDA							
NORTH AMERICA HEALTHCARE INDEX	EGNHE	EGNHU	EGNHG	EGNHU	EGNHA		TENGNHE	TENGNHU	TENGNHG	TENGNHU	TENGNHA							
NORTH AMERICA INDEX	EGNAI	EGNAU	EGNAG	EGNAU	EGNAA		TENGAIE	TENGAU	TENGAG	TENGAU	TENGAA		TRGNAE	TRGNAU	TRGNAG	TRGNAU		
NORTH AMERICA INDUSTRIAL INDEX	EGNIE	EGNIU	EGNIG	EGNIU	EGNIA		TENGNIE	TENGNIU	TENGNIG	TENGNIU	TENGNIA							
NORTH AMERICA LIQUID INDEX	GSLQNAE	GSLQNAU	GSLQNAG	GSLQNAJ	GSLQNAI	GSLQNAH (HKD), GSLQNAS (SGD)	TGSLQNAE	TGSLQNAU	TGSLQNAG	TGSLQNAJ	TGSLQNAI	TGSLQNAH (HKD), TGSLQNAS (SGD)						
NORTH AMERICA LODGING/RESORTS INDEX	ENGLIE	ENGLU	ENGLG	ENGLU	ENGLA		TENGLIE	TENGLU	TENGLG	TENGLU	TENGLA							
NORTH AMERICA INDUSTRIAL OFFICE INDEX	ENGMIE	ENGMU	ENGMG	ENGMU	ENGMIA		TENGMIE	TENGMU	TENGMG	TENGMU	TENGMIA							
NORTH AMERICA OFFICE INDEX	ENGNIE	ENGNU	ENNGI	ENGNU	ENGNIA		TENGNIE	TENGNU	TENNGI	TENGNU	TENGNIA							
NORTH AMERICA RESIDENTIAL INDEX	ENGTIE	ENGTU	ENGTI	ENGTJ	ENGTA		TENGTIE	TENGTU	TENGTI	TENGTJ	TENGTA							
NORTH AMERICA RETAIL INDEX	ENGSIE	ENGSU	ENSGI	ENGSJ	ENSGA		TENGSIE	TENGSU	TENSGI	TENGSJ	TENSGA							
NORTH AMERICA SELF STORAGE INDEX	ENSPIE	ENSPU	ENSPG	ENSPJ	ENSPA		TENSPIE	TENSPU	TENSPG	TENSPJ	TENSPA							
NORTH AMERICA SPECIALTY INDEX	ENPKI	ENPKU					TERPKI	TERPKU					TRPKIE	TRPKIU	TRPKIG	TRPKIU		TRPKL (NOK)
NORWAY INDEX	ENPKI	ENPKU				ELNK (NOK)	REPKI	RUPKI				RLNK (NOK)	TRPKIE	TRPKIU	TRPKIG	TRPKIU		TRPKL (NOK)
POLAND INDEX	EPPT	UPPT					RPPT	RUPPT					TRPPIE	TRPPIU	TRPPIG	TRPPIU		TRPPOL (PLN)
PORTUGAL INDEX																		
PURE ASIA EX AUSTRALIA INDEX	EGPA	UGPA	PGPA	YVPA			REPA	RUPA	RPVPA	RYPA			TRGPAE	TRGPAU	TRGPAG	TRGPAU		
PURE AUSTRALIA INDEX	EPAU	UPAU	PPAU	YVPAU	LPAU		REPAU	RUAU	RPVAU	RYPAU	RLPA		TRPAIE	TRPAIU	TRPAIG	TRPAIU		TRPAUL
SINGAPORE INDEX	ENSI	UNSI	PLSI	YVSI		ELSI (SGD)	RESI	RUSI	RPVSI	RYSI		RDSI (SGD)	TRLSIE	TRLSIU	TRLSIG	TRLSIU		TRLSL (SGD)
SOUTH KOREA INDEX	EPSP	UPSP	PPSP	YVSP			RESP	RUSP	RPVSP	RYSP			TRPKRE	TRPKRU	TRPKRG	TRPKRU		TRPKRL (KRW)
SPAIN INDEX	EPSD	UPSD	PPSD	YVSD		ELSD (SEK)	RESPD	RUSPD	RPVSD	RYSD		RLSD (SEK)	TRPSIE	TRPSIU	TRPSIG	TRPSIU		TRPSL (SEK)
SWITZERLAND INDEX	EPVW	UPVW	PPVW	YVSW		ELVW (CHF)	REPVW	RUPVW	RPVSW	RYVSW		RLVW (CHF)	TRLSVIE	TRLSVIU	TRLSVIG	TRLSVIU		TRLSVL (CHF)
UK DIVERSIFIED INDEX	ELUDE	ELUDU	ELUDG	ELUDU	ELUDA		TELUDE	TELUDU	TELUDG	TELUDU	TELUDA							
UK HEALTHCARE INDEX	ELUIE	ELUIU	ELUIG	ELUIU	ELUIA		TELUIE	TELUIU	TELUIG	TELUIU	TELUIA							
UK INDEX	ELUKI	ELUKU	ELUKI	ELUKJ	ELUKA		TERUKI	TERUKU	TERUKI	TERUKJ	TERUKA		NEPLK	NUPLK	NPPLK	NYPLK		
UK INDUSTRIAL INDEX	ELUIE	ELUIU	ELUIG	ELUIU	ELUIA		TELUIE	TELUIU	TELUIG	TELUIU	TELUIA							
UK LIQUID INDEX	LIQELIE	LIQELUJ	LIQELIG	LIQELUJ	LIQELUA	LIQELUH (HKD), LIQELUS (SGD)	TLQELIE	TLQELUJ	TLQELIG	TLQELUJ	TLQELUA	TLQELUH (HKD), TLQELUS (SGD)						
UK LODGING/RESORTS INDEX	ELLIE	ELLIU	ELLIG	ELLIU	ELLIA		TELLIE	TELLIU	TELLIG	TELLIU	TELLIA							
UK NON-REITS INDEX	ENLKE	ENLKU	ENLKG	ENLKU	ENLKA		TENLKE	TENLKU	TENLKG	TENLKU	TENLKA							
UK OFFICE INDEX	ELUFI	ELUFU	ELUFG	ELUFU	ELUFA		TELUFI	TELUFU	TELUFG	TELUFU	ELUFA							
UK PROPERTY INDEX	INAVELPI	INAVELPU	INAVELPG			INAVELPC (CHF)												
UK REITS INDEX	ENLKE	ENLKU	ENLKG	ENLKU	ENLKA		TENLKE	TENLKU	TENLKG	TENLKU	TENLKA							
UK RESIDENTIAL INDEX	ELUSE	ELUSU	ELUSG	ELUSJ	ELUSA		TENLSE	TENLSU	TENLSG	TENLSJ	TENLUSA							
UK RETAIL INDEX	ELUTE	ELUTU	ELUTG	ELUTJ	ELUTA		TELUTE	TELUTU	TELUTG	TELUTJ	TELUTA							
UK SELF STORAGE INDEX	ELUSE	ELUSU	ELUSG	ELUSJ	ELUSA		TELUSE	TELUSU	TELUSG	TELUSJ	TELUSA							

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Data Vendor Codes - Indices



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	
UK SPECIALTY INDEX	ELLPE	ELLPU	ELLPG	ELLPJ	ELLPA		TELLPE	TELLPU	TELLPG	TELLPJ	TELLPA								
US DIVERSIFIED INDEX	UNIDE	UNIDU	UNIDG	UNIDJ	UNIDA		TUNIDE	TUNIDU	TUNIDG	TUNIDJ	TUNIDA								
US DIVIDEND+ INDEX	ENUD																		
US HEALTHCARE INDEX	UNJHE	UNJHU	UNJHG	UNJHJ	UNJHA		TUNJHE	TUNJHU	TUNJHG	TUNJHJ	TUNJHA								
US INDEX	ENUS	UNUS	PNUS	YNUS			REUS	RUS	RPMJ	RYUS			TRNUSE	TRNUSU	TRNUGG	TRNUSJ			
US INDUSTRIAL INDEX	UNJIE	UNJIU	UNJIG	UNJIJ	UNJIA		TUNJIE	TUNJIU	TUNJIG	TUNJIJ	TUNJIA								
US INDUSTRIAL/OFFICE MIXED INDEX	UNJME	UNJMU	UNJMG	UNJMJ	UNJMA		TUNJME	TUNJMU	TUNJMG	TUNMJM	TUNJMA								
US LODGINGS/RESORTS INDEX	UNJLE	UNJLU	UNJLG	UNLJLJ	UNJLA		TUNJLE	TUNJLU	TUNJLG	TUNLJLJ	TUNJLA								
US OFFICE INDEX	UNJFA	UNJFU	UNJFG	UNJFJ	UNJFA		TUNJFA	TUNJFU	TUNJFG	TUNJFJ	TUNJFA								
US RESIDENTIAL INDEX	UNJEE	UNJEU	UNJEG	UNJEJ	UNJEA		TUNJEE	TUNJEU	TUNJEG	TUNJEJ	TUNJEA								
US RETAIL INDEX	UNJTE	UNJTU	UNJTG	UNJTJ	UNJTA		TUNJTE	TUNJTU	TUNJTG	TUNJTJ	TUNJTA								
US SELF STORAGE INDEX	UNJOE	UNJOU	UNJOG	UNJOJ	UNJOA		TUNJOE	TUNJOU	TUNJOG	TUNJOJ	TUNJOA								
US SPECIALTY INDEX	UNJPE	UNJPU	UNJPG	UNJPJ	UNJPA		TUNJPE	TUNJPU	TUNJPG	TUNJPJ	TUNJPA								

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Data Vendor Codes - Indices

REUTERS



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	.FTENAS						.FTENAS												
ASIA DIVIDEND+ INDEX	.FTENAD						.FTENAD												
ASIA EX AUSTRALIA INDEX																			
ASIA INDEX	.FTEGAS	.FTUGAS					.FTEGASE	.FTEGASU	.FTEGASY	.FTEGASS		.FTEGASL	.FTTRPAAE	.FTTRPAU	.FTTRPAAS	.FTTRPAAY		.FTTRPAAL	
ASIA NON-REITS INDEX							.FTENKSE	.FTENASU	.FTENASS	.FTENKSY		.FTENASL	.FTTRGASE	.FTTRGASU	.FTTRGASS	.FTTRGASY		.FTTRGASL	
ASIA REITS INDEX							.FTERASE	.FTERASU	.FTERASS	.FTERASY		.FTERASL	.FTTRPASE	.FTTRPASU	.FTTRPASS	.FTTRPASY		.FTTRPASL	
AUSTRALIA INDEX					.FTELAU		.FTELAUE	.FTELAUJ	.FTELAUS		.FTELAUL	.FTTRLAUE	.FTTRLAUJ	.FTTRLAUS		.FTTRLAUL		.FTTRLAUL	
AUSTRIA INDEX							.FTEPASE	.FTEPASU	.FTEPASV	.FTEPASS		.FTEPASL	.FTTRPASE	.FTTRPASU	.FTTRPASS	.FTTRPASY		.FTTRPASL	
BELGIUM INDEX							.FTEPBEK	.FTEPBEU	.FTEPBEV	.FTEPBES		.FTEPBEL	.FTTRPBEK	.FTTRPBEU	.FTTRPBES	.FTTRPBEL		.FTTRPBEL	
CANADA INDEX							.FTELCAE	.FTELCAU	.FTELCAY	.FTELCAS		.FTELCAL	.FTTRPBEK	.FTTRPBEU	.FTTRPBES	.FTTRPBEL		.FTTRPBEK	
CZECH INDEX																			
DENMARK INDEX							.FTELDKE	.FTELDKU	.FTELDKY	.FTELDKS		.FTELDKL	.FTTRPBEK	.FTTRPBEU	.FTTRPBES	.FTTRPBEL		.FTTRPBEK	
EUROPE CAPED INDEX	.FTEORA						.FTEORA												
EUROPE EURO ZONE CAPED INDEX	.FTEDEU						.FTEDEU												
EUROPE EURO ZONE INDEX	.FTEPEU						.FTEPEUE	.FTEPEUJ	.FTEPEUV	.FTEPEUS		.FTEPEUL	.FTTRPEUE	.FTTRPEUJ	.FTTRPEUS	.FTTRPEUV		.FTTRPEUL	
EUROPE EX UK CAPED INDEX	.FTEOUK						.FTEOUK												
EUROPE EX UK DIVIDEND+ INDEX	.FTEENDP						.FTEENDP						.FTTENDPE	.FTTENDPU	.FTTENDPS	.FTTENDPY		.FTTENDPL	
EUROPE EX UK INDEX	.FTEUXK						.FTEUXKE	.FTEUXKU	.FTEUXKV	.FTEUXKS		.FTEUXKL	.FTTRUXKE	.FTTRUXKU	.FTTRUXKS	.FTTRUXKV		.FTTRUXKL	
EUROPE INDEX	.FTEPKA	.FTUPRA					.FTEPKAE	.FTEPKAU	.FTEPKAV	.FTEPKAS		.FTEPKAL	.FTTRPKEA	.FTTRPKEU	.FTTRPKES	.FTTRPKEY		.FTTRPKEA	
EUROPE LIQUID 40 EX UK INDEX							.FTSSXUE	.FTSSXUJ	.FTSSXUV	.FTSSXUS		.FTSSXUL	.FTTRPKEA	.FTTRPKEU	.FTTRPKES	.FTTRPKEY		.FTTRPKEA	
EUROPE LIQUID 40 INDEX							.FTSSELE	.FTSSELU	.FTSSELV	.FTSSELS		.FTSSELL	.FTTRPKEA	.FTTRPKEU	.FTTRPKES	.FTTRPKEY		.FTTRPKEA	
EUROPE NON-REITS INDEX	.FTENEE						.FTENEE						.FTTENSEE	.FTTENSEU	.FTTENSES	.FTTENSEV		.FTTENSEL	
EUROPE REITS INDEX	.FTEREE						.FTEREE												
EUROPE UK RESTRICTED INDEX	.FTEPHG						.FTEPHGE	.FTEPHGU	.FTEPHGV	.FTEPHGS		.FTEPHGL	.FTTRPHGE	.FTTRPHGU	.FTTRPHGS	.FTTRPHGV		.FTTRPHGL	
FINLAND INDEX							.FTEPFI	.FTEPFIJ	.FTEPFIK	.FTEPFIK		.FTEPFIL	.FTTRPFI	.FTTRPFIJ	.FTTRPFIK	.FTTRPFIK		.FTTRPFI	
FRANCE INDEX							.FTEPFR	.FTEPFRU	.FTEPFRV	.FTEPFRS		.FTEPFRL	.FTTRPFR	.FTTRPFRU	.FTTRPFRS	.FTTRPFRV		.FTTRPFRL	
GERMANY INDEX							.FTEPGR	.FTEPGRU	.FTEPGRV	.FTEPGRS		.FTEPGRL	.FTTRPGR	.FTTRPGRU	.FTTRPGRS	.FTTRPGRV		.FTTRPGRL	
GLOBAL DIVIDEND+ INDEX	.FTENGSD						.FTENGSD						.FTTRPGR	.FTTRPGRU	.FTTRPGRS	.FTTRPGRV		.FTTRPGRL	
GLOBAL EX ASIA INDEX							.FTEGXAE	.FTEGXAU	.FTEGXAV	.FTEGXAS		.FTEGXAL	.FTTRGXAE	.FTTRGXAU	.FTTRGXAS	.FTTRGXAV		.FTTRGXAL	
GLOBAL EX ASIA NON-REITS INDEX							.FTENXAE	.FTENXAU	.FTENXAV	.FTENXAS		.FTENXAL	.FTTRGXAE	.FTTRGXAU	.FTTRGXAS	.FTTRGXAV		.FTTRGXAL	
GLOBAL EX ASIA REITS INDEX							.FTERXAE	.FTERXAU	.FTERXAV	.FTERXAS		.FTERXAL	.FTTRGXAE	.FTTRGXAU	.FTTRGXAS	.FTTRGXAV		.FTTRGXAL	
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX												.FTEGAAA	.FTTRGXAE	.FTTRGXAU	.FTTRGXAS	.FTTRGXAV		.FTTRGXAL	
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX												.FTEGAAA	.FTTRGXAE	.FTTRGXAU	.FTTRGXAS	.FTTRGXAV		.FTTRGXAL	
GLOBAL EX AUSTRALIA INDEX												.FTTRAXAA	.FTTRGXAE	.FTTRGXAU	.FTTRGXAS	.FTTRGXAV		.FTTRGXAL	
GLOBAL EX EUROPE INDEX							.FTEGXEE	.FTEGXEU	.FTEGXEV	.FTEGXES		.FTEGXEL	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEV		.FTTRGXEL	
GLOBAL EX EUROPE NON-REITS INDEX							.FTEXNEE	.FTEXNEU	.FTEXNEV	.FTEXNES		.FTEXNEL	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEV		.FTTRGXEL	
GLOBAL EX EUROPE REITS INDEX							.FTEKXEE	.FTEKXEU	.FTEKXEV	.FTEKXES		.FTEKXEL	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEV		.FTTRGXEL	
GLOBAL EX JAPAN INDEX													.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEV		.FTTRGXEL	
GLOBAL EX NORTH AMERICA INDEX							.FTEGXNE	.FTEGXNU	.FTEGXNV	.FTEGXNS		.FTEGXNL	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEV		.FTTRGXEL	
GLOBAL EX NORTH AMERICA REITS INDEX													.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEV		.FTTRGXEL	
GLOBAL EX US INDEX	.FTEGXO						.FTEGXOE	.FTEGXOU	.FTEGXOV	.FTEGXOS		.FTEGXOL	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEV		.FTTRGXEL	
GLOBAL EX US NON-REITS INDEX							.FTEKXUE	.FTEKXUJ	.FTEKXUV	.FTEKXUS		.FTEKXUL	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEV		.FTTRGXEL	
GLOBAL EX US REITS INDEX							.FTEKXUE	.FTEKXUJ	.FTEKXUV	.FTEKXUS		.FTEKXUL	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEV		.FTTRGXEL	
GLOBAL HEDGED IN AUD INDEX												.FTSEGHAA	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEV		.FTTRGXEL	
GLOBAL HEDGED IN USD INDEX												.FTSEGHAA	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEV		.FTTRGXEL	
GLOBAL INDEX	.FTENGL	.FTUNGL					.FTENGL	.FTENGLU	.FTENGLV	.FTENGLS		.FTENGLL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
GLOBAL NON-REITS INDEX							.FTENRGE	.FTENRGU	.FTENRGS	.FTENRGV		.FTENRGL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
GLOBAL REITS INDEX							.FTERGL	.FTERGLU	.FTERGLS	.FTERGLV		.FTERGLL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
GREECE INDEX							.FTEPGR	.FTEPGRU	.FTEPGRV	.FTEPGRS		.FTEPGRL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
HONG KONG INDEX						.FTELUK	.FTELUKE	.FTELUKU	.FTELUKV	.FTELUKS		.FTELUKL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
HUNGARY INDEX													.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
IRELAND INDEX							.FTEPRI	.FTEPRU	.FTEPRV	.FTEPRS		.FTEPRL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
ITALY INDEX							.FTEPTE	.FTEPTU	.FTEPTV	.FTEPTS		.FTEPTL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
JAPAN INDEX							.FTEPL	.FTEPLU	.FTEPLV	.FTEPLS		.FTEPLL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
NETHERLANDS INDEX							.FTEPNLE	.FTEPNLU	.FTEPNLV	.FTEPNLS		.FTEPNLL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
NEW ZEALAND INDEX							.FTEPNLE	.FTEPNLU	.FTEPNLV	.FTEPNLS		.FTEPNLL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
NORTH AMERICA INDEX	.FTEGNA	.FTUGNA					.FTEGNAE	.FTEGNAU	.FTEGNANV	.FTEGNAS		.FTEGNAL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
NORWAY INDEX							.FTELNKE	.FTELNKU	.FTELNKV	.FTELNKS		.FTELNKL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
POLAND INDEX													.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
PORTUGAL INDEX							.FTEPPT	.FTEPPTU	.FTEPPTV	.FTEPPTS		.FTEPPTL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
PURE ASIA INDEX							.FTEGPAE	.FTEGPAU	.FTEGPANV	.FTEGPAS		.FTEGPAL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
PURE AUSTRALIA INDEX							.FTEPAL	.FTEPALU	.FTEPALV	.FTEPALS		.FTEPALL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
SINGAPORE INDEX							.FTELSI	.FTELSU	.FTELSV	.FTELS		.FTELSL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
SOUTH KOREA INDEX													.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
SPAIN INDEX							.FTEPSPE	.FTEPSPU	.FTEPSPV	.FTEPSPS		.FTEPSPL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
SWEDEN INDEX							.FTELSDE	.FTELSDU	.FTELSDV	.FTELSDS		.FTELSDL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
SWITZERLAND INDEX							.FTELSWE	.FTELSWU	.FTELSWV	.FTELSWS		.FTELSWL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
UK INDEX					.FTELUK		.FTELUKE	.FTELUKU	.FTELUKV	.FTELUKS		.FTELUKL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
UK NON-REITS INDEX							.FTEKJNRE	.FTEKJNRU	.FTEKJNV	.FTEKJNS		.FTEKJNRL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
UK REITS INDEX							.FTEKJNRE	.FTEKJNRU	.FTEKJNV	.FTEKJNS		.FTEKJNRL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
US DIVIDEND+ INDEX	.FTENUD						.FTENUDE	.FTENUDU	.FTENUDV	.FTENUDS		.FTENUDL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	
US INDEX		.FTUNUS					.FTUNUSE	.FTUNUSU	.FTUNUSV	.FTUNUSS		.FTUNUSL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLV		.FTTRNGLL	

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F +1 202 739 9401, E info@nareit.com, W www.nareit.com

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	EPRASE PI	EPRASU PI	EPRASG PI				EPRASE RI	EPRASU RI	EPRASG RI				EPRASE RI	EPRASU RI	EPRASG RI			
AUSTRALIA INDEX	EPRALU PI	EPRALU PI				EPRALU PI	EPRALU RI	EPRALU RI				EPRALU RI						EPRALU RI
AUSTRIA INDEX	EPRALU PI	EPRALU PI					EPRALU RI	EPRALU RI										
BELGIUM INDEX	EPRABG PI	EPRABG PI					EPRABG RI	EPRABG RI										
CANADA INDEX	EPRACAC PI	EPRACAU PI				EPRACAC PI	EPRACAC RI	EPRACAU RI										EPRACAC RI
DENMARK INDEX	EPRADK PI	EPRADK PI				EPRADK PI	EPRADK RI	EPRADK RI										EPRADK RI
EUROPE ELRO ZONE INDEX	EPRAEZ PI	EPRAEZU PI	EPRAEZG PI				EPRAEZ RI	EPRAEZU RI	EPRAEZG RI									
EUROPE EX UK INDEX	EPRAXLE PI	EPRAXLU PI	EPRAXLG PI				EPRAXLE RI	EPRAXLU RI	EPRAXLG RI									
EUROPE INDEX	EPRAXE PI	EPRAXU PI	EPRAXG PI				EPRAXE RI	EPRAXU RI	EPRAXG RI									
FINLAND INDEX	EPRAFNE PI	EPRAFNU PI					EPRAFNE RI	EPRAFNU RI										
FRANCE INDEX	EPRAFRE PI	EPRAFRU PI					EPRAFRE RI	EPRAFRU RI										
GERMANY INDEX	EPRAGRE PI	EPRAGRU PI					EPRAGRE RI	EPRAGRU RI										
GLOBAL EX ASIA INDEX	EPRGXAE PI	EPRGXAU PI	EPRGXAG PI				EPRGXAE RI	EPRGXAU RI	EPRGXAG RI									
GLOBAL EX EUROPE INDEX	EPRGXEE PI	EPRGXEU PI	EPRGXEG PI				EPRGXEE RI	EPRGXEU RI	EPRGXEG RI									
GLOBAL EX NORTH AMERICA INDEX	EPRGXNAE PI	EPRGXNAU PI	EPGXNAG PI				EPRGXNAE RI	EPRGXNAU RI	EPGXNAG RI									
GLOBAL INDEX	EPRAGLE PI	EPRAGLU PI	EPRAGLG PI				EPRAGLE RI	EPRAGLU RI	EPRAGLG RI									
HONG KONG INDEX	EPRAHKE PI	EPRAHKU PI			EPRAHKH PI		EPRAHKE RI	EPRAHKU RI				EPRAHKH RI						
IRELAND INDEX	EPRAIKE PI	EPRAIKU PI					EPRAIKE RI	EPRAIKU RI										
ITALY INDEX	EPRATE PI	EPRATU PI					EPRATE RI	EPRATU RI										
JAPAN INDEX	EPRAJPE PI	EPRAJPU PI			EPRAJPJ PI		EPRAJPE RI	EPRAJPU RI				EPRAJPJ RI						
NETHERLANDS INDEX	EPRANLE PI	EPRANLU PI					EPRANLE RI	EPRANLU RI										
NORTH AMERICA INDEX	EPRANAE PI	EPRANAU PI	EPRANAG PI				EPRANAE RI	EPRANAU RI	EPRANAG RI									
NORWAY INDEX	EPRANNE PI	EPRANNU PI			EPRANMN PI		EPRANNE RI	EPRANNU RI				EPRANMN RI						
PORTUGAL INDEX	EPRAPRE PI	EPRAPRU PI					EPRAPRE RI	EPRAPRU RI										
SINGAPORE INDEX	EPRASGE PI	EPRASGU PI	EPRASGS PI				EPRASGE RI	EPRASGU RI	EPRASGS RI									
SPAIN INDEX	EPRASPE PI	EPRASPU PI					EPRASPE RI	EPRASPU RI										
SWEDEN INDEX	EPRASWE PI	EPRASWU PI			EPRASWS PI		EPRASWE RI	EPRASWU RI				EPRASWS RI						
SWITZERLAND INDEX	EPRASZE PI	EPRASZU PI			EPRASZC PI		EPRASZE RI	EPRASZU RI				EPRASZC RI						
UK INDEX	EPRALKE PI	EPRALKU PI	EPRALKG PI				EPRALKE RI	EPRALKU RI	EPRALKG RI									
US INDEX	EPRALSE PI	EPRALSU PI					EPRALSE RI	EPRALSU RI										



THOMSON ONE

ASIA 33 INDEX	ENAZ-LN																	
ASIA DIVIDEND+ INDEX	ENAD-LN																	
ASIA INDEX	EGAS-LN	UGAS-LN																
AUSTRALIA INDEX					ELAU-LN													
EUROPE CAPPED INDEX	EOEA-LN																	
EUROPE ELRO ZONE CAPPED INDEX	EOEU-LN																	
EUROPE EURO ZONE INDEX	EPEU-LN																	
EUROPE EX UK CAPPED INDEX	EQUK-LN																	
EUROPE EX UK DIVIDEND+ INDEX	ENEP-LN																	
EUROPE EX UK INDEX	EXUK-LN																	
EUROPE INDEX	EPRALN	UPRALN																
EUROPE NON-REITS INDEX	ENEE-LN																	
EUROPE REITS INDEX	EREE-LN																	
EUROPE UK RESTRICTED INDEX	EPUG-LN																	
GLOBAL DIVIDEND+ INDEX	ENGD-LN																	
GLOBAL EX US INDEX	EGXU-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																

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

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	=ENAS3.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	=EDEL.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	=EPRI.FT																		
GLOBAL DIVIDEND+ INDEX	=ENGDI.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	3220369																		
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	1148844																		
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																	

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	Reuters
Immofinanz	AT	AT0000809058	IIA AV	IMFI.VI
CA Immobilien Anlage	AT	AT0000641352	CAI AV	CAIV.VI
Conwert Immobilien	AT	AT0000697750	CWI AV	CONW.VI
Sparkassen Immobilien	AT	AT0000652250	SPI AV	SIAG.VI
Befimmo *	BE	BE0003678894	BEFB BB	BEFB.BR
Cofinimmo *	BE	BE0003593044	COFB BB	COFB.BR
Intervest Offices *	BE	BE0003746600	INTO BB	PRIF.BR
Leasinvest Real Estate *	BE	BE0003770840	LEAS BB	LNRE.BR
Wereldhave Belgium *	BE	BE0003724383	WEHB BB	WEHB.BR
Warehouses De Pauw *	BE	BE0003763779	WDP BB	WDPP.BR
Allreal	CH	CH0008837566	ALLN SW	ALLN.S
PSP Swiss Property	CH	CH0018294154	PSPN SW	PSPN.S
Swiss Prime Site	CH	CH0008038389	SPSN SW	SPSN.S
Zueblin Immobilien Holding	CH	CH0021831182	ZUBN SW	ZUBN.S
Sponda	FI	FI0009006829	SDA1V FH	SDA1V.HE
Citycon OYJ	FI	FI0009002471	CTY1S FH	CTY1S.HE
Technopolis	FI	FI0009006886	TPS1V FH	TPS1V.HE
Acanthe Developpement *	FR	FR0000064602	ACAN FP	CFMP.PA
Affine *	FR	FR0000036105	IML FP	BTPP.PA
Fonciere Des Regions *	FR	FR0000064578	FDR FP	FDR.PA
Gecina *	FR	FR0010040865	GFC FP	GFCP.PA
Icade *	FR	FR0000035081	ICA FP	ICAD.PA
Klepierre *	FR	FR0000121964	LI FP	LOIM.PA
Mercialys *	FR	FR0010241638	MERY FP	MERY.PA
Silic *	FR	FR0000050916	SIL FP	SILP.PA
Societe de la Tour Eiffel *	FR	FR0000036816	EIFF FP	TEIF.PA
Unibail-Rodamco *	FR	FR0000124711	UL FP	UNBP.PA
Babis Vovos	GR	GRS421003005	VOVOS GA	VOVr.AT
Eurobank Properties *	GR	GRS491003000	EUPRO GA	EUPr.AT
Lamda Development	GR	GRS245213004	LAMDA GA	LMDr.AT
Alstria Office *	DE	DE000A0LD2U1	AOX GR	AOXG.F
Colonia Real Estate	DE	DE0006338007	KBU GR	KBUG.F
Deutsche Wohnen	DE	DE000A0HN5C6	DWN GR	DWNG.F
Deutsche Euroshop	DE	DE0007480204	DEQ GR	DEQn.DE
DIC Asset	DE	DE0005098404	DAZ GR	DAZG.DE
Gagfah	DE	LU0269583422	GFJ GR	GFJG.DE
Patrizia Immobilien	DE	DE000PAT1AG3	P1Z GR	P1ZGn.F
Vivacon AG	DE	DE0006048911	VIA GR	VIVG.DE

Constituent	Country	ISIN	Bloomberg	Reuters
TK Development	DK	DK0010258995	TKDV DC	TKDV.CO
Aedes	IT	IT0000074028	AE IM	AEDI.MI
Beni Stabili	IT	IT0001389631	BNS IM	BNSI.MI
IGD *	IT	IT0003745889	IGD IM	IGD.MI
Risanamento	IT	IT0001402269	RN IM	RN.MI
Corio *	NL	NL0000288967	CORA NA	COR.AS
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIPFc.AS
Nieuwe Steen Inv *	NL	NL0000292324	NISTI NA	NSTEc.AS
ProLogis European Properties *	NL	LU0100194785	PEPR NA	PEPR.AS
Vastned Offices/Ind *	NL	NL0000288934	VNOI NA	VWNN.AS
Vastned Retail *	NL	NL0000288918	VASTN NA	VASN.AS
Wereldhave *	NL	NL0000289213	WHA NA	WEHA.AS
Norwegian Property	NW	NO0010317811	NPRO NO	NPRO.OL
Globe Trade Centre	POL	PLGTC0000037	GTC PW	GTCa.WA
Castellum	SE	SE0000379190	CAST SS	CAST.ST
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST
Klovern AB	SE	SE0000331225	KLOV SS	KLOV.ST
Kungsleden	SE	SE0000549412	KLED SS	KLED.ST
Fabege	SE	SE0000950636	FABG SS	FABG.ST
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST
Renta Corporation	ES	ES0173365018	REN SM	REN.MC
British Land *	UK	GB0001367019	BLND LN	BLND.L
Brixton *	UK	GB0001430023	BXTN LN	BXTN.L
Big Yellow Group *	UK	GB0002869419	BYG LN	BYG.L
Capital & Regional Props	UK	GB0001741544	CAL LN	CAL.L
CLS Holdings	UK	GB0001592475	CLI LN	CLSH.L
Daejan Holdings	UK	GB0002502036	DJAN LN	DJAN.L
Derwent London *	UK	GB0002652740	DLN LN	DLN.L
Development Securities	UK	GB0002668464	DSC LN	DSC.L
F&C Commercial Prop	UK	GB00B05KL904	FCPT LN	FCPT.L
Grainger Plc	UK	GB00B04V1276	GRI LN	GRI.L
Great Portland Estates *	UK	GB00B01FLL16	GPOR LN	GPOR.L
ING UK Real Estate Income Trust	UK	GB00B0LCW208	IRET LN	IRET.L
Hammerson *	UK	GB0004065016	HMSO LN	HMSO.L
ISIS Property Trust Ld	UK	GB0033674564	IPT LN	IPT.L
ISIS Property Trust 2 Ld	UK	GB00B012T521	IRP LN	IRP.L
Invista Foundation Prop	UK	GB00B01HM147	IFD LN	INRE.L
Invesco Property Income Trust	UK	GB00B02TTS55	IPI LN	IPI.L

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	Reuters
Helical Bar	UK	GB00B0FYMT95	HLCL LN	HLCL.L
Land Securities *	UK	GB0031809436	LAND LN	LAND.L
Liberty International *	UK	GB0006834344	LII LN	LII.L
Mapeley	UK	GB00B0BHCR03	MAY LN	MAY.L
Minerva	UK	GB0005953681	MNR LN	MNR.L
Mucklow <A&J> *	UK	GB0006091408	MKLW LN	MKLW.L
Primary Health Prop.*	UK	GB0007015521	PHP LN	PHP.L
Plaza Centers	UK	NL0000686772	PLAZ LN	PLAZ.L
Quintain Estates	UK	GB0007184442	QED LN	QED.L
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L
Segro *	UK	GB00B1YFN979	SGRO LN	SGRO.L
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L
Advantage Property Trust	UK	GB00B05LNH59	TAP LN	TAP.L
UK Commercial Property Trust	UK	GB00B19Z2J52	UKCM LN	UKCM.L
Unite Group	UK	GB0006928617	UTG LN	UTG.L
Workspace Group *	UK	GB0005296354	WKP LN	WKP.L
Abacus Property Group *	AU	AU000000ABP9	ABP AU	ABP.AX
Australand Property Group	AU	AU000000ALZ7	ALZ AU	ALZ.AX
Babcock & Brown Japan Prop Tr *	AU	AU000000BJT2	BJT AU	BJT.AX
Bunnings Warehouse Prop *	AU	AU000000BWP3	BWP AU	BWP.AX
Centro Retail Trust *	AU	AU000000CER5	CER AU	CER.AX
CFS Retail Property Trust *	AU	AU000000CFX0	CFX AU	CFX.AX
Cmnwealth Prop Office *	AU	AU000000CPA7	CPA AU	CPA.AX
Dexus Property Group *	AU	AU000000DXS1	DXS AU	DXS.AX
FKP Property Group	AU	AU000000FKP9	FKP AU	FKP.AX
GPT Group *	AU	AU000000GPT8	GPT AU	GPT.AX
ING Industrial Fund *	AU	AU000000IIF8	IIF AU	IIF.AX
ING Office Fund *	AU	AU000000IOF6	IOF AU	IOF.AX
Macquarie DDR *	AU	AU000000MDT2	MDT AU	MDT.AX
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX
Macquarie Office Trust *	AU	AU000000MOF8	MOF AU	MOF.AX
Macquarie Countrywide *	AU	AU000000MCW8	MCW AU	MCW.AX
Mirvac Group *	AU	AU000000MGR9	MGR AU	MGR.AX
Stockland Trust Group *	AU	AU000000SGP0	SGP AU	SGP.AX
Sunland Group	AU	AU000000SDG6	SDG AU	SDG.AX
Tishman Speyer Office Fund *	AU	AU000000TSO6	TSO AU	TSO.AX
Valad Property Group	AU	AU000000VPG4	VPG AU	VPG.AX

Constituent	Country	ISIN	Bloomberg	Reuters
Westfield Group *	AU	AU000000WDC7	WDC AU	WDC.AX
Agile Property Holdings	HK	KYG011981035	3383 HK	3383.HK
Champion REIT *	HK	HK2778034606	2778 HK	2778.HK
China Overseas Land	HK	HK0688002218	688 HK	0688.HK
China Resources Land	HK	KYG2108Y1052	1109 HK	1109.HK
Country Garden Holdings	HK	KYG245241032	2007 HK	2007.HK
Great Eagle Holdings	HK	BMG4069C1486	41 HK	0041.HK
Hang Lung Properties	HK	HK0101000591	101 HK	0101.HK
Henderson Land Dev	HK	HK0012000102	12 HK	0012.HK
Hopson Development	HK	BMG4600H1016	754 HK	0754.HK
Hysan Development	HK	HK0014000126	14 HK	0014.HK
Kerry Properties	HK	BMG524401079	683 HK	0683.HK
Kowloon Dev	HK	HK0034000254	34 HK	0034.HK
Link REIT *	HK	HK0823032773	823 HK	0823.HK
New World China Land	HK	KYG6493A1013	917 HK	0917.HK
New World Development	HK	HK0017000149	17 HK	0017.HK
Shenzhen Investment	HK	HK0604011236	604 HK	0604.HK
Shimao Property Holdings	HK	KYG810431042	813 HK	0813.HK
Shui On Land	HK	KYG811511131	272 HK	0272.HK
Sino Land	HK	HK0083000502	83 HK	0083.HK
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK
Aeon Mall Co Ltd	JP	JP3131430005	8905 JP	8905.T
Heiwa Real Estate	JP	JP3834800009	8803 JP	8803.T
Daibiru Corp	JP	JP3497200000	8806 JP	8806.OS
Japan Prime Realty Inv. *	JP	JP3040890000	8955 JP	8955.T
Japan Real Estate *	JP	JP3027680002	8952 JP	8952.T
Japan Retail Fund *	JP	JP3039710003	8953 JP	8953.T
Kenedix Realty Investment *	JP	JP3046270009	8972 JP	8972.T
Mitsubishi Estate	JP	JP3899600005	8802 JP	8802.T
Mitsui Fudosan	JP	JP3893200000	8801 JP	8801.T
Mori Trust Sogo REIT *	JP	JP3046170001	8961 JP	8961.T
Nippon Building Fund *	JP	JP3027670003	8951 JP	8951.T
Nippon Commercial Investment *	JP	JP3046460006	3229 JP	3229.T
Nomura Real Estate Office Fund *	JP	JP3045530007	8959 JP	8959.T
NTT Urban Development	JP	JP3165690003	8933 JP	8933.T
ORIX JREIT *	JP	JP3040880001	8954 JP	8954.T
Premier Investment Co. *	JP	JP3041770003	8956 JP	8956.T
Sumitomo Realty & Dev	JP	JP3409000001	8830 JP	8830.T

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	Reuters
Toc Co	JP	JP3538400007	8841 JP	8841.T
Tokyo Tatemono	JP	JP3582600007	8804 JP	8804.T
Tokyu Land	JP	JP3569000007	8815 JP	8815.T
Tokyu REIT *	JP	JP3044510000	8957 JP	8957.T
United Urban Investment *	JP	JP3045540006	8960 JP	8960.T
Kiwi Income Property Trust *	NZ	NZKIPE0001S5	KIP NZ	KIP.NZ
Allgreen Properties	SG	SG1G61871305	AG SP	AGRN.SI
Ascendas REIT *	SG	SG1M77906915	AREIT SP	AEMN.SI
CapitaCommercial Trust *	SG	SG1P32918333	CCT SP	CACT.SI
Capitaland	SG	SG1J27887962	CAPL SP	CATL.SI
Capitamall Trust *	SG	SG1M51904654	CT SP	CMLT.SI
Hongkong Land Hldgs	HK	BMG4587L1090	HKL SP	HKLD.SI
Keppel Land	SG	SG1R31002210	KPLD SP	KLAN.SI
Mapletree Logistics Trust *	SG	SG1S03926213	MLT SP	MAPL.SI
Singapore Land	SG	SG1S69002321	SL SP	SLND.SI
Suntec REIT *	SG	SG1Q52922370	SUN SP	SUNT.SI
Wing Tai Holdings	SG	SG1K66001688	WINGT SP	WTHS.SI
Allied Properties REIT *	CA	CA0194561027	AP-U CN	AP_u.TO
Boardwalk REIT *	CA	CA0966311064	BEI-u CN	BEI_u.TO
Brookfield Props	CA	CA1129001055	BPO CN	BPO.TO
Calloway REIT *	CA	CA1312532056	CWT-U Cn	CWT_u.TO
Canadian Apartment Props *	CA	CA1349211054	CAR-U CN	CAR_u.TO
Canadian REIT *	CA	CA13650J1049	REF-U CN	REF_u.TO
Chartwell Seniors Housing REIT *	CA	CA16140U1003	CSH-U CN	CSH_u.TO
Cominar REIT *	CA	CA1999101001	CUF-U CN	CUF_u.TO
Dundee REIT *	CA	CA2652702077	D-U CN	D_u.TO
Extencicare Real Estate Investment Tr	CA	CA3022511032	EXE-U CN	EXE_u.TO
H & R Real Estate *	CA	CA4039251000	HR-U CN	HR_u.TO
Innvest REIT *	CA	CA45771T1084	INN-U CN	INN_u.TO
Morguard REIT *	CA	CA6179141065	MRT-U CN	MRT_u.TO
Northern Property REIT *	CA	CA6656241024	NPR-U CN	NPR_u.TO
Primaris Retail REIT *	CA	CA74157U1093	PMZ-U CN	PMZ_u.TO
Riocan Real Estate *	CA	CA7669101031	REI-U CN	REI_u.TO
Acadia Realty Trust *	US	US0042391096	AKR US	AKR.N
Hilltop Holdings	US	US4327481010	ARC US	HTH.N
Agree Realty Corp *	US	US0084921008	ADC US	ADC.N
Alexander's Inc. *	US	US0147521092	ALX US	ALX.N
Alexandria Real Estate *	US	US0152711091	ARE US	ARE.N

Constituent	Country	ISIN	Bloomberg	Reuters
AMB Property *	US	US00163T1097	AMB US	AMB.N
American Campus Communities *	US	US0248351001	ACC US	ACC.N
Apartment Investment *	US	US03748R1014	AIV US	AIV.N
Ashford Hospitality *	US	US0441031095	AHT US	AHT.N
Associated Estates Realty *	US	US0456041054	AEC US	AEC.N
Avalonbay Communities *	US	US0534841012	AVB US	AVB.N
BioMed Realty Trust *	US	US09063H1077	BMR US	BMR.N
Boston Properties *	US	US1011211018	BXP US	BXP.N
Brandywine Realty Trust *	US	US1053682035	BDN US	BDN.N
BRE Properties *	US	US05564E1064	BRE US	BRE.N
Camden Property Trust *	US	US1331311027	CPT US	CPT.N
CBL & Associates Props *	US	US1248301004	CBL US	CBL.N
Cedar Shopping Centers *	US	US1506022094	CDR US	CDR.N
Colonial Properties *	US	US1958721060	CLP US	CLP.N
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N
Corrections Corp of America	US	US22025Y4070	CXW US	CXW.N
Cousins Properties *	US	US2227951066	CUZ US	CUZ.N
DCT Industrial Trust *	US	US2331531051	DCT US	DCT.N
Developers Diversified *	US	US2515911038	DDR US	DDR.N
Digital Realty Trust *	US	US2538681030	DLR US	DLR.N
Diamondrock Hospitality *	US	US2527843013	DRH US	DRH.N
Douglas Emmett *	US	US25960P1093	DEI US	DEI.N
Duke Realty Corp *	US	US2644115055	DRE US	DRE.N
DuPont Fabros Technology *	US	US26613Q1067	DFT US	DFT.N
Eastgroup Properties *	US	US2772761019	EGP US	EGP.N
Education Realty Trust *	US	US28140H1041	EDR US	EDR.N
Entertainment Props *	US	US29380T1051	EPR US	EPR.N
Equity Lifestyle Properties *	US	US29472R1086	ELS US	ELS.N
Equity One Inc *	US	US2947521009	EQY US	EQY.N
Equity Residential Props *	US	US29476L1070	EQR US	EQR.N
Essex Property Trust *	US	US2971781057	ESS US	ESS.N
Extra Space Storage *	US	US30225T1025	EXR US	EXR.N
Federal Realty Inv *	US	US3137472060	FRT US	FRT.N
Felcor Lodging Trust *	US	US31430F1012	FCH US	FCH.N
First Industrial Realty *	US	US32054K1034	FR US	FR.N
First Potomac Realty Trust *	US	US33610F1093	FPO US	FPO.N
Forest City Enterprises	US	US3455501078	FCE/A US	FCEa.N
General Growth Props *	US	US3700211077	GGP US	GGP.N

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	Reuters
Getty Realty *	US	US3742971092	GTU US	GTU.N
Glimcher Realty Trust *	US	US3793021029	GRT US	GRT.N
HCP *	US	US40414L1098	HCP US	HCP.N
Health Care REIT *	US	US42217K1060	HCN US	HCN.N
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N
Hersha Hospitality Trust *	US	US4278251040	HT US	HT.N
Highwoods Properties *	US	US4312841087	HIW US	HIW.N
Home Props of New York *	US	US4373061039	HME US	HME.N
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N
Host Hotels & Resorts *	US	US44107P1049	HST US	HST.N
HRPT Properties Trust *	US	US40426W1018	HRP US	HRP.N
Inland Real Estate Corp *	US	US4574612002	IRC US	IRC.N
Investors Real Estate *	US	US4617301035	IRET US	IRET.OQ
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N
Kimco Realty *	US	US49446R1095	KIM US	KIM.N
Kite Realty Group Trust *	US	US49803T1025	KRG US	KRG.N
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N
Lexington Corporate *	US	US5290431015	LXP US	LXP.N
Liberty Property Trust *	US	US5311721048	LRY US	LRY.N
LTC Properties *	US	US5021751020	LTC US	LTC.N
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N
Maguire Properties Inc. *	US	US5597751016	MPG US	MPG.N
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N
National Healthcare Corp. *	US	US6359061008	NHC US	NHC.A
National Retail Properties *	US	US6374171063	NNN US	NNN.N
Nationwide Health Props *	US	US6386201049	NHP US	NHP.N
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N
Orient Express Hotel	US	BMG677431071	OEH US	OEH.N
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N
Post Properties *	US	US7374641071	PPS US	PPS.N
Prologis *	US	US7434101025	PLD US	PLD.N
PS Business Parks *	US	US69360J1079	PSB US	PSB.A
Public Storage *	US	US74460D1090	PSA US	PSA.N
Ramco-Gershenson *	US	US7514522025	RPT US	RPT.N
Realty Income *	US	US7561091049	O US	O.N
Regency Centers *	US	US7588491032	REG US	REG.N

Constituent	Country	ISIN	Bloomberg	Reuters
Saul Centers *	US	US8043951016	BFS US	BFS.N
Senior Housing Prop *	US	US81721M1099	SNH US	SNH.N
Simon Property Group *	US	US8288061091	SPG US	SPG.N
SL Green Realty *	US	US78440X1019	SLG US	SLG.N
Sovran Self Storage *	US	US84610H1086	SSS US	SSS.N
Strategic Hotels & Resorts *	US	US86272T1060	BEE US	BEE.N
Sun Communities *	US	US8666741041	SUI US	SUI.N
Sunstone Hotel Investors *	US	US8678921011	SHO US	SHO.N
Tanger Factory Outlet *	US	US8754651060	SKT US	SKT.N
Taubman Centers *	US	US8766641034	TCO US	TCO.N
The Macerich Company *	US	US5543821012	MAC US	MAC.N
UDR Inc. *	US	US9026531049	UDR US	UDR.N
Universal Health Realty *	US	US91359E1055	UHT US	UHT.N
Urstadt Biddle Class A *	US	US9172862057	UBA US	UBA.N
U-Store-It Trust *	US	US91274F1049	YSI US	YSI.N
Ventas *	US	US92276F1003	VTR US	VTR.N
Vornado Realty Trust *	US	US9290421091	VNO US	VNO.N
Washington Real Estate *	US	US9396531017	WRE US	WRE.N
Weingarten Realty *	US	US9487411038	WRI US	WRI.N
Winthrop Realty Trust *	US	US9763911024	FUR US	FUR.N

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
 NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Contacts



EPRA

EPRA
Schiphol Boulevard 283
1118 BH Schiphol Airport
The Netherlands
Tel: +31 20 405 3830
Fax: +31 20 405 3840
E-mail: info@epra.com
Website: www.epra.com



NAREIT

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



FTSE

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

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

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

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

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

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

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

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

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

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Disclaimer (Page 1 of 2)



EPRA DISCLAIMER

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



NAREIT DISCLAIMER

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

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com

Disclaimer (Page 2 of 2)



FTSE DISCLAIMER

© FTSE International Limited ("FTSE") 2008. All rights reserved.

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

DATE: AUGUST 2008 CONTACT DETAILS:

EPRA: Schiphol Boulevard 283, 1118 BH Schiphol Airport, The Netherlands, T +31 20 405 3830, F +31 20 405 3840, E info@epra.com, W www.epra.com
NAREIT: 1875 Eye Street, N.W., Suite 600, Washington D.C. 20006, USA, T +1 202 739 9400, F + 1 202 739 9401, E info@nareit.com, W www.nareit.com