



EPRA RESEARCH

European Public Real Estate Association

Monthly Statistical Bulletin

August 2009

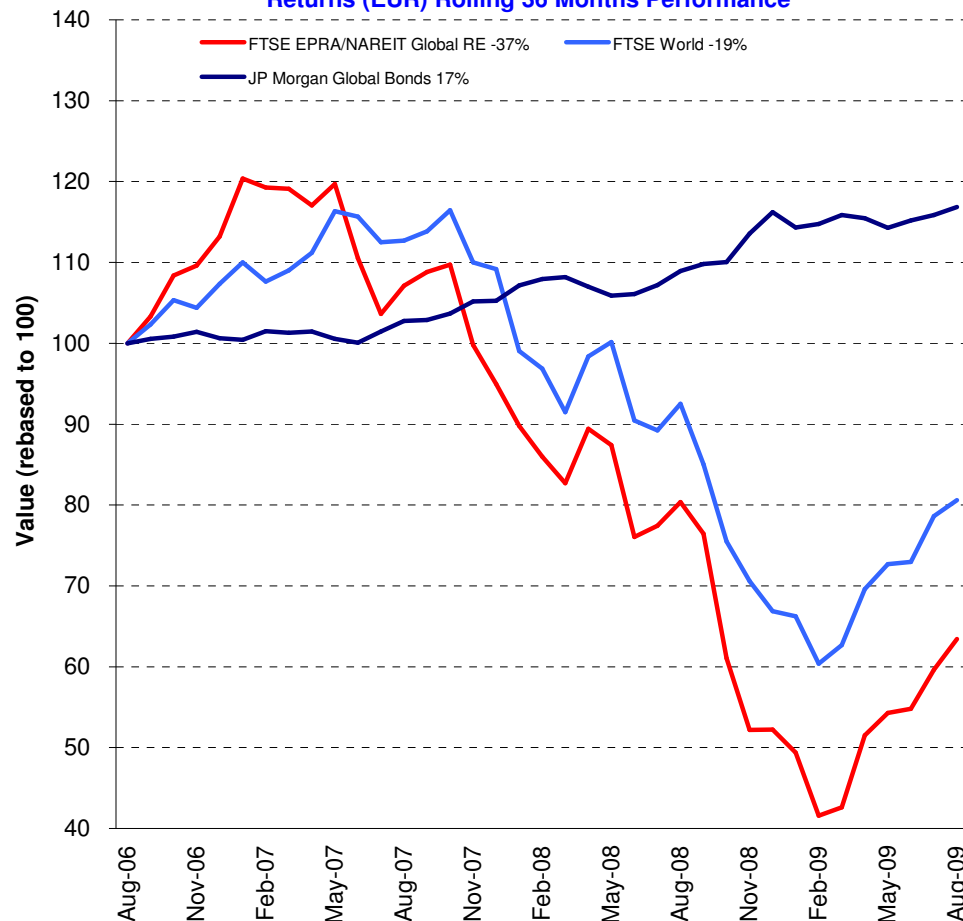


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In association with:



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



Comment

The FTSE EPRA/NAREIT Developed (Global) Index advanced 6.35% for the month. Global equity markets jumped 2.48% compared to a gain of 0.85% in the global bonds market. Real estate markets in Europe gained 15.48% in one month compared to a gain of 12.37% in North America. Asia real estate lost 1.94% for the month.

Global real estate total return from the five-year rolling period was 1.04% at the end of August. Global equities returned 8.34% while global bonds rose 24.56%. Annual average returns based on the five-year period is 0.21% from real estate investments, compared to 1.62% and 4.49% from equities and bonds, respectively.

The FTSE EPRA/NAREIT Global RE Index is free float weighted. Full details of the free float weightings for each company are downloadable from the www.epra.com website. The ground rules are also available from the website.

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

* Companies marked with * throughout the bulletin are tax transparent.

All calculated returns in the bulletin are geometric means.

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

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

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Section 1

Size of the total real estate market

Size of the total real estate market - Europe

Countries	2007 GDP (\$ Bn)	2007 GDP per capita (\$)	2007 Real Estate (\$ Bn)	Aug-09 Total Listed (\$ Bn)	Aug-09 Number of Companies	Aug-09 Index Mrkt Cap (\$ Bn)	Aug-09 Total RE v Listed RE (%)	Aug-09 Stock Market (\$ Bn)	Aug-09 Stk Mkt v Listed RE (%)
Germany	3,033.77	36,806.49	1,365.20	14.00	41	3	1.03%	1,283.45	1.09%
United Kingdom	2,495.72	41,408.35	1,403.84	56.00	124	39	3.99%	2,740.77	2.04%
France	2,351.65	37,605.92	1,058.24	58.00	62	30	5.48%	1,764.73	3.29%
Italy	1,925.72	33,169.40	866.57	6.00	8	1	0.69%	661.08	0.91%
Spain	1,274.33	31,636.07	573.45	17.00	15	-	2.96%	781.92	2.17%
Russia	1,025.29	7,022.99	325.51	5.00	-	-	1.54%	408.56	1.22%
Netherlands	695.01	42,591.38	312.75	13.00	12	10	4.16%	277.24	4.69%
Switzerland	396.85	53,261.13	178.58	7.00	11	6	3.92%	998.19	0.70%
Belgium	411.34	39,750.85	185.10	6.00	19	4	3.24%	230.41	2.60%
Sweden	408.55	45,464.67	183.85	11.00	15	5	5.98%	424.26	2.59%
Turkey	557.43	7,783.87	183.15	-	12	-	0.00%	211.27	0.00%
Austria	336.68	41,184.16	151.51	8.00	13	2	5.28%	129.12	6.20%
Poland	357.40	9,263.77	124.44	6.00	8	-	4.82%	127.20	4.72%
Norway	342.75	74,918.40	154.24	3.00	6	0	1.95%	206.30	1.45%
Denmark	283.54	52,381.84	127.59	2.00	5	-	1.57%	186.73	1.07%
Greece	278.27	26,133.99	125.22	2.20	6	1	1.76%	127.09	1.73%
Ireland	227.97	57,422.39	102.59	2.10	1	-	2.05%	60.22	3.49%
Finland	218.78	41,952.31	98.45	3.00	5	2	3.05%	184.79	1.62%
Portugal	202.55	19,246.24	89.99	-	-	-	0.00%	97.55	0.00%
Czech Republic	148.56	14,476.26	60.02	-	-	-	0.00%	50.29	0.00%
Hungary	121.54	12,115.07	46.28	0.26	2	-	0.56%	27.44	0.95%
Romania *	130.51	5,838.01	38.96	0.50	-	-	1.28%	15.40	3.25%
Ukraine *	112.51	2,319.48	24.69	-	-	-	0.00%	26.42	0.00%
Slovakia *	60.54	11,200.33	22.46	-	-	-	0.00%	5.63	0.00%
Slovenia *	41.05	20,414.67	18.60	-	-	-	0.00%	12.63	0.00%
Luxembourg	43.40	93,740.82	19.53	-	1	-	0.00%	16.90	0.00%
Bulgaria *	33.22	4,418.57	9.04	-	-	-	0.00%	6.54	0.00%
Total Europe	17,514.93	34,619.57	7,849.86	220.06	366	102	2.80%	11,062.15	1.99%

* Country is not included in the selection universe

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

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

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

Countries	2007 GDP (\$ Bn)	2007 GDP per capita (\$)	2007 Real Estate (\$ Bn)	Aug-09 Total Listed (\$ Bn)	Aug-09 Number of Companies	Aug-09 Index Mrkt Cap (\$ Bn)	Aug-09 Total RE v Listed RE (%)	Aug-09 Stock Market (\$ Bn)	Aug-09 Stk Mkt v Listed RE (%)
Japan	4,437.51	34,809.45	1,996.88	152.00	113	72	7.61%	3,647.20	4.17%
Hong Kong/China	2,911.93	2,230.16	630.75	159.00	200	87	25.21%	4,718.32	3.37%
South Korea	880.71	18,404.16	385.49	1.00	12	-	0.26%	721.39	0.14%
India	977.35	908.76	156.96	8.00	16	-	5.10%	1,086.75	0.74%
Australia	740.51	37,034.72	333.23	63.00	65	53	18.91%	1,058.17	5.95%
Taiwan	340.46	15,049.94	139.35	4.00	31	-	2.87%	578.81	0.69%
Indonesia	365.36	1,616.63	71.09	0.14	30	-	0.20%	183.30	0.08%
Thailand	211.57	3,319.72	52.33	4.00	140	-	7.64%	151.48	2.64%
Malaysia	161.68	6,869.59	50.95	0.70	88	-	1.37%	247.98	0.28%
Singapore	140.38	32,241.59	126.34	39.00	50	19	30.87%	399.14	9.77%
New Zealand	118.49	29,562.55	60.74	3.15	8	1	5.19%	29.48	10.68%
Pakistan	127.05	810.51	19.64	-	-	-	0.00%	45.00	0.00%
Philippines	121.35	1,369.33	22.34	4.00	52	-	17.90%	76.89	5.20%
Vietnam *	60.51	731.99	9.04	-	-	-	0.00%	-	0.00%
Total Asia-Pacific	11,594.85	19,081.71	4,055.13	437.99	805	231	10.80%	12,943.92	3.38%
Egypt	110.26	1,402.63	20.46	11.00	-	-	53.76%	115.12	9.56%
Israel	147.94	21,718.34	68.43	4.14	-	-	6.05%	167.56	2.47%
Morocco	67.34	2,182.08	14.48	2.33	-	-	16.12%	86.87	2.69%
South Africa	260.41	5,355.62	75.53	8.62	-	-	11.42%	406.13	2.12%
Total Africa/Middle East	585.94	30,658.67	178.91	26.10	-	-	14.59%	775.68	3.36%
Mexico	939.13	8,947.46	323.22	0.10	3	-	0.03%	313.13	0.03%
Brazil	1,089.79	5,843.74	325.43	0.70	26	-	0.22%	1,049.55	0.07%
Argentina	221.20	5,709.67	65.55	0.60	2	-	0.92%	492.94	0.12%
Venezuela *	186.93	7,505.68	60.68	-	-	-	0.00%	11.99	0.00%
Colombia	172.11	4,054.08	45.50	-	-	-	0.00%	114.88	0.00%
Chile	142.71	9,011.83	49.24	0.30	17	-	0.61%	196.06	0.15%
Peru	93.46	3,378.43	23.25	-	6	-	0.00%	67.36	0.00%
Total Latin America	2,845.34	6,936.57	892.87	1.70	54	-	0.19%	2,245.90	0.08%

* Country is not included in the selection universe

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

Countries	2007 GDP (\$ Bn)	2007 GDP per capita (\$)	2007 Real Estate (\$ Bn)	Aug-09 Total Listed (\$ Bn)	Aug-09 Number of Companies	Aug-09 Index Mrkt Cap (\$ Bn)	Aug-09 Total RE v Listed RE (%)	Aug-09 Stock Market (\$ Bn)	Aug-09 Stk Mkt v Listed RE (%)
United States	13,078.74	44,666.91	5,885.43	359.00	195	196	6.10%	12,359.99	2.90%
Canada	1,240.61	38,606.11	558.27	39.00	45	19	6.99%	1,407.63	2.77%
Total Nth America	14,319.35	44,141.81	6,443.71	398.00	240	215	6.18%	13,767.62	2.89%
World	46,860.42	-	19,420.47	1,083.85	1,465	548	5.58%	40,795.28	2.66%

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

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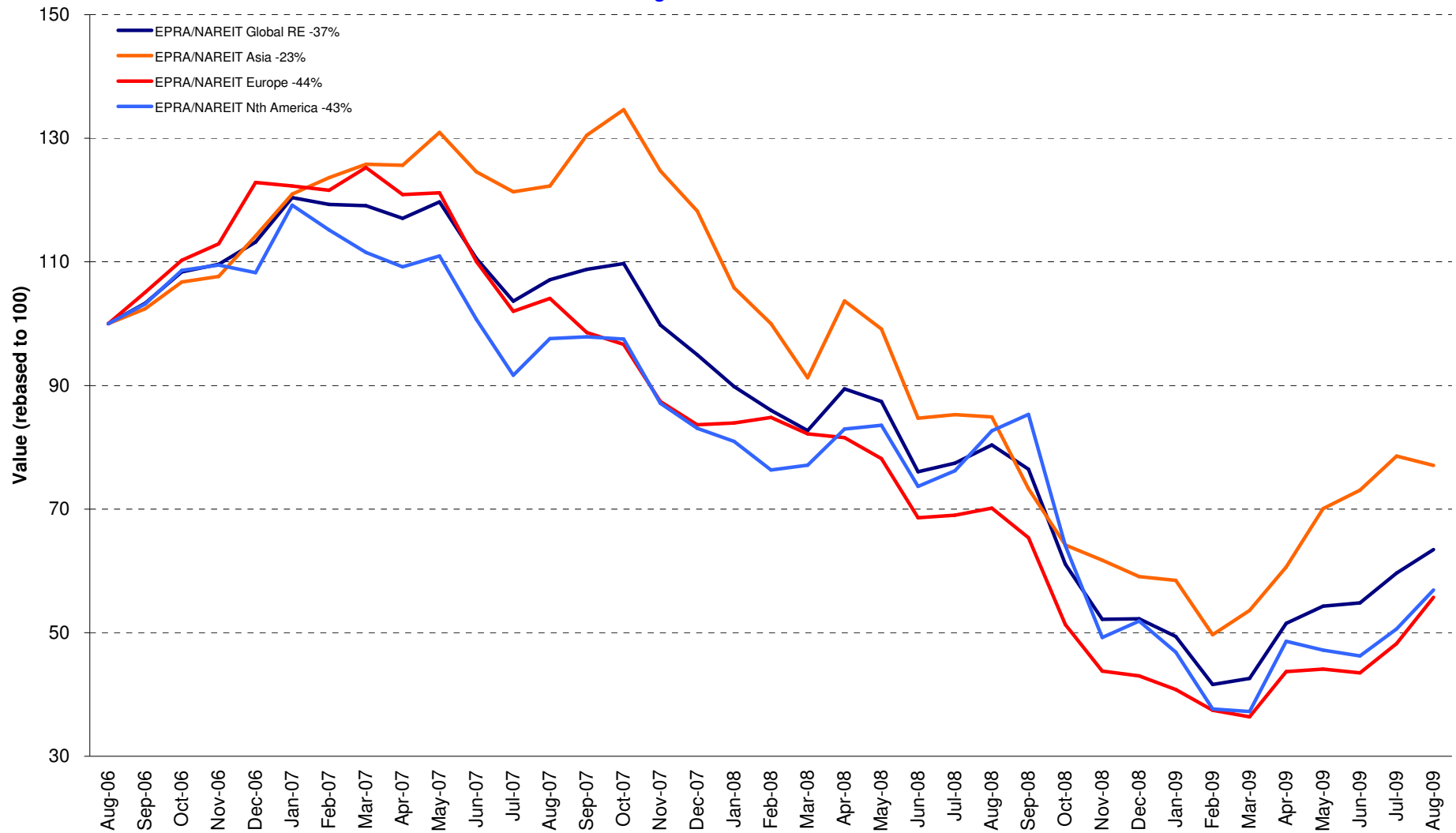
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Section 2

FTSE EPRA/NAREIT Global Developed Real Estate Index

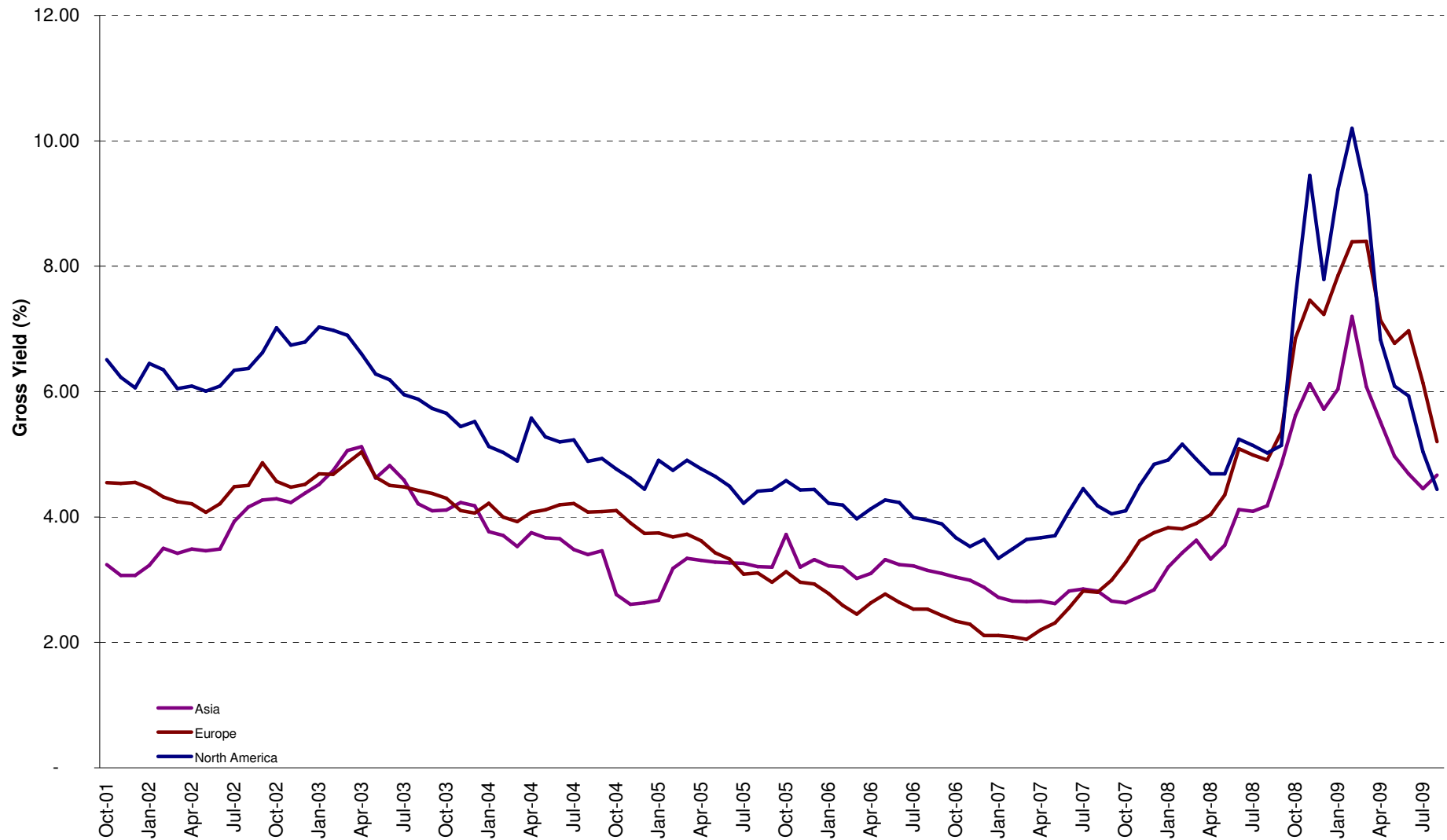
**Graph 2: EPRA/NAREIT Global Developed v Asia Developed, Europe Developed & North America Developed- Total Return (EUR)
Rolling 36 Months Performance**



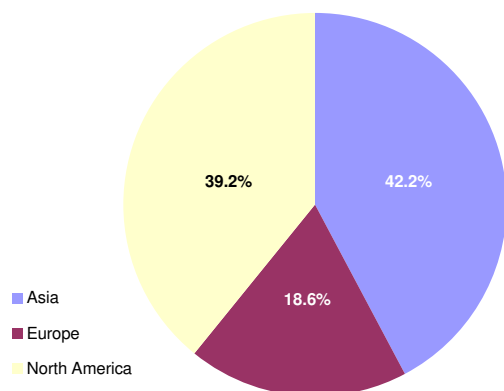
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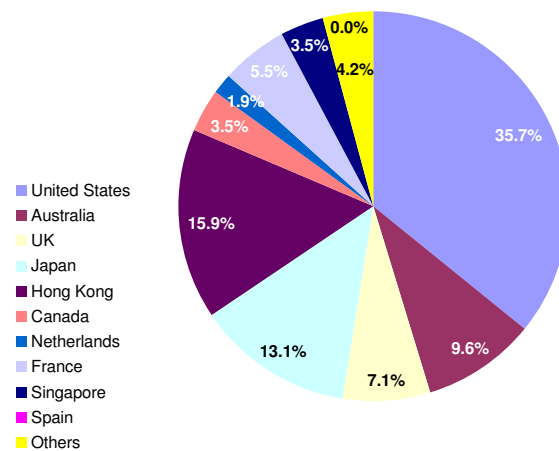
Graph 3: Dividend Yields



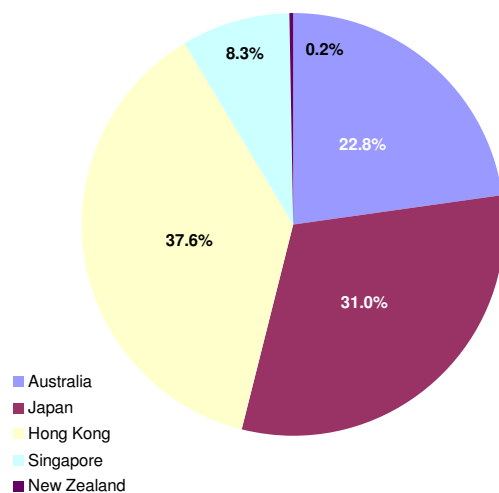
Graph 4: Global Developed - Regional Breakdown by Market Cap



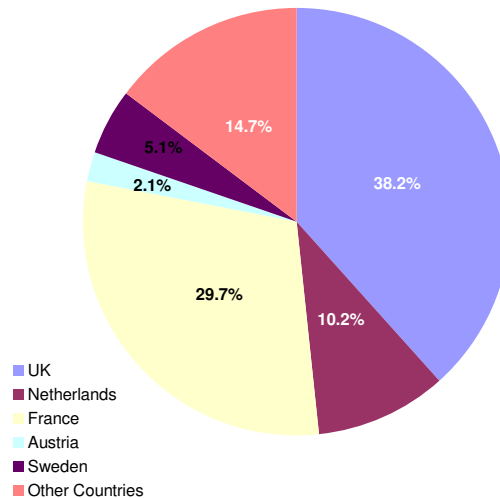
Graph 5: Global Developed - Breakdown by Country



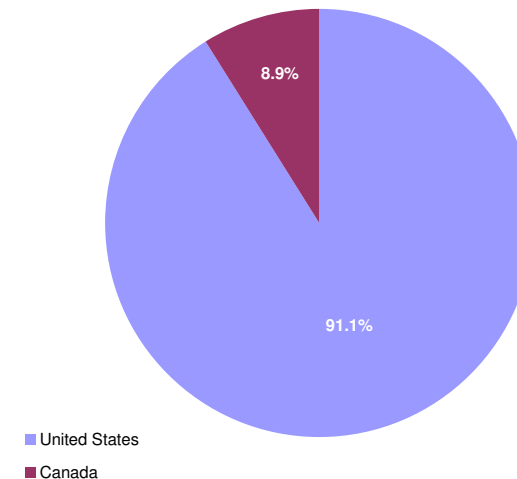
Graph 6: Asia Developed - Country Breakdown by Market Cap



Graph 7: Europe Developed - Country Breakdown by Market Cap



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



FTSE EPRA/NAREIT Global Developed Index - Index Performance

Gross Total Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,588.71	381,884.21	100.00	4.65	0.21	-14.08	-21.06	15.75	6.35	21.46	26.89
Asia	EUR	1,364.85	161,048.92	42.17	4.67	4.33	-8.32	-9.25	5.51	-1.94	30.42	26.68
Europe	EUR	1,747.73	71,132.86	18.63	5.07	-0.31	-17.72	-20.59	28.04	15.48	29.52	27.18
North America	EUR	1,731.52	149,702.42	39.20	4.44	-2.77	-17.14	-31.19	23.03	12.37	9.65	35.43
Global ex Asia	EUR	1,707.94	220,835.29	57.83	4.64	-2.16	-17.35	-28.08	24.61	13.37	15.37	31.94
Global ex Europe	EUR	1,527.54	310,751.35	81.37	4.56	0.33	-13.16	-21.24	13.26	4.46	19.69	27.81
Global ex North America	EUR	1,579.44	232,181.79	60.80	4.79	2.88	-11.66	-12.85	11.51	2.81	30.36	24.29
Global ex United States	EUR	1,602.72	245,464.13	64.28	4.92	2.91	-11.53	-13.40	11.98	3.06	31.18	24.28
Global ex Japan	EUR	890.59	331,932.89	86.92	4.98	-NA-	-14.64	-22.97	17.61	6.93	23.51	28.00
Global Dividend+	EUR	1,297.35	328,579.02	86.04	5.22	-NA-	-12.77	-21.92	18.10	7.52	21.72	27.50
Global	USD	2,188.64	548,022.80	100.00	4.65	3.60	-10.74	-23.06	18.42	7.65	25.38	31.59
Asia	USD	1,937.63	231,113.20	42.17	4.67	7.86	-4.76	-11.55	7.94	-0.74	34.64	31.80
Europe	USD	2,490.85	102,079.19	18.63	5.07	3.05	-14.53	-22.60	31.00	16.89	33.70	31.64
North America	USD	2,371.82	214,830.41	39.20	4.44	0.51	-13.92	-32.92	25.88	13.74	13.20	38.87
Global ex Asia	USD	2,353.96	316,909.60	57.83	4.64	1.15	-14.14	-29.90	27.49	14.75	19.10	35.77
Global ex Europe	USD	2,111.70	445,943.61	81.37	4.56	3.73	-9.79	-23.23	15.88	5.73	23.56	32.41
Global ex North America	USD	2,191.19	333,192.39	60.80	4.79	6.36	-8.23	-15.06	14.08	4.06	34.57	29.62
Global ex United States	USD	2,294.65	352,253.21	64.28	4.92	6.49	-8.09	-15.58	14.57	4.32	35.43	29.53
Global ex Japan	USD	978.23	476,340.18	86.92	4.98	-NA-	-11.32	-24.92	20.33	8.23	27.50	32.65
Global ex Australia	USD	998.51	495,216.43	90.36	0.00	-NA-	-NA-	-26.63	13.14	5.30	3.97	-NA-
Global ex Australia Hedged	USD	1,079.33	495,216.43	90.36	0.00	-NA-	-10.38	-20.80	16.82	6.41	25.01	30.09
Global Dividend+	USD	1,537.82	471,527.21	86.04	5.22	3.60	-9.39	-23.89	20.83	8.83	25.66	32.06

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Developed Index - Index Performance

Gross Total Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)
Global	GBP	2,164.20	336,250.35	100.00	4.65	5.66	-6.02	-13.90	19.66	9.50	10.61	28.21
Asia	GBP	1,915.99	141,804.13	42.17	4.67	10.02	0.27	-1.01	9.07	0.96	18.78	26.90
Europe	GBP	2,463.03	62,632.73	18.63	5.07	5.11	-10.01	-13.38	32.37	18.90	17.95	28.91
North America	GBP	2,345.33	131,813.49	39.20	4.44	2.52	-9.37	-24.93	27.19	15.70	-0.14	37.30
Global ex Asia	GBP	2,327.67	194,446.22	57.83	4.64	3.17	-9.60	-21.55	28.82	16.73	5.07	33.84
Global ex Europe	GBP	2,088.11	273,617.62	81.37	4.56	5.80	-5.02	-14.09	17.09	7.55	9.00	28.99
Global ex North America	GBP	2,166.72	204,436.86	60.80	4.79	8.48	-3.38	-4.94	15.27	5.85	18.71	25.00
Global ex United States	GBP	2,269.07	216,132.00	64.28	4.92	8.61	-3.23	-5.53	15.77	6.12	19.47	24.87
Global ex Japan	GBP	967.31	292,268.05	86.92	4.98	-NA-	-6.64	-15.98	21.59	10.09	12.48	29.39
Global Dividend+	GBP	1,691.27	289,314.95	86.04	5.22	5.67	-4.60	-14.82	22.09	10.70	10.85	29.07
Global	JPY	1,983.58	50,837,335.39	100.00	4.65	0.17	-17.45	-34.23	13.86	4.90	28.31	33.29
Asia	JPY	1,756.09	21,439,216.21	42.17	4.67	4.30	-11.92	-24.39	3.78	-3.28	37.78	34.14
Europe	JPY	2,257.47	9,469,376.24	18.63	5.07	-0.35	-20.96	-33.84	25.95	13.90	36.82	32.93
North America	JPY	2,149.60	19,928,742.94	39.20	4.44	-2.81	-20.40	-42.67	21.02	10.84	15.84	39.64
Global ex Asia	JPY	2,133.41	29,398,119.18	57.83	4.64	-2.19	-20.60	-40.08	22.57	11.82	21.88	36.66
Global ex Europe	JPY	1,913.85	41,367,959.15	81.37	4.56	0.30	-16.57	-34.38	11.41	3.03	26.44	34.22
Global ex North America	JPY	1,985.89	30,908,592.45	60.80	4.79	2.84	-15.13	-27.39	9.68	1.40	37.71	31.76
Global ex United States	JPY	2,079.70	32,676,769.30	64.28	4.92	2.92	-15.00	-27.84	10.15	1.66	38.58	31.74
Global ex Japan	JPY	886.58	44,187,697.19	86.92	4.98	-NA-	-17.99	-35.83	15.69	5.47	30.48	34.36
Global Dividend+	JPY	1,287.39	43,741,221.41	86.04	5.22	-NA-	-16.20	-34.94	16.17	6.05	28.59	33.66

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Developed Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,698.80	650,048.21	170.22	4.65	-NA-	-NA-	-NA-	13.56	6.16	-NA-	-NA-
Asia	AUD	1,503.97	274,139.55	71.79	4.67	-NA-	-NA-	-NA-	3.51	-2.12	-NA-	-NA-
Europe	AUD	1,933.36	121,083.28	31.71	5.07	-NA-	-NA-	-NA-	25.62	15.27	-NA-	-NA-
North America	AUD	1,840.98	254,825.39	66.73	4.44	-NA-	-NA-	-NA-	20.71	12.17	-NA-	-NA-
Global ex Asia	AUD	1,827.12	375,908.66	98.44	4.64	-NA-	-NA-	-NA-	22.26	13.16	-NA-	-NA-
Global ex Europe	AUD	1,639.07	528,964.93	138.51	4.56	-NA-	-NA-	-NA-	11.12	4.27	-NA-	-NA-
Global ex North America	AUD	1,700.78	395,222.82	103.49	4.79	-NA-	-NA-	-NA-	9.40	2.62	-NA-	-NA-
Global ex United States	AUD	1,781.12	417,832.19	109.41	4.92	-NA-	-NA-	-NA-	9.87	2.87	-NA-	-NA-
Global ex Japan	AUD	759.29	565,020.44	147.96	4.98	-NA-	-NA-	-NA-	15.39	6.73	-NA-	-NA-
Global Dividend+	AUD	1,390.44	559,311.43	146.46	5.22	-NA-	-NA-	-NA-	15.87	7.32	-NA-	-NA-
Global ex Australia Hedged	AUD	1,048.62	587,410.87	90.36	0.00	-NA-	-11.98	-27.87	16.97	6.57	22.80	31.25
Global Hedged	AUD	1,000.86	650,048.21	9.64	0.00	-NA-	-12.85	-28.69	17.06	7.31	20.80	30.18

* -5 & -3 Years Total Returns are annualised

Version: August 2009

FTSE EPRA/NAREIT Global Developed Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,545.59	381,884.21	100.00	3.97	-NA-	-14.67	-21.83	15.64	6.30	20.70	26.87
Asia	EUR	1,363.88	161,048.92	42.17	4.61	-NA-	-8.35	-9.31	5.50	-1.94	30.37	26.67
Europe	EUR	1,075.55	71,132.86	18.63	4.27	-0.91	-18.28	-21.38	27.89	15.46	28.39	27.05
North America	EUR	1,646.27	149,702.42	39.20	3.14	-NA-	-18.23	-32.49	22.80	12.25	8.38	35.47
Global ex Asia	EUR	1,635.02	220,835.29	57.83	3.50	-NA-	-18.27	-29.25	24.40	13.28	14.14	31.90
Global ex Europe	EUR	1,486.32	310,751.35	81.37	3.90	-NA-	-13.76	-22.00	13.16	4.40	19.01	27.84
Global ex North America	EUR	1,563.52	232,181.79	60.80	4.51	-NA-	-11.87	-13.14	11.47	2.80	29.99	24.20
Global ex US	EUR	1,581.03	245,464.13	64.28	4.55	-NA-	-11.80	-13.78	11.92	3.05	30.72	24.21
Global ex Japan	EUR	724.85	331,932.89	86.92	0.00	-NA-	-18.57	-27.55	16.78	6.45	18.71	27.90
Global	USD	2,129.25	548,022.80	100.00	3.97	-NA-	-11.35	-23.81	18.31	7.60	24.60	31.58
Asia	USD	1,936.26	231,113.20	42.17	4.61	-NA-	-4.79	-11.60	7.94	-0.75	34.59	31.81
Europe	USD	1,226.23	102,079.19	18.63	4.27	2.54	-15.11	-23.37	30.84	16.87	32.53	31.54
North America	USD	2,255.04	214,830.41	39.20	3.14	-NA-	-15.06	-34.19	25.64	13.62	11.89	38.88
Global ex Asia	USD	2,253.48	316,909.60	57.83	3.50	-NA-	-15.10	-31.04	27.28	14.66	17.83	35.73
Global ex Europe	USD	2,054.71	445,943.61	81.37	3.90	-NA-	-10.41	-23.97	15.78	5.68	22.86	32.43
Global ex North America	USD	2,169.13	333,192.39	60.80	4.51	-NA-	-8.44	-15.34	14.04	4.05	34.20	29.57
Global ex US	USD	2,263.59	352,253.21	64.28	4.55	-NA-	-8.38	-15.96	14.51	4.30	34.95	29.50
Global ex Japan	USD	948.62	476,340.18	86.92	4.22	-NA-	-12.01	-25.76	20.20	8.18	26.60	32.65

* -5 & -3 Years Total Returns are annualised

Version: August 2009

FTSE EPRA/NAREIT Global Developed Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	2,105.47	336,250.35	100.00	3.97	-NA-	-6.66	-14.74	19.55	9.45	9.92	28.17
Asia	GBP	1,914.63	141,804.13	42.17	4.61	-NA-	0.24	-1.07	9.07	0.96	18.73	26.89
Europe	GBP	1,212.54	62,632.73	18.63	4.27	4.59	-10.62	-14.25	32.21	18.88	16.92	28.85
North America	GBP	2,229.85	131,813.49	39.20	3.14	-NA-	-10.57	-26.35	26.95	15.57	-1.30	37.27
Global ex Asia	GBP	2,228.31	194,446.22	57.83	3.50	-NA-	-10.61	-22.83	28.61	16.63	3.94	33.77
Global ex Europe	GBP	2,031.76	273,617.62	81.37	3.90	-NA-	-5.67	-14.92	16.99	7.50	8.38	28.99
Global ex North America	GBP	2,144.90	204,436.86	60.80	4.51	-NA-	-3.61	-5.26	15.23	5.84	18.38	24.93
Global ex US	GBP	2,238.35	216,132.00	64.28	4.55	-NA-	-3.53	-5.95	15.71	6.10	19.05	24.81
Global ex Japan	GBP	938.02	292,268.05	86.92	4.22	-NA-	-7.36	-16.91	21.45	10.04	11.68	29.36
Global	JPY	1,929.75	50,837,335.39	100.00	3.97	-NA-	-18.02	-34.88	13.75	4.85	27.51	33.38
Asia	JPY	1,754.84	21,439,216.21	42.17	4.61	-NA-	-11.95	-24.44	3.78	-3.28	37.73	34.23
Europe	JPY	1,111.34	9,469,376.24	18.63	4.27	-0.85	-21.49	-34.50	25.80	13.89	35.63	32.82
North America	JPY	2,043.75	19,928,742.94	39.20	3.14	-NA-	-21.45	-43.75	20.80	10.72	14.50	39.77
Global ex Asia	JPY	2,042.34	29,398,119.18	57.83	3.50	-NA-	-21.48	-41.06	22.37	11.73	20.58	36.72
Global ex Europe	JPY	1,862.20	41,367,959.15	81.37	3.90	-NA-	-17.15	-35.02	11.31	2.98	25.73	34.36
Global ex North America	JPY	1,965.90	30,908,592.45	60.80	4.51	-NA-	-15.33	-27.64	9.64	1.40	37.33	31.80
Global ex US	JPY	2,051.55	32,676,769.30	64.28	4.55	-NA-	-15.27	-28.17	10.10	1.64	38.10	31.79
Global ex Japan	JPY	859.74	44,187,697.19	86.92	4.22	-NA-	-18.62	-36.54	15.56	5.41	29.56	34.48

* -5 & -3 Years Total Returns are annualised

Version: August 2009

FTSE EPRA/NAREIT Global Developed Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,652.70	650,048.21	170.22	3.97	-NA-	-NA-	-NA-	13.46	6.11	-NA-	-NA-
Asia	AUD	1,502.90	274,139.55	71.79	4.61	-NA-	-NA-	-NA-	3.51	-2.12	-NA-	-NA-
Europe	AUD	951.79	121,083.28	31.71	4.27	-NA-	-NA-	-NA-	25.47	15.25	-NA-	-NA-
North America	AUD	1,750.33	254,825.39	66.73	3.14	-NA-	-NA-	-NA-	20.48	12.04	-NA-	-NA-
Global ex Asia	AUD	1,749.12	375,908.66	98.44	3.50	-NA-	-NA-	-NA-	22.05	13.07	-NA-	-NA-
Global ex Europe	AUD	1,594.84	528,964.93	138.51	3.90	-NA-	-NA-	-NA-	11.02	4.21	-NA-	-NA-
Global ex North America	AUD	1,683.65	395,222.82	103.49	4.51	-NA-	-NA-	-NA-	9.36	2.61	-NA-	-NA-
Global ex US	AUD	1,757.01	417,832.19	109.41	4.55	-NA-	-NA-	-NA-	9.81	2.86	-NA-	-NA-
Global ex Japan	AUD	617.98	565,020.44	147.96	0.00	-NA-	-NA-	-NA-	14.58	6.26	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

FTSE EPRA/NAREIT Global Developed Index - Index Performance

Price Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,025.00	381,884.21	100.00	0.00	-3.90	-17.71	-25.38	15.01	5.92	17.12	26.82
Asia	EUR	967.13	161,048.92	42.17	0.00	0.61	-11.60	-13.31	4.89	-2.45	26.78	26.79
Europe	EUR	1,202.35	71,132.86	18.63	0.00	-3.97	-21.16	-25.27	27.02	15.21	23.30	26.67
North America	EUR	1,030.96	149,702.42	39.20	0.00	-7.36	-21.18	-35.51	22.24	11.95	5.39	35.38
Global ex Asia	EUR	1,055.39	220,835.29	57.83	0.00	-6.49	-21.21	-32.55	23.74	12.99	10.53	31.69
Global ex Europe	EUR	978.57	310,751.35	81.37	0.00	-3.89	-16.84	-25.47	12.58	3.99	15.74	27.87
Global ex North America	EUR	1,104.23	232,181.79	60.80	0.00	-0.79	-14.97	-17.10	10.80	2.36	25.96	24.20
Global ex United States	EUR	1,110.46	245,464.13	64.28	0.00	-0.90	-14.97	-17.82	11.23	2.60	26.57	24.19
Global ex Japan	EUR	724.85	331,932.89	86.92	0.00	-NA-	-18.57	-27.55	16.78	6.45	18.71	27.90
Global Dividend+	EUR	1,110.78	328,579.02	86.04	0.00	-NA-	-17.07	-26.75	17.23	7.01	16.81	27.42
Global	USD	1,417.68	548,022.80	100.00	0.00	-0.66	-14.51	-27.27	17.67	7.21	20.91	31.46
Asia	USD	1,371.74	231,113.20	42.17	0.00	4.01	-8.17	-15.51	7.31	-1.26	30.89	31.84
Europe	USD	1,713.62	102,079.19	18.63	0.00	-0.72	-18.10	-27.16	29.96	16.61	27.29	31.22
North America	USD	1,411.94	214,830.41	39.20	0.00	-4.23	-18.12	-37.14	25.07	13.32	8.80	38.72
Global ex Asia	USD	1,453.93	316,909.60	57.83	0.00	-3.33	-18.15	-34.25	26.60	14.37	14.11	35.48
Global ex Europe	USD	1,352.36	445,943.61	81.37	0.00	-0.64	-13.61	-27.35	15.18	5.26	19.48	32.38
Global ex North America	USD	1,531.83	333,192.39	60.80	0.00	2.57	-11.67	-19.20	13.36	3.61	30.04	29.50
Global ex United States	USD	1,589.87	352,253.21	64.28	0.00	2.54	-11.67	-19.89	13.80	3.85	30.66	29.42
Global ex Japan	USD	796.17	476,340.18	86.92	0.00	-NA-	-15.40	-29.38	19.48	7.75	22.56	32.50
Global ex Australia	USD	899.96	495,216.43	90.36	0.00	-NA-	-NA-	-25.29	17.37	6.50	21.55	-NA-
Global ex Australia Hedged	USD	905.64	495,216.43	90.36	0.00	-NA-	-13.90	-24.92	16.21	6.12	20.86	29.92
Global Dividend+	USD	1,316.66	471,527.21	86.04	0.00	-1.34	-13.85	-28.60	19.94	8.31	20.60	31.92

* -5 & -3 Years Total Returns are annualised

Version: August 2009

FTSE EPRA/NAREIT Global Developed Index - Index Performance

Price Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	1,401.85	336,250.35	100.00	0.00	1.33	-9.99	-18.61	18.90	9.06	6.66	28.05
Asia	GBP	1,356.42	141,804.13	42.17	0.00	6.08	-3.32	-5.44	8.43	0.44	15.46	26.88
Europe	GBP	1,694.48	62,632.73	18.63	0.00	1.25	-13.77	-18.48	31.32	18.62	12.29	28.61
North America	GBP	1,396.18	131,813.49	39.20	0.00	-2.32	-13.79	-29.65	26.38	15.27	-4.02	37.10
Global ex Asia	GBP	1,437.70	194,446.22	57.83	0.00	-1.40	-13.83	-26.42	27.93	16.34	0.67	33.54
Global ex Europe	GBP	1,337.26	273,617.62	81.37	0.00	1.34	-9.05	-18.70	16.38	7.07	5.40	28.91
Global ex North America	GBP	1,514.72	204,436.86	60.80	0.00	4.61	-7.00	-9.57	14.54	5.39	14.72	24.87
Global ex United States	GBP	1,572.14	216,132.00	64.28	0.00	4.58	-7.00	-10.35	14.99	5.64	15.27	24.74
Global ex Japan	GBP	787.28	292,268.05	86.92	0.00	-NA-	-10.93	-20.97	20.73	9.60	8.11	29.21
Global Dividend+	GBP	1,448.05	289,314.95	86.04	0.00	0.63	-9.29	-20.10	21.19	10.18	6.39	28.89
Global	JPY	1,284.86	50,837,335.39	100.00	0.00	-3.94	-20.94	-37.83	13.14	4.47	23.73	33.14
Asia	JPY	1,243.22	21,439,216.21	42.17	0.00	0.57	-15.08	-27.78	3.17	-3.78	33.94	34.15
Europe	JPY	1,553.07	9,469,376.24	18.63	0.00	-4.01	-24.26	-37.73	24.95	13.64	30.26	32.46
North America	JPY	1,279.65	19,928,742.94	39.20	0.00	-7.39	-24.28	-46.27	20.24	10.42	11.34	39.51
Global ex Asia	JPY	1,317.71	29,398,119.18	57.83	0.00	-6.52	-24.31	-43.80	21.72	11.45	16.77	36.35
Global ex Europe	JPY	1,225.66	41,367,959.15	81.37	0.00	-3.92	-20.11	-37.90	10.74	2.58	22.27	34.18
Global ex North America	JPY	1,388.30	30,908,592.45	60.80	0.00	-0.82	-18.31	-30.93	8.99	0.96	33.07	31.61
Global ex United States	JPY	1,440.94	32,676,769.30	64.28	0.00	-0.89	-18.31	-31.53	9.41	1.20	33.71	31.59
Global ex Japan	JPY	721.58	44,187,697.19	86.92	0.00	-NA-	-21.77	-39.64	14.87	5.00	25.42	34.19
Global Dividend+	JPY	1,102.25	43,741,221.41	86.04	0.00	-NA-	-20.33	-38.97	15.31	5.55	23.41	33.50

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Global Developed Index - Index Performance

Price Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,100.39	650,048.21	170.22	0.00	-NA-	-NA-	-NA-	12.84	5.72	-NA-	-NA-
Asia	AUD	1,064.73	274,139.55	71.79	0.00	-NA-	-NA-	-NA-	2.91	-2.63	-NA-	-NA-
Europe	AUD	1,330.09	121,083.28	31.71	0.00	-NA-	-NA-	-NA-	24.63	15.00	-NA-	-NA-
North America	AUD	1,095.93	254,825.39	66.73	0.00	-NA-	-NA-	-NA-	19.93	11.74	-NA-	-NA-
Global ex Asia	AUD	1,128.53	375,908.66	98.44	0.00	-NA-	-NA-	-NA-	21.41	12.78	-NA-	-NA-
Global ex Europe	AUD	1,049.69	528,964.93	138.51	0.00	-NA-	-NA-	-NA-	10.45	3.80	-NA-	-NA-
Global ex North America	AUD	1,188.98	395,222.82	103.49	0.00	-NA-	-NA-	-NA-	8.70	2.17	-NA-	-NA-
Global ex United States	AUD	1,234.06	417,832.19	109.41	0.00	-NA-	-NA-	-NA-	9.13	2.41	-NA-	-NA-
Global ex Japan	AUD	617.98	565,020.44	147.96	0.00	-NA-	-NA-	-NA-	14.58	6.26	-NA-	-NA-
Global Dividend+	AUD	1,190.48	559,311.43	146.46	0.00	-NA-	-NA-	-NA-	15.01	6.81	-NA-	-NA-
Global ex Australia Hedged	AUD	879.92	587,410.87	90.36	0.00	-NA-	-15.43	-31.64	16.37	6.29	18.84	31.15
Global Hedged	AUD	828.42	650,048.21	100.00	0.00	-NA-	-16.52	-32.60	16.32	6.88	16.60	30.11

* -5 & -3 Years Total Returns are annualised

Version: August 2009

FTSE EPRA/NAREIT Global Developed Index - Local Currency Indices

Index Description	Curr	Close Value Aug-09	12 Mths Estimated Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)
Gross Total Return										
Global	Local	1911.77	4.65	1.95	-12.48	-23.87	16.83	7.16	21.50	29.13
Global ex Asia	Local	2173.38	4.64	0.26	-14.69	-29.10	26.50	14.77	15.44	34.09
Global ex Europe	Local	1899.35	4.56	2.18	-11.68	-25.11	14.31	5.20	20.83	30.66
Global ex North America	Local	1691.33	4.79	3.93	-10.83	-15.80	11.97	3.22	29.03	25.52
Global ex UK	Local	2188.81	-NA-	2.46	-11.60	-23.61	15.76	6.33	22.06	29.50
Asia	Local	1513.09	4.67	5.14	-8.39	-15.49	5.73	-1.77	30.55	28.84
Europe	Local	2002.42	5.07	1.66	-14.84	-17.35	29.24	16.65	25.22	26.90
Europe ex UK	Local	2378.45	5.46	5.27	-10.40	-10.92	27.14	15.02	31.48	25.42
Nordic	Local	2278.90	-NA-	3.22	-14.47	-4.06	33.02	25.41	23.63	35.40
North America	Local	2327.75	4.44	0.21	-14.04	-32.91	25.24	13.90	11.99	38.35
Price Return										
Global	Local	1241.88	0.00	-2.23	-16.18	-28.06	16.09	6.72	17.14	29.01
Global ex Europe	Local	1217.46	0.00	-2.12	-15.42	-29.15	13.63	4.73	16.82	30.64
Global ex Asia	Local	1348.51	0.00	-4.18	-18.68	-33.50	25.63	14.39	10.60	33.80
Global ex North America	Local	1186.73	0.00	0.22	-14.18	-19.96	11.28	2.78	24.64	25.41
Global ex UK	Local	1403.46	0.00	-1.84	-15.38	-27.83	15.04	5.89	17.67	29.37
Asia	Local	1072.92	0.00	1.39	-11.66	-19.32	5.13	-2.26	26.89	28.89
Europe	Local	1372.94	0.00	-2.08	-18.42	-22.30	28.23	16.38	19.13	26.46
Europe ex UK	Local	1539.80	0.00	0.96	-14.46	-16.72	26.15	14.88	24.10	24.84
Nordic	Local	1487.03	0.00	-1.27	-18.59	-8.79	33.02	25.41	17.52	35.18
North America	Local	1385.74	0.00	-4.51	-18.23	-37.11	24.43	13.47	7.66	38.20

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

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Global Developed Index - Asset Class Comparison

Gross Total Return			12 Mths							
		Close Value	Estimated	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	31-Aug	Div Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
			Aug-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-09	YTD	
Global Real Estate **	Local	1911.77	4.65	1.95	-12.48	-23.87	16.83	7.16	21.50	29.13
Global FTSE	Local	197.2	2.64	3.91	-4.42	-14.50	11.55	3.43	20.52	19.42
Global JP Morgan Bonds	Local	412.02	-NA-	4.00	4.65	6.81	1.43	0.84	0.34	3.50

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

* -5 & -3 Years Total Returns are annualised

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 31-Aug	Free Float Global (%) Weight 31-Aug
Sun Hung Kai Props	HK	18,138.70	4.75
Westfield Group *	AU	16,930.81	4.43
Simon Property Group *	US	12,532.97	3.28
Mitsubishi Estate	JP	11,923.40	3.12
Mitsui Fudosan	JP	11,640.00	3.05
Unibail-Rodamco *	FR	11,217.46	2.94
Vornado Realty Trust *	US	7,173.73	1.88
Sumitomo Realty & Dev	JP	7,005.98	1.83
Public Storage *	US	6,274.59	1.64
China Overseas Land	HK	5,784.46	1.51
Boston Properties *	US	5,753.17	1.51
Capitaland	SG	5,689.02	1.49
HCP *	US	5,407.48	1.42
Land Securities *	UK	5,301.45	1.39
Stockland Trust Group *	AU	5,291.86	1.39
Equity Residential Props *	US	5,191.47	1.36
Hongkong Land Hldgs	HK	4,784.55	1.25
British Land *	UK	4,695.92	1.23
Hang Lung Properties	HK	4,496.91	1.18
Henderson Land Dev	HK	4,395.75	1.15

Country Breakdown

Country Index	Number of Constituents 31-Aug	Free Float Mkt Cap (EUR m) 31-Aug	Free Float Global Weight 31-Aug
EPRA/NAREIT North America	115	149,702.42	39.20%
EPRA/NAREIT Asia	65	161,048.92	42.17%
EPRA/NAREIT Europe	80	71,132.86	18.63%
EPRA/NAREIT Global	260	381,884.21	100.00%
Global Ex Europe	180	310,751.35	81.37%
Global Ex Asia	195	220,835.29	57.83%
Global Ex Nth America	145	232,181.79	60.80%

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

Top 20 Performance

Stock	Country	Price Return Aug-09	Div Return Aug-09	Total Return Aug-09
Quintain Estates	UK	116.06	0.00	116.06
Unite Group	UK	90.48	0.00	90.48
Felcor Lodging Trust *	US	74.89	0.00	74.89
Societe de la Tour Eiffel *	FR	66.92	0.00	66.92
CBL & Associates Props *	US	57.74	0.00	57.74
Grainger Plc	UK	55.74	0.00	55.74
The Macerich Company *	US	48.58	0.31	48.89
CLS Holdings	UK	47.44	0.00	47.44
Alexandria Real Estate *	US	46.18	0.00	46.18
Workspace Group *	UK	42.62	0.00	42.62
CA Immobilien Anlage	AT	42.11	0.00	42.11
Associated Estates Realty *	US	40.40	0.00	40.40
Developers Diversified *	US	39.75	0.00	39.75
Sponda	FI	37.44	0.00	37.44
Mucklow <A&J> *	UK	37.22	0.00	37.22
SL Green Realty *	US	36.89	0.00	36.89
Conwert Immobilien	AT	35.93	0.00	35.93
DIC Asset	DE	35.56	0.00	35.56
Citycon OYJ	FI	35.33	0.00	35.33
HRPT Properties Trust *	US	34.44	0.00	34.44

Bottom 20 Performance

Stock	Country	Price Return Aug-09	Div Return Aug-09	Total Return Aug-09
Winthrop Realty Trust *	US	-4.69	0.00	-4.69
Suntec REIT *	SG	-8.26	2.73	-5.53
Great Eagle Holdings	HK	-7.23	0.00	-7.23
Bunnings Warehouse Prop *	AU	-7.80	0.00	-7.80
Kerry Properties	HK	-8.25	0.00	-8.25
Hopson Development	HK	-8.36	0.00	-8.36
Sun Hung Kai Props	HK	-11.03	0.00	-11.03
Henderson Land Dev	HK	-11.04	0.00	-11.04
Country Garden Holdings	HK	-12.64	0.00	-12.64
Hysan Development	HK	-14.25	0.66	-13.58
China Resources Land	HK	-14.36	0.00	-14.36
Hang Lung Properties	HK	-14.96	0.00	-14.96
New World Development	HK	-15.46	0.00	-15.46
Sino Land	HK	-16.31	0.00	-16.31
China Overseas Land	HK	-17.57	0.00	-17.57
Agile Property Holdings	HK	-19.62	0.00	-19.62
Shui On Land	HK	-21.86	0.00	-21.86
New World China Land	HK	-24.54	0.00	-24.54
Shimao Property	HK	-25.93	0.00	-25.93
Shenzhen Investment	HK	-27.91	0.00	-27.91

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Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

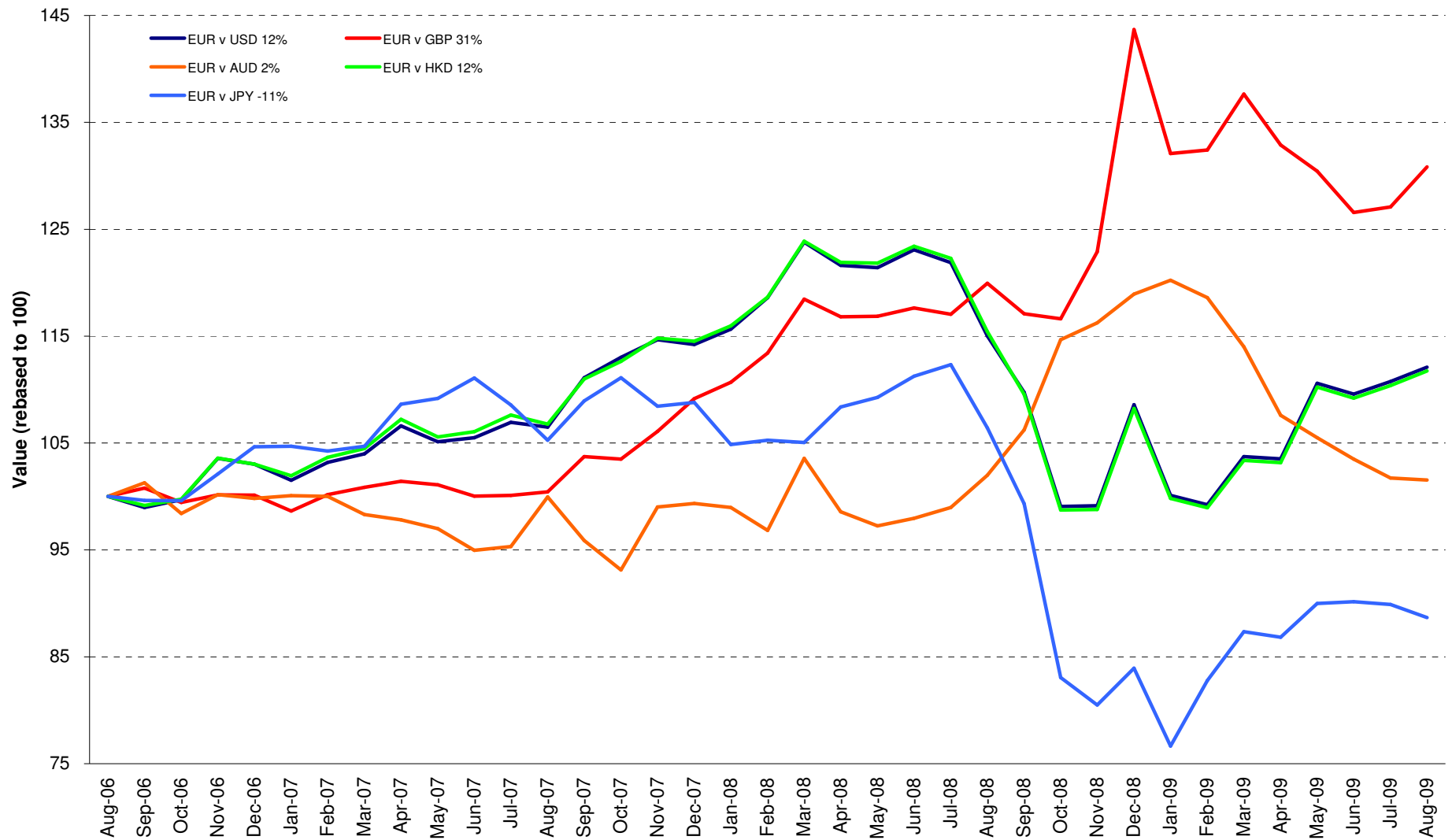
FX Description	Close Value 31-Aug	Total Return (%) - 5 Yrs	Total Return (%) - 3 Years	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Aug-09	Total Return (%) YTD	36 Mths Volatility (%)
1 EUR = USD	1.44	3.38	3.88	-2.53	2.31	1.22	3.24	12.50
1 EUR = CAD	1.58	-0.32	3.52	1.00	-3.25	2.83	-8.16	13.67
1 EUR = GBP	0.88	5.44	9.37	9.08	3.38	2.96	-8.93	12.86
1 EUR = SEK	10.19	2.22	3.25	7.77	-6.24	-1.35	-7.30	8.79
1 EUR = CHF	1.52	-0.32	-1.32	-6.21	-0.58	-0.60	2.51	6.40
1 EUR = DKK	7.44	0.01	-0.07	-0.19	-0.05	-0.03	0.00	0.22
1 EUR = AUD	1.70	-0.22	0.51	-0.43	-1.89	-0.18	-14.62	10.90
1 EUR = HKD	11.12	3.25	3.77	-3.20	2.32	1.23	3.24	12.54
1 EUR = JPY	133.12	-0.04	-3.93	-16.68	-1.63	-1.36	5.65	14.88
1 EUR = SGD	2.07	-0.13	0.90	-0.68	1.87	1.15	3.26	7.93
1 EUR = NZD	2.09	2.44	2.28	-0.01	-3.35	-2.82	-12.02	11.98

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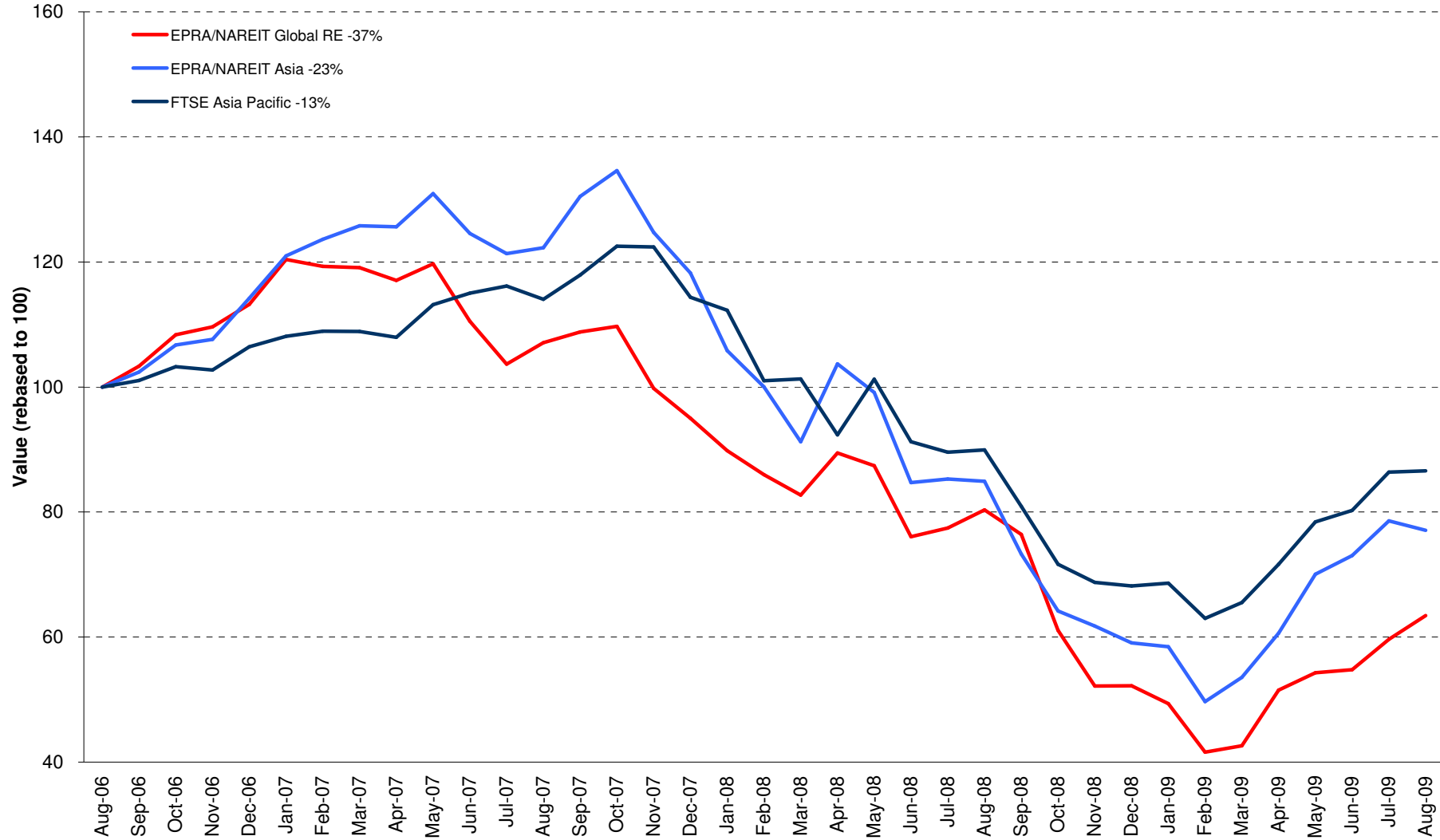
Graph 9: EUR v Main Currencies Returns Rolling 36 Months Performance



Section 3

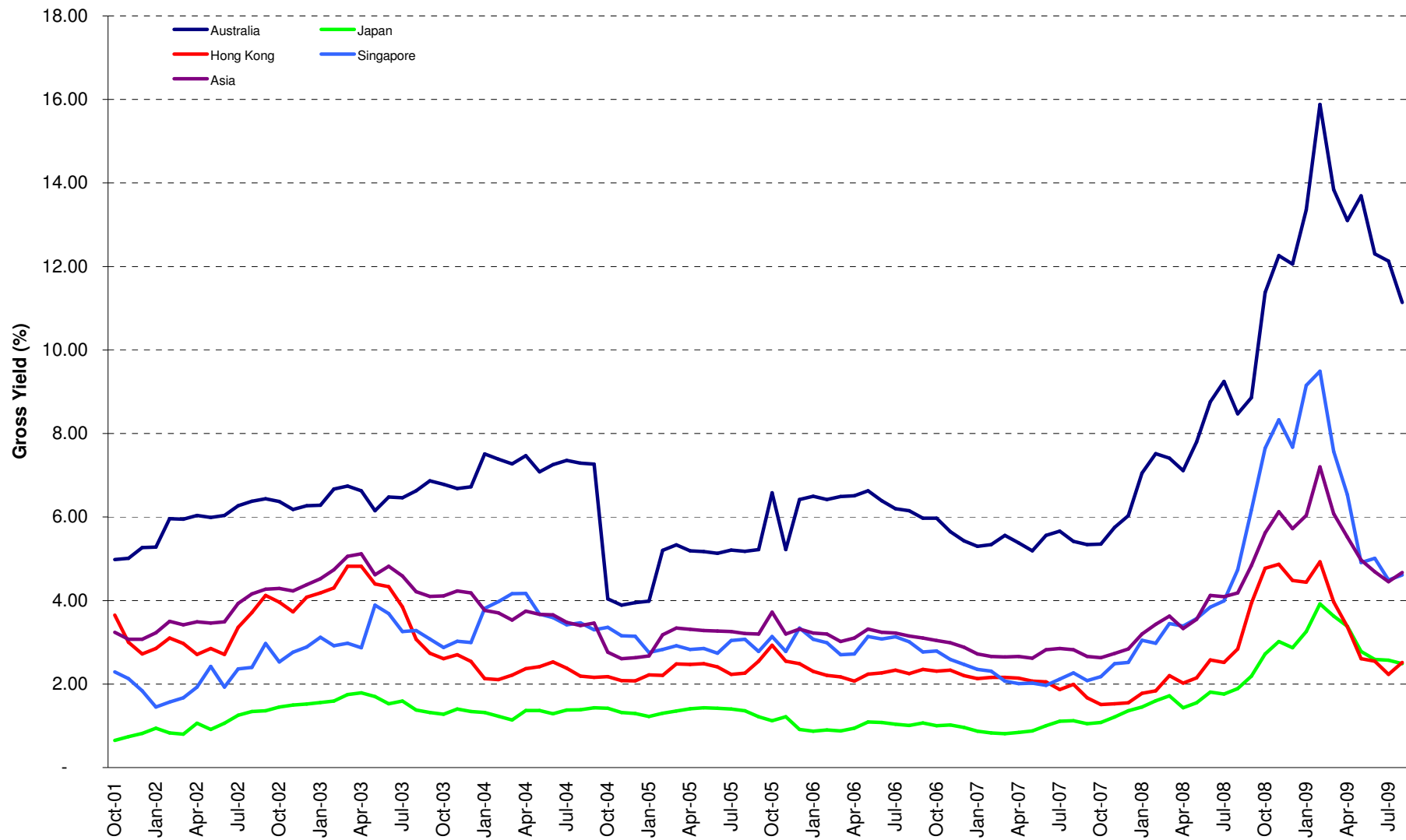
EPRA/NAREIT Asia Developed Index

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



Version: August 2009

Graph 11: Dividend Yields



Corporate Actions & Changes Asia Developed

Ex Date	Description
17 August 2009	Ascendas REIT (A-REIT) (Singapore): Special Dividend: SGD 0.0193
26 August 2009	Goodman Group (Australia): New number of shares: 5,088,063,647
25 August 2009	Ascendas REIT (A-REIT) (Singapore): New number of shares: 1,869,920,057

Dividends Asia Developed

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 August 2009	Suntec REIT *	Rental	Diversified	SGD	0.030	9.74	28-Aug	Quarterly
11 August 2009	Westfield Group *	Rental	Retail	AUD	0.470	8.41	31-Aug	Semi-Annual
17 August 2009	Aeon Mall Co Ltd	Rental	Retail	JPY	10.000	0.80	September	Semi-Annual
21 August 2009	Hysan Development	Rental	Diversified	HKD	0.140	3.41	22-Sep	Semi-Annual
26 August 2009	Japan Retail Fund *	Rental	Retail	JPY	14647.000	6.15	September	Semi-Annual
26 August 2009	ORIX JREIT *	Rental	Office	JPY	18554.000	6.30	September	Semi-Annual
26 August 2009	Hongkong Land Hldgs	Rental	Office	USD	0.060	3.69	21-Oct	Semi-Annual
28 August 2009	Champion REIT *	Rental	Office	HKD	0.131	6.25	13-Oct	Annual
1 September 2009	GPT Group *	Rental	Diversified	AUD	0.009	37.24	25-Sep	Quarterly
8 September 2009	Kerry Properties	Non-Rental	Diversified	HKD	0.300	0.82	18-Sep	Annual
15 September 2009	China Overseas Land	Non-Rental	Residential	HKD	0.070	0.82	28-Sep	Semi-Annual
24 September 2009	ING Office Fund *	Rental	Office	AUD	0.027 ***	19.82	October	Quarterly
24 September 2009	Mirvac Group *	Non-Rental	Diversified	AUD	0.05 ***	16.39	October	Quarterly
24 September 2009	Macquarie Office Trust *	Rental	Office	AUD	0.0225 ***	29.07	October	Dividend
25 September 2009	Agile Property Holdings	Non-Rental	Diversified	HKD	0.271 ***	4.81	October	Semi-Annual
25 September 2009	Mitsui Fudosan	Non-Rental	Diversified	JPY	11.000	1.14	October	Semi-Annual
25 September 2009	Mitsubishi Estate	Non-Rental	Diversified	JPY	6.000	1.04	October	Semi-Annual
25 September 2009	Heiwa Real Estate	Non-Rental	Diversified	JPY	3.000	3.38	October	Semi-Annual
25 September 2009	Daibiru Corp	Non-Rental	Office	JPY	5.500	1.19	October	Semi-Annual
25 September 2009	Tokyu Land	Non-Rental	Diversified	JPY	3.500	1.72	October	Semi-Annual
25 September 2009	Sumitomo Realty & Dev	Non-Rental	Diversified	JPY	10.000	0.92	October	Semi-Annual
25 September 2009	Toc Co	Non-Rental	Office	JPY	4.000	1.68	October	Semi-Annual
25 September 2009	NTT Urban Development	Non-Rental	Office	JPY	600.000	1.20	October	Semi-Annual
25 September 2009	Japan Real Estate *	Rental	Office	JPY	18850.000	6.21	October	Semi-Annual
25 September 2009	Mori Trust Sogo REIT *	Rental	Office	JPY	21300.000	4.97	October	Semi-Annual

** Based on previous period figures

*** Estimated

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EPRA/NAREIT Asia Developed Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Aug-09	Dividend Rtn (%) Aug-09	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Aug	Mkt Cap EUR (m) 31-Aug	Global Wght (%) 31-Aug	Asia Wght (%) 31-Aug											3 month Annualised USD (m)	
Westfield Group *	Rental	Retail	12.66	16,931	4.43	10.51	8.41	3.68	-3.71	-20.98	15.38	11.74	4.15	15.89	5.50	22.44	32,063	132
Stockland Trust Group *	Non-Rental	Diversified	3.78	5,292	1.39	3.29	10.22	0.46	-11.98	-21.82	17.76	20.00	0.00	20.00	-2.23	34.51	11,929	157
GPT Group *	Rental	Diversified	0.62	3,352	0.88	2.08	14.31	-13.42	-34.15	-57.70	25.51	16.04	0.00	16.04	-29.13	52.67	18,453	384
Mirvac Group *	Non-Rental	Diversified	1.48	2,273	0.60	1.41	4.86	-8.27	-21.92	-46.02	37.04	16.08	0.00	16.08	15.78	57.01	8,103	248
Dexus Property Group *	Rental	Diversified	0.75	2,057	0.54	1.28	9.56	-NA-	-12.46	-44.73	-0.67	2.05	0.00	2.05	-4.88	35.82	5,398	183
CFS Retail Property Trust *	Rental	Retail	1.90	2,048	0.54	1.27	6.42	9.90	5.09	-6.00	15.15	10.79	0.00	10.79	5.26	21.12	3,669	125
Goodman Group *	Rental	Industrial	0.62	1,853	0.49	1.15	42.29	-NA-	-41.97	-77.47	67.57	21.57	0.00	21.57	-16.22	75.89	8,742	329
Cmnwealth Prop Office *	Rental	Office	0.90	976	0.26	0.61	10.28	2.44	-6.19	-29.53	7.83	5.92	0.00	48.00	-20.59	26.48	1,942	139
ING Office Fund *	Rental	Office	0.55	874	0.23	0.54	16.70	-2.73	-16.04	-55.61	18.48	12.37	0.00	12.37	-27.47	65.22	2,054	164
Macquarie Office Trust *	Rental	Office	0.27	727	0.19	0.45	21.04	-8.05	-25.87	-70.43	28.57	14.89	0.00	14.89	18.75	62.59	2,327	223
Bunnings Warehouse Prop *	Rental	Retail	1.72	413	0.11	0.26	7.56	10.27	6.56	19.97	5.21	-7.80	0.00	-7.80	33.39	25.66	424	72
Australia Total				36,798	9.64	22.85	11.14											
Kiwi Income Property Trust *	Rental	Diversified	1.04	397	0.10	0.25	7.69	7.63	-0.77	1.91	15.56	5.05	0.00	5.05	7.45	16.69	249	44
New Zealand Total				397	0.10	0.25	7.69											

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Asia Developed Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Aug-09	Dividend Rtn (%) Aug-09	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price 31-Aug	Mkt Cap EUR (m) 31-Aug	Global Wght (%) 31-Aug	Asia Wght (%) 31-Aug												
Sun Hung Kai Props	Non-Rental	Diversified	104.90	18,139	4.75	11.26	2.38	9.85	9.72	-0.19	8.37	-11.03	0.00	-11.03	63.62	40.10	22,617	87
China Overseas Land	Non-Rental	Residential	15.76	5,784	1.51	3.59	0.89	62.59	44.40	21.30	-12.44	-17.57	0.00	-17.57	46.85	51.81	14,721	177
Hongkong Land Hldgs	Rental	Office	4.07	4,785	1.25	2.97	3.19	19.57	3.52	16.02	16.67	4.63	1.54	6.17	69.35	36.43	3,607	53
Hang Lung Properties	Non-Rental	Diversified	24.15	4,497	1.18	2.79	2.73	18.67	15.81	-1.36	-5.85	-14.96	0.00	-14.96	43.41	39.51	6,209	96
Henderson Land Dev	Non-Rental	Diversified	45.55	4,396	1.15	2.73	2.20	6.13	3.94	-2.00	2.47	-11.04	0.00	-11.04	59.76	39.92	5,427	86
New World Development	Non-Rental	Diversified	15.64	4,063	1.06	2.52	2.17	18.45	6.09	32.42	11.55	-15.46	0.00	-15.46	98.98	56.57	6,614	113
Link REIT *	Rental	Retail	17.08	3,282	0.86	2.04	4.92	-NA-	6.21	-2.71	3.26	-2.95	0.00	-2.95	36.81	27.02	4,544	96
Sino Land	Non-Rental	Diversified	13.24	2,864	0.75	1.78	3.02	20.57	3.21	-1.30	3.12	-16.31	0.00	-16.31	66.33	63.94	5,742	140
China Resources Land	Non-Rental	Residential	16.22	2,750	0.72	1.71	0.72	74.64	52.33	76.81	-5.59	-14.36	0.00	-14.36	71.61	54.21	9,752	247
Kerry Properties	Non-Rental	Diversified	36.70	1,865	0.49	1.16	1.91	22.97	9.70	-0.53	7.94	-8.25	0.00	-8.25	79.66	54.41	4,235	158
Shimao Property	Non-Rental	Residential	11.54	1,366	0.36	0.85	1.13	-NA-	16.82	32.01	-23.37	-25.93	0.00	-25.93	116.91	79.19	8,700	444
Hysan Development	Rental	Diversified	18.18	1,272	0.33	0.79	3.74	9.19	-1.77	-12.28	-7.94	-14.25	0.66	-13.58	50.64	35.04	1,196	66
Agile Property Holdings	Non-Rental	Diversified	8.81	1,187	0.31	0.74	4.81	-NA-	26.96	57.13	-20.92	-19.62	0.00	-19.62	119.65	90.01	6,479	380
Country Garden Holdings	Non-Rental	Diversified	3.18	935	0.24	0.58	1.07	-NA-	-NA-	-9.40	-11.91	-12.64	0.00	-12.64	67.37	-NA-	4,217	314
Hopson Development	Non-Rental	Residential	11.40	604	0.16	0.37	1.76	51.78	-10.06	48.72	-5.00	-8.36	0.00	-8.36	105.45	104.73	4,220	487
Champion REIT *	Rental	Office	2.86	568	0.15	0.35	9.47	-NA-	-5.55	-13.99	17.77	-7.74	4.24	-3.50	50.60	58.54	942	116
Shui On Land	Non-Rental	Diversified	4.29	533	0.14	0.33	1.70	-NA-	-NA-	-19.35	-19.21	-21.86	0.00	-21.86	93.06	-NA-	6,487	849
Great Eagle Holdings	Non-Rental	Diversified	16.68	453	0.12	0.28	3.12	8.60	-5.12	-20.96	2.58	-7.23	0.00	-7.23	97.79	54.57	511	78
Kowloon Dev	Non-Rental	Residential	7.90	409	0.11	0.25	4.94	10.04	-12.88	-31.60	15.33	0.25	0.00	0.25	177.40	81.28	470	80
Shenzhen Investment	Non-Rental	Diversified	2.79	404	0.11	0.25	8.60	28.27	6.13	34.29	-13.62	-27.91	0.00	-27.91	102.17	80.12	2,774	479
New World China Land	Non-Rental	Diversified	3.69	378	0.10	0.23	1.63	13.02	8.74	31.94	-14.39	-24.54	0.00	-24.54	60.17	76.68	621	114
Hong Kong Total				60,535	15.85	37.59	2.52											

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Asia Developed Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Aug	Mkt Cap EUR (m) 31-Aug	Global Wght (%) 31-Aug	Asia Wght (%) 31-Aug		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) Aug-09	Rtn (%) Aug-09	Rtn (%) YTD		3 month Annualised USD (m)	
Capitaland	Non-Rental	Diversified	3.71	5,689	1.49	3.53	1.89	25.66	-0.03	3.77	0.00	-2.88	0.00	-2.88	46.15	44.41	17,049	209
Capitamall Trust *	Rental	Retail	1.63	1,866	0.49	1.16	6.17	9.97	0.97	-24.87	16.43	3.16	0.00	3.16	29.93	31.30	2,659	99
Ascendas REIT *	Rental	Industrial	1.65	1,492	0.39	0.93	9.00	9.37	0.00	-22.62	7.30	-2.94	0.00	-2.94	29.90	31.76	1,920	90
CapitaCommercial Trust *	Rental	Office	0.89	899	0.24	0.56	8.49	9.28	-8.18	-27.56	12.60	4.09	0.00	4.09	37.60	48.02	3,034	235
Keppel Land	Non-Rental	Diversified	2.56	842	0.22	0.52	2.22	20.67	-4.46	-7.25	15.84	-3.76	0.00	-3.76	111.69	76.31	6,523	540
Suntec REIT *	Rental	Diversified	1.00	763	0.20	0.47	11.61	-NA-	0.33	-23.56	19.74	-8.26	2.73	-5.53	53.17	47.10	1,581	144
Wing Tai Holdings	Non-Rental	Diversified	1.74	496	0.13	0.31	1.72	19.88	5.84	36.65	28.89	0.58	0.00	0.58	109.64	61.48	862	121
Mapletree Logistics Trust *	Rental	Industrial	0.66	464	0.12	0.29	9.47	-NA-	9.80	7.84	21.59	10.92	0.00	10.92	101.17	45.60	268	40
Allgreen Properties	Non-Rental	Diversified	1.17	446	0.12	0.28	1.71	14.32	8.99	45.34	15.84	-2.50	0.00	-2.50	-NA-	-NA-	2,119	331
Singapore Land	Non-Rental	Diversified	5.17	411	0.11	0.26	3.87	6.41	-7.33	-2.72	-3.36	-1.52	0.00	-1.52	52.56	49.57	201	34
Singapore Total				13,368	3.50	8.30	4.61											

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Asia Developed Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Aug-09	Dividend Rtn (%) Aug-09	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Aug	Mkt Cap EUR (m) 31-Aug	Global Wght (%) 31-Aug	Asia Wght (%) 31-Aug											3 month Annualised USD (m)	
Mitsubishi Estate	Non-Rental	Diversified	1543	11,923	3.12	7.40	1.04	5.42	-14.42	-35.98	-4.22	-2.16	0.00	-2.16	7.19	37.87	30,561	179
Mitsui Fudosan	Non-Rental	Diversified	1758	11,640	3.05	7.23	1.25	8.57	-11.74	-22.78	4.46	1.03	0.00	1.03	21.08	40.18	27,347	164
Sumitomo Realty & Dev	Non-Rental	Diversified	1959	7,006	1.83	4.35	1.02	11.10	-16.60	-10.25	10.62	0.46	0.00	0.46	49.85	52.78	31,345	312
Nippon Building Fund *	Rental	Office	820000	3,339	0.87	2.07	5.46	4.20	-6.45	-27.42	-0.73	-3.53	0.00	-3.53	-14.06	30.01	4,592	96
Japan Real Estate *	Rental	Office	758000	2,335	0.61	1.45	5.00	2.16	-4.66	-22.39	-5.37	-4.29	0.00	-4.29	-2.46	25.75	3,341	100
Aeon Mall Co Ltd	Rental	Retail	2195	1,493	0.39	0.93	0.91	9.47	-8.31	-29.91	19.97	9.75	0.50	10.25	29.46	40.93	2,894	135
Nomura Real Estate Office Fund	Rental	Office	645000	1,468	0.38	0.91	5.29	0.56	-8.04	-13.44	5.05	3.70	0.00	3.70	14.59	30.64	1,371	65
Japan Retail Fund *	Rental	Retail	496000	1,440	0.38	0.89	6.21	-3.89	-10.71	15.60	14.49	4.42	3.08	7.50	36.61	36.02	1,774	86
Tokyu Land	Non-Rental	Diversified	436	1,305	0.34	0.81	1.95	7.36	-23.64	-4.93	-0.91	14.14	0.00	14.14	31.34	50.07	7,815	417
Japan Prime Realty Inv. *	Rental	Office	222500	1,036	0.27	0.64	6.39	-0.69	-9.25	-2.10	6.46	9.23	0.00	9.23	7.42	40.50	893	60
Tokyo Tatemono	Non-Rental	Office	550	986	0.26	0.61	2.36	0.05	-22.53	6.03	2.04	18.53	0.00	18.53	37.72	61.31	12,491	883
ORIX JREIT *	Rental	Office	484000	910	0.24	0.57	6.43	-0.02	-6.86	-12.77	13.70	3.86	3.98	7.84	22.79	39.30	1,013	78
NTT Urban Development	Non-Rental	Office	92000	909	0.24	0.56	1.30	-NA-	-19.01	-36.60	-1.60	2.68	0.00	2.68	-2.53	38.71	3,115	239
United Urban Investment *	Rental	Diversified	519000	779	0.20	0.48	6.74	1.94	-3.95	20.12	25.36	9.49	0.00	9.49	52.82	37.90	643	57
Kenedix Realty Investment *	Rental	Diversified	349000	524	0.14	0.33	7.96	-NA-	-10.84	-23.62	4.49	10.09	0.00	10.09	45.66	59.51	1,150	153
Tokyu REIT *	Rental	Diversified	526000	501	0.13	0.31	6.24	0.49	-10.91	-30.00	3.58	0.00	0.00	0.00	0.82	32.45	649	90
Mori Trust Sogo REIT *	Rental	Office	750000	451	0.12	0.28	5.78	0.79	-5.79	-16.03	9.17	7.91	0.00	7.91	4.11	31.63	581	90
Top REIT *	Rental	Diversified	387000	451	0.12	0.28	6.74	-NA-	-NA-	-3.25	3.75	-1.78	0.00	-1.78	19.81	-NA-	351	54
Premier Investment Co. *	Rental	Diversified	392000	387	0.10	0.24	8.45	-2.79	-10.75	-11.08	13.95	6.23	0.00	6.23	45.32	56.25	336	60
Daibiru Corp	Non-Rental	Office	840	369	0.10	0.23	1.25	3.19	-10.60	-17.83	1.08	-1.64	0.00	-1.64	-11.00	40.91	261	49
Heiwa Real Estate	Non-Rental	Diversified	325	356	0.09	0.22	3.69	-0.08	-20.18	-23.58	2.85	-1.81	0.00	-1.81	43.91	36.19	638	125
Japan Total				49,951	13.08	31.02	2.49											

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Asia Developed Index - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Aug-09										
Asia	EUR	1,364.85	161,048.92	100.00	4.67	4.33	-8.32	-9.25	5.51	-1.94	30.42	26.68
Pure Asia	EUR	1,441.14	142,517.17	88.49	4.06	5.48	-7.56	-5.61	4.01	-3.93	31.46	27.57
Asia ex Australia	EUR	1,414.44	124,251.33	77.15	2.75	-NA-	-3.76	1.32	1.87	-6.05	33.61	27.91
Asia Dividend+	EUR	1,630.68	115,786.02	71.89	6.03	-NA-	-5.90	-9.86	7.43	-1.72	35.70	26.37
Australia	EUR	1,087.45	36,797.59	22.85	11.14	-6.32	-21.78	-38.53	19.95	15.14	16.46	31.37
Pure Australia	EUR	807.61	18,265.84	11.34	13.00	-11.73	-30.13	-47.61	21.58	13.85	8.24	38.46
Japan	EUR	1,581.44	49,951.32	31.02	2.49	5.21	-10.42	-7.69	4.80	2.71	10.02	28.27
Hong Kong	EUR	1,480.79	60,534.90	37.59	2.52	10.82	4.14	11.96	-1.32	-13.00	59.54	33.95
Singapore	EUR	1,070.42	13,368.24	8.30	4.61	12.69	-3.14	-6.96	5.85	-2.24	44.63	33.55
New Zealand	EUR	1,130.73	396.87	0.25	7.69	-NA-	-5.42	1.64	19.56	8.10	22.25	22.92
Asia	USD	1,937.63	231,113.20	100.00	4.67	7.86	-4.76	-11.55	7.94	-0.74	34.64	31.80
Pure Asia	USD	2,045.81	204,519.21	88.49	4.06	9.04	-3.97	-8.00	6.41	-2.76	35.72	32.83
Asia ex Australia	USD	1,553.64	178,306.83	77.15	2.75	-NA-	-0.02	-1.24	4.22	-4.91	37.93	32.73
Asia Dividend+	USD	1,932.93	166,158.68	71.89	6.03	7.04	-2.24	-12.14	9.91	-0.53	40.09	31.68
Australia	USD	1,556.96	52,806.38	22.85	11.14	-3.15	-18.74	-40.09	22.73	16.55	20.23	35.41
Pure Australia	USD	1,156.30	26,212.39	11.34	13.00	-8.75	-27.41	-48.93	24.39	15.24	11.75	42.66
Japan	USD	2,264.23	71,682.62	31.02	2.49	8.76	-6.94	-10.02	7.22	3.97	13.58	31.65
Hong Kong	USD	2,120.12	86,870.59	37.59	2.52	14.56	8.18	9.13	0.96	-11.94	64.70	38.42
Singapore	USD	1,532.57	19,184.09	8.30	4.61	16.50	0.62	-9.31	8.30	-1.05	49.31	41.29
New Zealand	USD	1,193.79	569.53	0.25	7.69	-NA-	1.38	-0.93	22.33	9.42	26.21	27.87
Asia	GBP	1,915.99	141,804.13	100.00	4.67	10.02	0.27	-1.01	9.07	0.96	18.78	26.90
Pure Asia	GBP	2,022.96	125,486.85	88.49	4.06	11.22	1.10	2.96	7.52	-1.09	19.73	28.06
Asia ex Australia	GBP	1,536.29	109,403.72	77.15	2.75	-NA-	5.27	10.53	5.31	-3.27	21.68	28.13
Asia Dividend+	GBP	2,125.81	101,949.98	71.89	6.03	9.17	2.93	-1.67	11.06	1.19	23.58	26.87
Australia	GBP	1,539.57	32,400.41	22.85	11.14	-1.22	-14.45	-32.95	24.01	18.55	6.06	31.90
Pure Australia	GBP	1,143.38	16,083.13	11.34	13.00	-6.93	-23.58	-42.85	25.69	17.22	-1.42	40.39
Japan	GBP	2,238.94	43,982.30	31.02	2.49	10.93	-2.02	0.70	8.34	5.75	0.20	28.58
Hong Kong	GBP	2,096.44	53,301.19	37.59	2.52	16.85	13.90	22.13	2.02	-10.42	45.29	33.79
Singapore	GBP	1,515.45	11,770.78	8.30	4.61	18.82	5.94	1.49	9.43	0.65	31.72	35.27
New Zealand	GBP	1,406.17	349.45	0.25	7.69	-NA-	3.45	10.88	23.61	11.31	11.34	25.33

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Asia Developed Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)
Asia	JPY	1,756.09	21,439,216.21	100.00	4.67	4.30	-11.92	-24.39	3.78	-3.28	37.78	34.14
Pure Asia	JPY	1,854.13	18,972,224.69	88.49	4.06	5.44	-11.19	-21.36	2.31	-5.24	38.89	34.88
Asia ex Australia	JPY	1,408.07	16,540,632.76	77.15	2.75	-NA-	-7.54	-15.58	0.21	-7.34	41.15	34.64
Asia Dividend+	JPY	1,618.16	15,413,710.40	71.89	6.03	-NA-	-9.59	-24.90	5.67	-3.06	43.36	34.08
Australia	JPY	1,411.08	4,898,583.45	22.85	11.14	-6.35	-24.85	-48.79	18.00	13.57	23.03	38.11
Pure Australia	JPY	1,047.96	2,431,591.93	11.34	13.00	-11.76	-32.87	-56.35	19.60	12.30	14.35	44.21
Japan	JPY	2,064.02	6,649,638.20	31.02	2.49	5.17	-13.93	-23.07	3.09	1.31	16.25	32.88
Hong Kong	JPY	1,921.48	8,058,550.38	37.59	2.52	10.78	0.04	-6.72	-2.93	-14.19	68.54	40.61
Singapore	JPY	1,388.98	1,779,611.94	8.30	4.61	12.65	-6.95	-22.48	4.12	-3.57	52.80	42.62
New Zealand	JPY	1,080.72	52,832.24	0.25	7.69	-NA-	-9.13	-15.31	17.61	6.63	29.15	31.25
Australia	AUD	1,225.22	62,637.34	22.85	11.14	-6.53	-21.39	-38.79	17.71	14.95	-0.58	27.30
Australia Hedged	USD	608.39	52,806.38	9.64	0.00	-NA-	-22.02	-36.75	17.45	14.89	-0.99	26.31
Pure Australia	AUD	909.30	31,092.35	11.34	13.00	-11.94	-29.79	-47.87	19.29	13.64	-7.66	34.96
Hong Kong	HKD	2,127.76	673,303.55	37.59	2.52	14.42	8.06	8.37	0.97	-11.93	64.71	38.50
Singapore	SGD	1,331.63	27,645.23	8.30	4.61	12.55	-2.27	-7.60	7.83	-1.12	49.34	37.08
New Zealand	NZD	1,258.33	830.52	0.25	7.69	-NA-	-3.24	1.61	15.56	5.05	7.50	16.04
Asia 33	EUR	872.80	131,561.53	81.69	4.10	-NA-	-8.38	-10.78	5.71	-2.25	28.16	25.47
Asia 33	USD	1,244.28	187,988.28	81.34	4.10	-NA-	-4.95	-13.51	7.16	-0.86	29.97	29.55
Asia 33	GBP	1,235.92	115,863.34	81.71	4.10	-NA-	0.22	-2.51	9.85	1.04	15.75	25.26
Asia 33	JPY	1,130.31	17,479,149.92	81.53	4.10	-NA-	-12.03	-25.99	4.41	-3.58	33.79	32.79
Asia 33	HKD	1,236.36	1,457,059.53	81.53	4.10	-NA-	-5.06	-14.13	7.17	-0.85	29.99	29.59
Asia 33	AUD	970.45	224,062.31	139.13	4.10	-NA-	-NA-	-NA-	3.85	-2.31	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Gross Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)
Asia	AUD	1,503.97	274,139.55	170.22	4.67	-NA-	-NA-	-NA-	3.51	-2.12	-NA-	-NA-
Pure Asia	AUD	1,587.93	242,594.55	150.63	4.06	-NA-	-NA-	-NA-	2.04	-4.11	-NA-	-NA-
Asia ex Australia	AUD	1,205.92	211,502.21	131.33	2.75	-NA-	-NA-	-NA-	-0.05	-6.23	-NA-	-NA-
Asia Dividend+	AUD	1,747.68	197,092.45	122.38	6.03	-NA-	-NA-	-NA-	5.40	-1.91	-NA-	-NA-
Australia	AUD	1,225.22	62,637.34	38.89	11.14	-NA-	-NA-	-NA-	17.71	14.95	-NA-	-NA-
Pure Australia	AUD	909.30	31,092.35	19.31	13.00	-NA-	-NA-	-NA-	19.29	13.64	-NA-	-NA-
Japan	AUD	1,757.47	85,027.77	52.80	2.49	-NA-	-NA-	-NA-	2.82	2.52	-NA-	-NA-
Hong Kong	AUD	1,645.61	103,043.29	63.98	2.52	-NA-	-NA-	-NA-	-3.18	-13.16	-NA-	-NA-
Singapore	AUD	1,189.56	22,755.59	14.13	4.61	-NA-	-NA-	-NA-	3.85	-2.42	-NA-	-NA-
New Zealand	AUD	1,110.01	675.56	0.42	7.69	-NA-	-NA-	-NA-	17.31	7.90	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

EPRA/NAREIT Asia Index - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Aug-09										
Asia	EUR	1,363.88	161,048.92	100.00	4.61	-NA-	-8.35	-9.31	5.50	-1.94	30.37	26.67
Pure Asia	EUR	1,439.97	142,517.17	88.49	4.00	-NA-	-7.60	-5.68	4.00	-3.94	31.40	27.54
Asia ex Australia	EUR	1,413.19	124,251.33	77.15	2.68	-NA-	-3.80	1.24	1.87	-6.06	33.54	27.85
Australia	EUR	1,087.45	36,797.59	22.85	11.14	-NA-	-21.78	-38.53	19.95	15.14	16.46	31.55
Pure Australia	EUR	807.61	18,265.84	11.34	13.00	-NA-	-30.13	-47.61	21.58	13.85	8.24	38.64
Hong Kong	EUR	1,480.79	60,534.90	37.59	2.52	-NA-	4.14	11.96	-1.32	-13.00	59.54	33.93
Japan	EUR	1,573.46	49,951.32	31.02	2.32	-NA-	-10.53	-7.86	4.78	2.70	9.89	28.21
New Zealand	EUR	1,146.10	396.87	0.25	8.04	-NA-	-5.13	2.02	19.56	8.10	22.50	23.13
Singapore	EUR	1,089.46	13,368.24	8.30	4.61	-NA-	-2.99	-6.96	5.85	-2.24	44.63	33.47
Asia	USD	1,936.26	231,113.20	100.00	4.61	-NA-	-4.79	-11.60	7.94	-0.75	34.59	31.81
Pure Asia	USD	2,044.15	204,519.21	88.49	4.00	-NA-	-4.01	-8.06	6.41	-2.76	35.66	32.83
Asia ex Australia	USD	1,552.26	178,306.83	77.15	2.68	-NA-	-0.06	-1.32	4.22	-4.91	37.86	32.71
Australia	USD	1,556.96	52,806.38	22.85	11.14	-NA-	-18.74	-40.09	22.73	16.55	20.23	35.55
Pure Australia	USD	1,156.30	26,212.39	11.34	13.00	-NA-	-27.41	-48.93	24.39	15.24	11.75	42.82
Hong Kong	USD	2,120.12	86,870.59	37.59	2.52	-NA-	8.18	9.13	0.96	-11.94	64.70	38.42
Japan	USD	2,252.80	71,682.62	31.02	2.32	-NA-	-7.06	-10.19	7.20	3.95	13.45	31.63
New Zealand	USD	1,210.01	569.53	0.25	8.04	-NA-	-1.44	-0.56	22.32	9.42	26.46	27.72
Singapore	USD	1,559.83	19,184.09	8.30	4.61	-NA-	0.77	-9.31	8.30	-1.05	49.31	41.26
Asia	GBP	1,914.63	141,804.13	100.00	4.61	-NA-	0.24	-1.07	9.07	0.96	18.73	26.89
Pure Asia	GBP	2,021.32	125,486.85	88.49	4.00	-NA-	1.07	2.89	7.52	-1.09	19.67	28.03
Asia ex Australia	GBP	1,534.92	109,403.72	77.15	2.68	-NA-	5.22	10.43	5.31	-3.28	21.62	28.08
Australia	GBP	1,539.57	32,400.41	22.85	11.14	-NA-	-14.45	-32.95	24.01	18.55	6.06	32.05
Pure Australia	GBP	1,143.38	16,083.13	11.34	13.00	-NA-	-23.58	-42.85	25.69	17.22	-1.42	40.54
Hong Kong	GBP	2,096.44	53,301.19	37.59	2.52	-NA-	13.90	22.13	2.02	-10.42	45.29	33.77
Japan	GBP	2,227.64	43,982.30	31.02	2.32	-NA-	-2.14	0.51	8.33	5.74	0.08	28.53
New Zealand	GBP	1,425.28	349.45	0.25	8.04	-NA-	3.77	11.29	23.60	11.31	11.56	25.56
Singapore	GBP	1,542.41	11,770.78	8.30	4.61	-NA-	6.10	1.49	9.43	0.65	31.72	35.20

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Asia Index - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Aug-09										
Asia	JPY	1,754.84	21,439,216.21	100.00	4.61	-NA-	-11.95	-24.44	3.78	-3.28	37.73	34.23
Pure Asia	JPY	1,852.63	18,972,224.69	88.49	4.00	-NA-	-11.22	-21.42	2.30	-5.25	38.82	34.94
Asia ex Australia	JPY	1,406.82	16,540,632.76	77.15	2.68	-NA-	-7.57	-15.65	0.20	-7.34	41.08	34.64
Australia	JPY	1,411.08	4,898,583.45	22.85	11.14	-NA-	-24.85	-48.79	18.00	13.57	23.03	38.46
Pure Australia	JPY	1,047.96	2,431,591.93	11.34	13.00	-NA-	-32.87	-56.35	19.60	12.30	14.35	44.57
Hong Kong	JPY	1,921.48	8,058,550.38	37.59	2.52	-NA-	0.04	-6.72	-2.93	-14.19	68.54	40.65
Japan	JPY	2,053.57	6,649,638.20	31.02	2.32	-NA-	-14.04	-23.22	3.07	1.30	16.10	32.85
New Zealand	JPY	1,095.41	52,832.24	0.25	8.04	-NA-	-8.85	-15.00	17.61	6.63	29.41	31.30
Singapore	JPY	1,413.68	1,779,611.94	8.30	4.61	-NA-	-6.80	-22.48	4.12	-3.57	52.80	42.64
Australia	AUD	1,225.22	62,637.34	22.85	11.14	-NA-	-21.39	-38.79	17.71	14.95	-0.58	27.45
Pure Australia	AUD	909.30	31,092.35	11.34	13.00	-NA-	-29.79	-47.87	19.29	13.64	-7.66	35.13
Hong Kong	HKD	2,127.76	673,303.55	37.59	2.52	-NA-	8.06	8.37	0.97	-11.93	64.71	38.49
New Zealand	NZD	1,275.48	830.52	0.25	8.04	-NA-	-2.94	1.99	15.56	5.05	7.71	16.62
Singapore	SGD	1,355.31	27,645.23	8.30	4.61	-NA-	-2.12	-7.60	7.83	-1.12	49.34	37.07

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Asia Index - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Aug-09										
Asia	AUD	1,502.90	274,139.55	170.22	4.61	-NA-	-NA-	-NA-	3.51	-2.12	-NA-	-NA-
Pure Asia	AUD	1,586.64	242,594.55	150.63	4.00	-NA-	-NA-	-NA-	2.04	-4.11	-NA-	-NA-
Asia ex Australia	AUD	1,204.85	211,502.21	131.33	2.68	-NA-	-NA-	-NA-	-0.06	-6.23	-NA-	-NA-
Australia	AUD	1,225.22	62,637.34	38.89	11.14	-NA-	-NA-	-NA-	17.71	14.95	-NA-	-NA-
Pure Australia	AUD	909.30	31,092.35	19.31	13.00	-NA-	-NA-	-NA-	19.29	13.64	-NA-	-NA-
Hong Kong	AUD	1,645.61	103,043.29	63.98	2.52	-NA-	-NA-	-NA-	-3.18	-13.16	-NA-	-NA-
Japan	AUD	1,748.60	85,027.77	52.80	2.32	-NA-	-NA-	-NA-	2.81	2.51	-NA-	-NA-
New Zealand	AUD	1,125.09	675.56	0.42	8.04	-NA-	-NA-	-NA-	17.31	7.90	-NA-	-NA-
Singapore	AUD	1,210.72	22,755.59	14.13	4.61	-NA-	-NA-	-NA-	3.85	-2.42	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Asia Index - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Aug-09										
Asia	EUR	967.13	161,048.92	100.00	0.00	0.61	-11.60	-13.31	4.89	-2.45	26.78	26.79
Pure Asia	EUR	1,046.98	142,517.17	88.49	0.00	2.22	-10.44	-9.42	3.77	-4.07	28.63	27.57
Asia ex Australia	EUR	1,276.35	124,251.33	77.15	0.00	-NA-	-6.05	-2.23	1.61	-6.21	31.06	27.84
Asia Dividend+	EUR	1,397.01	115,786.02	71.89	0.00	-NA-	-10.44	-15.11	6.56	-2.42	30.87	26.53
Australia	EUR	572.44	36,797.59	22.85	0.00	-12.58	-27.18	-43.70	17.76	13.04	9.20	31.32
Pure Australia	EUR	425.85	18,265.84	11.34	0.00	-17.60	-34.99	-52.14	21.58	13.85	3.53	38.73
Japan	EUR	1,398.92	49,951.32	31.02	0.00	3.59	-11.99	-10.17	4.59	2.54	8.12	28.27
Hong Kong	EUR	1,130.23	60,534.90	37.59	0.00	7.83	1.22	7.59	-1.48	-13.14	57.15	33.87
Singapore	EUR	785.97	13,368.24	8.30	0.00	8.65	-6.97	-12.65	4.92	-2.41	37.60	33.13
New Zealand	EUR	840.54	396.87	0.25	0.00	-NA-	-11.59	-6.30	19.56	8.10	17.04	22.38
Asia	USD	1,371.74	231,113.20	100.00	0.00	4.01	-8.17	-15.51	7.31	-1.26	30.89	31.84
Pure Asia	USD	1,485.00	204,519.21	88.49	0.00	5.67	-6.96	-11.71	6.17	-2.90	32.79	32.74
Asia ex Australia	USD	1,401.92	178,306.83	77.15	0.00	-NA-	-2.40	-4.70	3.96	-5.07	35.30	32.62
Asia Dividend+	USD	1,655.95	166,158.68	71.89	0.00	1.98	-6.96	-17.26	9.02	-1.23	35.11	31.74
Australia	USD	819.58	52,806.38	22.85	0.00	-9.63	-24.35	-45.13	20.48	14.42	12.73	35.32
Pure Australia	USD	609.71	26,212.39	11.34	0.00	-14.82	-32.46	-53.35	24.39	15.24	6.88	42.70
Japan	USD	2,002.90	71,682.62	31.02	0.00	7.09	-8.57	-12.44	7.01	3.79	11.62	31.61
Hong Kong	USD	1,618.20	86,870.59	37.59	0.00	11.48	5.15	4.87	0.79	-12.08	62.24	38.28
Singapore	USD	1,125.31	19,184.09	8.30	0.00	12.33	-3.36	-14.86	7.35	-1.22	42.06	40.95
New Zealand	USD	887.41	569.53	0.25	0.00	-NA-	-8.16	-8.66	22.33	9.42	20.83	27.17
Asia	GBP	1,356.42	141,804.13	100.00	0.00	6.08	-3.32	-5.44	8.43	0.44	15.46	26.88
Pure Asia	GBP	1,468.41	125,486.85	88.49	0.00	7.78	-2.04	-1.19	7.28	-1.23	17.14	27.94
Asia ex Australia	GBP	1,386.26	109,403.72	77.15	0.00	-NA-	2.76	6.66	5.05	-3.43	19.35	28.01
Asia Dividend+	GBP	1,821.19	101,949.98	71.89	0.00	4.01	-2.05	-7.40	10.16	0.47	19.19	26.84
Australia	GBP	810.43	32,400.41	22.85	0.00	-7.82	-20.36	-38.59	21.74	16.38	-0.55	31.57
Pure Australia	GBP	602.90	16,083.13	11.34	0.00	-13.12	-28.89	-47.79	25.69	17.22	-5.72	40.35
Japan	GBP	1,980.53	43,982.30	31.02	0.00	9.22	-3.74	-2.01	8.12	5.58	-1.53	28.50
Hong Kong	GBP	1,600.13	53,301.19	37.59	0.00	13.70	10.71	17.37	1.85	-10.57	43.12	33.61
Singapore	GBP	1,112.75	11,770.78	8.30	0.00	14.57	1.75	-4.72	8.47	0.48	25.32	35.14
New Zealand	GBP	1,045.28	349.45	0.25	0.00	-NA-	-3.30	2.22	23.60	11.31	6.59	24.90

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Asia Index - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Aug-09										
Asia	JPY	1,243.22	21,439,216.21	100.00	0.00	0.57	-15.08	-27.78	3.17	-3.78	33.94	34.15
Pure Asia	JPY	1,345.87	18,972,224.69	88.49	0.00	2.18	-13.96	-24.53	2.08	-5.38	35.89	34.80
Asia ex Australia	JPY	1,270.57	16,540,632.76	77.15	0.00	-NA-	-9.74	-18.54	-0.05	-7.49	38.45	34.56
Asia Dividend+	JPY	1,386.28	15,413,710.40	71.89	0.00	-NA-	-13.96	-29.27	4.82	-3.76	38.26	34.12
Australia	JPY	742.79	4,898,583.45	22.85	0.00	-12.61	-30.04	-53.09	15.84	11.49	15.37	37.92
Pure Australia	JPY	552.59	2,431,591.93	11.34	0.00	-17.63	-37.54	-60.12	19.60	12.30	9.37	44.22
Japan	JPY	1,829.03	6,649,638.20	31.02	0.00	3.55	-15.45	-25.15	2.88	1.14	14.23	32.84
Hong Kong	JPY	1,466.59	8,058,550.38	37.59	0.00	7.79	-2.76	-10.35	-3.09	-14.33	66.02	40.52
Singapore	JPY	1,019.88	1,779,611.94	8.30	0.00	8.61	-10.63	-27.22	3.21	-3.74	45.37	42.35
New Zealand	JPY	803.36	52,832.24	0.25	0.00	-NA-	-15.07	-21.93	17.61	6.63	23.65	30.67
Australia	AUD	644.70	62,637.34	22.85	0.00	-12.77	-26.81	-43.94	15.54	12.83	-6.77	27.16
Australia Hedged	USD	445.66	52,806.38	22.85	0.00	-NA-	-27.45	-42.18	15.27	12.76	-7.27	26.26
Pure Australia	AUD	479.55	31,092.35	11.34	0.00	-17.79	-34.65	-52.34	19.29	13.64	-11.61	35.27
Hong Kong	HKD	1,624.49	673,303.55	37.59	0.00	11.33	5.03	4.15	0.80	-12.08	62.25	38.36
Singapore	SGD	979.56	27,645.23	8.30	0.00	8.52	-6.13	-13.24	6.88	-1.29	42.09	36.71
New Zealand	NZD	934.71	830.52	0.25	0.00	-NA-	-9.57	-6.31	15.56	5.05	2.97	15.37
Asia 33	EUR	740.74	131,561.53	81.69	0.00	-NA-	-11.72	-14.78	5.09	-2.76	24.68	-NA-
Asia 33	USD	1,056.01	187,988.28	81.34	0.00	-NA-	-8.42	-17.38	6.53	-1.37	26.45	-NA-
Asia 33	GBP	1,048.92	115,863.34	81.71	0.00	-NA-	-3.44	-6.87	9.21	0.52	12.61	-NA-
Asia 33	JPY	959.28	17,479,149.92	81.53	0.00	-NA-	-15.25	-29.31	3.80	-4.08	30.16	32.88
Asia 33	HKD	1,049.29	1,457,059.53	81.53	0.00	-NA-	-8.53	-17.98	6.55	-1.36	26.47	-NA-
Asia 33	AUD	823.62	224,062.31	43.40	0.00	-NA-	-NA-	-NA-	3.24	-2.82	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Asia Index - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Aug-09										
Asia	AUD	1,064.73	274,139.55	170.22	0.00	-NA-	-NA-	-NA-	2.91	-2.63	-NA-	-NA-
Pure Asia	AUD	1,152.64	242,594.55	150.63	0.00	-NA-	-NA-	-NA-	1.81	-4.25	-NA-	-NA-
Asia ex Australia	AUD	1,088.15	211,502.21	131.33	0.00	-NA-	-NA-	-NA-	-0.31	-6.38	-NA-	-NA-
Asia Dividend+	AUD	1,497.24	197,092.45	122.38	0.00	-NA-	-NA-	-NA-	4.55	-2.60	-NA-	-NA-
Australia	AUD	644.70	62,637.34	38.89	0.00	-NA-	-NA-	-NA-	15.54	12.83	-NA-	-NA-
Pure Australia	AUD	479.55	31,092.35	19.31	0.00	-NA-	-NA-	-NA-	19.29	13.64	-NA-	-NA-
Japan	AUD	1,554.63	85,027.77	52.80	0.00	-NA-	-NA-	-NA-	2.62	2.35	-NA-	-NA-
Hong Kong	AUD	1,256.03	103,043.29	63.98	0.00	-NA-	-NA-	-NA-	-3.34	-13.30	-NA-	-NA-
Singapore	AUD	873.45	22,755.59	14.13	0.00	-NA-	-NA-	-NA-	2.94	-2.59	-NA-	-NA-
New Zealand	AUD	825.13	675.56	0.42	0.00	-NA-	-NA-	-NA-	17.31	7.90	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Asia Index - Asset Class Comparison

Index Description	Curr	Close Value 31-Aug	12 Mths Estimated Div	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) 31-Aug	Total Rtn (%) YTD	36 Mths Vity (%)
			Yld (%) 31-Aug							
Asia Real Estate **	Local	1,513.09	4.67	5.14	-8.39	-15.49	5.73	-1.77	30.55	28.84
Asia FTSE	Local	233.22	2.45	6.14	-4.17	-10.83	7.80	0.42	28.90	22.11
Japan Real Estate **	JPY	2,064.02	2.49	5.17	-13.93	-23.07	3.09	1.31	16.25	32.88
Japan FTSE	JPY	80.17	1.59	-1.39	-14.98	-22.82	4.13	1.38	13.99	21.17
Japan JP Morgan Bonds	JPY	238.67	-NA-	1.78	2.32	2.61	0.44	0.63	0.10	2.05
Australia Real Estate **	AUD	1,225.22	11.14	-6.53	-21.39	-38.79	17.71	14.95	-0.58	27.30
Australia FTSE	AUD	933.05	4.68	10.15	0.19	-7.95	14.60	6.85	24.83	17.47
Australia JP Morgan Bonds	AUD	682.61	-NA-	5.88	6.48	7.57	0.63	0.92	-3.92	4.66
Hong Kong Real Estate **	HKD	2,127.76	2.52	14.42	8.06	8.37	0.97	-11.93	64.71	38.50
Hong Kong FTSE	HKD	1,350.65	3.24	14.27	8.67	-1.99	4.83	-6.67	41.69	31.53
Hong Kong JP Morgan Bonds	HKD	159.52	-NA-	4.51	6.06	5.79	1.26	0.06	-0.89	4.35
Singapore Real Estate **	SGD	1,331.63	4.61	12.55	-2.27	-7.60	7.83	-1.12	49.34	37.08
Singapore FTSE	SGD	451.79	4.25	10.53	5.71	-3.30	12.09	-2.42	51.63	31.27
Singapore JP Morgan Bonds	SGD	150.34	-NA-	3.92	5.25	6.52	0.88	0.05	0.34	4.24
New Zealand Real Estate **	NZD	1,258.33	7.69	-NA-	-3.24	1.61	15.56	5.05	7.50	16.04
New Zealand FTSE	NZD	170.30	6.37	0.83	-3.50	-4.51	10.15	2.50	14.80	16.92
New Zealand JP Morgan Bonds	NZD	283.28	-NA-	7.02	7.35	9.39	1.29	0.33	-0.12	4.82

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

* -5 & -3 Years Total Returns are annualised

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap	Free Float Asia
				(EUR m) 31-Aug	(%) Weight 31-Aug
Sun Hung Kai Props	Non-Rental	Diversified	HK	18,139	11.26
Westfield Group *	Rental	Retail	AU	16,931	10.51
Mitsubishi Estate	Non-Rental	Diversified	JP	11,923	7.40
Mitsui Fudosan	Non-Rental	Diversified	JP	11,640	7.23
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	7,006	4.35
China Overseas Land	Non-Rental	Residential	HK	5,784	3.59
Capitaland	Non-Rental	Diversified	SG	5,689	3.53
Stockland Trust Group *	Non-Rental	Diversified	AU	5,292	3.29
Hongkong Land Hldgs	Rental	Office	HK	4,785	2.97
Hang Lung Properties	Non-Rental	Diversified	HK	4,497	2.79
Henderson Land Dev	Non-Rental	Diversified	HK	4,396	2.73
New World Development	Non-Rental	Diversified	HK	4,063	2.52
GPT Group *	Rental	Diversified	AU	3,352	2.08
Nippon Building Fund *	Rental	Office	JP	3,339	2.07
Link REIT *	Rental	Retail	HK	3,282	2.04
Sino Land	Non-Rental	Diversified	HK	2,864	1.78
China Resources Land	Non-Rental	Residential	HK	2,750	1.71
Japan Real Estate *	Rental	Office	JP	2,335	1.45
Mirvac Group *	Non-Rental	Diversified	AU	2,273	1.41
Dexus Property Group *	Rental	Diversified	AU	2,057	1.28

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap	Free Float Asia
	31-Aug	(EUR m) 31-Aug	(%) Weight 31-Aug
EPRA/NAREIT Australia	11	36,798	22.85%
EPRA/NAREIT Japan	22	49,951	31.02%
EPRA/NAREIT Hong Kong	21	60,535	37.59%
EPRA/NAREIT Singapore	10	13,368	8.30%
EPRA/NAREIT New Zealand	1	397	0.25%
EPRA/NAREIT Asia	65	161,049	100.00%

EPRA/NAREIT Asia Index - Top & Bottom Performance

EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Aug-09	Dividend Return Aug-09	Total Return Aug-09
Goodman Group *	Rental	Industrial	AU	21.57	0.00	21.57
Stockland Trust Group *	Non-Rental	Diversified	AU	20.00	0.00	20.00
Tokyo Tatemono	Non-Rental	Office	JP	18.53	0.00	18.53
Mirvac Group *	Non-Rental	Diversified	AU	16.08	0.00	16.08
GPT Group *	Rental	Diversified	AU	16.04	0.00	16.04
Westfield Group *	Rental	Retail	AU	11.74	4.15	15.89
Macquarie Office Trust *	Rental	Office	AU	14.89	0.00	14.89
Toc Co	Non-Rental	Office	JP	14.65	0.00	14.65
Tokyu Land	Non-Rental	Diversified	JP	14.14	0.00	14.14
ING Office Fund *	Rental	Office	AU	12.37	0.00	12.37
Mapletree Logistics Trust *	Rental	Industrial	SG	10.92	0.00	10.92
CFS Retail Property Trust *	Rental	Retail	AU	10.79	0.00	10.79
Aeon Mall Co Ltd	Rental	Retail	JP	9.75	0.50	10.25
Kenedix Realty Investment *	Rental	Diversified	JP	10.09	0.00	10.09
United Urban Investment *	Rental	Diversified	JP	9.49	0.00	9.49
Japan Prime Realty Inv. *	Rental	Office	JP	9.23	0.00	9.23
Mori Trust Sogo REIT *	Rental	Office	JP	7.91	0.00	7.91
ORIX JREIT *	Rental	Office	JP	3.86	3.98	7.84
Japan Retail Fund *	Rental	Retail	JP	4.42	3.08	7.50
Premier Investment Co. *	Rental	Diversified	JP	6.23	0.00	6.23

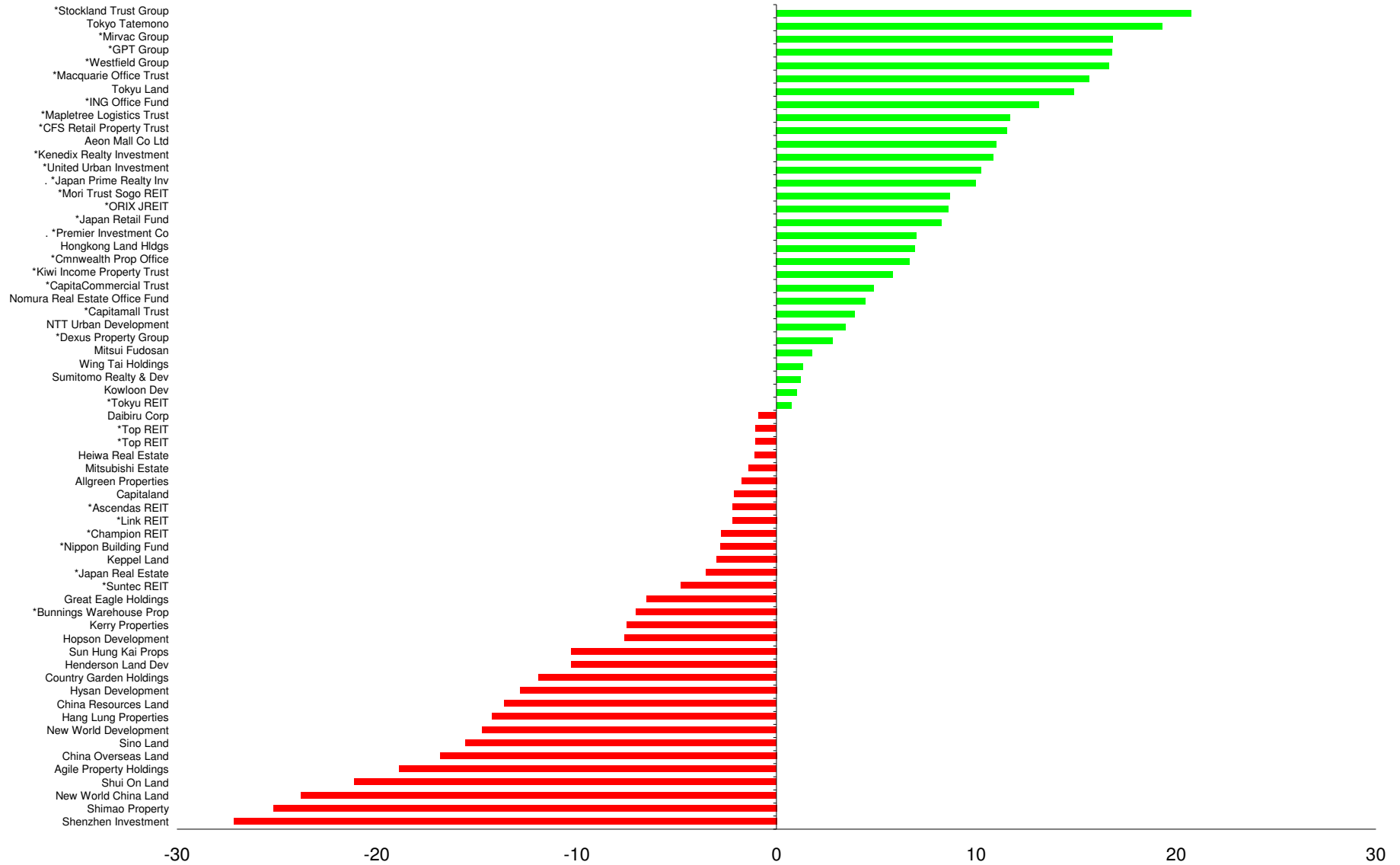
EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Aug-09	Dividend Return Aug-09	Total Return Aug-09
Japan Real Estate *	Rental	Office	JP	-4.29	0.00	-4.29
Suntec REIT *	Rental	Diversified	SG	-8.26	2.73	-5.53
Great Eagle Holdings	Non-Rental	Diversified	HK	-7.23	0.00	-7.23
Bunnings Warehouse Prop *	Rental	Retail	AU	-7.80	0.00	-7.80
Kerry Properties	Non-Rental	Diversified	HK	-8.25	0.00	-8.25
Hopson Development	Non-Rental	Residential	HK	-8.36	0.00	-8.36
Sun Hung Kai Props	Non-Rental	Diversified	HK	-11.03	0.00	-11.03
Henderson Land Dev	Non-Rental	Diversified	HK	-11.04	0.00	-11.04
Country Garden Holdings	Non-Rental	Diversified	HK	-12.64	0.00	-12.64
Hysan Development	Rental	Diversified	HK	-14.25	0.66	-13.58
China Resources Land	Non-Rental	Residential	HK	-14.36	0.00	-14.36
Hang Lung Properties	Non-Rental	Diversified	HK	-14.96	0.00	-14.96
New World Development	Non-Rental	Diversified	HK	-15.46	0.00	-15.46
Sino Land	Non-Rental	Diversified	HK	-16.31	0.00	-16.31
China Overseas Land	Non-Rental	Residential	HK	-17.57	0.00	-17.57
Agile Property Holdings	Non-Rental	Diversified	HK	-19.62	0.00	-19.62
Shui On Land	Non-Rental	Diversified	HK	-21.86	0.00	-21.86
New World China Land	Non-Rental	Diversified	HK	-24.54	0.00	-24.54
Shimao Property	Non-Rental	Residential	HK	-25.93	0.00	-25.93
Shenzhen Investment	Non-Rental	Diversified	HK	-27.91	0.00	-27.91

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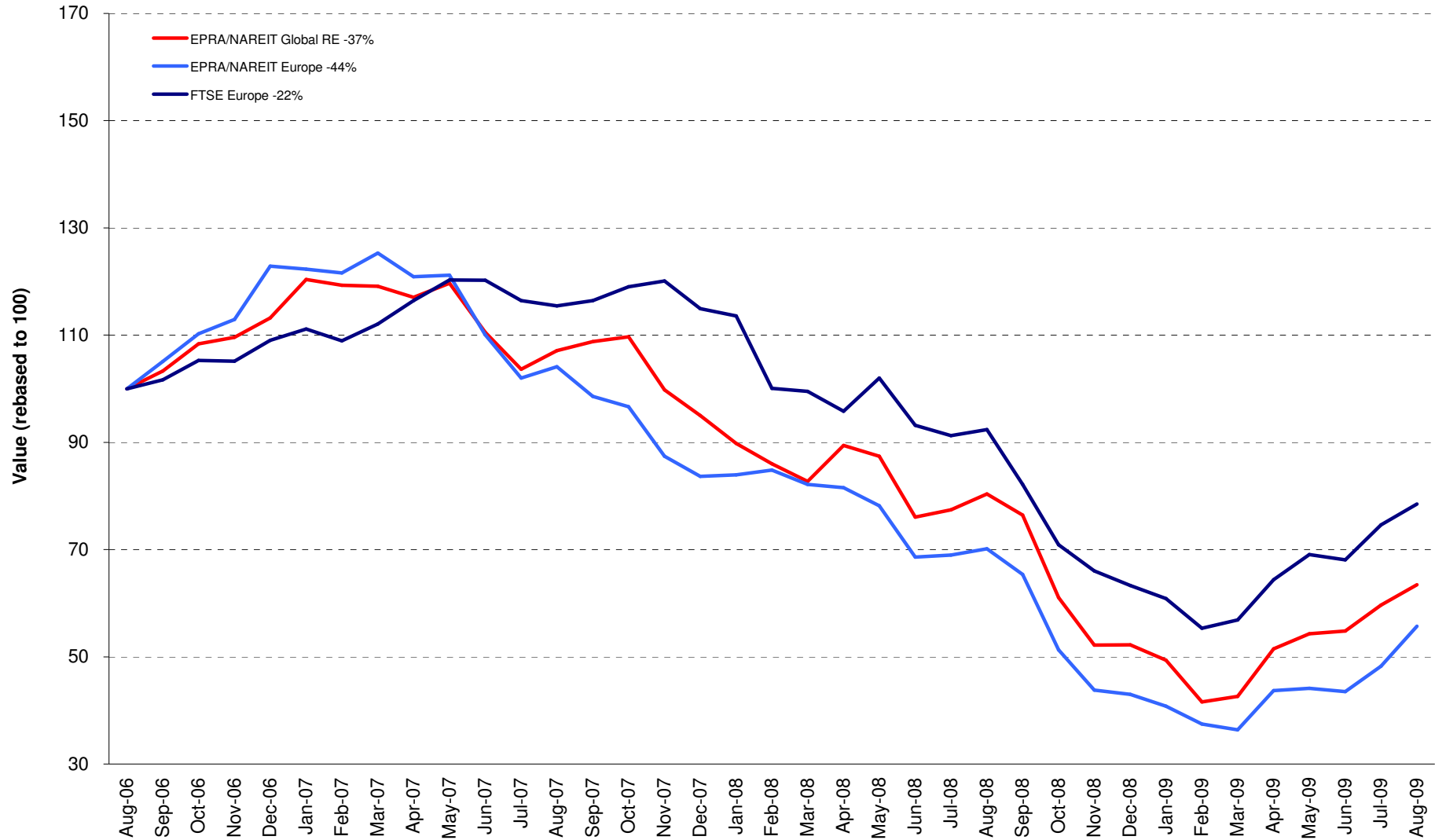
Graph 12: Total Return Performance relative to Regional Developed Index - Asia



Section 4

EPRA/NAREIT Europe Developed Index

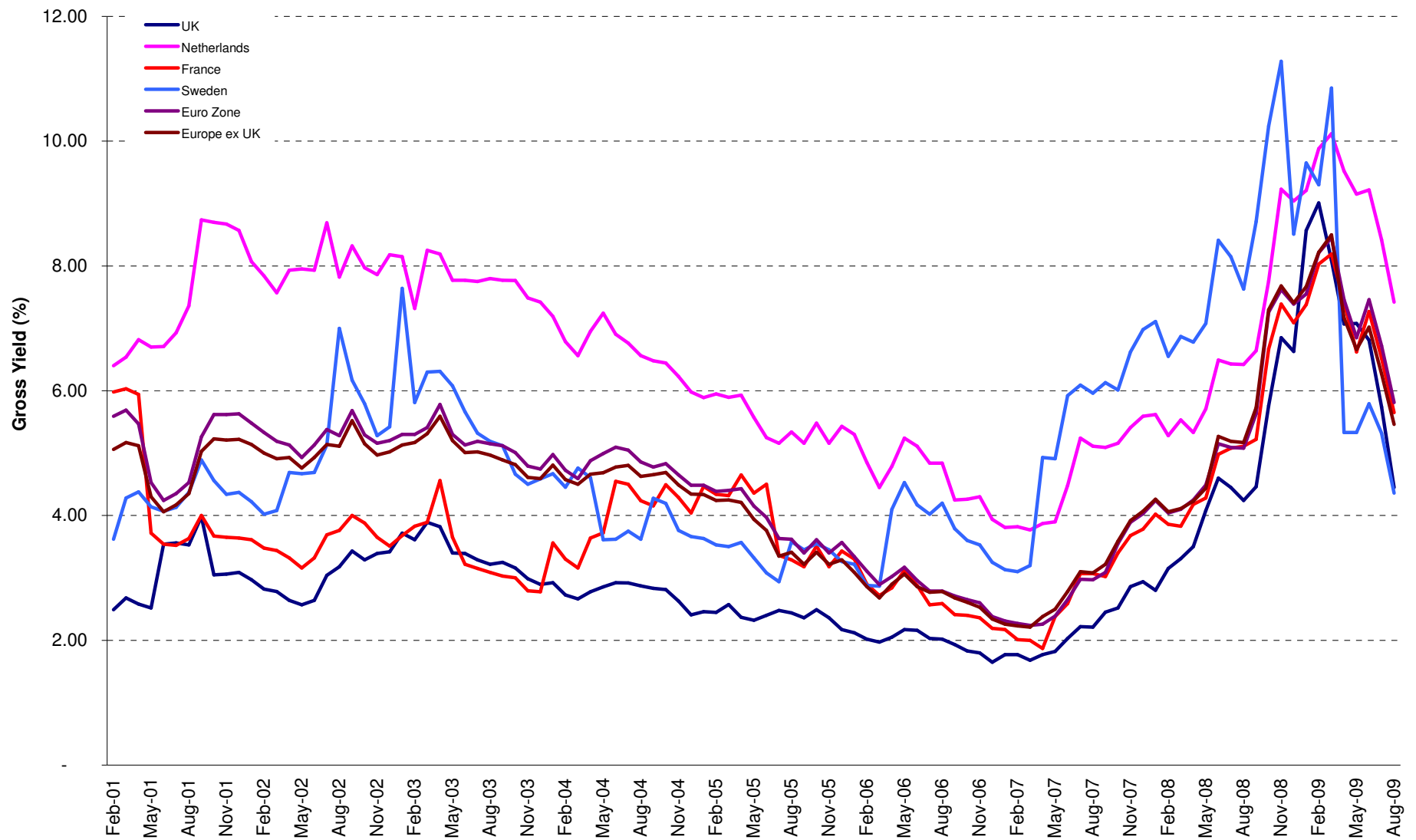
Graph 13: EPRA/NAREIT Europe Developed v EPRA/NAREIT Global Developed & FTSE Europe - Total Return (EUR) Rolling 36 Months Performance



Version: August 2009

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Graph 14: Dividend Yields



Version: August 2009

Corporate Actions & Changes Europe

Ex Date	Description
10 August 2009	SEGRO (UK): New number of shares: 686,784,778
25 August 2009	Brixton (UK): Deletion following a take-over by SEGRO
25 August 2009	SEGRO (UK): New number of shares: 734,248,668

Dividends Europe

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
5 August 2009	ISIS Property Trust Ld	Rental	Diversified	GBP	0.020	8.99	28-Aug	Quarterly
12 August 2009	ING UK Real Estate Income Trust	Rental	Diversified	GBP	0.010	13.46	28-Aug	Quarterly
12 August 2009	Standard Life Inv Prop	Rental	Diversified	GBP	0.010	12.24	28-Aug	Quarterly
12 August 2009	UK Commercial Property Trust	Rental	Diversified	GBP	0.013	5.48	28-Aug	Dividend
12 August 2009	Vastned Retail *	Rental	Retail	EUR	1.250	9.21	31-Aug	Semi-Annual
12 August 2009	Vastned Offices/Ind *	Rental	Office	EUR	0.530	14.30	31-Aug	Semi-Annual
14 August 2009	Nieuwe Steen Inv *	Rental	Diversified	EUR	0.330	10.32	21-Aug	Quarterly
19 August 2009	Hammerson *	Rental	Retail	GBP	0.070	7.37	2-Oct	Dividend
19 August 2009	Segro *	Rental	Industrial	GBP	0.046	0.00	2-Oct	Dividend
31 August 2009	Gagfah	Rental	Residential	EUR	0.200	13.26	8-Sep	Quarterly

** Based on previous period figures

*** Estimated

Version: August 2009

Dividends Europe

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
1 September 2009	Gagfah	Rental	Residential	EUR	0.2 ***	13.26	October	Quarterly
3 September 2009	ISIS Property Trust 2 Ld	Rental	Diversified	GBP	0.018 ***	10.14	October	Quarterly
3 September 2009	Warehouses De Pauw *	Rental	Industrial	EUR	1.411765 ***	8.79	October	Semi-Annual
16 September 2009	Land Securities *	Rental	Diversified	GBP	0.070	10.53	23-Oct	Quarterly
18 September 2009	Zueblin Immobilien Holding	Rental	Office	CHF	0.5 ***	10.33	October	Annual
24 September 2009	F&C Commercial Prop	Rental	Diversified	GBP	0.015 ***	6.67	October	Quarterly
30 September 2009	Derwent London *	Rental	Office	GBP	0.082	2.01	6-Nov	Semi-Annual
30 September 2009	Development Securities	Non-Rental	Retail	GBP	0.027	2.30	27-Oct	Semi-Annual
30 September 2009	Liberty International *	Rental	Retail	GBP	0.050	6.88	27-Oct	Semi-Annual

** Based on previous period figures

*** Estimated

Version: August 2009

EPRA/NAREIT Europe Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 31-Aug	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Europe Wght (%)	Div Yld (%) 31-Aug	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Aug-09	Dividend Rtn (%) Aug-09	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
				31-Aug	31-Aug	31-Aug												
CA Immobilien Anlage	Rental	Diversified	8.64	754	0.20	1.06	0.00	-15.17	-26.26	-12.37	46.44	42.11	0.00	42.11	105.71	62.93	326	43
Conwert Immobilien	Non-Rental	Residential	8.55	730	0.19	1.03	0.00	-7.68	-18.42	-14.50	48.44	35.93	0.00	35.93	167.19	56.13	458	63
Austria Total				1,484	0.39	2.09	-											
Befimmo *	Rental	Office	65.00	1,091	0.29	1.53	11.81	5.49	1.75	2.36	20.13	8.33	0.00	8.33	9.19	27.26	563	52
Cofinimmo *	Rental	Office	92.40	828	0.22	1.16	8.44	2.54	-5.43	-18.98	11.33	5.96	0.00	5.96	6.01	20.15	876	106
Warehouses De Pauw *	Rental	Industrial	32.27	277	0.07	0.39	9.16	8.68	-1.57	-10.77	11.28	8.07	0.00	8.07	20.09	23.22	114	41
Intervest Offices *	Rental	Office	24.00	167	0.04	0.23	8.38	8.13	1.58	-5.31	28.00	23.65	0.00	23.65	46.54	27.58	32	19
Wereldhave Belgium *	Rental	Diversified	53.99	115	0.03	0.16	7.15	2.35	-0.22	10.17	9.40	5.84	0.00	5.84	20.50	22.79	33	29
Leasinvest Real Estate *	Rental	Office	62.50	100	0.03	0.14	9.12	8.24	1.94	1.64	23.54	13.55	0.00	13.55	33.92	22.83	18	18
Belgium Total				2,579	0.68	3.63	9.91											
Sponda	Rental	Diversified	2.79	580	0.15	0.81	0.00	4.64	-9.09	-17.79	37.44	37.44	0.00	37.44	44.26	54.93	922	159
Citycon OYJ	Rental	Retail	2.49	410	0.11	0.58	1.61	11.55	-7.19	4.66	33.87	35.33	0.00	35.33	61.35	38.18	353	86
Technopolis	Rental	Office	3.69	212	0.06	0.30	3.25	12.53	-8.74	-27.15	24.66	34.18	0.00	34.18	32.29	42.66	73	34
Finland Total				1,202	0.31	1.69	1.12											
Unibail-Rodamco *	Rental	Diversified	137.95	11,217	2.94	15.77	5.44	16.95	0.66	0.94	30.18	12.52	0.00	12.52	33.05	25.26	11,359	101
Fonciere Des Regions *	Rental	Diversified	73.00	2,550	0.67	3.59	7.26	18.53	-3.67	0.41	36.23	18.68	0.00	18.68	59.80	41.97	2,451	96
Klepierre *	Rental	Retail	26.22	2,179	0.57	3.06	4.77	13.90	-3.55	3.47	42.59	30.68	0.00	30.68	58.30	44.48	3,361	154
Gecina *	Rental	Diversified	69.18	1,292	0.34	1.82	8.24	5.80	-6.58	-12.59	56.87	19.77	0.00	19.77	44.22	62.54	1,775	137
Icade	Rental	Diversified	65.00	1,279	0.33	1.80	5.00	-NA-	-3.40	1.67	11.04	5.86	0.00	5.86	9.24	34.58	967	76
Mercialys *	Rental	Retail	25.60	1,144	0.30	1.61	3.14	-NA-	7.01	-9.38	16.36	8.94	0.00	8.94	15.40	27.39	1,719	150
Silic *	Rental	Office	84.20	1,095	0.29	1.54	5.11	11.04	-1.11	0.43	33.97	19.77	0.00	19.77	33.48	28.22	585	53
Societe de la Tour Eiffel *	Rental	Diversified	44.75	232	0.06	0.33	11.17	2.08	-16.75	-37.92	87.24	66.92	0.00	66.92	37.65	66.16	326	140
Affine *	Non-Rental	Diversified	18.10	73	0.02	0.10	5.52	4.08	-12.60	-43.62	43.65	28.10	0.00	28.10	39.23	45.72	34	47
Acanthe Developpement *	Rental	Diversified	1.40	65	0.02	0.09	2.86	-9.40	-8.55	-32.08	25.00	16.67	0.00	16.67	16.13	30.74	21	31
France Total				21,126	5.53	29.70	5.65											

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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EPRA/NAREIT Europe 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-09	Dividend Rtn (%) Aug-09	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
			Price 31-Aug	Mkt Cap EUR (m) 31-Aug	Global Wght (%) 31-Aug	Europe Wght (%) 31-Aug												
Deutsche Euroshop	Rental	Retail	22.38	769	0.20	1.08	4.69	12.07	-0.70	-1.93	6.74	5.07	0.00	5.07	-3.58	20.72	677	88
Deutsche Wohnen	Rental	Residential	12.36	326	0.09	0.46	0.00	3.83	-33.72	24.35	24.35	16.06	0.00	16.06	30.24	87.38	2	0
Gagfah	Rental	Residential	6.30	284	0.07	0.40	12.70	-NA-	-NA-	-25.18	9.98	6.96	3.40	10.36	66.67	-NA-	1,331	469
Alstria Office *	Rental	Office	6.61	185	0.05	0.26	7.87	-NA-	-NA-	-30.30	18.04	17.83	0.00	17.83	44.04	-NA-	242	131
DIC Asset	Rental	Diversified	6.71	158	0.04	0.22	4.47	35.61	-29.84	-51.41	32.87	35.56	0.00	35.56	7.88	74.30	136	86
Colonia Real Estate	Rental	Residential	3.27	93	0.02	0.13	0.00	27.64	-49.83	-43.13	11.22	19.78	0.00	19.78	14.34	62.25	198	213
Patrizia Immobilien	Rental	Residential	3.09	81	0.02	0.11	0.00	-NA-	-47.20	11.96	11.55	3.69	0.00	3.69	89.57	75.31	52	65
Vivacon AG	Non-Rental	Residential	0.78	15	0.00	0.02	0.00	-17.94	-59.53	-92.06	41.82	25.81	0.00	25.81	-80.00	79.05	177	1,144
Germany Total				1,911	0.50	2.69	4.90											
Eurobank Properties *	Rental	Diversified	7.87	144	0.04	0.20	6.61	-NA-	-10.85	4.88	10.85	2.88	0.00	2.88	47.67	28.72	57	40
Babis Vovos	Rental	Diversified	5.00	127	0.03	0.18	0.00	-18.11	-35.16	-74.59	16.55	21.95	0.00	21.95	-44.20	97.95	387	304
Lamda Development	Non-Rental	Diversified	6.60	87	0.02	0.12	0.00	17.89	-2.72	4.43	10.00	0.76	0.00	0.76	56.40	46.73	29	34
Greece Total				358	0.09	0.50	2.66											
Beni Stabili	Rental	Office	0.62	237	0.06	0.33	1.62	0.83	-5.16	-15.00	10.83	14.74	0.00	14.74	27.07	42.19	230	97
IGD *	Rental	Retail	1.40	173	0.05	0.24	2.50	-NA-	-15.45	-28.07	12.63	15.70	0.00	15.70	37.32	42.85	189	109
Italy Total				410	0.11	0.58	1.99											
Corio *	Rental	Retail	42.66	3,165	0.83	4.45	6.19	9.88	0.30	-10.02	23.07	9.71	0.00	9.71	37.72	27.70	3,106	98
Wereldhave *	Rental	Diversified	68.39	1,421	0.37	2.00	6.80	5.39	0.12	-4.21	29.04	20.57	0.00	20.57	15.94	25.54	1,947	137
Eurocommercial Props *	Rental	Retail	27.68	989	0.26	1.39	6.32	6.82	-0.60	2.54	26.10	16.11	0.00	16.11	15.33	24.40	867	88
Vastned Retail *	Rental	Retail	42.35	695	0.18	0.98	9.28	6.48	-4.46	-12.96	23.16	12.19	3.31	15.50	28.56	35.85	572	82
Nieuwe Steen Inv *	Rental	Diversified	13.48	530	0.14	0.75	10.24	4.29	-4.83	-11.84	25.50	15.22	2.82	18.04	29.39	24.46	254	48
Vastned Offices/Ind *	Rental	Office	11.89	246	0.06	0.35	13.62	0.20	-13.35	-13.40	18.51	11.49	4.97	16.46	96.94	51.75	203	82
ProLogis European Properties	Rental	Industrial	3.88	220	0.06	0.31	14.57	-NA-	-NA-	-40.54	43.63	23.90	0.00	23.90	20.81	-NA-	752	343
Netherlands Total				7,267	1.90	10.22	7.42											

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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EPRA/NAREIT Europe Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 31-Aug	Free Float	Free Float	Free Float	Div Yld (%) 31-Aug	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Aug-09	Dividend Rtn (%) Aug-09	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
				Mkt Cap EUR (m)	Global Wght (%) 31-Aug	Europe Wght (%) 31-Aug												
Norwegian Property ASA	Rental	Office	7.37	129	0.03	0.18	0.00	-NA-	-NA-	-63.87	29.30	26.63	0.00	26.63	21.22	-NA-	828	640
Norway Total				129	0.03	0.18	0.00											
Castellum	Rental	Diversified	66.75	1,127	0.30	1.58	4.72	11.43	-0.97	5.51	35.95	25.35	0.00	25.35	15.06	32.52	1,119	99
Kungsleden	Rental	Diversified	49.60	664	0.17	0.93	3.02	20.86	4.83	2.40	39.33	27.84	0.00	27.84	-5.37	59.21	706	106
Fabege	Rental	Office	39.20	651	0.17	0.92	5.10	9.98	-8.94	-11.40	50.19	26.45	0.00	26.45	37.33	46.82	1,342	206
Wihlborgs Fastigheter	Rental	Diversified	127.50	466	0.12	0.65	5.10	-NA-	8.22	19.91	22.89	14.35	0.00	14.35	34.00	33.58	419	90
Hufvudstaden A	Rental	Office	55.00	438	0.11	0.62	3.45	13.55	5.35	4.40	14.82	16.28	0.00	16.28	2.99	28.30	447	102
Kloven AB	Rental	Diversified	22.20	272	0.07	0.38	4.50	11.33	4.41	8.41	22.65	11.56	0.00	11.56	27.47	39.13	117	43
Sweden Total				3,619	0.95	5.09	4.36											
PSP Swiss Property	Rental	Office	58.15	1,798	0.47	2.53	4.30	8.45	0.57	-9.14	12.04	2.47	0.00	2.47	15.09	21.64	1,118	62
Jelmoli	Rental	Retail	411.75	828	0.22	1.16	2.43	-NA-	-NA-	-NA-	4.51	3.85	0.00	3.85	-NA-	-NA-	1,432	173
Swiss Prime Site	Rental	Office	51.40	652	0.17	0.92	0.00	5.39	2.06	-9.79	10.05	0.29	0.00	0.29	15.25	21.52	701	108
Allreal	Non-Rental	Office	129.00	484	0.13	0.68	3.88	9.14	4.04	4.69	0.16	-0.77	0.00	-0.77	25.23	14.62	216	45
Zueblin Immobilien Holding	Rental	Office	4.84	116	0.03	0.16	10.33	-4.77	-17.52	-35.97	16.07	15.79	0.00	15.79	3.20	21.98	43	37
Switzerland Total				3,762	0.99	5.29	3.30											

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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EPRA/NAREIT Europe Index - Stock Performance

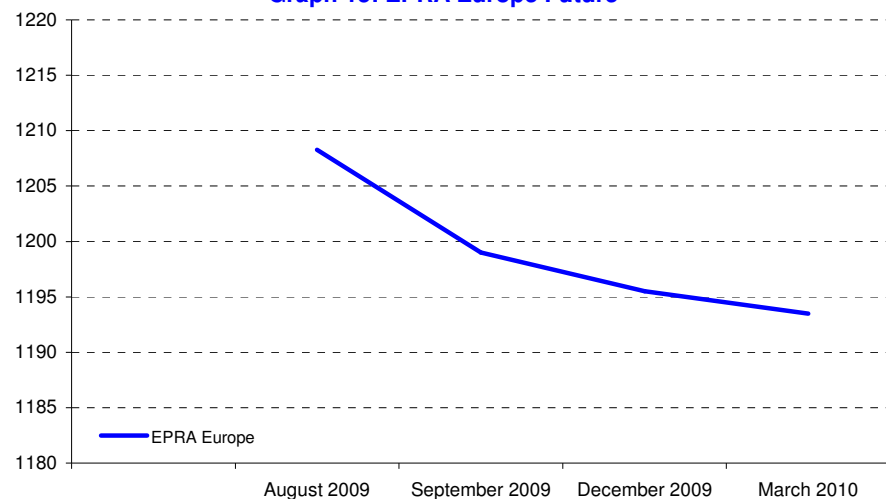
Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Aug-09	Dividend Rtn (%) Aug-09	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Aug	Mkt Cap EUR (m) 31-Aug	Global Wght (%) 31-Aug	Europe Wght (%) 31-Aug											3 month Annualised EUR (m)	
Land Securities *	Rental	Diversified	6.18	5,301	1.39	7.45	8.28	-2.83	-22.39	-45.07	31.03	15.64	0.00	15.64	-22.85	35.47	7,345	139
British Land *	Rental	Diversified	4.85	4,696	1.23	6.60	5.88	0.14	-20.08	-18.08	28.66	11.49	0.00	11.49	11.76	30.78	7,776	166
Liberty International *	Rental	Retail	5.24	3,367	0.88	4.73	0.95	-1.92	-15.31	-37.13	31.91	20.18	0.00	20.18	19.56	37.36	4,000	119
Hammerson *	Rental	Retail	4.05	3,205	0.84	4.51	4.28	1.37	-17.14	-33.88	34.15	17.45	2.02	19.46	17.65	40.47	4,550	142
SEGRO *	Rental	Industrial	3.60	2,999	0.79	4.22	2.78	-10.59	-28.46	-50.83	50.19	30.29	1.67	31.96	-12.60	48.38	3,092	103
Derwent London *	Rental	Office	11.50	1,313	0.34	1.85	2.13	6.77	-12.40	7.36	22.99	19.17	0.00	19.17	60.88	36.64	1,558	119
Shaftesbury *	Rental	Diversified	3.79	970	0.25	1.36	2.78	15.20	-2.76	18.64	25.60	14.67	0.00	14.67	39.31	37.74	1,935	199
Great Portland Estates *	Rental	Office	2.65	941	0.25	1.32	3.38	9.65	-10.55	1.39	20.45	13.98	0.00	13.98	40.64	31.03	1,287	137
Big Yellow Group *	Rental	Self Storage	3.85	555	0.15	0.78	0.00	27.07	-3.91	12.76	12.51	12.60	0.00	12.60	61.17	46.25	753	136
Helical Bar	Non-Rental	Diversified	3.70	450	0.12	0.63	1.22	16.58	1.22	16.91	13.48	8.82	0.00	8.82	33.23	27.86	332	74
St Modwen Properties	Rental	Diversified	2.45	418	0.11	0.59	0.00	-0.22	-16.79	-19.29	34.48	20.72	0.00	20.72	108.30	71.33	543	130
Unite Group	Rental	Specialty	2.40	344	0.09	0.48	0.00	2.45	-16.15	4.35	76.47	90.48	0.00	90.48	64.10	93.91	433	126
Grainger Plc	Rental	Residential	2.85	336	0.09	0.47	1.37	-0.98	-13.06	34.42	95.21	55.74	0.00	55.74	113.93	80.84	280	83
Development Securities	Non-Rental	Retail	3.48	325	0.09	0.46	1.36	0.64	-12.58	-1.85	32.57	21.68	0.00	21.68	30.12	41.97	138	42
Quintain Estates	Non-Rental	Diversified	1.78	262	0.07	0.37	0.00	-12.97	-32.08	-5.94	254.73	116.06	0.00	116.06	385.03	227.36	263	101
Workspace Group *	Rental	Office	0.22	257	0.07	0.36	9.29	-21.49	-51.08	-75.99	58.93	42.62	0.00	42.62	-48.77	62.35	220	86
F&C Commercial Prop	Rental	Diversified	0.83	255	0.07	0.36	7.27	-NA-	-8.69	8.26	10.30	5.77	0.00	5.77	38.71	21.41	-NA-	-NA-
UK Commercial Property Trust	Rental	Diversified	0.72	205	0.05	0.29	7.31	-NA-	-NA-	3.08	8.72	10.04	2.01	12.05	42.23	-NA-	163	79
ING UK Real Estate Income Trust	Rental	Diversified	0.42	159	0.04	0.22	14.67	-NA-	-22.07	0.56	41.80	13.42	2.68	16.11	96.67	54.93	111	70
Daejan Holdings	Rental	Diversified	26.01	144	0.04	0.20	2.81	3.91	-12.24	1.63	34.98	32.37	0.00	32.37	16.78	36.51	58	40
Invista Foundation Prop	Rental	Diversified	0.39	143	0.04	0.20	17.31	-7.95	-25.37	-8.06	35.19	14.71	0.00	14.71	144.94	59.38	59	41
Primary Health Prop. *	Rental	Health Care	3.20	128	0.03	0.18	5.31	10.65	-7.50	12.87	28.00	32.78	0.00	32.78	13.41	36.61	34	27
CLS Holdings	Rental	Office	4.46	122	0.03	0.17	0.00	4.97	-7.03	21.86	46.23	47.44	0.00	47.44	46.23	43.99	43	35
Mucklow <A&J> *	Rental	Diversified	3.09	84	0.02	0.12	5.73	4.40	-7.42	38.19	23.50	37.22	0.00	37.22	43.34	41.89	17	20
ISIS Property Trust 2 Ld	Rental	Diversified	0.71	67	0.02	0.09	9.69	-1.82	-14.60	-3.80	23.48	14.52	0.00	14.52	42.75	36.93	43	64
Standard Life Inv Prop	Rental	Diversified	0.55	65	0.02	0.09	12.00	-4.21	-18.36	-18.45	20.97	12.76	2.04	14.80	17.09	45.27	32	49
ISIS Property Trust Ld	Rental	Diversified	0.89	57	0.02	0.08	7.92	2.58	-8.37	5.22	15.19	9.20	2.45	11.66	44.48	27.62	18	31
United Kingdom Total				27,170	7.11	38.20	4.45											

* -5 & -3 Years Total Returns are annualised

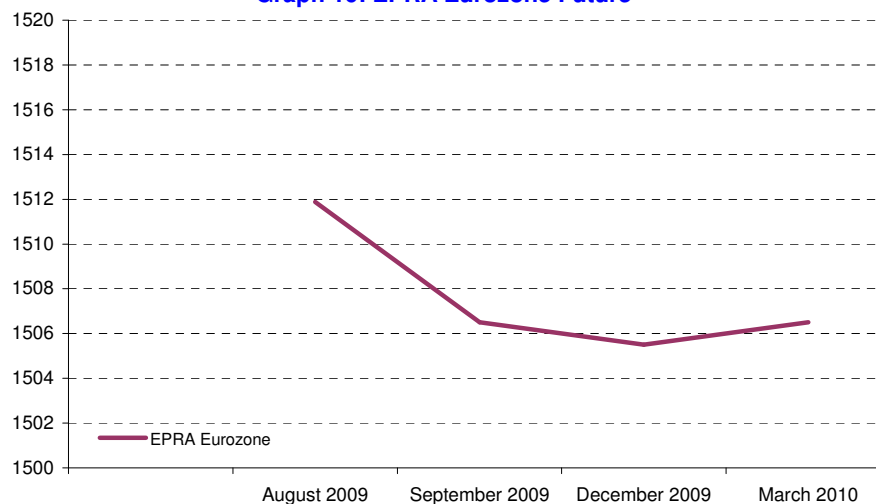
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Graph 15: EPRA Europe Future



Graph 16: EPRA Eurozone Future



Bloomberg

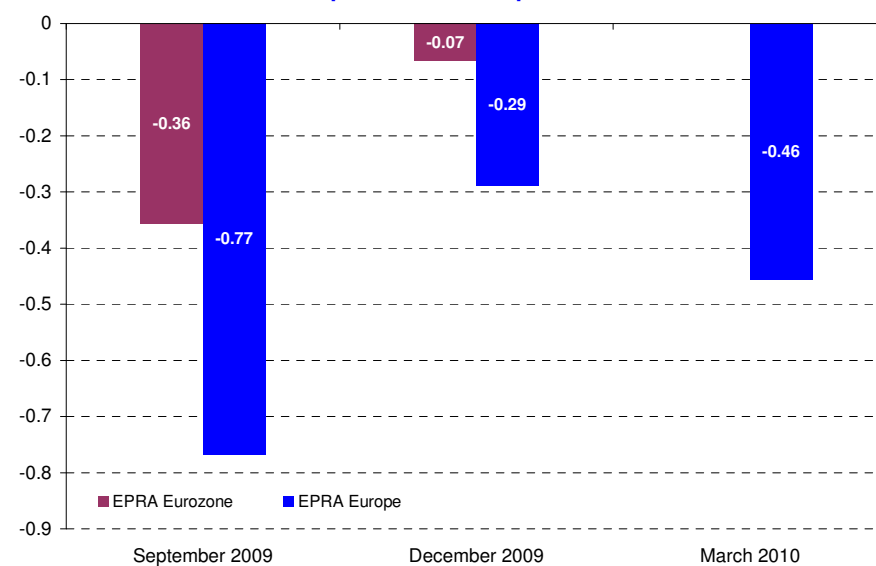
Future Contract	Settlement Date	Underlying Index	Open Interest	Close Value Aug-09
RIEU9	September 2009	EPRA Europe	7,211	1,199.00
RIEZ9	December 2009	EPRA Europe	-	1,195.50
RIEH0	March 2010	EPRA Europe	-	1,193.50
REIM9	September 2009	EPRA Eurozone	1,756	1,506.50
REIU9	December 2009	EPRA Eurozone	-	1,505.50
REIH0	March 2010	EPRA Eurozone	-	1,506.50

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

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



Graph 17: Futures Spread



EPRA/NAREIT Europe Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	1,747.73	71,132.86	100.00	5.07	-0.31	-17.72	-20.59	28.04	15.48	29.52	27.18
Euro Zone	EUR	2,347.32	36,336.41	51.08	5.81	5.06	-10.90	-11.90	29.07	15.85	34.80	26.35
Europe ex UK	EUR	2,468.86	43,962.73	61.80	5.46	5.56	-10.12	-12.02	27.84	15.22	31.57	25.81
Europe Liquid 40	EUR	1,679.56	62,363.30	87.67	5.03	-0.73	-18.47	-22.53	29.02	15.30	28.05	27.74
Europe Liquid 40 ex UK	EUR	2,702.12	37,816.38	53.16	5.43	6.57	-8.93	-12.02	28.83	14.80	31.66	25.97
Europe ex UK Dividend+	EUR	2,102.36	42,444.02	59.67	5.63	8.54	-6.22	-7.82	27.76	14.91	31.22	25.17
Europe (UK Restricted)	EUR	1,722.76	58,897.70	82.80	5.20	1.61	-15.35	-18.07	27.97	15.39	30.26	26.49
Euro Zone Capped	EUR	2,219.65	25,542.52	35.91	5.85	-NA-	-NA-	-14.82	27.84	17.10	35.72	-NA-
Europe Capped	EUR	1,714.21	66,647.82	93.69	5.05	-NA-	-NA-	-21.75	27.73	15.68	29.28	-NA-
Europe ex UK Capped	EUR	2,371.01	36,454.14	51.25	5.46	-NA-	-NA-	-14.41	26.86	15.79	31.04	-NA-
Europe Liquid 40 Capped	EUR	1,618.11	53,824.28	75.67	4.94	-NA-	-NA-	-24.28	28.69	15.74	28.11	-NA-
Europe Liquid 40 ex UK Capped	EUR	2,536.71	26,798.91	37.67	5.36	-NA-	-NA-	-15.69	27.97	15.69	30.58	-NA-
UK	EUR	1,063.82	27,170.13	38.20	4.45	-8.90	-28.75	-36.06	28.44	15.94	22.07	34.50
Netherlands	EUR	2,719.19	7,266.63	10.22	7.42	7.32	-3.77	-7.81	25.21	14.40	30.67	23.80
France	EUR	3,743.72	21,126.43	29.70	5.65	13.79	-1.69	1.21	33.22	15.52	38.59	26.66
Austria	EUR	449.66	1,483.74	2.09	0.00	-19.18	-36.32	-58.39	47.42	39.00	131.96	60.65
Sweden	EUR	3,363.54	3,618.63	5.09	4.36	10.49	-4.08	-2.82	41.79	23.84	26.35	36.62
Germany	EUR	568.55	1,911.05	2.69	4.90	-3.13	-27.60	-20.39	14.12	11.66	14.24	40.12
Switzerland	EUR	1,833.99	3,878.33	5.45	3.30	6.84	0.93	-4.35	7.99	2.94	11.52	17.17
Belgium	EUR	1,954.78	2,578.85	3.63	9.91	5.27	-1.23	-6.74	16.26	8.47	13.10	19.56
Italy	EUR	1,518.45	410.21	0.58	1.99	-8.65	-27.38	-29.79	11.58	15.14	22.98	43.39
Finland	EUR	2,950.86	1,201.56	1.69	1.12	4.51	-10.41	-10.83	33.81	36.13	50.24	40.29
Greece	EUR	671.24	357.95	0.50	2.66	-7.69	-20.15	-49.26	12.60	8.35	-4.44	43.94
Norway	EUR	107.67	129.36	0.18	0.00	-37.08	-48.40	-66.61	35.49	28.29	36.95	83.67

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Europe Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	2,490.85	102,079.19	100.00	5.07	3.05	-14.53	-22.60	31.00	16.89	33.70	31.64
Euro Zone	USD	3,321.68	52,144.55	51.08	5.81	8.61	-7.44	-14.15	32.06	17.26	39.15	31.88
Europe ex UK	USD	3,517.55	63,088.70	61.80	5.46	9.13	-6.63	-14.27	30.79	16.62	35.81	31.65
Europe Liquid 40	USD	1,915.02	89,494.43	87.67	5.03	2.73	-15.30	-24.49	32.00	16.70	32.51	31.90
Europe Liquid 40 ex UK	USD	3,080.91	54,268.39	53.16	5.43	10.29	-5.39	-14.26	31.80	16.21	36.42	31.40
Europe ex UK Dividend+	USD	2,491.37	60,909.27	59.67	5.63	12.32	-2.58	-10.18	30.71	16.31	35.45	31.07
Europe (UK Restricted)	USD	957.22	84,521.13	82.80	5.20	5.15	-12.07	-20.15	30.93	16.80	34.46	31.38
Euro Zone Capped	USD	3,141.06	36,654.79	35.91	5.85	-NA-	-NA-	-16.99	30.79	18.53	40.10	-NA-
Europe Capped	USD	2,443.11	95,642.93	93.69	5.05	-NA-	-NA-	-23.73	30.68	17.10	33.46	-NA-
Europe ex UK Capped	USD	3,378.19	52,313.49	51.25	5.46	-NA-	-NA-	-16.59	29.79	17.20	35.27	-NA-
Europe Liquid 40 Capped	USD	1,844.98	77,240.51	75.67	4.94	-NA-	-NA-	-26.20	31.66	17.15	32.25	-NA-
Europe Liquid 40 ex UK Capped	USD	2,892.45	38,457.77	37.67	5.36	-NA-	-NA-	-17.83	30.93	17.10	34.80	-NA-
UK	USD	1,523.12	38,990.49	38.20	4.45	-5.82	-25.98	-37.67	31.40	17.35	26.02	36.79
Netherlands	USD	3,783.14	10,427.97	10.22	7.42	10.95	-0.03	-10.14	28.11	15.80	34.91	28.96
France	USD	5,337.52	30,317.48	29.70	5.65	17.63	2.12	-1.38	36.30	16.93	43.05	32.04
Austria	USD	736.02	2,129.23	2.09	0.00	-16.45	-33.84	-59.44	50.82	40.70	139.47	63.12
Sweden	USD	4,815.74	5,192.91	5.09	4.36	14.23	-0.36	-5.28	45.06	25.35	30.44	42.88
Germany	USD	810.91	2,742.45	2.69	4.90	0.15	-24.78	-22.40	16.77	13.02	17.96	49.05
Switzerland	USD	2,625.81	5,565.60	5.45	3.30	10.45	4.85	-6.77	10.49	4.20	15.13	25.01
Belgium	USD	2,781.67	3,700.77	3.63	9.91	8.78	2.54	-9.23	18.94	9.80	16.71	23.04
Italy	USD	2,165.69	588.67	0.58	1.99	-5.56	-24.56	-31.56	14.16	16.55	26.96	47.66
Finland	USD	4,207.88	1,724.29	1.69	1.12	8.05	-6.93	-13.05	36.90	37.79	55.16	45.57
Greece	USD	784.63	513.68	0.50	2.66	-4.55	-17.01	-50.48	15.20	9.67	-1.21	45.24
Norway	USD	154.15	185.64	0.18	0.00	-33.91	-46.40	-67.45	38.61	29.84	41.37	83.53

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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EPRA/NAREIT Europe Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	GBP	2,463.03	62,632.73	100.00	5.07	5.11	-10.01	-13.38	32.37	18.90	17.95	28.91
Euro Zone	GBP	3,284.59	31,994.33	51.08	5.81	10.78	-2.55	-3.93	33.44	19.28	22.75	29.77
Europe ex UK	GBP	3,478.26	38,709.33	61.80	5.46	11.30	-1.69	-4.05	32.16	18.63	19.80	29.71
Europe Liquid 40	GBP	1,893.63	54,911.10	87.67	5.03	4.78	-10.82	-15.50	33.38	18.71	16.89	29.15
Europe Liquid 40 ex UK	GBP	3,046.50	33,297.45	53.16	5.43	12.49	-0.39	-4.04	33.18	18.21	20.34	29.42
Europe ex UK Dividend+	GBP	2,739.97	37,372.10	59.67	5.63	14.44	2.57	0.52	32.08	18.31	19.48	29.31
Europe (UK Restricted)	GBP	946.53	51,859.63	82.80	5.20	7.25	-7.42	-10.64	32.29	18.81	18.62	28.85
Euro Zone Capped	GBP	3,105.98	22,490.28	35.91	5.85	-NA-	-NA-	-7.11	32.16	20.57	23.59	-NA-
Europe Capped	GBP	2,415.82	58,683.63	93.69	5.05	-NA-	-NA-	-14.65	32.05	19.11	17.73	-NA-
Europe ex UK Capped	GBP	3,340.47	32,097.99	51.25	5.46	-NA-	-NA-	-6.65	31.15	19.22	19.33	-NA-
Europe Liquid 40 Capped	GBP	1,824.37	47,392.46	75.67	4.94	-NA-	-NA-	-17.41	33.04	19.17	16.66	-NA-
Europe Liquid 40 ex UK Capped	GBP	2,860.14	23,596.53	37.67	5.36	-NA-	-NA-	-8.04	32.29	19.12	18.91	-NA-
UK	GBP	1,513.92	23,923.40	38.20	4.45	-3.94	-22.06	-30.24	32.78	19.37	11.19	33.42
Netherlands	GBP	3,740.88	6,398.29	10.22	7.42	13.16	5.26	0.56	29.45	17.79	19.01	26.75
France	GBP	5,277.91	18,601.89	29.70	5.65	19.97	7.52	10.37	37.72	18.94	26.19	30.08
Austria	GBP	727.80	1,306.43	2.09	0.00	-14.78	-30.35	-54.61	52.40	43.12	111.26	60.01
Sweden	GBP	4,761.96	3,186.22	5.09	4.36	16.50	4.91	6.01	46.58	27.51	15.07	43.74
Germany	GBP	801.85	1,682.68	2.69	4.90	2.15	-20.81	-13.15	17.99	14.96	4.06	50.70
Switzerland	GBP	2,596.48	3,414.88	5.45	3.30	12.66	10.39	4.34	11.64	5.99	1.56	23.70
Belgium	GBP	2,750.60	2,270.68	3.63	9.91	10.95	7.96	1.58	20.19	11.69	2.96	23.11
Italy	GBP	2,141.50	361.19	0.58	1.99	-3.68	-20.57	-23.41	15.36	18.55	12.00	44.91
Finland	GBP	4,160.88	1,057.97	1.69	1.12	10.21	-2.01	-2.69	38.33	40.16	36.88	43.82
Greece	GBP	775.87	315.18	0.50	2.66	-2.65	-12.62	-44.58	16.40	11.56	-12.85	42.07
Norway	GBP	152.43	113.90	0.18	0.00	-33.70	-43.56	-63.58	40.06	32.08	24.72	80.16

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	JPY	2,257.47	9,469,376.24	100.00	5.07	-0.35	-20.96	-33.84	25.95	13.90	36.82	32.93
Euro Zone	JPY	3,010.46	4,837,188.96	51.08	5.81	5.02	-14.40	-26.62	26.96	14.27	42.39	32.83
Europe ex UK	JPY	3,187.97	5,852,423.39	61.80	5.46	5.52	-13.65	-26.72	25.75	13.65	38.98	32.55
Europe Liquid 40	JPY	1,735.59	8,301,951.25	87.67	5.03	-0.66	-21.67	-35.46	26.91	13.72	35.60	33.21
Europe Liquid 40 ex UK	JPY	2,792.25	5,034,206.74	53.16	5.43	6.64	-12.51	-26.71	26.72	13.24	39.60	32.43
Europe ex UK Dividend+	JPY	2,085.66	5,650,248.62	59.67	5.63	8.60	-9.91	-23.22	25.67	13.34	38.61	31.80
Europe (UK Restricted)	JPY	867.54	7,840,602.19	82.80	5.20	1.68	-18.68	-31.75	25.88	13.82	37.60	32.59
Euro Zone Capped	JPY	2,846.76	3,400,281.44	35.91	5.85	-NA-	-NA-	-29.05	25.75	15.51	43.37	-NA-
Europe Capped	JPY	2,214.20	8,872,316.39	93.69	5.05	-NA-	-NA-	-34.81	25.64	14.11	36.57	-NA-
Europe ex UK Capped	JPY	3,061.68	4,852,861.27	51.25	5.46	-NA-	-NA-	-28.70	24.79	14.21	38.43	-NA-
Europe Liquid 40 Capped	JPY	1,672.11	7,165,216.19	75.67	4.94	-NA-	-NA-	-36.92	26.59	14.16	35.33	-NA-
Europe Liquid 40 ex UK Capped	JPY	2,621.44	3,567,534.85	37.67	5.36	-NA-	-NA-	-29.76	25.88	14.11	37.94	-NA-
UK	JPY	1,380.42	3,616,952.85	38.20	4.45	-8.93	-31.54	-46.72	26.34	14.36	28.96	38.30
Netherlands	JPY	3,428.68	967,351.08	10.22	7.42	7.28	-7.55	-23.19	23.17	12.84	38.06	30.50
France	JPY	4,837.43	2,812,400.75	29.70	5.65	13.74	-5.56	-15.70	31.04	13.94	46.38	32.37
Austria	JPY	667.06	197,518.48	2.09	0.00	-19.21	-38.82	-65.33	45.01	37.10	145.06	63.98
Sweden	JPY	4,364.54	481,720.76	5.09	4.36	10.45	-7.85	-19.03	39.47	22.15	33.49	42.22
Germany	JPY	734.93	254,403.07	2.69	4.90	-3.16	-30.44	-33.67	12.27	10.13	20.71	47.89
Switzerland	JPY	2,379.79	516,292.81	5.45	3.30	6.80	-3.04	-20.31	6.23	1.54	17.81	25.19
Belgium	JPY	2,521.05	343,302.24	3.63	9.91	5.19	-5.17	-22.41	14.36	6.99	19.44	24.07
Italy	JPY	1,962.78	54,607.60	0.58	1.99	-8.68	-30.23	-41.50	9.76	13.57	29.92	48.08
Finland	JPY	3,813.63	159,953.99	1.69	1.12	4.48	-13.93	-25.68	31.62	34.27	58.78	45.18
Greece	JPY	711.11	47,651.75	0.50	2.66	-7.71	-23.25	-57.67	10.75	6.87	1.10	48.76
Norway	JPY	139.71	17,220.87	0.18	0.00	-35.79	-50.43	-72.18	33.27	26.53	44.67	84.81

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	1,933.36	121,083.28	170.22	5.07	-NA-	-NA-	-NA-	25.62	15.27	-NA-	-NA-
Euro Zone	AUD	2,578.25	61,852.30	86.95	5.81	-NA-	-NA-	-NA-	26.64	15.63	-NA-	-NA-
Europe ex UK	AUD	2,730.28	74,833.93	105.20	5.46	-NA-	-NA-	-NA-	25.42	15.01	-NA-	-NA-
Europe Liquid 40	AUD	1,486.41	106,155.61	149.24	5.03	-NA-	-NA-	-NA-	26.58	15.08	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	2,391.37	64,371.53	90.49	5.43	-NA-	-NA-	-NA-	26.40	14.59	-NA-	-NA-
Europe ex UK Dividend+	AUD	2,252.60	72,248.75	101.57	5.63	-NA-	-NA-	-NA-	25.35	14.70	-NA-	-NA-
Europe (UK Restricted)	AUD	742.98	100,256.42	140.94	5.20	-NA-	-NA-	-NA-	25.55	15.18	-NA-	-NA-
Euro Zone Capped	AUD	2,438.05	43,478.81	61.12	5.85	-NA-	-NA-	-NA-	25.43	16.89	-NA-	-NA-
Europe Capped	AUD	1,896.31	113,448.77	159.49	5.05	-NA-	-NA-	-NA-	25.32	15.47	-NA-	-NA-
Europe ex UK Capped	AUD	2,622.11	62,052.70	87.23	5.46	-NA-	-NA-	-NA-	24.47	15.58	-NA-	-NA-
Europe Liquid 40 Capped	AUD	1,432.05	91,620.38	128.80	4.94	-NA-	-NA-	-NA-	26.26	15.53	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,245.08	45,617.45	64.13	5.36	-NA-	-NA-	-NA-	25.55	15.48	-NA-	-NA-
UK	AUD	1,182.23	46,249.35	65.02	4.45	-NA-	-NA-	-NA-	26.01	15.72	-NA-	-NA-
Netherlands	AUD	2,936.42	12,369.35	17.39	7.42	-NA-	-NA-	-NA-	22.85	14.19	-NA-	-NA-
France	AUD	4,142.92	35,961.68	50.56	5.65	-NA-	-NA-	-NA-	30.70	15.31	-NA-	-NA-
Austria	AUD	571.29	2,525.63	3.55	0.00	-NA-	-NA-	-NA-	44.63	38.74	-NA-	-NA-
Sweden	AUD	3,737.92	6,159.68	8.66	4.36	-NA-	-NA-	-NA-	39.11	23.61	-NA-	-NA-
Germany	AUD	629.42	3,253.01	4.57	4.90	-NA-	-NA-	-NA-	11.98	11.45	-NA-	-NA-
Switzerland	AUD	2,038.12	6,601.75	9.28	3.30	-NA-	-NA-	-NA-	5.96	2.75	-NA-	-NA-
Belgium	AUD	2,159.10	4,389.75	6.17	9.91	-NA-	-NA-	-NA-	14.06	8.27	-NA-	-NA-
Italy	AUD	1,680.98	698.26	0.98	1.99	-NA-	-NA-	-NA-	9.48	14.93	-NA-	-NA-
Finland	AUD	3,266.10	2,045.30	2.88	1.12	-NA-	-NA-	-NA-	31.28	35.88	-NA-	-NA-
Greece	AUD	609.02	609.31	0.86	2.66	-NA-	-NA-	-NA-	10.47	8.15	-NA-	-NA-
Norway	AUD	119.65	220.20	0.31	0.00	-NA-	-NA-	-NA-	32.93	28.04	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,742.66	5,882.00	0.06	3.30	6.50	-0.41	-10.30	7.37	2.32	14.31	18.08
Sweden	SEK	4,026.29	36,872.81	0.39	4.36	12.96	-0.96	4.73	32.94	22.18	17.14	36.49
Norway	NOK	149.03	1,114.54	0.01	0.00	-34.54	-47.27	-63.87	29.30	26.63	21.21	78.97

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Net Total Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	1,075.55	71,132.86	100.00	4.27	-0.91	-18.28	-21.38	27.89	15.46	28.39	27.05
Euro Zone	EUR	1,373.43	36,336.41	51.08	4.51	4.02	-11.85	-13.28	28.78	15.82	33.02	26.19
Europe ex UK	EUR	2,349.61	43,962.73	61.80	4.17	4.49	-11.11	-13.40	27.60	15.19	29.78	25.67
Europe Liquid 40	EUR	1,623.01	62,363.30	87.67	4.24	-1.26	-18.95	-23.38	28.86	15.29	26.75	27.60
Europe Liquid 40 ex UK	EUR	2,540.23	37,816.38	53.16	4.14	5.57	-9.85	-13.55	28.57	14.80	29.57	25.81
Europe (UK Restricted)	EUR	1,722.76	58,897.70	82.80	4.24	1.61	-15.35	-18.07	27.97	15.39	30.26	26.49
Euro Zone Capped	EUR	2,099.14	27,617.59	35.91	4.63	-NA-	-NA-	-NA-	27.90	16.94	32.56	-NA-
Europe Capped	EUR	1,572.13	55,319.81	93.69	4.17	-NA-	-NA-	-NA-	28.57	15.66	26.65	-NA-
Europe ex UK Capped	EUR	1,664.89	67,030.03	51.25	4.29	-NA-	-NA-	-NA-	27.64	15.65	27.91	-NA-
Europe Liquid 40 Capped	EUR	2,253.96	36,558.73	75.67	4.18	-NA-	-NA-	-NA-	26.72	15.75	28.87	-NA-
Europe Liquid 40 ex UK Capped	EUR	2,386.09	28,267.06	37.67	4.12	-NA-	-NA-	-NA-	27.70	15.67	27.55	-NA-
UK	EUR	703.86	27,170.13	38.20	4.45	-8.92	-28.75	-36.06	28.43	15.93	22.07	34.50
Netherlands	EUR	2,577.85	7,266.63	10.22	6.31	-NA-	-4.69	-9.02	25.09	14.29	29.23	23.68
France	EUR	3,563.42	21,126.43	29.70	4.24	-NA-	-2.85	-0.52	32.84	15.52	36.55	26.35
Austria	EUR	447.11	1,483.74	2.09	0.00	-NA-	-36.44	-58.39	47.42	39.00	131.96	60.58
Sweden	EUR	3,128.12	3,618.63	5.09	3.05	-NA-	-5.68	-4.50	41.79	23.84	24.17	36.52
Germany	EUR	545.68	1,911.05	2.69	3.61	-NA-	-28.30	-21.61	13.20	11.52	12.76	40.03
Switzerland	EUR	1,758.80	3,878.33	5.45	2.15	-NA-	-0.25	-5.76	7.99	2.94	9.99	17.20
Belgium	EUR	1,801.16	2,578.85	3.63	7.43	-NA-	-3.06	-9.36	16.26	8.47	10.86	19.14
Italy	EUR	1,481.62	410.21	0.58	1.45	-NA-	-27.66	-29.79	11.58	15.14	22.98	43.42
Finland	EUR	2,798.18	1,201.56	1.69	0.81	-NA-	-11.15	-11.46	33.81	36.13	49.19	40.23
Greece	EUR	669.28	357.95	0.50	2.39	-NA-	-20.22	-49.41	12.60	8.35	-4.72	44.03
Norway	EUR	103.57	129.36	0.18	0.00	-NA-	-49.06	-66.61	35.49	28.28	36.94	83.59

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	1,226.23	102,079.19	100.00	4.27	2.54	-15.11	-23.37	30.84	16.87	32.53	31.54
Euro Zone	USD	1,565.81	52,144.55	51.08	4.51	7.65	-8.43	-15.49	31.75	17.23	37.32	31.76
Europe ex UK	USD	3,349.86	63,088.70	61.80	4.17	8.13	-7.66	-15.60	30.54	16.60	33.97	31.54
Europe Liquid 40	USD	1,847.64	89,494.43	87.67	4.24	2.15	-15.85	-25.50	31.84	16.70	30.85	31.83
Europe Liquid 40 ex UK	USD	2,890.21	54,268.39	53.16	4.14	9.20	-6.42	-16.07	31.54	16.20	33.75	31.37
Europe (UK Restricted)	USD	957.22	84,521.13	82.80	4.24	5.15	-12.07	-20.15	30.93	16.80	34.46	31.38
Euro Zone Capped	USD	2,970.35	39,632.61	35.91	4.63	-NA-	-NA-	-NA-	30.85	18.37	36.84	-NA-
Europe Capped	USD	1,792.40	79,386.67	93.69	4.17	-NA-	-NA-	-NA-	31.54	17.07	30.75	-NA-
Europe ex UK Capped	USD	2,372.79	96,191.41	51.25	4.29	-NA-	-NA-	-NA-	30.59	17.06	32.05	-NA-
Europe Liquid 40 Capped	USD	3,211.30	52,463.59	75.67	4.18	-NA-	-NA-	-NA-	29.65	17.16	33.03	-NA-
Europe Liquid 40 ex UK Capped	USD	2,720.18	40,564.64	37.67	4.12	-NA-	-NA-	-NA-	30.65	17.08	31.67	-NA-
UK	USD	802.55	38,990.49	38.20	4.45	-5.75	-25.98	-37.67	31.40	17.35	26.02	36.79
Netherlands	USD	3,586.59	10,427.97	10.22	6.31	-NA-	-0.99	-11.32	27.98	15.68	33.42	28.89
France	USD	5,080.81	30,317.48	29.70	4.24	-NA-	0.91	-3.05	35.91	16.93	40.94	31.88
Austria	USD	731.84	2,129.23	2.09	0.00	-NA-	-33.97	-59.44	50.82	40.70	139.48	63.07
Sweden	USD	4,478.69	5,192.91	5.09	3.05	-NA-	-2.02	-6.92	45.06	25.35	28.19	42.80
Germany	USD	778.26	2,742.45	2.69	3.61	-NA-	-25.51	-23.59	15.83	12.88	16.42	48.95
Switzerland	USD	2,518.16	5,565.60	5.45	2.15	-NA-	3.63	-8.15	10.49	4.20	13.55	25.09
Belgium	USD	2,564.37	3,700.77	3.63	7.43	-NA-	0.66	-11.75	18.94	9.80	14.41	22.71
Italy	USD	2,113.06	588.67	0.58	1.45	-NA-	-24.85	-31.56	14.16	16.55	26.96	47.70
Finland	USD	3,989.94	1,724.29	1.69	0.81	-NA-	-7.70	-13.67	36.90	37.79	54.06	45.51
Greece	USD	782.22	513.68	0.50	2.39	-NA-	-17.09	-50.63	15.19	9.67	-1.51	45.31
Norway	USD	148.28	185.64	0.18	0.00	-NA-	-47.09	-67.45	38.62	29.84	41.37	83.47

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	GBP	1,212.54	62,632.73	100.00	4.14	4.59	-10.62	-14.25	32.21	18.88	16.92	28.85
Euro Zone	GBP	1,548.32	31,994.33	51.08	4.51	9.79	-3.59	-5.42	33.13	19.25	21.13	29.69
Europe ex UK	GBP	3,312.44	38,709.33	61.80	4.17	10.29	-2.78	-5.55	31.91	18.60	18.18	29.65
Europe Liquid 40	GBP	1,827.01	54,911.10	87.67	4.24	4.18	-11.40	-16.62	33.22	18.71	15.43	29.12
Europe Liquid 40 ex UK	GBP	2,857.93	33,297.45	53.16	4.14	11.38	-1.47	-6.07	32.92	18.19	17.99	29.45
Europe (UK Restricted)	GBP	946.53	51,859.63	82.80	4.24	7.25	-7.42	-10.64	32.29	18.81	18.62	28.85
Euro Zone Capped	GBP	2,937.18	24,317.38	35.91	4.63	-NA-	-NA-	-NA-	32.22	20.41	20.72	-NA-
Europe Capped	GBP	1,772.38	48,709.28	93.69	4.17	-NA-	-NA-	-NA-	32.92	19.09	15.34	-NA-
Europe ex UK Capped	GBP	2,346.29	59,020.17	51.25	4.29	-NA-	-NA-	-NA-	31.95	19.08	16.49	-NA-
Europe Liquid 40 Capped	GBP	3,175.44	32,190.09	75.67	4.18	-NA-	-NA-	-NA-	31.01	19.18	17.36	-NA-
Europe Liquid 40 ex UK Capped	GBP	2,689.80	24,889.24	37.67	4.12	-NA-	-NA-	-NA-	32.01	19.10	16.16	-NA-
UK	GBP	793.59	23,923.40	38.20	4.45	-3.87	-22.06	-30.25	32.78	19.37	11.17	33.42
Netherlands	GBP	3,546.53	6,398.29	10.22	6.31	-NA-	4.24	-0.75	29.32	17.67	17.70	26.69
France	GBP	5,024.06	18,601.89	29.70	4.24	-NA-	6.25	8.50	37.33	18.94	24.34	29.91
Austria	GBP	723.67	1,306.43	2.09	0.00	-NA-	-30.48	-54.61	52.40	43.12	111.25	59.94
Sweden	GBP	4,428.67	3,186.22	5.09	3.05	-NA-	3.16	4.17	46.58	27.51	13.08	43.69
Germany	GBP	769.57	1,682.68	2.69	3.61	-NA-	-21.57	-14.48	17.04	14.82	2.70	50.59
Switzerland	GBP	2,490.04	3,414.88	5.45	2.15	-NA-	9.11	2.80	11.64	5.99	0.17	23.84
Belgium	GBP	2,535.73	2,270.68	3.63	7.43	-NA-	5.98	-1.24	20.19	11.69	0.93	22.73
Italy	GBP	2,089.46	361.19	0.58	1.45	-NA-	-20.88	-23.41	15.36	18.55	12.00	44.94
Finland	GBP	3,945.38	1,057.97	1.69	0.81	-NA-	-2.82	-3.39	38.33	40.16	35.90	43.71
Greece	GBP	773.49	315.18	0.50	2.39	-NA-	-12.71	-44.75	16.40	11.56	-13.12	42.14
Norway	GBP	146.62	113.90	0.18	0.00	-NA-	-44.29	-63.58	40.06	32.07	24.71	80.09

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	JPY	1,111.34	9,469,376.24	100.00	-NA-	-0.85	-21.49	-34.50	25.80	13.89	35.63	32.82
Euro Zone	JPY	1,419.10	4,837,188.96	51.08	4.51	4.09	-15.31	-27.76	26.67	14.24	40.52	32.70
Europe ex UK	JPY	3,036.00	5,852,423.39	61.80	4.17	4.56	-14.61	-27.86	25.51	13.62	37.10	32.42
Europe Liquid 40	JPY	1,674.53	8,301,951.25	87.67	4.24	-1.23	-22.18	-36.32	26.75	13.72	33.90	33.14
Europe Liquid 40 ex UK	JPY	2,619.41	5,034,206.74	53.16	4.14	5.59	-13.45	-28.26	26.47	13.23	36.87	32.37
Europe (UK Restricted)	JPY	867.54	7,840,602.19	82.80	4.24	1.68	-18.68	-31.75	25.88	13.82	37.60	32.59
Euro Zone Capped	JPY	2,692.05	3,676,518.80	35.91	4.63	-NA-	-NA-	-NA-	25.81	15.35	40.03	-NA-
Europe Capped	JPY	1,624.46	7,364,304.70	93.69	4.17	-NA-	-NA-	-NA-	26.47	14.08	33.80	-NA-
Europe ex UK Capped	JPY	2,150.47	8,923,196.57	51.25	4.29	-NA-	-NA-	-NA-	25.55	14.07	35.13	-NA-
Europe Liquid 40 Capped	JPY	2,910.42	4,866,785.07	75.67	4.18	-NA-	-NA-	-NA-	24.65	14.17	36.14	-NA-
Europe Liquid 40 ex UK Capped	JPY	2,465.32	3,762,978.50	37.67	4.12	-NA-	-NA-	-NA-	25.61	14.09	34.74	-NA-
UK	JPY	727.36	3,616,952.85	38.20	4.45	-8.86	-31.54	-46.72	26.34	14.36	28.96	38.30
Netherlands	JPY	3,250.55	967,351.08	10.22	6.31	-NA-	-8.44	-24.20	23.05	12.73	36.53	30.61
France	JPY	4,604.77	2,812,400.75	29.70	4.24	-NA-	-6.67	-17.13	30.67	13.94	44.23	32.29
Austria	JPY	663.27	197,518.48	2.09	0.00	-NA-	-38.93	-65.33	45.01	37.10	145.07	63.96
Sweden	JPY	4,059.06	481,720.76	5.09	3.05	-NA-	-9.39	-20.44	39.47	22.15	31.18	42.20
Germany	JPY	705.34	254,403.07	2.69	3.61	-NA-	-31.11	-34.68	11.36	10.00	19.14	47.84
Switzerland	JPY	2,282.22	516,292.81	5.45	2.15	-NA-	-4.16	-21.48	6.23	1.54	16.20	25.17
Belgium	JPY	2,324.10	343,302.24	3.63	7.43	-NA-	-6.91	-24.57	14.36	6.99	17.08	23.72
Italy	JPY	1,915.08	54,607.60	0.58	1.45	-NA-	-30.50	-41.50	9.76	13.57	29.92	48.16
Finland	JPY	3,616.11	159,953.99	1.69	0.81	-NA-	-14.64	-26.21	31.62	34.27	57.65	45.31
Greece	JPY	708.93	47,651.75	0.50	2.39	-NA-	-23.33	-57.80	10.75	6.87	0.79	48.94
Norway	JPY	134.39	17,220.87	0.18	0.00	-NA-	-51.07	-72.18	33.27	26.53	44.68	84.67

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Net Total Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	951.79	121,083.28	170.22	4.27	-NA-	-NA-	-NA-	25.47	15.25	-NA-	-NA-
Euro Zone	AUD	1,215.36	61,852.30	86.95	4.51	-NA-	-NA-	-NA-	26.34	15.60	-NA-	-NA-
Europe ex UK	AUD	2,600.12	74,833.93	105.20	4.17	-NA-	-NA-	-NA-	25.19	14.98	-NA-	-NA-
Europe Liquid 40	AUD	1,434.12	106,155.61	149.24	4.24	-NA-	-NA-	-NA-	26.43	15.08	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	2,243.34	64,371.53	90.49	4.14	-NA-	-NA-	-NA-	26.15	14.58	-NA-	-NA-
Europe (UK Restricted)	AUD	742.98	100,256.42	140.94	4.24	-NA-	-NA-	-NA-	25.55	15.18	-NA-	-NA-
Euro Zone Capped	AUD	2,305.55	47,011.01	0.00	4.63	-NA-	-NA-	-NA-	25.48	16.73	-NA-	-NA-
Europe Capped	AUD	1,391.24	94,166.09	88.05	4.17	-NA-	-NA-	-NA-	26.14	15.45	-NA-	-NA-
Europe ex UK Capped	AUD	1,841.73	114,099.37	80.24	4.29	-NA-	-NA-	-NA-	25.23	15.44	-NA-	-NA-
Europe Liquid 40 Capped	AUD	2,492.57	62,230.74	77.06	4.18	-NA-	-NA-	-NA-	24.33	15.54	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,111.37	48,116.55	7.81	4.12	-NA-	-NA-	-NA-	25.29	15.46	-NA-	-NA-
UK	AUD	622.93	46,249.35	65.02	4.45	-NA-	-NA-	-NA-	26.01	15.72	-NA-	-NA-
Netherlands	AUD	2,783.86	12,369.35	17.39	6.31	-NA-	-NA-	-NA-	22.73	14.08	-NA-	-NA-
France	AUD	3,943.66	35,961.68	50.56	4.24	-NA-	-NA-	-NA-	30.33	15.31	-NA-	-NA-
Austria	AUD	568.05	2,525.63	3.55	0.00	-NA-	-NA-	-NA-	44.63	38.74	-NA-	-NA-
Sweden	AUD	3,476.30	6,159.68	8.66	3.05	-NA-	-NA-	-NA-	39.11	23.61	-NA-	-NA-
Germany	AUD	604.08	3,253.01	4.57	3.61	-NA-	-NA-	-NA-	11.07	11.31	-NA-	-NA-
Switzerland	AUD	1,954.56	6,601.75	9.28	2.15	-NA-	-NA-	-NA-	5.95	2.75	-NA-	-NA-
Belgium	AUD	1,990.43	4,389.75	6.17	7.43	-NA-	-NA-	-NA-	14.06	8.27	-NA-	-NA-
Italy	AUD	1,640.13	698.26	0.98	1.45	-NA-	-NA-	-NA-	9.48	14.93	-NA-	-NA-
Finland	AUD	3,096.94	2,045.30	2.88	0.81	-NA-	-NA-	-NA-	31.28	35.88	-NA-	-NA-
Greece	AUD	607.15	609.31	0.86	2.39	-NA-	-NA-	-NA-	10.47	8.15	-NA-	-NA-
Norway	AUD	115.09	220.20	0.31	0.00	-NA-	-NA-	-NA-	32.93	28.03	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,671.18	5,882.00	5.45	2.15	-NA-	-1.56	-11.62	7.37	2.32	12.75	18.05
Sweden	SEK	3,743.96	36,872.81	5.09	3.05	-NA-	-2.61	2.92	32.95	22.18	15.11	36.40
Norway	NKK	143.36	1,114.54	0.18	0.00	-NA-	-47.95	-63.87	29.29	26.63	21.21	78.88

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	1,202.35	71,132.86	100.00	0.00	-3.97	-21.16	-25.27	27.02	15.21	23.30	26.67
Euro Zone	EUR	1,500.76	36,336.41	51.08	0.00	0.66	-14.99	-17.91	27.83	15.66	27.03	25.68
Europe ex UK	EUR	1,599.80	43,962.73	61.80	0.00	1.25	-14.18	-17.71	26.83	15.07	24.23	25.23
Europe Liquid 40	EUR	1,130.17	62,363.30	87.67	0.00	-4.32	-21.82	-27.00	27.98	15.08	21.91	27.20
Europe Liquid 40 ex UK	EUR	1,683.65	37,816.38	53.16	0.00	2.27	-13.03	-17.52	27.79	14.74	24.33	25.36
Europe ex UK Dividend+	EUR	1,730.80	42,444.02	59.67	0.00	3.01	-10.94	-13.98	26.72	14.76	23.69	24.68
Europe (UK Restricted)	EUR	1,201.45	58,897.70	82.80	0.00	-2.31	-18.98	-23.03	26.95	15.16	23.71	25.94
Euro Zone Capped	EUR	1,417.92	25,542.52	35.91	0.00	-NA-	-NA-	-20.84	27.00	16.84	27.45	-NA-
Europe Capped	EUR	1,179.38	66,647.82	93.69	0.00	-NA-	-NA-	-26.36	26.83	15.40	23.05	-NA-
Europe ex UK Capped	EUR	1,535.75	36,454.14	51.25	0.00	-NA-	-NA-	-20.05	26.20	15.61	23.44	-NA-
Europe Liquid 40 Capped	EUR	1,089.58	53,824.28	75.67	0.00	-NA-	-NA-	-28.63	27.87	15.53	21.86	-NA-
Europe Liquid 40 ex UK Capped	EUR	1,585.23	26,798.91	37.67	0.00	-NA-	-NA-	-20.90	27.37	15.59	23.12	-NA-
UK	EUR	776.61	27,170.13	38.20	0.00	-11.77	-31.38	-39.31	27.43	15.48	17.68	34.59
Netherlands	EUR	1,426.11	7,266.63	10.22	0.00	1.16	-9.56	-15.51	24.40	13.66	21.42	23.00
France	EUR	2,530.66	21,126.43	29.70	0.00	9.15	-6.26	-5.49	31.71	15.52	30.61	26.13
Austria	EUR	439.60	1,483.74	2.09	0.00	-19.55	-36.79	-58.39	47.42	39.00	131.97	60.65
Sweden	EUR	2,126.59	3,618.63	5.09	0.00	5.30	-9.29	-8.29	41.79	23.84	19.25	36.43
Germany	EUR	395.17	1,911.05	2.69	0.00	-6.58	-30.54	-25.07	10.70	11.14	8.74	39.87
Switzerland	EUR	1,410.49	3,878.33	5.45	0.00	4.28	-2.37	-8.31	7.99	2.94	7.24	17.70
Belgium	EUR	1,029.45	2,578.85	3.63	0.00	-1.75	-8.30	-16.72	16.26	8.47	4.47	19.35
Italy	EUR	1,165.02	410.21	0.58	0.00	-10.74	-29.00	-31.52	11.58	15.14	19.95	42.97
Finland	EUR	1,907.94	1,201.56	1.69	0.00	0.65	-13.02	-13.04	33.81	36.13	46.52	40.33
Greece	EUR	599.49	357.95	0.50	0.00	-9.42	-21.37	-50.98	12.59	8.35	-7.16	44.33
Norway	EUR	92.47	129.36	0.18	0.00	-38.82	-50.95	-66.61	35.49	28.27	36.93	83.36

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	1,713.62	102,079.19	100.00	0.00	-0.72	-18.10	-27.16	29.96	16.61	27.29	31.22
Euro Zone	USD	2,139.07	52,144.55	51.08	0.00	4.06	-11.68	-19.99	30.79	17.08	31.14	31.37
Europe ex UK	USD	2,280.15	63,088.70	61.80	0.00	4.67	-10.84	-19.79	29.76	16.47	28.25	31.21
Europe Liquid 40	USD	1,288.71	89,494.43	87.67	0.00	-0.98	-18.78	-28.84	30.94	16.48	26.16	31.47
Europe Liquid 40 ex UK	USD	1,920.05	54,268.39	53.16	0.00	5.84	-9.64	-19.60	30.75	16.14	28.83	30.98
Europe ex UK Dividend+	USD	2,051.60	60,909.27	59.67	0.00	6.60	-7.49	-16.15	29.65	16.16	27.69	30.71
Europe (UK Restricted)	USD	795.00	84,521.13	82.80	0.00	1.09	-15.84	-24.98	29.89	16.56	27.72	30.93
Euro Zone Capped	USD	2,020.98	36,654.79	35.91	0.00	-NA-	-NA-	-22.84	29.94	18.27	31.58	-NA-
Europe Capped	USD	1,680.87	95,642.93	93.69	0.00	-NA-	-NA-	-28.22	29.76	16.80	27.04	-NA-
Europe ex UK Capped	USD	2,188.86	52,313.49	51.25	0.00	-NA-	-NA-	-22.07	29.12	17.02	27.43	-NA-
Europe Liquid 40 Capped	USD	1,242.42	77,240.51	75.67	0.00	-NA-	-NA-	-30.44	30.83	16.94	25.81	-NA-
Europe Liquid 40 ex UK Capped	USD	1,807.82	38,457.77	37.67	0.00	-NA-	-NA-	-22.89	30.31	17.00	27.10	-NA-
UK	USD	1,111.91	38,990.49	38.20	0.00	-8.79	-28.71	-40.84	30.38	16.89	21.49	36.87
Netherlands	USD	2,032.37	10,427.97	10.22	0.00	4.58	-6.05	-17.64	27.27	15.04	25.35	28.29
France	USD	3,606.48	30,317.48	29.70	0.00	12.84	-2.62	-7.88	34.75	16.93	34.84	31.75
Austria	USD	719.59	2,129.23	2.09	0.00	-16.83	-34.34	-59.44	50.82	40.70	139.47	63.10
Sweden	USD	3,044.74	5,192.91	5.09	0.00	8.86	-5.76	-10.60	45.06	25.35	23.11	42.65
Germany	USD	563.17	2,742.45	2.69	0.00	-3.42	-27.84	-26.96	13.26	12.49	12.26	48.70
Switzerland	USD	2,019.47	5,565.60	5.45	0.00	7.80	1.42	-10.62	10.49	4.20	10.72	25.40
Belgium	USD	1,467.10	3,700.77	3.63	0.00	1.58	-4.74	-18.83	18.94	9.80	7.85	22.67
Italy	USD	1,660.29	588.67	0.58	0.00	-7.72	-26.25	-33.25	14.16	16.55	23.83	47.08
Finland	USD	2,719.05	1,724.29	1.69	0.00	4.05	-9.64	-15.24	36.90	37.79	51.27	45.40
Greece	USD	699.97	513.68	0.50	0.00	-6.36	-18.32	-52.22	15.20	9.67	-4.15	45.58
Norway	USD	132.39	185.64	0.18	0.00	-35.73	-49.05	-67.45	38.61	29.83	41.37	83.32

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	GBP	1,694.48	62,632.73	100.00	0.00	1.25	-13.77	-18.48	31.32	18.62	12.29	28.61
Euro Zone	GBP	2,115.18	31,994.33	51.08	0.00	6.14	-7.01	-10.45	32.15	19.09	15.69	29.46
Europe ex UK	GBP	2,254.69	38,709.33	61.80	0.00	6.76	-6.13	-10.23	31.12	18.48	13.14	29.48
Europe Liquid 40	GBP	1,274.32	54,911.10	87.67	0.00	1.00	-14.49	-20.37	32.31	18.49	11.30	28.85
Europe Liquid 40 ex UK	GBP	1,898.61	33,297.45	53.16	0.00	7.95	-4.87	-10.03	32.11	18.14	13.65	29.25
Europe ex UK Dividend+	GBP	2,256.32	37,372.10	59.67	0.00	8.61	-2.60	-6.16	31.00	18.16	12.64	29.17
Europe (UK Restricted)	GBP	786.12	51,859.63	82.80	0.00	3.11	-11.39	-16.04	31.25	18.57	12.67	28.54
Euro Zone Capped	GBP	1,998.41	22,490.28	35.91	0.00	-NA-	-NA-	-13.64	31.30	20.30	16.08	-NA-
Europe Capped	GBP	1,662.10	58,683.63	93.69	0.00	-NA-	-NA-	-19.67	31.12	18.81	12.07	-NA-
Europe ex UK Capped	GBP	2,164.42	32,097.99	51.25	0.00	-NA-	-NA-	-12.78	30.47	19.03	12.42	-NA-
Europe Liquid 40 Capped	GBP	1,228.55	47,392.46	75.67	0.00	-NA-	-NA-	-22.15	32.20	18.95	10.98	-NA-
Europe Liquid 40 ex UK Capped	GBP	1,787.63	23,596.53	37.67	0.00	-NA-	-NA-	-13.71	31.67	19.02	12.13	-NA-
UK	GBP	1,105.10	23,923.40	38.20	0.00	-6.97	-24.95	-33.79	31.74	18.90	7.17	33.48
Netherlands	GBP	2,009.67	6,398.29	10.22	0.00	6.67	-1.08	-7.83	28.60	17.02	10.58	26.40
France	GBP	3,566.21	18,601.89	29.70	0.00	15.09	2.53	3.09	36.16	18.94	18.95	30.03
Austria	GBP	711.55	1,306.43	2.09	0.00	-15.17	-30.87	-54.61	52.40	43.11	111.26	60.02
Sweden	GBP	3,010.73	3,186.22	5.09	0.00	11.03	-0.78	0.05	46.58	27.51	8.60	43.73
Germany	GBP	556.88	1,682.68	2.69	0.00	-1.50	-24.03	-18.26	14.44	14.43	-0.97	50.31
Switzerland	GBP	1,996.92	3,414.88	5.45	0.00	9.95	6.79	0.02	11.64	5.99	-2.33	24.34
Belgium	GBP	1,450.71	2,270.68	3.63	0.00	3.60	0.30	-9.16	20.19	11.69	-4.86	22.79
Italy	GBP	1,641.74	361.19	0.58	0.00	-5.88	-22.35	-25.30	15.36	18.55	9.24	44.60
Finland	GBP	2,688.69	1,057.97	1.69	0.00	6.13	-4.86	-5.14	38.33	40.16	33.44	43.71
Greece	GBP	692.15	315.18	0.50	0.00	-4.49	-14.00	-46.53	16.40	11.56	-15.45	42.42
Norway	GBP	130.91	113.90	0.18	0.00	-35.52	-46.36	-63.58	40.07	32.07	24.71	79.91

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	JPY	1,553.07	9,469,376.24	100.00	0.00	-4.01	-24.26	-37.73	24.95	13.64	30.26	32.46
Euro Zone	JPY	1,938.65	4,837,188.96	51.08	0.00	0.62	-18.32	-31.61	25.74	14.09	34.20	32.29
Europe ex UK	JPY	2,066.52	5,852,423.39	61.80	0.00	1.21	-17.55	-31.43	24.76	13.50	31.25	32.04
Europe Liquid 40	JPY	1,167.97	8,301,951.25	87.67	0.00	-4.25	-24.89	-39.18	25.89	13.51	29.11	32.72
Europe Liquid 40 ex UK	JPY	1,740.16	5,034,206.74	53.16	0.00	2.34	-16.44	-31.28	25.71	13.17	31.84	31.92
Europe ex UK Dividend+	JPY	1,717.51	5,650,248.62	59.67	0.00	1.45	-14.44	-28.33	24.65	13.19	30.67	31.36
Europe (UK Restricted)	JPY	720.51	7,840,602.19	82.80	0.00	-2.25	-22.16	-35.87	24.88	13.59	30.70	32.08
Euro Zone Capped	JPY	1,831.63	3,400,281.44	35.91	0.00	-NA-	-NA-	-34.04	24.93	15.25	34.65	-NA-
Europe Capped	JPY	1,523.39	8,872,316.39	93.69	0.00	-NA-	-NA-	-38.65	24.76	13.82	30.00	-NA-
Europe ex UK Capped	JPY	1,983.78	4,852,861.27	51.25	0.00	-NA-	-NA-	-33.38	24.14	14.03	30.41	-NA-
Europe Liquid 40 Capped	JPY	1,126.02	7,165,216.19	75.67	0.00	-NA-	-NA-	-40.54	25.78	13.95	28.74	-NA-
Europe Liquid 40 ex UK Capped	JPY	1,638.44	3,567,534.85	37.67	0.00	-NA-	-NA-	-34.09	25.29	14.02	30.07	-NA-
UK	JPY	1,007.74	3,616,952.85	38.20	0.00	-11.80	-34.07	-49.43	25.35	13.91	24.32	38.30
Netherlands	JPY	1,841.95	967,351.08	10.22	0.00	1.12	-13.11	-29.60	22.37	12.11	28.28	29.84
France	JPY	3,268.58	2,812,400.75	29.70	0.00	9.11	-9.94	-21.26	29.55	13.94	37.99	32.00
Austria	JPY	652.17	197,518.48	2.09	0.00	-19.58	-39.28	-65.33	45.01	37.10	145.07	63.95
Sweden	JPY	2,759.46	481,720.76	5.09	0.00	5.26	-12.85	-23.59	39.47	22.15	25.98	41.76
Germany	JPY	510.41	254,403.07	2.69	0.00	-6.62	-33.27	-37.57	8.89	9.62	14.88	47.56
Switzerland	JPY	1,830.26	516,292.81	5.45	0.00	4.24	-6.20	-23.60	6.23	1.54	13.30	25.46
Belgium	JPY	1,329.64	343,302.24	3.63	0.00	-1.78	-11.90	-30.61	14.36	6.99	10.37	23.46
Italy	JPY	1,504.73	54,607.60	0.58	0.00	-10.77	-31.79	-42.94	9.76	13.57	26.72	47.52
Finland	JPY	2,464.30	159,953.99	1.69	0.00	0.61	-16.43	-27.54	31.62	34.27	54.80	45.09
Greece	JPY	634.39	47,651.75	0.50	0.00	-9.45	-24.46	-59.16	10.75	6.87	-1.92	49.08
Norway	JPY	119.99	17,220.87	0.18	0.00	-37.56	-52.88	-72.18	33.28	26.53	44.67	84.38

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	1,330.09	121,083.28	170.22	0.00	-NA-	-NA-	-NA-	24.63	15.00	-NA-	-NA-
Euro Zone	AUD	1,660.32	61,852.30	86.95	0.00	-NA-	-NA-	-NA-	25.42	15.45	-NA-	-NA-
Europe ex UK	AUD	1,769.83	74,833.93	105.20	0.00	-NA-	-NA-	-NA-	24.44	14.86	-NA-	-NA-
Europe Liquid 40	AUD	1,000.28	106,155.61	149.24	0.00	-NA-	-NA-	-NA-	25.57	14.86	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	1,490.32	64,371.53	90.49	0.00	-NA-	-NA-	-NA-	25.38	14.53	-NA-	-NA-
Europe ex UK Dividend+	AUD	1,854.98	72,248.75	101.57	0.00	-NA-	-NA-	-NA-	24.33	14.55	-NA-	-NA-
Europe (UK Restricted)	AUD	617.07	100,256.42	140.94	0.00	-NA-	-NA-	-NA-	24.56	14.95	-NA-	-NA-
Euro Zone Capped	AUD	1,568.66	43,478.81	61.12	0.00	-NA-	-NA-	-NA-	24.60	16.62	-NA-	-NA-
Europe Capped	AUD	1,304.67	113,448.77	159.49	0.00	-NA-	-NA-	-NA-	24.43	15.18	-NA-	-NA-
Europe ex UK Capped	AUD	1,698.97	62,052.70	87.23	0.00	-NA-	-NA-	-NA-	23.82	15.39	-NA-	-NA-
Europe Liquid 40 Capped	AUD	964.35	91,620.38	128.80	0.00	-NA-	-NA-	-NA-	25.46	15.32	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,403.21	45,617.45	64.13	0.00	-NA-	-NA-	-NA-	24.96	15.38	-NA-	-NA-
UK	AUD	863.05	46,249.35	65.02	0.00	-NA-	-NA-	-NA-	25.03	15.27	-NA-	-NA-
Netherlands	AUD	1,577.50	12,369.35	17.39	0.00	-NA-	-NA-	-NA-	22.05	13.45	-NA-	-NA-
France	AUD	2,799.31	35,961.68	50.56	0.00	-NA-	-NA-	-NA-	29.22	15.31	-NA-	-NA-
Austria	AUD	558.54	2,525.63	3.55	0.00	-NA-	-NA-	-NA-	44.63	38.74	-NA-	-NA-
Sweden	AUD	2,363.29	6,159.68	8.66	0.00	-NA-	-NA-	-NA-	39.11	23.61	-NA-	-NA-
Germany	AUD	437.13	3,253.01	4.57	0.00	-NA-	-NA-	-NA-	8.61	10.93	-NA-	-NA-
Switzerland	AUD	1,567.49	6,601.75	9.28	0.00	-NA-	-NA-	-NA-	5.96	2.75	-NA-	-NA-
Belgium	AUD	1,138.74	4,389.75	6.17	0.00	-NA-	-NA-	-NA-	14.06	8.27	-NA-	-NA-
Italy	AUD	1,288.69	698.26	0.98	0.00	-NA-	-NA-	-NA-	9.48	14.93	-NA-	-NA-
Finland	AUD	2,110.50	2,045.30	2.88	0.00	-NA-	-NA-	-NA-	31.28	35.88	-NA-	-NA-
Greece	AUD	543.31	609.31	0.86	0.00	-NA-	-NA-	-NA-	10.47	8.15	-NA-	-NA-
Norway	AUD	102.76	220.20	0.31	0.00	-NA-	-NA-	-NA-	32.94	28.03	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,340.43	5,882.00	5.45	0.00	3.95	-3.65	-14.00	7.37	2.32	9.94	18.56
Sweden	SEK	2,544.79	36,872.81	5.09	0.00	7.64	-6.34	-1.16	32.94	22.18	10.54	36.60
Norway	NOK	128.02	1,114.54	0.18	0.00	-36.35	-49.87	-63.87	29.30	26.63	21.22	78.66

* -5 & -3 Years Total Returns are annualised

Version: August 2009

EPRA/NAREIT Europe Index - Asset Class Comparison

		Gross Total Return									
		12 Mths Estimated									
		Div									
		Yld (%)									
		Total									
		Rtn (%)									
		- 5 Yrs									
		- 3 Yrs									
		- 1 Yr									
		Total									
		Rtn (%)									
		QTD									
		Aug-09									
		Total									
		Rtn (%)									
		YTD									
		36 Mths									
		Vity (%)									
Index Description	Curr	Close Value 31-Aug	31-Aug								
Europe Real Estate **	Local	2,002.42	5.07	1.66	-14.84	-17.35	29.24	16.65	25.22	26.90	
Europe FTSE	Local	192.77	3.55	5.46	-5.21	-13.02	15.99	6.03	20.69	20.21	
Europe JP Morgan Bonds	Local	489.09	-NA-	4.88	5.20	10.91	2.29	0.94	2.96	4.24	
UK Real Estate **	GBP	1,513.92	4.45	-3.94	-22.06	-30.24	32.78	19.37	11.19	33.42	
UK FTSE	GBP	701.72	4.09	6.05	-2.00	-8.18	16.73	7.28	15.24	17.95	
UK JP Morgan Bonds	GBP	589.60	-NA-	6.22	6.26	11.64	3.00	3.83	0.88	6.88	
Netherlands Real Estate **	EUR	2,719.19	7.42	7.32	-3.77	-7.81	25.21	14.40	30.67	23.80	
Netherlands FTSE	EUR	629.88	#DIV/0!	3.03	-9.71	-20.36	17.01	4.08	26.59	26.09	
Netherlands JP Morgan Bonds	EUR	398.47	-NA-	4.66	5.21	10.74	1.96	0.37	2.77	4.33	
France Real Estate **	EUR	3,743.72	5.65	13.79	-1.69	1.21	33.22	15.52	38.59	26.66	
France FTSE	EUR	576.06	3.77	4.20	-7.23	-14.90	17.19	6.96	18.49	20.88	
France JP Morgan Bonds	EUR	496.49	-NA-	4.70	5.16	11.11	1.98	0.33	2.15	4.42	
Sweden Real Estate **	SEK	4,026.29	4.36	12.96	-0.96	4.73	32.94	22.18	17.14	36.49	
Sweden FTSE	SEK	1,515.22	3.77	9.05	-0.56	7.01	16.03	4.25	46.23	27.23	
Sweden JP Morgan Bonds	SEK	606.42	-NA-	4.90	4.93	9.01	0.78	-0.04	-2.58	5.17	
Switzerland Real Estate **	CHF	1,742.66	3.30	6.50	-0.41	-10.30	7.37	2.32	14.31	18.08	
Switzerland FTSE	CHF	502.59	2.62	5.21	-6.32	-11.14	14.94	4.59	17.42	17.37	
Germany Real Estate **	EUR	568.55	4.90	-3.13	-27.60	-20.39	14.12	11.66	14.24	40.12	
Germany FTSE	EUR	366.87	3.40	7.31	-2.70	-17.55	14.12	3.07	14.49	23.48	
Germany JP Morgan Bonds	EUR	371.54	-NA-	4.66	5.12	10.37	1.52	0.35	1.26	4.18	
Austria Real Estate **	EUR	449.66	0.00	13.79	-36.32	-58.39	47.42	39.00	131.96	60.65	
Austria FTSE	EUR	442.01	2.78	2.01	-14.87	-30.81	28.22	17.40	63.79	38.28	
Austria JP Morgan Bonds	EUR	185.66	-NA-	4.55	4.88	10.32	3.23	0.67	3.42	4.67	

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

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Europe Index - Asset Class Comparison

Index Description	Curr	Close Value 31-Aug	12 Mths Estimated Div	Total	Total	Total	Total	Total	Total	36 Mths Vity (%)
			Yld (%) 31-Aug	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	
Italy Real Estate **	EUR	1,518.45	1.99	-8.65	-27.38	-29.79	11.58	15.14	22.98	43.39
Italy FTSE	EUR	277.50	3.49	0.61	-11.98	-16.89	16.34	8.45	16.86	22.85
Italy JP Morgan Bonds	EUR	738.57	-NA-	4.54	4.65	10.37	2.90	0.70	6.35	4.19
Belgium Real Estate **	EUR	1,954.78	9.91	5.27	-1.23	-6.74	16.26	8.47	13.10	19.56
Belgium FTSE	EUR	516.98	2.15	-0.43	-15.61	-18.77	17.80	9.68	45.08	29.44
Belgium JP Morgan Bonds	EUR	459.56	-NA-	4.52	4.88	11.10	1.93	0.19	4.02	4.12
Finland Real Estate **	EUR	2,950.86	1.12	4.51	-10.41	-10.83	33.81	36.13	50.24	40.29
Finland FTSE	EUR	890.29	3.42	4.88	-10.11	-30.43	6.09	7.47	10.01	29.61
Finland JP Morgan Bonds	EUR	325.60	-NA-	4.54	5.34	10.60	1.33	0.29	3.90	3.39
Greece Real Estate **	EUR	671.24	2.66	-7.69	-20.15	-49.26	12.60	8.35	-4.44	43.94
Greece FTSE	EUR	373.90	1.99	4.61	-11.36	-24.81	16.29	7.61	40.93	32.93
Greece JP Morgan Bonds	EUR	234.42	-NA-	4.37	4.68	9.92	3.43	0.50	10.74	4.76
Norway Real Estate **	NOK	107.67	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	798.99	2.22	10.28	-3.94	-28.19	6.77	0.66	31.58	31.82
Norway JP Morgan Bonds	NOK	-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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* -5 & -3 Years Total Returns are annualised

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

Top 20 Constituents:

Company	Investment		Country	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
	Focus	Sector		31-Aug	31-Aug
Unibail-Rodamco *	Rental	Diversified	FR	11,217	15.77
Land Securities *	Rental	Diversified	UK	5,301	7.45
British Land *	Rental	Diversified	UK	4,696	6.60
Liberty International *	Rental	Retail	UK	3,367	4.73
Hammerson *	Rental	Retail	UK	3,205	4.51
Corio *	Rental	Retail	NL	3,165	4.45
SEGRO *	Rental	Industrial	UK	2,999	4.22
Fonciere Des Regions *	Rental	Diversified	FR	2,550	3.59
Klepierre *	Rental	Retail	FR	2,179	3.06
PSP Swiss Property	Rental	Office	CH	1,798	2.53
Wereldhave *	Rental	Diversified	NL	1,421	2.00
Derwent London *	Rental	Office	UK	1,313	1.85
Gecina *	Rental	Diversified	FR	1,292	1.82
Icade	Rental	Diversified	FR	1,279	1.80
Mercialys *	Rental	Retail	FR	1,144	1.61
Castellum	Rental	Diversified	SE	1,127	1.58
Silic *	Rental	Office	FR	1,095	1.54
Befimmo *	Rental	Office	BE	1,091	1.53
Eurocommercial Props *	Rental	Retail	NL	989	1.39
Shaftesbury *	Rental	Diversified	UK	970	1.36

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
	31-Aug	31-Aug	31-Aug
EPRA/NAREIT UK	27	27,170	38.20%
EPRA/NAREIT Netherlands	7	7,267	10.22%
EPRA/NAREIT France	10	21,126	29.70%
EPRA/NAREIT Austria	2	1,484	2.09%
EPRA/NAREIT Sweden	6	3,619	5.09%
EPRA/NAREIT Germany	8	1,911	2.69%
EPRA/NAREIT Switzerland	5	3,878	5.45%
EPRA/NAREIT Belgium	6	2,579	3.63%
EPRA/NAREIT Italy	2	410	0.58%
EPRA/NAREIT Finland	3	1,202	1.69%
EPRA/NAREIT Greece	3	358	0.50%
EPRA/NAREIT Norway	1	129	0.18%
EPRA/NAREIT Europe Index	80	71,133	100.00%
EPRA/NAREIT Euro Zone	41	36,336	51.08%
EPRA/NAREIT Ex-UK	53	43,963	61.80%
EPRA/NAREIT Europe Liquid 40	39	62,363	87.67%
EPRA/NAREIT Europe Liquid 40 Ex UK	26	37,816	53.16%

EPRA/NAREIT Europe Index - Top 20 Performance

Top 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return 31-Aug	Return 31-Aug	Return 31-Aug
Quintain Estates	Non-Rental	Diversified	UK	116.06	0.00	116.06
Unite Group	Rental	Specialty	UK	90.48	0.00	90.48
Societe de la Tour Eiffel *	Rental	Diversified	FR	66.92	0.00	66.92
Grainger Plc	Rental	Residential	UK	55.74	0.00	55.74
CLS Holdings	Rental	Office	UK	47.44	0.00	47.44
Workspace Group *	Rental	Office	UK	42.62	0.00	42.62
CA Immobilien Anlage	Rental	Diversified	AT	42.11	0.00	42.11
Sponda	Rental	Diversified	FI	37.44	0.00	37.44
Mucklow <A&J> *	Rental	Diversified	UK	37.22	0.00	37.22
Conwert Immobilien	Non-Rental	Residential	AT	35.93	0.00	35.93
DIC Asset	Rental	Diversified	DE	35.56	0.00	35.56
Citycon OYJ	Rental	Retail	FI	35.33	0.00	35.33
Technopolis	Rental	Office	FI	34.18	0.00	34.18
Primary Health Prop. *	Rental	Health Care	UK	32.78	0.00	32.78
Daejan Holdings	Rental	Diversified	UK	32.37	0.00	32.37
SEGRO *	Rental	Industrial	UK	30.29	1.67	31.96
Klepierre *	Rental	Retail	FR	30.68	0.00	30.68
Affine *	Non-Rental	Diversified	FR	28.10	0.00	28.10
Kungleden	Rental	Diversified	SE	27.84	0.00	27.84
Norwegian Property ASA	Rental	Office	NK	26.63	0.00	26.63

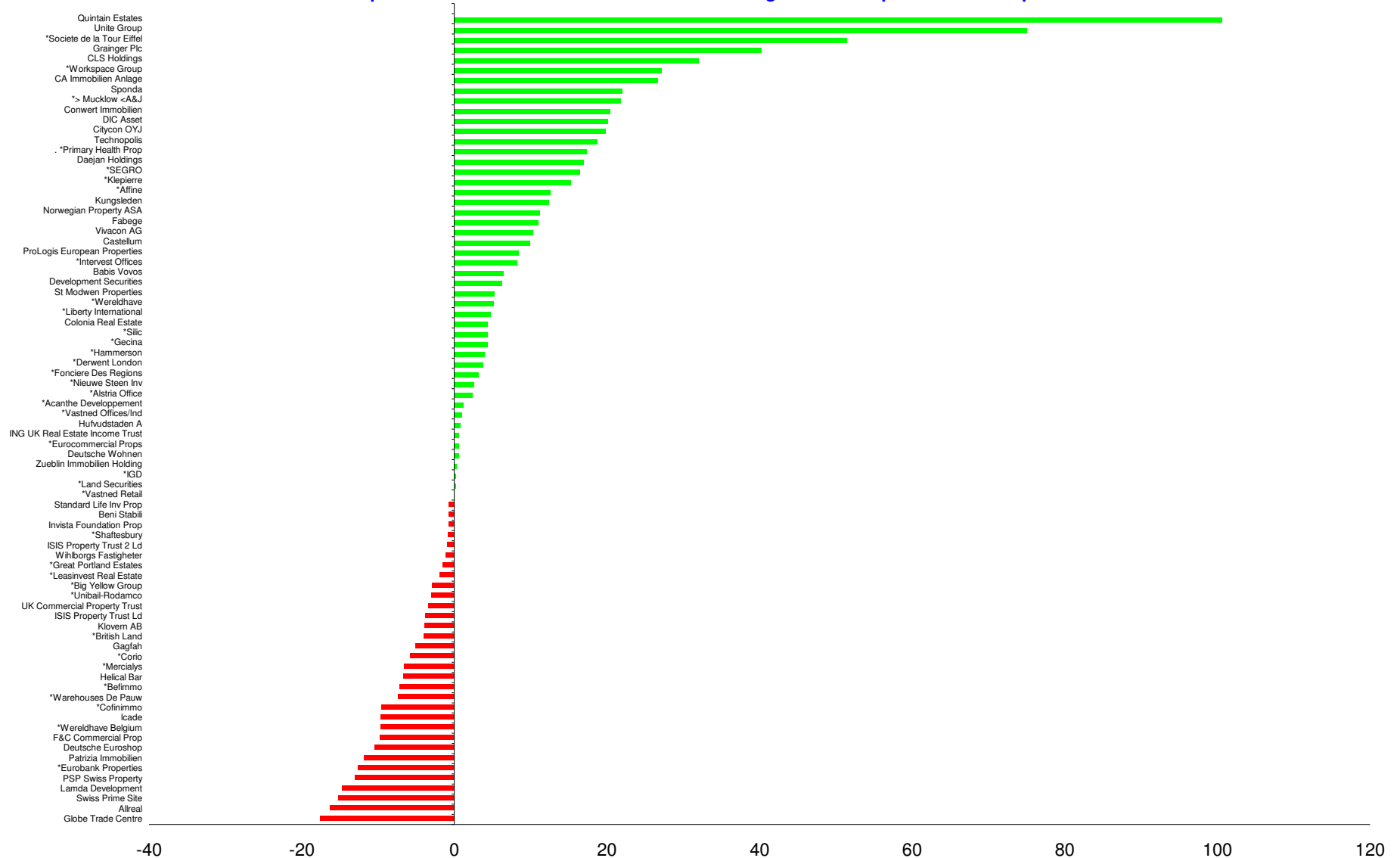
Bottom 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return 31-Aug	Return 31-Aug	Return 31-Aug
Klovern AB	Rental	Diversified	SE	11.56	0.00	11.56
British Land *	Rental	Diversified	UK	11.49	0.00	11.49
Gagfah	Rental	Residential	DE	6.96	3.40	10.36
Corio *	Rental	Retail	NL	9.71	0.00	9.71
Mercialys *	Rental	Retail	FR	8.94	0.00	8.94
Helical Bar	Non-Rental	Diversified	UK	8.82	0.00	8.82
Befimmo *	Rental	Office	BE	8.33	0.00	8.33
Warehouses De Pauw *	Rental	Industrial	BE	8.07	0.00	8.07
Cofinimmo *	Rental	Office	BE	5.96	0.00	5.96
Icade	Rental	Diversified	FR	5.86	0.00	5.86
Wereldhave Belgium *	Rental	Diversified	BE	5.84	0.00	5.84
F&C Commercial Prop	Rental	Diversified	UK	5.77	0.00	5.77
Deutsche Euroshop	Rental	Retail	DE	5.07	0.00	5.07
Jelmoli	Rental	Retail	CH	3.85	0.00	3.85
Patrizia Immobilien	Rental	Residential	DE	3.69	0.00	3.69
Eurobank Properties *	Rental	Diversified	GR	2.88	0.00	2.88
PSP Swiss Property	Rental	Office	CH	2.47	0.00	2.47
Lamda Development	Non-Rental	Diversified	GR	0.76	0.00	0.76
Swiss Prime Site	Rental	Office	CH	0.29	0.00	0.29
Allreal	Non-Rental	Office	CH	-0.77	0.00	-0.77

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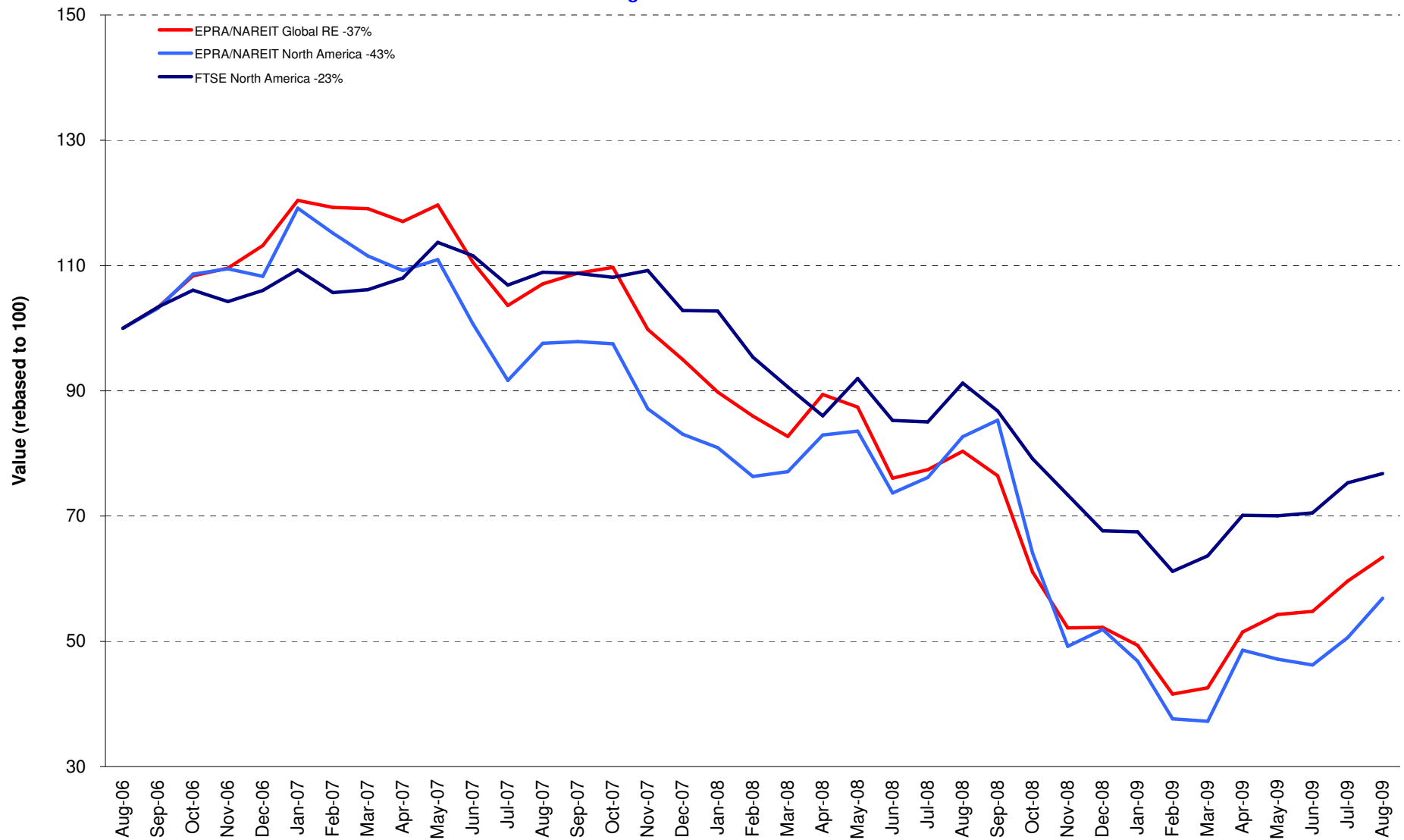
Graph 18: Total Return Performance relative to Regional Developed Index - Europe



Section 5

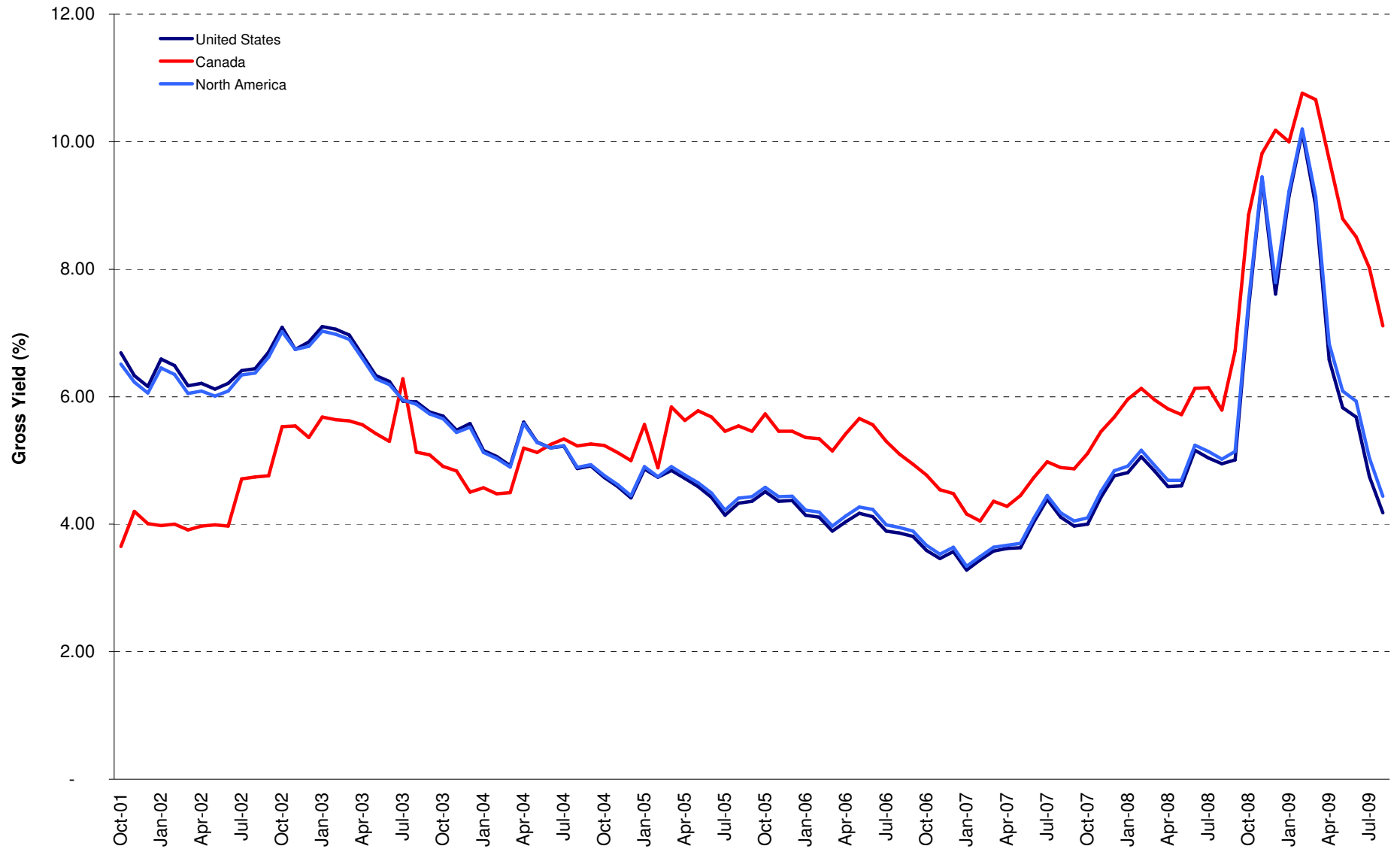
EPRA/NAREIT North America Developed Index

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



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Graph 20: Dividend Yields



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Corporate Actions & Changes North America

Ex Date	Description
7 August 2009	Vornado Realty Trust (USA): Stock Dividend: 0.4791%. New number of shares: 178,975,330
10 August 2009	Macerich Company (USA): Stock Dividend: 1.9708%. New number of shares: 80,823,600
13 August 2009	Simon Property Group (USA): Stock Dividend: 0.7607%. New number of shares: 282,700,954
21 August 2009	Brookfield Properties (USA): New number of shares: 493,451,494
21 August 2009	U-Store-It Trust (USA): New number of shares: 82,654,542
21 August 2009	Tanger Factory Outlet Centers (USA): New number of shares: 39,812,739
21 August 2009	PS Business Parks Inc. (USA): New number of shares: 23,547,592
28 August 2009	Dundee REIT (Canada): New number of shares: 20,651,556

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Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
4 August 2009	HCP *	Rental	Health Care	USD	0.460	0.00	19-Aug	Dividend
5 August 2009	First Potomac Realty Trust *	Rental	Industrial	USD	0.200	12.72	14-Aug	Quarterly
6 August 2009	Health Care REIT *	Rental	Health Care	USD	0.680	6.32	20-Aug	Quarterly
7 August 2009	Vornado Realty Trust *	Rental	Diversified	USD	0.380	6.35	14-Sep	Quarterly
10 August 2009	The Macerich Company *	Rental	Retail	USD	0.060	11.17	21-Sep	Quarterly
12 August 2009	Duke Realty Corp *	Rental	Office Mixed	USD	0.170	16.75	31-Aug	Quarterly
12 August 2009	Nationwide Health Props *	Rental	Health Care	USD	0.440	5.52	4-Sep	Quarterly
12 August 2009	Prologis *	Non-Rental	Industrial	USD	0.150	18.62	31-Aug	Quarterly
13 August 2009	American Campus Communities *	Rental	Residential	USD	0.338	5.19	28-Aug	Quarterly
13 August 2009	Highwoods Properties *	Rental	Office	USD	0.425	5.79	9-Sep	Quarterly
13 August 2009	Home Props of New York *	Rental	Residential	USD	0.670	6.98	26-Aug	Quarterly
13 August 2009	H & R Real Estate *	Rental	Diversified	CAD	0.060	10.56	31-Aug	Monthly
13 August 2009	Simon Property Group *	Rental	Retail	USD	0.120	5.66	18-Sep	Quarterly
17 August 2009	Regency Centers *	Rental	Retail	USD	0.463	8.64	2-Sep	Quarterly
19 August 2009	Apartment Investment *	Rental	Residential	USD	0.100	19.72	31-Aug	Quarterly
19 August 2009	Healthcare Realty Trust *	Rental	Health Care	USD	0.385	7.11	4-Sep	Quarterly
19 August 2009	LTC Properties *	Rental	Health Care	USD	0.130	6.12	31-Aug	Monthly
27 August 2009	Allied Properties REIT *	Rental	Office	CAD	0.110	7.53	15-Sep	Monthly
27 August 2009	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.90	15-Sep	Monthly
27 August 2009	Canadian Apartment Props *	Rental	Residential	CAD	0.090	8.12	15-Sep	Monthly
27 August 2009	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.045	12.22	15-Sep	Monthly
27 August 2009	Cominar REIT *	Rental	Diversified	CAD	0.120	7.81	15-Sep	Monthly
27 August 2009	Calloway REIT *	Rental	Retail	CAD	0.129	9.45	15-Sep	Monthly
27 August 2009	Dundee REIT *	Rental	Diversified	CAD	0.183	0.00	15-Sep	Dividend
27 August 2009	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.070	15.68	15-Sep	Monthly
27 August 2009	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.063	27.74	15-Sep	Monthly
27 August 2009	Inland Real Estate Corp *	Rental	Retail	USD	0.048	11.69	17-Sep	Monthly
27 August 2009	Morguard REIT *	Rental	Diversified	CAD	0.075	7.53	15-Sep	Monthly
27 August 2009	Northern Property REIT *	Rental	Residential	CAD	0.123	7.01	15-Sep	Monthly
27 August 2009	Primaris Retail REIT *	Rental	Retail	CAD	0.102	8.76	15-Sep	Monthly
27 August 2009	Canadian REIT *	Rental	Diversified	CAD	0.113	5.58	15-Sep	Monthly
27 August 2009	Riocan Real Estate *	Rental	Retail	CAD	0.115	8.07	8-Sep	Monthly
28 August 2009	Brookfield Props	Rental	Office	USD	0.140	4.65	30-Sep	Quarterly

** Based on previous period figures

*** Estimated

Version: August 2009

Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
28 August 2009	Realty Income *	Rental	Retail	USD	0.142	5.99	15-Sep	Dividend
28 August 2009	Pennsylvania Real Estate *	Rental	Retail	USD	0.150	34.39	15-Sep	Quarterly
2 September 2009	Weingarten Realty *	Rental	Retail	USD	0.250	10.57	15-Sep	Quarterly
3 September 2009	Diamondrock Hospitality *	Rental	Lodging/Resorts	USD	0.25 ***	10.95	October	Dividend
11 September 2009	BRE Properties *	Rental	Residential	USD	0.375	7.96	30-Sep	Quarterly
11 September 2009	Digital Realty Trust *	Rental	Specialty	USD	0.360	2.89	30-Sep	Quarterly
11 September 2009	Equity Residential Props *	Rental	Residential	USD	0.4825 ***	7.07	October	Quarterly
11 September 2009	Extra Space Storage *	Rental	Self Storage	USD	0.25 ***	10.10	October	Quarterly
11 September 2009	Investors Real Estate *	Rental	Diversified	USD	0.171	7.29	1-Oct	Quarterly
11 September 2009	Public Storage *	Rental	Self Storage	USD	0.550	3.12	30-Sep	Quarterly
11 September 2009	PS Business Parks *	Rental	Office Mixed	USD	0.440	3.33	30-Sep	Quarterly
11 September 2009	Universal Health Realty *	Rental	Health Care	USD	0.585 ***	8.04	October	Quarterly
11 September 2009	Washington Real Estate *	Rental	Diversified	USD	0.433	6.38	30-Sep	Quarterly
14 September 2009	Equity One Inc *	Rental	Retail	USD	0.300	7.62	30-Sep	Quarterly
14 September 2009	H & R Real Estate *	Rental	Diversified	CAD	0.060	10.56	30-Sep	Monthly
14 September 2009	Parkway Properties *	Rental	Office	USD	0.325	12.57	30-Sep	Quarterly
15 September 2009	Medical Properties Trust *	Rental	Health Care	USD	0.200	13.34	15-Oct	Quarterly
16 September 2009	Eastgroup Properties *	Rental	Industrial	USD	0.520	5.53	30-Sep	Quarterly
17 September 2009	Ramco-Gershenson *	Rental	Retail	USD	0.4625 ***	15.39	October	Quarterly
17 September 2009	Ventas *	Rental	Health Care	USD	0.5125 ***	5.23	October	Quarterly
18 September 2009	LTC Properties *	Rental	Health Care	USD	0.130	6.12	30-Sep	Monthly
21 September 2009	Federal Realty Inv *	Rental	Retail	USD	0.660	4.04	15-Oct	Quarterly
22 September 2009	Getty Realty *	Rental	Retail	USD	0.475	7.93	8-Oct	Quarterly
23 September 2009	Equity Lifestyle Properties *	Rental	Residential	USD	0.300	1.99	9-Oct	Quarterly
24 September 2009	Developers Diversified *	Rental	Retail	USD	0.69 ***	28.79	October	Quarterly
24 September 2009	DuPont Fabros Technology *	Rental	Specialty	USD	0.1875 ***	4.30	October	Dividend
26 September 2009	Agree Realty Corp *	Rental	Retail	USD	0.5 ***	9.61	October	Quarterly
26 September 2009	Ashford Hospitality *	Rental	Lodging/Resorts	USD	0.21 ***	20.45	October	Dividend
26 September 2009	Acadia Realty Trust *	Rental	Retail	USD	0.21 ***	5.49	October	Quarterly
26 September 2009	Allied Properties REIT *	Rental	Office	CAD	0.11 ***	7.53	October	Monthly
26 September 2009	Alexandria Real Estate *	Rental	Office	USD	0.8 ***	5.71	October	Quarterly
26 September 2009	Strategic Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.24 ***	52.55	October	Dividend
26 September 2009	BioMed Realty Trust *	Rental	Office	USD	0.335 ***	9.94	October	Quarterly

** Based on previous period figures

*** Estimated

Version: August 2009

Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
26 September 2009	Boston Properties *	Rental	Office	USD	0.68 ***	4.49	October	Quarterly
26 September 2009	Canadian Apartment Props *	Rental	Residential	CAD	0.09 ***	8.12	October	Monthly
26 September 2009	CBL & Associates Props *	Rental	Retail	USD	0.545 ***	21.40	October	Quarterly
26 September 2009	Camden Property Trust *	Rental	Residential	USD	0.7 ***	7.63	October	Quarterly
26 September 2009	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.06167 ***	12.22	October	Monthly
26 September 2009	Cominar REIT *	Rental	Diversified	CAD	0.12 ***	7.81	October	Monthly
26 September 2009	Calloway REIT *	Rental	Retail	CAD	0.129 ***	9.45	October	Monthly
26 September 2009	Douglas Emmett *	Rental	Office	USD	0.1875 ***	4.64	October	Dividend
26 September 2009	Entertainment Props *	Rental	Specialty	USD	0.84 ***	10.71	October	Quarterly
26 September 2009	Essex Property Trust *	Rental	Residential	USD	1.02 ***	5.47	October	Quarterly
26 September 2009	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.0925 ***	15.68	October	Monthly
26 September 2009	First Industrial Realty *	Rental	Industrial	USD	0.72 ***	46.08	October	Quarterly
26 September 2009	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.2 ***	6.52	October	Quarterly
26 September 2009	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.18 ***	29.03	October	Dividend
26 September 2009	Invest REIT *	Rental	Lodging/Resorts	CAD	0.09375 ***	27.74	October	Monthly
26 September 2009	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 ***	11.69	October	Monthly
26 September 2009	Kilroy Realty *	Rental	Office	USD	0.58 ***	8.37	October	Quarterly
26 September 2009	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.175 ***	10.88	October	Monthly
26 September 2009	Lexington Corporate *	Rental	Diversified	USD	0.33 ***	25.11	October	Quarterly
26 September 2009	Morguard REIT *	Rental	Diversified	CAD	0.075 ***	7.53	October	Monthly
26 September 2009	Northern Property REIT *	Rental	Residential	CAD	0.1233 ***	7.01	October	Monthly
26 September 2009	Corporate Office Props *	Rental	Office	USD	0.3725 ***	3.87	October	Quarterly
26 September 2009	Primaris Retail REIT *	Rental	Retail	CAD	0.1016 ***	8.76	October	Monthly
26 September 2009	Post Properties *	Rental	Residential	USD	0.45 ***	9.10	October	Quarterly
26 September 2009	Canadian REIT *	Rental	Diversified	CAD	0.1133 ***	5.58	October	Monthly
26 September 2009	Riocan Real Estate *	Rental	Retail	CAD	0.115 ***	8.07	October	Monthly
26 September 2009	Sunstone Hotel Investors *	Rental	Lodging/Resorts	USD	0.35 ***	28.75	October	Quarterly
26 September 2009	SL Green Realty *	Rental	Office	USD	0.7875 ***	6.69	October	Dividend
26 September 2009	Taubman Centers *	Rental	Retail	USD	0.415 ***	5.24	October	Quarterly
28 September 2009	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.90	15-Oct	Monthly
28 September 2009	Winthrop Realty Trust *	Rental	Diversified	USD	0.250	5.68	15-Oct	Quarterly
28 September 2009	National Healthcare Corp. *	Rental	Health Care	USD	0.260	2.43	1-Dec	Quarterly
29 September 2009	Liberty Property Trust *	Rental	Office Mixed	USD	0.625 ***	7.17	October	Quarterly
29 September 2009	Realty Income *	Rental	Retail	USD	0.141125 ***	5.99	October	Dividend

** Based on previous period figures

*** Estimated

Version: August 2009

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-09	Dividend Rtn (%) Aug-09	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price 31-Aug	Mkt Cap EUR (m) 31-Aug	Global Wght (%) 31-Aug	Nth Am Wght (%) 31-Aug												
Brookfield Props	Rental	Office	12.04	2,827	0.74	1.89	5.11	4.36	-7.12	-43.57	32.39	19.80	1.39	21.19	33.98	47.24	4,085	101
Riocan Real Estate *	Rental	Retail	16.85	2,375	0.62	1.59	8.19	7.96	-3.01	-15.37	11.78	8.57	0.74	9.31	30.09	22.32	3,138	92
H & R Real Estate *	Rental	Diversified	13.63	1,275	0.33	0.85	5.28	3.46	-7.16	-20.62	25.23	7.07	0.47	7.54	89.40	34.39	1,472	80
Boardwalk REIT *	Rental	Residential	36.70	1,142	0.30	0.76	4.90	21.09	11.15	-1.28	13.15	11.04	0.45	11.50	48.28	30.13	1,312	80
Canadian REIT *	Rental	Diversified	24.16	1,014	0.27	0.68	5.63	13.86	3.39	-14.19	-0.87	1.13	0.47	1.60	11.06	21.01	924	63
Calloway REIT *	Rental	Retail	16.38	813	0.21	0.54	9.45	8.14	-6.30	-15.43	29.58	16.01	0.91	16.92	53.41	34.17	1,131	97
Cominar REIT *	Rental	Diversified	18.09	582	0.15	0.39	7.96	9.99	2.51	-14.09	18.41	6.04	0.70	6.74	18.91	23.79	528	63
Canadian Apartment Props *	Rental	Residential	13.30	572	0.15	0.38	8.12	6.50	-2.33	-14.66	0.97	0.61	0.68	1.29	-10.93	23.00	612	75
Primaris Retail REIT *	Rental	Retail	13.91	545	0.14	0.36	8.76	10.42	-0.27	-14.23	19.20	7.83	0.79	8.62	36.65	30.05	365	47
Chartwell Seniors Housing REIT *	Rental	Health Care	6.50	413	0.11	0.28	8.31	-0.52	-13.68	-9.37	21.89	8.15	0.75	8.90	29.20	38.11	824	139
Allied Properties REIT *	Rental	Office	17.39	346	0.09	0.23	7.59	13.74	6.77	-8.87	19.39	11.90	0.71	12.61	46.75	26.74	266	54
Morguard REIT *	Rental	Diversified	11.95	328	0.09	0.22	7.53	10.25	9.39	2.51	25.39	20.34	0.76	21.10	9.13	35.26	-NA-	-NA-
Extendicare REIT *	Rental	Health Care	7.08	312	0.08	0.21	11.86	0.35	-12.52	1.78	15.52	14.01	1.13	15.14	30.60	42.94	321	72
Northern Property REIT*	Rental	Residential	21.12	305	0.08	0.20	7.01	12.31	5.28	-6.03	14.08	9.15	0.64	9.78	36.38	23.98	208	48
Dundee REIT *	Rental	Diversified	19.30	253	0.07	0.17	11.38	3.89	-8.83	-34.38	29.81	16.97	1.11	18.08	64.79	39.32	450	124
Innvest REIT *	Rental	Lodging/Resorts	3.83	180	0.05	0.12	19.58	-3.68	-19.31	-53.27	0.13	3.23	1.68	4.92	12.18	40.34	188	73
Canada Total				13,282	3.48	8.87	7.11											
Simon Property Group *	Rental	Retail	63.62	12,533	3.28	8.37	0.75	7.68	-3.98	-28.33	24.88	15.05	0.22	15.26	26.23	47.21	28,060	156
Vornado Realty Trust *	Rental	Diversified	57.52	7,174	1.88	4.79	2.63	4.10	-13.03	-37.88	29.20	13.28	0.75	14.03	0.77	46.13	14,889	145
Public Storage *	Rental	Self Storage	70.55	6,275	1.64	4.19	3.12	9.84	-3.67	-16.97	7.74	-2.78	0.00	-2.78	-9.87	32.43	14,306	159
Boston Properties *	Rental	Office	60.58	5,753	1.51	3.84	3.30	8.25	-9.03	-38.40	27.00	14.52	0.00	14.52	12.29	41.10	14,426	175
HCP *	Rental	Health Care	28.48	5,407	1.42	3.61	6.46	6.66	1.67	-17.56	36.57	10.56	1.79	12.34	7.53	47.18	10,755	139
Equity Residential Props *	Rental	Residential	27.31	5,191	1.36	3.47	7.07	2.40	-12.88	-30.71	22.85	13.79	0.00	13.79	-5.18	36.58	11,245	151
Ventas *	Rental	Health Care	39.21	4,276	1.12	2.86	5.23	11.65	3.64	-9.16	31.31	11.08	0.00	11.08	19.85	51.11	8,771	143
Host Hotels & Resorts *	Rental	Lodging/Resorts	9.97	4,186	1.10	2.80	0.00	-2.33	-21.06	-28.53	18.83	9.80	0.00	9.80	31.70	69.97	8,811	147
Avalonbay Communities *	Rental	Residential	64.43	3,587	0.94	2.40	5.54	6.33	-14.31	-30.83	15.18	10.70	0.00	10.70	9.30	34.86	9,443	183
Prologis *	Non-Rental	Industrial	11.12	3,430	0.90	2.29	5.40	-12.05	-34.34	-71.70	39.83	26.51	1.71	28.21	-15.98	168.22	8,523	173
Health Care REIT *	Rental	Health Care	42.71	3,296	0.86	2.20	6.37	10.23	8.04	-12.42	27.24	6.62	1.70	8.31	6.04	28.61	7,398	156

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths	Turnover	Annual
			Price	Float	Float	Float												
			31-Aug	Mkt Cap	Global	Nth Am	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	3 month	Velocity
				EUR (m)	Wght (%)	Wght (%)		- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-09	Aug-09	Aug-09	YTD		Annualised	(%)
Kimco Realty *	Rental	Retail	12.55	3,291	0.86	2.20	1.91	-4.98	-25.81	-62.49	25.47	27.54	0.00	27.54	-28.61	63.95	7,281	154
Federal Realty Inv *	Rental	Retail	62.37	2,555	0.67	1.71	4.17	10.40	-2.00	-14.38	21.06	9.33	0.00	9.33	2.56	35.26	6,287	171
Liberty Property Trust *	Rental	Office Mixed	32.77	2,382	0.62	1.59	5.80	1.58	-6.72	-10.30	42.23	18.01	0.00	18.01	45.62	42.29	5,226	153
AMB Property *	Rental	Industrial	22.83	2,326	0.61	1.55	4.91	-3.41	-20.67	-47.32	22.86	15.24	0.00	15.24	-0.13	54.60	5,170	155
Digital Realty Trust *	Rental	Specialty	43.58	2,304	0.60	1.54	3.03	-NA-	16.27	-2.16	21.56	7.47	0.00	7.47	34.67	34.36	15,715	475
Nationwide Health Props *	Rental	Health Care	31.88	2,274	0.60	1.52	5.52	14.52	12.38	-2.27	25.56	9.86	1.52	11.37	15.60	37.29	3,998	123
SL Green Realty *	Rental	Office	35.29	1,889	0.49	1.26	1.13	-1.32	-27.61	-57.50	53.84	36.89	0.00	36.89	38.09	74.72	7,299	269
Regency Centers *	Rental	Retail	33.55	1,871	0.49	1.25	5.51	-0.07	-14.98	-42.03	-2.57	4.58	1.44	6.02	-24.63	47.96	4,784	178
Realty Income *	Rental	Retail	25.55	1,856	0.49	1.24	6.69	8.42	7.21	6.12	17.86	8.35	0.60	8.96	15.28	28.48	3,785	142
Duke Realty Corp *	Rental	Office Mixed	11.52	1,797	0.47	1.20	5.90	-9.35	-24.38	-49.68	33.30	21.39	1.79	23.18	10.49	67.45	4,077	158
Mack-Cali Realty *	Rental	Office	32.03	1,746	0.46	1.17	5.62	-0.40	-9.55	-15.36	42.46	14.76	0.00	14.76	37.02	47.32	3,903	156
Camden Property Trust *	Rental	Residential	36.70	1,705	0.45	1.14	4.90	0.87	-17.20	-19.59	32.97	24.36	0.00	24.36	20.77	45.14	4,232	173
Senior Housing Prop *	Rental	Health Care	20.06	1,683	0.44	1.12	7.18	8.89	5.97	-0.97	25.12	7.50	0.00	7.50	17.86	40.98	3,391	140
Weingarten Realty *	Rental	Retail	19.86	1,655	0.43	1.11	5.04	-2.80	-15.44	-34.39	36.87	28.71	0.00	28.71	-0.27	65.80	3,848	162
The Macerich Company *	Rental	Retail	28.66	1,614	0.42	1.08	0.82	-4.28	-20.01	-48.53	66.30	48.58	0.31	48.89	70.90	124.38	5,401	233
Corrections Corp of America	Rental	Specialty	19.84	1,592	0.42	1.06	0.00	11.43	-1.79	-25.41	16.77	14.95	0.00	14.95	21.27	34.19	1,263	55
Alexandria Real Estate *	Rental	Office	55.71	1,523	0.40	1.02	2.51	1.34	-13.32	-45.72	55.66	46.18	0.00	46.18	-5.77	53.55	5,199	238
Highwoods Properties *	Rental	Office	29.37	1,450	0.38	0.97	5.79	9.01	-2.98	-14.34	33.19	14.68	1.66	16.34	12.01	37.38	2,991	144
Essex Property Trust *	Rental	Residential	74.61	1,427	0.37	0.95	5.52	4.67	-11.78	-32.93	19.89	14.77	0.00	14.77	-0.10	30.95	5,358	262
Hospitality Properties *	Rental	Lodging/Resorts	18.22	1,416	0.37	0.95	0.00	-4.74	-16.76	-12.87	53.24	15.39	0.00	15.39	27.71	45.88	4,106	202
Corporate Office Props *	Rental	Office	36.86	1,397	0.37	0.93	4.04	10.25	-4.47	-1.92	25.67	8.70	0.00	8.70	22.49	32.46	3,202	160
UDR Inc. *	Rental	Residential	12.79	1,341	0.35	0.90	5.63	-0.88	-16.55	-39.72	25.56	22.39	0.00	22.39	-3.73	40.95	3,564	185
National Retail Properties *	Rental	Retail	20.52	1,143	0.30	0.76	7.31	9.00	3.78	-2.95	20.43	4.11	0.00	4.11	25.92	33.97	1,926	117
Washington Real Estate *	Rental	Diversified	26.96	1,090	0.29	0.73	6.42	3.05	-7.59	-18.84	20.52	5.35	0.00	5.35	-1.68	34.33	1,985	127
Tanger Factory *	Rental	Retail	37.62	1,044	0.27	0.70	4.07	15.14	5.49	-2.43	17.18	5.85	0.00	5.85	3.04	26.73	2,115	141
HRPT Properties Trust *	Rental	Office	6.48	1,010	0.26	0.67	7.41	-0.30	-8.32	-6.99	62.56	34.44	0.00	34.44	102.97	50.59	1,438	99
BRE Properties *	Rental	Residential	28.27	1,004	0.26	0.67	7.96	0.76	-16.16	-36.72	18.98	19.13	0.00	19.13	5.06	38.28	3,083	214
Apartment Investment *	Rental	Residential	12.17	991	0.26	0.66	3.29	-4.26	-24.02	-58.64	38.64	29.74	1.07	30.81	7.10	58.27	2,463	173
Omega Healthcare Investors *	Rental	Health Care	16.91	970	0.25	0.65	7.10	16.70	11.24	1.51	10.89	1.20	0.00	1.20	11.52	29.84	1,516	109
Brandywine Realty Trust *	Rental	Office	10.61	951	0.25	0.63	3.77	-8.89	-22.70	-33.62	42.42	29.71	0.00	29.71	44.10	95.04	2,938	215
American Campus Communities *	Rental	Residential	26.01	946	0.25	0.63	5.19	12.98	5.00	-9.76	18.79	13.43	1.47	14.90	31.95	33.70	5,375	396
BioMed Realty Trust *	Rental	Office	13.48	913	0.24	0.61	3.26	1.55	-18.13	-45.50	31.77	15.41	0.00	15.41	18.81	62.21	1,920	147

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Aug-09	Dividend Rtn (%) Aug-09	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price 31-Aug	Mkt Cap EUR (m) 31-Aug	Global Wght (%) 31-Aug	Nth Am Wght (%) 31-Aug												
CBL & Associates Props *	Rental	Retail	9.37	900	0.24	0.60	4.70	-9.12	-26.88	-46.87	73.84	57.74	0.00	57.74	62.22	158.95	2,721	211
Healthcare Realty Trust *	Rental	Health Care	21.65	887	0.23	0.59	7.11	-0.25	-4.70	-19.11	30.93	11.54	1.98	13.52	-2.87	38.83	2,358	185
Taubman Centers *	Rental	Retail	31.67	876	0.23	0.58	5.24	8.48	-3.35	-31.33	17.91	19.02	0.00	19.02	27.65	46.05	3,842	306
Home Props of New York *	Rental	Residential	37.97	871	0.23	0.58	7.06	4.79	-6.91	-22.94	13.31	6.36	1.88	8.24	-1.53	35.80	1,975	158
Mid-America Apartment *	Rental	Residential	43.78	860	0.23	0.57	5.62	7.08	-5.42	-7.81	20.93	10.36	0.00	10.36	22.78	35.93	1,943	157
Equity Lifestyle Properties *	Rental	Residential	40.25	839	0.22	0.56	2.48	4.93	-1.92	-17.17	8.26	-3.41	0.00	-3.41	6.23	28.10	1,429	119
Kilroy Realty *	Rental	Office	27.71	833	0.22	0.56	5.05	0.25	-24.34	-40.46	34.91	17.42	0.00	17.42	-14.41	40.89	2,562	214
Forest City Enterprises	Rental	Diversified	9.25	811	0.21	0.54	0.00	-17.73	-43.04	-67.56	40.15	29.55	0.00	29.55	38.06	99.44	1,071	92
Douglas Emmett	Rental	Office	12.11	768	0.20	0.51	3.30	-NA-	-NA-	-46.41	34.71	19.19	0.00	19.19	-5.74	-NA-	6,206	563
Entertainment Props *	Rental	Specialty	31.36	764	0.20	0.51	8.29	4.00	-6.75	-36.72	52.23	14.83	0.00	14.83	9.60	57.41	1,867	170
Developers Diversified *	Rental	Retail	7.84	758	0.20	0.51	0.99	-10.83	-33.10	-69.68	60.66	39.75	0.00	39.75	91.75	85.84	2,901	267
DCT Industrial Trust *	Rental	Industrial	5.28	738	0.19	0.49	6.06	-NA-	-NA-	-23.86	31.37	15.79	0.00	15.79	7.51	-NA-	4,019	380
LaSalle Hotel Properties *	Rental	Lodging/Resorts	16.55	731	0.19	0.49	0.24	-3.79	-21.96	-34.79	34.12	11.00	0.00	11.00	49.95	81.19	2,025	193
Eastgroup Properties *	Rental	Industrial	37.64	661	0.17	0.44	5.53	6.90	-5.36	-10.66	13.99	8.41	0.00	8.41	8.71	33.46	931	98
PS Business Parks *	Rental	Office Mixed	52.93	661	0.17	0.44	3.33	8.61	-1.87	1.60	9.27	2.36	0.00	2.36	20.49	30.06	2,274	240
Extra Space Storage *	Rental	Self Storage	9.90	596	0.16	0.40	10.10	0.63	-10.52	-32.38	18.56	12.76	0.00	12.76	-1.65	40.10	2,497	292
Orient Express Hotel	Rental	Lodging/Resorts	9.96	533	0.14	0.36	0.00	-8.24	-32.97	-72.19	17.31	12.54	0.00	12.54	30.03	70.03	2,677	350
Post Properties *	Rental	Residential	17.04	522	0.14	0.35	4.69	-3.61	-23.37	-42.48	26.79	20.34	0.00	20.34	5.70	43.90	1,184	158
Diamondrock Hospitality *	Rental	Lodging/Resorts	6.85	515	0.13	0.34	0.00	-NA-	-19.02	-22.91	9.42	1.33	0.00	1.33	35.11	62.65	2,742	371
Inland Real Estate Corp *	Rental	Retail	8.38	498	0.13	0.33	6.80	-2.55	-11.56	-38.67	21.07	13.55	0.64	14.19	-31.46	36.66	550	77
Equity One Inc *	Rental	Retail	15.75	472	0.12	0.32	7.62	1.54	-8.84	-19.25	18.78	4.65	0.00	4.65	-7.63	33.71	495	73
Sovran Self Storage *	Rental	Self Storage	29.39	464	0.12	0.31	6.12	0.98	-12.07	-17.51	21.30	9.18	0.00	9.18	-13.56	39.18	627	94
Acadia Realty Trust *	Rental	Retail	15.31	423	0.11	0.28	4.70	6.51	-8.94	-29.37	17.32	11.75	0.00	11.75	10.02	38.29	538	89
Medical Properties Trust *	Rental	Health Care	7.57	423	0.11	0.28	10.57	-NA-	-8.31	-26.00	24.71	8.14	0.00	8.14	26.31	51.44	1,485	245
LTC Properties *	Rental	Health Care	25.47	411	0.11	0.27	6.12	12.92	8.05	0.60	25.82	4.30	0.53	4.83	30.72	31.81	334	57
Investors Real Estate *	Rental	Diversified	9.26	409	0.11	0.27	7.37	4.32	5.61	-3.79	4.16	-0.54	0.00	-0.54	-10.36	21.24	624	106
Alexander's Inc. *	Rental	Retail	283.30	401	0.11	0.27	0.00	7.88	-0.52	-26.24	5.08	2.82	0.00	2.82	11.14	50.17	351	61
U-Store-It Trust *	Rental	Self Storage	6.47	373	0.10	0.25	1.55	-NA-	-24.09	-46.20	32.55	33.40	0.00	33.40	47.08	73.77	1,431	268
DuPont Fabros Technology *	Rental	Specialty	13.08	369	0.10	0.25	5.73	-NA-	-NA-	-24.44	38.85	22.24	0.00	22.24	531.88	-NA-	362	68
Hilltop Holdings	Rental	Residential	12.28	362	0.09	0.24	0.00	-2.86	5.76	17.96	3.45	2.33	0.00	2.33	26.08	16.48	391	75
Lexington Corporate *	Rental	Diversified	4.66	360	0.09	0.24	1.48	-7.21	-19.65	-60.39	37.06	8.88	0.00	8.88	6.88	62.44	407	79
Sunstone Hotel Investors *	Rental	Lodging/Resorts	6.26	328	0.09	0.22	22.36	-NA-	-29.17	-44.80	17.01	12.59	0.00	12.59	1.13	87.66	2,221	472

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Aug	Mkt Cap EUR (m) 31-Aug	Global Wght (%) 31-Aug	Nth Am Wght (%) 31-Aug		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) Aug-09	Rtn (%) Aug-09	Rtn (%) YTD		3 month Annualised USD (m)	
Colonial Properties *	Rental	Residential	9.03	306	0.08	0.20	6.64	-8.64	-27.66	-48.02	24.05	13.16	0.00	13.16	15.01	77.99	495	113
Getty Realty *	Rental	Retail	23.59	304	0.08	0.20	7.97	5.41	-1.05	21.69	25.01	5.36	0.00	5.36	16.48	39.90	246	56
Saul Centers *	Rental	Retail	32.59	304	0.08	0.20	4.79	4.32	-4.67	-25.13	11.53	-3.78	0.00	-3.78	-14.53	41.01	223	51
Universal Health Realty *	Rental	Health Care	33.59	277	0.07	0.19	7.09	9.51	4.85	-1.04	6.57	-1.70	0.00	-1.70	5.67	24.81	166	42
Parkway Properties *	Rental	Office	18.10	273	0.07	0.18	7.18	-8.61	-20.18	-45.16	39.23	27.73	0.00	27.73	4.17	53.75	267	68
National Healthcare	Rental	Health Care	38.22	273	0.07	0.18	2.72	7.21	-7.93	-23.13	0.74	2.60	0.00	2.60	-24.53	20.73	220	56
Sun Communities *	Rental	Residential	17.86	232	0.06	0.15	14.11	-4.85	-7.57	5.54	34.18	16.73	0.00	16.73	41.07	46.91	183	55
Cousins Properties *	Non-Rental	Diversified	8.29	231	0.06	0.15	2.38	-10.19	-26.06	-63.15	-0.70	-3.83	0.00	-3.83	-35.37	52.98	594	180
Government Properties *	Rental	Office	21.33	222	0.06	0.15	0.00	-NA-	-NA-	-NA-	3.90	8.66	0.00	8.66	-NA-	-NA-	-NA-	-NA-
Education Realty Trust *	Rental	Residential	5.85	216	0.06	0.14	7.01	-NA-	-17.34	-41.95	38.75	20.62	0.00	20.62	17.96	47.96	827	267
Ashford Hospitality *	Rental	Lodging/Resorts	3.08	205	0.05	0.14	0.00	-5.82	-25.50	-27.53	9.61	3.01	0.00	3.01	167.83	87.02	177	60
First Potomac Realty Trust *	Rental	Industrial	10.69	204	0.05	0.14	7.48	-3.68	-22.45	-29.14	11.69	14.09	2.13	16.22	22.90	40.88	156	53
Cedar Shopping Centers *	Rental	Retail	6.43	202	0.05	0.13	0.00	-5.21	-17.72	-48.34	42.26	21.09	0.00	21.09	-7.59	93.05	116	40
Urstadt Biddle Class A *	Rental	Retail	15.47	198	0.05	0.13	6.21	5.81	2.02	-3.54	9.87	0.52	0.00	0.52	1.63	30.16	123	43
Pennsylvania Real Estate *	Rental	Retail	6.63	186	0.05	0.12	9.05	-15.13	-33.67	-60.76	35.60	25.33	2.84	28.17	-3.09	97.24	297	111
Felcor Lodging Trust *	Rental	Lodging/Resorts	4.11	185	0.05	0.12	0.00	-9.50	-32.46	-46.82	67.07	74.89	0.00	74.89	123.37	94.77	200	75
First Industrial Realty *	Rental	Industrial	5.23	163	0.04	0.11	19.12	-15.27	-34.99	-73.72	20.23	23.35	0.00	23.35	-30.73	68.42	310	133
Kite Realty Group Trust *	Non-Rental	Retail	3.64	160	0.04	0.11	6.59	-10.86	-28.87	-65.03	26.71	13.75	0.00	13.75	-27.02	59.59	141	61
Ramco-Gershenson *	Rental	Retail	10.52	137	0.04	0.09	8.79	-6.97	-21.73	-49.50	5.09	15.73	0.00	15.73	77.71	70.36	94	48
Agree Realty Corp *	Rental	Retail	20.81	115	0.03	0.08	9.61	2.29	-6.09	-15.30	13.53	6.61	0.00	6.61	20.30	50.14	219	133
Hersha Hospitality Trust	Rental	Lodging/Resorts	3.10	104	0.03	0.07	6.45	-15.26	-25.11	-49.03	25.00	14.81	0.00	14.81	11.00	69.44	185	123
Associated Estates Realty	Rental	Residential	8.34	96	0.03	0.06	8.15	0.69	-11.62	-38.64	42.79	40.40	0.00	40.40	-3.07	51.02	285	206
Winthrop Realty Trust	Rental	Diversified	9.15	75	0.02	0.05	10.93	-6.03	-30.15	-49.19	2.46	-4.69	0.00	-4.69	-10.98	38.61	141	131
United States Total				136,420	35.72	91.13	4.18											

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
North America	EUR	1,731.52	149,702.42	100.00	4.44	-2.77	-17.14	-31.19	23.03	12.37	9.65	35.43
United States	EUR	1,606.28	136,420.08	91.13	4.18	-3.38	-17.82	-32.05	23.20	12.81	6.86	36.74
United States Dividend+	EUR	1,095.82	131,017.68	87.52	4.31	-NA-	-17.68	-31.87	23.63	12.94	6.59	37.21
Canada	EUR	2,560.07	13,282.34	8.87	7.11	5.11	-9.17	-20.93	21.39	8.00	46.84	28.18
North America	USD	2,371.82	214,830.41	143.50	4.44	0.51	-13.92	-32.92	25.88	13.74	13.20	38.87
United States	USD	2,299.79	195,769.59	130.77	4.18	-0.11	-14.63	-33.76	26.04	14.18	10.32	40.15
United States Dividend+	USD	1,298.93	188,016.88	125.59	4.31	-0.29	-14.49	-33.59	26.49	14.32	10.04	40.63
Canada	USD	3,665.37	19,060.82	12.73	7.11	8.66	-5.64	-22.93	24.19	9.32	51.59	31.49
North America	GBP	2,345.33	131,813.49	88.05	4.44	2.52	-9.37	-24.93	27.19	15.70	-0.14	37.30
United States	GBP	2,274.10	120,118.35	80.24	4.18	1.88	-10.11	-25.87	27.36	16.15	-2.68	38.81
United States Dividend+	GBP	1,428.54	115,361.52	77.06	4.31	1.70	-9.97	-25.68	27.81	16.29	-2.92	39.34
Canada	GBP	3,624.44	11,695.15	7.81	7.11	10.83	-0.65	-13.75	25.49	11.20	33.73	26.93
North America	JPY	2,149.60	19,928,742.94	13312.24	4.44	-2.81	-20.40	-42.67	21.02	10.84	15.84	39.64
United States	JPY	2,084.31	18,160,566.09	12131.11	4.18	-3.41	-21.05	-43.38	21.18	11.27	12.89	40.73
United States Dividend+	JPY	1,087.40	17,441,386.01	11650.70	4.31	-NA-	-20.92	-43.24	21.61	11.40	12.61	41.14
Canada	JPY	3,321.95	1,768,176.85	1181.13	7.11	5.07	-12.73	-34.12	19.40	6.53	55.13	34.37
North America	AUD	1,840.98	254,825.39	170.22	4.44	-NA-	-NA-	-NA-	20.71	12.17	-NA-	-NA-
United States	AUD	1,785.07	232,216.02	155.12	4.18	-NA-	-NA-	-NA-	20.87	12.60	-NA-	-NA-
United States Dividend+	AUD	1,174.44	223,019.98	148.98	4.31	-NA-	-NA-	-NA-	21.30	12.73	-NA-	-NA-
Canada	AUD	2,845.02	22,609.37	15.10	7.11	-NA-	-NA-	-NA-	19.09	7.80	-NA-	-NA-
Canada	CAD	2,782.68	20,933.54	8.87	7.11	4.77	-5.98	-20.16	17.44	11.05	34.85	23.58

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
North America	EUR	1,646.27	149,702.42	100.00	3.14	-NA-	-18.23	-32.49	22.80	12.25	8.38	35.47
United States	EUR	1,529.64	136,420.08	91.13	2.92	-NA-	-18.88	-33.30	22.98	12.69	5.66	36.76
Canada	EUR	2,383.26	13,282.34	8.87	5.33	-NA-	-10.65	-22.77	20.97	7.79	44.56	28.22
North America	USD	2,255.04	214,830.41	100.00	3.14	-NA-	-15.06	-34.19	25.64	13.62	11.89	38.88
United States	USD	2,190.06	195,769.59	91.13	2.92	-NA-	-15.73	-34.99	25.82	14.07	9.08	40.15
Canada	USD	3,412.23	19,060.82	8.87	5.33	-NA-	-7.18	-24.72	23.76	9.11	49.24	31.47
North America	GBP	2,229.85	131,813.49	100.00	3.14	-NA-	-10.57	-26.35	26.95	15.57	-1.30	37.27
United States	GBP	2,165.60	120,118.35	91.13	2.92	-NA-	-11.28	-27.24	27.14	16.03	-3.77	38.77
Canada	GBP	3,374.12	11,695.15	8.87	5.33	-NA-	-2.28	-15.76	25.06	10.98	31.65	26.94
North America	JPY	2,043.75	19,928,742.94	100.00	3.14	-NA-	-21.45	-43.75	20.80	10.72	14.50	39.77
United States	JPY	1,984.86	18,160,566.09	91.13	2.92	-NA-	-22.07	-44.43	20.97	11.15	11.63	40.85
Canada	JPY	3,092.52	1,768,176.85	8.87	5.33	-NA-	-14.16	-35.65	18.99	6.32	52.72	34.54
North America	AUD	1,750.33	254,825.39	170.22	3.14	-NA-	-NA-	-NA-	20.48	12.04	-NA-	-NA-
United States	AUD	1,699.90	232,216.02	155.12	2.92	-NA-	-NA-	-NA-	20.66	12.48	-NA-	-NA-
Canada	AUD	2,648.53	22,609.37	15.10	5.33	-NA-	-NA-	-NA-	18.68	7.59	-NA-	-NA-
Canada	CAD	2,590.80	20,933.54	8.87	4.17	-NA-	-7.52	-22.02	17.04	10.83	32.75	23.55

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Index Performance

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	
North America	EUR	1,030.96	149,702.42	100.00	0.00	-7.36	-21.18	-35.51	22.24	11.95	5.39	35.38
United States	EUR	957.92	136,420.08	91.13	0.00	-7.83	-21.71	-36.15	22.49	12.43	2.93	36.67
United States Dividend+	EUR	1,874.92	131,017.68	87.52	0.00	-NA-	-21.72	-36.12	22.89	12.54	2.53	37.13
Canada	EUR	1,525.91	13,282.34	8.87	0.00	-1.16	-14.97	-28.03	19.73	7.17	37.93	28.11
North America	USD	1,411.94	214,830.41	100.00	0.00	-4.23	-18.12	-37.14	25.07	13.32	8.80	38.72
United States	USD	1,371.50	195,769.59	91.13	0.00	-4.72	-18.67	-37.76	25.32	13.80	6.26	39.99
United States Dividend+	USD	2,091.58	188,016.88	87.52	0.00	-5.11	-18.68	-37.73	25.73	13.92	5.85	40.46
Canada	USD	2,184.72	19,060.82	8.87	0.00	2.18	-11.67	-29.85	22.49	8.48	42.40	31.37
North America	GBP	1,396.18	131,813.49	100.00	0.00	-2.32	-13.79	-29.65	26.38	15.27	-4.02	37.10
United States	GBP	1,356.18	120,118.35	91.13	0.00	-2.82	-14.38	-30.35	26.63	15.75	-6.26	38.59
United States Dividend+	GBP	1,868.58	115,361.52	87.52	0.00	-3.22	-14.38	-30.32	27.05	15.88	-6.62	39.11
Canada	GBP	2,160.32	11,695.15	8.87	0.00	4.22	-7.00	-21.49	23.78	10.34	25.62	26.82
North America	JPY	1,279.65	19,928,742.94	100.00	0.00	-7.39	-24.28	-46.27	20.24	10.42	11.34	39.51
United States	JPY	1,243.00	18,160,566.09	91.13	0.00	-7.87	-24.79	-46.80	20.49	10.89	8.74	40.58
United States Dividend+	JPY	2,331.01	17,441,386.01	87.52	0.00	-NA-	-24.79	-46.77	20.88	11.01	8.32	40.98
Canada	JPY	1,980.03	1,768,176.85	8.87	0.00	-1.20	-18.31	-40.03	17.77	5.71	45.72	34.24
North America	AUD	1,095.93	254,825.39	358.24	2.00	-NA-	-NA-	-NA-	19.93	11.74	-NA-	-NA-
United States	AUD	1,064.54	232,216.02	326.45	3.00	-NA-	-NA-	-NA-	20.18	12.22	-NA-	-NA-
United States Dividend+	AUD	1,006.95	223,019.98	313.53	4.00	-NA-	-NA-	-NA-	20.57	12.34	-NA-	-NA-
Canada	AUD	1,695.76	22,609.37	31.78	5.00	-NA-	-NA-	-NA-	17.47	6.97	-NA-	-NA-
Canada	CAD	1,658.91	20,933.54	8.87	0.00	-1.47	-11.97	-27.31	15.84	10.20	26.68	23.52

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Asset Class Comparison

Index Description	Curr	Close Value 31-Aug	12 Mths Estimated Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths
			31-Aug	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-09	YTD	Vity (%)
North America Real Estate **	Local	2,327.75	4.44	0.21	-14.04	-32.91	25.24	13.90	11.99	38.35
North America FTSE	Local	178.77	2.14	1.53	-4.89	-17.80	10.92	3.32	16.15	19.13
United States Real Estate **	USD	2,299.79	4.18	-0.11	-14.63	-33.76	26.04	14.18	10.32	40.15
United States FTSE	USD	720.30	2.12	1.03	-5.35	-17.85	11.50	3.64	15.63	19.35
United States JP Morgan Bonds	USD	459.01	-NA-	5.24	7.07	6.21	1.38	0.96	-3.27	5.67
Canada Real Estate **	CAD	2,782.68	7.11	4.77	-5.98	-20.16	17.44	11.05	34.85	23.58
Canada FTSE	CAD	719.93	2.46	9.51	1.53	-16.86	4.11	-0.45	24.37	19.29
Canada JP Morgan Bonds	CAD	579.28	-NA-	5.97	5.67	5.68	0.67	0.80	-1.29	4.64

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

* -5 & -3 Years Total Returns are annualised

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap	Free Float Nth America
				(EUR m) 31-Aug	(%) Weight 31-Aug
Simon Property Group *	Rental	Retail	US	12,533	8.37
Vornado Realty Trust *	Rental	Diversified	US	7,174	4.79
Public Storage *	Rental	Self Storage	US	6,275	4.19
Boston Properties *	Rental	Office	US	5,753	3.84
HCP *	Rental	Health Care	US	5,407	3.61
Equity Residential Props *	Rental	Residential	US	5,191	3.47
Ventas *	Rental	Health Care	US	4,276	2.86
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	4,186	2.80
Avalonbay Communities *	Rental	Residential	US	3,587	2.40
Prologis *	Non-Rental	Industrial	US	3,430	2.29
Health Care REIT *	Rental	Health Care	US	3,296	2.20
Kimco Realty *	Rental	Retail	US	3,291	2.20
Brookfield Props	Rental	Office	CA	2,827	1.89
Federal Realty Inv *	Rental	Retail	US	2,555	1.71
Liberty Property Trust *	Rental	Office Mixed	US	2,382	1.59
Riocan Real Estate *	Rental	Retail	CA	2,375	1.59
AMB Property *	Rental	Industrial	US	2,326	1.55
Digital Realty Trust *	Rental	Specialty	US	2,304	1.54
Nationwide Health Props *	Rental	Health Care	US	2,274	1.52
SL Green Realty *	Rental	Office	US	1,889	1.26

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap	Free Float Nth America
	31-Aug	(EUR m) 31-Aug	(%) Weight 31-Aug
EPRA/NAREIT United States	99	136,420	91.13%
EPRA/NAREIT Canada	16	13,282	8.87%
EPRA/NAREIT North America	115	149,702	100.00%

EPRA/NAREIT North America Index - Top 20 Performance

Top 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
				Return Aug-09	Return Aug-09	Return Aug-09
Felcor Lodging Trust *	Rental	Lodging/Resorts	US	74.89	0.00	74.89
CBL & Associates Props *	Rental	Retail	US	57.74	0.00	57.74
The Macerich Company *	Rental	Retail	US	48.58	0.31	48.89
Alexandria Real Estate *	Rental	Office	US	46.18	0.00	46.18
Associated Estates Realty	Rental	Residential	US	40.40	0.00	40.40
Developers Diversified *	Rental	Retail	US	39.75	0.00	39.75
SL Green Realty *	Rental	Office	US	36.89	0.00	36.89
HRPT Properties Trust *	Rental	Office	US	34.44	0.00	34.44
U-Store-It Trust *	Rental	Self Storage	US	33.40	0.00	33.40
Apartment Investment *	Rental	Residential	US	29.74	1.07	30.81
Brandywine Realty Trust *	Rental	Office	US	29.71	0.00	29.71
Forest City Enterprises	Rental	Diversified	US	29.55	0.00	29.55
Weingarten Realty *	Rental	Retail	US	28.71	0.00	28.71
Prologis *	Non-Rental	Industrial	US	26.51	1.71	28.21
Pennsylvania Real Estate *	Rental	Retail	US	25.33	2.84	28.17
Parkway Properties *	Rental	Office	US	27.73	0.00	27.73
Kimco Realty *	Rental	Retail	US	27.54	0.00	27.54
Camden Property Trust *	Rental	Residential	US	24.36	0.00	24.36
First Industrial Realty *	Rental	Industrial	US	23.35	0.00	23.35
Duke Realty Corp *	Rental	Office Mixed	US	21.39	1.79	23.18

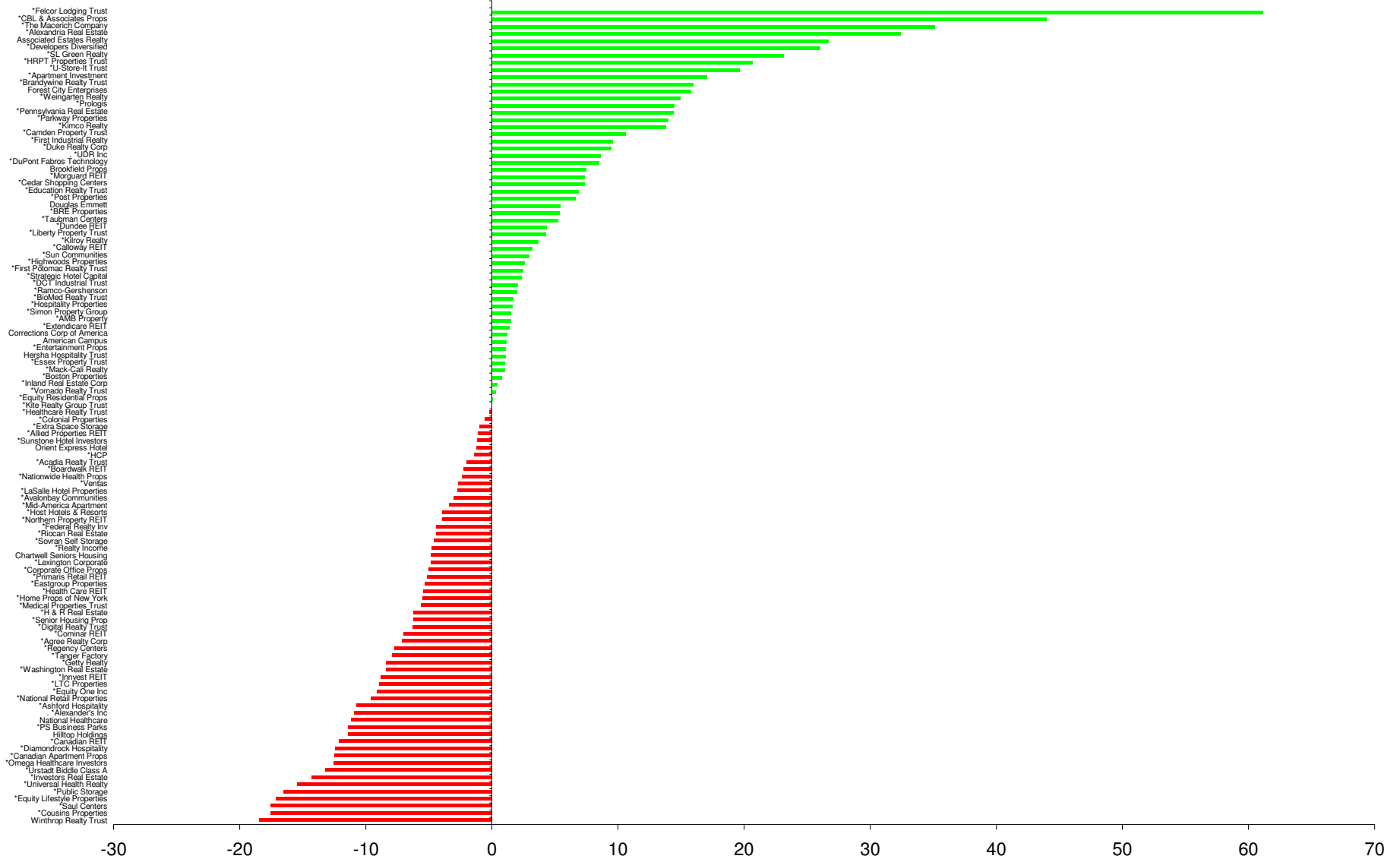
Bottom 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
				Return Aug-09	Return Aug-09	Return Aug-09
LTC Properties *	Rental	Health Care	US	4.30	0.53	4.83
Equity One Inc *	Rental	Retail	US	4.65	0.00	4.65
National Retail Properties *	Rental	Retail	US	4.11	0.00	4.11
Ashford Hospitality *	Rental	Lodging/Resorts	US	3.01	0.00	3.01
Alexander's Inc. *	Rental	Retail	US	2.82	0.00	2.82
National Healthcare	Rental	Health Care	US	2.60	0.00	2.60
PS Business Parks *	Rental	Office Mixed	US	2.36	0.00	2.36
Hilltop Holdings	Rental	Residential	US	2.33	0.00	2.33
Canadian REIT *	Rental	Diversified	CA	1.13	0.47	1.60
Diamondrock Hospitality *	Rental	Lodging/Resorts	US	1.33	0.00	1.33
Canadian Apartment Props *	Rental	Residential	CA	0.61	0.68	1.29
Omega Healthcare Investors *	Rental	Health Care	US	1.20	0.00	1.20
Urstadt Biddle Class A *	Rental	Retail	US	0.52	0.00	0.52
Investors Real Estate *	Rental	Diversified	US	-0.54	0.00	-0.54
Universal Health Realty *	Rental	Health Care	US	-1.70	0.00	-1.70
Public Storage *	Rental	Self Storage	US	-2.78	0.00	-2.78
Equity Lifestyle Properties *	Rental	Residential	US	-3.41	0.00	-3.41
Saul Centers *	Rental	Retail	US	-3.78	0.00	-3.78
Cousins Properties *	Non-Rental	Diversified	US	-3.83	0.00	-3.83
Winthrop Realty Trust	Rental	Diversified	US	-4.69	0.00	-4.69

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



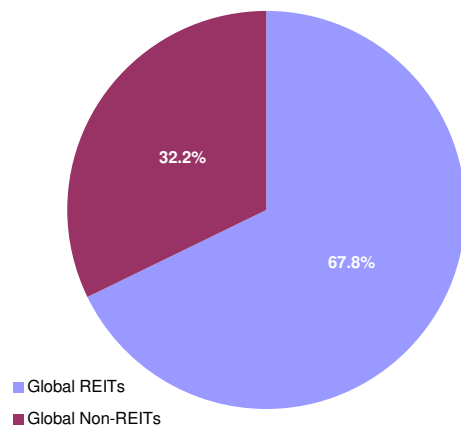
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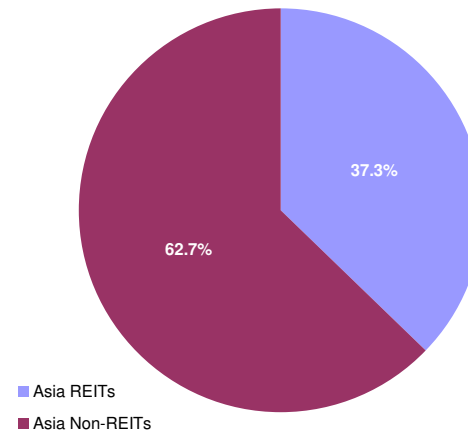
Section 6

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

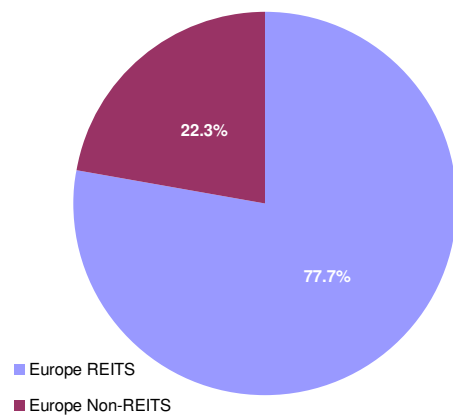
**Graph 22: Global Developed Market Cap Breakdown
REIT/Non-REIT**



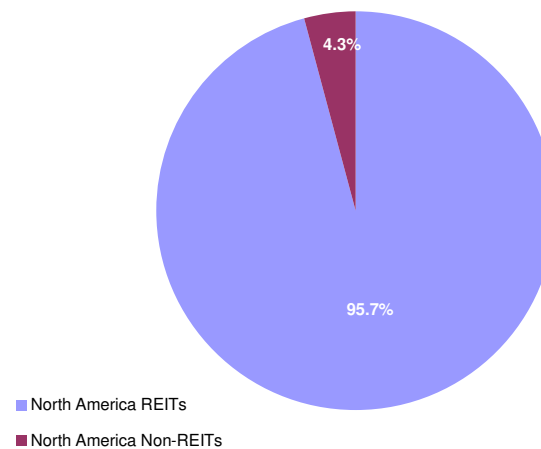
**Graph 23: Asia Developed Market Cap Breakdown
REIT/Non-REIT**



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



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



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

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global REITs	EUR	596.88	258,745.44	67.75	5.88	-NA-	-16.32	-26.93	22.09	12.06	14.15	28.95
Global Non-REITs	EUR	788.37	123,138.77	32.25	2.08	-NA-	-9.06	-6.80	4.35	-3.94	38.44	28.78
Global ex Asia REITs	EUR	581.59	198,595.98	89.93	4.83	-NA-	-16.86	-27.54	24.52	12.92	13.74	32.54
Global ex Asia Non-REITs	EUR	497.11	22,239.31	10.07	2.94	-NA-	-22.96	-31.69	25.46	17.61	32.01	30.94
Global ex Europe REITs	EUR	596.23	203,454.12	92.13	5.95	-NA-	-16.26	-29.11	20.45	11.38	10.76	30.31
Global ex Europe Non-REITs	EUR	857.41	107,297.23	48.59	1.92	-NA-	-5.91	-2.68	1.73	-6.57	39.02	30.54
Global ex US REITs	EUR	557.12	125,895.87	57.01	7.56	-NA-	-14.23	-20.59	20.75	11.31	23.71	23.11
Global ex US Non-REITs	EUR	671.92	119,568.26	54.14	2.14	-NA-	-8.50	-5.31	4.05	-4.38	39.15	29.10
Asia REITs	EUR	655.50	60,149.46	37.35	9.32	-NA-	-14.38	-24.32	14.76	9.32	15.79	24.57
Asia Non-REITs	EUR	881.26	100,899.47	62.65	1.89	-NA-	-4.36	1.11	0.69	-7.60	39.65	31.34
Australia REITs Index	EUR	454.92	36,797.59	22.85	11.14	-NA-	-NA-	-36.52	20.03	15.14	16.66	-NA-
Hong Kong REITs Index	EUR	781.58	3,850.40	2.39	5.59	-NA-	-NA-	-0.91	2.86	-4.22	34.72	-NA-
Hong Kong Non-REITs Index	EUR	991.96	56,684.51	35.20	2.31	-NA-	-NA-	12.93	-1.59	-13.54	61.61	-NA-
Japan REITs Index	EUR	696.51	13,619.88	8.46	5.91	-NA-	-NA-	-0.12	6.14	3.26	0.97	-NA-
Japan Non-REITs Index	EUR	564.48	36,331.44	22.56	1.21	-NA-	-NA-	-10.14	4.30	2.51	14.08	-NA-
New Zealand REITs Index	EUR	779.09	396.87	0.25	7.69	-NA-	-NA-	1.64	19.56	8.10	22.25	-NA-
Singapore REITs Index	EUR	737.84	5,484.72	3.41	8.35	-NA-	-NA-	-19.10	12.57	0.07	37.42	-NA-
Singapore Non-REITs Index	EUR	880.42	7,883.52	4.90	2.01	-NA-	-NA-	4.80	1.69	-3.78	51.91	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Europe REITS	EUR	640.44	55,291.32	77.73	5.62	-NA-	-15.37	-17.89	28.50	14.61	28.37	26.78
Europe Non-REITS	EUR	487.05	15,841.54	22.27	3.16	-NA-	-23.18	-27.19	26.46	18.61	33.48	31.33
Austria Non-REITs Index	EUR	268.74	1,483.74	2.09	0.00	-NA-	-NA-	-58.39	47.42	39.00	131.97	-NA-
Belgium REITs Index	EUR	1,026.62	2,578.85	3.63	9.91	-NA-	-NA-	-6.74	16.26	8.47	13.10	-NA-
Finland Non-REITs Index	EUR	727.96	1,201.56	1.69	1.12	-NA-	-NA-	-10.83	33.81	36.13	50.24	-NA-
France REITs Index	EUR	1,017.43	21,126.43	29.70	5.65	-NA-	-NA-	1.21	33.22	15.52	38.59	-NA-
Germany REITs Index	EUR	539.54	185.08	0.26	7.87	-NA-	-NA-	-29.79	18.04	17.83	45.11	-NA-
Germany Non-REITs Index	EUR	386.52	1,725.97	2.43	4.59	-NA-	-NA-	-19.19	13.72	11.04	11.56	-NA-
Greece REITs Index	EUR	692.33	144.02	0.20	6.61	-NA-	-NA-	7.00	10.85	2.88	49.15	-NA-
Greece Non-REITs Index	EUR	404.83	213.93	0.30	0.00	-NA-	-NA-	-63.36	13.80	12.37	-24.52	-NA-
Italy REITs Index	EUR	586.33	173.18	0.24	2.50	-NA-	-NA-	-27.12	12.63	15.70	39.14	-NA-
Italy Non-REITs Index	EUR	386.75	237.03	0.33	1.62	-NA-	-NA-	-30.45	10.83	14.74	18.49	-NA-
Netherlands REITs Index	EUR	918.17	7,266.63	10.22	7.42	-NA-	-NA-	-7.81	25.21	14.40	30.67	-NA-
Norway Non-REITs Index	EUR	108.26	129.36	0.18	0.00	-NA-	-NA-	-66.61	35.48	28.27	36.93	-NA-
Sweden Non-REITs Index	EUR	687.42	3,618.63	5.09	4.36	-NA-	-NA-	-2.82	41.79	23.84	26.35	-NA-
Switzerland Non-REITs Index	EUR	910.41	3,878.33	5.45	3.30	-NA-	-NA-	-4.35	7.99	2.94	11.52	-NA-
UK REITs	EUR	227.82	23,817.13	33.48	0.00	-NA-	-NA-	-37.92	27.43	14.66	16.03	-NA-
UK Non-REITs	EUR	203.88	3,353.00	4.71	0.00	-NA-	-NA-	-19.31	35.90	25.87	78.64	-NA-
Canada REITs Index	EUR	745.14	10,455.09	6.98	7.65	-NA-	-NA-	-13.84	18.52	6.10	46.47	-NA-
Canada Non-REITs Index	EUR	441.31	2,827.25	1.89	5.11	-NA-	-NA-	-42.32	36.98	17.99	49.36	-NA-
United States REITs Index	EUR	474.22	132,849.57	88.74	4.28	-NA-	-NA-	-31.79	23.41	12.78	6.59	-NA-
United States Non-REITs Index	EUR	446.43	3,570.51	2.39	0.21	-NA-	-NA-	-40.85	15.69	13.65	17.28	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global REITs	USD	720.97	371,312.55	67.75	5.88	-NA-	-13.07	-28.78	24.91	13.43	17.84	32.87
Global Non-REITs	USD	952.27	176,710.25	32.25	2.08	-NA-	-5.53	-9.15	6.77	-2.77	42.93	34.25
Global ex Asia REITs	USD	702.47	284,995.09	89.93	4.83	-NA-	-13.64	-29.37	27.40	14.30	17.41	36.20
Global ex Asia Non-REITs	USD	600.44	31,914.51	10.07	2.94	-NA-	-19.97	-33.42	28.36	19.05	36.28	35.61
Global ex Europe REITs	USD	720.22	291,966.76	92.13	5.95	-NA-	-13.01	-30.90	23.23	12.74	14.34	34.11
Global ex Europe Non-REITs	USD	1,035.67	153,976.85	48.59	1.92	-NA-	-2.26	-5.14	4.07	-5.43	43.52	35.61
Global ex US REITs	USD	797.65	180,666.82	57.01	7.56	-NA-	-10.90	-22.60	23.54	12.66	27.72	27.47
Global ex US Non-REITs	USD	962.03	171,586.39	54.14	2.14	-NA-	-4.95	-7.70	6.45	-3.21	43.66	34.58
Asia REITs	USD	791.89	86,317.46	37.35	9.32	-NA-	-11.05	-26.23	17.41	10.66	19.53	28.77
Asia Non-REITs	USD	1,064.48	144,795.75	62.65	1.89	-NA-	-0.64	-1.45	3.02	-6.47	44.17	36.39
Australia REITs Index	USD	651.33	52,806.38	22.85	11.14	-NA-	-NA-	-38.12	22.80	16.55	20.44	-NA-
Hong Kong REITs Index	USD	1,119.02	5,525.51	2.39	5.59	-NA-	-NA-	-3.41	5.24	-3.05	39.08	-NA-
Hong Kong Non-REITs Index	USD	1,420.23	81,345.08	35.20	2.31	-NA-	-NA-	10.07	0.68	-12.49	66.84	-NA-
Japan REITs Index	USD	997.22	19,545.20	8.46	5.91	-NA-	-NA-	-2.64	8.60	4.52	4.24	-NA-
Japan Non-REITs Index	USD	808.20	52,137.42	22.56	1.21	-NA-	-NA-	-12.41	6.71	3.76	17.78	-NA-
New Zealand REITs Index	USD	1,115.47	569.53	0.25	7.69	-NA-	-NA-	-0.93	22.33	9.42	26.21	-NA-
Singapore REITs Index	USD	1,056.41	7,870.85	3.41	8.35	-NA-	-NA-	-21.14	15.17	1.29	41.87	-NA-
Singapore Non-REITs Index	USD	1,260.54	11,313.24	4.90	2.01	-NA-	-NA-	2.15	4.04	-2.61	56.82	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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-09	Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	Vlty (%)
Europe REITS	USD	650.79	79,345.79	77.73	5.62	-NA-	-16.13	-25.11	30.33	15.70	25.72	30.14
Europe Non-REITS	USD	523.50	22,733.40	22.27	3.16	-NA-	-22.86	-31.97	28.67	19.89	32.72	36.57
Austria Non-REITs Index	USD	324.60	2,129.23	2.09	0.00	-NA-	-NA-	-59.44	50.82	40.70	139.47	-NA-
Belgium REITs Index	USD	1,237.74	3,700.77	3.63	9.91	-NA-	-NA-	-9.23	18.94	9.80	16.71	-NA-
Finland Non-REITs Index	USD	879.55	1,724.29	1.69	1.12	-NA-	-NA-	-13.05	36.90	37.79	55.16	-NA-
France REITs Index	USD	1,228.56	30,317.48	29.70	5.65	-NA-	-NA-	-1.38	36.29	16.93	43.05	-NA-
Germany REITs Index	USD	652.35	265.60	0.26	7.87	-NA-	-NA-	-31.53	20.76	19.26	49.87	-NA-
Germany Non-REITs Index	USD	466.95	2,476.85	2.43	4.59	-NA-	-NA-	-21.23	16.36	12.39	15.17	-NA-
Greece REITs Index	USD	838.36	206.68	0.20	6.61	-NA-	-NA-	4.55	13.41	4.13	54.40	-NA-
Greece Non-REITs Index	USD	488.98	307.01	0.30	0.00	-NA-	-NA-	-64.28	16.43	13.75	-22.08	-NA-
Italy REITs Index	USD	708.04	248.52	0.24	2.50	-NA-	-NA-	-28.98	15.23	17.11	43.60	-NA-
Italy Non-REITs Index	USD	467.30	340.14	0.33	1.62	-NA-	-NA-	-32.19	13.39	16.14	22.35	-NA-
Netherlands REITs Index	USD	1,109.13	10,427.97	10.22	7.42	-NA-	-NA-	-10.14	28.11	15.80	34.91	-NA-
Norway Non-REITs Index	USD	155.01	185.64	0.18	0.00	-NA-	-NA-	-67.45	38.62	29.85	41.38	-NA-
Sweden Non-REITs Index	USD	984.22	5,192.91	5.09	4.36	-NA-	-NA-	-5.28	45.06	25.35	30.44	-NA-
Switzerland Non-REITs Index	USD	1,303.47	5,565.60	5.45	3.30	-NA-	-NA-	-6.77	10.49	4.20	15.13	-NA-
UK REITs	USD	326.19	34,178.77	33.48	0.00	-NA-	-NA-	-39.49	30.38	16.06	19.80	-NA-
UK Non-REITs	USD	291.91	4,811.72	4.71	0.00	-NA-	-NA-	-21.34	39.04	27.40	84.43	-NA-
Canada REITs Index	USD	1,066.86	15,003.58	6.98	7.65	-NA-	-NA-	-16.02	21.26	7.40	51.22	-NA-
Canada Non-REITs Index	USD	631.85	4,057.24	1.89	5.11	-NA-	-NA-	-43.78	40.15	19.43	54.20	-NA-
United States REITs Index	USD	678.96	190,645.73	88.74	4.28	-NA-	-NA-	-33.51	26.26	14.16	10.04	-NA-
United States Non-REITs Index	USD	639.17	5,123.86	2.39	0.21	-NA-	-NA-	-42.35	18.36	15.03	21.08	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global REITs	GBP	712.92	227,826.24	67.75	5.88	-NA-	-8.48	-20.30	26.22	15.38	3.95	30.64
Global Non-REITs	GBP	941.63	108,424.11	32.25	2.08	-NA-	-0.53	1.67	7.88	-1.09	26.08	29.19
Global ex Asia REITs	GBP	694.62	174,864.44	89.93	4.83	-NA-	-9.07	-20.96	28.73	16.27	3.58	34.40
Global ex Asia Non-REITs	GBP	593.73	19,581.78	10.07	2.94	-NA-	-15.74	-25.49	29.70	21.10	20.22	32.99
Global ex Europe REITs	GBP	712.18	179,142.04	92.13	5.95	-NA-	-8.41	-22.67	24.52	14.68	0.87	32.06
Global ex Europe Non-REITs	GBP	1,024.11	94,475.58	48.59	1.92	-NA-	2.91	6.17	5.16	-3.80	26.61	30.47
Global ex US REITs	GBP	788.75	110,851.74	57.01	7.56	-NA-	-6.19	-13.38	24.83	14.60	12.67	23.97
Global ex US Non-REITs	GBP	951.28	105,280.26	54.14	2.14	-NA-	0.07	3.29	7.57	-1.55	26.73	29.55
Asia REITs	GBP	783.04	52,961.80	37.35	9.32	-NA-	-6.35	-17.45	18.63	12.56	5.45	25.45
Asia Non-REITs	GBP	1,052.59	88,842.33	62.65	1.89	-NA-	4.61	10.29	4.09	-4.87	27.18	31.34
Australia REITs Index	GBP	644.05	32,400.41	22.85	11.14	-NA-	-NA-	-30.75	24.08	18.55	6.24	-NA-
Hong Kong REITs Index	GBP	1,106.53	3,390.29	2.39	5.59	-NA-	-NA-	8.09	6.34	-1.38	22.70	-NA-
Hong Kong Non-REITs Index	GBP	1,404.37	49,910.90	35.20	2.31	-NA-	-NA-	23.18	1.73	-10.98	47.18	-NA-
Japan REITs Index	GBP	986.08	11,992.35	8.46	5.91	-NA-	-NA-	8.95	9.73	6.32	-8.04	-NA-
Japan Non-REITs Index	GBP	799.17	31,989.96	22.56	1.21	-NA-	-NA-	-1.97	7.82	5.54	3.90	-NA-
New Zealand REITs Index	GBP	1,103.01	349.45	0.25	7.69	-NA-	-NA-	10.88	23.60	11.31	11.34	-NA-
Singapore REITs Index	GBP	1,044.61	4,829.31	3.41	8.35	-NA-	-NA-	-11.75	16.37	3.03	25.15	-NA-
Singapore Non-REITs Index	GBP	1,246.46	6,941.47	4.90	2.01	-NA-	-NA-	14.32	5.13	-0.93	38.34	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-09	Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	Vlty (%)
Europe REITS	GBP	764.80	48,684.20	77.73	5.62	-NA-	-7.45	-10.45	32.84	18.00	16.90	28.02
Europe Non-REITS	GBP	581.69	13,948.53	22.27	3.16	-NA-	-15.98	-20.58	30.74	22.13	21.56	34.63
Austria Non-REITs Index	GBP	320.97	1,306.43	2.09	0.00	-NA-	-NA-	-54.61	52.40	43.12	111.25	-NA-
Belgium REITs Index	GBP	1,223.92	2,270.68	3.63	9.91	-NA-	-NA-	1.58	20.19	11.69	2.96	-NA-
Finland Non-REITs Index	GBP	869.73	1,057.97	1.69	1.12	-NA-	-NA-	-2.70	38.33	40.16	36.88	-NA-
France REITs Index	GBP	1,214.84	18,601.89	29.70	5.65	-NA-	-NA-	10.37	37.72	18.94	26.19	-NA-
Germany REITs Index	GBP	645.06	162.96	0.26	7.87	-NA-	-NA-	-23.38	22.02	21.32	32.21	-NA-
Germany Non-REITs Index	GBP	461.74	1,519.72	2.43	4.59	-NA-	-NA-	-11.84	17.58	14.33	1.60	-NA-
Greece REITs Index	GBP	829.00	126.81	0.20	6.61	-NA-	-NA-	17.01	14.59	5.92	36.21	-NA-
Greece Non-REITs Index	GBP	483.52	188.37	0.30	0.00	-NA-	-NA-	-60.03	17.65	15.70	-31.26	-NA-
Italy REITs Index	GBP	700.13	152.49	0.24	2.50	-NA-	-NA-	-20.52	16.44	19.13	26.68	-NA-
Italy Non-REITs Index	GBP	462.08	208.70	0.33	1.62	-NA-	-NA-	-24.12	14.58	18.13	7.93	-NA-
Netherlands REITs Index	GBP	1,096.75	6,398.29	10.22	7.42	-NA-	-NA-	0.56	29.45	17.79	19.01	-NA-
Norway Non-REITs Index	GBP	153.28	113.90	0.18	0.00	-NA-	-NA-	-63.58	40.07	32.08	24.72	-NA-
Sweden Non-REITs Index	GBP	973.23	3,186.22	5.09	4.36	-NA-	-NA-	6.00	46.58	27.51	15.07	-NA-
Switzerland Non-REITs Index	GBP	1,288.92	3,414.88	5.45	3.30	-NA-	-NA-	4.34	11.65	5.99	1.56	-NA-
UK REITs	GBP	391.77	20,971.07	33.48	0.00	-NA-	-NA-	-32.27	31.74	18.05	5.69	-NA-
UK Non-REITs	GBP	350.62	2,952.33	4.71	0.00	-NA-	-NA-	-11.96	40.50	29.60	62.69	-NA-
Canada REITs Index	GBP	1,054.94	9,205.74	6.98	7.65	-NA-	-NA-	-6.01	22.53	9.25	33.40	-NA-
Canada Non-REITs Index	GBP	624.79	2,489.40	1.89	5.11	-NA-	-NA-	-37.08	41.61	21.49	36.03	-NA-
United States REITs Index	GBP	671.38	116,974.50	88.74	4.28	-NA-	-NA-	-25.59	27.58	16.12	-2.93	-NA-
United States Non-REITs Index	GBP	632.03	3,143.85	2.39	0.21	-NA-	-NA-	-35.48	19.59	17.01	6.81	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global REITs	JPY	653.42	34,444,808.70	67.75	5.88	-NA-	-19.61	-39.12	20.10	10.54	20.59	34.13
Global Non-REITs	JPY	863.05	16,392,526.69	32.25	2.08	-NA-	-12.63	-22.35	2.65	-5.25	46.26	36.23
Global ex Asia REITs	JPY	636.65	26,437,569.90	89.93	4.83	-NA-	-20.13	-39.63	22.48	11.38	20.15	36.93
Global ex Asia Non-REITs	JPY	544.18	2,960,549.28	10.07	2.94	-NA-	-25.99	-43.09	23.41	16.01	39.46	37.25
Global ex Europe REITs	JPY	652.74	27,084,296.33	92.13	5.95	-NA-	-19.55	-40.93	18.48	9.86	17.01	35.43
Global ex Europe Non-REITs	JPY	938.64	14,283,662.82	48.59	1.92	-NA-	-9.61	-18.91	0.06	-7.84	46.87	37.67
Global ex US REITs	JPY	722.92	16,759,557.88	57.01	7.56	-NA-	-17.60	-33.84	18.77	9.79	30.70	29.65
Global ex US Non-REITs	JPY	871.89	15,917,211.42	54.14	2.14	-NA-	-12.10	-21.11	2.35	-5.68	47.01	36.52
Asia REITs	JPY	717.69	8,007,238.80	37.35	9.32	-NA-	-17.74	-36.95	12.88	7.83	22.32	31.37
Asia Non-REITs	JPY	964.75	13,431,977.41	62.65	1.89	-NA-	-8.11	-15.76	-0.95	-8.86	47.54	38.32
Australia REITs Index	JPY	590.30	4,898,583.45	22.85	11.14	-NA-	-NA-	-47.11	18.07	13.57	23.25	-NA-
Hong Kong REITs Index	JPY	1,014.18	512,573.86	2.39	5.59	-NA-	-NA-	-17.44	1.18	-5.53	42.33	-NA-
Hong Kong Non-REITs Index	JPY	1,287.17	7,545,976.52	35.20	2.31	-NA-	-NA-	-5.91	-3.20	-14.72	70.73	-NA-
Japan REITs Index	JPY	776.92	1,813,110.29	8.46	5.91	-NA-	-NA-	-16.75	4.41	1.85	6.70	-NA-
Japan Non-REITs Index	JPY	629.50	4,836,527.90	22.56	1.21	-NA-	-NA-	-25.12	2.59	1.11	20.54	-NA-
New Zealand REITs Index	JPY	1,010.96	52,832.24	0.25	7.69	-NA-	-NA-	-15.31	17.61	6.63	29.15	-NA-
Singapore REITs Index	JPY	957.43	730,138.95	3.41	8.35	-NA-	-NA-	-32.59	10.73	-1.29	45.18	-NA-
Singapore Non-REITs Index	JPY	1,142.43	1,049,472.99	4.90	2.01	-NA-	-NA-	-12.68	0.03	-5.09	60.48	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Europe REITS	JPY	700.98	7,360,512.36	77.73	5.62	-NA-	-18.70	-31.60	26.40	13.04	35.60	31.88
Europe Non-REITS	JPY	533.15	2,108,863.88	22.27	3.16	-NA-	-26.20	-39.34	24.40	17.00	41.02	37.86
Austria Non-REITs Index	JPY	294.19	197,518.48	2.09	0.00	-NA-	-NA-	-65.33	45.01	37.11	145.08	-NA-
Belgium REITs Index	JPY	1,121.77	343,302.24	3.63	9.91	-NA-	-NA-	-22.42	14.36	6.99	19.44	-NA-
Finland Non-REITs Index	JPY	797.14	159,953.99	1.69	1.12	-NA-	-NA-	-25.68	31.62	34.27	58.78	-NA-
France REITs Index	JPY	1,113.46	2,812,400.75	29.70	5.65	-NA-	-NA-	-15.70	31.04	13.94	46.38	-NA-
Germany REITs Index	JPY	591.23	24,638.29	0.26	7.87	-NA-	-NA-	-41.48	16.11	16.22	53.36	-NA-
Germany Non-REITs Index	JPY	423.20	229,764.78	2.43	4.59	-NA-	-NA-	-32.67	11.87	9.52	17.86	-NA-
Greece REITs Index	JPY	759.82	19,172.42	0.20	6.61	-NA-	-NA-	-10.63	9.03	1.47	58.01	-NA-
Greece Non-REITs Index	JPY	443.17	28,479.33	0.30	0.00	-NA-	-NA-	-69.47	11.95	10.84	-20.26	-NA-
Italy REITs Index	JPY	641.70	23,054.08	0.24	2.50	-NA-	-NA-	-39.29	10.79	14.12	46.95	-NA-
Italy Non-REITs Index	JPY	423.51	31,553.52	0.33	1.62	-NA-	-NA-	-42.04	9.02	13.17	25.20	-NA-
Netherlands REITs Index	JPY	1,005.21	967,351.08	10.22	7.42	-NA-	-NA-	-23.19	23.17	12.84	38.06	-NA-
Norway Non-REITs Index	JPY	140.48	17,220.87	0.18	0.00	-NA-	-NA-	-72.18	33.27	26.52	44.66	-NA-
Sweden Non-REITs Index	JPY	892.00	481,720.76	5.09	4.36	-NA-	-NA-	-19.03	39.47	22.15	33.49	-NA-
Switzerland Non-REITs Index	JPY	1,181.35	516,292.81	5.45	3.30	-NA-	-NA-	-20.31	6.23	1.54	17.81	-NA-
UK REITs	JPY	295.63	3,170,593.51	33.48	0.00	-NA-	-NA-	-48.27	25.35	13.09	22.59	-NA-
UK Non-REITs	JPY	264.56	446,359.34	4.71	0.00	-NA-	-NA-	-32.77	33.68	24.15	88.73	-NA-
Canada REITs Index	JPY	966.90	1,391,806.72	6.98	7.65	-NA-	-NA-	-28.21	16.59	4.66	54.74	-NA-
Canada Non-REITs Index	JPY	572.65	376,370.14	1.89	5.11	-NA-	-NA-	-51.95	34.75	16.38	57.80	-NA-
United States REITs Index	JPY	615.35	17,685,250.82	88.74	4.28	-NA-	-NA-	-43.17	21.39	11.24	12.60	-NA-
United States Non-REITs Index	JPY	579.28	475,315.27	2.39	0.21	-NA-	-NA-	-50.72	13.79	12.10	23.90	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-09	Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	Vlty (%)
Global REITs	AUD	559.61	440,439.81	115.33	5.88	-NA-	-NA-	-NA-	19.78	11.86	-NA-	-NA-
Global Non-REITs	AUD	739.14	209,608.40	54.89	2.08	-NA-	-NA-	-NA-	2.39	-4.11	-NA-	-NA-
Global ex Asia REITs	AUD	545.25	338,052.63	153.08	4.83	-NA-	-NA-	-NA-	22.17	12.72	-NA-	-NA-
Global ex Asia Non-REITs	AUD	466.05	37,856.03	17.14	2.94	-NA-	-NA-	-NA-	23.09	17.40	-NA-	-NA-
Global ex Europe REITs	AUD	559.03	346,322.21	156.82	5.95	-NA-	-NA-	-NA-	18.18	11.17	-NA-	-NA-
Global ex Europe Non-REITs	AUD	803.88	182,642.72	82.71	1.92	-NA-	-NA-	-NA-	-0.20	-6.74	-NA-	-NA-
Global ex US REITs	AUD	619.13	214,301.57	97.04	7.56	-NA-	-NA-	-NA-	18.47	11.10	-NA-	-NA-
Global ex US Non-REITs	AUD	746.71	203,530.63	92.16	2.14	-NA-	-NA-	-NA-	2.08	-4.56	-NA-	-NA-
Asia REITs	AUD	614.65	102,387.18	63.58	9.32	-NA-	-NA-	-NA-	12.59	9.12	-NA-	-NA-
Asia Non-REITs	AUD	826.24	171,752.37	106.65	1.89	-NA-	-NA-	-NA-	-1.21	-7.77	-NA-	-NA-
Australia REITs Index	AUD	564.25	62,637.34	38.89	11.14	-NA-	-NA-	-NA-	17.78	14.95	-NA-	-NA-
Hong Kong REITs Index	AUD	868.57	6,554.19	4.07	5.59	-NA-	-NA-	-NA-	0.92	-4.40	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,102.37	96,489.10	59.91	2.31	-NA-	-NA-	-NA-	-3.45	-13.70	-NA-	-NA-
Japan REITs Index	AUD	774.03	23,183.93	14.40	5.91	-NA-	-NA-	-NA-	4.14	3.07	-NA-	-NA-
Japan Non-REITs Index	AUD	627.32	61,843.85	38.40	1.21	-NA-	-NA-	-NA-	2.33	2.32	-NA-	-NA-
New Zealand REITs Index	AUD	865.81	675.56	0.42	7.69	-NA-	-NA-	-NA-	17.31	7.90	-NA-	-NA-
Singapore REITs Index	AUD	819.97	9,336.16	5.80	8.35	-NA-	-NA-	-NA-	10.44	-0.11	-NA-	-NA-
Singapore Non-REITs Index	AUD	978.41	13,419.43	8.33	2.01	-NA-	-NA-	-NA-	-0.23	-3.96	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Europe REITS	AUD	600.34	94,117.60	132.31	5.62	-NA-	-NA-	-NA-	26.07	14.40	-NA-	-NA-
Europe Non-REITS	AUD	456.60	26,965.68	37.91	3.16	-NA-	-NA-	-NA-	24.08	18.39	-NA-	-NA-
Austria Non-REITs Index	AUD	251.95	2,525.63	3.55	0.00	-NA-	-NA-	-NA-	44.63	38.75	-NA-	-NA-
Belgium REITs Index	AUD	960.72	4,389.75	6.17	9.91	-NA-	-NA-	-NA-	14.06	8.27	-NA-	-NA-
Finland Non-REITs Index	AUD	682.70	2,045.30	2.88	1.12	-NA-	-NA-	-NA-	31.28	35.88	-NA-	-NA-
France REITs Index	AUD	953.60	35,961.68	50.56	5.65	-NA-	-NA-	-NA-	30.70	15.31	-NA-	-NA-
Germany REITs Index	AUD	506.34	315.05	0.44	7.87	-NA-	-NA-	-NA-	15.81	17.61	-NA-	-NA-
Germany Non-REITs Index	AUD	362.44	2,937.96	4.13	4.59	-NA-	-NA-	-NA-	11.59	10.83	-NA-	-NA-
Greece REITs Index	AUD	650.73	245.15	0.34	6.61	-NA-	-NA-	-NA-	8.75	2.69	-NA-	-NA-
Greece Non-REITs Index	AUD	379.54	364.16	0.51	0.00	-NA-	-NA-	-NA-	11.66	12.17	-NA-	-NA-
Italy REITs Index	AUD	549.57	294.79	0.41	2.50	-NA-	-NA-	-NA-	10.50	15.49	-NA-	-NA-
Italy Non-REITs Index	AUD	362.71	403.47	0.57	1.62	-NA-	-NA-	-NA-	8.74	14.52	-NA-	-NA-
Netherlands REITs Index	AUD	860.90	12,369.35	17.39	7.42	-NA-	-NA-	-NA-	22.85	14.19	-NA-	-NA-
Norway Non-REITs Index	AUD	120.31	220.20	0.31	0.00	-NA-	-NA-	-NA-	32.92	28.03	-NA-	-NA-
Sweden Non-REITs Index	AUD	763.94	6,159.68	8.66	4.36	-NA-	-NA-	-NA-	39.11	23.61	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,011.74	6,601.75	9.28	3.30	-NA-	-NA-	-NA-	5.95	2.75	-NA-	-NA-
UK REITs	AUD	253.18	40,541.83	56.99	0.00	-NA-	-NA-	-NA-	25.03	14.44	-NA-	-NA-
UK Non-REITs	AUD	226.58	5,707.52	8.02	0.00	-NA-	-NA-	-NA-	33.34	25.64	-NA-	-NA-
Canada REITs Index	AUD	828.08	17,796.79	11.89	7.65	-NA-	-NA-	-NA-	16.29	5.91	-NA-	-NA-
Canada Non-REITs Index	AUD	490.43	4,812.58	3.21	5.11	-NA-	-NA-	-NA-	34.40	17.77	-NA-	-NA-
United States REITs Index	AUD	527.00	226,138.24	151.06	4.28	-NA-	-NA-	-NA-	21.08	12.57	-NA-	-NA-
United States Non-REITs Index	AUD	496.12	6,077.77	4.06	0.21	-NA-	-NA-	-NA-	13.50	13.44	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Aug-09	Ccy (m)	(%) Weight	Aug-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-09	YTD	
Global REITs	EUR	496.50	258,745.44	67.75	0.00	-NA-	-20.69	-31.85	21.01	11.44	8.97	28.79
Global Non-REITs	EUR	732.24	123,138.77	32.25	0.00	-NA-	-10.96	-9.40	4.19	-4.05	36.21	28.69
Global ex Asia REITs	EUR	488.33	198,595.98	52.00	0.00	-NA-	-20.99	-32.22	23.63	12.54	8.86	32.28
Global ex Asia Non-REITs	EUR	447.86	22,239.31	5.82	0.00	-NA-	-25.26	-34.32	24.75	17.31	27.68	30.72
Global ex Europe REITs	EUR	494.78	203,454.12	53.28	0.00	-NA-	-20.72	-33.90	19.38	10.67	5.93	30.31
Global ex Europe Non-REITs	EUR	805.06	107,297.23	28.10	0.00	-NA-	-7.65	-5.26	1.61	-6.67	37.14	30.48
Global ex US REITs	EUR	454.95	125,895.87	32.97	0.00	-NA-	-19.06	-26.39	19.30	10.42	17.08	22.88
Global ex US Non-REITs	EUR	622.66	119,568.26	31.31	0.00	-NA-	-10.47	-8.02	3.88	-4.49	36.85	29.00
Asia REITs	EUR	528.14	60,149.46	37.35	0.00	-NA-	-19.62	-30.10	13.01	7.89	9.56	24.63
Asia Non-REITs	EUR	826.94	100,899.47	62.65	0.00	-NA-	-6.14	-1.56	0.61	-7.68	37.83	31.27
Australia REITs Index	EUR	356.66	36,797.59	22.85	0.00	-NA-	-NA-	-41.83	17.84	13.04	9.44	-NA-
Hong Kong REITs Index	EUR	657.77	3,850.40	2.39	0.00	-NA-	-NA-	-7.59	2.17	-4.86	29.81	-NA-
Hong Kong Non-REITs Index	EUR	904.66	56,684.51	35.20	0.00	-NA-	-NA-	8.78	-1.72	-13.66	59.39	-NA-
Japan REITs Index	EUR	601.02	13,619.88	8.46	0.00	-NA-	-NA-	-6.11	5.43	2.67	-2.84	-NA-
Japan Non-REITs Index	EUR	549.37	36,331.44	22.56	0.00	-NA-	-NA-	-11.33	4.28	2.49	13.10	-NA-
New Zealand REITs Index	EUR	616.19	396.87	0.25	0.00	-NA-	-NA-	-6.30	19.56	8.10	17.04	-NA-
Singapore REITs Index	EUR	590.08	5,484.72	3.41	0.00	-NA-	-NA-	-27.05	10.02	-0.36	27.06	-NA-
Singapore Non-REITs Index	EUR	819.29	7,883.52	4.90	0.00	-NA-	-NA-	1.82	1.69	-3.78	47.95	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Aug-09	Ccy (m)	(%) Weight	Aug-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-09	YTD	
Europe REITS	EUR	1,072.91	55,291.32	77.73	0.00	-NA-	-19.27	-23.17	27.39	14.31	21.78	26.22
Europe Non-REITS	EUR	1,183.44	15,841.54	22.27	0.00	-NA-	-25.74	-30.21	25.77	18.45	28.55	31.13
Austria Non-REITs Index	EUR	262.73	1,483.74	2.09	0.00	-NA-	-NA-	-58.39	47.42	39.00	131.97	-NA-
Belgium REITs Index	EUR	792.95	2,578.85	3.63	0.00	-NA-	-NA-	-16.72	16.26	8.47	4.47	-NA-
Finland Non-REITs Index	EUR	640.67	1,201.56	1.69	0.00	-NA-	-NA-	-13.04	33.80	36.13	46.52	-NA-
France REITs Index	EUR	860.26	21,126.43	29.70	0.00	-NA-	-NA-	-5.49	31.71	15.52	30.61	-NA-
Germany REITs Index	EUR	452.72	185.08	0.26	0.00	-NA-	-NA-	-35.39	18.03	17.83	33.53	-NA-
Germany Non-REITs Index	EUR	334.15	1,725.97	2.43	0.00	-NA-	-NA-	-23.72	9.97	10.46	6.61	-NA-
Greece REITs Index	EUR	577.49	144.02	0.20	0.00	-NA-	-NA-	-1.63	10.84	2.88	41.04	-NA-
Greece Non-REITs Index	EUR	395.88	213.93	0.30	0.00	-NA-	-NA-	-63.36	13.80	12.38	-24.52	-NA-
Italy REITs Index	EUR	510.13	173.18	0.24	0.00	-NA-	-NA-	-29.83	12.63	15.70	33.97	-NA-
Italy Non-REITs Index	EUR	355.12	237.03	0.33	0.00	-NA-	-NA-	-31.71	10.83	14.74	16.35	-NA-
Netherlands REITs Index	EUR	734.23	7,266.63	10.22	0.00	-NA-	-NA-	-15.51	24.40	13.66	21.42	-NA-
Norway Non-REITs Index	EUR	92.35	129.36	0.18	0.00	-NA-	-NA-	-66.61	35.49	28.28	36.94	-NA-
Sweden Non-REITs Index	EUR	560.68	3,618.63	5.09	0.00	-NA-	-NA-	-8.29	41.79	23.84	19.25	-NA-
Switzerland Non-REITs Index	EUR	811.88	3,878.33	5.45	0.00	-NA-	-NA-	-8.31	7.99	2.94	7.24	-NA-
UK REITs	EUR	204.39	23,817.13	33.48	0.00	-NA-	-NA-	-41.14	26.43	14.21	11.76	-NA-
UK Non-REITs	EUR	183.36	3,353.00	4.71	0.00	-NA-	-NA-	-22.86	34.88	25.37	73.36	-NA-
Canada REITs Index	EUR	579.75	10,455.09	78.71	0.00	-NA-	-NA-	-21.89	16.93	5.43	37.46	-NA-
Canada Non-REITs Index	EUR	384.49	2,827.25	21.29	0.00	-NA-	-NA-	-46.62	35.26	16.51	40.96	-NA-
United States REITs Index	EUR	400.01	132,849.57	97.38	0.00	-NA-	-NA-	-36.00	22.68	12.39	2.57	-NA-
United States Non-REITs Index	EUR	439.31	3,570.51	2.62	0.00	-NA-	-NA-	-41.11	15.68	13.65	17.12	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Aug-09	Ccy (m)	(%) Weight	Aug-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-09	YTD	
Global REITs	USD	599.70	371,312.55	67.75	0.00	-NA-	-17.61	-33.57	23.81	12.80	12.50	32.66
Global Non-REITs	USD	884.44	176,710.25	32.25	0.00	-NA-	-7.50	-11.69	6.60	-2.88	40.62	34.10
Global ex Asia REITs	USD	589.84	284,995.09	52.00	0.00	-NA-	-17.92	-33.93	26.49	13.91	12.38	35.89
Global ex Asia Non-REITs	USD	540.95	31,914.51	5.82	0.00	-NA-	-22.36	-35.98	27.63	18.74	31.81	35.37
Global ex Europe REITs	USD	597.62	291,966.76	53.28	0.00	-NA-	-17.64	-35.57	22.14	12.02	9.36	34.02
Global ex Europe Non-REITs	USD	972.39	153,976.85	28.10	0.00	-NA-	-4.07	-7.65	3.96	-5.54	41.58	35.49
Global ex US REITs	USD	651.38	180,666.82	32.97	0.00	-NA-	-15.92	-28.25	22.05	11.77	20.88	27.28
Global ex US Non-REITs	USD	891.49	171,586.39	31.31	0.00	-NA-	-6.99	-10.35	6.28	-3.33	41.28	34.43
Asia REITs	USD	637.91	86,317.46	37.35	0.00	-NA-	-16.50	-31.87	15.62	9.20	13.10	28.80
Asia Non-REITs	USD	998.83	144,795.75	62.65	0.00	-NA-	-2.49	-4.05	2.93	-6.55	42.30	36.25
Australia REITs Index	USD	510.64	52,806.38	22.85	0.00	-NA-	-NA-	-43.30	20.56	14.42	12.98	-NA-
Hong Kong REITs Index	USD	941.77	5,525.51	2.39	0.00	-NA-	-NA-	-9.93	4.54	-3.70	34.01	-NA-
Hong Kong Non-REITs Index	USD	1,295.25	81,345.08	35.20	0.00	-NA-	-NA-	6.03	0.55	-12.60	64.56	-NA-
Japan REITs Index	USD	860.51	19,545.20	8.46	0.00	-NA-	-NA-	-8.48	7.86	3.93	0.30	-NA-
Japan Non-REITs Index	USD	786.56	52,137.42	22.56	0.00	-NA-	-NA-	-13.58	6.69	3.74	16.76	-NA-
New Zealand REITs Index	USD	882.23	569.53	0.25	0.00	-NA-	-NA-	-8.66	22.33	9.42	20.83	-NA-
Singapore REITs Index	USD	844.84	7,870.85	3.41	0.00	-NA-	-NA-	-28.89	12.56	0.85	31.18	-NA-
Singapore Non-REITs Index	USD	1,173.01	11,313.24	4.90	0.00	-NA-	-NA-	-0.76	4.04	-2.61	52.74	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Aug-09	Ccy (m)	(%) Weight	Aug-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-09	YTD	
Europe REITS	USD	773.44	79,345.79	77.73	0.00	-NA-	-12.09	-19.98	31.47	16.00	32.51	30.60
Europe Non-REITS	USD	588.26	22,733.40	22.27	0.00	-NA-	-20.20	-29.04	29.39	20.06	37.80	36.79
Austria Non-REITs Index	USD	317.34	2,129.23	2.09	0.00	-NA-	-NA-	-59.44	50.82	40.70	139.48	-NA-
Belgium REITs Index	USD	957.77	3,700.77	3.63	0.00	-NA-	-NA-	-18.82	18.95	9.80	7.85	-NA-
Finland Non-REITs Index	USD	773.84	1,724.29	1.69	0.00	-NA-	-NA-	-15.24	36.90	37.79	51.27	-NA-
France REITs Index	USD	1,039.07	30,317.48	29.70	0.00	-NA-	-NA-	-7.88	34.75	16.93	34.84	-NA-
Germany REITs Index	USD	546.82	265.60	0.26	0.00	-NA-	-NA-	-37.02	20.76	19.26	37.86	-NA-
Germany Non-REITs Index	USD	403.61	2,476.85	2.43	0.00	-NA-	-NA-	-25.64	12.51	11.81	10.06	-NA-
Greece REITs Index	USD	697.52	206.68	0.20	0.00	-NA-	-NA-	-4.11	13.40	4.13	45.60	-NA-
Greece Non-REITs Index	USD	478.16	307.01	0.30	0.00	-NA-	-NA-	-64.28	16.43	13.74	-22.08	-NA-
Italy REITs Index	USD	616.17	248.52	0.35	0.00	-NA-	-NA-	-31.60	15.23	17.11	38.31	-NA-
Italy Non-REITs Index	USD	428.93	340.14	0.33	0.00	-NA-	-NA-	-33.43	13.39	16.13	20.11	-NA-
Netherlands REITs Index	USD	886.84	10,427.97	10.22	0.00	-NA-	-NA-	-17.64	27.27	15.04	25.35	-NA-
Norway Non-REITs Index	USD	132.22	185.64	0.18	0.00	-NA-	-NA-	-67.45	38.62	29.84	41.38	-NA-
Sweden Non-REITs Index	USD	802.75	5,192.91	5.09	0.00	-NA-	-NA-	-10.60	45.06	25.35	23.11	-NA-
Switzerland Non-REITs Index	USD	1,162.41	5,565.60	5.45	0.00	-NA-	-NA-	-10.62	10.49	4.20	10.72	-NA-
UK REITs	USD	292.63	34,178.77	33.48	0.00	-NA-	-NA-	-42.63	29.35	15.60	15.37	-NA-
UK Non-REITs	USD	262.53	4,811.72	4.71	0.00	-NA-	-NA-	-24.81	38.01	26.91	78.97	-NA-
Canada REITs Index	USD	830.06	15,003.58	78.71	0.00	-NA-	-NA-	-23.86	19.63	6.72	41.91	-NA-
Canada Non-REITs Index	USD	550.49	4,057.24	21.29	0.00	-NA-	-NA-	-47.97	38.39	17.93	45.52	-NA-
United States REITs Index	USD	572.71	190,645.73	97.38	0.00	-NA-	-NA-	-37.62	25.52	13.76	5.88	-NA-
United States Non-REITs Index	USD	628.98	5,123.86	2.62	0.00	-NA-	-NA-	-42.59	18.36	15.03	20.91	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Aug-09	Ccy (m)	(%) Weight	Aug-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-09	YTD	
Global REITs	GBP	593.00	227,826.24	67.75	0.00	-NA-	-13.26	-25.65	25.10	14.74	-0.76	30.37
Global Non-REITs	GBP	874.56	108,424.11	32.25	0.00	-NA-	-2.61	-1.17	7.71	-1.21	24.05	29.06
Global ex Asia REITs	GBP	583.25	174,864.44	52.00	0.00	-NA-	-13.58	-26.06	27.82	15.87	-0.86	34.08
Global ex Asia Non-REITs	GBP	534.91	19,581.78	5.82	0.00	-NA-	-18.25	-28.35	28.97	20.78	16.28	32.81
Global ex Europe REITs	GBP	590.95	179,142.04	53.28	0.00	-NA-	-13.29	-27.89	23.42	13.95	-3.52	31.87
Global ex Europe Non-REITs	GBP	961.53	94,475.58	28.10	0.00	-NA-	1.01	3.35	5.05	-3.91	24.90	30.35
Global ex US REITs	GBP	644.11	110,851.74	32.97	0.00	-NA-	-11.47	-19.70	23.33	13.70	6.63	23.73
Global ex US Non-REITs	GBP	881.53	105,280.26	31.31	0.00	-NA-	-2.08	0.33	7.39	-1.66	24.63	29.41
Asia REITs	GBP	630.79	52,961.80	37.35	0.00	-NA-	-12.08	-23.75	16.83	11.08	-0.22	25.30
Asia Non-REITs	GBP	987.67	88,842.33	62.65	0.00	-NA-	2.66	7.38	4.01	-4.94	25.53	31.21
Australia REITs Index	GBP	504.94	32,400.41	22.85	0.00	-NA-	-NA-	-36.55	21.82	16.39	-0.34	-NA-
Hong Kong REITs Index	GBP	931.25	3,390.29	2.39	0.00	-NA-	-NA-	0.80	5.63	-2.04	18.22	-NA-
Hong Kong Non-REITs Index	GBP	1,280.78	49,910.90	35.20	0.00	-NA-	-NA-	18.66	1.60	-11.10	45.17	-NA-
Japan REITs Index	GBP	850.90	11,992.35	8.46	0.00	-NA-	-NA-	2.42	8.99	5.71	-11.52	-NA-
Japan Non-REITs Index	GBP	777.77	31,989.96	22.56	0.00	-NA-	-NA-	-3.28	7.81	5.52	3.00	-NA-
New Zealand REITs Index	GBP	872.37	349.45	0.25	0.00	-NA-	-NA-	2.22	23.60	11.30	6.59	-NA-
Singapore REITs Index	GBP	835.40	4,829.31	3.41	0.00	-NA-	-NA-	-20.42	13.74	2.59	15.72	-NA-
Singapore Non-REITs Index	GBP	1,159.91	6,941.47	4.90	0.00	-NA-	-NA-	11.07	5.13	-0.93	34.74	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Aug-09	Ccy (m)	(%) Weight	Aug-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-09	YTD	
Europe REITS	GBP	979.66	48,684.20	77.73	0.00	-NA-	-11.70	-16.19	31.69	17.69	10.91	27.69
Europe Non-REITS	GBP	1,080.58	13,948.53	22.27	0.00	-NA-	-18.78	-23.87	30.02	21.95	17.08	34.49
Austria Non-REITS Index	GBP	313.79	1,306.43	2.09	0.00	-NA-	-NA-	-54.61	52.40	43.11	111.25	-NA-
Belgium REITS Index	GBP	947.07	2,270.68	3.63	0.00	-NA-	-NA-	-9.16	20.19	11.69	-4.86	-NA-
Finland Non-REITS Index	GBP	765.19	1,057.97	1.69	0.00	-NA-	-NA-	-5.14	38.33	40.16	33.44	-NA-
France REITS Index	GBP	1,027.46	18,601.89	29.70	0.00	-NA-	-NA-	3.09	36.16	18.94	18.95	-NA-
Germany REITS Index	GBP	540.72	162.96	0.26	0.00	-NA-	-NA-	-29.52	22.03	21.32	21.61	-NA-
Germany Non-REITS Index	GBP	399.10	1,519.72	2.43	0.00	-NA-	-NA-	-16.79	13.68	13.74	-2.91	-NA-
Greece REITS Index	GBP	689.73	126.81	0.20	0.00	-NA-	-NA-	7.31	14.59	5.92	28.45	-NA-
Greece Non-REITS Index	GBP	472.82	188.37	0.30	0.00	-NA-	-NA-	-60.03	17.65	15.70	-31.26	-NA-
Italy REITS Index	GBP	609.29	152.49	0.21	0.00	-NA-	-NA-	-23.45	16.44	19.13	22.01	-NA-
Italy Non-REITS Index	GBP	424.14	208.70	0.33	0.00	-NA-	-NA-	-25.50	14.58	18.13	5.96	-NA-
Netherlands REITS Index	GBP	876.94	6,398.29	10.22	0.00	-NA-	-NA-	-7.83	28.60	17.02	10.58	-NA-
Norway Non-REITS Index	GBP	130.74	113.90	0.18	0.00	-NA-	-NA-	-63.58	40.07	32.07	24.72	-NA-
Sweden Non-REITS Index	GBP	793.79	3,186.22	5.09	0.00	-NA-	-NA-	0.05	46.58	27.51	8.60	-NA-
Switzerland Non-REITS Index	GBP	1,149.43	3,414.88	5.45	0.00	-NA-	-NA-	0.02	11.65	5.99	-2.33	-NA-
UK REITS	GBP	351.40	20,971.07	33.48	0.00	-NA-	-NA-	-35.80	30.70	17.59	1.78	-NA-
UK Non-REITS	GBP	315.25	2,952.33	4.71	0.00	-NA-	-NA-	-15.85	39.44	29.08	57.88	-NA-
Canada REITS Index	GBP	820.79	9,205.74	78.71	0.00	-NA-	-NA-	-14.79	20.88	8.55	25.19	-NA-
Canada Non-REITS Index	GBP	544.34	2,489.40	21.29	0.00	-NA-	-NA-	-41.77	39.84	19.96	28.38	-NA-
United States REITS Index	GBP	566.32	116,974.50	97.38	0.00	-NA-	-NA-	-30.19	26.83	15.72	-6.59	-NA-
United States Non-REITS Index	GBP	621.96	3,143.85	2.62	0.00	-NA-	-NA-	-35.76	19.60	17.01	6.67	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Aug-09	Ccy (m)	(%) Weight	Aug-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-09	YTD	
Global REITs	JPY	543.51	34,444,808.70	67.75	0.00	-NA-	-23.81	-43.22	19.03	9.92	15.12	33.91
Global Non-REITs	JPY	801.57	16,392,526.69	32.25	0.00	-NA-	-14.46	-24.51	2.49	-5.36	43.90	36.09
Global ex Asia REITs	JPY	534.57	26,437,569.90	52.00	0.00	-NA-	-24.09	-43.53	21.61	11.00	15.00	36.62
Global ex Asia Non-REITs	JPY	490.27	2,960,549.28	5.82	0.00	-NA-	-28.19	-45.28	22.71	15.71	34.88	36.95
Global ex Europe REITs	JPY	541.63	27,084,296.33	53.28	0.00	-NA-	-23.83	-44.92	17.43	9.16	11.91	35.34
Global ex Europe Non-REITs	JPY	881.29	14,283,662.82	28.10	0.00	-NA-	-11.28	-21.06	-0.05	-7.95	44.88	37.57
Global ex US REITs	JPY	590.35	16,759,557.88	32.97	0.00	-NA-	-22.24	-38.67	17.35	8.92	23.70	29.40
Global ex US Non-REITs	JPY	807.96	15,917,211.42	31.31	0.00	-NA-	-13.99	-23.37	2.18	-5.80	44.57	36.36
Asia REITs	JPY	578.14	8,007,238.80	37.35	0.00	-NA-	-22.78	-41.76	11.16	6.42	15.74	31.33
Asia Non-REITs	JPY	905.24	13,431,977.41	62.65	0.00	-NA-	-9.83	-17.99	-1.04	-8.94	45.62	38.21
Australia REITs Index	JPY	462.80	4,898,583.45	22.85	0.00	-NA-	-NA-	-51.54	15.91	11.50	15.61	-NA-
Hong Kong REITs Index	JPY	853.53	512,573.86	2.39	0.00	-NA-	-NA-	-23.01	0.51	-6.16	37.14	-NA-
Hong Kong Non-REITs Index	JPY	1,173.89	7,545,976.52	35.20	0.00	-NA-	-NA-	-9.37	-3.33	-14.83	68.40	-NA-
Japan REITs Index	JPY	670.21	1,813,110.29	8.46	0.00	-NA-	-NA-	-21.77	3.70	1.27	2.64	-NA-
Japan Non-REITs Index	JPY	612.61	4,836,527.90	22.56	0.00	-NA-	-NA-	-26.13	2.58	1.09	19.49	-NA-
New Zealand REITs Index	JPY	799.57	52,832.24	0.25	0.00	-NA-	-NA-	-21.93	17.61	6.63	23.65	-NA-
Singapore REITs Index	JPY	765.68	730,138.95	3.41	0.00	-NA-	-NA-	-39.22	8.22	-1.72	34.24	-NA-
Singapore Non-REITs Index	JPY	1,063.11	1,049,472.99	4.90	0.00	-NA-	-NA-	-15.17	0.03	-5.09	56.31	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Aug-09	Ccy (m)	(%) Weight	Aug-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-09	YTD	
Europe REITS	JPY	1,471.50	7,360,512.36	77.73	0.00	-NA-	-22.44	-35.99	25.31	12.75	28.66	31.37
Europe Non-REITS	JPY	1,623.09	2,108,863.88	22.27	0.00	-NA-	-28.66	-41.85	23.71	16.83	35.81	37.56
Austria Non-REITs Index	JPY	287.61	197,518.48	2.09	0.00	-NA-	-NA-	-65.33	45.01	37.11	145.07	-NA-
Belgium REITs Index	JPY	868.03	343,302.24	3.63	0.00	-NA-	-NA-	-30.61	14.36	6.99	10.37	-NA-
Finland Non-REITs Index	JPY	701.33	159,953.99	1.69	0.00	-NA-	-NA-	-27.55	31.62	34.27	54.80	-NA-
France REITs Index	JPY	941.71	2,812,400.75	29.70	0.00	-NA-	-NA-	-21.26	29.55	13.94	37.99	-NA-
Germany REITs Index	JPY	495.59	24,638.29	0.26	0.00	-NA-	-NA-	-46.16	16.11	16.22	41.07	-NA-
Germany Non-REITs Index	JPY	365.79	229,764.78	2.43	0.00	-NA-	-NA-	-36.44	8.17	8.96	12.63	-NA-
Greece REITs Index	JPY	632.17	19,172.42	0.20	0.00	-NA-	-NA-	-18.04	9.03	1.47	49.00	-NA-
Greece Non-REITs Index	JPY	433.36	28,479.33	0.30	0.00	-NA-	-NA-	-69.47	11.94	10.84	-20.26	-NA-
Italy REITs Index	JPY	558.44	23,054.08	32.41	0.00	-NA-	-NA-	-41.53	10.79	14.13	41.53	-NA-
Italy Non-REITs Index	JPY	388.74	31,553.52	0.33	0.00	-NA-	-NA-	-43.10	9.02	13.17	22.91	-NA-
Netherlands REITs Index	JPY	803.75	967,351.08	10.22	0.00	-NA-	-NA-	-29.60	22.37	12.11	28.28	-NA-
Norway Non-REITs Index	JPY	119.83	17,220.87	0.18	0.00	-NA-	-NA-	-72.18	33.28	26.52	44.67	-NA-
Sweden Non-REITs Index	JPY	727.54	481,720.76	5.09	0.00	-NA-	-NA-	-23.59	39.47	22.15	25.98	-NA-
Switzerland Non-REITs Index	JPY	1,053.50	516,292.81	5.45	0.00	-NA-	-NA-	-23.60	6.23	1.54	13.30	-NA-
UK REITs	JPY	265.21	3,170,593.51	33.48	0.00	-NA-	-NA-	-50.96	24.36	12.64	18.06	-NA-
UK Non-REITs	JPY	237.93	446,359.34	4.71	0.00	-NA-	-NA-	-35.73	32.68	23.66	83.15	-NA-
Canada REITs Index	JPY	752.29	1,391,806.72	78.71	0.00	-NA-	-NA-	-34.92	15.01	3.99	45.22	-NA-
Canada Non-REITs Index	JPY	498.91	376,370.14	21.29	0.00	-NA-	-NA-	-55.52	33.05	14.92	48.92	-NA-
United States REITs Index	JPY	519.05	17,685,250.82	97.38	0.00	-NA-	-NA-	-46.68	20.68	10.86	8.36	-NA-
United States Non-REITs Index	JPY	570.05	475,315.27	2.62	0.00	-NA-	-NA-	-50.93	13.79	12.10	23.74	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Aug-09	Ccy (m)	(%) Weight	Aug-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Aug-09	YTD	
Global REITs	AUD	465.48	440,439.81	115.33	0.00	-NA-	-NA-	-NA-	18.73	11.23	-NA-	-NA-
Global Non-REITs	AUD	686.49	209,608.40	54.89	0.00	-NA-	-NA-	-NA-	2.22	-4.22	-NA-	-NA-
Global ex Asia REITs	AUD	457.82	338,052.63	88.52	0.00	-NA-	-NA-	-NA-	21.30	12.33	-NA-	-NA-
Global ex Asia Non-REITs	AUD	419.88	37,856.03	9.91	0.00	-NA-	-NA-	-NA-	22.40	17.09	-NA-	-NA-
Global ex Europe REITs	AUD	463.87	346,322.21	90.69	0.00	-NA-	-NA-	-NA-	17.13	10.47	-NA-	-NA-
Global ex Europe Non-REITs	AUD	754.76	182,642.72	47.83	0.00	-NA-	-NA-	-NA-	-0.31	-6.85	-NA-	-NA-
Global ex US REITs	AUD	505.59	214,301.57	56.12	0.00	-NA-	-NA-	-NA-	17.04	10.22	-NA-	-NA-
Global ex US Non-REITs	AUD	691.96	203,530.63	53.30	0.00	-NA-	-NA-	-NA-	1.92	-4.67	-NA-	-NA-
Asia REITs	AUD	495.14	102,387.18	63.58	0.00	-NA-	-NA-	-NA-	10.88	7.69	-NA-	-NA-
Asia Non-REITs	AUD	775.28	171,752.37	106.65	0.00	-NA-	-NA-	-NA-	-1.29	-7.85	-NA-	-NA-
Australia REITs Index	AUD	442.56	62,637.34	38.89	0.00	-NA-	-NA-	-NA-	15.61	12.83	-NA-	-NA-
Hong Kong REITs Index	AUD	730.99	6,554.19	4.07	0.00	-NA-	-NA-	-NA-	0.25	-5.04	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,005.36	96,489.10	59.91	0.00	-NA-	-NA-	-NA-	-3.58	-13.81	-NA-	-NA-
Japan REITs Index	AUD	667.92	23,183.93	14.40	0.00	-NA-	-NA-	-NA-	3.43	2.48	-NA-	-NA-
Japan Non-REITs Index	AUD	610.52	61,843.85	38.40	0.00	-NA-	-NA-	-NA-	2.31	2.30	-NA-	-NA-
New Zealand REITs Index	AUD	684.77	675.56	0.42	0.00	-NA-	-NA-	-NA-	17.31	7.90	-NA-	-NA-
Singapore REITs Index	AUD	655.75	9,336.16	5.80	0.00	-NA-	-NA-	-NA-	7.94	-0.55	-NA-	-NA-
Singapore Non-REITs Index	AUD	910.48	13,419.43	8.33	0.00	-NA-	-NA-	-NA-	-0.23	-3.96	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value Aug-09	Mkt Cap Ccy (m) Aug-09	Mkt Cap (%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	Vlty (%)
Europe REITS	AUD	1,072.91	94,117.60	132.31	0.00	-NA-	-NA-	-NA-	24.99	14.10	-NA-	-NA-
Europe Non-REITS	AUD	1,183.44	26,965.68	37.91	0.00	-NA-	-NA-	-NA-	23.39	18.23	-NA-	-NA-
Austria Non-REITS Index	AUD	246.31	2,525.63	3.55	0.00	-NA-	-NA-	-NA-	44.63	38.74	-NA-	-NA-
Belgium REITS Index	AUD	743.41	4,389.75	6.17	0.00	-NA-	-NA-	-NA-	14.06	8.27	-NA-	-NA-
France REITS Index	AUD	806.51	35,961.68	50.56	0.00	-NA-	-NA-	-NA-	29.22	15.31	-NA-	-NA-
Finland Non-REITS Index	AUD	600.64	2,045.30	2.88	0.00	-NA-	-NA-	-NA-	31.28	35.88	-NA-	-NA-
Germany REITS Index	AUD	424.44	315.05	0.44	0.00	-NA-	-NA-	-NA-	15.81	17.61	-NA-	-NA-
Germany Non-REITS Index	AUD	313.27	2,937.96	4.13	0.00	-NA-	-NA-	-NA-	7.89	10.26	-NA-	-NA-
Greece REITS Index	AUD	541.41	245.15	0.34	0.00	-NA-	-NA-	-NA-	8.75	2.69	-NA-	-NA-
Greece Non-REITS Index	AUD	371.15	364.16	0.51	0.00	-NA-	-NA-	-NA-	11.66	12.17	-NA-	-NA-
Italy REITS Index	AUD	478.26	294.79	0.41	0.00	-NA-	-NA-	-NA-	10.50	15.49	-NA-	-NA-
Italy Non-REITS Index	AUD	332.93	403.47	0.57	0.00	-NA-	-NA-	-NA-	8.74	14.52	-NA-	-NA-
Netherlands REITS Index	AUD	688.36	12,369.35	17.39	0.00	-NA-	-NA-	-NA-	22.05	13.45	-NA-	-NA-
Norway Non-REITS Index	AUD	102.63	220.20	0.31	0.00	-NA-	-NA-	-NA-	32.94	28.05	-NA-	-NA-
Sweden Non-REITS Index	AUD	623.09	6,159.68	8.66	0.00	-NA-	-NA-	-NA-	39.11	23.61	-NA-	-NA-
Switzerland Non-REITS Index	AUD	902.25	6,601.75	9.28	0.00	-NA-	-NA-	-NA-	5.96	2.75	-NA-	-NA-
UK REITS	AUD	227.14	40,541.83	56.99	0.00	-NA-	-NA-	-NA-	24.05	14.00	-NA-	-NA-
UK Non-REITS	AUD	203.77	5,707.52	8.02	0.00	-NA-	-NA-	-NA-	32.34	25.14	-NA-	-NA-
Canada REITS Index	AUD	644.28	17,796.79	133.99	0.00	-NA-	-NA-	-NA-	14.72	5.24	-NA-	-NA-
Canada Non-REITS Index	AUD	427.28	4,812.58	36.23	0.00	-NA-	-NA-	-NA-	32.71	16.29	-NA-	-NA-
United States REITS Index	AUD	444.53	226,138.24	165.77	0.00	-NA-	-NA-	-NA-	20.37	12.18	-NA-	-NA-
United States Non-REITS Index	AUD	488.21	6,077.77	4.46	0.00	-NA-	-NA-	-NA-	13.50	13.44	-NA-	-NA-

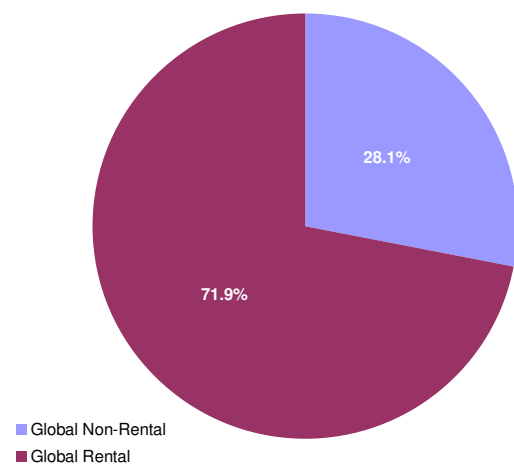
* -5 & -3 Years Total Returns are annualised

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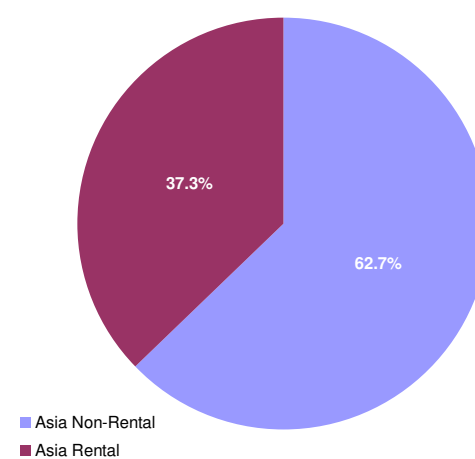
Section 7

Investment Focus Developed Index Series

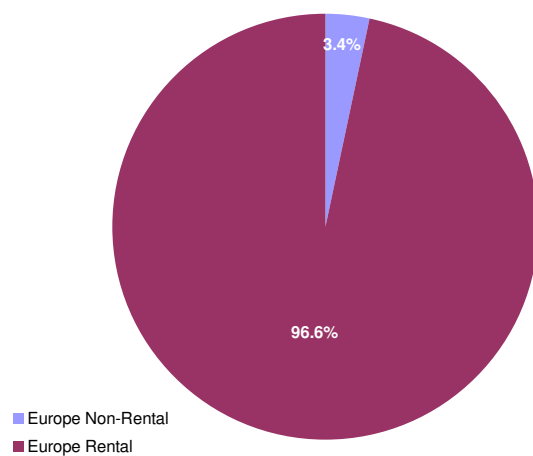
Graph 26: Global Developed Investment Focus Market Cap Breakdown



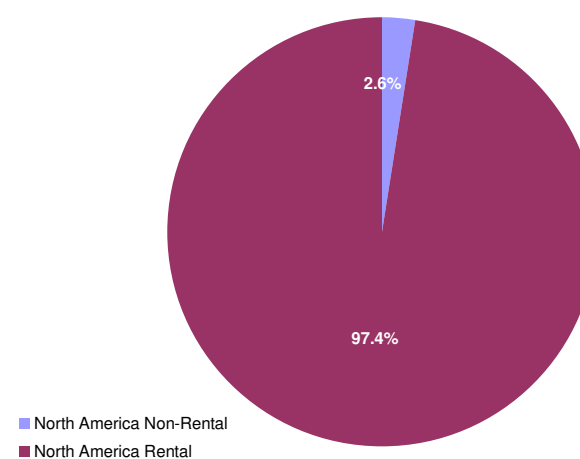
Graph 27: Asia Developed Investment Focus Market Cap Breakdown



Graph 28: Europe Developed Investment Focus Market Cap Breakdown



Graph 29: North America Developed Investment Focus Market Cap Breakdown



FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Non-Rental	EUR	841.25	107,160.47	28.06	2.41	-NA-	-8.59	-6.39	2.90	-5.38	36.33	30.74
Global Rental	EUR	672.15	274,723.74	71.94	5.53	-NA-	-15.93	-25.81	21.70	11.78	16.29	28.07
Asia Non-Rental	EUR	920.32	100,914.48	62.66	2.32	-NA-	-4.90	-0.09	1.51	-6.71	38.31	31.44
Asia Rental	EUR	698.46	60,134.44	37.34	8.60	-NA-	-13.22	-21.84	12.98	7.28	18.83	23.09
Asia ex Australia Non-Rental	EUR	957.14	93,349.16	57.96	1.81	-NA-	-3.61	2.49	-0.01	-8.32	38.77	-NA-
Asia ex Australia Rental	EUR	933.12	30,902.16	19.19	5.58	-NA-	-3.94	-1.80	8.00	1.51	20.42	-NA-
Australia Non-Rental	EUR	495.50	7,565.32	4.70	8.61	-NA-	-22.87	-36.72	24.92	19.01	19.23	40.92
Australia Rental	EUR	520.48	29,232.28	18.15	11.79	-NA-	-21.65	-39.04	18.70	14.15	15.75	30.14
Hong Kong Non-Rental	EUR	1,329.94	50,627.47	31.44	2.19	-NA-	5.65	13.00	-2.63	-14.94	61.63	37.52
Hong Kong Rental	EUR	1,095.96	9,907.43	6.15	4.19	-NA-	-0.26	7.30	5.97	-1.60	50.00	22.88
Japan Non-Rental	EUR	689.02	34,838.17	21.63	1.22	-NA-	-12.07	-9.88	3.65	2.14	13.73	34.38
Japan Rental	EUR	835.61	15,113.14	9.38	5.42	-NA-	-5.69	-1.93	7.52	4.05	2.73	24.05
Europe Non-Rental	EUR	554.36	2,426.01	3.41	1.35	-NA-	-23.62	-21.67	30.68	21.13	65.98	32.86
Europe Rental	EUR	682.60	68,706.85	96.59	5.20	-NA-	-17.26	-20.30	27.95	15.29	28.48	27.21
UK Non-Rental	EUR	452.05	1,037.00	1.46	0.95	-NA-	-26.39	-12.01	39.17	25.60	80.89	40.90
UK Rental	EUR	441.22	26,133.13	36.74	4.59	-NA-	-28.78	-36.75	28.05	15.58	20.43	34.63
North America Non-Rental	EUR	239.20	3,819.98	2.55	5.26	-NA-	-40.84	-69.04	33.04	23.71	-19.25	114.03
North America Rental	EUR	660.32	145,882.44	97.45	4.41	-NA-	-16.22	-29.50	22.79	12.10	10.40	34.73
United States Non-Rental	EUR	239.20	3,819.98	2.55	5.26	-NA-	-40.84	-69.04	33.04	23.71	-19.25	114.01
United States Rental	EUR	646.77	132,600.10	88.58	4.14	-NA-	-16.87	-30.24	22.93	12.52	7.58	35.97

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Non-Rental	USD	1,023.51	153,780.60	28.06	2.41	-NA-	-5.04	-8.76	5.28	-4.23	40.74	36.54
Global Rental	USD	817.77	394,242.20	71.94	5.53	-NA-	-12.66	-27.69	24.51	13.14	20.05	32.00
Global ex Australia Non-Rental in AUS\$ Hedged	USD	856.05	142,923.99	37.43	0.00	-NA-	-NA-	-NA-	2.92	-6.12	35.38	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	732.94	352,292.44	92.25	0.00	-NA-	-NA-	-NA-	23.20	12.43	20.60	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	869.93	142,923.99	37.43	0.00	-NA-	-NA-	-17.36	-0.35	-6.98	16.69	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	704.06	352,292.44	92.25	0.00	-NA-	-NA-	-34.36	19.74	11.28	-0.75	-NA-
Asia Non-Rental	USD	1,119.74	144,817.29	62.66	2.32	-NA-	-1.21	-2.62	3.86	-5.57	42.79	36.58
Asia Rental	USD	849.85	86,295.91	37.34	8.60	-NA-	-9.84	-23.82	15.59	8.58	22.67	27.51
Asia ex Australia Non-Rental	USD	1,164.50	133,960.69	57.96	1.81	-NA-	0.13	-0.10	2.30	-7.20	43.26	-NA-
Asia ex Australia Rental	USD	1,135.27	44,346.14	19.19	5.58	-NA-	-0.21	-4.28	10.49	2.75	24.31	-NA-
Australia Non-Rental	USD	603.18	10,856.61	4.70	8.61	-NA-	-19.86	-38.31	27.81	20.46	23.10	45.29
Australia Rental	USD	633.34	41,949.77	18.15	11.79	-NA-	-18.60	-40.58	21.44	15.53	19.49	33.99
Hong Kong Non-Rental	USD	1,618.07	72,652.94	31.44	2.19	-NA-	9.75	10.14	-0.38	-13.90	66.86	42.07
Hong Kong Rental	USD	1,333.40	14,217.66	6.15	4.19	-NA-	3.61	4.59	8.41	-0.40	54.86	26.25
Japan Non-Rental	USD	838.32	49,994.51	21.63	1.22	-NA-	-8.65	-12.16	6.05	3.39	17.42	37.66
Japan Rental	USD	1,016.72	21,688.11	9.38	5.42	-NA-	-2.03	-4.40	10.00	5.31	6.06	26.68
Europe Non-Rental	USD	674.59	3,481.45	3.41	1.35	-NA-	-20.65	-23.63	33.70	22.61	71.39	36.43
Europe Rental	USD	830.37	98,597.74	96.59	5.20	-NA-	-14.05	-22.33	30.91	16.70	32.63	31.64
UK Non-Rental	USD	549.86	1,488.15	1.46	0.95	-NA-	-23.54	-14.24	42.39	27.13	86.76	42.39
UK Rental	USD	536.83	37,502.34	36.74	4.59	-NA-	-26.01	-38.35	31.01	16.99	24.33	36.90
North America Non-Rental	USD	290.85	5,481.86	2.55	5.26	-NA-	-38.55	-69.84	36.12	25.22	-16.68	127.24
North America Rental	USD	803.39	209,348.55	97.45	4.41	-NA-	-12.97	-31.28	25.63	13.47	13.98	37.92
United States Non-Rental	USD	290.85	5,481.86	2.55	5.26	-NA-	-38.55	-69.84	36.12	25.22	-16.68	127.24
United States Rental	USD	786.90	190,287.73	88.58	4.14	-NA-	-13.64	-32.01	25.77	13.89	11.06	39.19

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Non-Rental	GBP	1,012.08	94,355.16	28.06	2.41	-NA-	-0.02	2.11	6.38	-2.58	24.16	31.61
Global Rental	GBP	808.64	241,895.19	71.94	5.53	-NA-	-8.05	-19.08	25.81	15.09	5.90	29.59
Asia Non-Rental	GBP	1,107.24	88,855.55	62.66	2.32	-NA-	4.02	8.98	4.94	-3.95	25.96	31.71
Asia Rental	GBP	840.36	52,948.58	37.34	8.60	-NA-	-5.08	-14.74	16.79	10.45	8.22	23.49
Asia ex Australia Non-Rental	GBP	1,151.49	82,194.26	57.96	1.81	-NA-	5.42	11.80	3.37	-5.60	26.38	-NA-
Asia ex Australia Rental	GBP	1,122.59	27,209.46	19.19	5.58	-NA-	5.06	7.12	11.65	4.52	9.66	-NA-
Australia Non-Rental	GBP	596.44	6,661.29	4.70	8.61	-NA-	-15.63	-30.97	29.14	22.54	8.60	43.36
Australia Rental	GBP	626.27	25,739.12	18.15	11.79	-NA-	-14.30	-33.50	22.71	17.52	5.41	30.22
Hong Kong Non-Rental	GBP	1,600.00	44,577.66	31.44	2.19	-NA-	15.55	23.26	0.66	-12.42	47.20	37.67
Hong Kong Rental	GBP	1,318.51	8,723.53	6.15	4.19	-NA-	9.09	17.05	9.55	1.31	36.62	21.23
Japan Non-Rental	GBP	828.95	30,675.13	21.63	1.22	-NA-	-3.82	-1.70	7.16	5.17	3.58	34.01
Japan Rental	GBP	1,005.37	13,307.18	9.38	5.42	-NA-	3.15	6.98	11.15	7.12	-6.44	25.99
Europe Non-Rental	GBP	667.05	2,136.11	3.41	1.35	-NA-	-16.46	-14.54	35.10	24.72	51.20	31.72
Europe Rental	GBP	821.10	60,496.62	96.59	5.20	-NA-	-9.51	-13.07	32.28	18.70	17.00	29.04
UK Non-Rental	GBP	543.72	913.08	1.46	0.95	-NA-	-19.50	-4.02	43.88	29.32	64.75	38.28
UK Rental	GBP	530.84	23,010.31	36.74	4.59	-NA-	-22.10	-31.00	32.38	19.01	9.68	33.59
North America Non-Rental	GBP	287.60	3,363.50	2.55	5.26	-NA-	-35.30	-66.24	37.54	27.37	-26.50	135.45
North America Rental	GBP	794.42	128,449.99	97.45	4.41	-NA-	-8.37	-23.09	26.94	15.42	0.55	36.31
United States Non-Rental	GBP	287.60	3,363.50	2.55	5.26	-NA-	-35.30	-66.24	37.54	27.37	-26.50	135.44
United States Rental	GBP	778.11	116,754.84	88.58	4.14	-NA-	-9.08	-23.91	27.09	15.85	-2.02	37.75

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Non-Rental	JPY	927.61	14,265,457.47	28.06	2.41	-NA-	-12.18	-22.01	1.22	-6.68	44.03	38.20
Global Rental	JPY	741.15	36,571,877.91	71.94	5.53	-NA-	-19.23	-38.19	19.71	10.26	22.85	33.45
Asia Non-Rental	JPY	1,014.83	13,433,976.35	62.66	2.32	-NA-	-8.64	-16.76	-0.15	-7.98	46.12	38.45
Asia Rental	JPY	770.23	8,005,239.86	37.34	8.60	-NA-	-16.62	-34.88	11.13	5.81	25.54	30.36
Asia ex Australia Non-Rental	JPY	1,055.39	12,426,863.02	57.96	1.81	-NA-	-7.40	-14.61	-1.64	-9.57	46.60	-NA-
Asia ex Australia Rental	JPY	1,028.90	4,113,769.74	19.19	5.58	-NA-	-7.71	-18.18	6.23	0.12	27.21	-NA-
Australia Non-Rental	JPY	546.66	1,007,113.33	4.70	8.61	-NA-	-25.89	-47.27	22.88	17.39	25.97	46.41
Australia Rental	JPY	574.00	3,891,470.12	18.15	11.79	-NA-	-24.72	-49.21	16.75	12.58	22.28	37.05
Hong Kong Non-Rental	JPY	1,466.47	6,739,649.57	31.44	2.19	-NA-	1.50	-5.86	-4.22	-16.10	70.76	43.89
Hong Kong Rental	JPY	1,208.47	1,318,900.82	6.15	4.19	-NA-	-4.18	-10.60	4.23	-2.94	58.48	30.16
Japan Non-Rental	JPY	759.77	4,637,740.47	21.63	1.22	-NA-	-15.52	-24.92	1.96	0.75	20.16	39.05
Japan Rental	JPY	921.46	2,011,897.73	9.38	5.42	-NA-	-9.39	-18.29	5.76	2.62	8.53	26.99
Europe Non-Rental	JPY	611.38	322,956.61	3.41	1.35	-NA-	-26.62	-34.72	28.55	19.48	75.39	37.80
Europe Rental	JPY	752.57	9,146,419.63	96.59	5.20	-NA-	-20.51	-33.61	25.86	13.72	35.73	32.90
UK Non-Rental	JPY	498.34	138,048.10	1.46	0.95	-NA-	-29.29	-26.69	36.90	23.89	91.12	42.89
UK Rental	JPY	486.53	3,478,904.75	36.74	4.59	-NA-	-31.58	-47.30	25.96	14.01	27.23	38.43
North America Non-Rental	JPY	263.60	508,524.52	2.55	5.26	-NA-	-43.17	-74.22	30.87	22.03	-14.73	120.81
North America Rental	JPY	728.12	19,420,218.42	97.45	4.41	-NA-	-19.51	-41.26	20.79	10.57	16.64	38.81
United States Non-Rental	JPY	263.60	508,524.52	2.55	5.26	-NA-	-43.17	-74.22	30.87	22.03	-14.73	120.81
United States Rental	JPY	713.17	17,652,041.57	88.58	4.14	-NA-	-20.14	-41.88	20.92	10.98	13.65	39.87

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Non-Rental	AUD	794.43	182,409.94	47.77	2.41	-NA-	-NA-	-NA-	0.96	-5.56	-NA-	-NA-
Global Rental	AUD	634.74	467,638.27	122.46	5.53	-NA-	-NA-	-NA-	19.40	11.57	-NA-	-NA-
Asia Non-Rental	AUD	869.13	171,777.93	106.66	2.32	-NA-	-NA-	-NA-	-0.41	-6.88	-NA-	-NA-
Asia Rental	AUD	659.65	102,361.62	63.56	8.60	-NA-	-NA-	-NA-	10.84	7.08	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	903.87	158,900.15	98.67	1.81	-NA-	-NA-	-NA-	-1.90	-8.49	-NA-	-NA-
Asia ex Australia Rental	AUD	881.18	52,602.06	32.66	5.58	-NA-	-NA-	-NA-	5.96	1.32	-NA-	-NA-
Australia Non-Rental	AUD	468.18	12,877.78	8.00	8.61	-NA-	-NA-	-NA-	22.56	18.79	-NA-	-NA-
Australia Rental	AUD	491.59	49,759.55	30.90	11.79	-NA-	-NA-	-NA-	16.45	13.93	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,255.92	86,178.73	53.51	2.19	-NA-	-NA-	-NA-	-4.47	-15.10	-NA-	-NA-
Hong Kong Rental	AUD	1,034.97	16,864.56	10.47	4.19	-NA-	-NA-	-NA-	3.96	-1.78	-NA-	-NA-
Japan Non-Rental	AUD	650.69	59,301.98	36.82	1.22	-NA-	-NA-	-NA-	1.70	1.95	-NA-	-NA-
Japan Rental	AUD	789.17	25,725.79	15.97	5.42	-NA-	-NA-	-NA-	5.49	3.85	-NA-	-NA-
Europe Non-Rental	AUD	523.61	4,129.59	5.81	1.35	-NA-	-NA-	-NA-	28.22	20.91	-NA-	-NA-
Europe Rental	AUD	644.52	116,953.68	164.42	5.20	-NA-	-NA-	-NA-	25.54	15.08	-NA-	-NA-
UK Non-Rental	AUD	426.79	1,765.20	2.48	0.95	-NA-	-NA-	-NA-	36.55	25.36	-NA-	-NA-
UK Rental	AUD	416.68	44,484.15	62.54	4.59	-NA-	-NA-	-NA-	25.63	15.37	-NA-	-NA-
North America Non-Rental	AUD	225.76	6,502.42	4.34	5.26	-NA-	-NA-	-NA-	30.53	23.49	-NA-	-NA-
North America Rental	AUD	623.58	248,322.97	165.88	4.41	-NA-	-NA-	-NA-	20.47	11.90	-NA-	-NA-
United States Non-Rental	AUD	225.76	6,502.42	4.34	5.26	-NA-	-NA-	-NA-	30.53	23.49	-NA-	-NA-
United States Rental	AUD	610.78	225,713.60	150.77	4.14	-NA-	-NA-	-NA-	20.61	12.31	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Non-Rental	EUR	774.63	107,160.47	28.06	0.00	-NA-	-10.72	-9.29	2.85	-5.42	34.37	-NA-
Global Rental	EUR	562.12	274,723.74	71.94	0.00	-NA-	-20.08	-30.56	20.62	11.16	11.15	-NA-
Asia Non-Rental	EUR	856.13	100,914.48	62.66	0.00	-NA-	-6.92	-2.98	1.51	-6.71	36.55	-NA-
Asia Rental	EUR	564.10	60,134.44	37.34	0.00	-NA-	-18.19	-27.41	11.12	5.73	12.54	-NA-
Asia ex Australia Non-Rental	EUR	904.56	93,349.16	57.96	0.00	-NA-	-5.24	-0.12	-0.01	-8.32	37.27	31.97
Asia ex Australia Rental	EUR	795.39	30,902.16	19.19	0.00	-NA-	-8.19	-7.93	6.85	0.80	15.24	20.95
Australia Non-Rental	EUR	388.64	7,565.32	4.70	0.00	-NA-	-28.20	-42.04	24.92	19.01	14.29	-NA-
Australia Rental	EUR	402.12	29,232.28	18.15	0.00	-NA-	-27.04	-44.14	16.03	11.58	8.11	-NA-
Hong Kong Non-Rental	EUR	1,219.23	50,627.47	31.44	0.00	-NA-	2.97	8.88	-2.63	-14.94	60.01	-NA-
Hong Kong Rental	EUR	945.86	9,907.43	6.15	0.00	-NA-	-4.43	1.40	4.83	-2.66	43.99	-NA-
Japan Non-Rental	EUR	670.56	34,838.17	21.63	0.00	-NA-	-12.79	-11.09	3.65	2.14	12.77	-NA-
Japan Rental	EUR	725.25	15,113.14	9.38	0.00	-NA-	-9.39	-7.39	6.81	3.46	-0.94	-NA-
Europe Non-Rental	EUR	522.88	2,426.01	3.41	0.00	-NA-	-24.78	-23.14	30.42	21.14	63.21	-NA-
Europe Rental	EUR	585.32	68,706.85	96.59	0.00	-NA-	-20.83	-25.11	26.91	15.01	22.19	-NA-
UK Non-Rental	EUR	420.97	1,037.00	1.46	0.00	-NA-	-27.90	-13.09	38.40	25.60	79.56	-NA-
UK Rental	EUR	387.03	26,133.13	36.74	0.00	-NA-	-31.46	-40.05	27.04	15.11	15.97	-NA-
North America Non-Rental	EUR	193.42	3,819.98	2.55	0.00	-NA-	-44.37	-72.39	31.11	22.09	-24.43	-NA-
North America Rental	EUR	553.38	145,882.44	97.45	0.00	-NA-	-20.33	-33.87	22.03	11.71	6.17	-NA-
United States Non-Rental	EUR	193.42	3,819.98	2.55	0.00	-NA-	-44.37	-72.39	31.11	22.09	-24.43	-NA-
United States Rental	EUR	544.90	132,600.10	88.58	0.00	-NA-	-20.83	-34.39	22.26	12.17	3.70	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Non-Rental	USD	942.42	153,780.60	28.06	0.00	-NA-	-7.25	-11.58	5.22	-4.27	38.72	-NA-
Global Rental	USD	683.88	394,242.20	71.94	0.00	-NA-	-16.98	-32.31	23.41	12.51	14.75	-NA-
Asia Non-Rental	USD	1,041.57	144,817.29	62.66	0.00	-NA-	-3.30	-5.43	3.86	-5.57	40.98	-NA-
Asia Rental	USD	686.29	86,295.91	37.34	0.00	-NA-	-15.01	-29.24	13.69	7.02	16.19	-NA-
Asia ex Australia Non-Rental	USD	1,100.49	133,960.69	57.96	0.00	-NA-	-1.56	-2.64	2.30	-7.20	41.72	36.79
Asia ex Australia Rental	USD	967.68	44,346.14	19.19	0.00	-NA-	-4.62	-10.26	9.32	2.03	18.97	24.82
Australia Non-Rental	USD	472.82	10,856.61	4.70	0.00	-NA-	-25.41	-43.50	27.81	20.46	17.98	-NA-
Australia Rental	USD	489.22	41,949.77	18.15	0.00	-NA-	-24.20	-45.56	18.71	12.94	11.61	-NA-
Hong Kong Non-Rental	USD	1,483.32	72,652.94	31.44	0.00	-NA-	6.96	6.13	-0.38	-13.90	65.19	-NA-
Hong Kong Rental	USD	1,150.74	14,217.66	6.15	0.00	-NA-	-0.71	-1.16	7.25	-1.47	48.65	-NA-
Japan Non-Rental	USD	815.80	49,994.51	21.63	0.00	-NA-	-9.41	-13.34	6.05	3.39	16.42	-NA-
Japan Rental	USD	882.34	21,688.11	9.38	0.00	-NA-	-5.87	-9.73	9.28	4.72	2.27	-NA-
Europe Non-Rental	USD	636.14	3,481.45	3.41	0.00	-NA-	-21.86	-25.09	33.44	22.61	68.49	-NA-
Europe Rental	USD	712.11	98,597.74	96.59	0.00	-NA-	-17.75	-27.00	29.84	16.41	26.14	-NA-
UK Non-Rental	USD	512.16	1,488.15	1.46	0.00	-NA-	-25.10	-15.29	41.59	27.13	85.37	-NA-
UK Rental	USD	470.87	37,502.34	36.74	0.00	-NA-	-28.80	-41.57	29.97	16.52	19.73	-NA-
North America Non-Rental	USD	235.32	5,481.86	2.55	0.00	-NA-	-42.21	-73.09	34.15	23.57	-21.98	-NA-
North America Rental	USD	673.24	209,348.55	97.45	0.00	-NA-	-17.23	-35.54	24.85	13.07	9.61	-NA-
United States Non-Rental	USD	235.32	5,481.86	2.55	0.00	-NA-	-42.21	-73.09	34.15	23.57	-21.98	-NA-
United States Rental	USD	662.93	190,287.73	88.58	0.00	-NA-	-17.75	-36.05	25.08	13.54	7.06	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Non-Rental	GBP	931.90	94,355.16	28.06	0.00	-NA-	-2.35	-1.05	6.32	-2.62	22.37	-NA-
Global Rental	GBP	676.24	241,895.19	71.94	0.00	-NA-	-12.59	-24.25	24.70	14.45	1.23	-NA-
Asia Non-Rental	GBP	1,029.94	88,855.55	62.66	0.00	-NA-	1.81	5.84	4.94	-3.95	24.36	-NA-
Asia Rental	GBP	678.62	52,948.58	37.34	0.00	-NA-	-10.52	-20.82	14.88	8.86	2.50	-NA-
Asia ex Australia Non-Rental	GBP	1,088.20	82,194.26	57.96	0.00	-NA-	3.65	8.96	3.37	-5.60	25.02	32.01
Asia ex Australia Rental	GBP	956.87	27,209.46	19.19	0.00	-NA-	0.42	0.43	10.46	3.79	4.95	21.74
Australia Non-Rental	GBP	467.54	6,661.29	4.70	0.00	-NA-	-21.47	-36.77	29.14	22.54	4.08	-NA-
Australia Rental	GBP	483.76	25,739.12	18.15	0.00	-NA-	-20.20	-39.07	19.95	14.88	-1.54	-NA-
Hong Kong Non-Rental	GBP	1,466.75	44,577.66	31.44	0.00	-NA-	12.62	18.77	0.66	-12.42	45.73	-NA-
Hong Kong Rental	GBP	1,137.89	8,723.53	6.15	0.00	-NA-	4.53	10.62	8.37	0.23	31.13	-NA-
Japan Non-Rental	GBP	806.69	30,675.13	21.63	0.00	-NA-	-4.62	-3.02	7.16	5.17	2.70	-NA-
Japan Rental	GBP	872.49	13,307.18	9.38	0.00	-NA-	-0.89	1.03	10.42	6.53	-9.78	-NA-
Europe Non-Rental	GBP	629.04	2,136.11	3.41	0.00	-NA-	-17.73	-16.16	34.83	24.72	48.64	-NA-
Europe Rental	GBP	704.15	60,496.62	96.59	0.00	-NA-	-13.40	-18.31	31.20	18.42	11.28	-NA-
UK Non-Rental	GBP	506.44	913.08	1.46	0.00	-NA-	-21.14	-5.20	43.07	29.32	63.53	-NA-
UK Rental	GBP	465.61	23,010.31	36.74	0.00	-NA-	-25.03	-34.61	31.33	18.52	5.62	-NA-
North America Non-Rental	GBP	232.69	3,363.50	2.55	0.00	-NA-	-39.16	-69.89	35.54	25.70	-31.18	-NA-
North America Rental	GBP	665.73	128,449.99	97.45	0.00	-NA-	-12.86	-27.86	26.15	15.02	-3.30	-NA-
United States Non-Rental	GBP	232.69	3,363.50	2.55	0.00	-NA-	-39.16	-69.89	35.54	25.70	-31.18	-NA-
United States Rental	GBP	655.53	116,754.84	88.58	0.00	-NA-	-13.41	-28.43	26.39	15.49	-5.56	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Non-Rental	JPY	854.12	14,265,457.47	28.06	0.00	-NA-	-14.22	-24.42	1.17	-6.71	41.95	-NA-
Global Rental	JPY	619.80	36,571,877.91	71.94	0.00	-NA-	-23.22	-42.14	18.65	9.64	17.43	-NA-
Asia Non-Rental	JPY	943.99	13,433,976.35	62.66	0.00	-NA-	-10.58	-19.16	-0.15	-7.98	44.27	-NA-
Asia Rental	JPY	621.99	8,005,239.86	37.34	0.00	-NA-	-21.40	-39.52	9.31	4.29	18.90	-NA-
Asia ex Australia Non-Rental	JPY	997.38	12,426,863.02	57.96	0.00	-NA-	-8.96	-16.78	-1.64	-9.57	45.02	38.63
Asia ex Australia Rental	JPY	877.02	4,113,769.74	19.19	0.00	-NA-	-11.80	-23.29	5.10	-0.57	21.74	26.77
Australia Non-Rental	JPY	428.52	1,007,113.33	4.70	0.00	-NA-	-31.02	-51.71	22.88	17.39	20.74	-NA-
Australia Rental	JPY	443.38	3,891,470.12	18.15	0.00	-NA-	-29.90	-53.46	14.13	10.06	14.22	-NA-
Hong Kong Non-Rental	JPY	1,344.34	6,739,649.57	31.44	0.00	-NA-	-1.08	-9.28	-4.22	-16.10	69.05	-NA-
Hong Kong Rental	JPY	1,042.92	1,318,900.82	6.15	0.00	-NA-	-8.18	-15.51	3.11	-3.99	52.12	-NA-
Japan Non-Rental	JPY	739.37	4,637,740.47	21.63	0.00	-NA-	-16.22	-25.92	1.96	0.75	19.14	-NA-
Japan Rental	JPY	799.67	2,011,897.73	9.38	0.00	-NA-	-12.95	-22.84	5.07	2.05	4.66	-NA-
Europe Non-Rental	JPY	576.54	322,956.61	3.41	0.00	-NA-	-27.74	-35.96	28.29	19.48	72.42	-NA-
Europe Rental	JPY	645.39	9,146,419.63	96.59	0.00	-NA-	-23.94	-37.60	24.84	13.44	29.09	-NA-
UK Non-Rental	JPY	464.17	138,048.10	1.46	0.00	-NA-	-30.73	-27.59	36.13	23.88	89.69	-NA-
UK Rental	JPY	426.75	3,478,904.75	36.74	0.00	-NA-	-34.15	-50.05	24.96	13.54	22.52	-NA-
North America Non-Rental	JPY	213.27	508,524.52	2.55	0.00	-NA-	-46.56	-77.00	28.97	20.42	-20.17	-NA-
North America Rental	JPY	610.17	19,420,218.42	97.45	0.00	-NA-	-23.46	-44.90	20.03	10.18	12.17	-NA-
United States Non-Rental	JPY	213.27	508,524.52	2.55	0.00	-NA-	-46.56	-77.00	28.97	20.42	-20.17	-NA-
United States Rental	JPY	600.82	17,652,041.57	88.58	0.00	-NA-	-23.94	-45.33	20.26	10.64	9.55	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Non-Rental	AUD	731.50	182,409.94	47.77	0.00	-NA-	-NA-	-NA-	0.91	-5.60	-NA-	-NA-
Global Rental	AUD	530.82	467,638.27	122.46	0.00	-NA-	-NA-	-NA-	18.34	10.95	-NA-	-NA-
Asia Non-Rental	AUD	808.46	171,777.93	106.66	0.00	-NA-	-NA-	-NA-	-0.41	-6.88	-NA-	-NA-
Asia Rental	AUD	532.69	102,361.62	63.56	0.00	-NA-	-NA-	-NA-	9.03	5.54	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	854.19	158,900.15	98.67	0.00	-NA-	-NA-	-NA-	-1.90	-8.49	-NA-	-NA-
Asia ex Australia Rental	AUD	751.10	52,602.06	32.66	0.00	-NA-	-NA-	-NA-	4.83	0.62	-NA-	-NA-
Australia Non-Rental	AUD	367.00	12,877.78	8.00	0.00	-NA-	-NA-	-NA-	22.56	18.79	-NA-	-NA-
Australia Rental	AUD	379.73	49,759.55	30.90	0.00	-NA-	-NA-	-NA-	13.84	11.37	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,151.33	86,178.73	53.51	0.00	-NA-	-NA-	-NA-	-4.47	-15.09	-NA-	-NA-
Hong Kong Rental	AUD	893.19	16,864.56	10.47	0.00	-NA-	-NA-	-NA-	2.85	-2.84	-NA-	-NA-
Japan Non-Rental	AUD	633.22	59,301.98	36.82	0.00	-NA-	-NA-	-NA-	1.70	1.95	-NA-	-NA-
Japan Rental	AUD	684.86	25,725.79	15.97	0.00	-NA-	-NA-	-NA-	4.80	3.27	-NA-	-NA-
Europe Non-Rental	AUD	493.77	4,129.59	5.81	0.00	-NA-	-NA-	-NA-	27.96	20.91	-NA-	-NA-
Europe Rental	AUD	552.73	116,953.68	164.42	0.00	-NA-	-NA-	-NA-	24.51	14.80	-NA-	-NA-
UK Non-Rental	AUD	397.53	1,765.20	2.48	0.00	-NA-	-NA-	-NA-	35.78	25.36	-NA-	-NA-
UK Rental	AUD	365.48	44,484.15	62.54	0.00	-NA-	-NA-	-NA-	24.64	14.90	-NA-	-NA-
North America Non-Rental	AUD	182.65	6,502.42	4.34	0.00	-NA-	-NA-	-NA-	28.64	21.86	-NA-	-NA-
North America Rental	AUD	522.56	248,322.97	165.88	0.00	-NA-	-NA-	-NA-	19.72	11.50	-NA-	-NA-
United States Non-Rental	AUD	182.65	6,502.42	4.34	0.00	-NA-	-NA-	-NA-	28.64	21.86	-NA-	-NA-
United States Rental	AUD	514.56	225,713.60	150.77	0.00	-NA-	-NA-	-NA-	19.95	11.96	-NA-	-NA-

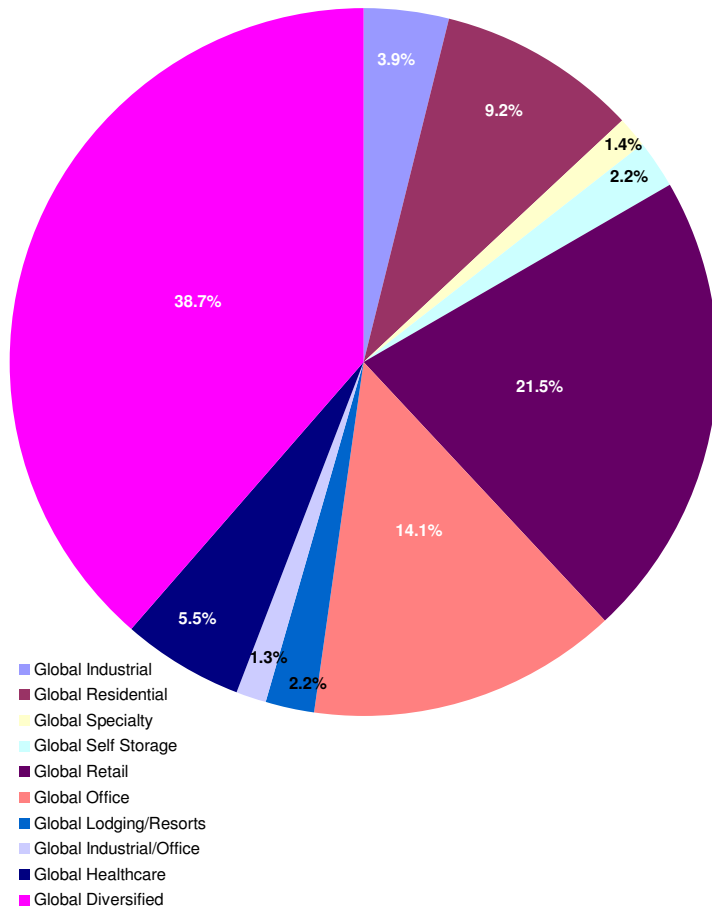
* -5 & -3 Years Total Returns are annualised

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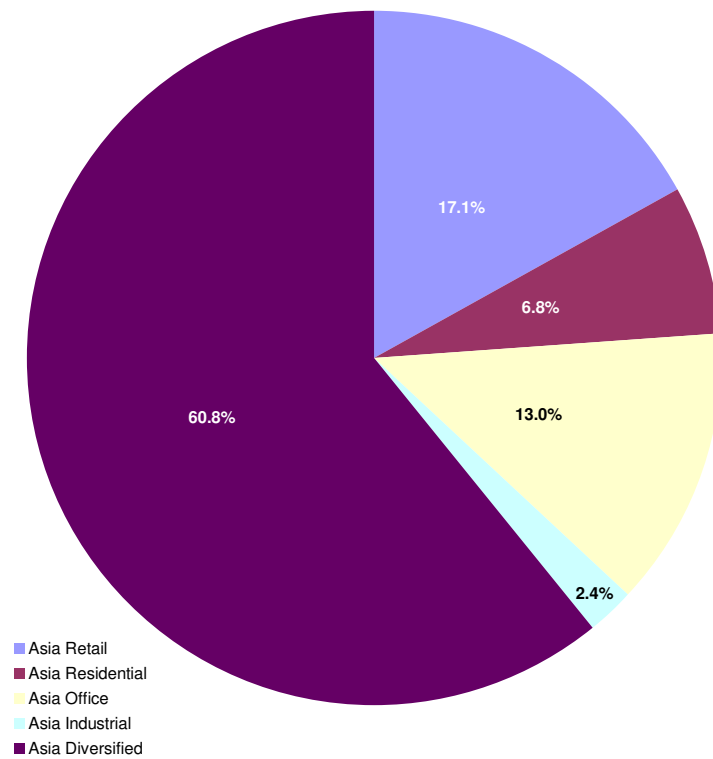
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Section 8
Sector Developed Index Series

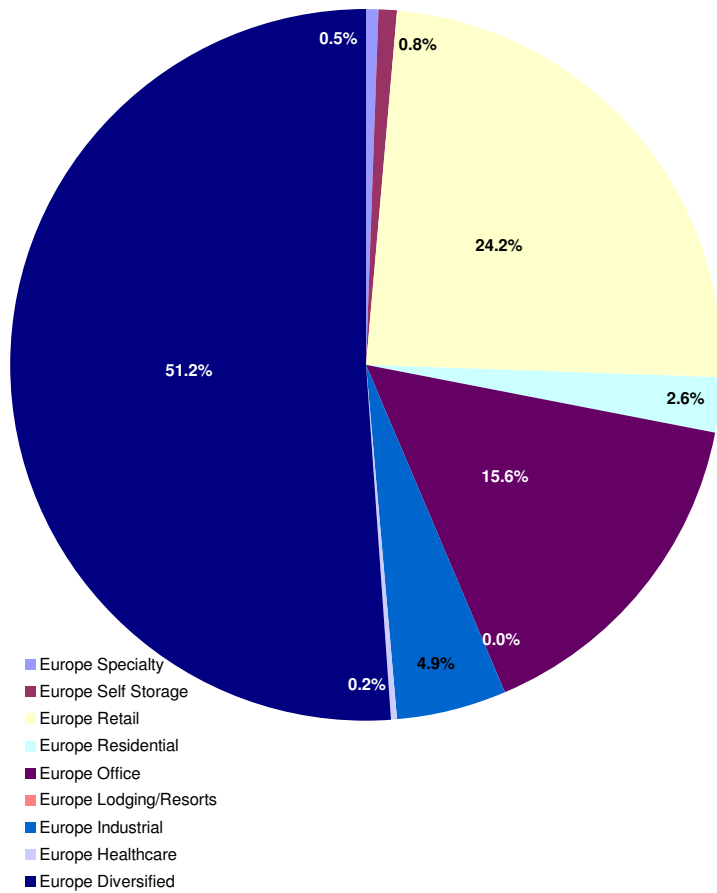
Graph 30: Sector Breakdown - Global Developed



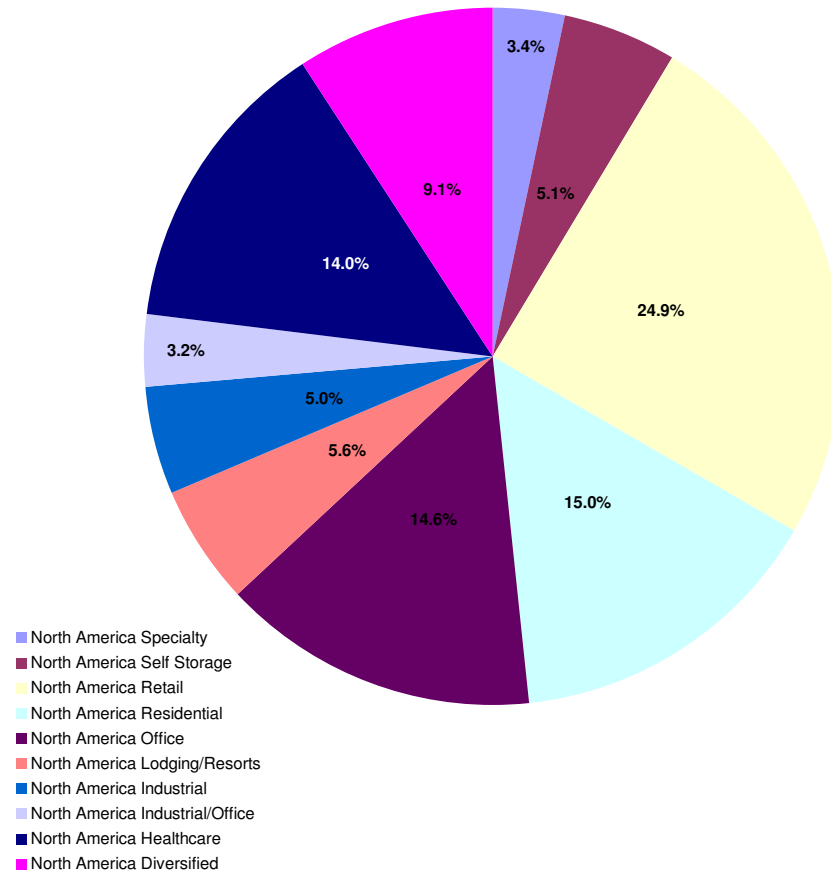
Graph 31: Sector Breakdown - Asia Developed



Graph 32: Sector Breakdown - Europe Developed



Graph 33: Sector Breakdown - North America Developed



FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Industrial	EUR	334.16	14,826.41	3.88	10.32	-NA-	-33.62	-56.70	30.25	18.32	1.78	49.28
Global Residential	EUR	810.20	35,293.07	9.24	4.19	-NA-	-12.46	-13.88	6.97	1.44	20.57	27.33
Global Specialty	EUR	1,021.27	5,374.14	1.41	2.87	-NA-	-4.86	-18.48	24.35	13.44	26.68	29.14
Global Self Storage	EUR	845.92	8,262.72	2.16	3.51	-NA-	-10.13	-16.66	7.71	-0.56	-8.48	30.02
Global Retail	EUR	632.89	81,951.61	21.46	4.87	-NA-	-16.03	-29.02	20.09	13.49	19.05	29.47
Global Office	EUR	773.59	53,939.31	14.12	5.04	-NA-	-12.39	-20.83	19.37	11.26	16.90	24.16
Global Lodging/Resorts	EUR	430.21	8,456.44	2.21	1.39	-NA-	-26.78	-34.77	21.30	9.87	29.92	53.99
Global Industrial/Office	EUR	604.83	4,839.49	1.27	5.50	-NA-	-17.82	-22.40	31.08	16.43	27.86	42.48
Global Healthcare	EUR	1,110.77	21,031.17	5.51	6.35	-NA-	0.22	-6.81	25.58	8.60	9.98	33.48
Global Diversified	EUR	759.14	147,909.87	38.73	3.98	-NA-	-12.36	-14.26	11.52	0.82	30.16	27.22
Asia Retail	EUR	742.45	27,473.60	17.06	7.16	-NA-	-10.28	-16.33	15.32	11.02	26.34	22.39
Asia Residential	EUR	2,046.73	10,913.08	6.78	1.08	-NA-	17.32	33.93	-13.23	-17.95	59.78	46.44
Asia Office	EUR	872.04	20,975.18	13.02	5.99	-NA-	-6.69	-7.39	7.80	4.30	9.70	22.37
Asia Industrial	EUR	334.96	3,809.37	2.37	25.25	-NA-	-34.35	-59.51	25.68	7.58	23.55	46.92
Asia Diversified	EUR	829.28	97,877.70	60.78	3.28	-NA-	-8.15	-7.27	4.47	-4.57	35.11	30.67
Asia ex Australia Diversified	EUR	910.73	84,903.04	52.72	2.22	-NA-	-5.11	-1.16	2.32	-7.02	37.50	-NA-
Asia ex Australia Industrial	EUR	1,006.88	1,956.14	1.21	9.11	-NA-	-1.10	-12.78	8.50	-0.15	40.82	-NA-
Asia ex Australia Office	EUR	899.34	18,397.78	11.42	4.66	-NA-	-5.38	0.85	6.44	3.46	10.16	-NA-
Asia ex Australia Residential	EUR	2,031.63	10,913.08	6.78	1.08	-NA-	17.04	33.93	-13.23	-17.95	59.78	-NA-
Asia ex Australia Retail	EUR	910.02	8,081.30	5.02	4.70	-NA-	-2.93	-0.92	10.39	2.21	30.61	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Europe Specialty	EUR	503.41	344.41	0.48	0.00	-NA-	-23.48	-3.92	70.70	85.00	80.19	89.93
Europe Self Storage	EUR	1,051.44	555.20	0.78	0.00	-NA-	-12.36	3.37	8.84	9.36	76.97	47.24
Europe Retail	EUR	754.03	17,249.64	24.25	4.08	-NA-	-15.09	-23.82	25.32	15.38	30.46	27.69
Europe Residential	EUR	367.75	1,864.49	2.62	2.18	-NA-	-30.86	-14.10	37.31	27.20	81.90	49.40
Europe Office	EUR	809.90	11,063.91	15.55	5.21	-NA-	-11.87	-10.89	19.56	12.10	27.32	23.20
Europe Industrial	EUR	341.23	3,495.50	4.91	4.03	-NA-	-33.70	-48.31	41.26	25.56	3.55	53.81
Europe Healthcare	EUR	669.14	128.17	0.18	5.31	-NA-	-13.18	3.97	23.81	28.96	25.27	38.63
Europe Diversified	EUR	665.63	36,431.54	51.22	5.87	-NA-	-18.26	-20.96	30.73	14.85	28.03	27.50
Eurozone Retail	EUR	1,138.42	9,524.69	13.39	5.35	-NA-	-2.61	-3.92	25.07	15.60	33.29	25.66
Eurozone Residential	EUR	349.58	1,528.71	2.15	2.35	-NA-	-33.21	-19.54	29.57	22.93	72.97	47.40
Eurozone Office	EUR	996.60	4,161.21	5.85	8.09	-NA-	-6.06	-9.72	21.36	13.76	23.42	24.58
Eurozone Industrial	EUR	521.54	496.81	0.70	11.55	-NA-	-20.76	-27.31	23.58	14.54	22.33	41.80
Eurozone Diversified	EUR	843.79	20,624.99	29.00	5.69	-NA-	-11.93	-14.42	32.82	15.92	36.20	27.86
UK Specialty	EUR	503.41	344.41	0.48	0.00	-NA-	-23.48	-3.92	70.70	85.00	80.19	89.93
UK Self Storage	EUR	1,051.44	555.20	0.78	0.00	-NA-	-12.36	3.37	8.84	9.36	76.97	47.24
UK Retail	EUR	444.15	6,897.17	9.70	2.52	-NA-	-28.85	-45.83	28.58	16.52	25.50	36.94
UK Residential	EUR	451.17	335.78	0.47	1.37	-NA-	-22.50	24.68	88.82	51.26	137.67	77.16
UK Industrial	EUR	300.20	2,998.69	4.22	2.78	-NA-	-36.58	-53.26	45.34	27.97	-2.52	60.70
UK Healthcare	EUR	669.14	128.17	0.18	5.31	-NA-	-13.18	3.97	23.81	28.96	25.27	38.63
UK Diversified	EUR	444.82	13,277.54	18.67	6.45	-NA-	-28.60	-34.10	25.90	11.71	14.69	32.52
UK Office	EUR	526.57	2,633.17	3.70	3.18	-NA-	-25.32	-14.37	21.76	16.75	59.75	34.98

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
North America Specialty	EUR	1,113.60	5,029.73	3.36	3.07	-NA-	-2.34	-19.27	22.08	10.51	24.26	28.32
North America Self Storage	EUR	838.61	7,707.52	5.15	3.76	-NA-	-10.06	-17.55	7.63	-1.22	-10.69	30.46
North America Retail	EUR	533.24	37,228.36	24.87	3.54	-NA-	-19.86	-37.94	21.62	14.56	10.16	41.84
North America Residential	EUR	713.47	22,515.51	15.04	5.86	-NA-	-16.16	-26.68	18.13	12.40	5.13	31.39
North America Office	EUR	655.48	21,900.22	14.63	4.05	-NA-	-17.88	-35.59	33.44	18.65	18.59	38.96
North America Lodging/Resorts	EUR	436.95	8,456.44	5.65	1.39	-NA-	-26.39	-33.62	21.29	9.86	29.92	53.97
North America Industrial	EUR	336.09	7,521.54	5.02	5.67	-NA-	-32.93	-56.90	26.93	19.05	-6.71	63.38
North America Industrial/Office	EUR	604.83	4,839.49	3.23	5.50	-NA-	-17.82	-22.40	31.08	16.43	27.86	42.48
North America Healthcare	EUR	1,131.35	20,903.00	13.96	6.36	-NA-	0.70	-6.87	25.59	8.50	9.89	33.71
North America Diversified	EUR	633.67	13,600.63	9.09	3.91	-NA-	-18.30	-34.69	22.84	9.45	6.91	36.38
United States Specialty	EUR	1,113.60	5,029.73	3.36	3.07	-NA-	-2.34	-19.27	22.08	10.51	24.26	28.32
United States Self Storage	EUR	838.61	7,707.52	5.15	3.76	-NA-	-10.06	-17.55	7.63	-1.22	-10.69	30.46
United States Retail	EUR	508.07	33,495.84	22.37	2.99	-NA-	-21.13	-40.11	21.76	15.38	6.46	44.30
United States Residential	EUR	683.81	20,496.18	13.69	5.84	-NA-	-17.28	-28.32	18.63	13.17	2.72	32.98
United States Office	EUR	672.88	18,727.16	12.51	3.82	-NA-	-17.37	-34.72	33.34	19.02	14.77	39.85
United States Lodging/Resorts	EUR	426.19	8,276.00	5.53	0.99	-NA-	-26.95	-32.91	21.75	10.05	29.90	54.84
United States Industrial	EUR	335.70	7,521.54	5.02	5.67	-NA-	-32.78	-56.91	26.93	19.04	-6.71	63.41
United States Industrial/Office	EUR	604.83	4,839.49	3.23	5.50	-NA-	-17.82	-22.40	31.08	16.43	27.86	42.48
United States Healthcare	EUR	1,196.32	20,177.92	13.48	6.23	-NA-	1.58	-6.99	25.67	8.50	8.88	34.38
United States Diversified	EUR	565.76	10,148.71	6.78	3.03	-NA-	-21.57	-39.26	24.08	11.28	-3.07	42.47

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Aug-09	Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	Vlty (%)
Global Industrial	USD	406.55	21,276.63	3.88	10.32	-NA-	-31.04	-57.80	33.26	19.77	5.07	54.73
Global Residential	USD	985.76	50,647.31	9.24	4.19	-NA-	-9.06	-16.05	9.44	2.68	24.47	31.23
Global Specialty	USD	1,242.72	7,712.16	1.41	2.87	-NA-	-1.15	-20.53	27.23	14.82	30.78	33.23
Global Self Storage	USD	1,029.33	11,857.41	2.16	3.51	-NA-	-6.63	-18.75	10.20	0.65	-5.52	32.37
Global Retail	USD	770.04	117,604.62	21.46	4.87	-NA-	-12.77	-30.82	22.87	14.87	22.90	33.12
Global Office	USD	941.14	77,405.59	14.12	5.04	-NA-	-8.98	-22.84	22.12	12.62	20.67	28.85
Global Lodging/Resorts	USD	523.53	12,135.41	2.21	1.39	-NA-	-23.92	-36.41	24.09	11.20	34.14	57.01
Global Industrial/Office	USD	735.68	6,944.90	1.27	5.50	-NA-	-14.63	-24.38	34.11	17.85	31.97	45.58
Global Healthcare	USD	1,351.13	30,180.78	5.51	6.35	-NA-	4.11	-9.17	28.47	9.93	13.53	37.36
Global Diversified	USD	923.60	212,258.00	38.73	3.98	-NA-	-8.96	-16.43	14.10	2.05	34.38	32.45
Asia Retail	USD	903.33	39,425.98	17.06	7.16	-NA-	-6.80	-18.45	17.98	12.37	30.42	24.97
Asia Residential	USD	2,490.35	15,660.80	6.78	1.08	-NA-	21.89	30.56	-11.23	-16.95	64.97	50.65
Asia Office	USD	1,061.10	30,100.43	13.02	5.99	-NA-	-3.06	-9.73	10.29	5.57	13.25	27.28
Asia Industrial	USD	407.68	5,466.64	2.37	25.25	-NA-	-31.80	-60.53	28.59	8.89	27.53	49.22
Asia Diversified	USD	1,008.97	140,459.35	60.78	3.28	-NA-	-4.59	-9.61	6.88	-3.41	39.49	36.07
Asia ex Australia Diversified	USD	1,108.03	121,840.08	52.72	2.22	-NA-	-1.43	-3.66	4.68	-5.88	41.95	-NA-
Asia ex Australia Industrial	USD	1,225.09	2,807.15	1.21	9.11	-NA-	2.73	-15.00	11.01	1.07	45.34	-NA-
Asia ex Australia Office	USD	1,094.23	26,401.72	11.42	4.66	-NA-	-1.70	-1.70	8.89	4.72	13.72	-NA-
Asia ex Australia Residential	USD	2,471.98	15,660.80	6.78	1.08	-NA-	21.59	30.56	-11.23	-16.95	64.97	-NA-
Asia ex Australia Retail	USD	1,106.94	11,597.07	5.02	4.70	-NA-	0.84	-3.45	12.94	3.45	34.83	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Europe Specialty	USD	612.48	494.25	0.48	0.00	-NA-	-20.51	-6.35	74.64	87.25	86.02	95.55
Europe Self Storage	USD	1,279.16	796.74	0.78	0.00	-NA-	-8.96	0.76	11.35	10.69	82.70	50.05
Europe Retail	USD	917.40	24,754.10	24.25	4.08	-NA-	-11.79	-25.74	28.23	16.79	34.69	30.84
Europe Residential	USD	447.47	2,675.63	2.62	2.18	-NA-	-28.17	-16.26	40.48	28.75	87.78	55.78
Europe Office	USD	985.04	15,877.25	15.55	5.21	-NA-	-8.46	-13.17	22.32	13.47	31.43	28.21
Europe Industrial	USD	415.08	5,016.21	4.91	4.03	-NA-	-31.13	-49.63	44.54	27.11	6.90	57.77
Europe Healthcare	USD	813.95	183.93	0.18	5.31	-NA-	-9.81	1.34	26.67	30.53	29.33	36.03
Europe Diversified	USD	809.72	52,281.08	51.22	5.87	-NA-	-15.09	-22.97	33.75	16.25	32.16	31.63
Eurozone Retail	USD	1,385.09	13,668.41	13.39	5.35	-NA-	1.17	-6.35	27.96	17.01	37.61	30.41
Eurozone Residential	USD	425.35	2,193.77	2.15	2.35	-NA-	-30.61	-21.57	32.56	24.43	78.56	53.96
Eurozone Office	USD	1,211.38	5,971.54	5.85	8.09	-NA-	-2.45	-12.08	24.17	15.15	27.38	28.84
Eurozone Industrial	USD	633.80	712.94	0.70	11.55	-NA-	-17.71	-29.23	26.43	15.93	26.24	49.11
Eurozone Diversified	USD	1,026.39	29,597.89	29.00	5.69	-NA-	-8.52	-16.60	35.89	17.34	40.59	33.47
UK Specialty	USD	612.48	494.25	0.48	0.00	-NA-	-20.51	-6.35	74.64	87.25	86.02	95.55
UK Self Storage	USD	1,279.16	796.74	0.78	0.00	-NA-	-8.96	0.76	11.35	10.69	82.70	50.39
UK Retail	USD	540.35	9,897.78	9.70	2.52	-NA-	-26.09	-47.20	31.56	17.95	29.56	38.76
UK Residential	USD	549.15	481.86	0.47	1.37	-NA-	-19.48	21.59	93.19	53.10	145.50	81.43
UK Industrial	USD	365.24	4,303.27	4.22	2.78	-NA-	-34.12	-54.45	48.71	29.55	0.63	64.05
UK Healthcare	USD	813.95	183.93	0.18	5.31	-NA-	-9.81	1.34	26.67	30.53	29.33	36.57
UK Diversified	USD	541.20	19,053.93	18.67	6.45	-NA-	-25.83	-35.77	28.80	13.07	18.40	33.90
UK Office	USD	590.22	3,778.72	3.70	3.18	-NA-	-24.22	-19.19	24.22	18.17	61.10	38.35

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
North America Specialty	USD	1,355.09	7,217.91	3.36	3.07	-NA-	1.45	-21.30	24.90	11.86	28.29	31.81
North America Self Storage	USD	1,020.44	11,060.67	5.15	3.76	-NA-	-6.56	-19.62	10.12	-0.01	-7.79	32.68
North America Retail	USD	648.82	53,424.55	24.87	3.54	-NA-	-16.74	-39.51	24.43	15.95	13.73	44.98
North America Residential	USD	868.06	32,310.87	15.04	5.86	-NA-	-12.90	-28.53	20.86	13.78	8.53	33.72
North America Office	USD	797.42	31,427.91	14.63	4.05	-NA-	-14.70	-37.23	36.53	20.09	22.41	41.75
North America Lodging/Resorts	USD	531.74	12,135.41	5.65	1.39	-NA-	-23.52	-35.30	24.10	11.21	34.14	56.80
North America Industrial	USD	408.86	10,793.78	5.02	5.67	-NA-	-30.32	-57.99	29.87	20.50	-3.70	70.94
North America Industrial/Office	USD	735.68	6,944.90	3.23	5.5	-NA-	-14.63	-24.38	34.11	17.85	31.97	44.97
North America Healthcare	USD	1,376.17	29,996.85	13.96	6.36	-NA-	4.60	-9.23	28.49	9.82	13.44	37.68
North America Diversified	USD	771.03	19,517.57	9.09	3.91	-NA-	-15.12	-36.33	25.67	10.78	10.38	38.75
United States Specialty	USD	1,355.09	7,217.91	3.36	3.07	-NA-	1.45	-21.30	24.90	11.86	28.29	32.29
United States Self Storage	USD	1,020.44	11,060.67	5.15	3.76	-NA-	-6.56	-19.62	10.12	-0.01	-7.79	32.68
United States Retail	USD	618.20	48,068.19	22.37	2.99	-NA-	-18.06	-41.62	24.57	16.78	9.91	48.01
United States Residential	USD	831.97	29,413.03	13.69	5.84	-NA-	-14.06	-30.13	21.37	14.56	6.04	35.79
United States Office	USD	818.54	26,874.41	12.51	3.82	-NA-	-14.17	-36.38	36.43	20.47	18.45	42.72
United States Lodging/Resorts	USD	518.64	11,876.47	5.53	0.99	-NA-	-24.11	-34.60	24.57	11.39	34.13	57.79
United States Industrial	USD	408.39	10,793.78	5.02	5.67	-NA-	-30.17	-57.99	29.87	20.50	-3.70	71.22
United States Industrial/Office	USD	735.68	6,944.90	3.23	5.5	-NA-	-14.63	-24.38	34.11	17.85	31.97	45.58
United States Healthcare	USD	1,455.19	28,956.32	13.48	6.23	-NA-	5.52	-9.35	28.57	9.82	12.39	38.25
United States Diversified	USD	688.42	14,563.90	6.78	3.03	-NA-	-18.52	-40.78	26.94	12.64	0.07	44.36

* -5 & -3 Years Total Returns are annualised

Version: August 2009

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Industrial	GBP	402.01	13,054.70	3.88	10.32	-NA-	-27.40	-52.77	34.65	21.84	-7.31	53.44
Global Residential	GBP	974.75	31,075.67	9.24	4.19	-NA-	-4.25	-6.05	10.59	4.44	9.81	27.72
Global Specialty	GBP	1,228.84	4,731.95	1.41	2.87	-NA-	4.07	-11.07	28.56	16.79	15.37	30.99
Global Self Storage	GBP	1,017.83	7,275.35	2.16	3.51	-NA-	-1.70	-9.08	11.36	2.38	-16.65	32.66
Global Retail	GBP	761.44	72,158.67	21.46	4.87	-NA-	-8.16	-22.58	24.15	16.85	8.42	30.04
Global Office	GBP	930.62	47,493.75	14.12	5.04	-NA-	-4.17	-13.65	23.40	14.55	6.45	26.43
Global Lodging/Resorts	GBP	517.68	7,445.92	2.21	1.39	-NA-	-19.90	-28.84	25.39	13.12	18.33	53.28
Global Industrial/Office	GBP	727.47	4,261.18	1.27	5.5	-NA-	-10.12	-15.37	35.51	19.88	16.42	43.96
Global Healthcare	GBP	1,336.04	18,518.02	5.51	6.35	-NA-	9.61	1.64	29.82	11.82	0.15	37.80
Global Diversified	GBP	913.28	130,235.14	38.73	3.98	-NA-	-4.15	-6.48	15.29	3.80	18.54	27.93
Asia Retail	GBP	893.24	24,190.60	17.06	7.16	-NA-	-1.87	-8.74	19.21	14.30	15.05	21.05
Asia Residential	GBP	2,462.53	9,609.00	6.78	1.08	-NA-	28.33	46.11	-10.30	-15.52	45.53	47.39
Asia Office	GBP	1,049.25	18,468.72	13.02	5.99	-NA-	2.07	1.02	11.44	7.39	-0.10	24.50
Asia Industrial	GBP	403.13	3,354.16	2.37	25.25	-NA-	-28.19	-55.83	29.93	10.77	12.51	46.18
Asia Diversified	GBP	997.70	86,181.65	60.78	3.28	-NA-	0.46	1.16	8.00	-1.74	23.05	31.08
Asia ex Australia Diversified	GBP	1,095.65	74,757.42	52.72	2.22	-NA-	3.78	7.82	5.78	-4.27	25.22	-NA-
Asia ex Australia Industrial	GBP	1,211.41	1,722.38	1.21	9.11	-NA-	8.17	-4.87	12.17	2.81	28.22	-NA-
Asia ex Australia Office	GBP	1,082.01	16,199.31	11.42	4.66	-NA-	3.49	10.01	10.03	6.52	0.32	-NA-
Asia ex Australia Residential	GBP	2,444.37	9,609.00	6.78	1.08	-NA-	28.01	46.11	-10.30	-15.52	45.53	-NA-
Asia ex Australia Retail	GBP	1,094.58	7,115.61	5.02	4.7	-NA-	6.17	8.06	14.12	5.23	18.94	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Europe Specialty	GBP	605.64	303.26	0.48	0	-NA-	-16.31	4.81	76.47	90.48	64.10	93.88
Europe Self Storage	GBP	1,264.87	488.86	0.78	0	-NA-	-4.15	12.76	12.51	12.60	61.17	46.32
Europe Retail	GBP	907.16	15,188.37	24.25	4.08	-NA-	-7.13	-16.90	29.57	18.80	18.82	28.16
Europe Residential	GBP	442.48	1,641.69	2.62	2.18	-NA-	-24.38	-6.29	41.95	30.97	65.66	56.27
Europe Office	GBP	974.04	9,741.81	15.55	5.21	-NA-	-3.62	-2.82	23.60	15.42	15.94	26.14
Europe Industrial	GBP	410.44	3,077.80	4.91	4.03	-NA-	-27.49	-43.63	46.05	29.29	-5.70	54.11
Europe Healthcare	GBP	804.86	112.85	0.18	5.31	-NA-	-5.04	13.41	28.00	32.78	14.09	37.92
Europe Diversified	GBP	800.68	32,078.10	51.22	5.87	-NA-	-10.60	-13.80	35.15	18.25	16.58	29.22
Eurozone Retail	GBP	1,369.62	8,386.52	13.39	5.35	-NA-	6.52	4.81	29.30	19.02	21.39	28.42
Eurozone Residential	GBP	420.60	1,346.03	2.15	2.35	-NA-	-26.95	-12.23	33.95	26.57	57.52	54.33
Eurozone Office	GBP	1,197.85	3,663.96	5.85	8.09	-NA-	2.71	-1.61	25.47	17.13	12.37	27.53
Eurozone Industrial	GBP	626.72	437.44	0.70	11.55	-NA-	-13.36	-20.79	27.75	17.93	11.36	48.56
Eurozone Diversified	GBP	1,014.93	18,160.37	29.00	5.69	-NA-	-3.68	-6.67	37.31	19.36	24.02	31.20
UK Specialty	GBP	605.64	303.26	0.48	0	-NA-	-16.31	4.81	76.47	90.48	64.10	93.88
UK Self Storage	GBP	1,264.87	488.86	0.78	0	-NA-	-4.15	12.76	12.51	12.60	61.17	46.32
UK Retail	GBP	534.32	6,072.98	9.70	2.52	-NA-	-22.18	-40.91	32.94	19.98	14.30	35.74
UK Residential	GBP	543.01	295.66	0.47	1.37	-NA-	-15.22	36.08	95.20	55.74	116.56	81.91
UK Industrial	GBP	361.16	2,640.36	4.22	2.78	-NA-	-30.64	-49.02	50.26	31.77	-11.23	60.13
UK Healthcare	GBP	804.86	112.85	0.18	5.31	-NA-	-5.04	13.41	28.00	32.78	14.09	37.92
UK Diversified	GBP	535.16	11,690.92	18.67	6.45	-NA-	-21.91	-28.11	30.15	15.02	4.45	31.03
UK Office	GBP	633.64	2,318.51	3.70	3.18	-NA-	-18.31	-6.58	25.88	20.21	45.51	34.16

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
North America Specialty	GBP	1,339.95	4,428.69	3.36	3.07	-NA-	6.82	-11.93	26.21	13.78	13.17	29.78
North America Self Storage	GBP	1,009.05	6,786.50	5.15	3.76	-NA-	-1.62	-10.05	11.27	1.71	-18.66	33.16
North America Retail	GBP	641.57	32,779.70	24.87	3.54	-NA-	-12.34	-32.30	25.73	17.95	0.33	43.29
North America Residential	GBP	858.37	19,824.98	15.04	5.86	-NA-	-8.30	-20.02	22.12	15.73	-4.26	31.61
North America Office	GBP	788.51	19,283.22	14.63	4.05	-NA-	-10.19	-29.75	37.96	22.16	7.98	40.32
North America Lodging/Resorts	GBP	525.80	7,445.92	5.65	1.39	-NA-	-19.47	-27.59	25.39	13.12	18.34	53.41
North America Industrial	GBP	404.29	6,622.74	5.02	5.67	-NA-	-26.64	-52.99	31.22	22.58	-15.05	72.74
North America Industrial/Office	GBP	727.47	4,261.18	3.23	5.5	-NA-	-10.12	-15.37	35.51	19.88	16.42	43.96
North America Healthcare	GBP	1,360.80	18,405.17	13.96	6.36	-NA-	10.13	1.58	29.83	11.71	0.07	38.08
North America Diversified	GBP	762.42	11,975.40	9.09	3.91	-NA-	-10.64	-28.75	26.99	12.69	-2.63	36.57
United States Specialty	GBP	1,339.95	4,428.69	3.36	3.07	-NA-	6.82	-11.93	26.21	13.78	13.17	29.78
United States Self Storage	GBP	1,009.05	6,786.50	5.15	3.76	-NA-	-1.62	-10.05	11.27	1.71	-18.66	33.16
United States Retail	GBP	611.30	29,493.20	22.37	2.99	-NA-	-13.73	-34.66	25.88	18.79	-3.04	46.05
United States Residential	GBP	822.68	18,046.95	13.69	5.84	-NA-	-9.52	-21.81	22.64	16.53	-6.45	33.23
United States Office	GBP	809.40	16,489.33	12.51	3.82	-NA-	-9.63	-28.80	37.85	22.54	4.50	41.62
United States Lodging/Resorts	GBP	512.85	7,287.05	5.53	0.99	-NA-	-20.10	-26.81	25.87	13.31	18.32	54.18
United States Industrial	GBP	403.82	6,622.74	5.02	5.67	-NA-	-26.48	-52.99	31.23	22.57	-15.05	72.76
United States Industrial/Office	GBP	727.47	4,261.18	3.23	5.5	-NA-	-10.12	-15.37	35.51	19.88	16.42	43.96
United States Healthcare	GBP	1,438.94	17,766.73	13.48	6.23	-NA-	11.10	1.45	29.92	11.71	-0.85	38.77
United States Diversified	GBP	680.73	8,935.97	6.78	3.03	-NA-	-14.22	-33.73	28.27	14.57	-11.72	42.82

* -5 & -3 Years Total Returns are annualised

Version: August 2009

FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Industrial	JPY	368.46	1,973,726.35	3.88	10.32	-NA-	-36.23	-63.93	28.12	16.72	7.52	53.97
Global Residential	JPY	893.40	4,698,297.60	9.24	4.19	-NA-	-15.90	-28.24	5.22	0.06	27.38	33.32
Global Specialty	JPY	1,126.28	715,418.11	1.41	2.87	-NA-	-8.59	-32.07	22.32	11.89	33.83	34.99
Global Self Storage	JPY	932.89	1,099,952.91	2.16	3.51	-NA-	-13.66	-30.55	5.95	-1.92	-3.32	32.80
Global Retail	JPY	697.89	10,909,592.83	21.46	4.87	-NA-	-19.33	-40.86	18.13	11.94	25.77	34.56
Global Office	JPY	852.96	7,180,529.28	14.12	5.04	-NA-	-15.83	-34.05	17.41	9.74	23.49	30.66
Global Lodging/Resorts	JPY	474.48	1,125,741.03	2.21	1.39	-NA-	-29.64	-45.65	19.31	8.37	37.27	57.27
Global Industrial/Office	JPY	666.75	644,243.77	1.27	5.5	-NA-	-21.05	-35.36	28.94	14.84	35.05	46.06
Global Healthcare	JPY	1,224.54	2,799,719.78	5.51	6.35	-NA-	-3.72	-22.36	23.52	7.12	16.18	37.47
Global Diversified	JPY	837.06	19,690,113.72	38.73	3.98	-NA-	-15.80	-28.57	9.70	-0.56	37.51	34.23
Asia Retail	JPY	818.69	3,657,351.10	17.06	7.16	-NA-	-13.81	-30.30	13.43	9.50	33.46	29.03
Asia Residential	JPY	2,257.02	1,452,774.53	6.78	1.08	-NA-	12.72	11.60	-14.65	-19.07	68.81	52.22
Asia Office	JPY	961.68	2,792,266.14	13.02	5.99	-NA-	-10.35	-22.84	6.04	2.87	15.89	28.65
Asia Industrial	JPY	369.49	507,112.55	2.37	25.25	-NA-	-36.92	-66.26	23.63	6.12	30.51	50.45
Asia Diversified	JPY	914.44	13,029,711.89	60.78	3.28	-NA-	-11.76	-22.74	2.76	-5.87	42.74	37.93
Asia ex Australia Diversified	JPY	1,004.21	11,302,494.84	52.72	2.22	-NA-	-8.84	-17.65	0.64	-8.29	45.26	-NA-
Asia ex Australia Industrial	JPY	1,110.31	260,405.57	1.21	9.11	-NA-	-4.99	-27.34	6.73	-1.51	48.73	-NA-
Asia ex Australia Office	JPY	991.70	2,449,155.94	11.42	4.66	-NA-	-9.09	-15.98	4.69	2.05	16.38	-NA-
Asia ex Australia Residential	JPY	2,240.37	1,452,774.53	6.78	1.08	-NA-	12.44	11.60	-14.65	-19.07	68.81	-NA-
Asia ex Australia Retail	JPY	1,003.23	1,075,801.88	5.02	4.7	-NA-	-6.75	-17.47	8.58	0.81	37.97	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Europe Specialty	JPY	555.10	45,849.04	0.48	0	-NA-	-26.49	-19.95	67.91	82.47	90.36	93.96
Europe Self Storage	JPY	1,159.31	73,909.60	0.78	0	-NA-	-15.81	-13.87	7.06	7.87	86.96	52.34
Europe Retail	JPY	831.45	2,296,313.77	24.25	4.08	-NA-	-18.42	-36.53	23.29	13.81	37.84	33.15
Europe Residential	JPY	405.55	248,205.27	2.62	2.18	-NA-	-33.57	-28.42	35.06	25.47	92.17	54.81
Europe Office	JPY	892.75	1,472,853.51	15.55	5.21	-NA-	-15.34	-25.78	17.61	10.58	34.49	29.54
Europe Industrial	JPY	376.19	465,328.98	4.91	4.03	-NA-	-36.31	-56.95	38.96	23.86	9.39	56.60
Europe Healthcare	JPY	737.69	17,062.07	0.18	5.31	-NA-	-16.59	-13.38	21.79	27.20	32.35	38.70
Europe Diversified	JPY	733.86	4,849,854.01	51.22	5.87	-NA-	-21.48	-34.16	28.59	13.29	35.24	33.15
Eurozone Retail	JPY	1,255.31	1,267,949.68	13.39	5.35	-NA-	-6.44	-19.95	23.03	14.02	40.82	31.66
Eurozone Residential	JPY	385.50	203,505.12	2.15	2.35	-NA-	-35.83	-32.96	27.45	21.25	82.73	53.15
Eurozone Office	JPY	1,097.88	553,950.32	5.85	8.09	-NA-	-9.78	-24.85	19.38	12.21	30.36	29.65
Eurozone Industrial	JPY	574.42	66,136.01	0.70	11.55	-NA-	-23.90	-39.50	21.56	12.97	29.19	47.07
Eurozone Diversified	JPY	930.23	2,745,647.81	29.00	5.69	-NA-	-15.40	-28.71	30.65	14.34	43.87	34.46
UK Specialty	JPY	555.10	45,849.04	0.48	0	-NA-	-26.49	-19.95	67.91	82.47	90.36	93.96
UK Self Storage	JPY	1,159.31	73,909.60	0.78	0	-NA-	-15.81	-13.87	7.06	7.87	86.96	52.34
UK Retail	JPY	489.72	918,167.73	9.70	2.52	-NA-	-31.64	-54.87	26.49	14.94	32.59	41.20
UK Residential	JPY	497.70	44,700.14	0.47	1.37	-NA-	-25.54	3.94	85.74	49.20	151.22	79.45
UK Industrial	JPY	331.02	399,192.97	4.22	2.78	-NA-	-39.07	-61.06	42.98	26.24	2.98	62.94
UK Healthcare	JPY	737.69	17,062.07	0.18	5.31	-NA-	-16.59	-13.38	21.79	27.20	32.35	38.70
UK Diversified	JPY	490.49	1,767,537.93	18.67	6.45	-NA-	-31.41	-45.09	23.83	10.18	21.17	35.73
UK Office	JPY	580.76	350,533.37	3.70	3.18	-NA-	-28.24	-28.65	19.77	15.16	68.79	39.98

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
North America Specialty	JPY	1,228.12	669,569.07	3.36	3.07	-NA-	-6.18	-32.73	20.09	9.00	31.28	34.23
North America Self Storage	JPY	924.83	1,026,043.31	5.15	3.76	-NA-	-13.59	-31.30	5.87	-2.56	-5.64	33.06
North America Retail	JPY	588.03	4,955,927.96	24.87	3.54	-NA-	-23.00	-48.29	19.64	12.99	16.38	45.27
North America Residential	JPY	786.73	2,997,317.81	15.04	5.86	-NA-	-19.45	-38.91	16.20	10.87	11.06	34.99
North America Office	JPY	722.70	2,915,409.63	14.63	4.05	-NA-	-21.11	-46.34	31.26	17.03	25.26	43.38
North America Lodging/Resorts	JPY	481.92	1,125,741.03	5.65	1.39	-NA-	-29.27	-44.69	19.31	8.36	37.27	57.18
North America Industrial	JPY	370.55	1,001,284.82	5.02	5.67	-NA-	-35.56	-64.09	24.86	17.43	-1.45	68.60
North America Industrial/Office	JPY	666.75	644,243.77	3.23	5.5	-NA-	-21.05	-35.36	28.94	14.84	35.05	46.06
North America Healthcare	JPY	1,247.23	2,782,657.71	13.96	6.36	-NA-	-3.26	-22.41	23.53	7.02	16.09	37.67
North America Diversified	JPY	698.79	1,810,547.82	9.09	3.91	-NA-	-21.51	-45.58	20.83	7.95	12.95	39.71
United States Specialty	JPY	1,228.12	669,569.07	3.36	3.07	-NA-	-6.18	-32.73	20.09	9.00	31.28	34.23
United States Self Storage	JPY	924.83	1,026,043.31	5.15	3.76	-NA-	-13.59	-31.30	5.87	-2.56	-5.64	33.06
United States Retail	JPY	560.28	4,459,046.01	22.37	2.99	-NA-	-24.22	-50.10	19.77	13.80	12.48	47.59
United States Residential	JPY	754.02	2,728,499.90	13.69	5.84	-NA-	-20.53	-40.28	16.69	11.63	8.52	36.25
United States Office	JPY	741.85	2,493,004.64	12.51	3.82	-NA-	-20.62	-45.62	31.17	17.39	21.22	44.06
United States Lodging/Resorts	JPY	470.05	1,101,720.99	5.53	0.99	-NA-	-29.82	-44.10	19.77	8.55	37.26	57.92
United States Industrial	JPY	370.12	1,001,284.82	5.02	5.67	-NA-	-35.42	-64.10	24.86	17.42	-1.45	68.64
United States Industrial/Office	JPY	666.75	644,243.77	3.23	5.5	-NA-	-21.05	-35.36	28.94	14.84	35.05	46.06
United States Healthcare	JPY	1,318.85	2,686,133.35	13.48	6.23	-NA-	-2.42	-22.51	23.62	7.02	15.01	38.13
United States Diversified	JPY	623.92	1,351,020.22	6.78	3.03	-NA-	-24.65	-49.38	22.05	9.76	2.41	44.87

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Industrial	AUD	315.56	25,237.70	6.61	10.32	-NA-	-NA-	-NA-	27.79	18.11	-NA-	-NA-
Global Residential	AUD	765.13	60,076.32	15.73	4.19	-NA-	-NA-	-NA-	4.95	1.25	-NA-	-NA-
Global Specialty	AUD	964.58	9,147.93	2.40	2.87	-NA-	-NA-	-NA-	22.01	13.23	-NA-	-NA-
Global Self Storage	AUD	798.95	14,064.91	3.68	3.51	-NA-	-NA-	-NA-	5.68	-0.75	-NA-	-NA-
Global Retail	AUD	597.69	139,499.08	36.53	4.87	-NA-	-NA-	-NA-	17.82	13.28	-NA-	-NA-
Global Office	AUD	730.50	91,816.19	24.04	5.04	-NA-	-NA-	-NA-	17.11	11.05	-NA-	-NA-
Global Lodging/Resorts	AUD	406.36	14,394.66	3.77	1.39	-NA-	-NA-	-NA-	19.00	9.66	-NA-	-NA-
Global Industrial/Office	AUD	571.03	8,237.83	2.16	5.5	-NA-	-NA-	-NA-	28.61	16.22	-NA-	-NA-
Global Healthcare	AUD	1,048.73	35,799.53	9.37	6.35	-NA-	-NA-	-NA-	23.20	8.40	-NA-	-NA-
Global Diversified	AUD	716.89	251,774.08	65.93	3.98	-NA-	-NA-	-NA-	9.42	0.63	-NA-	-NA-
Asia Retail	AUD	701.15	46,765.92	29.04	7.16	-NA-	-NA-	-NA-	13.13	10.81	-NA-	-NA-
Asia Residential	AUD	1,932.98	18,576.38	11.53	1.08	-NA-	-NA-	-NA-	-14.87	-18.11	-NA-	-NA-
Asia Office	AUD	823.61	35,704.22	22.17	5.99	-NA-	-NA-	-NA-	5.76	4.10	-NA-	-NA-
Asia Industrial	AUD	316.44	6,484.36	4.03	25.25	-NA-	-NA-	-NA-	23.31	7.38	-NA-	-NA-
Asia Diversified	AUD	783.15	166,608.67	103.45	3.28	-NA-	-NA-	-NA-	2.49	-4.75	-NA-	-NA-
Asia ex Australia Diversified	AUD	860.04	144,523.05	89.74	2.22	-NA-	-NA-	-NA-	0.39	-7.19	-NA-	-NA-
Asia ex Australia Industrial	AUD	950.90	3,329.76	2.07	9.11	-NA-	-NA-	-NA-	6.45	-0.33	-NA-	-NA-
Asia ex Australia Office	AUD	849.33	31,316.93	19.45	4.66	-NA-	-NA-	-NA-	4.42	3.27	-NA-	-NA-
Asia ex Australia Residential	AUD	1,918.72	18,576.38	11.53	1.08	-NA-	-NA-	-NA-	-14.87	-18.11	-NA-	-NA-
Asia ex Australia Retail	AUD	859.20	13,756.09	8.54	4.7	-NA-	-NA-	-NA-	8.30	2.01	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Europe Specialty	AUD	475.40	586.26	0.82	0	-NA-	-NA-	-NA-	67.48	84.66	-NA-	-NA-
Europe Self Storage	AUD	992.87	945.07	1.33	0	-NA-	-NA-	-NA-	6.78	9.16	-NA-	-NA-
Europe Retail	AUD	712.08	29,362.57	41.28	4.08	-NA-	-NA-	-NA-	22.97	15.17	-NA-	-NA-
Europe Residential	AUD	347.32	3,173.76	4.46	2.18	-NA-	-NA-	-NA-	34.71	26.96	-NA-	-NA-
Europe Office	AUD	764.57	18,833.12	26.48	5.21	-NA-	-NA-	-NA-	17.30	11.90	-NA-	-NA-
Europe Industrial	AUD	322.18	5,950.08	8.36	4.03	-NA-	-NA-	-NA-	38.61	25.34	-NA-	-NA-
Europe Healthcare	AUD	631.78	218.17	0.31	5.31	-NA-	-NA-	-NA-	21.48	28.72	-NA-	-NA-
Europe Diversified	AUD	628.50	62,014.24	87.18	5.87	-NA-	-NA-	-NA-	28.26	14.64	-NA-	-NA-
Eurozone Retail	AUD	1,075.09	16,213.05	22.79	5.35	-NA-	-NA-	-NA-	22.71	15.39	-NA-	-NA-
Eurozone Residential	AUD	330.15	2,602.18	3.66	2.35	-NA-	-NA-	-NA-	27.12	22.70	-NA-	-NA-
Eurozone Office	AUD	940.26	7,083.27	9.96	8.09	-NA-	-NA-	-NA-	19.07	13.55	-NA-	-NA-
Eurozone Industrial	AUD	491.95	845.67	1.19	11.55	-NA-	-NA-	-NA-	21.24	14.32	-NA-	-NA-
Eurozone Diversified	AUD	796.67	35,108.12	49.36	5.69	-NA-	-NA-	-NA-	30.31	15.71	-NA-	-NA-
UK Specialty	AUD	475.40	586.26	0.82	0	-NA-	-NA-	-NA-	67.48	84.66	-NA-	-NA-
UK Self Storage	AUD	992.87	945.07	1.33	0	-NA-	-NA-	-NA-	6.78	9.16	-NA-	-NA-
UK Retail	AUD	419.41	11,740.45	16.50	2.52	-NA-	-NA-	-NA-	26.16	16.32	-NA-	-NA-
UK Residential	AUD	426.24	571.57	0.80	1.37	-NA-	-NA-	-NA-	85.26	50.98	-NA-	-NA-
UK Industrial	AUD	283.50	5,104.41	7.18	2.78	-NA-	-NA-	-NA-	42.61	27.75	-NA-	-NA-
UK Healthcare	AUD	631.78	218.17	0.31	5.31	-NA-	-NA-	-NA-	21.48	28.72	-NA-	-NA-
UK Diversified	AUD	420.07	22,601.20	31.77	6.45	-NA-	-NA-	-NA-	23.51	11.50	-NA-	-NA-
UK Office	AUD	497.38	4,482.21	6.30	3.18	-NA-	-NA-	-NA-	19.46	16.53	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
North America Specialty	AUD	1,051.80	8,561.66	5.72	3.07	-NA-	-NA-	-NA-	19.78	10.30	-NA-	-NA-
North America Self Storage	AUD	792.05	13,119.84	8.76	3.76	-NA-	-NA-	-NA-	5.60	-1.40	-NA-	-NA-
North America Retail	AUD	503.61	63,370.59	42.33	3.54	-NA-	-NA-	-NA-	19.33	14.35	-NA-	-NA-
North America Residential	AUD	673.78	38,326.18	25.60	5.86	-NA-	-NA-	-NA-	15.90	12.20	-NA-	-NA-
North America Office	AUD	618.94	37,278.84	24.90	4.05	-NA-	-NA-	-NA-	30.93	18.43	-NA-	-NA-
North America Lodging/Resorts	AUD	412.73	14,394.66	9.62	1.39	-NA-	-NA-	-NA-	19.00	9.66	-NA-	-NA-
North America Industrial	AUD	317.35	12,803.26	8.55	5.67	-NA-	-NA-	-NA-	24.54	18.83	-NA-	-NA-
North America Industrial/Office	AUD	571.03	8,237.83	5.50	5.5	-NA-	-NA-	-NA-	28.61	16.22	-NA-	-NA-
North America Healthcare	AUD	1,068.17	35,581.36	23.77	6.36	-NA-	-NA-	-NA-	23.21	8.30	-NA-	-NA-
North America Diversified	AUD	598.47	23,151.16	15.46	3.91	-NA-	-NA-	-NA-	20.52	9.24	-NA-	-NA-
United States Specialty	AUD	1,051.80	8,561.66	5.72	3.07	-NA-	-NA-	-NA-	19.78	10.30	-NA-	-NA-
United States Self Storage	AUD	792.05	13,119.84	8.76	3.76	-NA-	-NA-	-NA-	5.60	-1.40	-NA-	-NA-
United States Retail	AUD	479.84	57,017.05	38.09	2.99	-NA-	-NA-	-NA-	19.46	15.16	-NA-	-NA-
United States Residential	AUD	645.76	34,888.86	23.31	5.84	-NA-	-NA-	-NA-	16.39	12.96	-NA-	-NA-
United States Office	AUD	635.34	31,877.62	21.29	3.82	-NA-	-NA-	-NA-	30.83	18.80	-NA-	-NA-
United States Lodging/Resorts	AUD	402.56	14,087.52	9.41	0.99	-NA-	-NA-	-NA-	19.46	9.85	-NA-	-NA-
United States Industrial	AUD	316.98	12,803.26	8.55	5.67	-NA-	-NA-	-NA-	24.54	18.83	-NA-	-NA-
United States Industrial/Office	AUD	571.03	8,237.83	5.50	5.5	-NA-	-NA-	-NA-	28.61	16.22	-NA-	-NA-
United States Healthcare	AUD	1,129.50	34,347.12	22.94	6.23	-NA-	-NA-	-NA-	23.30	8.30	-NA-	-NA-
United States Diversified	AUD	534.34	17,275.26	11.54	3.03	-NA-	-NA-	-NA-	21.73	11.07	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Specialty	EUR	932.38	5,374.14	1.41	0.00	-NA-	-7.16	-21.14	24.35	13.44	24.47	29.02
Global Self Storage	EUR	751.93	8,262.72	2.16	0.00	-NA-	-13.04	-19.74	7.59	-0.56	-10.46	29.93
Global Retail	EUR	526.34	81,951.61	21.46	0.00	-NA-	-20.19	-33.37	18.53	12.29	13.54	29.15
Global Residential	EUR	701.08	35,293.07	9.24	0.00	-NA-	-15.95	-18.40	6.61	1.28	16.95	27.31
Global Office	EUR	659.83	53,939.31	14.12	0.00	-NA-	-16.29	-25.62	18.69	10.84	11.99	24.03
Global Lodging/Resorts	EUR	361.75	8,456.44	2.21	0.00	-NA-	-30.40	-37.98	21.20	9.83	27.76	54.35
Global Industrial/Office	EUR	477.44	4,839.49	1.27	0.00	-NA-	-23.24	-28.88	30.30	15.73	21.62	42.77
Global Industrial	EUR	271.53	14,826.41	3.88	0.00	-NA-	-37.54	-60.52	28.39	17.53	-3.06	48.78
Global Healthcare	EUR	879.82	21,031.17	5.51	0.00	-NA-	-5.90	-13.69	23.95	7.55	4.17	33.51
Global Diversified	EUR	674.40	147,909.87	38.73	0.00	-NA-	-15.30	-18.14	11.17	0.73	26.58	27.11
Asia Retail	EUR	595.64	27,473.60	17.06	0.00	-NA-	-15.34	-21.92	12.37	8.28	18.54	22.01
Asia Residential	EUR	1,936.28	10,913.08	6.78	0.00	-NA-	15.60	31.98	-13.23	-17.95	58.68	46.38
Asia Office	EUR	746.83	20,975.18	13.02	0.00	-NA-	-10.74	-12.71	6.93	3.63	5.47	22.46
Asia Industrial	EUR	249.04	3,809.37	2.37	0.00	-NA-	-39.93	-64.71	23.67	7.59	17.39	47.22
Asia Diversified	EUR	754.22	97,877.70	60.78	0.00	-NA-	-10.68	-10.69	4.42	-4.60	32.71	30.63
Asia ex Australia Diversified	EUR	852.25	84,903.04	52.72	0.00	-NA-	-6.98	-4.17	2.26	-7.05	35.57	-NA-
Asia ex Australia Industrial	EUR	771.08	1,956.14	1.21	0.00	-NA-	-8.29	-21.93	6.08	-0.15	29.94	-NA-
Asia ex Australia Office	EUR	791.65	18,397.78	11.42	0.00	-NA-	-8.77	-4.36	5.46	2.70	6.24	-NA-
Asia ex Australia Residential	EUR	1,923.37	10,913.08	6.78	0.00	-NA-	15.34	31.98	-13.23	-17.95	58.68	-NA-
Asia ex Australia Retail	EUR	787.53	8,081.30	5.02	0.00	-NA-	-6.81	-6.11	9.38	1.58	25.89	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	Vlty (%)
Europe Specialty	EUR	492.84	344.41	0.48	0.00	-NA-	-23.92	-4.34	70.70	84.99	80.19	89.97
Europe Self Storage	EUR	999.25	555.20	0.78	0.00	-NA-	-13.62	3.37	8.84	9.36	76.97	47.47
Europe Retail	EUR	652.44	17,249.64	24.25	0.00	-NA-	-18.41	-27.63	24.22	14.84	24.63	26.93
Europe Residential	EUR	336.63	1,864.49	2.62	0.00	-NA-	-32.48	-17.35	36.65	26.60	77.76	48.90
Europe Office	EUR	695.49	11,063.91	15.55	0.00	-NA-	-15.57	-16.02	19.36	11.99	21.20	22.91
Europe Industrial	EUR	287.62	3,495.50	4.91	0.00	-NA-	-36.99	-51.93	39.74	24.21	-0.99	52.83
Europe Healthcare	EUR	582.81	128.17	0.18	0.00	-NA-	-16.57	-2.22	23.82	28.96	20.95	38.37
Europe Diversified	EUR	571.40	36,431.54	51.22	0.00	-NA-	-21.84	-26.05	29.40	14.77	21.39	27.05
Eurozone Retail	EUR	957.40	9,524.69	13.39	0.00	-NA-	-7.11	-10.13	24.17	15.33	25.87	24.73
Eurozone Residential	EUR	320.44	1,528.71	2.15	0.00	-NA-	-34.81	-22.66	28.82	22.22	69.23	46.84
Eurozone Office	EUR	806.83	4,161.21	5.85	0.00	-NA-	-11.59	-17.85	21.02	13.44	14.44	23.95
Eurozone Industrial	EUR	394.21	496.81	0.70	0.00	-NA-	-26.18	-34.40	23.58	14.54	14.90	42.54
Eurozone Diversified	EUR	723.55	20,624.99	29.00	0.00	-NA-	-15.78	-20.13	31.14	15.85	28.30	27.26
UK Specialty	EUR	492.84	344.41	0.48	0.00	-NA-	-23.92	-4.34	70.70	84.99	80.19	89.97
UK Self Storage	EUR	999.25	555.20	0.78	0.00	-NA-	-13.62	3.37	8.84	9.36	76.97	47.47
UK Retail	EUR	399.80	6,897.17	9.70	0.00	-NA-	-30.91	-47.33	27.50	15.54	22.11	36.86
UK Residential	EUR	422.00	335.78	0.47	0.00	-NA-	-23.96	21.38	88.82	51.25	131.37	77.36
UK Industrial	EUR	257.66	2,998.69	4.22	0.00	-NA-	-39.40	-56.14	43.53	26.38	-6.21	59.06
UK Healthcare	EUR	582.81	128.17	0.18	0.00	-NA-	-16.57	-2.22	23.82	28.96	20.95	38.37
UK Diversified	EUR	383.38	13,277.54	18.67	0.00	-NA-	-31.68	-38.37	24.89	11.60	9.73	32.79
UK Office	EUR	485.13	2,633.17	3.70	0.00	-NA-	-27.05	-17.10	21.42	16.75	56.05	35.09

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	Vlty (%)
North America Specialty	EUR	1,009.30	5,029.73	3.36	0.00	-NA-	-4.86	-21.99	22.08	10.51	22.02	28.21
North America Self Storage	EUR	743.10	7,707.52	5.15	0.00	-NA-	-13.05	-20.71	7.50	-1.22	-12.70	30.35
North America Retail	EUR	445.82	37,228.36	24.87	0.00	-NA-	-23.80	-41.81	20.94	14.25	6.06	41.64
North America Residential	EUR	597.84	22,515.51	15.04	0.00	-NA-	-20.33	-31.75	17.50	12.17	0.69	31.40
North America Office	EUR	555.09	21,900.22	14.63	0.00	-NA-	-21.73	-39.79	32.70	18.32	13.52	38.95
North America Lodging/Resorts	EUR	366.67	8,456.44	5.65	0.00	-NA-	-30.07	-36.89	21.20	9.83	27.76	54.34
North America Industrial	EUR	279.94	7,521.54	5.02	0.00	-NA-	-36.37	-60.32	25.16	18.19	-11.24	63.27
North America Industrial/Office	EUR	477.44	4,839.49	3.23	0.00	-NA-	-23.24	-28.88	30.30	15.73	21.62	42.77
North America Healthcare	EUR	893.76	20,903.00	13.96	0.00	-NA-	-5.50	-13.75	23.95	7.44	4.07	33.74
North America Diversified	EUR	536.30	13,600.63	9.09	0.00	-NA-	-21.92	-38.12	22.03	8.91	3.53	36.39
United States Specialty	EUR	1,009.30	5,029.73	3.36	0.00	-NA-	-4.86	-21.99	22.08	10.51	22.02	28.21
United States Self Storage	EUR	743.10	7,707.52	5.15	0.00	-NA-	-13.05	-20.71	7.50	-1.22	-12.70	30.35
United States Retail	EUR	428.14	33,495.84	22.37	0.00	-NA-	-24.84	-43.60	21.21	15.13	2.87	44.08
United States Residential	EUR	573.89	20,496.18	13.69	0.00	-NA-	-21.37	-33.27	18.06	12.97	-1.58	32.96
United States Lodging/Resorts	EUR	360.63	8,276.00	5.53	0.00	-NA-	-30.44	-35.92	21.76	10.05	28.23	55.24
United States Industrial	EUR	279.97	7,521.54	5.02	0.00	-NA-	-36.22	-60.32	25.16	18.19	-11.24	63.30
United States Industrial/Office	EUR	477.44	4,839.49	3.23	0.00	-NA-	-23.24	-28.88	30.30	15.73	21.62	42.77
United States Healthcare	EUR	951.10	20,177.92	13.48	0.00	-NA-	-4.49	-13.64	24.07	7.44	3.27	34.40
United States Diversified	EUR	489.42	10,148.71	6.78	0.00	-NA-	-24.54	-41.85	23.47	10.75	-5.43	42.51
United States Office	EUR	568.93	18,727.16	12.51	0.00	-NA-	-21.28	-38.88	32.78	18.88	10.08	39.79

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Global Specialty	USD	1,134.33	7,712.16	1.41	0.00	-NA-	-3.55	-23.13	27.23	14.82	28.50	32.64
Global Self Storage	USD	914.80	11,857.41	2.16	0.00	-NA-	-9.66	-21.77	10.08	0.65	-7.57	32.17
Global Retail	USD	640.35	117,604.62	21.46	0.00	-NA-	-17.09	-35.06	21.27	13.66	17.21	32.60
Global Residential	USD	852.93	50,647.31	9.24	0.00	-NA-	-12.68	-20.46	9.07	2.52	20.73	31.06
Global Office	USD	640.35	117,604.62	14.12	0.00	-NA-	-17.09	-35.06	21.27	13.66	17.21	32.60
Global Lodging/Resorts	USD	440.11	12,135.41	2.21	0.00	-NA-	-27.70	-39.55	24.00	11.17	31.90	57.11
Global Industrial/Office	USD	580.86	6,944.90	1.27	0.00	-NA-	-20.26	-30.67	33.30	17.14	25.56	44.83
Global Industrial	USD	330.34	21,276.63	3.88	0.00	-NA-	-35.11	-61.52	31.35	18.96	0.08	54.10
Global Healthcare	USD	1,070.40	30,180.78	5.51	0.00	-NA-	-2.24	-15.87	26.82	8.86	7.54	37.29
Global Diversified	USD	820.48	212,258.00	38.73	0.00	-NA-	-12.01	-20.20	13.74	1.96	30.67	32.30
Asia Retail	USD	724.66	39,425.98	17.06	0.00	-NA-	-12.05	-23.90	14.96	9.60	22.38	24.80
Asia Residential	USD	2,355.69	15,660.80	6.78	0.00	-NA-	20.09	28.65	-11.23	-16.95	63.82	50.56
Asia Office	USD	908.59	30,100.43	13.02	0.00	-NA-	-7.28	-14.91	9.40	4.89	8.88	27.20
Asia Industrial	USD	302.98	5,466.64	2.37	0.00	-NA-	-37.59	-65.61	26.53	8.90	21.19	49.36
Asia Diversified	USD	917.59	140,459.35	60.78	0.00	-NA-	-7.22	-12.95	6.83	-3.44	37.01	35.96
Asia ex Australia Diversified	USD	1,036.85	121,840.08	52.72	0.00	-NA-	-3.37	-6.59	4.62	-5.92	39.95	-NA-
Asia ex Australia Industrial	USD	938.10	2,807.15	1.21	0.00	-NA-	-4.73	-23.90	8.53	1.07	34.15	-NA-
Asia ex Australia Office	USD	963.13	26,401.72	11.42	0.00	-NA-	-5.23	-6.78	7.89	3.96	9.68	-NA-
Asia ex Australia Residential	USD	2,339.98	15,660.80	6.78	0.00	-NA-	19.82	28.65	-11.23	-16.95	63.82	-NA-
Asia ex Australia Retail	USD	958.11	11,597.07	5.02	0.00	-NA-	-3.19	-8.48	11.91	2.82	29.97	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	
Europe Specialty	USD	599.60	494.25	0.48	0.00	-NA-	-20.96	-6.76	74.65	87.25	86.03	95.66
Europe Self Storage	USD	1,215.69	796.74	0.78	0.00	-NA-	-10.26	0.76	11.35	10.69	82.70	50.95
Europe Retail	USD	793.76	24,754.10	24.25	0.00	-NA-	-15.25	-29.46	27.08	16.24	28.66	31.10
Europe Residential	USD	409.55	2,675.63	2.62	0.00	-NA-	-29.85	-19.44	39.81	28.14	83.52	55.30
Europe Office	USD	846.14	15,877.25	15.55	0.00	-NA-	-12.29	-18.14	22.11	13.35	25.13	28.37
Europe Industrial	USD	349.91	5,016.21	4.91	0.00	-NA-	-34.54	-53.15	42.97	25.72	2.21	57.34
Europe Healthcare	USD	709.05	183.93	0.18	0.00	-NA-	-13.33	-4.69	26.67	30.53	24.87	37.15
Europe Diversified	USD	695.17	52,281.08	51.22	0.00	-NA-	-18.80	-27.92	32.39	16.17	25.32	31.78
Eurozone Retail	USD	1,164.78	13,668.41	13.39	0.00	-NA-	-3.50	-12.40	27.04	16.74	29.95	29.67
Eurozone Residential	USD	389.85	2,193.77	2.15	0.00	-NA-	-32.28	-24.62	31.80	23.71	74.71	53.33
Eurozone Office	USD	981.60	5,971.54	5.85	0.00	-NA-	-8.15	-19.93	23.82	14.82	18.15	28.37
Eurozone Industrial	USD	479.59	712.94	0.70	0.00	-NA-	-23.32	-36.06	26.43	15.93	18.62	50.08
Eurozone Diversified	USD	880.27	29,597.89	29.00	0.00	-NA-	-12.51	-22.14	34.17	17.26	32.45	33.36
UK Specialty	USD	599.60	494.25	0.48	0.00	-NA-	-20.96	-6.76	74.65	87.25	86.03	95.66
UK Self Storage	USD	1,215.69	796.74	0.78	0.00	-NA-	-10.26	0.76	11.35	10.69	82.70	50.58
UK Retail	USD	486.40	9,897.78	9.70	0.00	-NA-	-28.23	-48.66	30.45	16.95	26.06	39.34
UK Residential	USD	513.41	481.86	0.47	0.00	-NA-	-21.01	18.31	93.19	53.10	138.87	81.71
UK Industrial	USD	313.47	4,303.27	4.22	0.00	-NA-	-37.05	-57.25	46.84	27.92	-3.18	62.96
UK Healthcare	USD	709.05	183.93	0.18	0.00	-NA-	-13.33	-4.69	26.67	30.53	24.87	36.39
UK Diversified	USD	466.42	19,053.93	18.67	0.00	-NA-	-29.03	-39.92	27.77	12.96	13.28	34.13
UK Office	USD	590.22	3,778.72	3.70	0.00	-NA-	-24.22	-19.19	24.22	18.17	61.10	38.35

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	
North America Specialty	USD	1,227.92	7,217.91	3.36	0.00	-NA-	-1.17	-23.96	24.91	11.86	25.97	31.56
North America Self Storage	USD	904.06	11,060.67	5.15	0.00	-NA-	-9.67	-22.71	9.99	-0.01	-9.87	32.46
North America Retail	USD	542.39	53,424.55	24.87	0.00	-NA-	-20.84	-43.28	23.74	15.65	9.49	44.74
North America Residential	USD	727.33	32,310.87	15.04	0.00	-NA-	-17.24	-33.47	20.21	13.54	3.95	33.56
North America Office	USD	675.33	31,427.91	14.63	0.00	-NA-	-18.69	-41.31	35.77	19.76	17.20	41.64
North America Lodging/Resorts	USD	446.09	12,135.41	5.65	0.00	-NA-	-27.35	-38.49	24.00	11.17	31.89	57.16
North America Industrial	USD	340.58	10,793.78	5.02	0.00	-NA-	-33.89	-61.32	28.05	19.63	-8.36	70.75
North America Industrial/Office	USD	580.86	6,944.90	3.23	0.00	-NA-	-20.26	-30.67	33.30	17.14	25.56	45.08
North America Healthcare	USD	1,087.35	29,996.85	13.96	0.00	-NA-	-1.83	-15.93	26.82	8.75	7.44	37.61
North America Diversified	USD	652.47	19,517.57	9.09	0.00	-NA-	-18.88	-39.68	24.85	10.24	6.88	38.70
United States Specialty	USD	1,227.92	7,217.91	3.36	0.00	-NA-	-1.17	-23.96	24.91	11.86	25.97	31.29
United States Self Storage	USD	904.06	11,060.67	5.15	0.00	-NA-	-9.67	-22.71	9.99	-0.01	-9.87	32.46
United States Retail	USD	520.88	48,068.19	22.37	0.00	-NA-	-21.92	-45.02	24.01	16.53	6.20	46.97
United States Residential	USD	698.20	29,413.03	13.69	0.00	-NA-	-18.31	-34.96	20.79	14.35	1.61	34.64
United States Office	USD	692.16	26,874.41	5.53	0.00	-NA-	-18.22	-40.42	35.85	20.33	13.65	42.29
United States Lodging/Resorts	USD	438.75	11,876.47	5.02	0.00	-NA-	-27.74	-37.54	24.57	11.39	32.39	57.90
United States Industrial	USD	340.61	10,793.78	3.23	0.00	-NA-	-33.75	-61.32	28.05	19.63	-8.36	70.65
United States Industrial/Office	USD	580.86	6,944.90	13.48	0.00	-NA-	-20.26	-30.67	33.30	17.14	25.56	44.83
United States Healthcare	USD	1,157.11	28,956.32	6.78	0.00	-NA-	-0.78	-15.83	26.93	8.75	6.61	38.18
United States Diversified	USD	595.43	14,563.90	12.51	0.00	-NA-	-21.61	-43.32	26.32	12.10	-2.37	44.35

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
				Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	
	Global Specialty	GBP	1,121.67	4,731.95	1.41	0.00	-NA-	1.54	-13.97	28.56	16.79	13.35	30.66
	Global Self Storage	GBP	904.58	7,275.35	2.16	0.00	-NA-	-4.88	-12.45	11.23	2.38	-18.46	32.42
	Global Retail	GBP	633.20	72,158.67	21.46	0.00	-NA-	-12.71	-27.32	22.54	15.62	3.40	29.68
	Global Residential	GBP	843.41	31,075.67	9.24	0.00	-NA-	-8.07	-10.99	10.21	4.28	6.50	27.49
	Global Office	GBP	793.79	47,493.75	14.12	0.00	-NA-	-8.44	-18.87	22.70	14.12	1.99	26.16
	Global Lodging/Resorts	GBP	435.19	7,445.92	2.21	0.00	-NA-	-23.87	-32.35	25.30	13.08	16.35	53.61
	Global Industrial/Office	GBP	574.37	4,261.18	1.27	0.00	-NA-	-16.04	-22.42	34.70	19.16	10.76	43.94
	Global Industrial	GBP	326.65	13,054.70	3.88	0.00	-NA-	-31.68	-56.94	32.73	21.00	-11.71	52.68
	Global Healthcare	GBP	1,058.44	18,518.02	5.51	0.00	-NA-	2.92	-5.85	28.14	10.74	-5.13	37.75
	Global Diversified	GBP	811.32	130,235.14	38.73	0.00	-NA-	-7.36	-10.70	14.93	3.72	15.28	27.80
	Asia Retail	GBP	716.56	24,190.60	17.06	0.00	-NA-	-7.40	-14.83	16.16	11.49	7.96	20.46
	Asia Residential	GBP	2,329.38	9,609.00	6.78	0.00	-NA-	26.44	43.97	-10.30	-15.52	44.51	47.35
	Asia Office	GBP	898.44	18,468.72	13.02	0.00	-NA-	-2.38	-4.78	10.54	6.69	-3.95	24.30
	Asia Industrial	GBP	299.60	3,354.16	2.37	0.00	-NA-	-34.29	-61.51	27.85	10.77	6.91	46.17
	Asia Diversified	GBP	907.34	86,181.65	60.78	0.00	-NA-	-2.31	-2.58	7.95	-1.78	20.86	30.96
	Asia ex Australia Diversified	GBP	1,025.27	74,757.42	52.72	0.00	-NA-	1.74	4.53	5.72	-4.30	23.46	-NA-
	Asia ex Australia Industrial	GBP	927.62	1,722.38	1.21	0.00	-NA-	0.31	-14.84	9.66	2.81	18.34	-NA-
	Asia ex Australia Office	GBP	952.37	16,199.31	11.42	0.00	-NA-	-0.22	4.33	9.02	5.75	-3.24	-NA-
	Asia ex Australia Residential	GBP	2,313.85	9,609.00	6.78	0.00	-NA-	26.15	43.97	-10.30	-15.52	44.51	-NA-
	Asia ex Australia Retail	GBP	947.41	7,115.61	5.02	0.00	-NA-	1.92	2.42	13.08	4.59	14.65	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Europe Specialty	GBP	592.90	303.26	0.48	0.00	-NA-	-16.79	4.35	76.47	90.48	64.10	93.93
Europe Self Storage	GBP	1,202.11	488.86	0.78	0.00	-NA-	-5.52	12.76	12.51	12.60	61.17	46.56
Europe Retail	GBP	784.90	15,188.37	24.25	0.00	-NA-	-10.77	-21.06	28.42	18.24	13.50	27.65
Europe Residential	GBP	404.98	1,641.69	2.62	0.00	-NA-	-26.15	-9.84	41.27	30.35	61.89	55.55
Europe Office	GBP	836.69	9,741.81	15.55	0.00	-NA-	-7.65	-8.39	23.39	15.30	10.38	26.01
Europe Industrial	GBP	346.01	3,077.80	4.91	0.00	-NA-	-31.08	-47.56	44.46	27.89	-9.83	53.31
Europe Healthcare	GBP	701.13	112.85	0.18	0.00	-NA-	-8.75	6.67	28.00	32.78	10.15	37.57
Europe Diversified	GBP	687.41	32,078.10	51.22	0.00	-NA-	-14.51	-19.33	33.77	18.17	10.56	28.96
Eurozone Retail	GBP	1,151.77	8,386.52	13.39	0.00	-NA-	1.60	-1.96	28.37	18.74	14.63	27.95
Eurozone Residential	GBP	385.50	1,346.03	2.15	0.00	-NA-	-28.70	-15.64	33.17	25.84	54.13	53.48
Eurozone Office	GBP	970.63	3,663.96	5.85	0.00	-NA-	-3.30	-10.39	25.11	16.79	4.22	26.96
Eurozone Industrial	GBP	474.24	437.44	0.70	0.00	-NA-	-19.26	-28.44	27.76	17.93	4.64	49.35
Eurozone Diversified	GBP	870.44	18,160.37	29.00	0.00	-NA-	-7.88	-12.87	35.58	19.28	16.84	31.02
UK Specialty	GBP	592.90	303.26	0.48	0.00	-NA-	-16.79	4.35	76.47	90.48	64.10	93.93
UK Self Storage	GBP	1,202.11	488.86	0.78	0.00	-NA-	-5.52	12.76	12.51	12.60	61.17	46.56
UK Retail	GBP	480.97	6,072.98	9.70	0.00	-NA-	-24.43	-42.55	31.81	18.96	11.21	35.61
UK Residential	GBP	507.68	295.66	0.47	0.00	-NA-	-16.84	32.40	95.21	55.74	110.73	82.16
UK Industrial	GBP	309.96	2,640.36	4.22	0.00	-NA-	-33.72	-52.16	48.38	30.12	-14.59	58.69
UK Healthcare	GBP	701.13	112.85	0.18	0.00	-NA-	-8.75	6.67	28.00	32.78	10.15	37.57
UK Diversified	GBP	461.21	11,690.92	18.67	0.00	-NA-	-25.28	-32.77	29.11	14.91	-0.07	31.25
UK Office	GBP	583.63	2,318.51	3.70	0.00	-NA-	-20.21	-9.57	25.52	20.21	42.12	34.32

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
				Ccy (m) Aug-09	(%) Weight Aug-09								
	North America Specialty	GBP	1,214.20	4,428.69	3.36	0.00	-NA-	4.05	-14.91	26.21	13.78	11.13	29.46
	North America Self Storage	GBP	893.96	6,786.50	5.15	0.00	-NA-	-4.89	-13.51	11.14	1.71	-20.49	32.90
	North America Retail	GBP	536.33	32,779.70	24.87	0.00	-NA-	-16.66	-36.52	25.03	17.64	-3.41	43.01
	North America Residential	GBP	719.21	19,824.98	15.04	0.00	-NA-	-12.86	-25.55	21.47	15.50	-8.30	31.38
	North America Office	GBP	667.78	19,283.22	14.63	0.00	-NA-	-14.39	-34.32	37.19	21.82	3.39	40.17
	North America Lodging/Resorts	GBP	441.11	7,445.92	5.65	0.00	-NA-	-23.51	-31.16	25.30	13.08	16.35	53.73
	North America Industrial	GBP	336.78	6,622.74	5.02	0.00	-NA-	-30.40	-56.71	29.39	21.69	-19.16	72.53
	North America Industrial/Office	GBP	574.37	4,261.18	3.23	0.00	-NA-	-16.04	-22.42	34.70	19.16	10.76	43.94
	North America Healthcare	GBP	1,075.20	18,405.17	13.96	0.00	-NA-	3.36	-5.92	28.14	10.62	-5.22	38.03
	North America Diversified	GBP	645.18	11,975.40	9.09	0.00	-NA-	-14.60	-32.50	26.15	12.14	-5.71	36.48
	United States Specialty	GBP	1,214.20	4,428.69	3.36	0.00	-NA-	4.05	-14.91	26.21	13.78	11.13	29.46
	United States Self Storage	GBP	893.96	6,786.50	5.15	0.00	-NA-	-4.89	-13.51	11.14	1.71	-20.49	32.90
	United States Retail	GBP	515.06	29,493.20	22.37	0.00	-NA-	-17.79	-38.48	25.31	18.54	-6.31	45.73
	United States Residential	GBP	690.40	18,046.95	13.69	0.00	-NA-	-13.99	-27.21	22.05	16.32	-10.36	32.97
	United States Lodging/Resorts	GBP	433.85	7,287.05	5.53	0.00	-NA-	-23.92	-30.09	25.87	13.31	16.79	54.54
	United States Industrial	GBP	336.81	6,622.74	5.02	0.00	-NA-	-30.25	-56.71	29.39	21.69	-19.16	72.55
	United States Industrial/Office	GBP	574.37	4,261.18	3.23	0.00	-NA-	-16.04	-22.42	34.70	19.16	10.76	43.94
	United States Healthcare	GBP	1,144.19	17,766.73	13.48	0.00	-NA-	4.46	-5.80	28.26	10.62	-5.95	38.72
	United States Diversified	GBP	588.78	8,935.97	6.78	0.00	-NA-	-17.47	-36.56	27.64	14.03	-13.87	42.76
	United States Office	GBP	684.43	16,489.33	12.51	0.00	-NA-	-13.90	-33.33	37.27	22.40	0.26	41.40

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	
Global Specialty	JPY	1,028.05	715,418.11	1.41	0.00	-NA-	-10.81	-34.29	22.32	11.89	31.49	34.76
Global Self Storage	JPY	829.09	1,099,952.91	2.16	0.00	-NA-	-16.45	-33.13	5.83	-1.92	-5.41	32.61
Global Retail	JPY	580.35	10,909,592.83	21.46	0.00	-NA-	-23.32	-44.49	16.60	10.76	19.95	34.25
Global Residential	JPY	773.02	4,698,297.60	9.24	0.00	-NA-	-19.25	-32.01	4.86	-0.10	23.55	33.17
Global Office	JPY	727.54	7,180,529.28	14.12	0.00	-NA-	-19.57	-38.03	16.75	9.32	18.31	30.42
Global Lodging/Resorts	JPY	398.87	1,125,741.03	2.21	0.00	-NA-	-33.13	-48.33	19.22	8.33	34.97	57.62
Global Industrial/Office	JPY	526.44	644,243.77	1.27	0.00	-NA-	-26.26	-40.74	28.17	14.16	28.49	46.21
Global Industrial	JPY	299.39	1,973,726.35	3.88	0.00	-NA-	-39.99	-67.11	26.29	15.92	2.42	53.41
Global Healthcare	JPY	970.11	2,799,719.78	5.51	0.00	-NA-	-9.60	-28.09	21.93	6.08	10.05	37.40
Global Diversified	JPY	743.61	19,690,113.72	38.73	0.00	-NA-	-18.63	-31.79	9.36	-0.64	33.72	34.08
Asia Retail	JPY	656.76	3,657,351.10	17.06	0.00	-NA-	-18.67	-34.95	10.53	6.80	25.24	28.69
Asia Residential	JPY	2,134.97	1,452,774.53	6.78	0.00	-NA-	11.06	9.97	-14.65	-19.07	67.64	52.13
Asia Office	JPY	823.46	2,792,266.14	13.02	0.00	-NA-	-14.25	-27.27	5.18	2.21	11.42	28.56
Asia Industrial	JPY	274.59	507,112.55	2.37	0.00	-NA-	-42.29	-70.60	21.65	6.11	24.02	50.67
Asia Diversified	JPY	831.62	13,029,711.89	60.78	0.00	-NA-	-14.19	-25.59	2.71	-5.90	40.21	37.83
Asia ex Australia Diversified	JPY	939.71	11,302,494.84	52.72	0.00	-NA-	-10.64	-20.16	0.59	-8.32	43.22	-NA-
Asia ex Australia Industrial	JPY	850.20	260,405.57	1.21	0.00	-NA-	-11.89	-34.95	4.34	-1.51	37.28	-NA-
Asia ex Australia Office	JPY	872.89	2,449,155.94	11.42	0.00	-NA-	-12.36	-20.32	3.73	1.30	12.24	-NA-
Asia ex Australia Residential	JPY	2,120.74	1,452,774.53	6.78	0.00	-NA-	10.81	9.97	-14.65	-19.07	67.64	-NA-
Asia ex Australia Retail	JPY	868.34	1,075,801.88	5.02	0.00	-NA-	-10.47	-21.77	7.59	0.20	33.00	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	
Europe Specialty	JPY	543.42	45,849.04	0.48	0.00	-NA-	-26.91	-20.30	67.91	82.47	90.37	93.99
Europe Self Storage	JPY	1,101.79	73,909.60	0.78	0.00	-NA-	-17.01	-13.87	7.06	7.87	86.97	52.51
Europe Retail	JPY	719.39	2,296,313.77	24.25	0.00	-NA-	-21.62	-39.70	22.19	13.27	31.66	32.46
Europe Residential	JPY	371.18	248,205.27	2.62	0.00	-NA-	-35.13	-31.14	34.42	24.87	87.81	54.27
Europe Office	JPY	766.86	1,472,853.51	15.55	0.00	-NA-	-18.89	-30.03	17.41	10.46	28.04	29.15
Europe Industrial	JPY	317.13	465,328.98	4.91	0.00	-NA-	-39.46	-59.95	37.45	22.51	4.60	55.68
Europe Healthcare	JPY	642.62	17,062.07	0.18	0.00	-NA-	-19.85	-18.53	21.79	27.20	27.78	38.60
Europe Diversified	JPY	630.04	4,849,854.01	51.22	0.00	-NA-	-24.91	-38.39	27.29	13.21	28.25	32.74
Eurozone Retail	JPY	1,055.65	1,267,949.68	13.39	0.00	-NA-	-10.76	-25.12	22.15	13.76	32.98	30.84
Eurozone Residential	JPY	353.33	203,505.12	2.15	0.00	-NA-	-37.37	-35.56	26.71	20.55	78.79	52.50
Eurozone Office	JPY	889.63	553,950.32	5.85	0.00	-NA-	-15.06	-31.55	19.04	11.89	20.90	28.83
Eurozone Industrial	JPY	434.66	66,136.01	0.70	0.00	-NA-	-29.08	-45.34	21.56	12.97	21.39	47.60
Eurozone Diversified	JPY	797.80	2,745,647.81	29.00	0.00	-NA-	-19.09	-33.45	29.00	14.27	35.54	34.06
UK Specialty	JPY	543.42	45,849.04	0.48	0.00	-NA-	-26.91	-20.30	67.91	82.47	90.37	93.99
UK Self Storage	JPY	1,101.79	73,909.60	0.78	0.00	-NA-	-17.01	-13.87	7.06	7.87	86.97	52.51
UK Retail	JPY	440.83	918,167.73	9.70	0.00	-NA-	-33.62	-56.12	25.42	13.97	29.00	41.06
UK Residential	JPY	465.31	44,700.14	0.47	0.00	-NA-	-26.95	1.13	85.74	49.20	144.44	79.71
UK Industrial	JPY	284.10	399,192.97	4.22	0.00	-NA-	-41.78	-63.46	41.18	24.65	-0.92	61.38
UK Healthcare	JPY	642.62	17,062.07	0.18	0.00	-NA-	-19.85	-18.53	21.79	27.20	27.78	38.60
UK Diversified	JPY	422.72	1,767,537.93	18.67	0.00	-NA-	-34.37	-48.65	22.84	10.08	15.92	35.88
UK Office	JPY	534.92	350,533.37	3.70	0.00	-NA-	-29.91	-30.93	19.43	15.16	64.86	40.04

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
				Ccy (m) Aug-09	(%) Weight Aug-09	Yld (%) Aug-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Aug-09	Rtn (%) YTD	
	North America Specialty	JPY	1,112.87	669,569.07	3.36	0.00	-NA-	-8.60	-35.01	20.09	9.00	28.91	34.01
	North America Self Storage	JPY	819.36	1,026,043.31	5.15	0.00	-NA-	-16.46	-33.94	5.75	-2.56	-7.77	32.86
	North America Retail	JPY	491.57	4,955,927.96	24.87	0.00	-NA-	-26.80	-51.51	18.97	12.69	12.04	45.04
	North America Residential	JPY	659.19	2,997,317.81	15.04	0.00	-NA-	-23.46	-43.13	15.58	10.65	6.38	34.85
	North America Office	JPY	612.05	2,915,409.63	14.63	0.00	-NA-	-24.80	-49.84	30.53	16.71	19.93	43.27
	North America Lodging/Resorts	JPY	404.30	1,125,741.03	5.65	0.00	-NA-	-32.82	-47.42	19.22	8.33	34.97	57.54
	North America Industrial	JPY	308.67	1,001,284.82	5.02	0.00	-NA-	-38.87	-66.94	23.11	16.58	-6.23	68.44
	North America Industrial/Office	JPY	526.44	644,243.77	3.23	0.00	-NA-	-26.26	-40.74	28.17	14.16	28.49	46.21
	North America Healthcare	JPY	985.47	2,782,657.71	13.96	0.00	-NA-	-9.21	-28.14	21.93	5.97	9.95	37.61
	North America Diversified	JPY	591.34	1,810,547.82	9.09	0.00	-NA-	-24.98	-48.44	20.03	7.42	9.38	39.69
	United States Specialty	JPY	1,112.87	669,569.07	3.36	0.00	-NA-	-8.60	-35.01	20.09	9.00	28.91	34.01
	United States Self Storage	JPY	819.36	1,026,043.31	5.15	0.00	-NA-	-16.46	-33.94	5.75	-2.56	-7.77	32.86
	United States Retail	JPY	472.08	4,459,046.01	22.37	0.00	-NA-	-27.79	-53.01	19.23	13.56	8.68	47.33
	United States Residential	JPY	632.78	2,728,499.90	13.69	0.00	-NA-	-24.45	-44.40	16.13	11.43	3.98	36.08
	United States Lodging/Resorts	JPY	397.64	1,101,720.99	5.53	0.00	-NA-	-33.17	-46.61	19.77	8.55	35.48	58.31
	United States Industrial	JPY	308.70	1,001,284.82	5.02	0.00	-NA-	-38.73	-66.94	23.11	16.58	-6.23	68.47
	United States Industrial/Office	JPY	526.44	644,243.77	3.23	0.00	-NA-	-26.26	-40.74	28.17	14.16	28.49	46.21
	United States Healthcare	JPY	1,048.70	2,686,133.35	13.48	0.00	-NA-	-8.25	-28.05	22.04	5.97	9.10	38.06
	United States Diversified	JPY	539.64	1,351,020.22	6.78	0.00	-NA-	-27.51	-51.55	21.45	9.24	-0.09	44.89
	United States Office	JPY	627.31	2,493,004.64	12.51	0.00	-NA-	-24.37	-49.08	30.61	17.26	16.30	43.89

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Aug-09	Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
	Global Specialty	AUD	880.46	9,147.93	2.40	0.00	-NA-	-NA-	-NA-	22.01	13.23	-NA-	-NA-
	Global Self Storage	AUD	710.06	14,064.91	3.68	0.00	-NA-	-NA-	-NA-	5.56	-0.75	-NA-	-NA-
	Global Retail	AUD	497.03	139,499.08	36.53	0.00	-NA-	-NA-	-NA-	16.30	12.09	-NA-	-NA-
	Global Residential	AUD	662.04	60,076.32	15.73	0.00	-NA-	-NA-	-NA-	4.59	1.10	-NA-	-NA-
	Global Office	AUD	623.09	91,816.19	24.04	0.00	-NA-	-NA-	-NA-	16.45	10.63	-NA-	-NA-
	Global Lodging/Resorts	AUD	341.61	14,394.66	3.77	0.00	-NA-	-NA-	-NA-	18.92	9.62	-NA-	-NA-
	Global Industrial/Office	AUD	450.86	8,237.83	2.16	0.00	-NA-	-NA-	-NA-	27.83	15.52	-NA-	-NA-
	Global Industrial	AUD	256.41	25,237.70	6.61	0.00	-NA-	-NA-	-NA-	25.96	17.31	-NA-	-NA-
	Global Healthcare	AUD	830.83	35,799.53	9.37	0.00	-NA-	-NA-	-NA-	21.61	7.35	-NA-	-NA-
	Global Diversified	AUD	636.85	251,774.08	65.93	0.00	-NA-	-NA-	-NA-	9.08	0.55	-NA-	-NA-
	Asia Retail	AUD	562.47	46,765.92	29.04	0.00	-NA-	-NA-	-NA-	10.24	8.08	-NA-	-NA-
	Asia Residential	AUD	1,828.45	18,576.38	11.53	0.00	-NA-	-NA-	-NA-	-14.87	-18.11	-NA-	-NA-
	Asia Office	AUD	705.24	35,704.22	22.17	0.00	-NA-	-NA-	-NA-	4.91	3.43	-NA-	-NA-
	Asia Industrial	AUD	235.17	6,484.36	4.03	0.00	-NA-	-NA-	-NA-	21.34	7.38	-NA-	-NA-
	Asia Diversified	AUD	712.22	166,608.67	103.45	0.00	-NA-	-NA-	-NA-	2.45	-4.78	-NA-	-NA-
	Asia ex Australia Diversified	AUD	804.79	144,523.05	89.74	0.00	-NA-	-NA-	-NA-	0.33	-7.23	-NA-	-NA-
	Asia ex Australia Industrial	AUD	728.14	3,329.76	2.07	0.00	-NA-	-NA-	-NA-	4.08	-0.33	-NA-	-NA-
	Asia ex Australia Office	AUD	747.57	31,316.93	19.45	0.00	-NA-	-NA-	-NA-	3.47	2.52	-NA-	-NA-
	Asia ex Australia Residential	AUD	1,816.27	18,576.38	11.53	0.00	-NA-	-NA-	-NA-	-14.87	-18.11	-NA-	-NA-
	Asia ex Australia Retail	AUD	743.68	13,756.09	8.54	0.00	-NA-	-NA-	-NA-	7.32	1.40	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
Europe Specialty	AUD	465.40	586.26	0.82	0.00	-NA-	-NA-	-NA-	67.48	84.65	-NA-	-NA-
Europe Self Storage	AUD	943.60	945.07	1.33	0.00	-NA-	-NA-	-NA-	6.78	9.16	-NA-	-NA-
Europe Retail	AUD	616.11	29,362.57	41.28	0.00	-NA-	-NA-	-NA-	21.87	14.63	-NA-	-NA-
Europe Residential	AUD	317.89	3,173.76	4.46	0.00	-NA-	-NA-	-NA-	34.07	26.36	-NA-	-NA-
Europe Office	AUD	656.76	18,833.12	26.48	0.00	-NA-	-NA-	-NA-	17.10	11.78	-NA-	-NA-
Europe Industrial	AUD	271.60	5,950.08	8.36	0.00	-NA-	-NA-	-NA-	37.10	23.98	-NA-	-NA-
Europe Healthcare	AUD	550.36	218.17	0.31	0.00	-NA-	-NA-	-NA-	21.48	28.72	-NA-	-NA-
Europe Diversified	AUD	539.58	62,014.24	87.18	0.00	-NA-	-NA-	-NA-	26.96	14.56	-NA-	-NA-
Eurozone Retail	AUD	904.09	16,213.05	22.79	0.00	-NA-	-NA-	-NA-	21.83	15.12	-NA-	-NA-
Eurozone Residential	AUD	302.60	2,602.18	3.66	0.00	-NA-	-NA-	-NA-	26.39	22.00	-NA-	-NA-
Eurozone Office	AUD	761.90	7,083.27	9.96	0.00	-NA-	-NA-	-NA-	18.74	13.22	-NA-	-NA-
Eurozone Industrial	AUD	372.25	845.67	1.19	0.00	-NA-	-NA-	-NA-	21.24	14.32	-NA-	-NA-
Eurozone Diversified	AUD	683.26	35,108.12	49.36	0.00	-NA-	-NA-	-NA-	28.67	15.63	-NA-	-NA-
UK Specialty	AUD	465.40	586.26	0.82	0.00	-NA-	-NA-	-NA-	67.48	84.65	-NA-	-NA-
UK Self Storage	AUD	943.60	945.07	1.33	0.00	-NA-	-NA-	-NA-	6.78	9.16	-NA-	-NA-
UK Retail	AUD	377.54	11,740.45	16.50	0.00	-NA-	-NA-	-NA-	25.10	15.33	-NA-	-NA-
UK Residential	AUD	398.50	571.57	0.80	0.00	-NA-	-NA-	-NA-	85.25	50.98	-NA-	-NA-
UK Industrial	AUD	243.31	5,104.41	7.18	0.00	-NA-	-NA-	-NA-	40.81	26.14	-NA-	-NA-
UK Healthcare	AUD	550.36	218.17	0.31	0.00	-NA-	-NA-	-NA-	21.48	28.72	-NA-	-NA-
UK Diversified	AUD	362.03	22,601.20	31.77	0.00	-NA-	-NA-	-NA-	22.53	11.40	-NA-	-NA-
UK Office	AUD	458.12	4,482.21	6.30	0.00	-NA-	-NA-	-NA-	19.13	16.53	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: August 2009

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Aug-09	Free Float Mkt Cap (%) Weight Aug-09	Div Yld (%) Aug-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Aug-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Aug-09										
North America Specialty	AUD	953.09	8,561.66	5.72	0.00	-NA-	-NA-	-NA-	19.78	10.30	-NA-	-NA-
North America Self Storage	AUD	701.72	13,119.84	8.76	0.00	-NA-	-NA-	-NA-	5.47	-1.40	-NA-	-NA-
North America Retail	AUD	421.00	63,370.59	42.33	0.00	-NA-	-NA-	-NA-	18.66	14.04	-NA-	-NA-
North America Residential	AUD	564.55	38,326.18	25.60	0.00	-NA-	-NA-	-NA-	15.28	11.97	-NA-	-NA-
North America Office	AUD	524.18	37,278.84	24.90	0.00	-NA-	-NA-	-NA-	30.20	18.10	-NA-	-NA-
North America Lodging/Resorts	AUD	346.25	14,394.66	9.62	0.00	-NA-	-NA-	-NA-	18.91	9.62	-NA-	-NA-
North America Industrial	AUD	264.35	12,803.26	8.55	0.00	-NA-	-NA-	-NA-	22.79	17.97	-NA-	-NA-
North America Industrial/Office	AUD	450.86	8,237.83	5.50	0.00	-NA-	-NA-	-NA-	27.83	15.52	-NA-	-NA-
North America Healthcare	AUD	843.99	35,581.36	23.77	0.00	-NA-	-NA-	-NA-	21.61	7.24	-NA-	-NA-
North America Diversified	AUD	506.44	23,151.16	15.46	0.00	-NA-	-NA-	-NA-	19.73	8.71	-NA-	-NA-
United States Specialty	AUD	953.09	8,561.66	5.72	0.00	-NA-	-NA-	-NA-	19.78	10.30	-NA-	-NA-
United States Self Storage	AUD	701.72	13,119.84	8.76	0.00	-NA-	-NA-	-NA-	5.47	-1.40	-NA-	-NA-
United States Retail	AUD	404.30	57,017.05	38.09	0.00	-NA-	-NA-	-NA-	18.93	14.92	-NA-	-NA-
United States Residential	AUD	541.93	34,888.86	23.31	0.00	-NA-	-NA-	-NA-	15.83	12.77	-NA-	-NA-
United States Lodging/Resorts	AUD	340.55	14,087.52	9.41	0.00	-NA-	-NA-	-NA-	19.46	9.85	-NA-	-NA-
United States Industrial	AUD	264.38	12,803.26	8.55	0.00	-NA-	-NA-	-NA-	22.80	17.97	-NA-	-NA-
United States Industrial/Office	AUD	450.86	8,237.83	5.50	0.00	-NA-	-NA-	-NA-	27.83	15.52	-NA-	-NA-
United States Healthcare	AUD	898.13	34,347.12	22.94	0.00	-NA-	-NA-	-NA-	21.72	7.24	-NA-	-NA-
United States Diversified	AUD	462.17	17,275.26	11.54	0.00	-NA-	-NA-	-NA-	21.14	10.55	-NA-	-NA-
United States Office	AUD	537.25	31,877.62	21.29	0.00	-NA-	-NA-	-NA-	30.27	18.66	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Section 9
Custom Liquid Index Series

FTSE EPRA/NAREIT Custom Liquid Index Series - Characteristics

USD (\$ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	548,022.80	352,253.21	102,079.19	54,268.39	89,494.43	330,056.84	211,887.95	128,732.32	35,823.25	24,675.70	64,977.23	43,894.47	31,953.88
Weighted Avg Market Cap	7,557.65	5,625.17	5,132.35	6,316.31	5,785.72	8,603.45	6,406.82	5,842.37	6,554.79	4,949.24	11,330.99	11,553.74	15,246.47
Median Market Cap	1,048.24	866.25	488.06	1,304.18	1,391.93	2,080.47	1,884.94	2,235.13	1,039.83	1,391.93	4,110.27	2,142.91	4,036.36
Largest Market Cap	26,029.94	26,029.94	16,097.62	16,097.62	16,097.62	26,029.94	26,029.94	17,985.43	16,097.62	7,607.84	26,029.94	17,110.67	24,296.55
Smallest Market Cap	22.21	22.21	22.21	182.59	182.59	182.59	182.59	782.24	182.59	294.38	569.53	1,305.15	2,939.57
Dividend Yield	3.97%	4.92%	5.07%	5.43%	5.03%	3.30%	3.56%	3.01%	4.28%	3.54%	2.69%	1.96%	6.32%
Number of Holdings	260	161	80	26	39	133	83	58	28	13	17	11	6
Number of Countries	19	18	12	10	11	19	18	2	11	1	3	1	1

EUR (€ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	381,884.21	245,464.13	71,132.86	37,816.38	62,363.30	229,996.81	147,652.00	89,705.83	24,963.07	17,195.01	45,278.73	30,587.43	22,266.74
Weighted Avg Market Cap	5,266.47	3,919.84	3,576.43	4,401.46	4,031.72	5,995.23	4,464.53	4,071.20	4,567.64	3,448.83	7,895.89	8,051.11	10,624.35
Median Market Cap	730.45	603.64	340.10	908.80	969.95	1,449.75	1,313.50	1,557.52	724.60	969.95	2,864.20	1,493.27	2,812.70
Largest Market Cap	18,138.70	18,138.70	11,217.46	11,217.46	11,217.46	18,138.70	18,138.70	12,532.97	11,217.46	5,301.45	18,138.70	11,923.40	16,930.81
Smallest Market Cap	15.48	15.48	15.48	127.24	127.24	127.24	127.24	545.10	127.24	205.14	396.87	909.48	2,048.41
Dividend Yield	3.97%	4.92%	5.07%	5.43%	5.03%	3.30%	3.56%	3.01%	4.28%	3.54%	2.69%	1.96%	6.32%
Number of Holdings	260	161	80	26	39	133	83	58	28	13	17	11	6
Number of Countries	19	18	12	10	11	19	18	2	11	1	3	1	1

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

EPRA/NAREIT Global Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	4.75%
Westfield Group	AU	Retail	4.43%
Simon Property Group	USA	Retail	3.28%
Mitsubishi Estate	JA	Diversified	3.12%
Mitsui Fudosan Co.	JA	Diversified	3.05%
Unibail - Rodamco	FRA	Diversified	2.94%
Vornado Realty	USA	Diversified	1.88%
Sumitomo Realty & Development	JA	Diversified	1.83%
Public Storage	USA	Self Storage	1.64%
China Overseas Land & Inv (Red Chip)	HK	Residential	1.51%

EPRA/NAREIT Europe Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	15.77%
Land Securities Group	UK	Diversified	7.45%
British Land Co	UK	Diversified	6.60%
Liberty International	UK	Retail	4.73%
Hammerson	UK	Retail	4.51%
Corio	NETH	Retail	4.45%
Segro	UK	Industrial	4.22%
Fonciere Des Regions	FRA	Diversified	3.59%
Klepierre	FRA	Retail	3.06%
PSP Swiss Property	SWIT	Office	2.53%

EPRA/NAREIT Global ex US Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	7.39%
Westfield Group	AU	Retail	6.90%
Mitsubishi Estate	JA	Diversified	4.86%
Mitsui Fudosan Co.	JA	Diversified	4.74%
Unibail - Rodamco	FRA	Diversified	4.57%
Sumitomo Realty & Development	JA	Diversified	2.85%
China Overseas Land & Inv (Red Chip)	HK	Residential	2.36%
Capitaland	SI	Diversified	2.32%
Land Securities Group	UK	Diversified	2.16%
Stockland	AU	Diversified	2.16%

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

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

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	29.66%
Corio	NETH	Retail	8.37%
Fonciere Des Regions	FRA	Diversified	6.74%
Klepierre	FRA	Retail	5.76%
PSP Swiss Property	SWIT	Office	4.76%
Wereldhave	NETH	Diversified	3.76%
Gecina	FRA	Diversified	3.42%
Icade	FRA	Diversified	3.38%
Mercialys	FRA	Retail	3.02%
Castellum	SWED	Diversified	2.98%

EPRA/NAREIT Europe Liquid 40 Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	17.99%
Land Securities Group	UK	Diversified	8.50%
British Land Co	UK	Diversified	7.53%
Liberty International	UK	Retail	5.40%
Hammerson	UK	Retail	5.14%
Corio	NETH	Retail	5.07%
Segro	UK	Industrial	4.81%
Fonciere Des Regions	FRA	Diversified	4.09%
Klepierre	FRA	Retail	3.49%
PSP Swiss Property	SWIT	Office	2.88%

EPRA/NAREIT Global Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	5.50%
Westfield Group	AU	Retail	5.13%
Simon Property Group	USA	Retail	3.80%
Mitsubishi Estate	JA	Diversified	3.61%
Mitsui Fudosan Co.	JA	Diversified	3.53%
Unibail - Rodamco	FRA	Diversified	3.40%
Vornado Realty	USA	Diversified	2.17%
Sumitomo Realty & Development	JA	Diversified	2.12%
Public Storage	USA	Self Storage	1.90%
China Overseas Land & Inv (Red Chip)	HK	Residential	1.75%

EPRA/NAREIT Global ex US Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	6.82%
Westfield Group	AU	Retail	6.37%
Mitsubishi Estate	JA	Diversified	4.49%
Mitsui Fudosan Co.	JA	Diversified	4.38%
Unibail - Rodamco	FRA	Diversified	4.22%
Sumitomo Realty & Development	JA	Diversified	2.64%
China Overseas Land & Inv (Red Chip)	HK	Residential	2.18%
Capitaland	SI	Diversified	2.14%
Land Securities Group	UK	Diversified	1.99%
Stockland	AU	Diversified	1.99%

EPRA/NAREIT North America Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	Retail	9.74%
Vornado Realty	USA	Diversified	5.57%
Public Storage	USA	Self Storage	4.87%
Boston Property	USA	Office	4.47%
HCP	USA	Healthcare	4.20%
Equity Residential	USA	Residential	4.03%
Ventas Inc	USA	Healthcare	3.32%
Host Hotels & Resorts	USA	Lodging/Resorts	3.25%
Avalonbay Communities	USA	Residential	2.79%
Prologis	USA	Industrial	2.66%

EPRA/NAREIT Liquid Europe ex UK Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	31.31%
Corio	NETH	Retail	8.83%
Fonciere Des Regions	FRA	Diversified	7.12%
Klepierre	FRA	Retail	6.08%
PSP Swiss Property	SWIT	Office	5.02%
Wereldhave	NETH	Diversified	3.97%
Gecina	FRA	Diversified	3.61%
Icade	FRA	Diversified	3.57%
Castellum	SWED	Diversified	3.15%
Befimmo (Sicafi)	BELG	Office	3.05%

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

EPRA/NAREIT UK Liquid Index (USD)

Company	Country	Sector	Weight
Land Securities Group	UK	Diversified	21.48%
British Land Co	UK	Diversified	19.03%
Liberty International	UK	Retail	13.64%
Hammerston	UK	Retail	12.99%
Segro	UK	Industrial	12.15%
Derwent London	UK	Office	5.32%
Shaftesbury	UK	Diversified	3.93%
Great Portland Estates	UK	Office	3.81%
Big Yellow Group	UK	Self Storage	2.25%
Helical Bar	UK	Diversified	1.82%

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

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	27.92%
China Overseas Land & Inv (Red Chip)	HK	Residential	8.90%
Capitaland	SI	Diversified	8.76%
Hong Kong Land	HK	Office	7.36%
Hang Lung Properties	HK	Diversified	6.92%
Henderson Land Dev	HK	Diversified	6.77%
New World Development	HK	Diversified	6.25%
Link Real Estate Investment Trust	HK	Retail	5.05%
Sino Land	HK	Diversified	4.41%
China Resources Land	HK	Residential	4.23%

EPRA/NAREIT Japan Liquid Index (USD)

Company	Country	Sector	Weight
Mitsubishi Estate	JA	Diversified	27.16%
Mitsui Fudosan Co.	JA	Diversified	26.52%
Sumitomo Realty & Development	JA	Diversified	15.96%
Nippon Building Fund Inc	JA	Office	7.61%
Japan Real Estate Investment Corporation	JA	Office	5.32%
Aeon Mall Co Ltd	JA	Retail	3.40%
Nomura Real Estate Office Fund	JA	Office	3.34%
Japan Retail Fund Investment	JA	Retail	3.28%
Tokyu Land	JA	Diversified	2.97%
Japan Prime Realty Investment	JA	Office	2.36%

EPRA/NAREIT Australia Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	52.99%
Stockland	AU	Diversified	16.56%
GPT Group	AU	Diversified	10.49%
Mirvac Group	AU	Diversified	7.11%
Dexus Property Group	AU	Diversified	6.44%
CFS Retail Property Trust	AU	Retail	6.41%

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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			15.85%	24.66%	0.00%	0.00%	0.00%	16.30%	20.23%	0.00%	0.00%	0.00%	82.79%	0.00%	0.00%
New Zealand	Asia ex-Japan			0.10%	0.16%	0.00%	0.00%	0.00%	0.12%	0.15%	0.00%	0.00%	0.00%	0.61%	0.00%	0.00%
Singapore	Asia ex-Japan			3.50%	5.45%	0.00%	0.00%	0.00%	3.27%	4.06%	0.00%	0.00%	0.00%	16.60%	0.00%	0.00%
	Asia ex-Japan	93,245.54	64,977.23	19.46%	30.27%	0.00%	0.00%	0.00%	19.69%	24.44%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
Australia	Australia	45,855.40	31,953.88	9.64%	14.99%	0.00%	0.00%	0.00%	9.68%	12.02%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
	Australia	45,855.40	31,953.88	9.64%	14.99%	0.00%	0.00%	0.00%	9.68%	12.02%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Austria	Europe ex-UK			0.39%	0.60%	2.09%	3.92%	2.38%	0.23%	0.28%	0.00%	2.10%	0.00%	0.00%	0.00%	0.00%
Belgium	Europe ex-UK			0.68%	1.05%	3.63%	5.08%	3.08%	0.67%	0.83%	0.00%	6.13%	0.00%	0.00%	0.00%	0.00%
Denmark	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Finland	Europe ex-UK			0.31%	0.49%	1.69%	1.09%	0.66%	0.30%	0.37%	0.00%	2.76%	0.00%	0.00%	0.00%	0.00%
France	Europe ex-UK			5.53%	8.61%	29.70%	54.89%	33.28%	5.61%	6.97%	0.00%	51.69%	0.00%	0.00%	0.00%	0.00%
Germany	Europe ex-UK			0.50%	0.78%	2.69%	2.03%	1.23%	0.47%	0.59%	0.00%	4.37%	0.00%	0.00%	0.00%	0.00%
Greece	Europe ex-UK			0.09%	0.15%	0.50%	0.34%	0.20%	0.08%	0.10%	0.00%	0.76%	0.00%	0.00%	0.00%	0.00%
Italy	Europe ex-UK			0.11%	0.17%	0.58%	0.63%	0.38%	0.07%	0.09%	0.00%	0.66%	0.00%	0.00%	0.00%	0.00%
Netherlands	Europe ex-UK			1.90%	2.96%	10.22%	16.58%	10.06%	1.90%	2.36%	0.00%	17.50%	0.00%	0.00%	0.00%	0.00%
Norway	Europe ex-UK			0.03%	0.05%	0.18%	0.00%	0.00%	0.04%	0.05%	0.00%	0.36%	0.00%	0.00%	0.00%	0.00%
Poland	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Spain	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sweden	Europe ex-UK			0.95%	1.47%	5.09%	7.69%	4.66%	0.74%	0.92%	0.00%	6.82%	0.00%	0.00%	0.00%	0.00%
Switzerland	Europe ex-UK			1.02%	1.58%	5.45%	7.76%	4.71%	0.74%	0.92%	0.00%	6.84%	0.00%	0.00%	0.00%	0.00%
	Europe ex-UK	51,408.14	35,823.25	11.51%	17.91%	61.80%	100.00%	60.64%	10.85%	13.48%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Japan	Japan	62,990.75	43,894.47	13.08%	20.35%	0.00%	0.00%	0.00%	13.30%	16.51%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
	Japan	62,990.75	43,894.47	13.08%	20.35%	0.00%	0.00%	0.00%	13.30%	16.51%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Canada	North America			3.48%	5.41%	0.00%	0.00%	0.00%	3.20%	3.97%	8.21%	0.00%	0.00%	0.00%	0.00%	0.00%
USA	North America			35.72%	0.00%	0.00%	0.00%	0.00%	35.80%	0.00%	91.79%	0.00%	0.00%	0.00%	0.00%	0.00%
	North America	184,737.26	128,732.32	39.20%	5.41%	0.00%	0.00%	0.00%	39.00%	3.97%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
UK	UK	35,410.85	24,675.70	7.11%	11.07%	38.20%	0.00%	39.36%	7.48%	9.28%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
	UK	35,410.85	24,675.70	7.11%	11.07%	38.20%	0.00%	39.36%	7.48%	9.28%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Global		473,647.95	330,056.84	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		304,069.73	211,887.95													

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FTSE EPRA/NAREIT Custom Liquid Index Series - Sector Breakdown

	Sector Breakdown (USD)												
Sector	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Global ex US	Liquid North Am	Liquid Europe	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Diversified	38.73%	52.67%	51.22%	55.26%	51.52%	39.87%	58.21%	8.20%	59.06%	49.83%	65.80%	72.62%	40.60%
Healthcare	5.51%	0.00%	0.18%	0.00%	0.00%	5.69%	0.00%	14.60%	0.00%	0.00%	0.00%	0.00%	0.00%
Self-Storage	2.16%	0.00%	0.78%	0.00%	0.89%	2.07%	0.26%	4.87%	0.00%	2.25%	0.00%	0.00%	0.00%
Industrial	3.88%	1.13%	4.91%	0.00%	4.81%	3.41%	2.25%	5.04%	0.77%	12.15%	2.30%	0.00%	0.00%
Office	14.12%	19.18%	15.55%	18.08%	14.99%	12.99%	12.00%	15.76%	15.56%	9.14%	8.75%	20.70%	0.00%
Residential	9.24%	3.48%	2.62%	1.93%	1.71%	9.39%	5.77%	15.91%	1.70%	0.00%	15.24%	0.00%	0.00%
Retail	21.46%	23.55%	24.25%	24.73%	25.53%	22.42%	21.51%	24.99%	22.91%	26.63%	7.92%	6.68%	59.40%
Lodging/Resorts	2.21%	0.00%	0.00%	0.00%	0.00%	1.70%	0.00%	4.35%	0.00%	0.00%	0.00%	0.00%	0.00%
Specialty	1.41%	0.00%	0.48%	0.00%	0.55%	1.18%	0.00%	3.03%	0.00%	0.00%	0.00%	0.00%	0.00%
Mixed Industrial/Office	1.27%	0.00%	0.00%	0.00%	0.00%	1.27%	0.00%	3.25%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Country	Performance (USD Total Return)																	
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M	2007	2006	2005	2004	2003	2002	2001	2000
										VOL								
Hong Kong *	-11.94%	17.25%	51.75%	-NA-	-NA-	64.70%	9.13%	8.18%	14.56%	38.42%	58.52%	38.78%	10.21%	35.06%	49.18%	-27.75%	-15.26%	1.08%
New Zealand *	9.42%	-3.47%	11.14%	-NA-	-NA-	26.21%	-0.93%	1.38%	-NA-	27.87%	0.69%	32.89%	14.78%	-NA-	-NA-	-NA-	-NA-	-NA-
Singapore *	-1.05%	15.74%	55.52%	-NA-	-NA-	49.31%	-9.31%	0.62%	16.50%	41.29%	15.19%	77.53%	31.78%	37.73%	50.99%	-29.98%	-33.62%	-10.47%
Australia *	16.55%	11.72%	29.66%	-NA-	-NA-	20.23%	-40.09%	-18.74%	-3.15%	35.41%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Austria *	40.70%	39.81%	47.58%	-NA-	-NA-	139.47%	-59.44%	-33.84%	-16.45%	63.12%	-25.72%	40.16%	-0.05%	20.41%	30.10%	26.81%	-NA-	-NA-
Belgium *	9.80%	10.71%	12.87%	-NA-	-NA-	16.71%	-9.23%	2.54%	8.78%	23.04%	2.36%	31.29%	2.72%	25.14%	39.44%	31.67%	4.50%	-10.23%
Finland *	37.79%	28.94%	43.46%	-NA-	-NA-	55.16%	-13.05%	-6.93%	8.05%	45.57%	-14.31%	84.32%	11.11%	26.50%	73.97%	46.15%	17.63%	-6.54%
France *	16.93%	13.97%	19.79%	-NA-	-NA-	43.05%	-1.38%	2.12%	17.63%	32.04%	-10.93%	87.13%	11.21%	61.45%	41.58%	41.73%	-3.70%	0.65%
Germany *	13.02%	12.40%	18.20%	-NA-	-NA-	17.96%	-22.40%	-24.78%	0.15%	49.05%	-33.47%	71.61%	25.39%	32.17%	17.24%	-6.65%	-15.33%	-12.92%
Greece *	9.67%	39.00%	44.03%	-NA-	-NA-	-1.21%	-50.48%	-17.01%	-NA-	45.24%	-14.81%	131.65%	4.66%	-NA-	-NA-	-NA-	-NA-	-NA-
Italy *	16.55%	13.23%	46.34%	-NA-	-NA-	26.96%	-31.56%	-24.56%	-5.56%	47.66%	-39.33%	81.44%	13.53%	59.38%	43.51%	10.35%	6.38%	32.88%
Netherlands *	15.80%	12.82%	23.02%	-NA-	-NA-	34.91%	-10.14%	-0.03%	10.95%	28.96%	-2.72%	58.12%	2.91%	48.74%	45.28%	34.71%	-1.65%	-0.05%
Norway *	29.84%	103.80%	49.50%	-NA-	-NA-	41.37%	-67.45%	-NA-	-33.91%	-NA-	13.58%	-2.96%	0.00%	0.00%	45.77%	6.90%	-11.85%	-10.98%
Sweden *	25.35%	22.12%	16.87%	-NA-	-NA-	30.44%	-5.28%	-0.36%	14.23%	42.88%	-13.66%	57.98%	17.06%	61.12%	60.44%	25.10%	-12.43%	27.16%
Switzerland *	4.20%	8.58%	15.78%	-NA-	-NA-	15.13%	-6.77%	4.85%	10.45%	25.01%	-7.24%	35.89%	0.97%	31.06%	24.39%	21.95%	-4.95%	-1.32%
Japan *	3.97%	7.93%	41.03%	-NA-	-NA-	13.58%	-10.02%	-6.94%	8.76%	31.65%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
Canada *	9.32%	15.94%	36.98%	-NA-	-NA-	51.59%	-22.93%	-5.64%	8.66%	31.49%	3.42%	29.58%	27.25%	28.04%	51.84%	13.39%	10.44%	19.94%
USA *	14.18%	31.72%	30.72%	-NA-	-NA-	10.32%	-33.76%	-14.63%	-0.11%	40.15%	-16.40%	36.73%	12.43%	33.83%	36.98%	1.96%	10.09%	30.44%
UK *	17.35%	29.34%	36.78%	-NA-	-NA-	26.02%	-37.67%	-25.98%	-5.82%	36.79%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%

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

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FTSE EPRA/NAREIT Custom Liquid Index Series - 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 *	-0.74%	12.92%	44.02%	-NA-	-NA-	34.64%	-11.55%	-4.76%	7.86%	31.80%	14.80%	36.49%	23.37%	36.85%	44.83%	-7.15%	-17.22%	2.85%
Australia *	16.55%	11.72%	29.66%	-NA-	-NA-	20.23%	-40.09%	-18.74%	-3.15%	35.41%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Europe ex-UK *	16.62%	14.99%	20.87%	-NA-	-NA-	35.81%	-14.27%	-6.63%	9.13%	31.65%	-14.40%	65.10%	12.55%	48.64%	43.77%	34.60%	-4.47%	6.18%
Japan *	3.97%	7.93%	41.03%	-NA-	-NA-	13.58%	-10.02%	-6.94%	8.76%	31.65%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
North America *	13.74%	30.29%	31.21%	-NA-	-NA-	13.20%	-32.92%	-13.92%	0.51%	38.87%	-14.92%	36.26%	13.21%	33.51%	37.70%	2.42%	9.98%	29.84%
UK *	17.35%	29.34%	36.78%	-NA-	-NA-	26.02%	-37.67%	-25.98%	-5.82%	36.79%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%
Liquid Indices																		
UK	15.44%	-46.77%	11.70%	-NA-	-NA-	18.44%	-40.75%	-26.88%	-6.39%	36.48%	-35.36%	70.76%	6.71%	56.37%	44.06%	10.01%	-9.85%	11.92%
Australia	16.27%	-38.27%	4.21%	-NA-	-NA-	16.24%	-37.53%	-17.83%	-2.15%	33.43%	1.77%	42.02%	10.79%	41.31%	43.37%	12.32%	-0.15%	-3.23%
Japan	3.15%	-12.25%	3.25%	-NA-	-NA-	12.85%	-11.39%	-6.72%	8.89%	32.75%	-7.58%	27.30%	53.41%	36.18%	39.37%	-1.44%	-25.69%	21.79%
Asia-Pacific	-9.90%	-10.70%	14.48%	-NA-	-NA-	57.48%	4.59%	7.16%	14.28%	35.46%	50.69%	44.40%	11.02%	30.19%	40.64%	-28.13%	-15.41%	2.98%
North-America	13.63%	-40.63%	10.69%	-NA-	-NA-	10.39%	-35.85%	-15.76%	-0.42%	39.09%	-16.28%	36.15%	14.71%	33.87%	37.51%	2.20%	8.26%	31.80%
Europe ex UK	16.32%	-26.45%	13.09%	-NA-	-NA-	33.49%	-15.44%	-7.14%	7.96%	31.47%	-15.39%	68.30%	8.51%	47.09%	42.31%	33.35%	-3.97%	4.99%
Global	7.28%	-32.30%	10.12%	-NA-	-NA-	22.30%	-24.92%	-11.62%	2.92%	31.11%	-8.04%	42.79%	15.07%	37.67%	39.13%	0.99%	-4.36%	15.18%
Global ex US	3.84%	-25.74%	9.96%	-NA-	-NA-	32.06%	-16.63%	-8.40%	6.09%	28.58%	-2.10%	47.42%	17.78%	41.57%	42.49%	0.79%	-12.85%	7.05%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK *	Sep-08	-13.82%	-20.13%	-23.81%	-31.33%	0.64%	16.23%	-6.80%	-4.71%	-21.86%	-33.68%	-6.59%	9.58%
Europe ex-UK *	Oct-08	-28.89%		-45.82%	-51.59%	-8.38%	8.07%	-21.52%		-38.68%	-46.91%	-12.44%	3.56%
Europe ex-UK *	Nov-08	-10.85%		-51.70%	-53.75%	-11.25%	4.04%	-14.69%		-47.68%	-49.93%	-17.93%	-0.55%
Europe ex-UK *	Dec-08	15.55%	-26.75%	-44.19%	-44.19%	-7.61%	5.70%	-1.74%	-34.21%	-48.59%	-48.59%	-19.44%	-1.35%
Europe ex-UK *	Jan-09	-8.13%		-48.72%	-48.32%	-12.78%	3.83%	-5.17%		-51.25%	-51.41%	-22.24%	-2.86%
Europe ex-UK *	Feb-09	-8.21%		-52.94%	-55.99%	-16.80%	1.07%	-8.17%		-55.24%	-55.85%	-26.17%	-5.92%
Europe ex-UK *	Mar-09	1.87%	-14.10%	-52.05%	-56.49%	-18.24%	0.94%	-2.89%	-15.43%	-56.53%	-55.74%	-27.86%	-6.99%
Europe ex-UK *	Apr-09	14.99%		-44.87%	-49.55%	-14.85%	4.87%	20.11%		-47.78%	-46.43%	-22.70%	-3.10%
Europe ex-UK *	May-09	10.31%		-39.18%	-43.56%	-10.97%	6.24%	1.00%		-47.26%	-43.55%	-21.47%	-3.43%
Europe ex-UK *	Jun-09	-4.71%	20.87%	-42.05%	-39.25%	-13.05%	4.34%	-1.40%	19.61%	-48.00%	-36.59%	-22.41%	-4.36%
Europe ex-UK *	Jul-09	12.15%		-35.01%	-30.12%	-10.97%	6.70%	10.88%		-42.34%	-30.09%	-21.33%	-2.78%
Europe ex-UK *	Aug-09	16.62%		-24.20%	-14.27%	-6.63%	9.13%	15.48%		-33.42%	-20.59%	-17.72%	-0.31%
UK *	Sep-08	-6.67%	-6.25%	-26.57%	-38.64%	-4.94%	10.58%	-2.18%	5.16%	-23.57%	-37.88%	-9.65%	6.51%
UK *	Oct-08	-29.53%		-48.25%	-56.02%	-13.99%	1.99%	-21.93%		-40.34%	-49.82%	-15.61%	0.24%
UK *	Nov-08	-20.31%		-58.76%	-60.92%	-21.92%	-3.94%	-20.36%		-52.48%	-54.80%	-23.81%	-5.03%
UK *	Dec-08	-5.64%	-47.00%	-61.09%	-61.09%	-24.79%	-6.59%	-13.86%	-46.45%	-59.07%	-59.07%	-28.79%	-8.39%
UK *	Jan-09	-21.62%		-69.50%	-70.95%	-32.37%	-11.26%	-14.97%		-65.20%	-66.43%	-33.57%	-11.81%
UK *	Feb-09	-10.89%		-72.82%	-73.60%	-35.96%	-14.99%	-10.09%		-68.71%	-68.44%	-37.30%	-15.37%
UK *	Mar-09	0.39%	-29.88%	-72.72%	-73.01%	-36.68%	-15.08%	-3.97%	-26.59%	-69.95%	-67.79%	-38.60%	-16.39%
UK *	Apr-09	29.34%		-64.71%	-63.21%	-31.34%	-9.86%	29.59%		-61.06%	-56.78%	-32.49%	-11.65%
UK *	May-09	3.76%		-63.38%	-58.00%	-30.50%	-10.14%	-2.86%		-62.18%	-53.89%	-32.71%	-12.75%
UK *	Jun-09	1.92%	36.78%	-62.68%	-52.35%	-30.32%	-10.22%	2.85%	29.47%	-61.10%	-46.47%	-32.43%	-12.74%
UK *	Jul-09	11.97%		-58.21%	-48.30%	-29.49%	-8.50%	10.78%		-56.91%	-43.11%	-31.92%	-11.44%
UK *	Aug-09	17.35%		-50.96%	-37.67%	-25.98%	-5.82%	15.94%		-50.04%	-36.06%	-28.75%	-8.90%
Asia ex-Jap ex-Aus *	Sep-08	-17.66%	-22.87%	-40.45%	-44.53%	1.32%	11.76%	-13.70%	-13.48%	-38.02%	-43.84%	-3.71%	7.64%
Asia ex-Jap ex-Aus *	Oct-08	-20.94%		-52.92%	-58.22%	-5.60%	5.55%	-12.42%		-45.71%	-52.33%	-7.38%	3.73%
Asia ex-Jap ex-Aus *	Nov-08	-3.72%		-54.67%	-57.20%	-7.60%	4.93%	-3.79%		-47.77%	-50.49%	-9.84%	3.74%
Asia ex-Jap ex-Aus *	Dec-08	4.82%	-20.21%	-52.48%	-52.48%	-9.37%	4.68%	-4.32%	-19.37%	-50.02%	-50.02%	-14.20%	2.66%
Asia ex-Jap ex-Aus *	Jan-09	-8.77%		-56.65%	-52.18%	-13.58%	1.00%	-1.04%		-50.55%	-44.75%	-15.12%	0.37%
Asia ex-Jap ex-Aus *	Feb-09	-15.78%		-63.49%	-58.44%	-18.61%	-3.01%	-15.03%		-57.98%	-50.32%	-20.31%	-3.43%
Asia ex-Jap ex-Aus *	Mar-09	12.73%	-13.39%	-58.85%	-50.81%	-16.13%	-1.77%	7.83%	-9.32%	-54.68%	-41.29%	-18.69%	-3.28%
Asia ex-Jap ex-Aus *	Apr-09	12.92%		-53.53%	-50.25%	-13.42%	2.55%	13.14%		-48.73%	-41.55%	-14.87%	0.52%
Asia ex-Jap ex-Aus *	May-09	23.49%		-42.62%	-35.62%	-5.17%	6.70%	15.60%		-40.73%	-29.32%	-8.19%	3.55%
Asia ex-Jap ex-Aus *	Jun-09	3.29%	44.02%	-40.73%	-23.24%	-4.97%	7.26%	4.23%	36.32%	-38.22%	-13.77%	-7.86%	4.24%
Asia ex-Jap ex-Aus *	Jul-09	8.75%		-35.54%	-16.26%	-2.93%	8.77%	7.59%		-33.53%	-7.85%	-6.28%	5.27%
Asia ex-Jap ex-Aus *	Aug-09	-0.74%		-36.02%	-11.55%	-4.76%	7.86%	-1.94%		-34.82%	-9.25%	-8.32%	4.33%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia *	Sep-08	-13.92%	-19.28%	-38.54%	-46.69%	-2.40%	10.10%	-9.78%	-9.46%	-36.03%	-46.03%	-7.24%	6.05%
Australia *	Oct-08	-36.47%		-60.96%	-67.59%	-14.97%	-0.88%	-29.63%		-54.98%	-63.02%	-16.57%	-2.59%
Australia *	Nov-08	-3.59%		-62.36%	-65.08%	-16.67%	-2.32%	-3.66%		-56.63%	-59.61%	-18.69%	-3.43%
Australia *	Dec-08	-5.47%	-42.11%	-64.42%	-64.42%	-19.38%	-4.57%	-13.71%	-41.50%	-62.57%	-62.57%	-23.68%	-6.40%
Australia *	Jan-09	-17.66%		-70.70%	-66.31%	-24.91%	-8.36%	-10.69%		-66.57%	-61.08%	-26.25%	-8.93%
Australia *	Feb-09	-15.12%		-75.13%	-71.37%	-29.28%	-12.10%	-14.35%		-71.37%	-65.78%	-30.75%	-12.49%
Australia *	Mar-09	8.09%	-24.45%	-73.12%	-68.27%	-26.28%	-11.12%	3.40%	-20.90%	-70.40%	-62.13%	-28.52%	-12.49%
Australia *	Apr-09	11.72%		-69.97%	-67.07%	-25.01%	-7.67%	11.94%		-66.86%	-61.31%	-26.26%	-9.51%
Australia *	May-09	10.64%		-66.77%	-60.57%	-21.91%	-6.67%	3.57%		-65.68%	-56.71%	-24.40%	-9.38%
Australia *	Jun-09	4.90%	29.66%	-65.14%	-54.22%	-21.85%	-5.47%	5.86%	22.74%	-63.66%	-48.57%	-24.22%	-8.12%
Australia *	Jul-09	5.30%		-63.29%	-48.11%	-21.93%	-5.67%	4.18%		-62.15%	-42.89%	-24.62%	-8.70%
Australia *	Aug-09	16.55%		-57.22%	-40.09%	-18.74%	-3.15%	15.14%		-56.41%	-38.53%	-21.78%	-6.32%
Japan *	Sep-08	-10.35%	-15.08%	-24.62%	-36.85%	5.19%	13.99%	-6.04%	-4.75%	-21.54%	-36.06%	-0.03%	9.79%
Japan *	Oct-08	-11.90%		-33.59%	-44.30%	-0.72%	10.02%	-2.41%		-23.43%	-36.45%	-2.59%	8.12%
Japan *	Nov-08	-6.20%		-37.71%	-43.82%	-3.01%	10.12%	-6.27%		-28.23%	-35.01%	-5.36%	8.87%
Japan *	Dec-08	6.94%	-11.63%	-33.39%	-33.39%	-8.07%	10.31%	-2.38%	-10.70%	-29.94%	-29.94%	-12.97%	8.19%
Japan *	Jan-09	-11.06%		-40.75%	-40.09%	-13.19%	5.40%	-3.53%		-32.41%	-30.78%	-14.74%	4.75%
Japan *	Feb-09	-22.69%		-54.20%	-50.02%	-19.72%	-0.55%	-21.99%		-47.27%	-40.25%	-21.40%	-0.98%
Japan *	Mar-09	9.25%	-24.88%	-49.96%	-44.40%	-19.60%	-2.51%	4.50%	-21.36%	-44.90%	-33.65%	-22.04%	-4.01%
Japan *	Apr-09	7.93%		-45.99%	-48.39%	-16.74%	1.52%	8.15%		-40.41%	-39.36%	-18.13%	-0.50%
Japan *	May-09	22.60%		-33.79%	-36.13%	-8.73%	5.63%	14.77%		-31.61%	-29.88%	-11.64%	2.56%
Japan *	Jun-09	6.58%	41.03%	-29.43%	-20.51%	-7.67%	5.91%	7.55%	33.49%	-26.44%	-10.71%	-10.48%	2.94%
Japan *	Jul-09	3.13%		-27.22%	-19.27%	-6.16%	8.00%	2.03%		-24.95%	-11.15%	-9.39%	4.53%
Japan *	Aug-09	3.97%		-24.34%	-10.02%	-6.94%	8.76%	2.71%		-22.91%	-7.69%	-10.42%	5.21%
North America *	Sep-08	-1.55%	3.21%	-1.36%	-13.91%	5.42%	13.61%	3.19%	15.77%	2.67%	-12.84%	0.19%	9.43%
North America *	Oct-08	-32.19%		-33.11%	-42.40%	-6.59%	4.77%	-24.89%		-22.88%	-34.29%	-8.35%	2.96%
North America *	Nov-08	-23.13%		-48.58%	-51.16%	-15.72%	-1.44%	-23.18%		-40.75%	-43.51%	-17.76%	-2.55%
North America *	Dec-08	15.47%	-39.81%	-40.63%	-40.63%	-11.71%	0.79%	5.40%	-39.18%	-37.56%	-37.56%	-16.41%	-1.15%
North America *	Jan-09	-16.77%		-50.59%	-49.91%	-18.74%	-3.61%	-9.72%		-43.63%	-42.13%	-20.19%	-4.21%
North America *	Feb-09	-20.36%		-60.65%	-58.75%	-25.17%	-8.30%	-19.64%		-54.70%	-50.70%	-26.73%	-8.70%
North America *	Mar-09	3.40%	-31.46%	-59.31%	-59.54%	-25.54%	-8.68%	-1.08%	-28.24%	-55.19%	-51.71%	-27.81%	-10.08%
North America *	Apr-09	30.29%		-46.98%	-50.14%	-17.79%	-0.77%	30.54%		-41.50%	-41.41%	-19.16%	-2.74%
North America *	May-09	3.69%		-45.03%	-48.58%	-16.14%	-1.39%	-2.93%		-43.22%	-43.55%	-18.81%	-4.30%
North America *	Jun-09	-2.88%	31.21%	-46.61%	-44.14%	-18.29%	-2.53%	-2.00%	24.19%	-44.35%	-37.25%	-20.78%	-5.27%
North America *	Jul-09	10.67%		-40.92%	-39.62%	-16.44%	-0.64%	9.49%		-39.07%	-33.55%	-19.32%	-3.84%
North America *	Aug-09	13.74%		-32.79%	-32.92%	-13.92%	0.51%	12.37%		-31.53%	-31.19%	-17.14%	-2.77%

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

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Global *	Sep-08	-9.26%	-10.41%	-22.69%	-35.86%	2.33%	12.76%	-4.89%	0.49%	-19.53%	-29.75%	-2.75%	8.61%
Global *	Oct-08	-27.87%		-44.24%	-30.01%	-7.29%	5.00%	-20.10%		-35.71%	-44.34%	-9.04%	3.19%
Global *	Nov-08	-14.51%		-52.33%	-23.06%	-13.04%	1.04%	-14.56%		-45.07%	-47.72%	-15.15%	-0.10%
Global *	Dec-08	9.66%	-32.38%	-47.72%	-47.72%	-11.53%	1.96%	0.10%	-31.67%	-45.02%	-45.02%	-16.25%	0.00%
Global *	Jan-09	-12.86%		-54.44%	-52.42%	-17.29%	-1.69%	-5.48%		-48.03%	-45.03%	-18.76%	-2.30%
Global *	Feb-09	-16.49%		-61.96%	-59.53%	-22.69%	-5.83%	-15.74%		-56.21%	-51.63%	-24.30%	-6.24%
Global *	Mar-09	7.06%	-22.09%	-59.27%	-56.84%	-22.07%	-5.43%	2.41%	-18.43%	-55.15%	-48.49%	-24.44%	-6.88%
Global *	Apr-09	20.66%		-50.86%	-50.99%	-16.90%	0.49%	20.90%		-45.78%	-42.42%	-18.30%	-1.51%
Global *	May-09	12.63%		-44.65%	-43.41%	-12.54%	1.90%	5.44%		-42.83%	-37.87%	-15.33%	-1.11%
Global *	Jun-09	0.00%	35.91%	-44.65%	-35.86%	-13.57%	1.41%	0.91%	28.64%	-42.31%	-27.95%	-16.20%	-1.44%
Global *	Jul-09	10.01%		-39.11%	-30.01%	-11.82%	3.19%	8.84%		-37.21%	-22.97%	-14.87%	-0.13%
Global *	Aug-09	7.65%		-34.45%	-23.06%	-10.74%	3.60%	6.35%		-33.22%	-21.06%	-14.08%	0.21%
Global ex-US *	Sep-08	-15.33%	-19.74%	-34.80%	-40.56%	0.39%	12.92%	-11.26%	-9.97%	-32.13%	-39.82%	-4.73%	8.67%
Global ex-US *	Oct-08	-24.33%		-50.66%	-56.39%	-7.37%	5.81%	-16.18%		-43.11%	-50.25%	-9.25%	3.89%
Global ex-US *	Nov-08	-7.52%		-54.37%	-56.72%	-10.54%	3.57%	-7.58%		-47.43%	-49.94%	-12.70%	2.31%
Global ex-US *	Dec-08	5.20%	-26.38%	-52.00%	-52.00%	-11.30%	3.28%	-3.96%	-25.61%	-49.51%	-49.51%	-16.02%	1.20%
Global ex-US *	Jan-09	-9.68%		-56.65%	-53.88%	-16.01%	0.23%	-2.03%		-50.54%	-46.71%	-17.51%	-0.48%
Global ex-US *	Feb-09	-13.52%		-62.51%	-59.79%	-20.63%	-3.61%	-12.74%		-56.84%	-51.93%	-22.29%	-4.12%
Global ex-US *	Mar-09	8.95%	-14.90%	-59.15%	-54.96%	-19.38%	-2.68%	4.22%	-10.91%	-55.02%	-46.24%	-21.83%	-4.25%
Global ex-US *	Apr-09	14.96%		-53.04%	-51.38%	-16.12%	1.64%	15.19%		-48.18%	-42.87%	-17.52%	-0.47%
Global ex-US *	May-09	18.93%		-44.15%	-39.72%	-9.85%	4.60%	11.34%		-42.31%	-33.82%	-12.72%	1.46%
Global ex-US *	Jun-09	1.59%	38.90%	-43.26%	-30.15%	-10.07%	4.58%	2.52%	31.48%	-40.86%	-21.54%	-12.80%	1.56%
Global ex-US *	Jul-09	9.82%		-37.69%	-23.02%	-8.30%	6.27%	8.65%		-35.74%	-15.28%	-11.46%	2.76%
Global ex-US *	Aug-09	4.32%		-34.99%	-15.58%	-8.09%	6.49%	3.06%		-33.77%	-13.40%	-11.53%	2.91%

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

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK	Sep-08	-13.87%	-20.31%	-24.28%	-32.29%	0.42%	15.25%	-9.73%	-10.62%	-21.18%	-31.45%	-4.57%	11.00%
Europe ex-UK	Oct-08	-28.92%		-46.17%	-52.31%	-8.46%	7.19%	-21.26%		-37.94%	-45.59%	-10.19%	5.34%
Europe ex-UK	Nov-08	-10.18%		-51.65%	-54.07%	-11.03%	3.28%	-10.24%		-44.29%	-46.87%	-13.19%	2.11%
Europe ex-UK	Dec-08	15.20%	-26.45%	-44.31%	-44.31%	-7.44%	4.82%	5.16%	-25.67%	-41.42%	-41.42%	-12.37%	2.81%
Europe ex-UK	Jan-09	-8.64%		-8.64%	-49.02%	-12.87%	2.83%	-0.90%		-0.90%	-41.09%	-14.42%	2.20%
Europe ex-UK	Feb-09	-7.34%		-15.34%	-56.24%	-16.65%	0.27%	-6.50%		-7.34%	-47.68%	-18.39%	-0.17%
Europe ex-UK	Mar-09	2.24%	-13.45%	-13.45%	-56.26%	-17.94%	0.40%	-2.20%	-9.38%	-9.38%	-47.79%	-20.44%	-1.14%
Europe ex-UK	Apr-09	13.24%		-1.98%	-50.07%	-14.76%	4.12%	13.47%		2.83%	-41.33%	-16.19%	2.05%
Europe ex-UK	May-09	9.11%		6.94%	-44.67%	-11.18%	5.14%	2.14%		5.04%	-39.24%	-14.01%	2.08%
Europe ex-UK	Jun-09	-5.12%	17.24%	1.47%	-40.53%	-13.37%	3.21%	-4.25%	10.98%	0.57%	-33.18%	-16.00%	0.32%
Europe ex-UK	Jul-09	13.09%		14.76%	-30.85%	-11.22%	5.69%	11.89%		12.53%	-23.88%	-14.28%	2.29%
Europe ex-UK	Aug-09	16.32%		33.49%	-15.44%	-7.14%	7.96%	14.92%		29.33%	-13.23%	-10.61%	4.44%
UK	Sep-08	-6.01%	-5.36%	-25.55%	-37.14%	-4.01%	11.12%	-1.49%	6.15%	-22.51%	-36.35%	-8.78%	7.03%
UK	Oct-08	-29.14%		-47.25%	-55.06%	-12.97%	2.60%	-21.51%		-39.18%	-48.73%	-14.61%	0.83%
UK	Nov-08	-21.07%		-58.36%	-60.59%	-21.28%	-3.56%	-21.12%		-52.02%	-54.41%	-23.19%	-4.65%
UK	Dec-08	-4.83%	-46.77%	-60.37%	-60.37%	-24.09%	-6.10%	-13.12%	-46.21%	-58.32%	-58.32%	-27.73%	-7.91%
UK	Jan-09	-22.56%		-22.56%	-70.84%	-31.99%	-10.89%	-16.00%		-16.00%	-66.31%	-33.48%	-11.44%
UK	Feb-09	-11.56%		-31.51%	-73.61%	-35.80%	-14.88%	-10.77%		-25.04%	-68.45%	-37.01%	-15.25%
UK	Mar-09	0.49%	-31.18%	-31.18%	-73.19%	-36.51%	-14.85%	-3.87%	-27.95%	-27.95%	-68.00%	-38.62%	-16.16%
UK	Apr-09	28.07%		-11.86%	-63.70%	-31.38%	-9.77%	28.32%		-7.54%	-57.35%	-33.62%	-11.56%
UK	May-09	2.19%		-9.93%	-58.90%	-30.87%	-10.47%	-4.33%		-11.55%	-54.88%	-34.58%	-13.07%
UK	Jun-09	1.99%	33.47%	-8.14%	-53.73%	-30.63%	-10.45%	2.92%	26.34%	-8.97%	-48.02%	-34.16%	-12.96%
UK	Jul-09	11.70%		2.60%	-49.99%	-29.99%	-8.72%	10.50%		0.59%	-44.97%	-33.79%	-11.66%
UK	Aug-09	15.44%		18.44%	-40.75%	-26.88%	-6.39%	14.05%		14.73%	-39.21%	-29.61%	-9.45%
Asia ex-Jap ex-Aus	Sep-08	-25.63%	-30.53%	-50.36%	-46.00%	2.34%	10.28%	-22.05%	-22.07%	-48.33%	-45.32%	-2.74%	6.22%
Asia ex-Jap ex-Aus	Oct-08	-15.48%		-58.04%	-58.31%	-0.75%	6.29%	-6.37%		-51.62%	-52.43%	-2.62%	4.46%
Asia ex-Jap ex-Aus	Nov-08	-1.47%		-58.66%	-59.07%	-2.65%	6.55%	-1.54%		-52.37%	-52.66%	-5.01%	5.35%
Asia ex-Jap ex-Aus	Dec-08	7.24%	-10.70%	-55.67%	-55.67%	-1.19%	6.87%	-2.11%	-9.76%	-53.37%	-53.37%	-5.93%	4.82%
Asia ex-Jap ex-Aus	Jan-09	-0.43%		-0.43%	-50.60%	-4.02%	3.70%	8.01%		8.01%	-42.92%	-6.11%	3.05%
Asia ex-Jap ex-Aus	Feb-09	-9.85%		-10.23%	-54.02%	-8.47%	1.31%	-9.04%		-1.75%	-45.04%	-10.20%	0.87%
Asia ex-Jap ex-Aus	Mar-09	15.93%	4.07%	4.07%	-41.97%	-4.80%	5.58%	10.90%	8.96%	8.96%	-30.75%	-7.97%	3.96%
Asia ex-Jap ex-Aus	Apr-09	16.31%		21.04%	-39.14%	-2.11%	10.24%	16.53%		26.97%	-28.50%	-5.31%	8.05%
Asia ex-Jap ex-Aus	May-09	25.55%		51.96%	-19.40%	8.98%	16.01%	17.54%		49.24%	-11.51%	3.13%	12.64%
Asia ex-Jap ex-Aus	Jun-09	0.48%	46.72%	52.69%	-5.27%	8.95%	16.72%	1.40%	38.88%	51.32%	6.41%	3.41%	13.45%
Asia ex-Jap ex-Aus	Jul-09	14.48%		74.80%	5.16%	12.78%	18.51%	13.26%		71.38%	15.73%	6.67%	14.70%
Asia ex-Jap ex-Aus	Aug-09	-9.90%		57.48%	4.59%	7.16%	14.28%	-10.99%		52.55%	7.30%	3.16%	10.55%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia	Sep-08	-12.95%	-17.70%	-37.62%	-45.87%	-2.43%	10.82%	-8.76%	-7.69%	-35.07%	-45.20%	-7.27%	6.74%
Australia	Oct-08	-33.02%		-58.22%	-65.19%	-13.52%	0.81%	-25.80%		-51.83%	-60.29%	-15.15%	-0.93%
Australia	Nov-08	-3.73%		-59.78%	-62.56%	-15.33%	-0.72%	-3.80%		-53.66%	-56.69%	-17.38%	-1.85%
Australia	Dec-08	-4.27%	-38.27%	-61.49%	-61.49%	-17.74%	-2.72%	-12.61%	-37.62%	-59.50%	-59.50%	-22.12%	-4.59%
Australia	Jan-09	-16.09%		-16.09%	-63.08%	-22.84%	-6.18%	-8.98%		-8.98%	-57.34%	-24.22%	-6.77%
Australia	Feb-09	-15.28%		-28.91%	-68.63%	-27.34%	-10.06%	-14.52%		-22.20%	-62.50%	-28.85%	-10.46%
Australia	Mar-09	4.50%	-25.72%	-25.72%	-66.65%	-24.97%	-9.70%	-0.04%	-22.23%	-22.23%	-60.20%	-27.26%	-11.09%
Australia	Apr-09	11.13%		-17.45%	-65.35%	-23.86%	-6.35%	11.35%		-13.40%	-59.29%	-25.14%	-8.21%
Australia	May-09	10.98%		-8.39%	-58.02%	-20.65%	-5.30%	3.89%		-10.03%	-53.91%	-23.18%	-8.05%
Australia	Jun-09	4.72%	29.15%	-4.07%	-51.26%	-20.59%	-4.24%	5.67%	22.25%	-4.93%	-45.26%	-23.00%	-6.93%
Australia	Jul-09	4.21%		-0.03%	-45.54%	-21.11%	-4.57%	3.10%		-1.98%	-40.07%	-23.83%	-7.64%
Australia	Aug-09	16.27%		16.24%	-37.53%	-17.83%	-2.15%	14.87%		12.60%	-35.91%	-20.90%	-5.35%
Japan	Sep-08	-10.52%	-14.12%	-23.00%	-36.27%	6.46%	14.35%	-6.21%	-3.67%	-19.86%	-35.48%	1.17%	10.14%
Japan	Oct-08	-10.55%		-31.12%	-43.04%	0.94%	10.71%	-0.91%		-20.59%	-35.01%	-0.96%	8.80%
Japan	Nov-08	-7.12%		-36.03%	-42.80%	-1.55%	10.79%	-7.18%		-26.29%	-33.83%	-3.94%	9.54%
Japan	Dec-08	5.62%	-12.25%	-32.43%	-32.43%	-7.36%	10.68%	-3.58%	-11.32%	-28.93%	-28.93%	-11.81%	8.55%
Japan	Jan-09	-11.89%		-11.89%	-40.35%	-13.01%	5.35%	-4.43%		-4.43%	-31.09%	-14.91%	4.69%
Japan	Feb-09	-22.73%		-31.92%	-49.71%	-19.63%	-0.65%	-22.03%		-25.48%	-39.89%	-21.15%	-1.08%
Japan	Mar-09	8.93%	-25.83%	-25.83%	-44.36%	-19.59%	-2.59%	4.20%	-22.35%	-22.35%	-33.60%	-22.27%	-4.08%
Japan	Apr-09	8.47%		-19.55%	-49.03%	-16.46%	1.62%	8.68%		-15.61%	-40.11%	-19.19%	-0.39%
Japan	May-09	23.93%		-0.30%	-35.86%	-8.05%	6.13%	16.02%		-2.09%	-29.58%	-12.99%	3.04%
Japan	Jun-09	6.28%	42.88%	5.97%	-20.14%	-7.29%	6.07%	7.25%	35.24%	5.01%	-10.29%	-12.00%	3.10%
Japan	Jul-09	3.25%		9.40%	-20.03%	-5.78%	8.23%	2.15%		7.27%	-11.99%	-10.88%	4.75%
Japan	Aug-09	3.15%		12.85%	-11.39%	-6.72%	8.89%	1.91%		9.31%	-9.09%	-10.20%	5.33%
North America	Sep-08	-2.13%	2.78%	-1.94%	-15.06%	4.60%	13.43%	2.58%	15.28%	2.07%	-14.00%	-0.60%	9.25%
North America	Oct-08	-32.33%		-33.64%	-43.25%	-7.36%	4.56%	-25.04%		-23.49%	-35.25%	-9.11%	2.75%
North America	Nov-08	-24.13%		-49.65%	-52.35%	-16.80%	-1.86%	-24.18%		-41.98%	-44.88%	-18.81%	-2.97%
North America	Dec-08	15.64%	-40.63%	-41.78%	-41.78%	-12.77%	0.38%	5.56%	-40.00%	-38.76%	-38.76%	-17.42%	-1.55%
North America	Jan-09	-17.29%		-17.29%	-51.16%	-19.86%	-4.01%	-10.29%		-10.29%	-43.57%	-21.29%	-4.61%
North America	Feb-09	-20.59%		-34.32%	-59.77%	-26.29%	-8.74%	-19.88%		-28.12%	-51.91%	-27.83%	-9.14%
North America	Mar-09	3.74%	-31.87%	-31.87%	-60.59%	-26.62%	-9.10%	-0.76%	-28.66%	-28.66%	-52.96%	-28.86%	-10.49%
North America	Apr-09	29.08%		-12.05%	-51.89%	-19.23%	-1.40%	29.33%		-7.74%	-43.47%	-20.58%	-3.36%
North America	May-09	3.16%		-9.27%	-50.50%	-17.77%	-2.16%	-3.42%		-10.90%	-45.66%	-20.39%	-5.01%
North America	Jun-09	-3.26%	28.82%	-12.23%	-46.44%	-19.97%	-3.33%	-2.38%	21.93%	-13.02%	-39.84%	-22.40%	-6.04%
North America	Jul-09	10.69%		-2.85%	-42.26%	-18.23%	-1.52%	9.51%		-4.75%	-36.46%	-21.05%	-4.69%
North America	Aug-09	13.63%		10.39%	-35.85%	-15.76%	-0.42%	12.26%		6.93%	-34.19%	-18.91%	-3.68%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Global	Sep-08	-9.32%	-10.10%	-22.35%	-30.40%	2.22%	12.51%	-4.96%	0.84%	-19.17%	-29.53%	-2.73%	9.70%
Global	Oct-08	-27.04%		-43.35%	-50.48%	-7.03%	5.02%	-19.18%		-34.68%	-43.50%	-8.47%	4.12%
Global	Nov-08	-14.90%		-51.79%	-54.40%	-12.91%	1.01%	-14.95%		-44.45%	-47.25%	-14.43%	0.91%
Global	Dec-08	9.03%	-32.30%	-47.43%	-47.43%	-11.62%	1.80%	-0.47%	-31.59%	-44.71%	-44.71%	-16.33%	0.52%
Global	Jan-09	-13.01%		-13.01%	-52.52%	-17.41%	-1.86%	-5.64%		-5.64%	-45.15%	-18.88%	-1.90%
Global	Feb-09	-16.51%		-27.37%	-59.41%	-22.82%	-6.02%	-15.76%		-20.51%	-51.48%	-24.43%	-6.19%
Global	Mar-09	6.68%	-22.52%	-22.52%	-56.97%	-22.26%	-5.68%	2.05%	-18.87%	-18.87%	-48.64%	-24.63%	-6.67%
Global	Apr-09	19.86%		-7.13%	-51.51%	-17.29%	0.10%	20.09%		-2.57%	-43.03%	-18.67%	-2.13%
Global	May-09	11.71%		3.75%	-44.27%	-13.18%	1.33%	4.58%		1.89%	-38.81%	-15.95%	-1.45%
Global	Jun-09	-0.22%	33.60%	3.52%	-37.00%	-14.28%	0.79%	0.69%	26.46%	2.59%	-29.23%	-16.89%	-1.79%
Global	Jul-09	10.12%		14.00%	-31.45%	-12.62%	2.60%	8.95%		11.77%	-24.56%	-15.63%	-0.51%
Global	Aug-09	7.28%		22.30%	-24.92%	-11.62%	2.92%	5.99%		18.47%	-22.97%	-14.92%	0.19%
Global ex-US	Sep-08	-14.99%	-18.84%	-33.88%	-39.64%	0.69%	12.78%	-10.89%	-8.97%	-31.18%	-38.89%	-4.31%	8.63%
Global ex-US	Oct-08	-22.75%		-48.93%	-54.79%	-6.46%	6.11%	-14.43%		-41.12%	-48.41%	-8.23%	4.28%
Global ex-US	Nov-08	-7.72%		-52.87%	-55.39%	-9.67%	3.89%	-7.78%		-45.70%	-48.40%	-11.86%	2.72%
Global ex-US	Dec-08	4.18%	-25.74%	-50.90%	-50.90%	-10.85%	3.39%	-4.90%	-24.96%	-48.36%	-48.36%	-15.60%	1.40%
Global ex-US	Jan-09	-9.64%		-9.64%	-53.31%	-15.59%	0.33%	-1.99%		-1.99%	-46.05%	-17.09%	-0.29%
Global ex-US	Feb-09	-13.48%		-21.83%	-58.96%	-20.21%	-3.55%	-12.70%		-14.44%	-50.95%	-21.88%	-3.97%
Global ex-US	Mar-09	8.19%	-15.43%	-15.43%	-54.44%	-19.05%	-2.70%	3.49%	-11.46%	-11.46%	-45.62%	-21.52%	-4.19%
Global ex-US	Apr-09	14.56%		-3.11%	-51.09%	-15.84%	1.58%	14.79%		1.64%	-42.53%	-17.25%	-0.44%
Global ex-US	May-09	17.61%		13.95%	-39.77%	-9.86%	4.33%	10.11%		11.91%	-33.88%	-12.73%	1.29%
Global ex-US	Jun-09	1.49%	36.75%	15.65%	-30.30%	-10.16%	4.21%	2.42%	29.45%	14.62%	-21.71%	-12.89%	1.29%
Global ex-US	Jul-09	9.96%		27.17%	-23.49%	-8.48%	5.98%	8.79%		24.69%	-15.80%	-11.64%	2.57%
Global ex-US	Aug-09	3.84%		32.06%	-16.63%	-8.40%	6.09%	2.59%		27.92%	-14.47%	-11.82%	2.62%

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

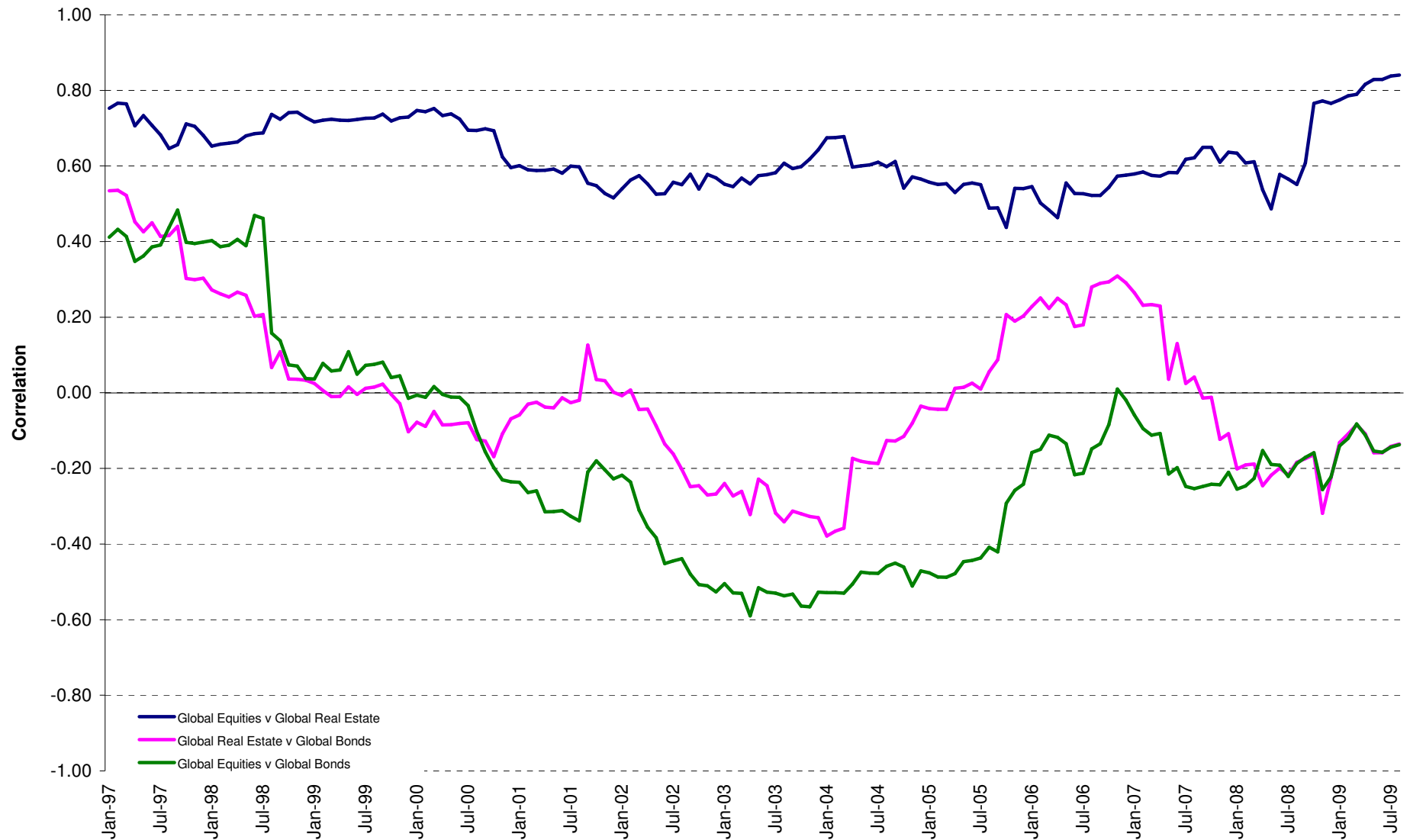
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Section 10

Risk / Return Profiles and Correlations

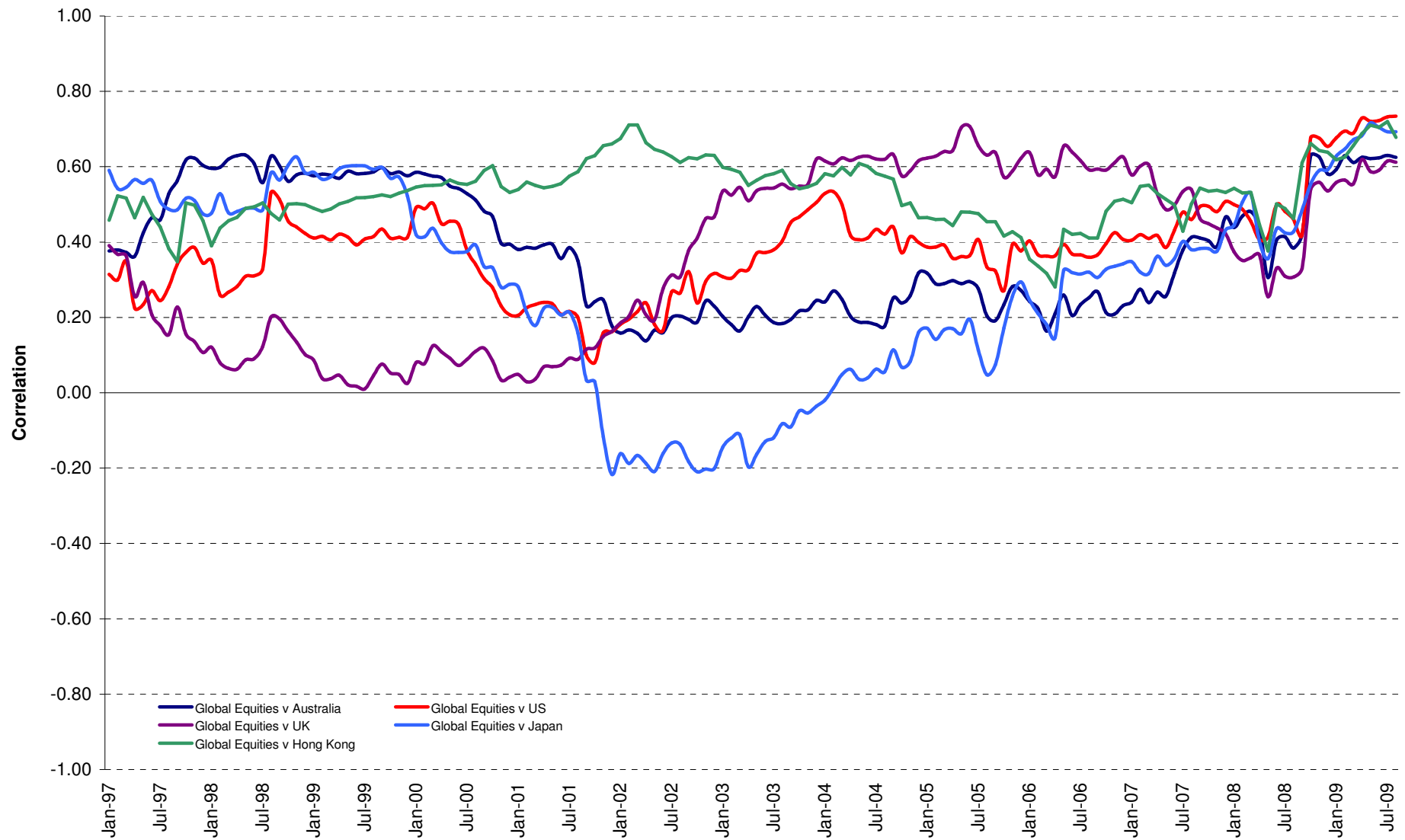
Graph 34: Developed Real Estate, Equities & Bonds 36 Months Asset Class Correlations (Local) 1997 to Date



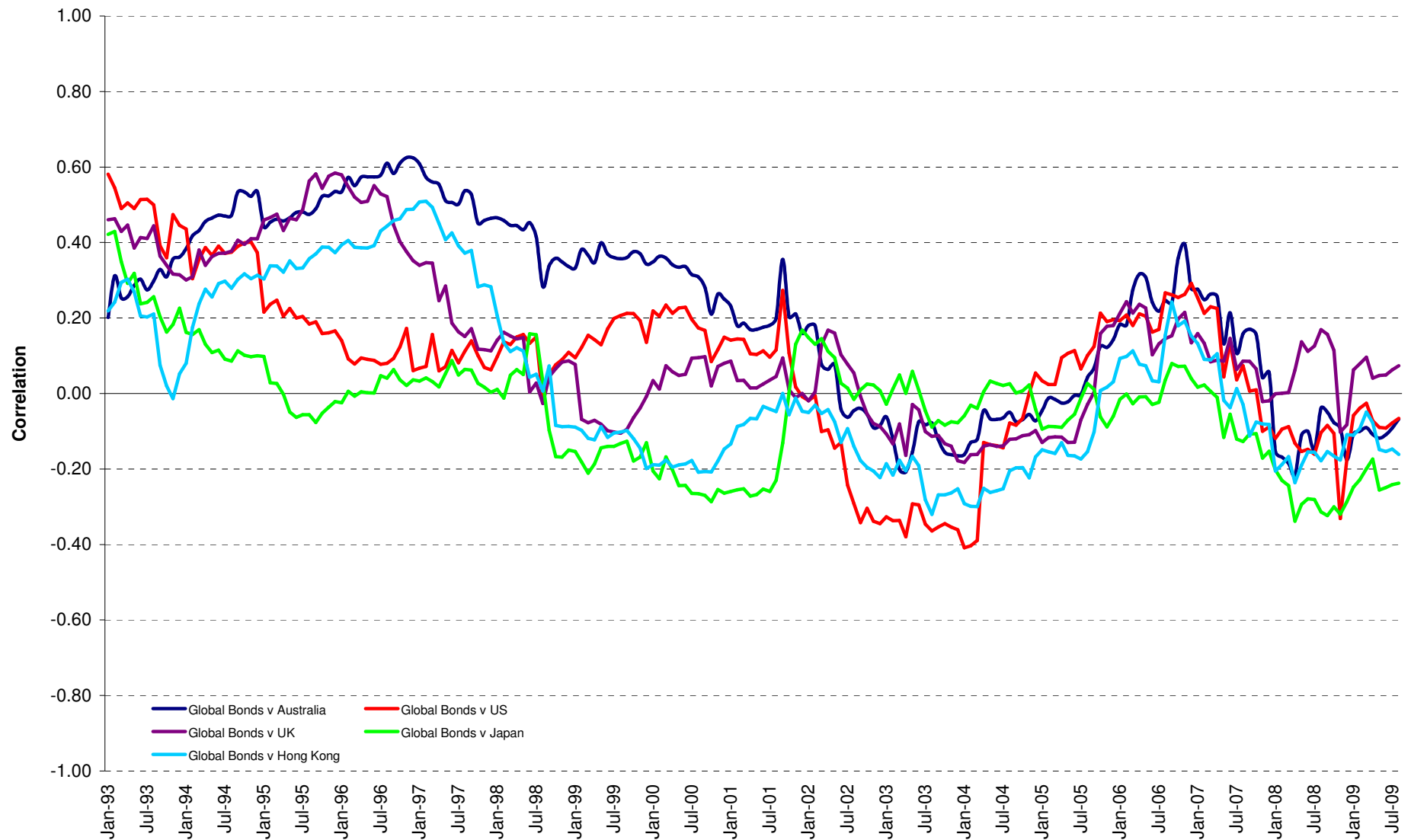
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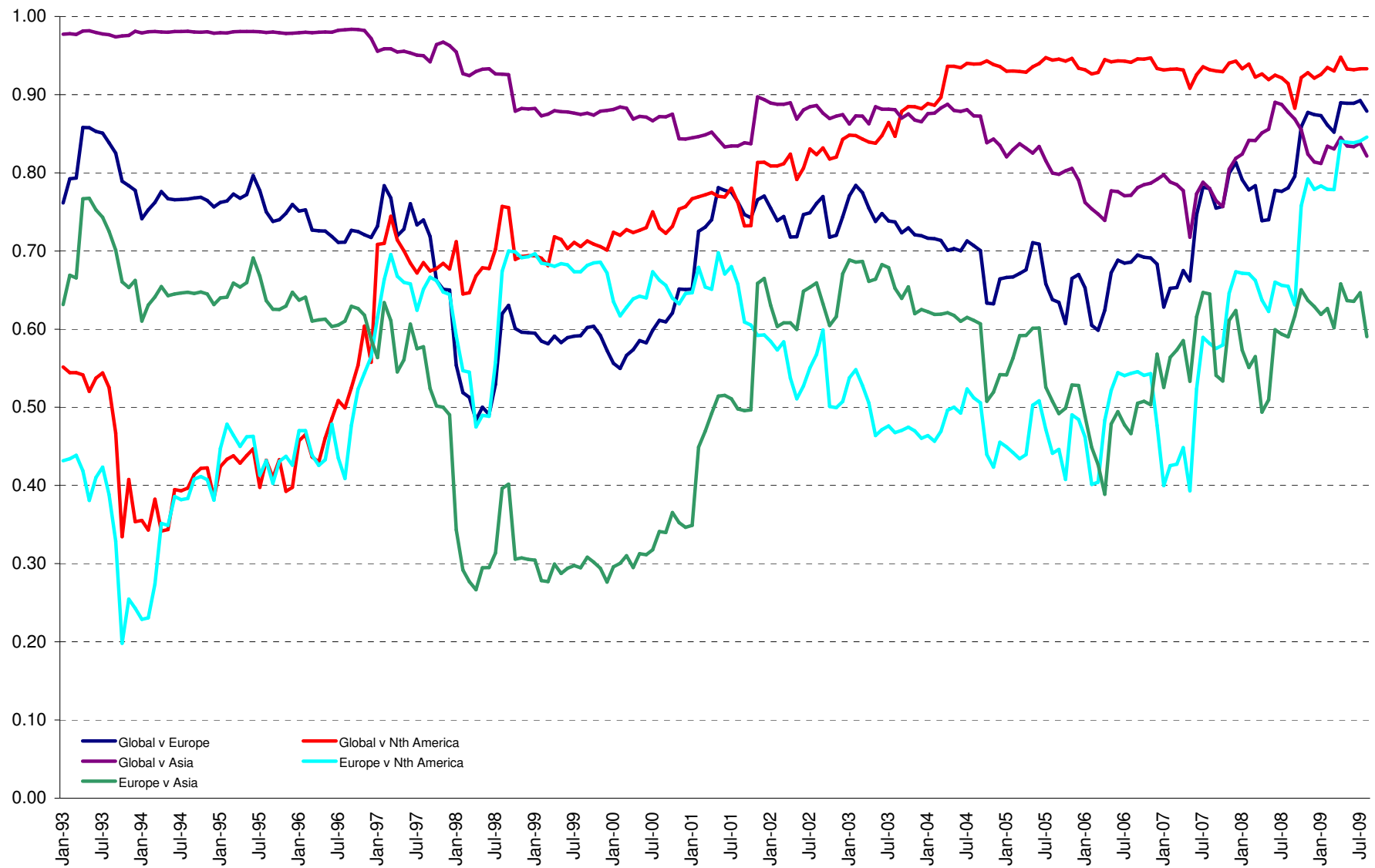
Graph 35: Top 5 Countries v Global Equities 36 Months Correlations (Local) 1997 to Date



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



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



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36 Months Correlations (in EUR)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.88	0.93	0.82		0.88	0.77	0.72	0.62		-0.22
Europe Real Estate	0.88	1.00	0.85	0.59		0.72	0.71	0.65	0.53		-0.14
North America Real Estate	0.93	0.85	1.00	0.58		0.72	0.67	0.67	0.49		-0.13
Asia Real Estate	0.82	0.59	0.58	1.00		0.89	0.70	0.59	0.65		-0.31
Global Equities	0.88	0.72	0.72	0.89		1.00	0.79	0.75	0.67		-0.40
Europe Equities	0.77	0.71	0.67	0.70		0.79	1.00	0.86	0.90		-0.26
North America Equities	0.72	0.65	0.67	0.59		0.75	0.86	1.00	0.78		-0.23
Asia Equities	0.62	0.53	0.49	0.65		0.67	0.90	0.78	1.00		-0.22
Global Bonds	-0.22	-0.14	-0.13	-0.31		-0.40	-0.26	-0.23	-0.22		1.00

36 Months Correlations (in USD)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.91	0.94	0.87		0.88	0.87	0.88	0.80		-0.01
Europe Real Estate	0.91	1.00	0.87	0.70		0.79	0.80	0.78	0.70		0.01
North America Real Estate	0.94	0.87	1.00	0.66		0.76	0.75	0.80	0.65		0.02
Asia Real Estate	0.87	0.70	0.66	1.00		0.85	0.84	0.81	0.83		-0.06
Global Equities	0.88	0.79	0.76	0.85		1.00	0.99	0.97	0.95		-0.04
Europe Equities	0.87	0.80	0.75	0.84		0.99	1.00	0.94	0.94		-0.03
North America Equities	0.88	0.78	0.80	0.81		0.97	0.94	1.00	0.87		-0.03
Asia Equities	0.80	0.70	0.65	0.83		0.95	0.94	0.87	1.00		-0.04
Global Bonds	-0.01	0.01	0.02	-0.06		-0.04	-0.03	-0.03	-0.04		1.00

36 Months Correlations (in Local Currency)

	Australia	Singapore	Hong Kong	Japan	US	Canada	UK	Switzerland	Sweden	Austria	Netherlands	Norway	Italy	France	Germany	Greece	Belgium	Finland	Global Equities	Global Bonds
Australia	1.00	0.42	0.37	0.59	0.62	0.78	0.63	0.51	0.37	0.62	0.68	0.42	0.48	0.63	0.40	0.59	0.53	0.58	0.74	-0.04
Singapore	0.42	1.00	0.80	0.75	0.52	0.64	0.36	0.50	0.38	0.54	0.52	0.36	0.53	0.55	0.53	0.28	0.24	0.50	0.63	-0.28
Hong Kong	0.37	0.80	1.00	0.68	0.40	0.48	0.20	0.34	0.23	0.48	0.37	0.38	0.38	0.36	0.46	0.16	0.20	0.27	0.68	-0.19
Japan	0.59	0.75	0.68	1.00	0.63	0.70	0.44	0.49	0.32	0.52	0.62	0.32	0.44	0.58	0.52	0.32	0.30	0.46	0.74	-0.24
US	0.62	0.52	0.40	0.63	1.00	0.75	0.81	0.71	0.66	0.62	0.79	0.48	0.47	0.77	0.76	0.47	0.56	0.72	0.66	-0.04
Canada	0.78	0.64	0.48	0.70	0.75	1.00	0.65	0.63	0.50	0.76	0.74	0.43	0.61	0.73	0.58	0.53	0.55	0.68	0.73	-0.15
UK	0.63	0.36	0.20	0.44	0.81	0.65	1.00	0.73	0.70	0.60	0.80	0.57	0.43	0.76	0.62	0.61	0.61	0.77	0.56	0.10
Switzerland	0.51	0.50	0.34	0.49	0.71	0.63	0.73	1.00	0.50	0.62	0.67	0.25	0.47	0.66	0.63	0.47	0.59	0.58	0.51	0.00
Sweden	0.37	0.38	0.23	0.32	0.66	0.50	0.70	0.50	1.00	0.43	0.73	0.48	0.66	0.70	0.80	0.36	0.65	0.79	0.36	0.18
Austria	0.62	0.54	0.48	0.52	0.62	0.76	0.60	0.62	0.43	1.00	0.72	0.61	0.51	0.70	0.54	0.46	0.58	0.75	0.75	-0.31
Netherlands	0.68	0.52	0.37	0.62	0.79	0.74	0.80	0.67	0.73	0.72	1.00	0.55	0.67	0.91	0.69	0.55	0.75	0.84	0.71	-0.20
Norway	0.42	0.36	0.38	0.32	0.48	0.43	0.57	0.25	0.48	0.61	0.55	1.00	0.39	0.50	0.28	0.60	0.44	0.63	0.61	-0.27
Italy	0.48	0.53	0.38	0.44	0.47	0.61	0.43	0.47	0.66	0.51	0.67	0.39	1.00	0.66	0.55	0.39	0.71	0.71	0.45	-0.18
France	0.63	0.55	0.36	0.58	0.77	0.73	0.76	0.66	0.70	0.70	0.91	0.50	0.66	1.00	0.67	0.51	0.79	0.81	0.66	-0.14
Germany	0.40	0.53	0.46	0.52	0.76	0.58	0.62	0.63	0.80	0.54	0.69	0.28	0.55	0.67	1.00	0.19	0.49	0.69	0.47	0.11
Greece	0.59	0.28	0.16	0.32	0.47	0.53	0.61	0.47	0.36	0.46	0.55	0.60	0.39	0.51	0.19	1.00	0.49	0.56	0.52	-0.21
Belgium	0.53	0.24	0.20	0.30	0.56	0.55	0.61	0.59	0.65	0.58	0.75	0.44	0.71	0.79	0.49	0.49	1.00	0.67	0.50	0.00
Finland	0.58	0.50	0.27	0.46	0.72	0.68	0.77	0.58	0.79	0.75	0.84	0.63	0.71	0.81	0.69	0.56	0.67	1.00	0.53	-0.15
Global Equities	0.74	0.63	0.68	0.74	0.66	0.73	0.56	0.51	0.36	0.75	0.71	0.61	0.45	0.66	0.47	0.52	0.50	0.53	1.00	-0.40
Global Bonds	-0.04	-0.28	-0.19	-0.24	-0.04	-0.15	0.10	0.00	0.18	-0.31	-0.20	-0.27	-0.18	-0.14	0.11	-0.21	0.00	-0.15	-0.40	1.00

36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.77	-0.11
Australia - ASX	0.77	1.00	-0.37
Australia Bonds	-0.11	-0.37	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.80	-0.01
Japan - Nikkei	0.80	1.00	-0.09
Japan Bonds	-0.01	-0.09	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.89	-0.06
Hong Kong - Hang Seng	0.89	1.00	-0.14
Hong Kong Bonds	-0.06	-0.14	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.86	-0.01
Singapore - STI	0.86	1.00	-0.02
Singapore Bonds	-0.01	-0.02	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.82	-0.04
United States - S&P 500	0.82	1.00	-0.03
United States Bonds	-0.04	-0.03	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.75	-0.11
Canada - TSX	0.75	1.00	-0.16
Canada Bonds	-0.11	-0.16	1.00

36 Months Correlations (in Local Currency)

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.59	0.17
UK - FTSE 100	0.59	1.00	0.08
UK Bonds	0.17	0.08	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.67	-0.19
Netherlands - AEX	0.67	1.00	-0.26
Netherlands Bonds	-0.19	-0.26	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	1.00	#DIV/0!	-0.02
Italy - MIB30	#DIV/0!	#DIV/0!	#DIV/0!
Italy Bonds	-0.02	#DIV/0!	1.00

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.61	0.13
Sweden - OMX	0.61	1.00	-0.11
Sweden Bonds	0.13	-0.11	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.69	-0.14
France - CAC 40	0.69	1.00	-0.20
France Bonds	-0.14	-0.20	1.00

	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.47	0.25
Greece - ASE 20	0.47	1.00	0.28
Greece Bonds	0.25	0.28	1.00

36 Months Correlations (in Local Currency)

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	1.00	0.53	-NA-
Switzerland - SMI	0.53	1.00	-NA-
Switzerland Bonds	-NA-	-NA-	-NA-

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.65	0.05
Belgium - BEL 20	0.65	1.00	-0.12
Belgium Bonds	0.05	-0.12	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	1.00	0.58	-0.07
Germany - DAX	0.58	1.00	-0.35
Germany Bonds	-0.07	-0.35	1.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.71	-0.24
Finland - HEX 25	0.71	1.00	-0.27
Finland Bonds	-0.24	-0.27	1.00

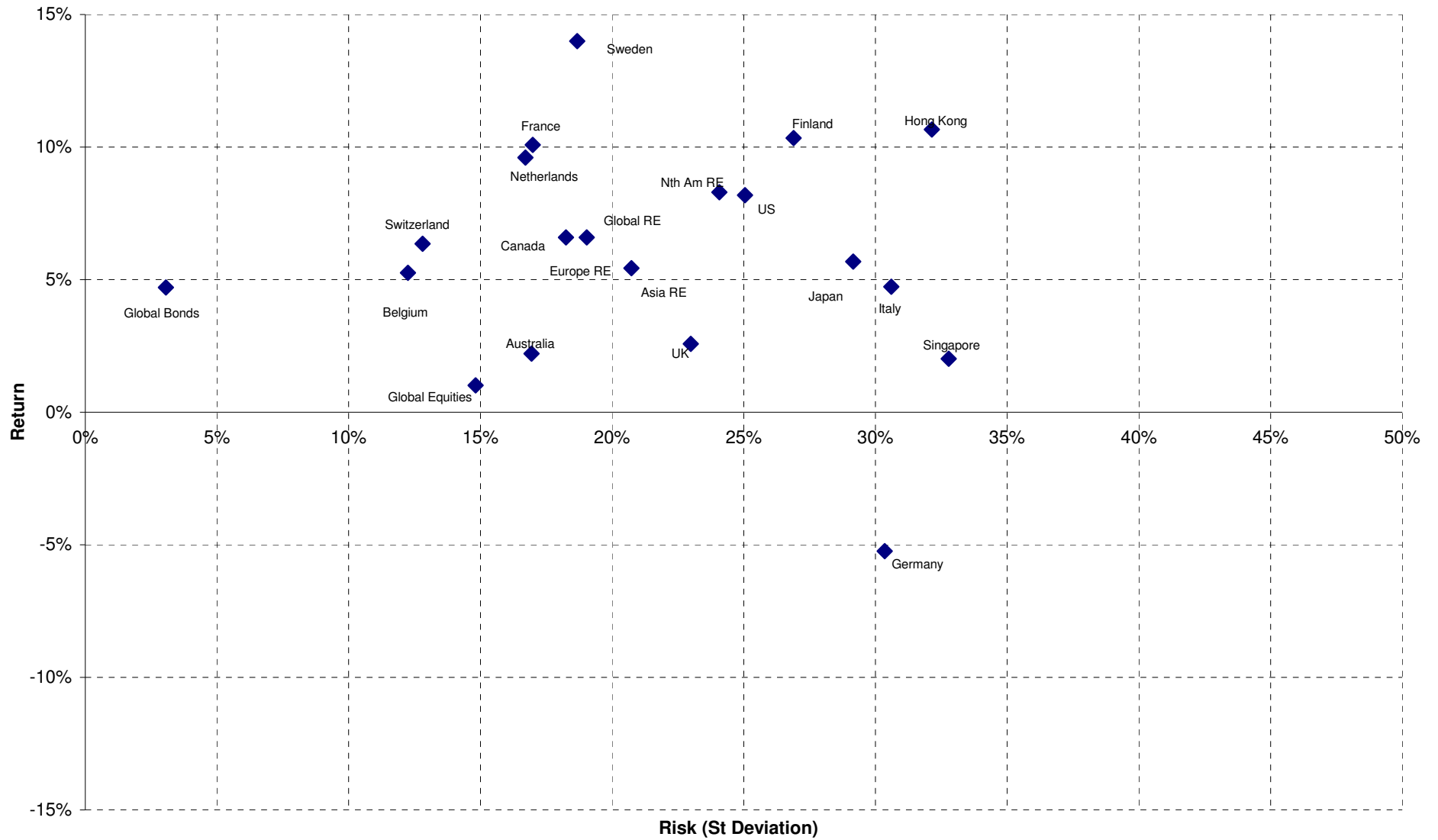
	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.90	-0.14
Austria - WBI	0.90	1.00	-0.17
Austria Bonds	-0.14	-0.17	1.00

36 Months Correlations (in Local Currency)

	New Zealand - RE	New Zealand Bonds
New Zealand - RE	1.00	0.03
New Zealand Bonds	0.03	1.00

	Norway - RE	Norway - OBX	Norway Bonds
Norway - RE	1.00	0.43	-NA-
Norway - OBX	0.43	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

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



Section 11

Details on Methodology

Asset Class Comparisons and Correlations

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

Dividend Yields

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

Local Currency Indices

The local currency indices are calculated using the following approach:

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

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

Risk/Return Profiles

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

Size of the total real estate market

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

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

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

Where:

RE_i = Country high-quality commercial real estate value

GDP_i = Country Gross Domestic Product

GDH_i = Country Gross Domestic Product per capita

Velocity

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

Volatility

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

Section 12

Data Vendor Codes

Data Vendor Codes - Indices



	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AMERICAS EMERGING INDEX	FENEL																	
ASIA 33 INDEX	ENAD						ENAD											
ASIA DIVERSIFIED INDEX	ENAD						ENAD											
ASIA DIVIDEND+ INDEX	ENAD						ENAD											
ASIA EMERGING INDEX	FENEA																	
ASIA EX AUSTRALIA DIVERSIFIED INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA HEALTHCARE INDEX	EAHE	EAHU	EAHG	EAHJ	EAHA		TEAHE	TEAHU	TEAHG	TEAHJ	TEAHA							
ASIA EX AUSTRALIA INDEX	EPAA	EPAAU	EPAAJ	EPAAJ	EPAAJ		TEPAA	TEPAU	TEPAJ	TEPAJ	TEPAJ		TRPAA	TRPAU	TRPAJ	TRPAJ		
ASIA EX AUSTRALIA INDUSTRIAL INDEX	EAIE	EAIU	EAIG	EAIJ	EAIA		TEAIE	TEAIU	TEAIG	TEAIJ	TEAIA							
ASIA EX AUSTRALIA INDUSTRIAL/OFFICE MIXED INDEX	EAIME	EAIMU	EAIMG	EAIMJ	EAIMA		TEAIME	TEAIMU	TEAIMG	TEAIMJ	TEAIMA							
ASIA EX AUSTRALIA LODGING/RESORTS INDEX	EAILE	EAILU	EAILG	EAILJ	EAILA		TEAILE	TEAILU	TEAILG	TEAILJ	TEAILA							
ASIA EX AUSTRALIA NON-RENTAL INDEX	EAANE	EAANU	EAANG	EAANJ	EAANA		TEAANE	TEAANU	TEAANG	TEAANJ	TEAANA							
ASIA EX AUSTRALIA OFFICE INDEX	EAAGE	EAAGU	EAAGG	EAAGJ	EAAGA		TEAAGE	TEAAGU	TEAAGG	TEAAGJ	TEAAGA							
ASIA EX AUSTRALIA RENTAL INDEX	EAARE	EAARU	EAARG	EAARJ	EAARA		TEAARE	TEAARU	TEAARG	TEAARJ	TEAARA							
ASIA EX AUSTRALIA RETAIL INDEX	EAATE	EAATU	EAATG	EAATJ	EAATA		TEAATE	TEAATU	TEAATG	TEAATJ	TEAATA							
ASIA EX AUSTRALIA SELF STORAGE INDEX	EAASE	EAASU	EAASG	EAASJ	EAASA		TEAASE	TEAASU	TEAASG	TEAASJ	TEAASA							
ASIA EX AUSTRALIA RESIDENTIAL INDEX	EAARE	EAAREU	EAAREG	EAAREJ	EAARE		TEAARE	TEAAREU	TEAAREG	TEAAREJ	TEAARE							
ASIA EX AUSTRALIA SPECIALTY INDEX	EAARE	EAAREU	EAAREG	EAAREJ	EAARE		TEAARE	TEAAREU	TEAAREG	TEAAREJ	TEAARE							
ASIA INDEX	EGAS	UGAS	PGAS	YGAS			REGA	RUGA	RPGA	RYAS			TRGAS	TRGASU	TRGASG	TRGASJ		
ASIA INDUSTRIAL INDEX	EGAI	EGAIU	EGAIJ	EGAIJ	EGAIJ		TEGAI	TEGAU	TEGAJ	TEGAJ	TEGAJ							
ASIA LODGING/RESORTS INDEX	EGALE	EGALU	EGALG	EGALJ	EGALA		TEGALE	TEGALU	TEGALG	TEGALJ	TEGALA							
ASIA NON-REITS INDEX	ENAS	ENASU	ENASG	ENASJ	ENASA		TENAS	TENASU	TENASG	TENASJ	TENASA							
ASIA OFFICE INDEX	EGAF	EGAFU	EGAFG	EGAFJ	EGAFJ		TEGAF	TEGAFU	TEGAFG	TEGAFJ	TEGAFJ							
ASIA PAC EX JPN EX AUS LIQUID INDEX	GSLOAP	GSLOAPU	GSLOAPG	GSLOAPJ	GSLOAPJ	GSLOAPH (HKD), GSLOAPS (SGD)	TEGAF	TEGAFU	TEGAFG	TEGAFJ	TEGAFJ	TEGAFJ	TEGAF	TEGAFU	TEGAFG	TEGAFJ	TEGAFJ	TEGAFJ
ASIA REITS INDEX	ERASE	ERASU	ERASG	ERASJ	ERASA		TERASE	TERASU	TERASG	TERASJ	TERASA							
ASIA RESIDENTIAL INDEX	EGAE	EGAEU	EGAEG	EGAEJ	EGAEA		TEGAE	TEGAU	TEGAEJ	TEGAEJ	TEGAEJ							
ASIA RETAIL INDEX	EGATE	EGATU	EGATG	EGATJ	EGATA		TEGATE	TEGATU	TEGATG	TEGATJ	TEGATA							
AUSTRALIA HEDGED IN US\$ INDEX	ELAU						TELAU						FTAHUST					
AUSTRALIA INDEX	ELAU	ELAU	ELAU	ELAU	ELAU		TELAU	TELAU	TELAU	TELAU	TELAU							
AUSTRALIA LIQUID INDEX	ELAU	ELAU	ELAU	ELAU	ELAU		TELAU	TELAU	TELAU	TELAU	TELAU							
AUSTRALIA INDEX	ELAU	ELAU	ELAU	ELAU	ELAU		TELAU	TELAU	TELAU	TELAU	TELAU							
BELGIUM INDEX	EPBL	EPBL	EPBL	EPBL	EPBL		TEPBL	TEPBL	TEPBL	TEPBL	TEPBL							
CANADA INDEX	ENCA	ENCA	ENCA	ENCA	ENCA	ELCA (CAD)	TECA	TECAU	TECAG	TECAJ	TECAJ	TECAJ	TRCAG	TRCAGU	TRCAGG	TRCAGJ		TRCAL (CAD)
CUSTOM GLOBAL INDEX INDEX	FTGIEUR	FTGIUSD				FTGILC	TEGIEUR	TEGIUSD				FTGILCTR						
CZECH REPUBLIC INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
DENMARK INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EMERGING MARKET INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE CAPPED INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE DIVERSIFIED INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE EURO ZONE CAPPED INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE EURO ZONE DIVERSIFIED INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE EURO ZONE INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE EURO ZONE INDUSTRIAL INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE EURO ZONE OFFICE INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE EURO ZONE RESIDENTIAL INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE EURO ZONE RETAIL INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE EX UK CAPPED INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE EX UK DIVIDEND+ INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE EX UK INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE EX UK LIQUID INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE HEALTHCARE INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE INDUSTRIAL INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE LIQUID 40 CAPPED INDEX INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE LIQUID 40 EX UK CAPPED INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE LIQUID 40 INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE LIQUID 40 EX UK INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE LIQUID 40 INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE LODGINGS/RESORTS INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE NON-REITS INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE OFFICE INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE REITS INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE RESIDENTIAL INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE RETAIL INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE SELF STORAGE INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE SPECIALTY INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE UK RESTRICTED INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EUROPE EMERGING INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
EMEA EMERGING INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
FINLAND INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							
FRANCE INDEX	EPDK	EPDK	EPDK	EPDK	EPDK		TEPDK	TEPDK	TEPDK	TEPDK	TEPDK							

Data Vendor Codes - Indices

	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
GERMANY INDEX	EPGR	UPGR	PPGR	YPGR			RPGR	RUPGR	RPPGR	RYGR			TRPGRE	TRPGRU	TRPGRG	TRPGRJ		
GLOBAL DIVERSIFIED INDEX	ENGVE	ENGVU	ENGVG	ENGJV	ENGVA		TENGVE	TENGVU	TENGVG	TENGJV	TENGVA							
GLOBAL DIVIDEND INDEX	ENDD																	
GLOBAL EX ASIA INDEX	EGXA	UGXA	PGXA	YGXA			REXA	RUXA	RPXA	RYXA			TRGXAE	TRGXAU	TRGXAG	TRGXAJ		
GLOBAL EX ASIA NON-REITS INDEX	ENXAE	ENXAU	ENXAG	ENXAJ			TENXAE	TENXAU	TENXAG	TENXAJ								
GLOBAL EX ASIA REITS INDEX	ERXAE	ERXAU	ERXAG	ERXAJ			TERXAE	TERXAU	TERXAG	TERXAJ								
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX					EGAAL							TEGAAL						
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX		EGAHU					TEGAHU											
GLOBAL EX AUSTRALIA INDEX		GAXAU			GAXAA							TGAXAA						TRAXAA
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD HEDGED INDEX		GAHNU			GAHNA		TOAHNU					TOAHNA						
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD UNHEDGED INDEX		GAUNU			GAUNA		TGAUNU					TGAUNA						
GLOBAL EX AUSTRALIA RENTAL IN AUD HEDGED INDEX		GAHRU			GAHRA		TGAHRU					TGAHRA						
GLOBAL EX AUSTRALIA RENTAL IN AUD UNHEDGED INDEX		GAURU			GAURA		TGAURU					TGAURA						
GLOBAL EX EUROPE INDEX	EGXE	UGXE	PGXE	YGXE			REXE	RUXE	RPXE	RYXE			TRGXEE	TRGXEU	TRGXEG	TRGXEJ		
GLOBAL EX EUROPE NON-REITS INDEX	ENXEE	ENXEU	ENXEG	ENXEJ			TENXEE	TENXEU	TENXEG	TENXEJ								
GLOBAL EX EUROPE REITS INDEX	ERXEE	ERXEU	ERXEG	ERXEJ			TERXEE	TERXEU	TERXEG	TERXEJ								
GLOBAL EX JAPAN INDEX	EGXJE	EGXJU	EGXJG	EGXJJ			TEGXJE	TEGXJU	TEGXJG	TEGXJJ			TRGXJE	TRGXJU	TRGXJG	TRGXJJ		
GLOBAL EX NORTH AMERICA	EGXN	UGXN	PGXN	YGXN			REXN	RUXN	RPXN	RYXN			TRGXNE	TRGXNU	TRGXNG	TRGXNJ		
GLOBAL EX US INDEX	EGUXU	EGXUJ	PGXUJ	YGXUJ			REUGXU	REGXUJ	RPGXUJ	RYGXUJ			TRGXUE	TRGXUJ	TRGXUG	TRGXUJ		
GLOBAL EX US LIQUID INDEX	GSLXUSE	GSLXUSU	GSLXUSG	GSLXUSJ	GSLXUSA	GSLXUSH (HKD), GSLXUSS (SGD)	TGSLXUSE	TGSLXUSU	TGSLXUSG	TGSLXUSJ	TGSLXUSA	TGSLXUSH (HKD), TGSLXUSS (SGD)						
GLOBAL EX US NON-REITS INDEX	ENXUE	ENXUJ	ENXUG	ENXUJ			TENXUE	TENXUJ	TENXUG	TENXUJ								
GLOBAL EX US REITS INDEX	ERXUE	ERXUJ	ERXUG	ERXUJ			TERXUE	TERXUJ	TERXUG	TERXUJ								
GLOBAL HEALTHCARE INDEX	ENGEE	ENGEU	ENGEG	ENG EJ	ENG EA		TENGEE	TENG EU	TENG EG	TENG EJ	TENG EA							
GLOBAL HEDGED IN AUD INDEX					EGHAA							TEGHAA						
GLOBAL INDEX	ENGL	UNGL	PNGL	YNGL			RNGL	RUGL	RPGL	RYGL			TRNGLE	TRNGLU	TRNGLG	TRNGLJ		
GLOBAL INDUSTRIAL INDEX	ENGIE	ENGIU	ENGIG	ENG IJ	ENG IA		TENGIE	TENG IJ	TENG IG	TENG IJ	TENG IA							
GLOBAL INDUSTRIAL/OFFICE INDEX	ENGME	ENGMI	ENGMG	ENG MJ	ENG MA		TENGME	TENG MI	TENG MG	TENG MJ	TENG MA							
GLOBAL LIQUID INDEX	GSLQGLE	GSLQGLU	GSLQGLG	GSLQGLJ	GSLQGLA	GSLQGLH (HKD), GSLOGLS (SGD)	TGSLQGLE	TGSLQGLU	TGSLQGLG	TGSLQGLJ	TGSLQGLA	TGSLQGLH (HKD), TGSLQGLS (SGD)						
GLOBAL LODGINGS/RESORTS INDEX	ENGQE	ENGQU	ENGQG	ENG QJ	ENG QA		TENGQE	TENG QU	TENGQG	TENG QJ	TENG QA							
GLOBAL NON-REITS INDEX	ENRGE	ENRGU	ENRGG	ENRGJ			TENRGE	TENRGU	TENRGG	TENRGJ								
GLOBAL OFFICE INDEX	ENGFE	ENGFU	ENGFG	ENG FJ	ENG FA		TENGFE	TENG FU	TENGFG	TENG FJ	TENG FA							
GLOBAL REITS INDEX	ERGLU																	
GLOBAL REITS INDEX	ERGLE	ERGLU	ERGLG	ERGLJ			TERGLE	TERGLU	TERGLG	TERGLJ								
GLOBAL RESIDENTIAL INDEX	ENGAE	ENG AU	ENG AG	ENG AJ	ENG AA		TENGAE	TENG AU	TENG AG	TENG AJ	TENG AA							
GLOBAL RETAIL INDEX	ENGTE	ENG TU	ENG TG	ENG TJ	ENG TA		TENGTE	TENG TU	TENG TG	TENG TJ	TENG TA							
GLOBAL SELF STORAGE INDEX	ENGSE	ENG SU	ENG SG	ENG SJ	ENG SA		TENGSE	TENG SU	TENG SG	TENG SJ	TENG SA							
GLOBAL SPECIALTY INDEX	ENGPE	ENG PU	ENG PG	ENG PJ	ENG PA		TENGPE	TENG PU	TENG PG	TENG PJ	TENG PA							
GREECE INDEX	EPGC	UPGC	PPGC	YPGC			RPGC	RUPG	RPPGC	RYGC			TRPGCE	TRPGCU	TRPGCG	TRPGCJ		
HONG KONG INDEX	ENHK	USHK	PLHK	YLHK		ELHK (HKD)	REHK	RUHK	RPHK	RYHK		RHHK (HKD)						TRLHKL (HKD)
HUNGARY INDEX													TRLHKE	TRLH KU	TRLHKG	TRLH KJ		TRLHLK (HUG)
IRELAND INDEX	EPRI	UPRI					RPRI	RUPRI					TRPRIE	TRPRIU	TRPRIG	TRPRIJ		TRPHUL (HUG)
ITALY INDEX	EPIT	UPIT	PPIT	YPIT			RPIT	RUPIT	RPPI	RYIT			TRPITE	TRPITU	TRPITG	TRPITJ		
JAPAN INDEX	ENJP	UNJP	PLJP	ELJP			REJP	RUPJ	RP LJ	RYPJ			TRPJPE	TRPJPU	TRPJPG	TRPJ PJ		
JAPAN LIQUID INDEX	LIQELJE	LIQELJU	LIQELJG	LIQELJJ	LIQELJA	LIQELJH (HKD), LIQELJS (SGD)	TLQELJE	TLQELJU	TLQELJG	TLQELJJ	TLQELJA	TLQELJH (HKD), TLQELJS (SGD)						
NETHERLANDS INDEX	EPNL	UPNL	PPNL	YPNL			RPNL	RUPNL	RPPN	RYPN			TRPNLE	TRPNLU	TRPNLG	TRPN LJ		
NEW ZEALAND INDEX	ENNZ	UNNZ	PLNZ	YLNZ		ELNZ (NZD)	REGNZ	RUNZ	RPNZ	RYNZ		RLPNZ (NZD)						
NORTH AMERICA DIVERSIFIED INDEX	EGNDE	EGNDU	EGNDG	EGNDJ	EGNDA		TEGNDE	TEGN DU	TEGN DG	TEGN DJ	TEGNDA							
NORTH AMERICA HEALTHCARE INDEX	EGNHE	EGNHU	EGNHG	EGNHJ	EGNHA		TEGNHE	TEGN HU	TEGN HG	TEGN HJ	TEGNHA							
NORTH AMERICA INDEX	EGNA	UGNA	PGNA	YGNA			REGN	RUGN	RP GN	RYNA			TRGNAE	TRGNAU	TRGNAG	TRGN AJ		
NORTH AMERICA INDUSTRIAL INDEX	EGNIE	EGNIU	EGNIG	EGNIJ	EGNIA		TEGNIE	TEGNIU	TEGNIG	TEGNIJ	TEGNIA							
NORTH AMERICA LIQUID INDEX	GSLQNAE	GSLQNAU	GSLQNAG	GSLQNAJ	GSLQNAA	GSLQNAH (HKD), GSLOQNAS (SGD)	TGSLQNAE	TGSLQNAU	TGSLQNAG	TGSLQNAJ	TGSLQNAA	TGSLQNAH (HKD), TGSLQNAS (SGD)						
NORTH AMERICA LODGINGS/RESORTS INDEX	EGNLE	EGNLU	EGNLG	EGNLJ	EGNLA		TEGNLE	TEGN LU	TEGN LG	TEGN LJ	TEGNLA							
NORTH AMERICA INDUSTRIAL/OFFICE MIXED INDEX	EGNME	EGNMI	ENG MG	ENG MJ	ENG MA		TEGNME	TEGN MI	TEGN MG	TEGN MJ	TEGNMA							
NORTH AMERICA OFFICE INDEX	EGNFE	EGNFU	EGNFG	EGN FJ	EGN FA		TEGNFE	TEGN FU	TEGNFG	TEGN FJ	TEGNFA							
NORTH AMERICA RESIDENTIAL INDEX	EGNEE	EGNEU	EGNEG	EGNEJ	EGNEA		TEGNEE	TEGNEU	TEGNEG	TEGNEJ	TEGNEA							
NORTH AMERICA RETAIL INDEX	EGNTE	EGNTU	EGNTG	EGNTJ	EGNTA		TEGNTE	TEGNTU	TEGNTG	TEGNTJ	TEGN TA							
NORTH AMERICA SELF STORAGE INDEX	EGNSE	EGNSU	EGNSG	EGNSJ	EGNSA		TEGNSE	TEGNSU	TEGNSG	TEGNSJ	TEGN SA							
NORTH AMERICA SPECIALTY INDEX	EGNPE	EGNPU	EGNPG	EGN PJ	EGN PA		TEGNPE	TEGN PU	TEGNPG	TEGN PJ	TEGN PA							
NORWAY INDEX	EPNK	UPNK				ELNK (NOK)	RPNK	RUPNK				RLNK (NOK)	TRLNKE	TRLNKU	TRLNKG	TRLNKJ		TRLNLK (NOK)
MIDDLE EAST/AFRICA EMERGIN INDEX	FENME																	
POLAND INDEX													TRPPOE	TRPPOU	TRPPOG	TRPP OJ		TRPPOL (PLN)
PORTUGAL INDEX	EPPT	UPPT					RPPT	RUPPT					TRPPT E	TRPPTU	TRPPTG	TRPPTJ		
PURE ASIA EX AUSTRALIA INDEX							TFEPAEAE											
PURE ASIA INDEX	EGPA	UGPA	PGPA	YGPA			RGPA	RUPA	RP PA	RYPA			TRGPAE	TRGPAU	TRGPAG	TRGPAJ		
PURE AUSTRALIA INDEX	EPAU	UPAU	PPAU	YPAU	LPAU		REPAU	RU AU	RPPAU	RYPAU	RLPA		TRPAUE	TRPAUJ	TRPAUG	TRPAUJ	TRPAUL	
SINGAPORE INDEX	ENSI	UNSI	PLSI	YLSI		ELSI (SGD)	RESI	RUSI	RPSI	RYSI			TRLSIE	TRLSIU	TRLSIG	TRLSUJ		TRLSIL (SGD)
SOUTH KOREA INDEX													TRPKRE	TRPKRU	TRPKRG	TRPKRJ		TRPKRL (KRW)
SPAIN INDEX	EPSP	UPSP	PPSP	YPSJ			RPSP	RUPSP	RPSS	RYSP			TRPSPE	TRPSPU	TRPSPG	TRPS PJ		
SWEDEN INDEX	EPSD	UPSD	PLSD	YLSJ		ELSD (SEK)	RPSD	RUPSD	RPLSD	RYSD		RLSD (SEK)	TRLSDE	TRLSDU	TRLSDG	TRLSDJ		TRLSDL (SEK)
SWITZERLAND INDEX	EPSW	UPSW	PPSW	YLSW		ELSW (CHF)	RPSW	RUPSW	RPLSW	RYSW		RLSW (CHF)	TRLSWE	TRLSWU	TRLSWG	TRLSWJ		TRLSWL (CHF)

Data Vendor Codes - Indices



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

Data Vendor Codes - Indices

REUTERS	THOMSON REUTERS																				
	Price Indices							Gross Total Return Indices							Net Total Return Indices						
	EUR	USD	GBP	JPY	AUD	Local		EUR	USD	GBP	JPY	AUD	Local		EUR	USD	GBP	JPY	AUD	Local	
AMERICAS EMERGING INDEX	.FTENEL																				
ASIA 33 INDEX	.FTENAE3							.FTENA3													
ASIA DIVIDEND+ INDEX	.FTENAD							.FTENAD													
ASIA EMERGING INDEX	.FTENEA																				
ASIA EX AUSTRALIA INDEX															.FTTRPAAE	.FTTRPAU	.FTTRPAAS	.FTTRPAAY		.FTTRPAAL	
ASIA INDEX	.FTEGAS	.FTUGAS						.FTEGASE	.FTEGASU	.FTEGASY	.FTEGASS		.FTEGASL		.FTTRGASE	.FTTRGASU	.FTTRGASS	.FTTRGASY		.FTTRGASL	
ASIA NON-REITS INDEX								.FTENASE	.FTENASU	.FTENASS	.FTENASY		.FTENASL		.FTTENASE	.FTTENASU	.FTTENASS	.FTTENASY		.FTTENASL	
ASIA REITS INDEX								.FTERASE	.FTERASU	.FTERASS	.FTERASY		.FTERASL		.FTTERASE	.FTTERASU	.FTTERASS	.FTTERASY		.FTTERASL	
AUSTRALIA INDEX						.FTELAU		.FTELAU	.FTELAUU	.FTELAUJ	.FTELAUS		.FTELAUL		.FTTELAU	.FTTELAUU	.FTTELAUJ	.FTTELAUS		.FTTELAUL	
AUSTRIA INDEX								.FTEPASE	.FTEPASU	.FTEPASS	.FTEPASS		.FTEPASL		.FTTRPASE	.FTTRPASU	.FTTRPASS	.FTTRPASY		.FTTRPASL	
BELGIUM INDEX								.FTEPBLE	.FTEPBLU	.FTEPBLJ	.FTEPBLS		.FTEPBLL		.FTTRPBLE	.FTTRPBLU	.FTTRPBLS	.FTTRPBLJ		.FTTRPBLL	
CANADA INDEX								.FTELCAE	.FTELCAU	.FTELCAY	.FTELCAS		.FTELCAL		.FTTELCAE	.FTTELCAU	.FTTELCAS	.FTTELCAJ		.FTTELCAL	
CZECH INDEX																					.FTTRPCZL
DENMARK INDEX								.FTELDKE	.FTELDKU	.FTELDKY	.FTELDKS		.FTELDKL		.FTTELKE	.FTTELDKU	.FTTELDKS	.FTTELDKY		.FTTELDKL	
EMERGING MARKET INDEX	.FTEND							.FTEORA													
EUROPE CAPPED INDEX	.FTEORA							.FTEOEU													
EUROPE EURO ZONE CAPPED INDEX	.FTEOEU							.FTEPEUE	.FTEPEUU	.FTEPEUY	.FTEPEUS		.FTEPEUL		.FTTRPEUE	.FTTRPEUU	.FTTRPEUS	.FTTRPEUY		.FTTRPEUL	
EUROPE EX UK CAPPED INDEX	.FTEOUK							.FTEOUK													
EUROPE EX UK DIVIDEND+ INDEX	.FTENDP							.FTEKUXE	.FTEKUXU	.FTEKUXJ	.FTEKUXS		.FTEKUXL		.FTTENDPE	.FTTENDPU	.FTTENDPS	.FTTENDPJ		.FTTENDPL	
EUROPE EX UK INDEX	.FTEKUX							.FTEPRAE	.FTEPRAU	.FTEPRAY	.FTEPRAS		.FTEPRAL		.FTTRKAE	.FTTRKAU	.FTTRKAS	.FTTRKAY		.FTTRKAL	
EUROPE INDEX	.FTEPRA	.FTUPRA						.FTSSXUE	.FTSSXUU	.FTSSXUJ	.FTSSXUS		.FTSSXUL		.FTTRPRAE	.FTTRPRAU	.FTTRPPAS	.FTTRPPAY		.FTTRPRAJ	
EUROPE LIQUID 40 EX UK INDEX								.FTSSSELE	.FTSSSELU	.FTSSSELY	.FTSSSELS		.FTSSSEL		.FTTSSXUE	.FTTSSXUU	.FTTSSXUS	.FTTSSXUJ		.FTTSSXUL	
EUROPE LIQUID 40 INDEX								.FTSSELE	.FTSSELU	.FTSSELY	.FTSSELS		.FTSSELL		.FTTSSLE	.FTTSSSELU	.FTTSSSELS	.FTTSSSELY		.FTTSSSELL	
EUROPE NON-REITS INDEX	.FTENEE							.FTENEE													
EUROPE REITS INDEX	.FTEREE							.FTEREE													
EUROPE UK RESTRICTED INDEX	.FTEPHG							.FTEPHGE	.FTEPHGU	.FTEPHGY	.FTEPHGS		.FTEPHGL		.FTTRPHGE	.FTTRPHGU	.FTTRPHGS	.FTTRPHGY		.FTTRPHGL	
EUROPE EMERGING INDEX	.FTENEM																				
FINLAND INDEX								.FTFPFIE	.FTFPFIU	.FTFPFIJ	.FTFPFIS		.FTFPFIL		.FTTRPFIE	.FTTRPFIU	.FTTRPFIS	.FTTRPFIJ		.FTTRPFIL	
FRANCE INDEX								.FTFPFRE	.FTFPFRU	.FTFPFRJ	.FTFPFRS		.FTFPFRL		.FTTRPFRE	.FTTRPFRU	.FTTRPFRS	.FTTRPF RJ		.FTTRPFRL	
GERMANY INDEX								.FTFPGRE	.FTFPGRU	.FTFPGRJ	.FTFPGRS		.FTFPGRL		.FTTRPGRE	.FTTRPGRU	.FTTRPGRS	.FTTRPGRJ		.FTTRPGRL	
GLOBAL DIVIDEND+ INDEX	.FTENG0							.FTENGED													
GLOBAL EX ASIA INDEX								.FTEGXAE	.FTEGXAU	.FTEGXAY	.FTEGXAS		.FTEGXAL		.FTTRGXAE	.FTTRGXAU	.FTTRGXAS	.FTTRGXAY		.FTTRGXAL	
GLOBAL EX ASIA NON-REITS INDEX								.FTENXAE	.FTENXAU	.FTENXAS	.FTENXAY		.FTENXAL		.FTTENXAE	.FTTENXAU	.FTTENXAS	.FTTENXAY		.FTTENXAL	
GLOBAL EX ASIA REITS INDEX								.FTERXAE	.FTERXAU	.FTERXAS	.FTERXAY		.FTERXAL		.FTTERXAE	.FTTERXAU	.FTTERXAS	.FTTERXAY		.FTTERXAL	
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX												.FTEGAAA			.FTTEGAAL						
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX													.FTTRAXAA		.FTTEGAHU					.FTTEGAHL	
GLOBAL EX AUSTRALIA INDEX																					
GLOBAL EX EUROPE INDEX								.FTEGXEE	.FTEGXEU	.FTEGXEY	.FTEGXES		.FTEGXEL		.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEY		.FTTRGXEL	
GLOBAL EX EUROPE NON-REITS INDEX								.FTENXEE	.FTENXEU	.FTENXES	.FTENXEY		.FTENXEL		.FTTENXEE	.FTTENXEU	.FTTENXES	.FTTENXEY		.FTTENXEL	
GLOBAL EX EUROPE REITS INDEX								.FTERXEE	.FTERXEU	.FTERXES	.FTERXEY		.FTERXEL		.FTTRXEE	.FTTRXEU	.FTTRXES	.FTTRXEY		.FTTRXEL	
GLOBAL EX JAPAN INDEX															.FTTRGXIE	.FTTRGXJU	.FTTRGXJS	.FTTRGXJY		.FTTRGXJL	
GLOBAL EX NORTH AMERICA INDEX								.FTEGXNE	.FTEGXNU	.FTEGXNY	.FTEGXNS		.FTEGXNL		.FTTRGXNE	.FTTRGXNU	.FTTRGXNS	.FTTRGXNY		.FTTRGXNL	
GLOBAL EX NORTH AMERICA REITS INDEX															.FTTERXUE	.FTTERXUJ	.FTTERXUS	.FTTERXUY		.FTTERXUL	
GLOBAL EX US INDEX	.FTEGXO							.FTENXUE	.FTENXUU	.FTENXUS	.FTENXUY		.FTENXUL		.FTTENXUE	.FTTENXUJ	.FTTENXUS	.FTTENXUY		.FTTENXUL	
GLOBAL EX US NON-REITS INDEX								.FTERXUE	.FTERXUU	.FTERXUS	.FTERXUY		.FTERXUL								
GLOBAL EX US REITS INDEX																					
GLOBAL HEDGED IN AUD INDEX													.FTSEHAA								
GLOBAL HEDGED IN USD INDEX									.FTTELHAU				.FTTELHAL								
GLOBAL INDEX	.FTENGL	.FTUNGL						.FTENGL	.FTENGLU	.FTENGLJ	.FTENGLS		.FTENGLL		.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL	
GLOBAL NON-REITS INDEX								.FTENRGE	.FTENRGU	.FTENRGS	.FTENRGY		.FTENRGL								
GLOBAL REITS INDEX								.FTERGL	.FTERGLU	.FTERGLS	.FTERGLY		.FTERGLL		.FTTERGLE	.FTTERGLU	.FTTERGLS	.FTTERGLY		.FTTERGLL	
GREECE INDEX								.FTEPGCE	.FTEPGCU	.FTEPGCY	.FTEPGCS		.FTEPGCL		.FTTRPGCE	.FTTRPGCU	.FTTRPGCS	.FTTRPGCY		.FTTRPGCL	
HONG KONG INDEX						.FTELHK		.FTELHKE	.FTELHJU	.FTELHJY	.FTELHKS		.FTELHKL		.FTTELHKE	.FTTELHJU	.FTTELHKS	.FTTELHJY		.FTTELHKL	
HUNGARY INDEX																					.FTTRPHUL
IRELAND INDEX								.FTEPIRE	.FTEPIRU	.FTEPIRJ	.FTEPIRS		.FTEPIRL		.FTTRPIRE	.FTTRPIRU	.FTTRPIRS	.FTTRPIRJ		.FTTRPIRL	
ITALY INDEX								.FTEPITE	.FTEPITU	.FTEPITJ	.FTEPITS		.FTEPITL		.FTTRPITE	.FTTRPITU	.FTTRPITS	.FTTRPITJ		.FTTRPITL	
JAPAN INDEX						.FTELJP		.FTELJPE	.FTELJPU	.FTELJPJ	.FTELJPS		.FTELJPL		.FTTELJPE	.FTTELJPU	.FTTELJPS	.FTTELJPJ		.FTTELJPL	
NETHERLANDS INDEX								.FTEPNLE	.FTEPNLU	.FTEPNLJ	.FTEPNLS		.FTEPNLL		.FTTRPNLE	.FTTRPNLU	.FTTRPNLS	.FTTRPNLJ		.FTTRPNLL	
NEW ZEALAND INDEX								.FTELNZE	.FTELNZU	.FTELNZJ	.FTELNZS		.FTELNZL		.FTTELNZE	.FTTELNZU	.FTTELNZS	.FTTELNZJ		.FTTELNZL	
NORTH AMERICA INDEX	.FTEGNA	.FTUGNA						.FTEGNAE	.FTEGNAU	.FTEGNAY	.FTEGNAS		.FTEGNAL		.FTTRGNAE	.FTTRGNAU	.FTTRGNAS	.FTTRGNAY		.FTTRGNAL	
NORWAY INDEX								.FTELNKE	.FTELNKU	.FTELNKY	.FTELNKS		.FTELNKL		.FTTELNKE	.FTTELNKU	.FTTELNKS	.FTTELNKY		.FTTELNKL	
MIDDLE EAST/AFRICA EMERGIN INDEX	.FTENME																				
POLAND INDEX															.FTTRPPOE	.FTTRPPOU	.FTTRPPOS	.FTTRPPOY		.FTTRPPOL	
PORTUGAL INDEX								.FTEPPT	.FTEPPTU	.FTEPPTJ	.FTEPPTS		.FTEPPTL		.FTTRPPT	.FTTRPPTU	.FTTRPPTS	.FTTRPPTJ		.FTTRPPTL	
PURE ASIA INDEX								.FTEGPAE	.FTEGPAU	.FTEGPAY	.FTEGPAS		.FTEGPAL		.FTTRGPAE	.FTTRGPAU	.FTTRGPAS	.FTTRGPAY		.FTTRGPAL	
PURE AUSTRALIA INDEX								.FTLPAUE	.FTLPAUJ	.FTLPAUJ	.FTLPAUS		.FTLPAUL		.FTTLPAUE	.FTTLPAUJ	.FTTLPAUS	.FTTLPAUJ		.FTTLPAUL	
SINGAPORE INDEX								.FTLSIE	.FTLSIU	.FTLSIJ	.FTLSIS		.FTLSIL		.FTTLSIE	.FTTLSIU	.FTTLSIS	.FTTLSIJ		.FTTLSIL	
SOUTH KOREA INDEX																					.FTTRPKRL

Data Vendor Codes - Indices

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

Data Vendor Codes - Indices

 THOMSON		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	EPRAASE PI	EPRAASU PI	EPRAASG PI					EPRAASE RI	EPRAASU RI	EPRAASG RI									
AUSTRALIA INDEX	EPRAAUE PI	EPRAAUU PI				EPRAAUA PI		EPRAAUE RI	EPRAAUU RI				EPRAAUA RI						
AUSTRIA INDEX	EPRAAUS PI	EPRAAUS PI						EPRAAUS RI	EPRAAUS RI										
BELGIUM INDEX	EPRAABGE PI	EPRAABGU PI						EPRAABGE RI	EPRAABGU RI										
CANADA INDEX	EPRACAE PI	EPRACAU PI				EPRACAC PI		EPRACAE RI	EPRACAU RI				EPRACAC RI						
DENMARK INDEX	EPRAADKE PI	EPRAADKU PI				EPRAADKD PI		EPRAADKE RI	EPRAADKU RI				EPRAADKD RI						
EUROPE EURO ZONE INDEX	EPRAEZE PI	EPRAEZU PI	EPRAEZG PI					EPRAEZE RI	EPRAEZU RI	EPRAEZG RI									
EUROPE EX UK INDEX	EPRAXLUE PI	EPRAXLU PI	EPRAXLG PI					EPRAXLUE RI	EPRAXLU RI	EPRAXLG RI									
EUROPE INDEX	EPRAAKE PI	EPRAAKU PI	EPRAAKG PI					EPRAAKE RI	EPRAAKU RI	EPRAAKG RI									
FINLAND INDEX	EPRAFNE PI	EPRAFNU PI						EPRAFNE RI	EPRAFNU RI										
FRANCE INDEX	EPRAFRE PI	EPRAFRU PI						EPRAFRE RI	EPRAFRU RI										
GERMANY INDEX	EPRAGRE PI	EPRAGRU PI						EPRAGRE RI	EPRAGRU RI										
GLOBAL EX ASIA INDEX	EPRGXAE PI	EPRGXAU PI	EPRGXAG PI					EPRGXAE RI	EPRGXAU RI	EPRGXAG RI									
GLOBAL EX EUROPE INDEX	EPRGXEE PI	EPRGXEU PI	EPRGXEG PI					EPRGXEE RI	EPRGXEU RI	EPRGXEG RI									
GLOBAL EX NORTH AMERICA INDEX	EPRGXNAE PI	EPRGXNAU PI	EPRGXNAG PI					EPRGXNAE RI	EPRGXNAU RI	EPRGXNAG RI									
GLOBAL INDEX	EPRIAGLE PI	EPRIAGLU PI	EPRIAGLG PI					EPRIAGLE RI	EPRIAGLU RI	EPRIAGLG RI									
HONG KONG INDEX	EPRAHKE PI	EPRAHKU PI				EPRAHGH PI		EPRAHKE RI	EPRAHKU RI				EPRAHGH RI						
IRELAND INDEX	EPRAIRE PI	EPRAIRU PI						EPRAIRE RI	EPRAIRU RI										
ITALY INDEX	EPRIATE PI	EPRIATU PI						EPRIATE RI	EPRIATU RI										
JAPAN INDEX	EPRAJPE PI	EPRAJPU PI				EPRAJPU PI		EPRAJPE RI	EPRAJPU RI				EPRAJPU RI						
NETHERLANDS INDEX	EPRIANLE PI	EPRIANLU PI						EPRIANLE RI	EPRIANLU RI										
NORTH AMERICA INDEX	EPRIANAE PI	EPRIANAU PI	EPRIANAG PI					EPRIANAE RI	EPRIANAU RI	EPRIANAG RI									
NORWAY INDEX	EPRIANWE PI	EPRIANWU PI				EPRIANWN PI		EPRIANWE RI	EPRIANWU RI				EPRIANWN RI						
PORTUGAL INDEX	EPRIAPRE PI	EPRIAPRU PI						EPRIAPRE RI	EPRIAPRU RI										
SINGAPORE INDEX	EPRIASGE PI	EPRIASGU PI				EPRIASGS PI		EPRIASGE RI	EPRIASGU RI				EPRIASGS RI						
SPAIN INDEX	EPRIASPE PI	EPRIASPU PI						EPRIASPE RI	EPRIASPU RI										
SWEDEN INDEX	EPRIASWE PI	EPRIASWU PI				EPRIASWS PI		EPRIASWE RI	EPRIASWU RI				EPRIASWS RI						
SWITZERLAND INDEX	EPRIASZE PI	EPRIASZU PI				EPRIASZC PI		EPRIASZE RI	EPRIASZU RI				EPRIASZC RI						
UK INDEX	EPRAUKE PI	EPRAUKU PI	EPRAUKG PI					EPRAUKE RI	EPRAUKU RI	EPRAUKG RI									
US INDEX	EPRAUSE PI	EPRAUSU PI						EPRAUSE RI	EPRAUSU RI										

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

Data Vendor Codes - Indices



THOMSON GLOBAL TOPIC

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



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

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Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
CA Immobilien Anlage	AT	AT0000641352	CAI AV	CAIV.VI	CAI-WBO
Conwert Immobilien	AT	AT0000697750	CWI AV	CONW.VI	CWI-WBO
Befimmo *	BE	BE0003678894	BEFB BB	BEFB.BR	BEFB-BRU
Cofinimmo *	BE	BE0003593044	COFB BB	COFB.BR	COFB-BRU
Intervest Offices *	BE	BE0003746600	INTO BB	PRIF.BR	INTO-BRU
Leasinvest Real Estate *	BE	BE0003770840	LEAS BB	LNRE.BR	LEAS-BRU
Wereldhave Belgium *	BE	BE0003724383	WEHB BB	WEHB.BR	WEHB-BRU
Warehouses De Pauw *	BE	BE0003763779	WDP BB	WDPP.BR	WDP-BRU
Allreal	CH	CH0008837566	ALLN SW	ALLN.S	ALLN-SWX
Jelmoli	CH	CH0000668472	JELN SW	ALLN.S	ALLN-SWX
PSP Swiss Property	CH	CH0018294154	PSPN SW	PSPN.S	PSPN-SWX
Swiss Prime Site	CH	CH0008038389	SPSN SW	SPSN.S	SPSN-SWX
Zueblin Immobilien Holding	CH	CH0021831182	ZUBN SW	ZUBN.S	ZUBN-SWX
Sponda	FI	FI0009006829	SDA1V FH	SDA1V.HE	SDA1V-HEL
Citycon OYJ	FI	FI0009002471	CTY1S FH	CTY1S.HE	CTY1S-HEL
Technopolis	FI	FI0009006886	TPS1V FH	TPS1V.HE	TPS1V-HEL
Acanthe Developpement *	FR	FR0000064602	ACAN FP	CFMP.PA	ACAN-PAR
Affine *	FR	FR0000036105	IML FP	BTTP.PA	IML-PAR
Fonciere Des Regions *	FR	FR0000064578	FDR FP	FDR.PA	FDR-PAR
Gecina *	FR	FR0010040865	GFC FP	GFCP.PA	GFC-PAR
Icade *	FR	FR0000035081	ICA FP	ICAD.PA	ICAD-PAR
Klepierre *	FR	FR0000121964	LI FP	LOIM.PA	LI-PAR
Mercialys *	FR	FR0010241638	MERY FP	MERY.PA	MERY-PAR
Silic *	FR	FR0000050916	SIL FP	SILP.PA	SIL-PAR
Societe de la Tour Eiffel *	FR	FR0000036816	EIFF FP	TEIF.PA	EIFF-PAR
Unibail-Rodamco *	FR	FR0000124711	UL FP	UNBP.PA	UL-PAR
Babis Vovos	GR	GRS421003005	VOVOS GA	VOVr.AT	VOVOS-ATH
Eurobank Properties *	GR	GRS491003000	EUPRO GA	EUPr.AT	EUPRO-ATH
Lamda Development	GR	GRS245213004	LAMDA GA	LMDr.AT	LAMDA-ATH
Alstria Office *	DE	DE000A0LD2U1	AOX GR	AOXG.F	AOX-ETR
Colonia Real Estate	DE	DE0006338007	KBU GR	KBUG.F	KBU-ETR
Deutsche Wohnen	DE	DE000A0HN5C6	DWN GY	DWNG.F	DWN-ETR
Deutsche Euroshop	DE	DE0007480204	DEQ GR	DEQGn.DE	DEQ-ETR
DIC Asset	DE	DE0005098404	DAZ GR	DAZG.DE	DAZ-ETR
Gagfah	DE	LU0269583422	GFJ GR	GFJG.DE	GFJ-ETR
Patrizia Immobilien	DE	DE000PAT1AG3	P1Z GR	P1ZGn.F	P1Z-ETR
Vivacon AG	DE	DE0006048911	VIA GR	VIVG.DE	VIA-ETR
Beni Stabili	IT	IT0001389631	BNS IM	BNSI.MI	BNS-MIL

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
IGD *	IT	IT0003745889	IGD IM	IGD.MI	IGD-MIL
Corio *	NL	NL0000288967	CORA NA	COR.AS	CORA-AMS
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIPFc.AS	ECMPA-AMS
Nieuwe Steen Inv *	NL	NL0000292324	NISTI NA	NSTEc.AS	NISTI-AMS
ProLogis European Properties *	NL	LU0100194785	PEPR NA	PEPR.AS	PEPR-AMS
Vastned Offices/Ind *	NL	NL0000288934	VNOI NA	VWNN.AS	VNOI-AMS
Vastned Retail *	NL	NL0000288918	VASTN NA	VASN.AS	VASTN-AMS
Wereldhave *	NL	NL0000289213	WHA NA	WEHA.AS	WEHB-BRU
Norwegian Property	NW	NO0010317811	NPRO NO	NPRO.OL	NPRO-OSL
Castellum	SE	SE0000379190	CAST SS	CAST.ST	CAST-OME
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST	HUFVA-OME
Klovern AB	SE	SE0000331225	KLOV SS	KLOV.ST	KLOV-OME
Kungsleden	SE	SE0000549412	KLED SS	KLED.ST	KLED-OME
Fabege	SE	SE0000950636	FABG SS	FABG.ST	FABG-OME
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST	WIHL-OME
British Land *	UK	GB0001367019	BLND LN	BLND.L	BLND-LON
Big Yellow Group *	UK	GB0002869419	BYG LN	BYG.L	BYG-LON
CLS Holdings	UK	GB0001592475	CLI LN	CLSH.L	CLI-LON
Daejan Holdings	UK	GB0002502036	DJAN LN	DJAN.L	DJAN-LON
Derwent London *	UK	GB0002652740	DLN LN	DLN.L	DLN-LON
Development Securities	UK	GB0002668464	DSC LN	DSC.L	DSC-LON
F&C Commercial Prop	UK	GG00B4ZPCJ00	FCPT LN	FCPT.L	FCPT-LON
Grainger Plc	UK	GB00B04V1276	GRI LN	GRI.L	GRI-LON
Great Portland Estates *	UK	GB00B01FLL16	GPOR LN	GPOR.L	GPOR-LON
ING UK Real Estate Income Trust	UK	GB00B0LCW208	IRET LN	IRET.L	IRET-LON
Hammerson *	UK	GB0004065016	HMSO LN	HMSO.L	HMSO-LON
ISIS Property Trust Ld	UK	GB0033674564	IPT LN	IPT.L	IPT-LON
ISIS Property Trust 2 Ld	UK	GB00B012T521	IRP LN	IRP.L	IRP-LON
Invista Foundation Prop	UK	GB00B01HM147	IFD LN	INRE.L	IFD-LON
Helical Bar	UK	GB00B0FYMT95	HLCL LN	HLCL.L	HLCL-LON
Land Securities *	UK	GB0031809436	LAND LN	LAND.L	LAND-LON
Liberty International *	UK	GB0006834344	LII LN	LII.L	LII-LON
Mucklow <A&J> *	UK	GB0006091408	MKLW LN	MKLW.L	MKLW-LON
Primary Health Prop.*	UK	GB0007015521	PHP LN	PHP.L	PHP-LON
Quintain Estates	UK	GB0007184442	QED LN	QED.L	QED-LON
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON
Segro *	UK	GB00B5ZN1N88	SGRO LN	SGRO.L	SGRO-LON
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L	SMP-LON

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

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Japan Prime Realty Inv. *	JP	JP3040890000	8955 JP	8955.T	8955-TKS
Japan Real Estate *	JP	JP3027680002	8952 JP	8952.T	8952-TKS
Japan Retail Fund *	JP	JP3039710003	8953 JP	8953.T	8953-TKS
Kenedix Realty Investment *	JP	JP3046270009	8972 JP	8972.T	8972-TKS
Mitsubishi Estate	JP	JP3899600005	8802 JP	8802.T	8802-TKS
Mitsui Fudosan	JP	JP3893200000	8801 JP	8801.T	8801-TKS
Mori Trust Sogo REIT *	JP	JP3046170001	8961 JP	8961.T	8961-TKS
Nippon Building Fund *	JP	JP3027670003	8951 JP	8951.T	8951-TKS
Nomura Real Estate Office Fund *	JP	JP3045530007	8959 JP	8959.T	8959-TKS
NTT Urban Development	JP	JP3165690003	8933 JP	8933.T	8933-TKS
ORIX JREIT *	JP	JP3040880001	8954 JP	8954.T	8954-TKS
Premier Investment Co. *	JP	JP3041770003	8956 JP	8956.T	8956-TKS
Sumitomo Realty & Dev	JP	JP3409000001	8830 JP	8830.T	8830-TKS
Toc Co	JP	JP3538400007	8841 JP	8841.T	8841-TKS
Tokyo Tatemono	JP	JP3582600007	8804 JP	8804.T	8804-TKS
Tokyu Land	JP	JP3569000007	8815 JP	8815.T	8815-TKS
Tokyu REIT *	JP	JP3044510000	8957 JP	8957.T	8957-TKS
Top REIT *	JP	JP3046370007	8982 JP	8982.T	-NA-
United Urban Investment *	JP	JP3045540006	8960 JP	8960.T	8960-TKS
Kiwi Income Property Trust *	NZ	NZKIPE0001S5	KIP NZ	KIP.NZ	KIP-NZE
Allgreen Properties *	SG	SG1G61871305	AG SP	AEMN.SI	A17U-SES
Ascendas REIT *	SG	SG1M77906915	AREIT SP	AEMN.SI	A17U-SES
CapitaCommercial Trust *	SG	SG1P32918333	CCT SP	CACT.SI	C61U-SES
Capitaland	SG	SG1J27887962	CAPL SP	CATL.SI	C31-SES
CapitaMall Trust *	SG	SG1M51904654	CT SP	CMLT.SI	C38U-SES
Hongkong Land Hldgs	HK	BMG4587L1090	HKL SP	HKLD.SI	H78-SES
Keppel Land	SG	SG1R31002210	KPLD SP	KLAN.SI	K17-SES
Mapletree Logistics Trust *	SG	SG1S03926213	MLT SP	MAPL.SI	M44U-SES
Singapore Land	SG	SG1S69002321	SL SP	SLND.SI	S30-SES
Suntec REIT *	SG	SG1Q52922370	SUN SP	SUNT.SI	T82U-SES
Wing Tai Holdings	SG	SG1K66001688	WINGT SP	WTHS.SI	W05-SES
Allied Properties REIT *	CA	CA0194561027	AP-U CN	AP_u.TO	AP.UN-TSX
Boardwalk REIT *	CA	CA0966311064	BEI-u CN	BEI_u.TO	BEI.UN-TSX
Brookfield Props	CA	CA1129001055	BPO CN	BPO.TO	BPO-US
Calloway REIT *	CA	CA1312532056	CWT-U Cn	CWT_u.TO	CWT.UN-TSX
Canadian Apartment Props *	CA	CA1349211054	CAR-U CN	CAR_u.TO	CAR.UN-TSX
Canadian REIT *	CA	CA13650J1049	REF-U CN	REF_u.TO	REF.UN-TSX
Chartwell Seniors Housing REIT *	CA	CA16140U1003	CSH-U CN	CSH_u.TO	CSH.UN-TSX

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Cominar REIT *	CA	CA1999101001	CUF-U CN	CUF_u.TO	CUF.UN-TSX
Dundee REIT *	CA	CA2652702077	D-U CN	D_u.TO	D.UN-TSX
Extendicare Real Estate Investment Tr.	CA	CA3022511032	EXE-U CN	EXE_u.TO	EXE.UN-TSX
H & R Real Estate *	CA	CA4044282032	HR-U CN	HR_u.TO	HR.UN-TSX
Innvest REIT *	CA	CA45771T1084	INN-U CN	INN_u.TO	INN.UN-TSX
Morguard REIT *	CA	CA6179141065	MRT-U CN	MRT_u.TO	MRT.UN-TSX
Northern Property REIT *	CA	CA6656241024	NPR-U CN	NPR_u.TO	NPR.UN-TSX
Primaris Retail REIT *	CA	CA74157U1093	PMZ-U CN	PMZ_u.TO	PMZ.UN-TSX
Riocan Real Estate *	CA	CA7669101031	REI-U CN	REI_u.TO	REI.UN-TSX
Acadia Realty Trust *	US	US0042391096	AKR US	AKR.N	AKR-US
Hilltop Holdings	US	US4327481010	ARC US	HTH.N	HTH-US
Agree Realty Corp *	US	US0084921008	ADC US	ADC.N	ADC-US
Alexander's Inc. *	US	US0147521092	ALX US	ALX.N	ALX-US
Alexandria Real Estate *	US	US0152711091	ARE US	ARE.N	ARE-US
AMB Property *	US	US00163T1097	AMB US	AMB.N	AMB-US
American Campus Communities *	US	US0248351001	ACC US	ACC.N	ACC-US
Apartment Investment *	US	US03748R1014	AIV US	AIV.N	AIV-US
Ashford Hospitality *	US	US0441031095	AHT US	AHT.N	AHT-US
Associated Estates Realty *	US	US0456041054	AEC US	AEC.N	AEC-US
Avalonbay Communities *	US	US0534841012	AVB US	AVB.N	AVB-US
BioMed Realty Trust *	US	US09063H1077	BMR US	BMR.N	BMR-US
Boston Properties *	US	US1011211018	BXP US	BXP.N	BXP-US
Brandywine Realty Trust *	US	US1053682035	BDN US	BDN.N	BDN-US
BRE Properties *	US	US05564E1064	BRE US	BRE.N	BRE-US
Camden Property Trust *	US	US1331311027	CPT US	CPT.N	CPT-US
CBL & Associates Props *	US	US1248301004	CBL US	CBL.N	CBL-US
Cedar Shopping Centers *	US	US1506022094	CDR US	CDR.N	CDR-US
Colonial Properties *	US	US1958721060	CLP US	CLP.N	CLP-US
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N	OFC-US
Corrections Corp of America	US	US22025Y4070	CXW US	CXW.N	-NA-
Cousins Properties *	US	US2227951066	CUZ US	CUZ.N	CUZ-US
DCT Industrial Trust *	US	US2331531051	DCT US	DCT.N	DCT-US
Developers Diversified *	US	US2515911038	DDR US	DDR.N	DDR-US
Digital Realty Trust *	US	US2538681030	DLR US	DLR.N	DLR-US
Diamondrock Hospitality *	US	US2527843013	DRH US	DRH.N	DRH-US
Douglas Emmett *	US	US25960P1093	DEI US	DEI.N	DEI-US
Duke Realty Corp *	US	US2644115055	DRE US	DRE.N	DRE-US
DuPont Fabros Technology *	US	US26613Q1067	DFT US	DFT.N	-NA-

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Eastgroup Properties *	US	US2772761019	EGP US	EGP.N	EGP-US
Education Realty Trust *	US	US28140H1041	EDR US	EDR.N	EDR-US
Entertainment Props *	US	US29380T1051	EPR US	EPR.N	EPR-US
Equity Lifestyle Properties *	US	US29472R1086	ELS US	ELS.N	ELS-US
Equity One Inc *	US	US2947521009	EQY US	EQY.N	EQY-US
Equity Residential Props *	US	US29476L1070	EQR US	EQR.N	EQR-US
Essex Property Trust *	US	US2971781057	ESS US	ESS.N	ESS-US
Extra Space Storage *	US	US30225T1025	EXR US	EXR.N	EXR-US
Federal Realty Inv *	US	US3137472060	FRT US	FRT.N	FRT-US
Felcor Lodging Trust *	US	US31430F1012	FCH US	FCH.N	FCH-US
First Industrial Realty *	US	US32054K1034	FR US	FR.N	FR-US
First Potomac Realty Trust *	US	US33610F1093	FPO US	FPO.N	FPO-US
Forest City Enterprises	US	US3455501078	FCE/A US	FCEa.N	FCEA-US
Getty Realty *	US	US3742971092	GTU US	GTU.N	GTU-US
Government Properties *	US	US38376A1034	GOV US	GOV.N	GOV-US
HCP *	US	US40414L1098	HCP US	HCP.N	HCP-US
Health Care REIT *	US	US42217K1060	HCN US	HCN.N	HCN-US
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N	HR-US
Hersha Hospitality Trust *	US	US4278251040	HT US	HT.N	HT-US
Highwoods Properties *	US	US4312841087	HIW US	HIW.N	HIW-US
Home Props of New York *	US	US4373061039	HME US	HME.N	HME-US
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N	HPT-US
Host Hotels & Resorts *	US	US44107P1049	HST US	HST.N	HST-US
HRPT Properties Trust *	US	US40426W1018	HRP US	HRP.N	HRP-US
Inland Real Estate Corp *	US	US4574612002	IRC US	IRC.N	IRC-US
Investors Real Estate *	US	US4617301035	IRET US	IRET.OQ	IRET-US
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N	KRC-US
Kimco Realty *	US	US49446R1095	KIM US	KIM.N	KIM-US
Kite Realty Group Trust *	US	US49803T1025	KRG US	KRG.N	KRG-US
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N	LHO-US
Lexington Corporate *	US	US5290431015	LXP US	LXP.N	LXP-US
Liberty Property Trust *	US	US5311721048	LRV US	LRV.N	LRV-US
LTC Properties *	US	US5021751020	LTC US	LTC.N	LTC-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-US
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
National Healthcare Corp. *	US	US6359061008	NHC US	NHC.A	-NA-
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US

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Nationwide Health Props *	US	US6386201049	NHP US	NHP.N	NHP-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Orient Express Hotel	US	BMG677431071	OEI US	OEI.N	OEI-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N	PEI-US
Post Properties *	US	US7374641071	PPS US	PPS.N	PPS-US
Prologis *	US	US7434101025	PLD US	PLD.N	PLD-US
PS Business Parks *	US	US69360J1079	PSB US	PSB.A	PSB-US
Public Storage *	US	US74460D1090	PSA US	PSA.N	PSA-US
Ramco-Gershenson *	US	US7514522025	RPT US	RPT.N	RPT-US
Realty Income *	US	US7561091049	O US	O.N	O-US
Regency Centers *	US	US7588491032	REG US	REG.N	REG-US
Saul Centers *	US	US8043951016	BFS US	BFS.N	BFS-US
Senior Housing Prop *	US	US81721M1099	SNH US	SNH.N	SNH-US
Simon Property Group *	US	US8288061091	SPG US	SPG.N	SPG-US
SL Green Realty *	US	US78440X1019	SLG US	SLG.N	SLG-US
Sovran Self Storage *	US	US84610H1086	SSS US	SSS.N	SSS-US
Strategic Hotels & Resorts *	US	US86272T1060	BEE US	BEE.N	BEE-US
Sun Communities *	US	US8666741041	SUI US	SUI.N	SUI-US
Sunstone Hotel Investors *	US	US8678921011	SHO US	SHO.N	SHO-US
Tanger Factory Outlet *	US	US8754651060	SKT US	SKT.N	SKT-US
Taubman Centers *	US	US8766641034	TCO US	TCO.N	TCO-US
The Macerich Company *	US	US5543821012	MAC US	MAC.N	MAC-US
UDR Inc. *	US	US9026531049	UDR US	UDR.N	UDR-US
Universal Health Realty *	US	US91359E1055	UHT US	UHT.N	UHT-US
Urstadt Biddle Class A *	US	US9172862057	UBA US	UBA.N	UBA-US
U-Store-It Trust *	US	US91274F1049	YSI US	YSI.N	YSI-US
Ventas *	US	US92276F1003	VTR US	VTR.N	VTR-US
Vornado Realty Trust *	US	US9290421091	VNO US	VNO.N	VNO-US
Washington Real Estate *	US	US9396531017	WRE US	WRE.N	WRE-US

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