



EPRA RESEARCH

European Public Real Estate Association

Monthly Statistical Bulletin

December 2009

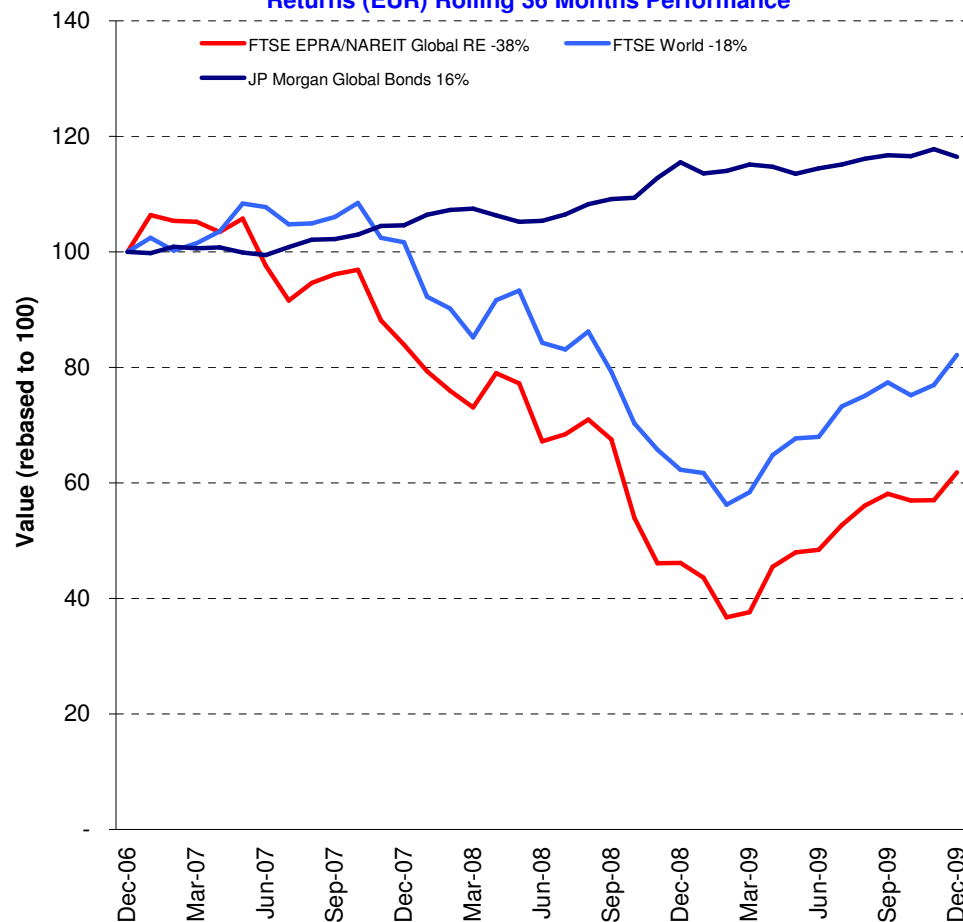


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Graph 1: Global Developed Real Estate vs Equities & Bonds - Total Returns (EUR) Rolling 36 Months Performance



Comment

The FTSE EPRA/NAREIT Developed (Global) Index ended December by advancing 8.4%. Global equity markets gained 6.8% when the global bonds market posted a monthly return of -1.1%. Real estate markets in Europe gained 5.5% in one month compared to a gain of 12.0% in North America. Asia real estate gained 6.2%.

Global real estate total returns from the five-year rolling period now stand at 4.6%. Global equities returned 15.6% while global bonds added 22.1%. Annual average returns based on the five-year period from real estate investments is 0.9%. This compares to 2.9% and 4.1% for 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.

Contents

Page	4	Section 1 - Size of the total real estate market	Page	84	Section 5 - FTSE EPRA/NAREIT North America Developed Index
Page	8	Section 2 - FTSE EPRA/NAREIT Global Developed Index	Page	86	Dividend Yield Indices
Page	10	Dividend Yield Indices	Page	87	Corporate Actions & Dividends
Page	12	Indices Performance	Page	92	Stock Performance
Page	22	Asset Class Comparison	Page	96	Indices Performance
Page	23	Top 20 Constituents, Market Cap Breakdown	Page	99	Asset Class Comparison
Page	24	Top / Bottom 20 Performers	Page	100	Top 20 Constituents, Market Cap Breakdown
Page	25	Foreign Exchange Performance	Page	101	Top / Bottom 20 Performers
Page	27	Section 3 - FTSE EPRA/NAREIT Asia Developed Index	Page	103	Section 6 - FTSE EPRA/NAREIT Developed REIT/Non-REIT Index Series
Page	29	Dividend Yield Indices	Page	125	Section 7 - FTSE EPRA/NAREIT Developed Investment Focus Index Series
Page	30	Corporate Actions & Dividends	Page	137	Section 8 - FTSE EPRA/NAREIT Developed Sector Index Series
Page	33	Stock Performance	Page	170	Section 9 - FTSE EPRA/NAREIT Custom Liquid Index Series
Page	37	Indices Performance	Page	185	Section 10 - Risk/Return Profiles and Correlations
Page	46	Asset Class Comparison	Page	198	Section 11 - Details on Methodology
Page	47	Top 20 Constituents, Market Cap Breakdown	Page	201	Section 12 - Data Vendor Codes
Page	48	Top / Bottom 20 Performers	Page	213	Contacts
Page	50	Section 4 - FTSE EPRA/NAREIT Europe Developed Index	Page	214	Disclaimer
Page	52	Dividend Yield Indices			
Page	53	Corporate Actions & Dividends			
Page	56	Stock Performance			
Page	60	Futures			
Page	61	Indices Performance			
Page	79	Asset Class Comparison			
Page	81	Top 20 Constituents, Market Cap Breakdown			
Page	82	Top / Bottom 20 Performers			

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

A disclaimer applies to this document. Please refer to page 214.

Version: December 2009

3

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Section 1

Size of the total real estate market

Size of the total real estate market - Europe

Countries	2008 GDP (\$ Bn)	2008 GDP per capita (\$)	2008 Real Estate (\$ Bn)	Dec-09 Total Listed (\$ Bn)	Dec-09 Number of Companies	Dec-09 Index Mrkt Cap (\$ Bn)	Dec-09 Total RE v Listed RE (%)	Dec-09 Stock Market (\$ Bn)	Dec-09 Stk Mkt v Listed RE (%)
Germany	3,033.77	36,806.49	1,365.20	17.00	41	4	1.25%	1,366.89	1.24%
United Kingdom	2,495.72	41,408.31	1,403.84	56.00	124	41	3.99%	2,989.90	1.87%
France	2,351.65	37,605.93	1,058.24	57.00	62	34	5.39%	1,894.76	3.01%
Italy	1,925.72	33,169.39	866.57	6.00	8	1	0.69%	681.40	0.88%
Spain	1,274.33	31,636.04	573.45	20.00	15	-	3.49%	784.32	2.55%
Russia	1,025.29	7,022.99	302.18	5.00	-	-	1.65%	222.33	2.25%
Netherlands	695.01	42,591.38	312.75	12.00	12	11	3.84%	326.75	3.67%
Switzerland	396.85	53,261.09	178.58	8.00	11	6	4.48%	1,075.48	0.74%
Belgium	411.34	39,750.85	185.10	6.00	19	4	3.24%	248.91	2.41%
Sweden	408.55	45,464.68	183.85	12.00	15	5	6.53%	450.87	2.66%
Turkey	557.43	7,783.87	170.02	-	12	-	0.00%	227.32	0.00%
Austria	336.68	41,184.16	151.51	9.00	13	2	5.94%	124.94	7.20%
Poland	358.51	9,292.76	116.00	6.00	8	-	5.17%	150.64	3.98%
Norway	342.75	74,917.27	154.24	3.00	6	1	1.95%	256.80	1.17%
Denmark	283.54	52,381.80	127.59	2.00	5	-	1.57%	190.01	1.05%
Greece	278.27	26,133.98	125.22	2.20	6	1	1.76%	111.73	1.97%
Ireland	227.97	57,422.39	102.59	2.10	1	-	2.05%	59.74	3.52%
Finland	218.78	41,952.31	98.45	3.00	5	2	3.05%	191.89	1.56%
Portugal	202.55	19,246.22	83.54	-	-	-	0.00%	106.56	0.00%
Czech Republic	148.14	14,435.72	55.51	-	-	-	0.00%	46.42	0.00%
Hungary	121.65	12,126.32	43.01	0.26	2	-	0.60%	30.10	0.86%
Romania *	130.51	5,838.01	36.17	0.50	-	-	1.38%	16.19	3.09%
Ukraine *	113.13	2,332.20	23.09	-	-	-	0.00%	31.19	0.00%
Slovakia *	60.54	11,200.33	20.85	-	-	-	0.00%	4.94	0.00%
Slovenia *	41.05	20,414.67	17.27	-	-	-	0.00%	12.05	0.00%
Luxembourg	43.40	93,740.82	19.53	-	1	-	0.00%	19.60	0.00%
Bulgaria *	33.22	4,418.57	8.39	-	-	-	0.00%	6.49	0.00%
Total Europe	17,516.36	34,617.52	7,782.75	227.06	366	112	2.92%	11,628.21	1.95%

* Country is not included in the selection universe

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

Please refer to page 199 for further details on calculation methodology.

Version: December 2009

5

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

Countries	2008 GDP (\$ Bn)	2008 GDP per capita (\$)	2008 Real Estate (\$ Bn)	Dec-09 Total Listed (\$ Bn)	Dec-09 Number of Companies	Dec-09 Index Mrkt Cap (\$ Bn)	Dec-09 Total RE v Listed RE (%)	Dec-09 Stock Market (\$ Bn)	Dec-09 Stk Mkt v Listed RE (%)
Japan	4,437.51	34,809.45	1,996.88	154.00	113	64	7.71%	3,466.59	4.44%
Hong Kong/China	2,982.57	2,284.26	604.56	161.00	200	109	26.63%	5,570.78	2.89%
South Korea	946.40	19,776.75	393.88	1.00	12	-	0.25%	822.14	0.12%
India	977.35	908.76	145.71	8.00	16	-	5.49%	1,301.15	0.61%
Australia	740.51	37,034.70	333.23	65.00	65	61	19.51%	1,259.53	5.16%
Taiwan	340.46	15,049.94	129.37	4.00	31	-	3.09%	733.05	0.55%
Indonesia	365.00	1,615.02	65.91	0.14	30	-	0.21%	212.06	0.07%
Thailand	203.93	3,199.84	46.25	4.00	140	-	8.65%	173.69	2.30%
Malaysia	161.68	6,869.59	47.30	0.70	88	-	1.48%	284.05	0.25%
Singapore	143.69	33,001.36	129.32	38.00	50	32	29.38%	448.31	8.48%
New Zealand	118.50	29,565.29	56.39	3.15	8	1	5.59%	32.29	9.76%
Pakistan	127.05	810.51	18.23	-	-	-	0.00%	45.00	0.00%
Philippines	121.34	1,369.13	20.74	4.00	52	-	19.29%	85.30	4.69%
Vietnam *	60.51	731.99	8.39	-	-	-	0.00%	-	0.00%
Total Asia-Pacific	11,726.48	19,122.69	3,996.15	442.99	805	268	11.09%	14,433.96	3.07%
Egypt	112.00	1,424.80	19.40	10.00	2	-	51.55%	115.12	8.69%
Israel	149.00	21,873.81	64.13	4.14	-	-	6.46%	167.56	2.47%
Morocco	67.34	2,182.08	13.44	3.00	-	-	22.32%	86.87	3.45%
South Africa	261.00	5,367.81	70.33	8.62	7	-	12.26%	406.13	2.12%
Total Africa/Middle East	589.34	30,848.49	167.30	25.77	9	-	15.40%	775.68	3.32%
Mexico	939.13	8,947.46	300.06	0.10	3	-	0.03%	362.74	0.03%
Brazil	1,102.84	5,913.70	306.94	0.70	26	-	0.23%	1,326.11	0.05%
Argentina	221.20	5,709.67	60.85	0.60	2	-	0.99%	577.01	0.10%
Venezuela *	186.93	7,505.68	56.33	-	-	-	0.00%	10.13	0.00%
Colombia	172.11	4,054.08	42.24	-	-	-	0.00%	128.25	0.00%
Chile	142.80	9,017.33	45.74	0.30	17	-	0.66%	228.50	0.13%
Peru	93.46	3,378.34	21.58	-	6	-	0.00%	76.09	0.00%
Total Latin America	2,858.47	6,958.91	833.74	1.70	54	-	0.20%	2,708.83	0.06%

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6

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

Countries	2008 GDP (\$ Bn)	2008 GDP per capita (\$)	2008 Real Estate (\$ Bn)	Dec-09 Total Listed (\$ Bn)	Dec-09 Number of Companies	Dec-09 Index Mrkt Cap (\$ Bn)	Dec-09 Total RE v Listed RE (%)	Dec-09 Stock Market (\$ Bn)	Dec-09 Stk Mkt v Listed RE (%)
United States	13,078.74	44,666.91	5,885.43	362.00	195	235	6.15%	13,740.06	2.63%
Canada	1,240.61	38,606.06	558.27	42.00	45	25	7.52%	1,611.32	2.61%
Total Nth America	14,319.34	44,141.80	6,443.70	404.00	240	260	6.27%	15,351.38	2.63%
World	47,009.99	-	19,223.65	1,101.52	1,474	640	5.73%	44,898.06	2.45%

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Version: December 2009

7

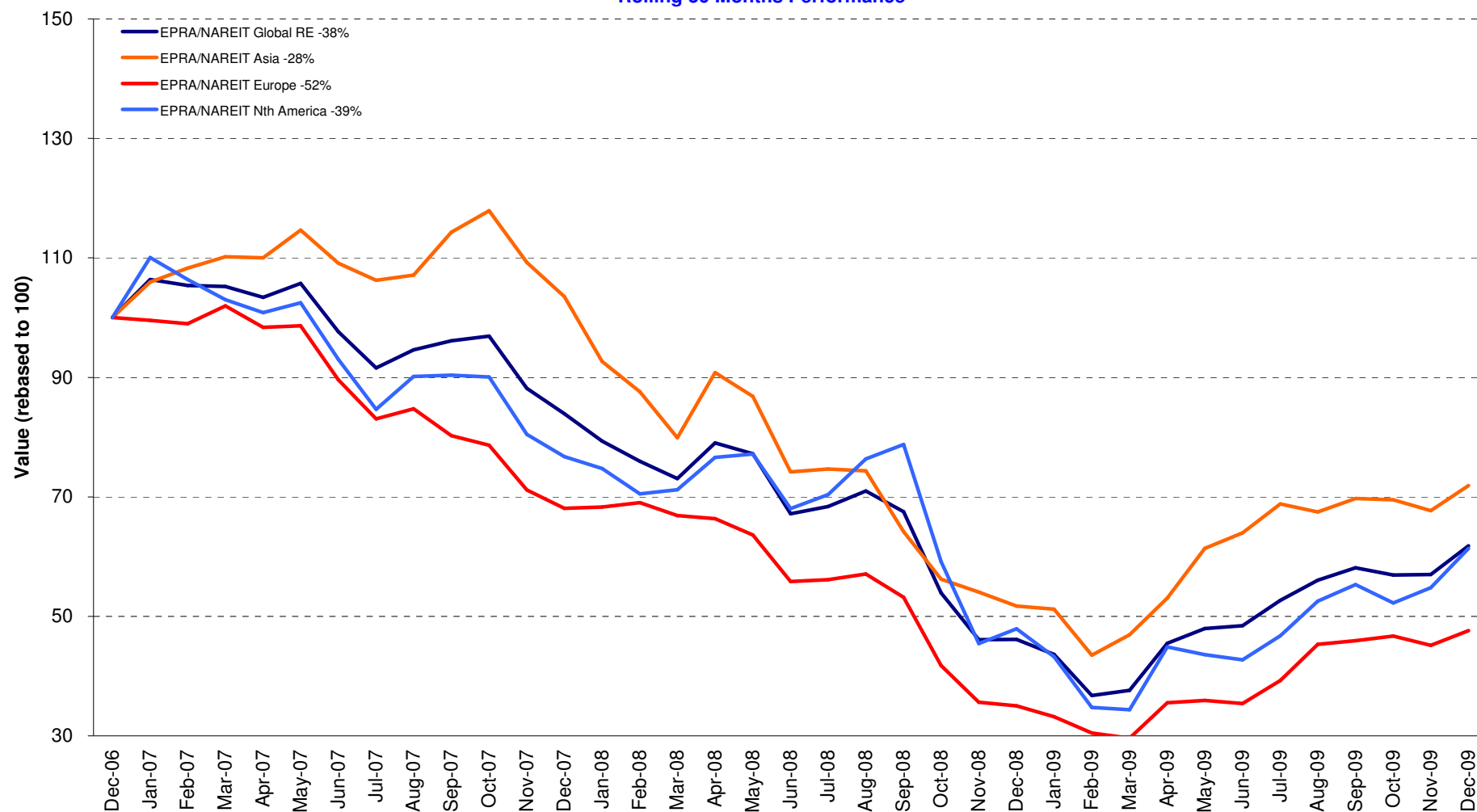
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Section 2

FTSE EPRA/NAREIT Global Developed Real Estate Index Series

FTSE EPRA/NAREIT Global Developed Index Series

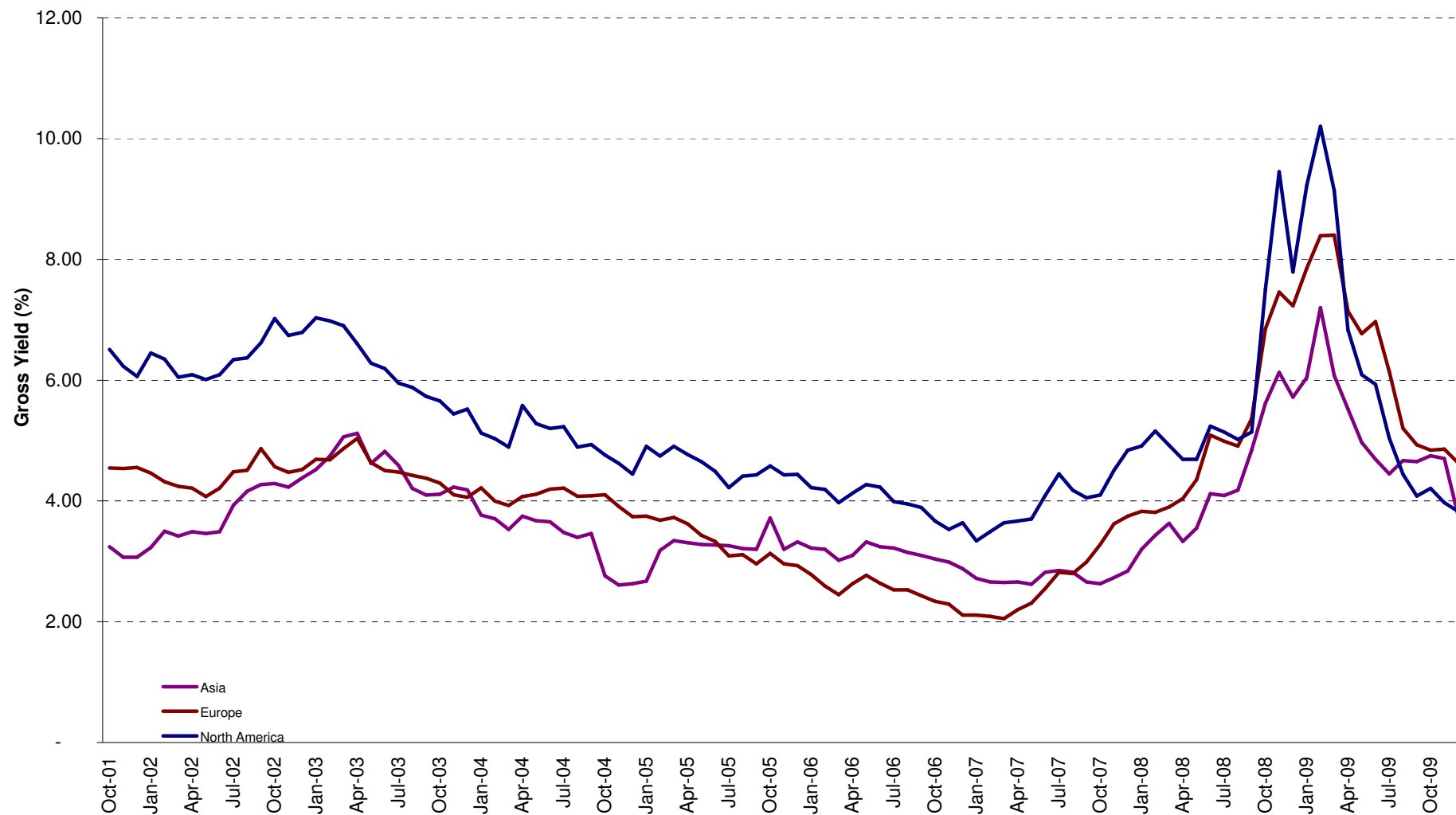
**Graph 2: EPRA/NAREIT Global Developed v Asia Developed, Europe Developed & North America Developed- Total Return (EUR)
Rolling 36 Months Performance**



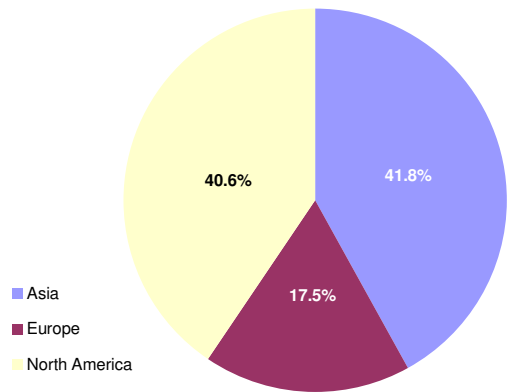
Version: December 2009

9

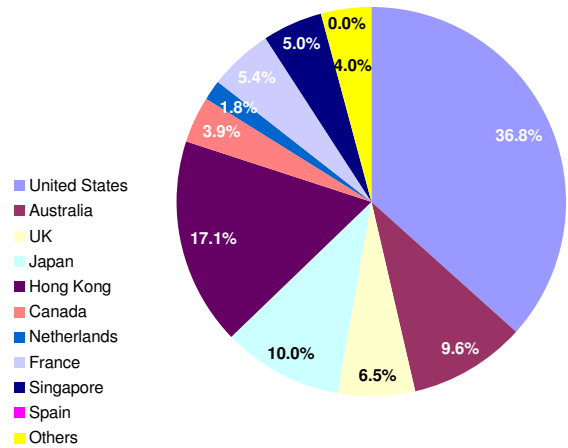
Graph 3: Dividend Yields



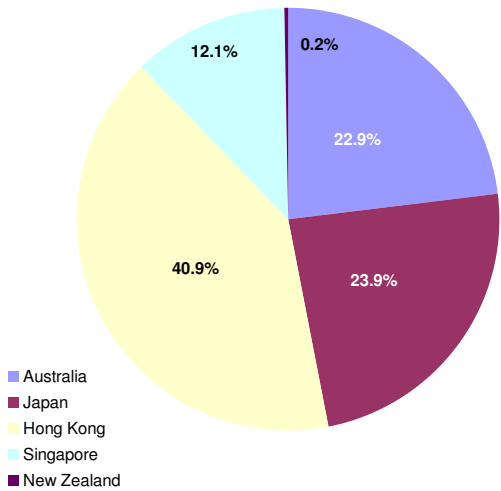
Graph 4: Global Developed - Regional Breakdown by Market Cap



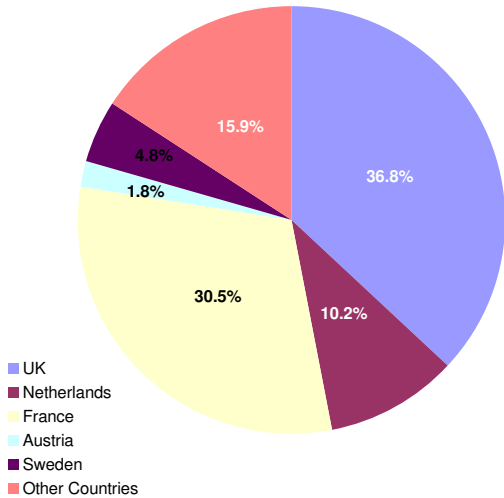
Graph 5: Global Developed - Breakdown by Country



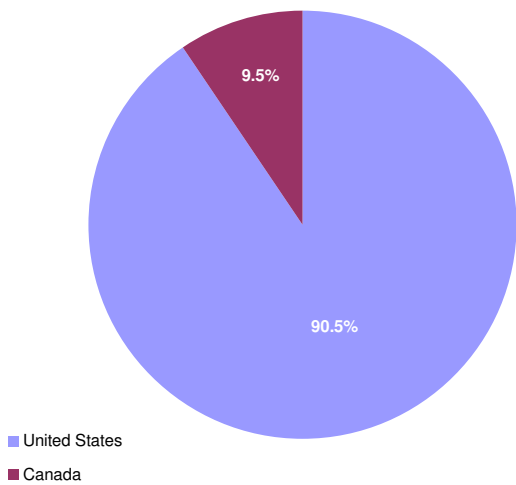
Graph 6: Asia Developed - Country Breakdown by Market Cap



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 Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,752.16	445,928.60	100.00	3.92	0.91	-14.82	33.95	6.36	8.42	33.95	27.13
Asia	EUR	1,454.28	186,538.35	41.83	3.76	4.53	-10.41	38.97	3.11	6.24	38.97	26.61
Europe	EUR	1,836.29	78,249.19	17.55	4.48	-2.15	-21.90	36.08	3.76	5.48	36.08	26.30
North America	EUR	2,023.01	181,141.06	40.62	3.83	-0.48	-15.01	28.11	10.98	12.04	28.11	36.40
Global ex Asia	EUR	1,929.88	259,390.25	58.17	4.03	-1.06	-17.28	30.37	8.69	9.96	30.37	32.39
Global ex Europe	EUR	1,703.52	367,679.41	82.45	3.80	1.65	-12.95	33.48	6.95	9.10	33.48	28.28
Global ex North America	EUR	1,675.27	264,787.54	59.38	3.98	2.20	-14.64	38.26	3.29	5.99	38.26	23.90
Global ex United States	EUR	1,711.14	281,974.17	63.23	4.12	2.39	-14.18	40.05	3.79	6.42	40.05	23.99
Global ex Japan	EUR	1,009.90	401,380.90	90.01	4.04	-NA-	-14.68	40.06	7.55	8.77	40.06	28.39
Global Dividend+	EUR	1,460.71	346,506.97	77.70	4.67	-NA-	-12.73	37.05	7.11	8.88	37.05	27.96
Global	USD	2,413.30	639,791.97	100.00	3.92	2.00	-12.39	38.26	4.40	3.61	38.26	31.44
Asia	USD	2,064.18	267,634.19	41.83	3.76	5.67	-7.85	43.43	1.20	1.53	43.43	31.53
Europe	USD	2,616.54	112,267.30	17.55	4.48	-1.08	-19.68	40.45	1.84	0.80	40.45	30.65
North America	USD	2,770.45	259,890.48	40.62	3.83	0.60	-12.59	32.22	8.94	7.07	32.22	39.34
Global ex Asia	USD	2,659.25	372,157.78	58.17	4.03	0.02	-14.92	34.55	6.68	5.08	34.55	35.80
Global ex Europe	USD	2,354.46	527,524.66	82.45	3.80	2.75	-10.46	37.77	4.98	4.26	37.77	32.45
Global ex North America	USD	2,323.67	379,901.49	59.38	3.98	3.32	-12.21	42.71	1.39	1.29	42.71	29.06
Global ex United States	USD	2,449.35	404,559.85	63.23	4.12	3.59	-11.73	44.56	1.87	1.69	44.56	29.04
Global ex Japan	USD	1,109.05	575,877.56	90.01	4.04	-NA-	-12.24	44.55	5.57	3.94	44.55	32.66
Global ex Australia	USD	1,031.74	578,389.93	90.40	0.00	-NA-	-NA-	7.43	3.36	5.72	7.43	-NA-
Global ex Australia Hedged	USD	1,185.15	578,389.93	90.40	0.00	-NA-	-12.01	37.27	5.71	5.47	37.27	29.96
Global Dividend+	USD	1,731.08	497,147.69	77.70	4.67	2.57	-10.24	41.45	5.13	4.05	41.45	32.11

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	2,408.44	396,191.17	100.00	3.92	5.59	-6.59	23.09	3.39	5.30	23.09	28.60
Asia	GBP	2,060.02	165,732.47	41.83	3.76	9.39	-1.75	27.70	0.23	3.18	27.70	26.99
Europe	GBP	2,611.27	69,521.53	17.55	4.48	2.40	-14.36	25.04	0.86	2.44	25.04	28.17
North America	GBP	2,764.87	160,937.18	40.62	3.83	4.14	-6.80	17.72	7.89	8.81	17.72	38.38
Global ex Asia	GBP	2,653.90	230,458.71	58.17	4.03	3.54	-9.29	19.79	5.66	6.79	19.79	34.40
Global ex Europe	GBP	2,349.72	326,669.65	82.45	3.80	6.37	-4.54	22.66	3.97	5.96	22.66	29.62
Global ex North America	GBP	2,318.99	235,254.00	59.38	3.98	6.95	-6.40	27.06	0.42	2.94	27.06	24.78
Global ex United States	GBP	2,444.46	250,523.68	63.23	4.12	7.24	-5.89	28.70	0.89	3.35	28.70	24.74
Global ex Japan	GBP	1,106.82	356,612.18	90.01	4.04	-NA-	-6.44	28.70	4.56	5.63	28.70	29.98
Global Dividend+	GBP	1,921.44	307,858.71	77.70	4.67	6.18	-4.30	25.94	4.12	5.74	25.94	29.71
Global	JPY	2,194.97	59,561,433.04	100.00	3.92	0.06	-19.31	41.98	8.55	11.97	41.98	33.60
Asia	JPY	1,877.43	24,915,404.51	41.83	3.76	3.66	-15.13	47.30	5.23	9.72	47.30	34.17
Europe	JPY	2,379.82	10,451,524.65	17.55	4.48	-2.96	-26.02	44.24	5.89	8.94	44.24	32.21
North America	JPY	2,519.81	24,194,503.88	40.62	3.83	-1.31	-19.49	35.79	13.27	15.71	35.79	40.65
Global ex Asia	JPY	2,418.67	34,646,028.52	58.17	4.03	-1.88	-21.64	38.18	10.92	13.56	38.18	37.16
Global ex Europe	JPY	2,141.46	49,109,908.39	82.45	3.80	0.80	-17.53	41.48	9.16	12.67	41.48	34.75
Global ex North America	JPY	2,113.45	35,366,929.16	59.38	3.98	1.35	-19.14	46.56	5.42	9.46	46.56	31.52
Global ex United States	JPY	2,227.80	37,662,498.84	63.23	4.12	1.58	-18.70	48.45	5.92	9.90	48.45	31.59
Global ex Japan	JPY	1,008.72	53,611,321.10	90.01	4.04	-NA-	-19.17	48.45	9.77	12.33	48.45	34.76
Global Dividend+	JPY	1,454.33	46,281,964.60	77.70	4.67	-NA-	-17.33	45.27	9.31	12.44	45.27	34.12

* -5 & -3 Years Total Returns are annualised

Version: December 2009

13

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,755.91	711,391.08	159.53	3.92	-NA-	-NA-	-NA-	2.45	5.46	-NA-	-NA-
Asia	AUD	1,501.88	297,585.13	66.73	3.76	-NA-	-NA-	-NA-	-0.69	3.33	-NA-	-NA-
Europe	AUD	1,903.78	124,831.14	27.99	4.48	-NA-	-NA-	-NA-	-0.06	2.60	-NA-	-NA-
North America	AUD	2,015.76	288,974.82	64.80	3.83	-NA-	-NA-	-NA-	6.90	8.97	-NA-	-NA-
Global ex Asia	AUD	1,934.86	413,805.96	92.80	4.03	-NA-	-NA-	-NA-	4.69	6.95	-NA-	-NA-
Global ex Europe	AUD	1,713.10	586,559.95	131.54	3.80	-NA-	-NA-	-NA-	3.02	6.12	-NA-	-NA-
Global ex North America	AUD	1,690.69	422,416.27	94.73	3.98	-NA-	-NA-	-NA-	-0.50	3.09	-NA-	-NA-
Global ex United States	AUD	1,782.17	449,834.14	100.88	4.12	-NA-	-NA-	-NA-	-0.03	3.50	-NA-	-NA-
Global ex Japan	AUD	806.94	640,324.01	143.59	4.04	-NA-	-NA-	-NA-	3.60	5.79	-NA-	-NA-
Global Dividend+	AUD	1,467.19	552,783.49	123.96	4.67	-NA-	-NA-	-NA-	3.17	5.90	-NA-	-NA-
Global ex Australia Hedged	AUD	1,162.76	643,117.55	90.40	0.00	-NA-	-13.32	36.16	6.69	5.89	36.16	31.16
Global Hedged	AUD	1,102.26	711,391.08	9.60	0.00	-NA-	-14.43	33.04	5.42	5.60	33.04	30.09

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,701.34	445,928.60	100.00	3.31	-NA-	-15.42	32.86	6.21	8.35	32.86	27.10
Asia	EUR	1,452.96	186,538.35	41.83	3.72	-NA-	-10.44	38.88	3.10	6.23	38.88	26.60
Europe	EUR	1,129.65	78,249.19	17.55	3.75	-2.72	-22.43	34.84	3.73	5.48	34.84	26.17
North America	EUR	1,914.88	181,141.06	40.62	2.71	-NA-	-16.20	26.07	10.64	11.88	26.07	36.42
Global ex Asia	EUR	1,841.68	259,390.25	58.17	3.02	-NA-	-18.24	28.56	8.45	9.85	28.56	32.34
Global ex Europe	EUR	1,653.80	367,679.41	82.45	3.22	-NA-	-13.57	32.42	6.79	9.02	32.42	28.30
Global ex North America	EUR	1,657.97	264,787.54	59.38	3.73	-NA-	-14.84	37.84	3.28	5.99	37.84	23.81
Global ex US	EUR	1,687.07	281,974.17	63.23	3.79	-NA-	-14.45	39.49	3.75	6.40	39.49	23.92
Global ex Japan	EUR	812.16	401,380.90	90.01	0.00	-NA-	-18.59	33.01	6.57	8.32	33.01	28.28
Global	USD	2,343.32	639,791.97	100.00	3.31	-NA-	-13.01	37.13	4.26	3.55	37.13	31.42
Asia	USD	2,062.31	267,634.19	41.83	3.72	-NA-	-7.89	43.35	1.20	1.52	43.35	31.53
Europe	USD	1,287.66	112,267.30	17.55	3.75	-1.67	-20.22	39.17	1.81	0.80	39.17	30.54
North America	USD	2,622.36	259,890.48	40.62	2.71	-NA-	-13.80	30.12	8.60	6.91	30.12	39.34
Global ex Asia	USD	2,537.75	372,157.78	58.17	3.02	-NA-	-15.91	32.69	6.44	4.97	32.69	35.75
Global ex Europe	USD	2,285.73	527,524.66	82.45	3.22	-NA-	-11.11	36.67	4.82	4.18	36.67	32.46
Global ex North America	USD	2,299.71	379,901.49	59.38	3.73	-NA-	-12.41	42.27	1.37	1.29	42.27	29.01
Global ex US	USD	2,414.89	404,559.85	63.23	3.79	-NA-	-12.01	43.97	1.83	1.68	43.97	29.00
Global ex Japan	USD	1,073.26	575,877.56	90.01	3.40	-NA-	-12.94	43.24	5.42	3.87	43.24	32.65

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	2,338.60	396,191.17	100.00	3.31	-NA-	-7.25	22.09	3.25	5.23	22.09	28.56
Asia	GBP	2,058.16	165,732.47	41.83	3.72	-NA-	-1.79	27.63	-0.11	3.17	27.63	27.02
Europe	GBP	1,285.07	69,521.53	17.55	3.75	1.79	-14.94	23.91	0.84	2.43	23.91	28.09
North America	GBP	2,617.08	160,937.18	40.62	2.71	-NA-	-8.10	15.85	7.55	8.65	15.85	38.34
Global ex Asia	GBP	2,532.63	230,458.71	58.17	3.02	-NA-	-10.34	18.14	5.42	6.68	18.14	34.33
Global ex Europe	GBP	2,281.13	326,669.65	82.45	3.22	-NA-	-5.22	21.68	3.81	5.88	21.68	29.60
Global ex North America	GBP	2,295.08	235,254.00	59.38	3.73	-NA-	-6.62	26.67	0.40	2.93	26.67	24.71
Global ex US	GBP	2,410.07	250,523.68	63.23	3.79	-NA-	-6.18	28.18	0.85	3.33	28.18	24.67
Global ex Japan	GBP	1,071.10	356,612.18	90.01	3.40	-NA-	-7.18	27.53	4.40	5.56	27.53	29.95
Global	JPY	2,131.32	59,561,433.04	100.00	3.31	-NA-	-19.88	40.83	8.40	11.90	40.83	33.69
Asia	JPY	1,875.73	24,915,404.51	41.83	3.72	-NA-	-15.16	47.22	4.87	9.71	47.22	34.26
Europe	JPY	1,171.17	10,451,524.65	17.55	3.75	-3.54	-26.52	42.93	5.86	8.93	42.93	32.09
North America	JPY	2,385.12	24,194,503.88	40.62	2.71	-NA-	-20.61	33.62	12.91	15.54	33.62	40.76
Global ex Asia	JPY	2,308.16	34,646,028.52	58.17	3.02	-NA-	-22.55	36.27	10.68	13.44	36.27	37.22
Global ex Europe	JPY	2,078.94	49,109,908.39	82.45	3.22	-NA-	-18.13	40.36	8.98	12.59	40.36	34.88
Global ex North America	JPY	2,091.66	35,366,929.16	59.38	3.73	-NA-	-19.33	46.11	5.41	9.46	46.11	31.55
Global ex US	JPY	2,196.46	37,662,498.84	63.23	3.79	-NA-	-18.96	47.86	5.88	9.89	47.86	31.64
Global ex Japan	JPY	976.16	53,611,321.10	90.01	3.40	-NA-	-19.82	47.10	9.61	12.25	47.10	34.86

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return													
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)	
Global	AUD	1,704.99	711,391.08	159.53	3.31	-NA-	-NA-	-NA-	2.31	5.39	-NA-	-NA-	
Asia	AUD	1,500.53	297,585.13	66.73	3.72	-NA-	-NA-	-NA-	-0.04	3.33	-NA-	-NA-	
Europe	AUD	936.90	124,831.14	27.99	3.75	-NA-	-NA-	-NA-	-0.09	2.59	-NA-	-NA-	
North America	AUD	1,908.02	288,974.82	64.80	2.71	-NA-	-NA-	-NA-	6.57	8.81	-NA-	-NA-	
Global ex Asia	AUD	1,846.45	413,805.96	92.80	3.02	-NA-	-NA-	-NA-	4.46	6.84	-NA-	-NA-	
Global ex Europe	AUD	1,663.09	586,559.95	131.54	3.22	-NA-	-NA-	-NA-	2.86	6.04	-NA-	-NA-	
Global ex North America	AUD	1,673.26	422,416.27	94.73	3.73	-NA-	-NA-	-NA-	-0.52	3.09	-NA-	-NA-	
Global ex US	AUD	1,757.10	449,834.14	100.88	3.79	-NA-	-NA-	-NA-	-0.07	3.49	-NA-	-NA-	
Global ex Japan	AUD	648.93	640,324.01	143.59	0.00	-NA-	-NA-	-NA-	2.65	5.36	-NA-	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,117.14	445,928.60	100.00	0.00	-3.17	-18.43	27.64	5.43	7.99	27.64	27.03
Asia	EUR	1,018.61	186,538.35	41.83	0.00	0.82	-13.61	33.53	2.17	5.79	33.53	26.72
Europe	EUR	1,256.52	78,249.19	17.55	0.00	-5.71	-25.18	28.86	3.37	5.37	28.86	25.74
North America	EUR	1,186.40	181,141.06	40.62	0.00	-5.10	-19.18	21.28	9.81	11.49	21.28	36.31
Global ex Asia	EUR	1,178.22	259,390.25	58.17	0.00	-5.37	-21.16	23.40	7.77	9.54	23.40	32.12
Global ex Europe	EUR	1,076.88	367,679.41	82.45	0.00	-2.55	-16.64	27.36	5.90	8.60	27.36	28.31
Global ex North America	EUR	1,159.93	264,787.54	59.38	0.00	-1.43	-17.86	32.32	2.52	5.64	32.32	23.80
Global ex United States	EUR	1,173.32	281,974.17	63.23	0.00	-1.40	-17.55	33.73	2.95	6.05	33.73	23.89
Global ex Japan	EUR	812.16	401,380.90	90.01	0.00	-NA-	-18.59	33.01	6.57	8.32	33.01	28.28
Global Dividend+	EUR	1,233.86	346,506.97	77.70	0.00	-NA-	-17.02	29.76	5.99	8.34	29.76	27.86
Global	USD	1,544.78	639,791.97	100.00	0.00	-2.12	-16.10	31.75	3.48	3.20	31.75	31.29
Asia	USD	1,444.44	267,634.19	41.83	0.00	1.92	-11.15	37.82	0.28	1.10	37.82	31.56
Europe	USD	1,790.43	112,267.30	17.55	0.00	-4.69	-23.05	33.00	1.46	0.69	33.00	30.17
North America	USD	1,624.48	259,890.48	40.62	0.00	-4.07	-16.88	25.18	7.78	6.54	25.18	39.17
Global ex Asia	USD	1,622.80	372,157.78	58.17	0.00	-4.34	-18.92	27.37	5.78	4.68	27.37	35.49
Global ex Europe	USD	1,487.90	527,524.66	82.45	0.00	-1.49	-14.26	31.46	3.95	3.79	31.46	32.39
Global ex North America	USD	1,608.75	379,901.49	59.38	0.00	-0.36	-15.52	36.57	0.63	0.96	36.57	28.93
Global ex United States	USD	1,679.50	404,559.85	63.23	0.00	-0.24	-15.20	38.03	1.05	1.35	38.03	28.91
Global ex Japan	USD	891.88	575,877.56	90.01	0.00	-NA-	-16.27	37.29	4.60	3.51	37.29	32.49
Global ex Australia	USD	980.77	578,389.93	90.40	0.00	-NA-	-NA-	32.47	4.46	3.55	32.47	-NA-
Global ex Australia Hedged	USD	983.14	578,389.93	90.40	0.00	-NA-	-15.49	31.20	4.85	5.15	31.20	29.78
Global Dividend+	USD	1,462.25	497,147.69	77.70	0.00	-2.25	-14.65	33.93	4.03	3.54	33.93	31.96

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	1,541.67	396,191.17	100.00	0.00	1.33	-10.55	17.30	2.49	4.88	17.30	28.42
Asia	GBP	1,441.53	165,732.47	41.83	0.00	5.50	-5.27	22.71	-0.68	2.74	22.71	26.98
Europe	GBP	1,786.82	69,521.53	17.55	0.00	-1.33	-17.96	18.41	0.49	2.33	18.41	27.81
North America	GBP	1,621.21	160,937.18	40.62	0.00	-0.69	-11.38	11.45	6.74	8.27	11.45	38.15
Global ex Asia	GBP	1,619.53	230,458.71	58.17	0.00	-0.97	-13.55	13.40	4.76	6.38	13.40	34.09
Global ex Europe	GBP	1,484.91	326,669.65	82.45	0.00	1.97	-8.59	17.04	2.95	5.47	17.04	29.51
Global ex North America	GBP	1,605.51	235,254.00	59.38	0.00	3.15	-9.93	21.59	-0.33	2.60	21.59	24.65
Global ex United States	GBP	1,676.16	250,523.68	63.23	0.00	3.27	-9.59	22.89	0.08	2.99	22.89	24.60
Global ex Japan	GBP	890.09	356,612.18	90.01	0.00	-NA-	-10.73	22.23	3.60	5.20	22.23	29.79
Global Dividend+	GBP	1,623.04	307,858.71	77.70	0.00	1.19	-9.00	19.24	3.03	5.22	19.24	29.52
Global	JPY	1,405.03	59,561,433.04	100.00	0.00	-3.98	-22.73	35.30	7.60	11.53	35.30	33.43
Asia	JPY	1,313.77	24,915,404.51	41.83	0.00	-0.02	-18.17	41.54	4.27	9.26	41.54	34.19
Europe	JPY	1,628.45	10,451,524.65	17.55	0.00	-6.50	-29.13	36.59	5.50	8.81	36.59	31.68
North America	JPY	1,477.51	24,194,503.88	40.62	0.00	-5.89	-23.44	28.55	12.06	15.14	28.55	40.48
Global ex Asia	JPY	1,475.99	34,646,028.52	58.17	0.00	-6.15	-25.32	30.80	9.98	13.13	30.80	36.84
Global ex Europe	JPY	1,353.29	49,109,908.39	82.45	0.00	-3.36	-21.03	35.00	8.08	12.16	35.00	34.69
Global ex North America	JPY	1,463.20	35,366,929.16	59.38	0.00	-2.25	-22.19	40.25	4.63	9.10	40.25	31.36
Global ex United States	JPY	1,527.59	37,662,498.84	63.23	0.00	-2.18	-21.90	41.75	5.07	9.52	41.75	31.43
Global ex Japan	JPY	811.20	53,611,321.10	90.01	0.00	-NA-	-22.88	40.99	8.76	11.87	40.99	34.57
Global Dividend+	JPY	1,228.48	46,281,964.60	77.70	0.00	-NA-	-21.39	37.54	8.17	11.89	37.54	33.95

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,123.98	711,391.08	159.53	0.00	-NA-	-NA-	-NA-	1.55	5.04	-NA-	-NA-
Asia	AUD	1,050.97	297,585.13	66.73	0.00	-NA-	-NA-	-NA-	-1.59	2.90	-NA-	-NA-
Europe	AUD	1,302.71	124,831.14	27.99	0.00	-NA-	-NA-	-NA-	-0.43	2.48	-NA-	-NA-
North America	AUD	1,181.96	288,974.82	64.80	0.00	-NA-	-NA-	-NA-	5.77	8.44	-NA-	-NA-
Global ex Asia	AUD	1,180.74	413,805.96	92.80	0.00	-NA-	-NA-	-NA-	3.80	6.54	-NA-	-NA-
Global ex Europe	AUD	1,082.59	586,559.95	131.54	0.00	-NA-	-NA-	-NA-	2.01	5.63	-NA-	-NA-
Global ex North America	AUD	1,170.52	422,416.27	94.73	0.00	-NA-	-NA-	-NA-	-1.25	2.75	-NA-	-NA-
Global ex United States	AUD	1,222.02	449,834.14	100.88	0.00	-NA-	-NA-	-NA-	-0.83	3.15	-NA-	-NA-
Global ex Japan	AUD	648.93	640,324.01	143.59	0.00	-NA-	-NA-	-NA-	2.65	5.36	-NA-	-NA-
Global Dividend+	AUD	1,239.34	552,783.49	123.96	0.00	-NA-	-NA-	-NA-	2.09	5.38	-NA-	-NA-
Global ex Australia Hedged	AUD	964.83	643,117.55	90.40	0.00	-NA-	-16.74	30.31	5.82	5.56	30.31	31.04
Global Hedged	AUD	901.76	711,391.08	100.00	0.00	-NA-	-18.04	26.92	4.51	5.18	26.92	30.00

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Global Developed Index Series - Local Currency Indices

Index Description	Curr	Close Value Dec-09	12 Mths Estimated Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)
Gross Total Return										
Global	Local	2087.20	3.92	0.93	-14.09	32.65	4.53	5.24	32.65	29.05
Global ex Asia	Local	2450.32	4.03	-0.36	-15.19	30.14	6.73	6.13	30.14	34.23
Global ex Europe	Local	2089.77	3.80	1.46	-12.70	32.94	4.96	5.48	32.94	30.69
Global ex North America	Local	1772.18	3.98	2.23	-14.40	35.19	1.90	4.07	35.19	24.99
Global ex UK	Local	2398.91	-NA-	1.65	-12.86	33.77	4.58	5.22	33.77	29.49
Asia	Local	1580.75	3.76	3.92	-11.74	36.39	1.59	4.03	36.39	28.51
Europe	Local	2112.04	4.48	-0.58	-18.67	32.08	2.59	4.15	32.08	26.13
Europe ex UK	Local	2535.74	4.90	3.77	-13.44	40.17	1.85	3.39	40.17	24.94
Nordic	Local	2527.90	-NA-	0.55	-11.41	37.14	7.09	8.58	37.14	35.68
North America	Local	2707.29	3.83	0.32	-12.93	30.26	8.69	7.00	30.26	38.78
Price Return										
Global	Local	1339.80	0.00	-3.14	-17.73	26.38	3.62	4.82	26.38	28.91
Global ex Europe	Local	1321.73	0.00	-2.74	-16.41	26.83	3.93	4.99	26.83	30.64
Global ex Asia	Local	1502.16	0.00	-4.70	-19.18	23.20	5.83	5.73	23.20	33.93
Global ex North America	Local	1231.29	0.00	-1.41	-17.64	29.32	1.13	3.71	29.32	24.87
Global ex UK	Local	1519.77	0.00	-2.54	-16.59	27.42	3.64	4.79	27.42	29.34
Asia	Local	1107.82	0.00	0.23	-14.90	31.01	0.66	3.58	31.01	28.57
Europe	Local	1440.27	0.00	-4.21	-22.10	24.97	2.20	4.03	24.97	25.64
Europe ex UK	Local	1636.97	0.00	-0.39	-17.32	31.93	1.60	3.34	31.93	24.32
Nordic	Local	1649.52	0.00	-3.82	-15.68	30.37	7.09	8.58	30.37	35.49
North America	Local	1587.46	0.00	-4.33	-17.20	23.33	7.54	6.48	23.33	38.61

** 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 214.

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Global Developed Index Series - Asset Class Comparison

Gross Total Return			12 Mths							
		Close Value	Estimated	Total	Total	Total	Total	Total	Total	
Index Description	Curr	31-Dec	Div Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	36 Mths
			Dec-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Dec-09	YTD	Vlty (%)
Global Real Estate **	Local	2087.20	3.92	0.93	-14.09	32.65	4.53	5.24	32.65	29.05
Global FTSE	Local	213.93	3.70	3.64	-4.77	30.74	4.60	3.72	30.74	19.58
Global JP Morgan Bonds	Local	413.33	-NA-	3.62	4.56	0.66	-0.23	-1.10	0.66	3.57

** 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 214.

* -5 & -3 Years Total Returns are annualised

Version: December 2009

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 31-Dec	Free Float Global (%) Weight 31-Dec
Sun Hung Kai Props	HK	20,105.43	4.51
Westfield Group *	AU	18,140.41	4.07
Simon Property Group *	US	15,827.64	3.55
Unibail-Rodamco *	FR	13,572.10	3.04
Mitsubishi Estate	JP	11,539.17	2.59
Mitsui Fudosan	JP	10,281.41	2.31
Vornado Realty Trust *	US	8,762.37	1.96
Public Storage *	US	7,245.58	1.62
Capitaland	SG	6,612.02	1.48
Equity Residential Props *	US	6,501.63	1.46
Boston Properties *	US	6,476.06	1.45
HCP *	US	6,238.91	1.40
Sumitomo Realty & Dev	JP	6,198.48	1.39
China Overseas Land	HK	6,018.02	1.35
Stockland Trust Group *	AU	5,900.44	1.32
Land Securities *	UK	5,828.27	1.31
Hongkong Land Hldgs	HK	5,820.30	1.31
Hang Lung Properties	HK	5,696.68	1.28
Henderson Land Dev	HK	5,634.57	1.26
Host Hotels & Resorts *	US	5,008.85	1.12

Country Breakdown

Country Index	Number of Constituents 31-Dec	Free Float Mkt Cap (EUR m) 31-Dec	Free Float Global Weight 31-Dec
EPRA/NAREIT North America	120	181,141.06	40.62%
EPRA/NAREIT Asia	74	186,538.35	41.83%
EPRA/NAREIT Europe	79	78,249.19	17.55%
EPRA/NAREIT Global	273	445,928.60	100.00%
Global Ex Europe	194	367,679.41	82.45%
Global Ex Asia	199	259,390.25	58.17%
Global Ex Nth America	153	264,787.54	59.38%

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

Top 20 Performance

Stock	Country	Price Return Dec-09	Div Return Dec-09	Total Return Dec-09
Extendicare REIT *	CA	29.52	0.95	30.48
Kite Realty Group Trust *	US	28.39	0.00	28.39
Tokyo Tatemono	JP	23.78	1.75	25.52
Lexington Corporate *	US	25.10	0.00	25.10
Hospitality Properties *	US	22.15	0.00	22.15
Orient Express Hotel	US	21.29	0.00	21.29
ORIX JREIT *	JP	20.94	0.00	20.94
The Macerich Company *	US	20.80	0.00	20.80
Winthrop Realty Trust *	US	20.00	0.00	20.00
Norwegian Property ASA	NK	20.00	0.00	20.00
Hersha Hospitality Trust *	US	19.39	0.00	19.39
Apartment Investment *	US	17.84	0.00	17.84
Tokyu REIT *	JP	17.73	0.00	17.73
First Industrial Realty *	US	17.26	0.00	17.26
H & R Real Estate *	CA	16.43	0.45	16.88
Sumitomo Realty & Dev	JP	16.32	0.00	16.32
Fabege	SE	16.20	0.00	16.20
Brandywine Realty Trust *	US	16.09	0.00	16.09
BioMed Realty Trust *	US	15.27	0.00	15.27
Workspace Group *	UK	14.81	0.00	14.81

Bottom 20 Performance

Stock	Country	Price Return Dec-09	Div Return Dec-09	Total Return Dec-09
Education Realty Trust *	US	-2.22	0.00	-2.22
Alstria Office *	DE	-2.34	0.00	-2.34
HCP *	US	-2.43	0.00	-2.43
Mucklow <A&J> *	UK	-2.70	0.00	-2.70
Healthcare Realty Trust *	US	-2.85	0.00	-2.85
Mercialys *	FR	-3.31	0.00	-3.31
Shenzhen Investment	HK	-3.79	0.00	-3.79
Vastned Offices/Ind *	NL	-3.92	0.00	-3.92
Big Yellow Group *	UK	-4.19	0.00	-4.19
Hilltop Holdings	US	-4.20	0.00	-4.20
Agree Realty Corp *	US	-5.44	0.00	-5.44
Colonia Real Estate	DE	-5.64	0.00	-5.64
Zueblin Immobilien Holding	CH	-6.03	0.00	-6.03
Government Properties *	US	-7.97	0.00	-7.97
St Modwen Properties	UK	-8.40	0.00	-8.40
Developers Diversified *	US	-8.50	0.00	-8.50
Quintain Estates	UK	-10.78	0.00	-10.78
Grainger Plc	UK	-11.34	0.00	-11.34
Hopson Development	HK	-13.04	0.00	-13.04
Patrizia Immobilien	DE	-17.07	0.00	-17.07

Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 31-Dec	Total Return (%) - 5 Yrs	Total Return (%) - 3 Years	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Dec-09	Total Return (%) YTD	36 Mths Volatility (%)
1 EUR = USD	1.43	1.09	2.85	3.22	-1.85	-4.44	3.22	12.67
1 EUR = CAD	1.50	-1.58	-0.66	-12.35	-4.13	-4.97	-12.35	13.59
1 EUR = GBP	0.89	4.65	9.66	-8.10	-2.79	-2.88	-8.10	13.22
1 EUR = SEK	10.24	2.55	4.32	-6.81	0.22	-2.37	-6.81	8.88
1 EUR = CHF	1.48	-0.82	-2.69	0.25	-2.21	-1.63	0.25	6.38
1 EUR = DKK	7.44	0.01	-0.06	-0.03	-0.05	-0.01	-0.03	0.22
1 EUR = AUD	1.60	-1.65	-1.57	-19.99	-3.68	-2.74	-19.99	10.97
1 EUR = HKD	11.13	1.04	2.75	3.27	-1.79	-4.39	3.27	12.71
1 EUR = JPY	133.57	-0.83	-5.27	6.00	2.06	3.27	6.00	15.02
1 EUR = SGD	2.01	-1.92	-0.15	0.58	-2.20	-3.14	0.58	7.96
1 EUR = NZD	1.97	0.92	1.78	-17.10	-2.42	-6.06	-17.10	12.55

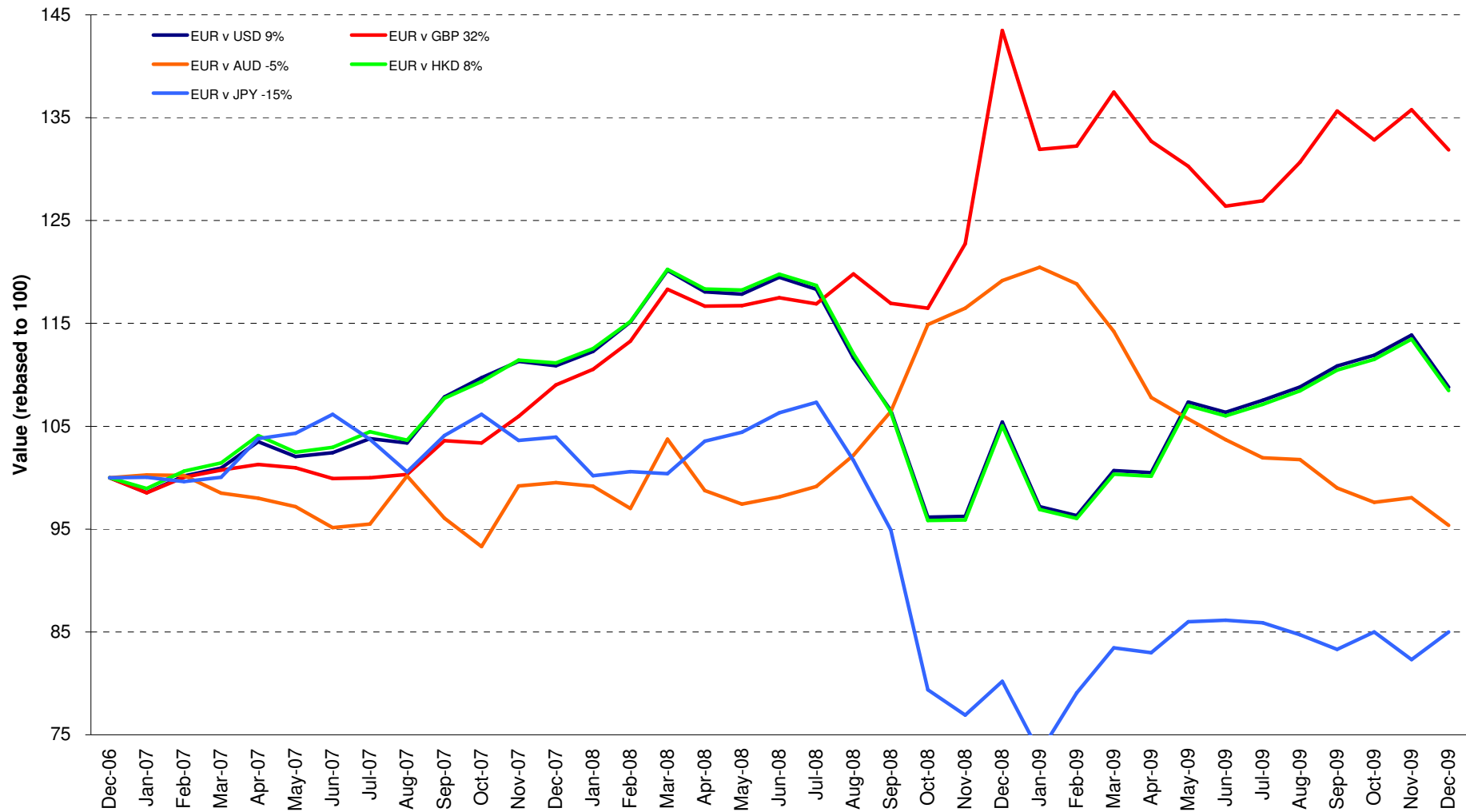
* -5 & -3 Years Total Returns are annualised

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Foreign Exchange Performance

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

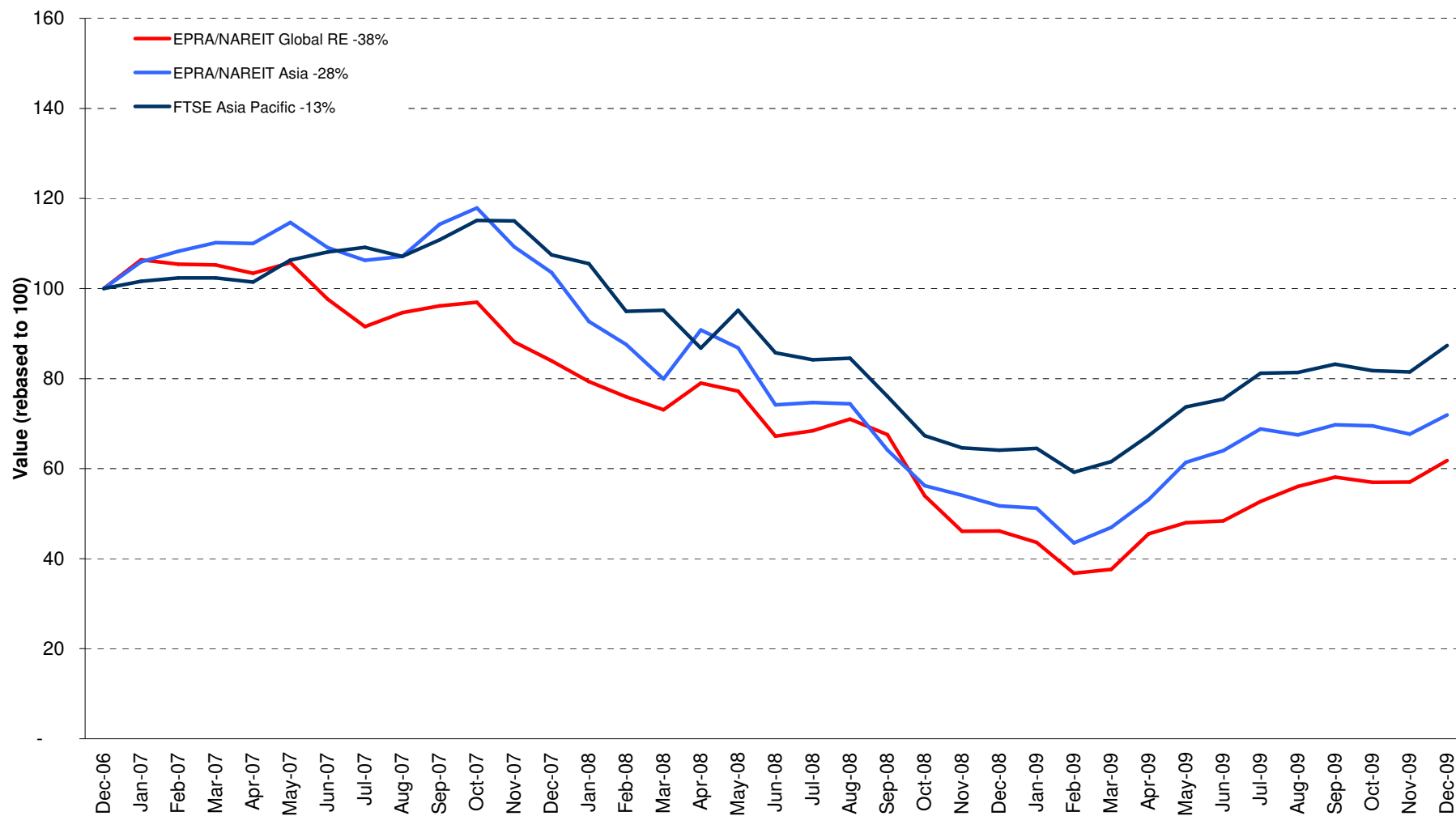


Section 3

FTSE EPRA/NAREIT Asia Developed Index Series

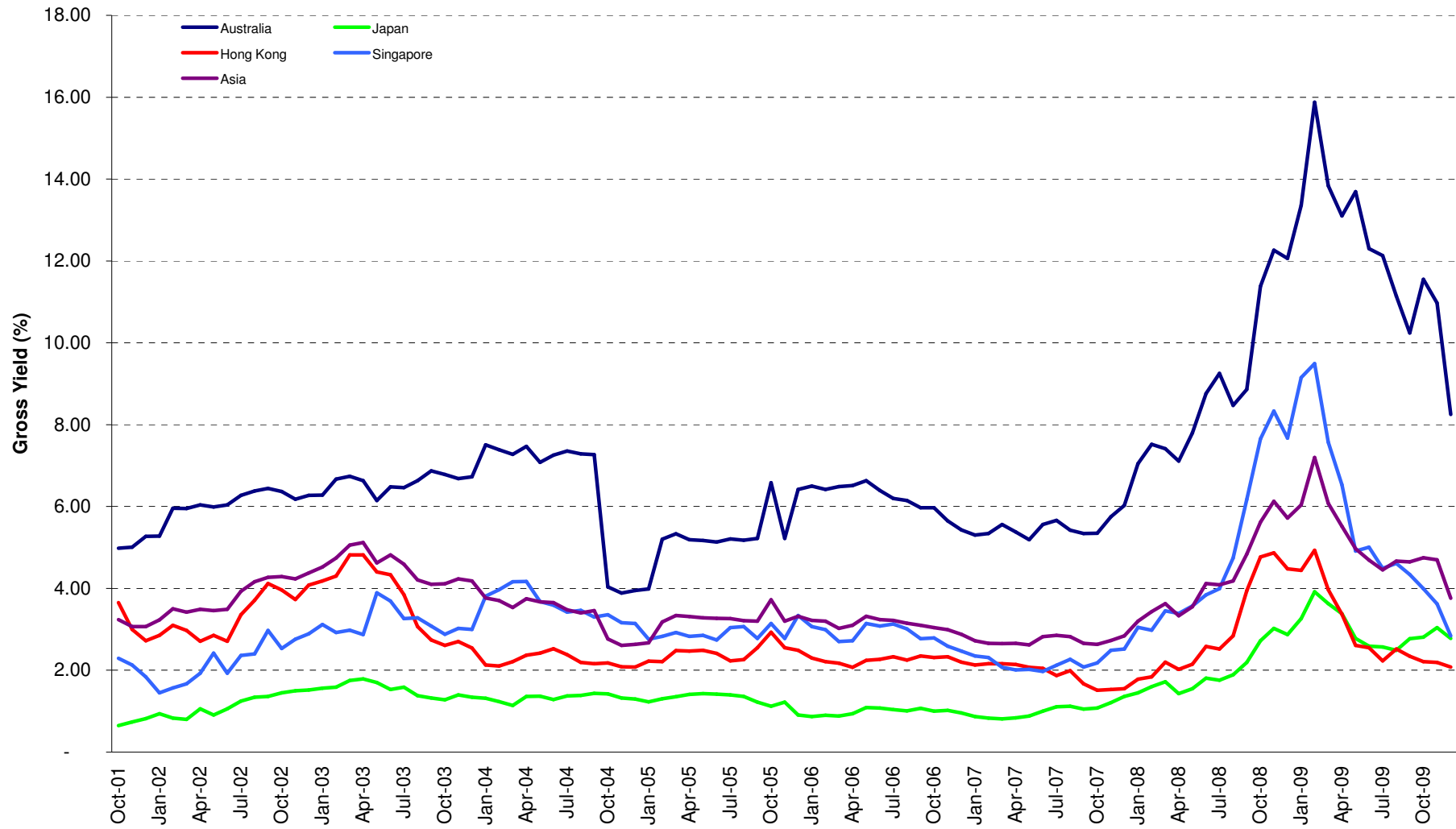
FTSE EPRA/NAREIT Asia Developed Index Series

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



Version: December 2009

Graph 11: Dividend Yields



FTSE EPRA/NAREIT Asia Developed Index Series - Corporate Actions & Changes

Ex Date	Description
17 December 2009	Suntec REIT (Singapore): Special Dividend of SGD 0.0244
21 December 2009	Tokyo Tatemono Corp. (Japan): New number of shares: 421,809,168
21 December 2009	ING Industrial Fund (Australia): Addition. Number of shares 2,149,296,373. Free float: 100%.
21 December 2009	KWG Property Holdings (Hong Kong): Addition. Number of shares 2,893,750,000. Free float: 40%.
21 December 2009	Soho China (Hong Kong): Addition. Number of shares 5,187,657,000. Free float: 40%.
21 December 2009	Wharf Holdings (Hong Kong): Addition. Number of shares 2,752,036,875. Free float: 50%.
21 December 2009	City Developments (Singapore): Addition. Number of shares 909,301,300. Free float: 75%.
21 December 2009	Yanlord Land Group (Singapore): Addition. Number of shares 1,927,651,476. Free float: 30%.

Version: December 2009

30

FTSE EPRA/NAREIT Asia Developed Index Series - Dividends: December

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
1 December 2009	Kiwi Income Property Trust *	Rental	Diversified	NZD	0.045	8.92	18-Dec	Semi-Annual
2 December 2009	Link REIT *	Rental	Retail	HKD	0.484	3.99	26-Jan	Semi-Annual
3 December 2009	New World China Land	Non-Rental	Diversified	HKD	0.060	2.03	28-Dec	Semi-Annual
23 December 2009	Bunnings Warehouse Prop *	Rental	Retail	AUD	0.061	7.19	26-Feb	Semi-Annual
23 December 2009	CFS Retail Property Trust *	Rental	Retail	AUD	0.062	6.42	25-Feb	Semi-Annual
23 December 2009	Cmnwealth Prop Office *	Rental	Office	AUD	0.027	9.48	25-Feb	Semi-Annual
23 December 2009	Dexus Property Group *	Rental	Diversified	AUD	0.027	11.53	29-Jan	Semi-Annual
23 December 2009	FKP Property Group *	Non-Rental	Diversified	AUD	0.005	0.00	14-Apr	Dividend
23 December 2009	Goodman Group *	Rental	Industrial	AUD	0.015	41.97	26-Feb	Dividend
23 December 2009	ING Office Fund *	Rental	Office	AUD	0.010	16.88	26-Feb	Quarterly
23 December 2009	Macquarie CountryWide *	Rental	Retail	AUD	0.030	0.00	19-Feb	Dividend
23 December 2009	Mirvac Group *	Non-Rental	Diversified	AUD	0.020	15.45	29-Jan	Quarterly
23 December 2009	Macquarie Office Trust *	Rental	Office	AUD	0.010	25.32	18-Feb	Dividend
23 December 2009	Stockland Trust Group *	Non-Rental	Diversified	AUD	0.108	10.35	26-Feb	Semi-Annual
28 December 2009	Tokyo Tatemono	Non-Rental	Office	JPY	5.000	4.52	January	Semi-Annual
28 December 2009	Nippon Building Fund *	Rental	Office	JPY	18500.000	6.13	January	Semi-Annual
28 December 2009	Japan Prime Realty Inv. *	Rental	Office	JPY	6750.000	7.35	January	Semi-Annual

** Based on previous period figures

*** Estimated

Version: December 2009

FTSE EPRA/NAREIT Asia Developed Index Series - Dividends: January

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
27 January 2010	Tokyu REIT *	Rental	Diversified	JPY	78500.000	2.95	February	Annual
28 January 2010	Ascendas REIT *	Rental	Industrial	SGD	0.0356***	5.02	February	Dividend
28 January 2010	Capitamall Trust *	Rental	Retail	SGD	0.0234***	5.19	February	Dividend
29 January 2010	Mapletree Logistics Trust *	Rental	Industrial	SGD	0.0178***	7.21	February	Dividend
30 January 2010	CapitaCommercial Trust *	Rental	Office	SGD	0.0447***	8.26	February	Semi-Annual

** Based on previous period figures

*** Estimated

Version: December 2009

FTSE EPRA/NAREIT Asia Developed Index Series - 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 (%) Dec-09	Dividend Rtn (%) Dec-09	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Dec	Mkt Cap EUR (m) 31-Dec	Global Wght (%) 31-Dec	Asia Wght (%) 31-Dec											3 month Annualised USD (m)	
Westfield Group *	Rental	Retail	12.54	18,140	4.07	9.72	8.49	2.26	-8.29	4.58	-9.78	2.70	0.00	2.70	4.58	23.47	25,194	97
Stockland Trust Group *	Non-Rental	Diversified	3.95	5,900	1.32	3.16	8.61	-0.55	-14.74	4.65	-0.54	-2.23	2.67	0.45	4.65	35.00	8,379	99
GPT Group *	Rental	Diversified	0.61	3,518	0.79	1.89	9.26	-14.78	-40.56	-28.15	-10.22	1.68	0.00	1.68	-28.15	52.88	6,202	123
Mirvac Group *	Non-Rental	Diversified	1.57	2,761	0.62	1.48	2.68	-10.14	-26.80	25.94	-5.36	-0.32	1.27	0.95	25.94	57.59	5,776	146
Dexus Property Group *	Rental	Diversified	0.85	2,539	0.57	1.36	7.24	0.37	-14.09	11.16	3.73	4.94	3.27	8.21	11.16	36.75	4,587	126
Goodman Group *	Rental	Industrial	0.64	2,395	0.54	1.28	15.20	-NA-	-45.30	-12.16	-2.26	5.83	2.50	8.33	-12.16	75.86	6,068	177
CFS Retail Property Trust *	Rental	Retail	1.90	2,219	0.50	1.19	6.58	8.73	-1.71	8.57	-2.39	-3.55	3.15	-0.41	8.57	19.73	3,577	112
Cmnwealth Prop Office *	Rental	Office	0.97	1,198	0.27	0.64	9.07	2.56	-5.89	-11.99	4.89	2.65	0.00	48.00	-11.99	27.31	2,289	133
ING Office Fund *	Rental	Office	0.64	1,095	0.25	0.59	9.69	-2.97	-15.54	-13.33	16.03	10.34	1.68	12.03	-13.33	65.58	2,163	138
Macquarie Office Trust *	Rental	Office	0.31	924	0.21	0.50	4.84	-9.12	-30.11	39.58	6.67	5.08	3.39	8.47	39.58	63.23	1,647	124
ING Industrial Fund *	Rental	Industrial	0.48	647	0.15	0.35	2.08	-12.51	-30.40	242.86	-15.34	12.94	0.00	12.94	242.86	97.55	1,690	182
Macquarie Countrywide *	Rental	Retail	0.59	546	0.12	0.29	11.97	-11.98	-26.35	192.86	-3.91	2.63	5.26	7.89	192.86	93.12	714	91
Bunnings Warehouse Prop *	Rental	Retail	1.86	483	0.11	0.26	6.22	9.92	7.33	45.87	10.08	6.29	3.48	9.77	45.87	26.43	326	47
FKP Property Group	Non-Rental	Diversified	0.79	431	0.10	0.23	4.37	-5.02	-33.83	135.21	4.61	6.76	0.68	7.43	135.21	122.06	544	88
Australia Total				42,797	9.60	22.94	8.25											
Kiwi Income Property Trust *	Rental	Diversified	1.04	421	0.09	0.23	7.45	6.87	-5.05	11.90	2.36	0.97	4.37	5.34	11.90	14.75	300	50
New Zealand Total				421	0.09	0.23	7.45											

* -5 & -3 Years Total Returns are annualised

Version: December 2009

33

FTSE EPRA/NAREIT Asia Developed Index Series - 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 (%) Dec-09	Dividend Rtn (%) Dec-09	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Dec	Mkt Cap EUR (m) 31-Dec	Global Wght (%) 31-Dec	Asia Wght (%) 31-Dec											3 month Annualised USD (m)	
Sun Hung Kai Props	Non-Rental	Diversified	116.30	20,105	4.51	10.78	2.15	10.48	11.42	83.90	3.33	1.22	0.00	1.22	83.90	40.37	19,995	69
China Overseas Land	Non-Rental	Residential	16.40	6,018	1.35	3.23	0.85	57.08	17.14	53.43	-2.15	-1.56	0.00	-1.56	53.43	48.75	12,598	146
Hongkong Land Hldgs	Rental	Office	4.95	5,820	1.31	3.12	2.63	15.72	10.29	104.84	13.79	0.00	0.00	0.00	104.84	36.75	2,974	36
Hang Lung Properties	Non-Rental	Diversified	30.60	5,697	1.28	3.05	2.16	22.68	18.36	84.74	8.97	8.13	0.00	8.13	84.74	40.59	6,612	81
Henderson Land Dev	Non-Rental	Diversified	58.40	5,635	1.26	3.02	1.03	9.60	12.05	105.57	15.10	6.76	0.00	6.76	105.57	40.75	6,510	81
Wharf Holdings	Non-Rental	Diversified	44.75	5,535	1.24	2.97	1.79	-NA-	-NA-	110.59	8.75	7.06	0.00	7.06	110.59	-NA-	1,851	23
New World Development	Non-Rental	Diversified	15.96	4,145	0.93	2.22	1.88	15.17	2.77	105.73	-3.06	0.13	0.00	0.13	105.73	56.33	4,735	80
Link REIT *	Rental	Retail	19.82	3,885	0.87	2.08	4.62	-NA-	11.59	61.99	19.01	1.54	2.48	4.01	61.99	27.64	4,485	80
Sino Land	Non-Rental	Diversified	15.10	3,266	0.73	1.75	2.65	17.14	-3.57	93.27	10.95	2.58	0.00	2.58	93.27	62.57	5,104	109
China Resources Land	Non-Rental	Residential	17.64	2,990	0.67	1.60	0.78	68.71	24.49	87.13	4.20	-1.89	0.00	-1.89	87.13	51.51	8,033	187
Kerry Properties	Non-Rental	Diversified	39.50	2,029	0.45	1.09	1.77	20.83	4.47	94.67	-4.70	0.38	0.00	0.38	94.67	54.62	3,614	124
Shimao Property	Non-Rental	Residential	14.72	1,873	0.42	1.00	1.56	-NA-	1.20	177.88	12.79	0.00	0.00	0.00	177.88	77.48	8,656	322
Hysan Development	Rental	Diversified	22.05	1,562	0.35	0.84	3.08	8.62	5.46	81.55	13.66	-0.90	0.00	-0.90	81.55	36.62	1,348	60
Agile Property Holdings	Non-Rental	Diversified	11.40	1,470	0.33	0.79	1.05	-NA-	18.02	185.15	25.00	6.74	0.00	6.74	185.15	88.89	5,915	280
Country Garden Holdings	Non-Rental	Diversified	2.89	850	0.19	0.46	1.18	-NA-	-NA-	52.11	3.21	-1.37	0.00	-1.37	52.11	-NA-	1,523	125
Soho China	Non-Rental	Diversified	4.20	783	0.18	0.42	2.70	-NA-	-NA-	26.13	1.20	0.72	0.00	0.72	26.13	-NA-	2,446	218
Champion REIT *	Rental	Office	3.30	715	0.16	0.38	8.21	-NA-	-0.08	71.75	2.17	3.77	0.00	3.77	71.75	58.95	680	66
Hopson Development	Non-Rental	Residential	11.20	641	0.14	0.34	1.76	35.17	-17.88	103.52	-16.23	-13.04	0.00	-13.04	103.52	105.09	1,856	202
KWG Property Holdings	Non-Rental	Diversified	5.99	623	0.14	0.33	0.57	-NA-	-NA-	160.43	19.56	2.57	0.00	2.57	160.43	-NA-	1,690	189
Shui On Land	Non-Rental	Diversified	4.60	623	0.14	0.33	0.42	-NA-	-7.79	107.43	3.60	0.66	0.00	0.66	107.43	74.02	1,737	194
Great Eagle Holdings	Non-Rental	Diversified	20.20	565	0.13	0.30	2.57	5.99	-1.10	140.65	6.43	-0.25	0.00	-0.25	140.65	54.13	341	42
Shenzhen Investment	Non-Rental	Diversified	3.30	523	0.12	0.28	3.94	26.82	5.84	142.75	10.00	-3.79	0.00	-3.79	142.75	80.10	2,703	360
Kowloon Dev	Non-Rental	Residential	9.01	466	0.10	0.25	4.44	6.74	-7.31	222.26	16.58	9.88	0.00	9.88	222.26	80.96	394	59
New World China Land	Non-Rental	Diversified	2.95	454	0.10	0.24	2.03	5.63	-8.41	47.04	-8.19	-1.99	1.99	0.00	47.04	75.00	1,056	162
Hong Kong Total				76,274	17.10	40.89	2.08											

* -5 & -3 Years Total Returns are annualised

Version: December 2009

34

FTSE EPRA/NAREIT Asia Developed Index Series - 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 (%) Dec-09	Dividend Rtn (%) Dec-09	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Dec	Mkt Cap EUR (m) 31-Dec	Global Wght (%) 31-Dec	Asia Wght (%) 31-Dec											3 month Annualised USD (m)	
Capitaland	Non-Rental	Diversified	4.20	6,612	1.48	3.54	1.67	21.28	-4.80	65.17	12.90	4.22	0.00	4.22	65.17	43.84	12,589	133
City Developments	Non-Rental	Diversified	11.56	3,914	0.88	2.10	0.65	-NA-	-NA-	81.48	12.02	15.60	0.00	15.60	81.48	-NA-	4,331	77
Capitamall Trust *	Rental	Retail	1.80	2,115	0.47	1.13	5.24	10.58	-3.65	43.03	-2.70	4.65	0.00	4.65	43.03	32.94	2,716	89
Ascendas REIT *	Rental	Industrial	2.22	2,061	0.46	1.10	5.59	11.00	-0.63	73.14	15.82	14.43	0.00	14.43	73.14	32.95	2,363	80
CapitaMalls Asia	Non-Rental	Retail	2.54	1,469	0.33	0.79	0.00	-NA-	-NA-	-NA-	-NA-	10.92	0.00	10.92	-NA-	-NA-	-NA-	-NA-
Keppel Land	Non-Rental	Diversified	3.50	1,241	0.28	0.67	1.63	22.30	-8.88	189.41	27.74	11.82	0.00	11.82	189.41	75.56	2,958	166
CapitaCommercial Trust *	Rental	Office	1.17	1,214	0.27	0.65	6.46	10.21	-11.91	76.85	12.50	1.74	0.00	1.74	76.85	46.83	1,840	106
Suntec REIT *	Rental	Diversified	1.35	1,092	0.24	0.59	8.65	10.54	-2.27	110.63	32.66	6.70	0.00	6.70	110.63	46.95	1,843	118
Yanlord Land Group	Non-Rental	Diversified	2.17	623	0.14	0.33	0.57	-NA-	-NA-	142.46	-4.82	-1.36	0.00	-1.36	142.46	-NA-	7,746	867
Mapletree Logistics Trust *	Rental	Industrial	0.79	600	0.13	0.32	7.50	-NA-	5.20	145.75	5.92	7.53	0.00	7.53	145.75	45.71	286	33
Wing Tai Holdings	Non-Rental	Diversified	1.83	541	0.12	0.29	2.19	18.69	-0.77	124.10	10.71	12.27	0.00	12.27	124.10	61.47	614	79
Singapore Land	Non-Rental	Diversified	6.57	536	0.12	0.29	3.04	9.08	-6.77	92.33	21.22	3.30	0.00	3.30	92.33	49.52	126	16
Singapore Total				22,499	5.05	12.06	2.84											

* -5 & -3 Years Total Returns are annualised

Version: December 2009

35

FTSE EPRA/NAREIT Asia Developed Index Series - 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 (%) Dec-09	Dividend Rtn (%) Dec-09	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Dec	Mkt Cap EUR (m) 31-Dec	Global Wght (%) 31-Dec	Asia Wght (%) 31-Dec											3 month Annualised USD (m)	
Mitsubishi Estate	Non-Rental	Diversified	1478	11,539	2.59	6.19	1.08	5.03	-21.04	2.70	4.67	9.89	0.00	9.89	2.70	37.85	26,988	163
Mitsui Fudosan	Non-Rental	Diversified	1558	10,281	2.31	5.51	1.41	5.43	-17.98	7.39	2.57	4.56	0.00	4.56	7.39	40.35	24,631	167
Sumitomo Realty & Dev	Non-Rental	Diversified	1739	6,198	1.39	3.32	1.15	6.21	-22.46	33.11	5.84	16.32	0.00	16.32	33.11	54.78	22,162	249
Nippon Building Fund *	Rental	Office	706000	2,865	0.64	1.54	6.24	0.48	-19.40	-23.82	-9.55	0.57	2.64	3.21	-23.82	27.95	3,232	79
Japan Real Estate *	Rental	Office	684000	2,100	0.47	1.13	5.59	-0.37	-15.03	-11.76	-6.81	8.57	0.00	8.57	-11.76	25.64	3,700	123
Aeon Mall Co Ltd	Rental	Retail	1794	1,216	0.27	0.65	1.11	0.98	-17.65	6.02	-4.01	13.19	0.00	13.19	6.02	43.29	2,652	152
Japan Retail Fund *	Rental	Retail	417000	1,207	0.27	0.65	7.38	-8.01	-18.56	16.09	-14.37	11.20	0.00	11.20	16.09	37.45	1,387	80
Nomura Real Estate Office Fund	Rental	Office	504000	1,143	0.26	0.61	6.98	-4.97	-18.61	-6.86	-12.73	2.44	0.00	2.44	-6.86	30.86	1,086	66
Tokyu Land	Non-Rental	Diversified	342	1,020	0.23	0.55	2.49	-2.90	-31.41	3.28	-4.74	11.04	0.00	11.04	3.28	52.07	5,560	380
Japan Prime Realty Inv. *	Rental	Office	192600	894	0.20	0.48	5.62	-2.82	-18.95	-3.59	-8.64	-1.83	3.44	1.61	-3.59	39.85	666	52
ORIX JREIT *	Rental	Office	462000	866	0.19	0.46	7.55	-2.14	-10.68	17.58	-0.65	20.94	0.00	20.94	17.58	41.29	857	69
Tokyo Tatemono	Non-Rental	Office	354	838	0.19	0.45	3.67	-9.08	-33.27	-9.68	-18.22	23.78	1.75	25.52	-9.68	66.73	11,536	959
United Urban Investment *	Rental	Diversified	490000	733	0.16	0.39	7.14	-1.08	-8.87	49.37	-3.63	9.13	0.00	9.13	49.37	38.13	643	61
NTT Urban Development	Non-Rental	Office	61600	607	0.14	0.33	1.95	-3.08	-34.61	-34.53	-25.24	-0.81	0.00	-0.81	-34.53	38.54	2,082	239
Top REIT *	Rental	Diversified	413000	479	0.11	0.26	6.26	-NA-	-NA-	27.86	-4.40	7.83	0.00	7.83	27.86	-NA-	296	43
Tokyu REIT *	Rental	Diversified	498000	473	0.11	0.25	6.60	-1.21	-17.35	-4.26	11.16	17.73	0.00	17.73	-4.26	34.89	695	102
Mori Trust Sogo REIT *	Rental	Office	749000	449	0.10	0.24	6.09	0.32	-8.94	3.98	3.31	9.50	0.00	9.50	3.98	31.91	403	63
Kenedix Realty Investment *	Rental	Diversified	254000	444	0.10	0.24	8.93	-NA-	-21.45	11.02	-21.90	10.43	0.00	10.43	11.02	61.08	978	153
Heiwa Real Estate	Non-Rental	Diversified	298	334	0.07	0.18	4.03	-3.24	-21.35	32.17	-3.25	11.19	0.00	11.19	32.17	36.49	488	102
Premier Investment Co. *	Rental	Diversified	304000	299	0.07	0.16	10.25	-7.76	-18.44	19.18	-14.61	-1.62	0.00	-1.62	19.18	56.46	243	57
Daibiru Corp	Non-Rental	Office	666	291	0.07	0.16	1.65	-2.68	-18.91	-29.32	-14.72	-0.45	0.00	-0.45	-29.32	40.83	265	63
Japan Total				44,548	9.99	23.88	2.78											

* -5 & -3 Years Total Returns are annualised

Version: December 2009

36

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Dec-09										
Asia	EUR	1,454.28	186,538.35	100.00	3.76	4.53	-10.41	38.97	3.11	6.24	38.97	26.61
Pure Asia	EUR	1,537.37	153,708.53	82.40	3.32	5.70	-9.61	40.24	4.41	6.43	40.24	27.48
Asia ex Australia	EUR	1,490.64	143,741.75	77.06	2.43	-NA-	-5.74	40.81	4.75	6.37	40.81	27.93
Asia Dividend+	EUR	1,818.38	110,887.98	59.45	5.41	-NA-	-7.02	51.32	3.27	6.67	51.32	26.62
Australia	EUR	1,205.52	42,796.60	22.94	8.25	-6.50	-23.46	29.10	-1.42	6.13	29.10	32.16
Pure Australia	EUR	924.82	21,013.98	11.27	8.28	-11.56	-31.38	23.95	1.51	5.87	23.95	39.01
Japan	EUR	1,411.49	44,547.70	23.88	2.78	2.71	-16.57	-1.80	-3.10	5.35	-1.80	28.29
Hong Kong	EUR	1,696.87	76,273.89	40.89	2.08	13.04	5.39	82.81	7.88	6.11	82.81	34.25
Singapore	EUR	1,309.03	22,498.95	12.06	2.84	15.45	-5.25	76.87	14.58	8.95	76.87	33.28
New Zealand	EUR	1,246.18	421.21	0.23	7.45	4.50	-7.45	34.73	4.41	11.62	34.73	22.28
Asia	USD	2,064.18	267,634.19	100.00	3.76	5.67	-7.85	43.43	1.20	1.53	43.43	31.53
Pure Asia	USD	2,181.98	220,531.90	82.40	3.32	6.86	-7.03	44.75	2.49	1.71	44.75	32.54
Asia ex Australia	USD	1,636.98	206,232.15	77.06	2.43	-NA-	-3.05	45.33	2.82	1.65	45.33	32.55
Asia Dividend+	USD	2,154.96	159,095.51	59.45	5.41	5.99	-4.37	56.18	1.37	1.93	56.18	31.68
Australia	USD	1,725.64	61,402.03	22.94	8.25	-5.48	-21.28	33.25	-3.24	1.42	33.25	35.98
Pure Australia	USD	1,323.83	30,149.62	11.27	8.28	-10.60	-29.43	27.94	-0.36	1.17	27.94	43.08
Japan	USD	2,020.47	63,914.41	23.88	2.78	3.82	-14.19	1.36	-4.88	0.67	1.36	31.39
Hong Kong	USD	2,428.97	109,433.26	40.89	2.08	14.27	8.39	88.69	5.89	1.40	88.69	38.57
Singapore	USD	1,873.79	32,280.16	12.06	2.84	16.71	-2.55	82.56	12.47	4.11	82.56	40.76
New Zealand	USD	1,315.39	604.33	0.23	7.45	5.64	-0.89	39.07	2.48	6.67	39.07	27.47
Asia	GBP	2,060.02	165,732.47	100.00	3.76	9.39	-1.75	27.70	0.23	3.18	27.70	26.99
Pure Asia	GBP	2,177.58	136,564.38	82.40	3.32	10.62	-0.88	28.88	1.50	3.36	28.88	28.04
Asia ex Australia	GBP	1,633.68	127,709.26	77.06	2.43	-NA-	3.36	29.39	1.83	3.30	29.39	28.08
Asia Dividend+	GBP	2,391.93	98,519.89	59.45	5.41	9.72	1.96	39.05	0.39	3.59	39.05	27.50
Australia	GBP	1,722.16	38,023.21	22.94	8.25	-2.16	-16.07	18.64	-4.17	3.07	18.64	33.45
Pure Australia	GBP	1,321.16	18,670.15	11.27	8.28	-7.45	-24.76	13.91	-1.32	2.81	13.91	41.61
Japan	GBP	2,016.40	39,579.00	23.88	2.78	7.48	-8.51	-9.76	-5.80	2.31	-9.76	28.50
Hong Kong	GBP	2,424.08	67,766.55	40.89	2.08	18.29	15.57	68.00	4.87	3.05	68.00	34.05
Singapore	GBP	1,870.02	19,989.49	12.06	2.84	20.82	3.90	62.53	11.39	5.80	62.53	35.15
New Zealand	GBP	1,563.75	374.23	0.23	7.45	9.35	1.48	23.81	1.50	8.40	23.81	24.59

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Dec-09										
Asia	JPY	1,877.43	24,915,404.51	100.00	3.76	3.66	-15.13	47.30	5.23	9.72	47.30	34.17
Pure Asia	JPY	1,984.58	20,530,417.48	82.40	3.32	4.83	-14.37	48.66	6.56	9.92	48.66	34.97
Asia ex Australia	JPY	1,488.88	19,199,182.09	77.06	2.43	-NA-	-10.71	49.25	6.90	9.85	49.25	34.96
Asia Dividend+	JPY	1,810.45	14,810,996.42	59.45	5.41	-NA-	-11.92	60.40	5.40	10.16	60.40	34.15
Australia	JPY	1,569.52	5,716,222.42	22.94	8.25	-7.28	-27.50	36.85	0.61	9.61	36.85	38.33
Pure Australia	JPY	1,204.07	2,806,778.70	11.27	8.28	-12.30	-35.00	31.39	3.60	9.33	31.39	44.22
Japan	JPY	1,848.21	5,950,111.94	23.88	2.78	1.85	-20.96	4.09	-1.10	8.80	4.09	33.29
Hong Kong	JPY	2,209.22	10,187,689.25	40.89	2.08	12.09	-0.17	93.78	10.10	9.58	93.78	41.03
Singapore	JPY	1,704.27	3,005,121.16	12.06	2.84	14.49	-10.24	87.48	16.94	12.51	87.48	42.38
New Zealand	JPY	1,195.05	56,259.75	0.23	7.45	3.60	-12.33	42.82	6.56	15.27	42.82	30.93
Australia	AUD	1,272.85	68,273.54	22.94	8.25	-8.05	-24.68	3.29	-5.06	3.22	3.29	27.58
Australia Hedged	USD	626.15	61,402.03	9.60	0.00	-NA-	-25.46	1.90	-6.12	2.85	1.90	26.65
Pure Australia	AUD	975.75	33,523.66	11.27	8.28	-13.04	-32.49	-0.91	-2.23	2.96	-0.91	35.07
Hong Kong	HKD	2,438.80	848,550.96	40.89	2.08	14.21	8.29	88.79	5.95	1.45	88.79	38.64
Singapore	SGD	1,586.21	45,319.73	12.06	2.84	13.24	-5.39	77.90	12.06	5.53	77.90	36.49
New Zealand	NZD	1,305.88	830.52	0.23	7.45	5.48	-5.81	11.56	1.82	4.79	11.56	14.58
Asia 33	EUR	932.30	140,593.96	75.37	3.91	-NA-	-10.17	36.89	3.50	6.18	36.89	25.37
Asia 33	USD	1,340.63	202,638.07	75.71	3.91	-NA-	-7.46	40.04	1.96	1.76	40.04	29.31
Asia 33	GBP	1,338.64	125,550.23	75.75	3.91	-NA-	-1.32	25.37	1.62	4.06	25.37	25.34
Asia 33	JPY	1,208.41	18,695,388.42	75.04	3.91	-NA-	-15.03	43.03	5.16	9.04	43.03	32.79
Asia 33	HKD	1,332.76	1,571,377.18	75.04	3.91	-NA-	-7.56	40.13	2.02	1.82	40.13	29.35
Asia 33	AUD	975.28	225,278.57	120.77	3.91	-NA-	-NA-	-NA-	-0.10	3.57	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Dec-09										
Asia	AUD	1,501.88	297,585.13	159.53	3.76	-NA-	-NA-	-NA-	-0.69	3.33	-NA-	-NA-
Pure Asia	AUD	1,587.60	245,211.63	131.45	3.32	-NA-	-NA-	-NA-	0.57	3.52	-NA-	-NA-
Asia ex Australia	AUD	1,191.06	229,311.59	122.93	2.43	-NA-	-NA-	-NA-	0.90	3.46	-NA-	-NA-
Asia Dividend+	AUD	1,826.45	176,899.89	94.83	5.41	-NA-	-NA-	-NA-	-0.53	3.75	-NA-	-NA-
Australia	AUD	1,272.85	68,273.54	36.60	8.25	-NA-	-NA-	-NA-	-5.06	3.22	-NA-	-NA-
Pure Australia	AUD	975.75	33,523.66	17.97	8.28	-NA-	-NA-	-NA-	-2.23	2.96	-NA-	-NA-
Japan	AUD	1,470.08	71,067.07	38.10	2.78	-NA-	-NA-	-NA-	-6.66	2.46	-NA-	-NA-
Hong Kong	AUD	1,767.31	121,679.94	65.23	2.08	-NA-	-NA-	-NA-	3.91	3.21	-NA-	-NA-
Singapore	AUD	1,363.36	35,892.63	19.24	2.84	-NA-	-NA-	-NA-	10.37	5.96	-NA-	-NA-
New Zealand	AUD	1,146.51	671.96	0.36	7.45	-NA-	-NA-	-NA-	0.57	8.56	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Dec-09										
Asia	EUR	1,452.96	186,538.35	100.00	3.72	-NA-	-10.44	38.88	3.10	6.23	38.88	26.60
Pure Asia	EUR	1,535.76	153,708.53	82.40	3.26	-NA-	-9.65	40.15	4.40	6.43	40.15	27.45
Asia ex Australia	EUR	1,488.94	143,741.75	77.06	2.37	-NA-	-5.79	40.70	4.74	6.37	40.70	27.88
Australia	EUR	1,205.52	42,796.60	22.94	8.25	-NA-	-23.46	29.10	-30.19	6.13	29.10	50.90
Pure Australia	EUR	924.82	21,013.98	11.27	8.28	-NA-	-31.38	23.95	1.51	5.87	23.95	39.19
Hong Kong	EUR	1,696.87	76,273.89	40.89	2.08	-NA-	5.39	82.81	-23.61	6.11	82.81	47.06
Japan	EUR	1,403.33	44,547.70	23.88	2.59	-NA-	-16.68	-1.99	-31.41	5.33	-1.99	37.72
New Zealand	EUR	933.02	421.21	0.23	7.79	-NA-	-16.12	-0.28	-25.94	11.81	-0.28	27.97
Singapore	EUR	1,332.31	22,498.95	12.06	2.84	-NA-	-5.15	76.87	-18.86	8.95	76.87	46.99
Asia	USD	2,062.31	267,634.19	100.00	3.72	-NA-	-7.89	43.35	1.20	1.52	43.35	31.53
Pure Asia	USD	2,179.69	220,531.90	82.40	3.26	-NA-	-7.07	44.65	2.48	1.71	44.65	32.53
Asia ex Australia	USD	1,635.11	206,232.15	77.06	2.37	-NA-	-3.10	45.22	2.80	1.65	45.22	32.53
Australia	USD	1,725.64	61,402.03	22.94	8.25	-NA-	-21.28	33.25	-3.24	1.42	33.25	36.13
Pure Australia	USD	1,323.83	30,149.62	11.27	8.28	-NA-	-29.43	27.94	-0.36	1.17	27.94	43.24
Hong Kong	USD	2,428.97	109,433.26	40.89	2.08	-NA-	8.39	88.69	5.89	1.40	88.69	38.56
Japan	USD	2,008.79	63,914.41	23.88	2.59	-NA-	-14.31	1.16	-4.92	0.65	1.16	31.37
New Zealand	USD	1,335.57	604.33	0.23	7.79	-NA-	-4.51	39.58	2.66	6.85	39.58	26.74
Singapore	USD	1,907.12	32,280.16	12.06	2.84	-NA-	-2.44	82.56	12.47	4.11	82.56	40.72
Asia	GBP	2,058.16	165,732.47	100.00	3.72	-NA-	-1.79	27.63	-0.11	3.17	27.63	27.02
Pure Asia	GBP	2,175.30	136,564.38	82.40	3.26	-NA-	-0.92	28.79	1.49	3.36	28.79	28.01
Asia ex Australia	GBP	1,631.82	127,709.26	77.06	2.37	-NA-	3.31	29.30	1.82	3.30	29.30	28.03
Australia	GBP	1,722.16	38,023.21	22.94	8.25	-NA-	-16.07	18.64	-4.22	3.07	18.64	33.61
Pure Australia	GBP	1,321.16	18,670.15	11.27	8.28	-NA-	-24.76	13.91	-1.32	2.81	13.91	41.76
Hong Kong	GBP	2,424.08	67,766.55	40.89	2.08	-NA-	15.57	68.00	4.81	3.05	68.00	34.03
Japan	GBP	2,004.74	39,579.00	23.88	2.59	-NA-	-8.64	-9.94	-5.89	2.29	-9.94	28.44
New Zealand	GBP	1,332.88	374.23	0.23	7.79	-NA-	-3.95	4.33	1.61	8.59	4.33	24.67
Singapore	GBP	1,903.28	19,989.49	12.06	2.84	-NA-	4.01	62.53	11.33	5.80	62.53	35.07

* -5 & -3 Years Total Returns are annualised

Version: December 2009

40

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Dec-09										
Asia	JPY	1,875.73	24,915,404.51	100.00	3.72	-NA-	-15.16	47.22	4.87	9.71	47.22	34.26
Pure Asia	JPY	1,982.50	20,530,417.48	82.40	3.26	-NA-	-14.41	48.56	6.55	9.91	48.56	35.03
Asia ex Australia	JPY	1,487.18	19,199,182.09	77.06	2.37	-NA-	-10.75	49.14	6.89	9.85	49.14	34.96
Australia	JPY	1,569.52	5,716,222.42	22.94	8.25	-NA-	-27.50	36.85	-6.17	9.61	36.85	40.21
Pure Australia	JPY	1,204.07	2,806,778.70	11.27	8.28	-NA-	-35.00	31.39	3.60	9.33	31.39	44.58
Hong Kong	JPY	2,209.22	10,187,689.25	40.89	2.08	-NA-	-0.17	93.78	2.68	9.58	93.78	41.34
Japan	JPY	1,837.52	5,950,111.94	23.88	2.59	-NA-	-21.07	3.89	-1.14	8.77	3.89	33.25
New Zealand	JPY	1,214.74	56,259.75	0.23	7.79	-NA-	-12.01	43.51	-0.46	15.47	43.51	31.61
Singapore	JPY	1,734.58	3,005,121.16	12.06	2.84	-NA-	-10.15	87.48	9.06	12.51	87.48	42.81
Australia	AUD	1,272.85	68,273.54	22.94	8.25	-NA-	-24.68	3.29	-5.06	3.22	3.29	27.73
Pure Australia	AUD	975.75	33,523.66	11.27	8.28	-NA-	-32.49	-0.91	-2.23	2.96	-0.91	35.23
Hong Kong	HKD	2,438.80	848,550.96	40.89	2.08	-NA-	8.29	88.79	5.95	1.45	88.79	38.64
New Zealand	NZD	1,325.91	830.52	0.23	7.79	-NA-	-5.51	11.97	1.99	4.96	11.97	15.21
Singapore	SGD	1,614.42	45,319.73	12.06	2.84	-NA-	-5.29	77.90	12.06	5.53	77.90	36.47

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Dec-09										
Asia	AUD	1,500.53	297,585.13	159.53	3.72	-NA-	-NA-	-NA-	-0.04	3.33	-NA-	-NA-
Pure Asia	AUD	1,585.93	245,211.63	131.45	3.26	-NA-	-NA-	-NA-	0.56	3.52	-NA-	-NA-
Asia ex Australia	AUD	1,189.70	229,311.59	122.93	2.37	-NA-	-NA-	-NA-	0.88	3.46	-NA-	-NA-
Australia	AUD	1,272.85	68,273.54	36.60	8.25	-NA-	-NA-	-NA-	-5.06	3.22	-NA-	-NA-
Pure Australia	AUD	975.75	33,523.66	17.97	8.28	-NA-	-NA-	-NA-	-2.23	2.96	-NA-	-NA-
Hong Kong	AUD	1,767.31	121,679.94	65.23	2.08	-NA-	-NA-	-NA-	-15.05	3.21	-NA-	-NA-
Japan	AUD	1,461.58	71,067.07	38.10	2.59	-NA-	-NA-	-NA-	-23.72	2.44	-NA-	-NA-
New Zealand	AUD	971.75	671.96	0.36	7.79	-NA-	-NA-	-NA-	-17.65	8.75	-NA-	-NA-
Singapore	AUD	1,387.61	35,892.63	19.24	2.84	-NA-	-NA-	-NA-	-9.77	5.96	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Dec-09										
Asia	EUR	1,018.61	186,538.35	100.00	0.00	0.82	-13.61	33.53	2.17	5.79	33.53	26.72
Pure Asia	EUR	1,102.63	153,708.53	82.40	0.00	2.47	-12.45	35.46	3.36	5.95	35.46	27.48
Asia ex Australia	EUR	1,331.32	143,741.75	77.06	0.00	-NA-	-8.08	36.70	3.93	6.19	36.70	27.86
Asia Dividend+	EUR	1,533.87	110,887.98	59.45	0.00	-NA-	-11.50	43.69	1.87	5.93	43.69	26.80
Australia	EUR	623.91	42,796.60	22.94	0.00	-12.65	-28.66	19.02	-2.83	4.77	19.02	32.10
Pure Australia	EUR	473.35	21,013.98	11.27	0.00	-17.41	-36.20	15.08	-1.03	3.52	15.08	39.25
Japan	EUR	1,235.52	44,547.70	23.88	0.00	1.02	-18.21	-4.51	-3.60	5.06	-4.51	28.31
Hong Kong	EUR	1,281.13	76,273.89	40.89	0.00	9.99	2.50	78.13	6.81	5.95	78.13	34.20
Singapore	EUR	955.69	22,498.95	12.06	0.00	11.28	-8.99	67.32	13.93	8.95	67.32	32.86
New Zealand	EUR	892.09	421.21	0.23	0.00	-2.26	-13.80	24.22	0.54	7.49	24.22	21.68
Asia	USD	1,444.44	267,634.19	100.00	0.00	1.92	-11.15	37.82	0.28	1.10	37.82	31.56
Pure Asia	USD	1,563.59	220,531.90	82.40	0.00	3.59	-9.95	39.82	1.45	1.25	39.82	32.46
Asia ex Australia	USD	1,461.99	206,232.15	77.06	0.00	-NA-	-5.46	41.10	2.01	1.48	41.10	32.43
Asia Dividend+	USD	1,817.78	159,095.51	59.45	0.00	0.99	-8.97	48.31	-0.01	1.23	48.31	31.78
Australia	USD	893.08	61,402.03	22.94	0.00	-11.70	-26.63	22.84	-4.63	0.12	22.84	35.90
Pure Australia	USD	677.57	30,149.62	11.27	0.00	-16.51	-34.38	18.77	-2.86	-1.07	18.77	43.13
Japan	USD	1,768.57	63,914.41	23.88	0.00	2.12	-15.88	-1.44	-5.38	0.40	-1.44	31.35
Hong Kong	USD	1,833.86	109,433.26	40.89	0.00	11.19	5.42	83.86	4.83	1.25	83.86	38.48
Singapore	USD	1,368.01	32,280.16	12.06	0.00	12.49	-6.39	72.70	11.83	4.11	72.70	40.42
New Zealand	USD	941.63	604.33	0.23	0.00	-1.20	-11.34	28.21	-1.31	2.72	28.21	26.41
Asia	GBP	1,441.53	165,732.47	100.00	0.00	5.50	-5.27	22.71	-0.68	2.74	22.71	26.98
Pure Asia	GBP	1,560.44	136,564.38	82.40	0.00	7.23	-4.00	24.48	0.48	2.89	24.48	27.93
Asia ex Australia	GBP	1,459.04	127,709.26	77.06	0.00	-NA-	0.80	25.62	1.03	3.12	25.62	27.96
Asia Dividend+	GBP	2,017.67	98,519.89	59.45	0.00	4.55	-2.95	32.05	-0.97	2.88	32.05	27.52
Australia	GBP	891.29	38,023.21	22.94	0.00	-8.60	-21.77	9.37	-5.54	1.75	9.37	33.15
Pure Australia	GBP	676.20	18,670.15	11.27	0.00	-13.58	-30.04	5.75	-3.79	0.54	5.75	41.58
Japan	GBP	1,765.01	39,579.00	23.88	0.00	5.71	-10.31	-12.25	-6.29	2.03	-12.25	28.43
Hong Kong	GBP	1,830.16	67,766.55	40.89	0.00	15.10	12.39	63.69	3.83	2.90	63.69	33.91
Singapore	GBP	1,365.26	19,989.49	12.06	0.00	16.45	-0.20	53.76	10.76	5.80	53.76	35.02
New Zealand	GBP	1,119.42	374.23	0.23	0.00	2.28	-5.47	14.15	-2.26	4.39	14.15	24.33

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Dec-09										
Asia	JPY	1,313.77	24,915,404.51	100.00	0.00	-0.02	-18.17	41.54	4.27	9.26	41.54	34.19
Pure Asia	JPY	1,422.13	20,530,417.48	82.40	0.00	1.62	-17.07	43.59	5.48	9.42	43.59	34.90
Asia ex Australia	JPY	1,329.72	19,199,182.09	77.06	0.00	-NA-	-12.92	44.90	6.07	9.66	44.90	34.87
Asia Dividend+	JPY	1,527.18	14,810,996.42	59.45	0.00	-NA-	-16.16	52.31	3.96	9.40	52.31	34.21
Australia	JPY	812.29	5,716,222.42	22.94	0.00	-13.38	-32.42	26.16	-0.83	8.20	26.16	38.10
Pure Australia	JPY	616.27	2,806,778.70	11.27	0.00	-18.10	-39.56	21.98	1.00	6.91	21.98	44.16
Japan	JPY	1,620.78	5,950,111.94	23.88	0.00	0.18	-22.52	1.22	-1.62	8.50	1.22	33.24
Hong Kong	JPY	1,667.95	10,187,689.25	40.89	0.00	9.07	-2.91	88.82	9.00	9.42	88.82	40.99
Singapore	JPY	1,244.25	3,005,121.16	12.06	0.00	10.35	-13.79	77.35	16.27	12.51	77.35	42.11
New Zealand	JPY	855.48	56,259.75	0.23	0.00	-3.10	-18.34	31.67	2.61	11.01	31.67	30.22
Australia	AUD	658.54	68,273.54	22.94	0.00	-14.10	-29.79	-4.77	-6.41	1.90	-4.77	27.44
Australia Hedged	USD	450.96	61,402.03	22.94	0.00	-NA-	-30.57	-6.17	-7.45	1.55	-6.17	26.59
Pure Australia	AUD	499.56	33,523.66	11.27	0.00	-18.78	-37.20	-7.92	-4.68	0.69	-7.92	35.37
Hong Kong	HKD	1,841.79	848,550.96	40.89	0.00	11.13	5.31	83.95	4.89	1.30	83.95	38.55
Singapore	SGD	1,160.17	45,319.73	12.06	0.00	9.15	-9.12	68.28	11.42	5.53	68.28	36.11
New Zealand	NZD	934.71	830.52	0.23	0.00	-1.34	-12.27	2.97	-1.89	0.97	2.97	14.21
Asia 33	EUR	781.79	140,593.96	75.37	0.00	-NA-	-13.47	31.59	2.52	5.69	31.59	-NA-
Asia 33	USD	1,124.20	202,638.07	75.71	0.00	-NA-	-10.87	34.62	0.99	1.29	34.62	-NA-
Asia 33	GBP	1,122.53	125,550.23	75.75	0.00	-NA-	-4.95	20.52	0.66	3.59	20.52	-NA-
Asia 33	JPY	1,013.32	18,695,388.42	75.04	0.00	-NA-	-18.15	37.50	4.17	8.54	37.50	32.88
Asia 33	HKD	1,117.59	1,571,377.18	75.04	0.00	-NA-	-10.96	34.70	1.06	1.36	34.70	-NA-
Asia 33	AUD	817.83	225,278.57	42.29	0.00	-NA-	-NA-	-NA-	-1.04	3.10	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Dec-09										
Asia	AUD	1,050.97	297,585.13	159.53	0.00	-NA-	-NA-	-NA-	-1.59	2.90	-NA-	-NA-
Pure Asia	AUD	1,137.66	245,211.63	131.45	0.00	-NA-	-NA-	-NA-	-0.45	3.05	-NA-	-NA-
Asia ex Australia	AUD	1,063.73	229,311.59	122.93	0.00	-NA-	-NA-	-NA-	0.11	3.28	-NA-	-NA-
Asia Dividend+	AUD	1,540.67	176,899.89	94.83	0.00	-NA-	-NA-	-NA-	-1.88	3.03	-NA-	-NA-
Australia	AUD	658.54	68,273.54	36.60	0.00	-NA-	-NA-	-NA-	-6.41	1.90	-NA-	-NA-
Pure Australia	AUD	499.56	33,523.66	17.97	0.00	-NA-	-NA-	-NA-	-4.68	0.69	-NA-	-NA-
Japan	AUD	1,286.80	71,067.07	38.10	0.00	-NA-	-NA-	-NA-	-7.15	2.19	-NA-	-NA-
Hong Kong	AUD	1,334.31	121,679.94	65.23	0.00	-NA-	-NA-	-NA-	2.88	3.05	-NA-	-NA-
Singapore	AUD	995.36	35,892.63	19.24	0.00	-NA-	-NA-	-NA-	9.74	5.96	-NA-	-NA-
New Zealand	AUD	820.73	671.96	0.36	0.00	-NA-	-NA-	-NA-	-3.16	4.55	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Asia Developed Index Series - Asset Class Comparison

Index Description	Curr	Close Value 31-Dec	12 Mths Estimated Div	Total	Total	Total	Total	Total	Total	36 Mths Vity (%)
			Yld (%) 31-Dec	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) 31-Dec	Rtn (%) YTD	
Gross Total Return										
Asia Real Estate **	Local	1,580.75	3.76	3.92	-11.74	36.39	1.59	4.03	36.39	28.51
Asia FTSE	Local	244.72	3.30	5.67	-5.46	35.26	3.62	5.83	35.26	22.17
Japan Real Estate **	JPY	1,848.21	2.78	1.85	-20.96	4.09	-1.10	8.80	4.09	33.29
Japan FTSE	JPY	76.42	1.99	-2.91	-17.47	8.66	1.41	8.63	8.66	21.92
Japan JP Morgan Bonds	JPY	240.58	-NA-	1.71	2.46	0.90	0.49	0.10	0.90	2.11
Australia Real Estate **	AUD	1,272.85	8.25	-8.05	-24.68	3.29	-5.06	3.22	3.29	27.58
Australia FTSE	AUD	1,022.97	6.12	8.97	-0.32	36.86	2.69	-NA'	36.86	-NA'
Australia JP Morgan Bonds	AUD	691.96	-NA-	5.59	6.77	-2.61	0.09	-0.95	-2.61	4.79
Hong Kong Real Estate **	HKD	2,438.80	2.08	14.21	8.29	88.79	5.95	1.45	88.79	38.64
Hong Kong FTSE	HKD	1,555.96	4.76	14.36	7.60	63.23	8.09	2.99	63.23	31.45
Hong Kong JP Morgan Bonds	HKD	159.76	-NA-	3.87	5.22	-0.74	-0.04	-1.11	-0.74	4.44
Singapore Real Estate **	SGD	1,586.21	2.84	13.24	-5.39	77.90	12.06	5.53	77.90	36.49
Singapore FTSE	SGD	509.89	6.51	11.72	2.68	71.13	10.24	6.51	71.13	31.04
Singapore JP Morgan Bonds	SGD	150.32	-NA-	3.20	4.42	0.33	-0.05	-0.39	0.33	4.25
New Zealand Real Estate **	NZD	1,305.88	7.45	5.48	-5.81	11.56	1.82	4.79	11.56	14.58
New Zealand FTSE	NZD	175.22	7.08	-0.62	-8.00	18.11	0.63	2.85	18.11	16.23
New Zealand JP Morgan Bonds	NZD	285.91	-NA-	6.61	7.25	0.80	0.64	-0.45	0.80	4.87

** 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 214.

* -5 & -3 Years Total Returns are annualised

Version: December 2009

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap	Free Float Asia
				(EUR m) 31-Dec	(%) Weight 31-Dec
Sun Hung Kai Props	Non-Rental	Diversified	HK	20,105	10.78
Westfield Group *	Rental	Retail	AU	18,140	9.72
Mitsubishi Estate	Non-Rental	Diversified	JP	11,539	6.19
Mitsui Fudosan	Non-Rental	Diversified	JP	10,281	5.51
Capitaland	Non-Rental	Diversified	SG	6,612	3.54
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	6,198	3.32
China Overseas Land	Non-Rental	Residential	HK	6,018	3.23
Stockland Trust Group *	Non-Rental	Diversified	AU	5,900	3.16
Hongkong Land Hldgs	Rental	Office	HK	5,820	3.12
Hang Lung Properties	Non-Rental	Diversified	HK	5,697	3.05
Henderson Land Dev	Non-Rental	Diversified	HK	5,635	3.02
Wharf Holdings	Non-Rental	Diversified	HK	5,535	2.97
New World Development	Non-Rental	Diversified	HK	4,145	2.22
City Developments	Non-Rental	Diversified	SG	3,914	2.10
Link REIT *	Rental	Retail	HK	3,885	2.08
GPT Group *	Rental	Diversified	AU	3,518	1.89
Sino Land	Non-Rental	Diversified	HK	3,266	1.75
China Resources Land	Non-Rental	Residential	HK	2,990	1.60
Nippon Building Fund *	Rental	Office	JP	2,865	1.54
Mirvac Group *	Non-Rental	Diversified	AU	2,761	1.48

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap	Free Float Asia
	31-Dec	(EUR m) 31-Dec	(%) Weight 31-Dec
EPRA/NAREIT Australia	14	42,797	22.94%
EPRA/NAREIT Japan	22	44,548	23.88%
EPRA/NAREIT Hong Kong	24	76,274	40.89%
EPRA/NAREIT Singapore	13	22,499	12.06%
EPRA/NAREIT New Zealand	1	421	0.23%
EPRA/NAREIT Asia	74	186,538	100.00%

FTSE EPRA/NAREIT Asia Developed Index Series - Top & Bottom Performance

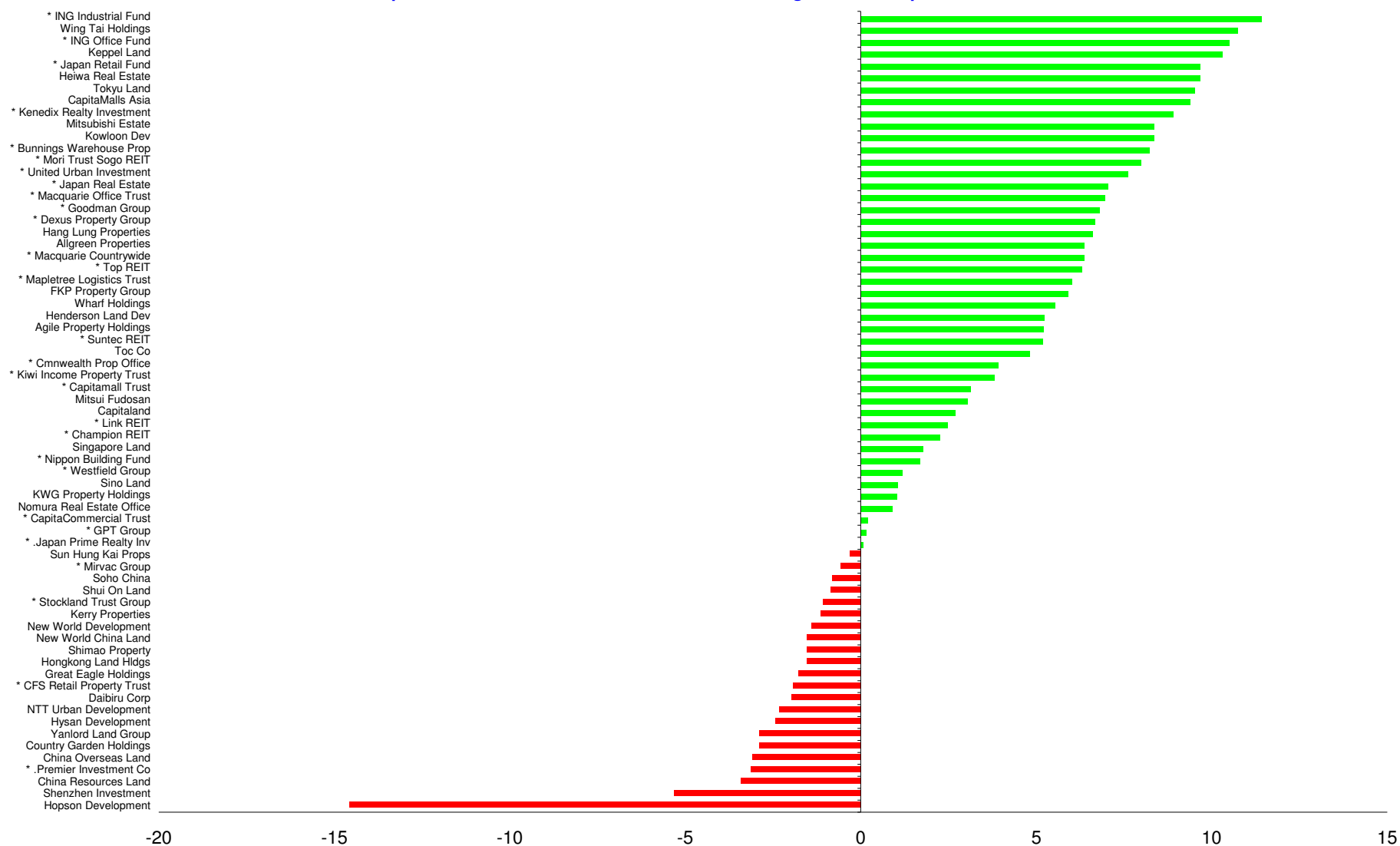
EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Dec-09	Dividend Return Dec-09	Total Return Dec-09
Tokyo Tatemono	Non-Rental	Office	JP	23.78	0.00	25.52
ORIX JREIT *	Rental	Office	JP	20.94	0.00	20.94
Tokyu REIT *	Rental	Diversified	JP	17.73	0.00	17.73
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	16.32	0.00	16.32
Ascendas REIT *	Rental	Industrial	SG	14.43	0.00	14.43
Aeon Mall Co Ltd	Rental	Retail	JP	13.19	0.00	13.19
Wing Tai Holdings	Non-Rental	Diversified	SG	12.27	0.00	12.27
ING Office Fund *	Rental	Office	AU	10.34	1.68	12.03
Keppel Land	Non-Rental	Diversified	SG	11.82	0.00	11.82
Japan Retail Fund *	Rental	Retail	JP	11.20	0.00	11.20
Heiwa Real Estate	Non-Rental	Diversified	JP	11.19	0.00	11.19
Tokyu Land	Non-Rental	Diversified	JP	11.04	0.00	11.04
Kenedix Realty Investment *	Rental	Diversified	JP	10.43	0.00	10.43
Mitsubishi Estate	Non-Rental	Diversified	JP	9.89	0.00	9.89
Kowloon Dev	Non-Rental	Residential	HK	9.88	0.00	9.88
Bunnings Warehouse Prop *	Rental	Retail	AU	6.29	3.48	9.77
Mori Trust Sogo REIT *	Rental	Office	JP	9.50	0.00	9.50
United Urban Investment *	Rental	Diversified	JP	9.13	0.00	9.13
Japan Real Estate *	Rental	Office	JP	8.57	0.00	8.57
Macquarie Office Trust *	Rental	Office	AU	5.08	3.39	8.47

EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Dec-09	Dividend Return Dec-09	Total Return Dec-09
Sun Hung Kai Props	Non-Rental	Diversified	HK	1.22	0.00	1.22
Mirvac Group *	Non-Rental	Diversified	AU	-0.32	1.27	0.95
Shui On Land	Non-Rental	Diversified	HK	0.66	0.00	0.66
Stockland Trust Group *	Non-Rental	Diversified	AU	-2.23	2.67	0.45
Kerry Properties	Non-Rental	Diversified	HK	0.38	0.00	0.38
New World Development	Non-Rental	Diversified	HK	0.13	0.00	0.13
Shimao Property	Non-Rental	Residential	HK	0.00	0.00	0.00
New World China Land	Non-Rental	Diversified	HK	-1.99	1.99	0.00
Hongkong Land Hldgs	Rental	Office	HK	0.00	0.00	0.00
Great Eagle Holdings	Non-Rental	Diversified	HK	-0.25	0.00	-0.25
CFS Retail Property Trust *	Rental	Retail	AU	-3.55	3.15	-0.41
Daibiru Corp	Non-Rental	Office	JP	-0.45	0.00	-0.45
NTT Urban Development	Non-Rental	Office	JP	-0.81	0.00	-0.81
Hysan Development	Rental	Diversified	HK	-0.90	0.00	-0.90
Country Garden Holdings	Non-Rental	Diversified	HK	-1.37	0.00	-1.37
China Overseas Land	Non-Rental	Residential	HK	-1.56	0.00	-1.56
Premier Investment Co. *	Rental	Diversified	JP	-1.62	0.00	-1.62
China Resources Land	Non-Rental	Residential	HK	-1.89	0.00	-1.89
Shenzhen Investment	Non-Rental	Diversified	HK	-3.79	0.00	-3.79
Hopson Development	Non-Rental	Residential	HK	-13.04	0.00	-13.04

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



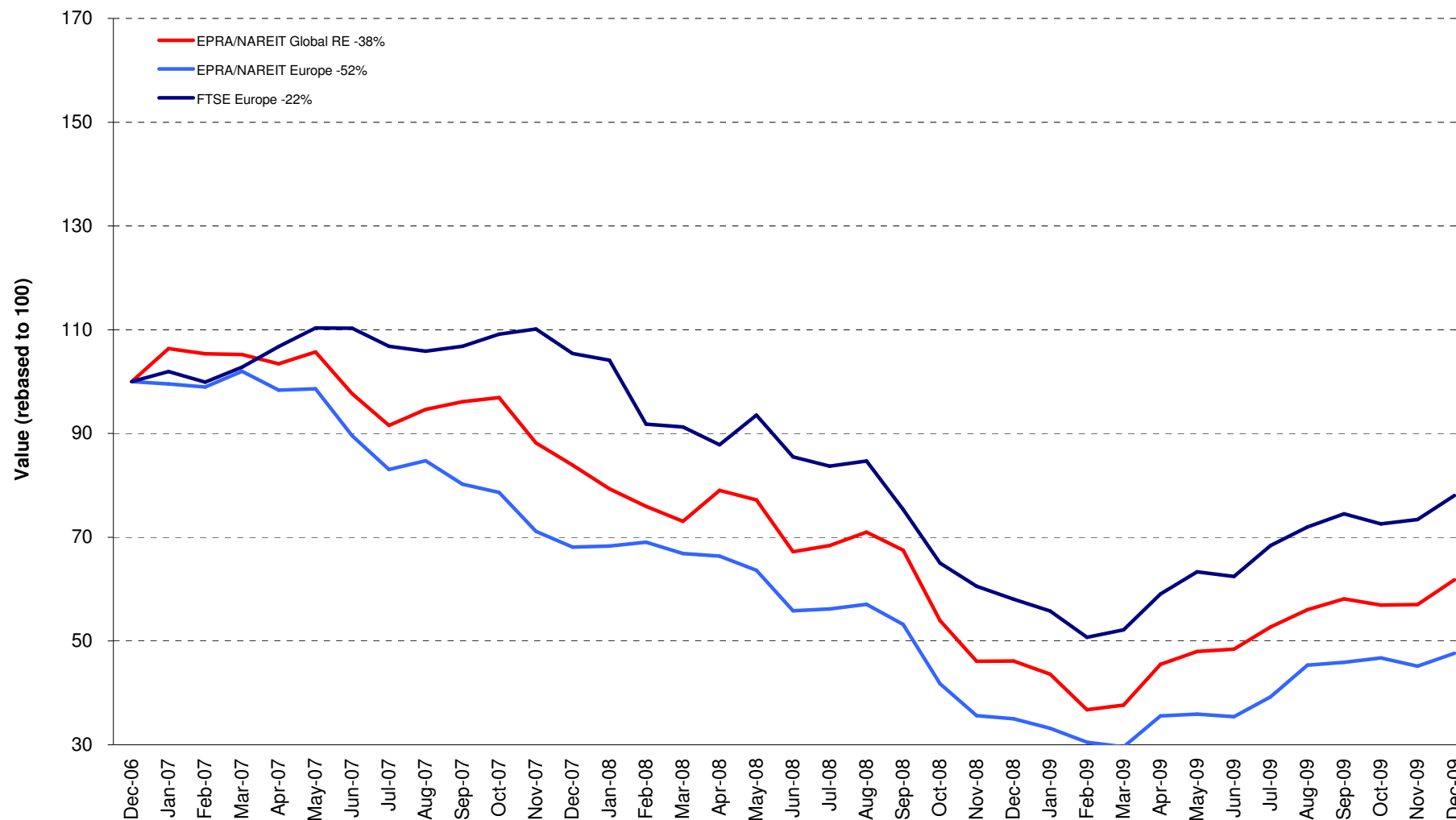
Version: December 2009

Section 4

FTSE EPRA/NAREIT Europe Developed Index Series

FTSE EPRA/NAREIT Europe Developed Index Series

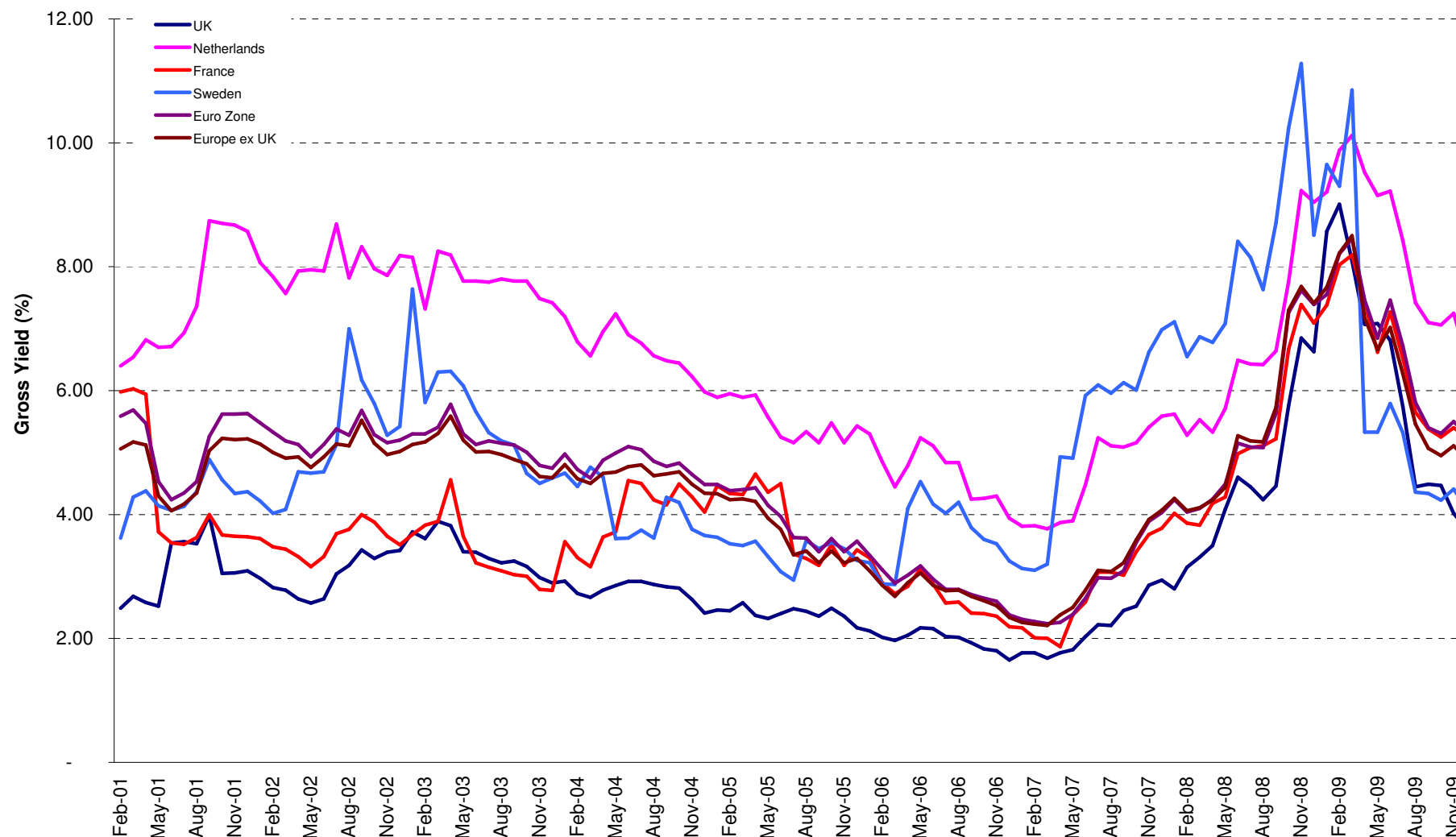
Graph 13: EPRA/NAREIT Europe Developed v EPRA/NAREIT Global Developed & FTSE Europe - Total Return (EUR) Rolling 36 Months Performance



Version: December 2009

51

Graph 14: Dividend Yields



FTSE EPRA/NAREIT Europe Developed Index Series - Corporate Actions & Changes

Ex Date	Description
1 December 2009	Grainger (UK): Rights Issue: 2 for 1 at 90 GBp. New number of shares: 414,957,870
21 December 2009	TAG Immobilien (Germany): Addition. Number of shares 32,566,364. Free float: 100%.
21 December 2009	Minerva (UK): Addition. Number of shares 161,174,373. Free float: 100%.
21 December 2009	Cofinimmo (Belgium): Classification Change from Office to Diversified
21 December 2009	Cofinimmo (Belgium): New free float percentage: 100%
22 December 2009	Workspace Group (UK): New number of shares: 1,147,590,175

FTSE EPRA/NAREIT Europe Developed Index Series - Dividends: December

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
2 December 2009	Helical Bar	Non-Rental	Diversified	GBP	0.019	0.89	23-Dec	Annual
9 December 2009	Eurobank Properties *	Rental	Diversified	EUR	0.150	3.73	16-Dec	Semi-Annual
9 December 2009	IRP Property Investments	Rental	Diversified	GBP	0.018	8.47	31-Dec	Quarterly
9 December 2009	Land Securities *	Rental	Diversified	GBP	0.070	9.49	15-Jan	Quarterly
17 December 2009	Befimmo *	Rental	Office	EUR	1.047	7.37	5-Jan	Annual

** Based on previous period figures

*** Estimated

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Dividends: January

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
10 January 2010	Unibail-Rodamco *	Rental	Diversified	EUR	1.7***	4.59	February	Quarterly
13 January 2010	British Land *	Rental	Diversified	GBP	0.072	7.42	12-Feb	Quarterly
13 January 2010	Workspace Group *	Rental	Office	GBP	0.003	21.79	11-Feb	Semi-Annual
16 January 2010	Grainger Plc	Rental	Residential	GBP	0.0457778***	23.28	February	Semi-Annual
27 January 2010	Shaftesbury *	Rental	Diversified	GBP	0.048	2.67	19-Feb	Semi-Annual

** Based on previous period figures

*** Estimated

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - 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 (%) Dec-09	Dividend Rtn (%) Dec-09	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
			Price 31-Dec	Mkt Cap 31-Dec	Global Wght (%) 31-Dec	Europe Wght (%) 31-Dec												
CA Immobilien Anlage	Rental	Diversified	7.90	689	0.15	0.88	0.00	-16.96	-29.04	88.10	-10.63	-1.99	0.00	-1.99	88.10	64.54	544	79
Conwert Immobilien	Non-Rental	Residential	8.54	729	0.16	0.93	0.00	-8.34	-19.55	166.88	-9.05	1.67	0.00	1.67	166.88	56.79	427	59
Austria Total				1,418	0.32	1.81	-											
Cofinimmo *	Rental	Diversified	98.61	1,228	0.28	1.57	7.91	2.50	-7.22	12.58	3.23	3.80	0.00	3.80	12.58	19.65	719	59
Befimmo *	Rental	Office	61.80	1,038	0.23	1.33	7.14	3.72	-1.87	5.75	1.37	2.78	1.74	4.52	5.75	26.68	385	37
Warehouses De Pauw *	Rental	Industrial	33.93	292	0.07	0.37	8.72	7.29	-4.81	25.74	10.34	6.83	0.00	6.83	25.74	24.32	106	36
Intervest Offices *	Rental	Office	21.90	152	0.03	0.19	9.18	6.67	-0.89	34.70	-2.10	1.72	0.00	1.72	34.70	27.82	27	18
Wereldhave Belgium *	Rental	Diversified	61.50	131	0.03	0.17	6.28	3.42	5.68	36.14	23.37	6.03	0.00	6.03	36.14	23.29	60	46
Leasinvest Real Estate *	Rental	Office	58.97	95	0.02	0.12	9.67	5.87	-3.71	26.58	2.43	1.03	0.00	1.03	26.58	22.66	24	25
Belgium Total				2,935	0.66	3.75	7.77											
Sponda	Rental	Diversified	2.73	567	0.13	0.72	0.00	2.93	-18.46	41.16	0.74	11.43	0.00	11.43	41.16	54.51	398	70
Citycon OYJ	Rental	Retail	2.94	485	0.11	0.62	1.36	11.01	-10.99	90.05	1.38	3.89	0.00	3.89	90.05	37.98	272	56
Technopolis	Rental	Office	3.10	178	0.04	0.23	3.87	4.50	-21.84	11.81	-13.65	0.98	0.00	0.98	11.81	40.56	54	30
Finland Total				1,229	0.28	1.57	1.10											
Unibail-Rodamco *	Rental	Diversified	153.70	13,572	3.04	17.34	4.88	13.92	-2.76	47.84	8.28	2.47	0.00	2.47	47.84	24.82	11,735	86
Klepierre *	Rental	Retail	28.39	2,508	0.56	3.21	4.40	13.10	-9.74	70.84	4.74	6.53	0.00	6.53	70.84	43.53	2,868	114
Fonciere Des Regions *	Rental	Diversified	71.38	2,494	0.56	3.19	7.43	11.87	-14.78	56.49	-10.32	4.08	0.00	4.08	56.49	40.94	1,260	51
Gecina *	Rental	Diversified	76.14	1,422	0.32	1.82	7.49	6.00	-14.71	57.82	-6.58	4.02	0.00	4.02	57.82	61.58	1,471	103
Icade	Rental	Diversified	66.75	1,313	0.29	1.68	4.87	-NA-	-10.72	12.18	-8.81	-0.52	0.00	-0.52	12.18	33.43	885	67
Mercialys *	Rental	Retail	24.55	1,110	0.25	1.42	3.75	-NA-	-3.59	12.70	-9.58	-3.31	0.00	-3.31	12.70	24.92	757	68
Silic *	Rental	Office	85.00	1,105	0.25	1.41	5.06	6.98	-5.23	34.69	-3.56	2.35	0.00	2.35	34.69	28.08	468	42
Societe de la Tour Eiffel *	Rental	Diversified	52.69	274	0.06	0.35	9.49	3.31	-19.68	73.48	23.36	9.54	0.00	9.54	73.48	65.89	270	99
Affine *	Non-Rental	Diversified	16.25	65	0.01	0.08	5.23	0.63	-21.61	27.31	-7.02	2.78	0.00	2.78	27.31	44.95	62	94
France Total				23,864	5.35	30.50	5.26											

* -5 & -3 Years Total Returns are annualised

Version: December 2009

56

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FTSE EPRA/NAREIT Europe Developed Index Series - 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 (%) Dec-09	Dividend Rtn (%) Dec-09	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
			Price 31-Dec	Mkt Cap 31-Dec	Float 31-Dec	Float 31-Dec												
Deutsche Euroshop	Rental	Retail	23.67	895	0.20	1.14	4.44	10.54	-0.25	1.73	-1.17	-2.19	0.00	-2.19	1.73	21.20	493	55
Gagfah	Rental	Residential	6.37	573	0.13	0.73	12.56	-NA-	-30.68	73.38	-13.21	5.81	0.00	5.81	73.38	80.03	1,376	240
Deutsche Wohnen	Rental	Residential	6.70	548	0.12	0.70	0.00	9.67	-36.72	20.37	-0.59	1.67	0.00	1.67	20.37	108.03	0	0
Alstria Office *	Rental	Office	7.50	210	0.05	0.27	6.93	-NA-	-NA-	62.02	-4.82	-2.34	0.00	-2.34	62.02	-NA-	178	85
DIC Asset	Rental	Diversified	8.15	192	0.04	0.24	3.68	28.69	-31.60	31.03	-8.94	-0.97	0.00	-0.97	31.03	75.99	145	76
TAG Immobilien	Non-Rental	Diversified	21.66	147	0.03	0.19	0.00	41.75	27.32	17.61	12.52	7.55	0.00	7.55	17.61	22.16	372	254
Colonia Real Estate	Rental	Residential	4.35	124	0.03	0.16	0.00	23.20	-48.86	52.10	1.64	-5.64	0.00	-5.64	52.10	64.41	277	224
Patrizia Immobilien	Rental	Residential	3.06	80	0.02	0.10	0.00	-NA-	-48.62	87.73	-14.76	-17.07	0.00	-17.07	87.73	75.79	71	89
Germany Total				2,768	0.62	3.54	4.82											
Eurobank Properties *	Rental	Diversified	8.30	152	0.03	0.19	6.27	-NA-	-12.86	58.06	2.30	7.79	1.95	9.74	58.06	29.30	75	50
Babis Vovos	Rental	Diversified	4.39	112	0.03	0.14	0.00	-14.17	-46.83	-51.00	-10.77	11.70	0.00	11.70	-51.00	95.85	396	355
Lamda Development	Non-Rental	Diversified	7.58	100	0.02	0.13	0.00	19.84	-12.75	79.62	5.87	1.20	0.00	1.20	79.62	44.56	26	26
Greece Total				363	0.08	0.46	2.62											
Beni Stabili	Rental	Office	0.58	220	0.05	0.28	1.74	-1.82	-19.06	18.18	-2.38	0.17	0.00	0.17	18.18	39.65	219	100
IGD *	Rental	Retail	1.56	193	0.04	0.25	2.25	-NA-	-23.10	52.54	15.82	9.33	0.00	9.33	52.54	41.06	161	84
Italy Total				413	0.09	0.53	1.98											
Corio *	Rental	Retail	47.69	3,642	0.82	4.65	5.54	7.85	-2.11	53.03	1.19	5.04	0.00	5.04	53.03	27.39	2,763	76
Wereldhave *	Rental	Diversified	66.70	1,419	0.32	1.81	6.97	2.30	-7.21	13.25	-0.89	2.05	0.00	2.05	13.25	24.67	2,008	142
Eurocommercial Props *	Rental	Retail	28.80	1,029	0.23	1.32	6.18	7.25	-3.48	27.42	13.01	6.67	0.00	6.67	27.42	24.11	740	72
Vastned Retail *	Rental	Retail	45.84	851	0.19	1.09	8.57	4.21	-9.34	38.24	4.19	6.85	0.00	6.85	38.24	35.11	651	77
Nieuwe Steen Inv *	Rental	Diversified	14.20	559	0.13	0.71	9.65	4.19	-6.46	38.89	14.04	1.39	0.00	1.39	38.89	25.02	218	39
ProLogis European Properties	Rental	Industrial	4.31	244	0.05	0.31	0.00	-NA-	-30.20	34.27	1.27	5.12	0.00	5.12	34.27	92.24	347	142
Vastned Offices/Ind *	Rental	Office	11.77	221	0.05	0.28	13.76	-1.44	-17.26	95.19	-2.73	-3.92	0.00	-3.92	95.19	51.34	178	81
Netherlands Total				7,965	1.79	10.18	6.55											

* -5 & -3 Years Total Returns are annualised

Version: December 2009

57

FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 31-Dec	Free Float	Free Float	Free Float	Div Yld (%) 31-Dec	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Dec-09	Dividend Rtn (%) Dec-09	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
				Mkt Cap EUR (m)	Global Wght (%) 31-Dec	Europe Wght (%) 31-Dec												
Norwegian Property ASA	Rental	Office	13.50	738	0.17	0.94	0.00	-NA-	-37.33	122.04	38.46	20.00	0.00	20.00	122.04	81.78	2,140	290
Norway Total				738	0.17	0.94	0.00											
Castellum	Rental	Diversified	72.50	1,161	0.26	1.48	4.34	7.77	-3.70	24.53	7.41	8.61	0.00	8.61	24.53	32.51	1,223	105
Fabege	Rental	Office	45.20	747	0.17	0.95	4.42	5.52	-12.97	57.33	10.24	16.20	0.00	16.20	57.33	47.27	790	106
Kungsleden	Rental	Diversified	49.20	656	0.15	0.84	3.05	17.37	-8.49	-6.11	6.26	4.46	0.00	4.46	-6.11	58.32	682	104
Wihlborgs Fastigheter	Rental	Diversified	132.50	481	0.11	0.62	4.91	-NA-	1.83	39.00	2.51	4.33	0.00	4.33	39.00	32.52	525	109
Hufvudstaden A	Rental	Office	54.25	430	0.10	0.55	3.50	7.95	-4.88	1.63	-3.13	0.46	0.00	0.46	1.63	25.05	394	92
Kloven AB	Rental	Diversified	22.90	279	0.06	0.36	4.37	7.92	-3.87	31.32	2.69	2.23	0.00	2.23	31.32	37.08	142	51
Sweden Total				3,754	0.84	4.80	4.11											
PSP Swiss Property	Rental	Office	58.50	1,850	0.41	2.36	4.27	7.95	-2.23	15.75	-2.50	2.81	0.00	2.81	15.75	21.60	1,090	59
Swiss Prime Site	Rental	Office	58.00	1,562	0.35	2.00	0.00	6.33	-0.41	29.13	5.94	1.31	0.00	1.31	29.13	20.70	1,464	94
Allreal	Non-Rental	Office	123.00	472	0.11	0.60	4.07	6.20	1.03	19.63	-3.15	0.33	0.00	0.33	19.63	14.53	183	39
Zueblin Immobilien Holding	Rental	Office	4.05	105	0.02	0.13	0.00	-9.44	-24.43	-13.65	-17.85	-6.03	0.00	-6.03	-13.65	21.44	43	41
Switzerland Total				3,884	0.87	4.96	2.46											

* -5 & -3 Years Total Returns are annualised

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58

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FTSE EPRA/NAREIT Europe Developed Index Series - 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 (%) Dec-09	Dividend Rtn (%) Dec-09	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Dec	Mkt Cap EUR (m) 31-Dec	Global Wght (%) 31-Dec	Europe Wght (%) 31-Dec											3 month Annualised EUR (m)	
Land Securities *	Rental	Diversified	6.85	5,828	1.31	7.45	5.22	-5.17	-25.72	-13.05	10.72	4.02	1.06	5.09	-13.05	34.81	6,784	116
British Land *	Rental	Diversified	4.80	4,666	1.05	5.96	6.02	-4.08	-25.83	12.25	2.53	7.77	0.00	7.77	12.25	29.42	6,594	141
Liberty International *	Rental	Retail	5.15	3,604	0.81	4.61	0.97	-5.05	-21.06	18.72	7.29	10.63	0.00	10.63	18.72	37.10	3,372	94
Hammerson *	Rental	Retail	4.24	3,326	0.75	4.25	4.09	-1.52	-22.24	22.91	7.53	5.81	0.00	5.81	22.91	39.83	3,526	106
SEGRO *	Rental	Industrial	3.45	2,848	0.64	3.64	2.90	-14.60	-33.89	-16.15	-6.23	5.87	0.00	5.87	-16.15	48.05	2,391	84
Derwent London *	Rental	Office	13.20	1,494	0.34	1.91	1.86	4.73	-12.86	85.45	8.20	3.77	0.00	3.77	85.45	36.01	1,015	68
Great Portland Estates *	Rental	Office	2.87	1,010	0.23	1.29	3.83	7.17	-14.57	53.57	9.60	2.54	0.00	2.54	53.57	31.09	1,035	102
Shaftesbury *	Rental	Diversified	3.94	998	0.22	1.28	3.11	9.51	-11.46	44.49	10.16	6.78	0.00	6.78	44.49	36.65	665	67
Unite Group	Rental	Specialty	3.00	537	0.12	0.69	0.00	0.50	-17.77	104.79	13.77	10.93	0.00	10.93	104.79	93.84	802	150
Big Yellow Group *	Rental	Self Storage	3.54	520	0.12	0.67	0.00	15.12	-19.33	48.27	-5.60	-4.19	0.00	-4.19	48.27	43.65	425	82
Grainger Plc	Rental	Residential	1.28	448	0.10	0.57	1.74	-3.35	-24.16	77.18	-22.04	-11.34	0.00	-11.34	77.18	79.44	465	104
Helical Bar	Non-Rental	Diversified	3.42	412	0.09	0.53	1.32	9.72	-9.02	23.93	-8.31	2.70	0.58	3.29	23.93	27.57	243	59
Quintain Estates	Non-Rental	Diversified	0.60	349	0.08	0.45	0.00	-17.17	-41.00	246.35	-39.68	-10.78	0.00	-10.78	246.35	228.53	422	121
St Modwen Properties	Rental	Diversified	1.94	328	0.07	0.42	0.00	-7.01	-27.94	65.11	-12.61	-8.40	0.00	-8.40	65.11	71.32	172	53
Development Securities	Non-Rental	Retail	3.42	316	0.07	0.40	1.38	-3.08	-19.49	28.79	0.96	13.82	0.00	13.82	28.79	41.68	101	32
Workspace Group *	Rental	Office	0.23	300	0.07	0.38	3.23	-23.51	-54.62	-45.54	5.68	14.81	0.00	14.81	-45.54	61.83	259	86
F&C Commercial Prop	Rental	Diversified	0.90	276	0.06	0.35	6.67	-NA-	-7.11	50.81	7.78	4.05	0.00	4.05	50.81	22.07	-NA-	-NA-
UK Commercial Property Trust	Rental	Diversified	0.79	262	0.06	0.34	6.69	-NA-	-5.22	58.05	14.12	5.23	0.00	5.23	58.05	24.36	212	81
ING UK Real Estate Income Trust	Rental	Diversified	0.54	201	0.04	0.26	11.53	-NA-	-16.50	152.22	28.82	5.91	0.00	5.91	152.22	56.28	162	81
Primary Health Prop. *	Rental	Health Care	2.89	200	0.04	0.26	5.88	6.18	-13.80	5.99	4.35	2.48	0.00	2.48	5.99	35.25	238	119
Daejan Holdings	Rental	Diversified	28.49	157	0.04	0.20	2.56	3.30	-18.94	30.17	6.47	9.07	0.00	9.07	30.17	34.15	39	25
Invista Foundation Prop	Rental	Diversified	0.40	146	0.03	0.19	16.88	-8.20	-25.87	156.00	-7.09	-0.62	0.00	-0.62	156.00	60.00	78	53
Minerva	Non-Rental	Diversified	0.75	137	0.03	0.17	0.00	-22.39	-42.94	457.41	103.38	35.59	0.00	35.59	457.41	125.08	372	273
CLS Holdings	Rental	Office	4.99	135	0.03	0.17	0.00	4.12	-12.32	63.52	-5.90	9.62	0.00	9.62	63.52	45.29	37	27
Mucklow <A&J> *	Rental	Diversified	3.15	85	0.02	0.11	5.61	0.67	-10.37	50.53	9.22	-2.70	0.00	-2.70	50.53	41.83	23	27
Standard Life Inv Prop	Rental	Diversified	0.65	83	0.02	0.11	10.28	-2.60	-13.16	37.69	20.18	10.26	0.00	10.26	37.69	45.83	48	58
IRP Property Investors	Rental	Diversified	0.85	79	0.02	0.10	8.09	0.66	-10.13	77.25	18.10	2.41	2.17	4.58	77.25	37.52	27	35
ISIS Property Trust Ltd	Rental	Diversified	1.03	65	0.01	0.08	6.88	3.79	-6.11	67.61	25.90	8.75	0.00	8.75	67.61	30.27	30	45
United Kingdom Total				28,813	6.46	36.82	3.77											

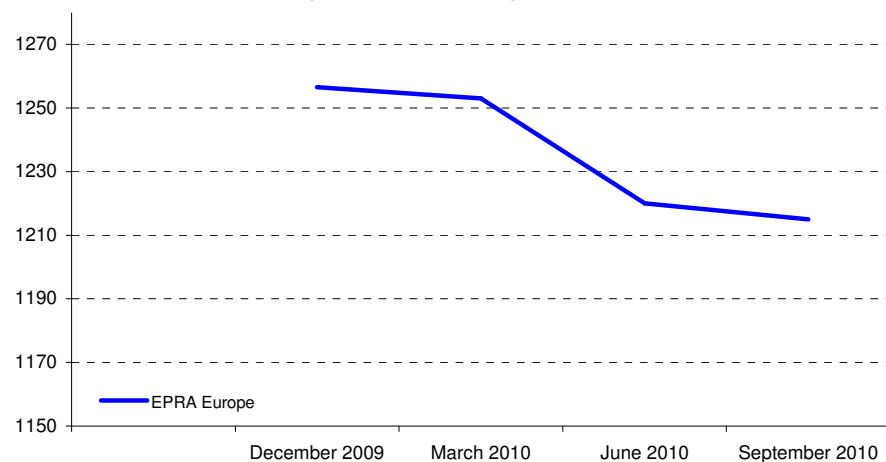
* -5 & -3 Years Total Returns are annualised

Version: December 2009

59

FTSE EPRA/NAREIT Europe Developed Index Series - Futures

Graph 15: EPRA Europe Future



Graph 16: EPRA Eurozone Future



Bloomberg

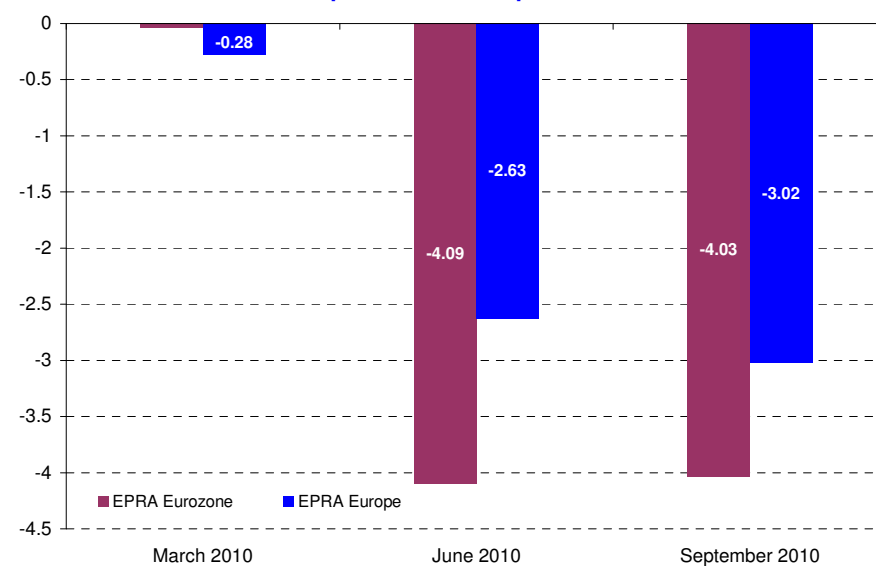
Code	Future	Settlement Date	Underlying Index	Open Interest	Close Value Dec-09
RIEH0	Contract	March 2010	EPRA Europe	1,405	1,253.00
RIEM0		June 2010	EPRA Europe	-	1,220.00
RIEU0		September 2010	EPRA Europe	-	1,215.00
REIH0	Contract	March 2010	EPRA Eurozone	1,458	1,587.00
REIM0		June 2010	EPRA Eurozone	-	1,522.00
REIU0		September 2010	EPRA Eurozone	-	1,523.00

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

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



Graph 17: Futures Spread



FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	1,836.29	78,249.19	100.00	4.48	-2.15	-21.90	36.08	3.76	5.48	36.08	26.30
Euro Zone	EUR	2,491.58	40,955.58	52.34	5.30	3.63	-14.73	43.09	1.36	2.96	43.09	25.66
Europe ex UK	EUR	2,631.17	49,436.19	63.18	4.90	4.01	-14.03	40.22	2.03	3.75	40.22	25.13
Europe Liquid 40	EUR	1,783.53	69,507.41	88.83	4.47	-2.44	-22.57	35.98	4.59	5.85	35.98	26.77
Europe Liquid 40 ex UK	EUR	2,914.03	43,933.96	56.15	4.93	5.11	-12.93	41.98	2.74	4.02	41.98	25.13
Europe ex UK Dividend+	EUR	2,240.77	45,700.37	58.40	5.27	6.88	-10.48	39.86	2.11	3.68	39.86	24.32
Europe (UK Restricted)	EUR	1,818.93	65,274.22	83.42	4.63	-0.17	-19.45	37.53	3.16	4.88	37.53	25.66
Euro Zone Capped	EUR	2,317.56	29,789.90	38.07	5.44	-NA-	-NA-	41.71	-0.71	3.14	41.71	-NA-
Europe Capped	EUR	1,792.87	71,677.40	91.60	4.45	-NA-	-NA-	35.22	3.38	5.77	35.22	-NA-
Europe ex UK Capped	EUR	2,502.01	39,809.48	50.88	4.90	-NA-	-NA-	38.28	0.63	4.06	38.28	-NA-
Europe Liquid 40 Capped	EUR	1,712.33	59,915.47	76.57	4.43	-NA-	-NA-	35.57	4.11	6.26	35.57	-NA-
Europe Liquid 40 ex UK Capped	EUR	2,709.13	33,034.30	42.22	4.94	-NA-	-NA-	39.46	1.27	4.50	39.46	-NA-
UK	EUR	1,089.97	28,812.99	36.82	3.77	-11.10	-33.11	25.07	6.87	8.61	25.07	33.76
Netherlands	EUR	2,929.94	7,964.56	10.18	6.55	6.18	-7.00	40.80	3.32	4.36	40.80	22.97
France	EUR	4,030.56	23,863.96	30.50	5.26	11.64	-6.85	49.21	2.22	2.75	49.21	25.87
Austria	EUR	429.83	1,418.31	1.81	0.00	-20.79	-40.01	121.73	-9.83	-0.14	121.73	60.70
Sweden	EUR	3,540.26	3,753.85	4.80	4.11	5.92	-11.23	32.99	5.18	9.78	32.99	35.98
Germany	EUR	595.67	2,768.39	3.54	4.82	-5.48	-30.20	19.69	-5.81	-0.99	19.69	40.00
Switzerland	EUR	1,931.77	3,988.47	5.10	2.46	7.03	-0.22	17.46	1.00	3.36	17.46	17.15
Belgium	EUR	1,974.03	2,934.75	3.75	7.77	4.34	-3.82	14.22	3.54	4.14	14.22	19.44
Italy	EUR	1,528.89	413.03	0.53	1.98	-10.36	-35.16	23.82	5.35	4.25	23.82	41.46
Finland	EUR	3,019.30	1,229.42	1.57	1.10	2.89	-18.25	53.73	-1.39	6.78	53.73	39.09
Greece	EUR	686.47	363.17	0.46	2.62	-3.50	-30.56	-2.27	-1.17	7.89	-2.27	39.54
Norway	EUR	205.01	738.30	0.94	0.00	-28.43	-38.97	160.76	41.69	23.44	160.76	87.16

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	2,616.54	112,267.30	100.00	4.48	-1.08	-19.68	40.45	1.84	0.80	40.45	30.65
Euro Zone	USD	3,525.06	58,760.65	52.34	5.30	4.76	-12.30	47.67	-0.51	-1.61	47.67	31.32
Europe ex UK	USD	3,747.99	70,928.13	63.18	4.90	5.14	-11.58	44.70	0.15	-0.86	44.70	31.03
Europe Liquid 40	USD	2,033.15	99,725.12	88.83	4.47	-1.39	-20.36	40.68	2.66	1.15	40.68	30.81
Europe Liquid 40 ex UK	USD	3,321.80	63,033.84	56.15	4.93	6.24	-10.45	47.08	0.85	-0.60	47.08	30.70
Europe ex UK Dividend+	USD	2,654.81	65,568.19	58.40	5.27	8.02	-7.93	44.33	0.23	-0.92	44.33	30.41
Europe (UK Restricted)	USD	1,010.45	93,651.58	83.42	4.63	0.90	-17.15	41.94	1.26	0.23	41.94	30.50
Euro Zone Capped	USD	3,278.91	42,740.79	38.07	5.44	-NA-	-NA-	46.25	-2.54	-1.43	46.25	-NA-
Europe Capped	USD	2,554.71	102,838.49	91.60	4.45	-NA-	-NA-	39.56	1.47	1.07	39.56	-NA-
Europe ex UK Capped	USD	3,564.08	57,116.29	50.88	4.90	-NA-	-NA-	42.71	-1.22	-0.56	42.71	-NA-
Europe Liquid 40 Capped	USD	1,952.02	85,963.17	76.57	4.43	-NA-	-NA-	39.92	2.19	1.55	39.92	-NA-
Europe Liquid 40 ex UK Capped	USD	3,088.38	47,395.66	42.22	4.94	-NA-	-NA-	43.93	-0.60	-0.13	43.93	-NA-
UK	USD	1,560.22	41,339.18	36.82	3.77	-10.13	-31.20	29.09	4.90	3.79	29.09	35.62
Netherlands	USD	4,075.59	11,427.08	10.18	6.55	7.33	-4.34	45.34	1.42	-0.27	45.34	28.41
France	USD	5,745.24	34,238.59	30.50	5.26	12.84	-4.20	53.97	0.33	-1.81	53.97	31.43
Austria	USD	703.42	2,034.91	1.81	0.00	-19.93	-38.30	128.87	-11.49	-4.57	128.87	63.15
Sweden	USD	5,067.68	5,385.80	4.80	4.11	7.07	-8.70	37.27	3.24	4.91	37.27	42.02
Germany	USD	849.43	3,971.92	3.54	4.82	-4.45	-28.20	23.56	-7.54	-5.38	23.56	49.10
Switzerland	USD	2,765.21	5,722.42	5.10	2.46	8.20	2.62	21.24	-0.87	-1.23	21.24	24.93
Belgium	USD	2,808.16	4,210.60	3.75	7.77	5.43	-1.14	17.82	1.61	-0.49	17.82	22.96
Italy	USD	2,180.11	592.59	0.53	1.98	-9.38	-33.31	27.81	3.41	-0.38	27.81	45.42
Finland	USD	4,304.54	1,763.90	1.57	1.10	4.01	-15.92	58.73	-3.21	2.04	58.73	44.33
Greece	USD	802.26	521.06	0.46	2.62	-2.43	-28.55	1.01	-2.99	3.10	1.01	40.91
Norway	USD	293.46	1,059.26	0.94	0.00	-24.83	-37.23	169.13	39.07	17.96	169.13	86.62

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	GBP	2,611.27	69,521.53	100.00	4.48	2.40	-14.36	25.04	0.86	2.44	25.04	28.17
Euro Zone	GBP	3,517.95	36,387.53	52.34	5.30	8.44	-6.50	31.47	-1.47	-0.01	31.47	29.41
Europe ex UK	GBP	3,740.44	43,922.24	63.18	4.90	8.84	-5.73	28.83	-0.82	0.75	28.83	29.35
Europe Liquid 40	GBP	2,029.05	61,754.78	88.83	4.47	2.08	-15.09	25.25	1.68	2.79	25.25	28.33
Europe Liquid 40 ex UK	GBP	3,315.11	39,033.70	56.15	4.93	9.98	-4.53	30.95	-0.12	1.02	30.95	28.95
Europe ex UK Dividend+	GBP	2,946.75	40,603.10	58.40	5.27	11.84	-1.84	28.50	-0.74	0.69	28.50	28.84
Europe (UK Restricted)	GBP	1,008.41	57,993.74	83.42	4.63	4.45	-11.67	26.37	0.28	1.86	26.37	28.23
Euro Zone Capped	GBP	3,272.30	26,467.23	38.07	5.44	-NA-	-NA-	30.21	-3.48	0.17	30.21	-NA-
Europe Capped	GBP	2,549.56	63,682.73	91.60	4.45	-NA-	-NA-	24.25	0.50	2.72	24.25	-NA-
Europe ex UK Capped	GBP	3,556.90	35,369.26	50.88	4.90	-NA-	-NA-	27.06	-2.17	1.06	27.06	-NA-
Europe Liquid 40 Capped	GBP	1,948.09	53,232.69	76.57	4.43	-NA-	-NA-	24.57	1.21	3.20	24.57	-NA-
Europe Liquid 40 ex UK Capped	GBP	3,082.16	29,349.76	42.22	4.94	-NA-	-NA-	28.14	-1.55	1.49	28.14	-NA-
UK	GBP	1,565.12	25,599.29	36.82	3.77	-6.97	-26.65	14.95	3.89	5.48	14.95	32.45
Netherlands	GBP	4,067.38	7,076.22	10.18	6.55	11.11	1.99	29.40	0.44	1.35	29.40	26.26
France	GBP	5,733.66	21,202.25	30.50	5.26	16.81	2.14	37.09	-0.63	-0.21	37.09	29.67
Austria	GBP	702.00	1,260.12	1.81	0.00	-17.11	-34.21	103.77	-12.34	-3.02	103.77	60.20
Sweden	GBP	5,057.47	3,335.16	4.80	4.11	10.84	-2.66	22.21	2.25	6.61	22.21	43.13
Germany	GBP	847.72	2,459.61	3.54	4.82	-1.09	-23.45	10.01	-8.43	-3.85	10.01	51.06
Switzerland	GBP	2,759.64	3,543.61	5.10	2.46	12.01	9.41	7.94	-1.82	0.38	7.94	24.11
Belgium	GBP	2,802.50	2,607.41	3.75	7.77	9.14	5.40	4.90	0.64	1.12	4.90	22.67
Italy	GBP	2,175.72	366.96	0.53	1.98	-6.19	-28.89	13.79	2.42	1.24	13.79	42.87
Finland	GBP	4,295.87	1,092.30	1.57	1.10	7.67	-10.35	41.32	-4.14	3.70	41.32	42.98
Greece	GBP	800.65	322.67	0.46	2.62	1.01	-23.82	-10.06	-3.92	4.78	-10.06	37.44
Norway	GBP	292.87	655.95	0.94	0.00	-24.44	-33.08	139.63	37.74	19.88	139.63	83.96

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	JPY	2,379.82	10,451,524.65	100.00	4.48	-2.96	-26.02	44.24	5.89	8.94	44.24	32.21
Euro Zone	JPY	3,206.15	5,470,322.32	52.34	5.30	2.77	-19.23	51.65	3.44	6.33	51.65	32.15
Europe ex UK	JPY	3,408.91	6,603,053.91	63.18	4.90	3.14	-18.56	48.61	4.13	7.14	48.61	31.90
Europe Liquid 40	JPY	1,849.21	9,283,909.58	88.83	4.47	-3.27	-26.65	44.48	6.75	9.31	44.48	32.37
Europe Liquid 40 ex UK	JPY	3,021.28	5,868,135.19	56.15	4.93	4.22	-17.53	51.05	4.86	7.42	51.05	31.61
Europe ex UK Dividend+	JPY	2,230.39	6,104,070.92	58.40	5.27	5.97	-15.20	48.22	4.21	7.07	48.22	30.99
Europe (UK Restricted)	JPY	919.04	8,718,494.24	83.42	4.63	-1.02	-23.69	45.77	5.28	8.32	45.77	31.88
Euro Zone Capped	JPY	2,982.27	3,978,953.46	38.07	5.44	-NA-	-NA-	50.20	1.33	6.52	50.20	-NA-
Europe Capped	JPY	2,323.58	9,573,749.17	91.60	4.45	-NA-	-NA-	43.32	5.51	9.23	43.32	-NA-
Europe ex UK Capped	JPY	3,241.64	5,317,240.82	50.88	4.90	-NA-	-NA-	46.56	2.70	7.47	46.56	-NA-
Europe Liquid 40 Capped	JPY	1,775.42	8,002,740.90	76.57	4.43	-NA-	-NA-	43.69	6.25	9.74	43.69	-NA-
Europe Liquid 40 ex UK Capped	JPY	2,808.97	4,412,298.63	42.22	4.94	-NA-	-NA-	47.81	3.35	7.92	47.81	-NA-
UK	JPY	1,419.07	3,848,470.74	36.82	3.77	-11.84	-36.64	32.57	9.07	12.17	32.57	37.81
Netherlands	JPY	3,706.87	1,063,804.07	10.18	6.55	5.29	-11.90	49.26	5.45	7.78	49.26	29.80
France	JPY	5,225.47	3,187,441.65	30.50	5.26	10.70	-11.76	58.13	4.32	6.12	58.13	31.58
Austria	JPY	639.78	189,439.84	1.81	0.00	-21.45	-43.17	135.04	-7.97	3.13	135.04	64.00
Sweden	JPY	4,609.21	501,390.97	4.80	4.11	5.04	-15.91	40.97	7.34	13.37	40.97	41.86
Germany	JPY	772.58	369,765.45	3.54	4.82	-6.27	-33.87	26.89	-3.86	2.25	26.89	47.39
Switzerland	JPY	2,515.05	532,728.44	5.10	2.46	6.14	-5.48	24.51	3.07	6.74	24.51	24.99
Belgium	JPY	2,554.11	391,985.83	3.75	7.77	3.43	-8.95	21.00	5.65	7.54	21.00	24.62
Italy	JPY	1,982.88	55,166.71	0.53	1.98	-11.10	-38.57	31.25	7.52	7.66	31.25	46.08
Finland	JPY	3,915.11	164,210.70	1.57	1.10	2.03	-22.56	63.01	0.64	10.27	63.01	43.83
Greece	JPY	729.68	48,508.07	0.46	2.62	-4.28	-34.19	3.74	0.86	11.42	3.74	44.42
Norway	JPY	266.91	98,612.18	0.94	0.00	-26.92	-42.19	176.39	44.60	27.48	176.39	88.17

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Gross Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	1,903.78	124,831.14	159.53	4.48	-NA-	-NA-	-NA-	-0.06	2.60	-NA-	-NA-
Euro Zone	AUD	2,564.81	65,336.55	83.50	5.30	-NA-	-NA-	-NA-	-2.37	0.14	-NA-	-NA-
Europe ex UK	AUD	2,727.02	78,865.69	100.79	4.90	-NA-	-NA-	-NA-	-1.73	0.91	-NA-	-NA-
Europe Liquid 40	AUD	1,479.31	110,885.35	141.71	4.47	-NA-	-NA-	-NA-	0.75	2.95	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	2,416.92	70,087.96	89.57	4.93	-NA-	-NA-	-NA-	-1.04	1.17	-NA-	-NA-
Europe ex UK Dividend+	AUD	2,250.11	72,905.93	93.17	5.27	-NA-	-NA-	-NA-	-1.65	0.84	-NA-	-NA-
Europe (UK Restricted)	AUD	735.20	104,132.13	133.08	4.63	-NA-	-NA-	-NA-	-0.64	2.01	-NA-	-NA-
Euro Zone Capped	AUD	2,385.72	47,523.91	60.73	5.44	-NA-	-NA-	-NA-	-4.36	0.32	-NA-	-NA-
Europe Capped	AUD	1,858.79	114,347.14	146.13	4.45	-NA-	-NA-	-NA-	-0.42	2.87	-NA-	-NA-
Europe ex UK Capped	AUD	2,593.20	63,508.17	81.16	4.90	-NA-	-NA-	-NA-	-3.07	1.21	-NA-	-NA-
Europe Liquid 40 Capped	AUD	1,420.28	95,583.30	122.15	4.43	-NA-	-NA-	-NA-	0.28	3.36	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,247.09	52,699.70	67.35	4.94	-NA-	-NA-	-NA-	-2.46	1.64	-NA-	-NA-
UK	AUD	1,135.21	45,965.44	58.74	3.77	-NA-	-NA-	-NA-	2.94	5.64	-NA-	-NA-
Netherlands	AUD	2,965.38	12,705.89	16.24	6.55	-NA-	-NA-	-NA-	-0.48	1.51	-NA-	-NA-
France	AUD	4,180.20	38,070.23	48.65	5.26	-NA-	-NA-	-NA-	-1.54	-0.06	-NA-	-NA-
Austria	AUD	511.80	2,262.64	2.89	0.00	-NA-	-NA-	-NA-	-13.15	-2.88	-NA-	-NA-
Sweden	AUD	3,687.21	5,988.52	7.65	4.11	-NA-	-NA-	-NA-	1.31	6.77	-NA-	-NA-
Germany	AUD	618.04	4,416.41	5.64	4.82	-NA-	-NA-	-NA-	-9.27	-3.70	-NA-	-NA-
Switzerland	AUD	2,011.95	6,362.81	8.13	2.46	-NA-	-NA-	-NA-	-2.72	0.53	-NA-	-NA-
Belgium	AUD	2,043.20	4,681.81	5.98	7.77	-NA-	-NA-	-NA-	-0.28	1.28	-NA-	-NA-
Italy	AUD	1,586.24	658.90	0.84	1.98	-NA-	-NA-	-NA-	1.48	1.40	-NA-	-NA-
Finland	AUD	3,131.96	1,961.30	2.51	1.10	-NA-	-NA-	-NA-	-5.02	3.85	-NA-	-NA-
Greece	AUD	583.72	579.37	0.74	2.62	-NA-	-NA-	-NA-	-4.81	4.94	-NA-	-NA-
Norway	AUD	213.52	1,177.81	1.51	0.00	-NA-	-NA-	-NA-	36.48	20.06	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,795.07	5,915.55	0.06	2.46	6.16	-2.91	17.75	-1.24	1.67	17.75	17.81
Sweden	SEK	4,260.49	38,455.14	0.37	4.11	8.63	-7.39	23.95	5.41	7.17	23.95	35.80
Norway	NOK	272.99	6,119.16	0.06	0.00	-26.11	-38.78	122.03	38.46	20.00	122.03	82.18

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	1,129.65	78,249.19	100.00	3.75	-2.72	-22.43	34.84	3.73	5.48	34.84	26.17
Euro Zone	EUR	1,456.88	40,955.58	52.34	4.10	2.63	-15.61	41.11	1.31	2.95	41.11	25.48
Europe ex UK	EUR	2,502.71	49,436.19	63.18	3.74	2.98	-14.96	38.24	1.98	3.74	38.24	24.98
Europe Liquid 40	EUR	1,722.94	69,507.41	88.83	3.74	-2.95	-23.03	34.56	4.57	5.84	34.56	26.62
Europe Liquid 40 ex UK	EUR	2,738.08	43,933.96	56.15	3.77	4.14	-13.80	39.66	2.70	4.01	39.66	24.96
Europe (UK Restricted)	EUR	1,818.93	65,274.22	83.42	3.75	-0.17	-19.45	37.53	3.16	4.88	37.53	25.66
Euro Zone Capped	EUR	2,190.25	30,431.18	38.07	4.23	-NA-	-NA-	38.31	-0.83	3.08	38.31	-NA-
Europe Capped	EUR	1,657.88	61,121.95	91.60	3.72	-NA-	-NA-	33.56	3.96	6.19	33.56	-NA-
Europe ex UK Capped	EUR	1,741.88	73,285.13	50.88	3.76	-NA-	-NA-	33.83	3.42	5.69	33.83	-NA-
Europe Liquid 40 Capped	EUR	2,377.96	40,478.04	76.57	3.76	-NA-	-NA-	35.96	0.68	4.02	35.96	-NA-
Europe Liquid 40 ex UK Capped	EUR	2,542.52	32,428.59	42.22	3.78	-NA-	-NA-	35.92	1.03	4.49	35.92	-NA-
UK	EUR	721.13	28,812.99	36.82	3.77	-11.11	-33.11	25.06	6.87	8.61	25.06	33.76
Netherlands	EUR	2,773.57	7,964.56	10.18	5.56	-NA-	-7.87	39.04	3.17	4.36	39.04	22.83
France	EUR	3,835.56	23,863.96	30.50	3.94	-NA-	-7.93	46.98	2.22	2.75	46.98	25.53
Austria	EUR	427.39	1,418.31	1.81	0.00	-NA-	-40.12	121.73	-9.83	-0.14	121.73	60.62
Sweden	EUR	3,292.48	3,753.85	4.80	2.88	-NA-	-12.72	30.69	-25.52	9.78	30.69	46.44
Germany	EUR	570.71	2,768.39	3.54	3.55	-NA-	-30.90	17.93	-5.97	-0.99	17.93	39.90
Switzerland	EUR	1,852.57	3,988.47	5.10	1.60	-NA-	-1.38	15.86	-28.48	3.36	15.86	37.09
Belgium	EUR	1,815.76	2,934.75	3.75	5.83	-NA-	-5.49	11.76	3.36	3.96	11.76	19.01
Italy	EUR	1,491.81	413.03	0.53	1.44	-NA-	-35.41	23.83	5.35	4.25	23.83	41.48
Finland	EUR	2,863.08	1,229.42	1.57	0.79	-NA-	-18.93	52.65	-1.39	6.78	52.65	39.01
Greece	EUR	683.91	363.17	0.46	2.36	-NA-	-30.65	-2.63	-1.25	7.80	-2.63	39.62
Norway	EUR	197.20	738.30	0.94	0.00	-NA-	-39.76	160.74	0.33	23.44	160.74	100.22

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	1,287.66	112,267.30	100.00	3.75	-1.67	-20.22	39.17	1.81	0.80	39.17	30.54
Euro Zone	USD	1,660.59	58,760.65	52.34	4.10	3.73	-13.21	45.63	-0.56	-1.62	45.63	31.19
Europe ex UK	USD	3,567.38	70,928.13	63.18	3.74	4.08	-12.54	42.67	0.10	-0.87	42.67	30.92
Europe Liquid 40	USD	1,961.01	99,725.12	88.83	3.74	-1.94	-20.87	38.88	2.64	1.14	38.88	30.74
Europe Liquid 40 ex UK	USD	3,114.65	63,033.84	56.15	3.77	5.21	-11.41	44.13	0.81	-0.61	44.13	30.66
Europe (UK Restricted)	USD	1,010.45	93,651.58	83.42	3.75	0.90	-17.15	41.94	1.26	0.23	41.94	30.50
Euro Zone Capped	USD	3,098.61	43,660.85	38.07	4.23	-NA-	-NA-	42.75	-2.66	-1.49	42.75	-NA-
Europe Capped	USD	1,889.79	87,694.16	91.60	3.72	-NA-	-NA-	37.86	2.04	1.48	37.86	-NA-
Europe ex UK Capped	USD	2,482.01	105,145.17	50.88	3.76	-NA-	-NA-	38.13	1.52	1.00	38.13	-NA-
Europe Liquid 40 Capped	USD	3,387.25	58,075.49	76.57	3.76	-NA-	-NA-	40.32	-1.18	-0.59	40.32	-NA-
Europe Liquid 40 ex UK Capped	USD	2,897.89	46,526.62	42.22	3.78	-NA-	-NA-	40.28	-0.84	-0.14	40.28	-NA-
UK	USD	822.10	41,339.18	36.82	3.77	-10.16	-31.20	29.09	4.90	3.79	29.09	35.62
Netherlands	USD	3,858.16	11,427.08	10.18	5.56	-NA-	-5.23	43.52	1.27	-0.27	43.52	28.33
France	USD	5,467.64	34,238.59	30.50	3.94	-NA-	-5.31	51.67	0.33	-1.81	51.67	31.25
Austria	USD	699.42	2,034.91	1.81	0.00	-NA-	-38.41	128.87	-11.49	-4.57	128.87	63.10
Sweden	USD	4,712.99	5,385.80	4.80	2.88	-NA-	-10.23	34.89	3.24	4.91	34.89	41.91
Germany	USD	813.80	3,971.92	3.54	3.55	-NA-	-28.92	21.74	-7.70	-5.38	21.74	49.00
Switzerland	USD	2,651.85	5,722.42	5.10	1.60	-NA-	1.43	19.58	-0.87	-1.23	19.58	25.00
Belgium	USD	2,584.39	4,210.60	3.75	5.83	-NA-	-2.84	15.31	1.44	-0.66	15.31	22.63
Italy	USD	2,127.13	592.59	0.53	1.44	-NA-	-33.56	27.81	3.41	-0.38	27.81	45.45
Finland	USD	4,081.60	1,763.90	1.57	0.79	-NA-	-16.61	57.60	-3.21	2.04	57.60	44.25
Greece	USD	799.16	521.06	0.46	2.36	-NA-	-28.64	0.62	-3.07	3.02	0.62	40.98
Norway	USD	282.29	1,059.26	0.94	0.00	-NA-	-38.04	169.13	39.07	17.96	169.13	86.58

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	GBP	1,285.07	69,521.53	100.00	3.77	1.79	-14.94	23.91	0.84	2.43	23.91	28.09
Euro Zone	GBP	1,657.24	36,387.53	52.34	4.10	7.39	-7.47	29.66	-1.52	-0.02	29.66	29.32
Europe ex UK	GBP	3,560.19	43,922.24	63.18	3.74	7.74	-6.75	27.02	-0.86	0.75	27.02	29.29
Europe Liquid 40	GBP	1,957.06	61,754.78	88.83	3.74	1.51	-15.64	23.65	1.65	2.79	23.65	28.29
Europe Liquid 40 ex UK	GBP	3,108.37	39,033.70	56.15	3.77	8.92	-5.54	28.33	-0.16	1.01	28.33	28.96
Europe (UK Restricted)	GBP	1,008.41	57,993.74	83.42	3.75	4.45	-11.67	26.37	0.28	1.86	26.37	28.23
Euro Zone Capped	GBP	3,092.36	27,036.98	38.07	4.23	-NA-	-NA-	27.09	-3.60	0.11	27.09	-NA-
Europe Capped	GBP	1,885.98	54,304.61	91.60	3.72	-NA-	-NA-	22.74	1.06	3.13	22.74	-NA-
Europe ex UK Capped	GBP	2,477.01	65,111.15	50.88	3.76	-NA-	-NA-	22.98	0.54	2.64	22.98	-NA-
Europe Liquid 40 Capped	GBP	3,380.42	35,963.25	76.57	3.76	-NA-	-NA-	24.93	-2.13	1.02	24.93	-NA-
Europe Liquid 40 ex UK Capped	GBP	2,892.05	28,811.61	42.22	3.78	-NA-	-NA-	24.89	-1.79	1.48	24.89	-NA-
UK	GBP	820.44	25,599.29	36.82	3.77	-7.00	-26.65	14.93	3.89	5.48	14.93	32.45
Netherlands	GBP	3,850.39	7,076.22	10.18	5.56	-NA-	1.04	27.78	0.24	1.35	27.78	26.19
France	GBP	5,456.62	21,202.25	30.50	3.94	-NA-	0.96	35.04	-0.69	-0.21	35.04	29.49
Austria	GBP	698.01	1,260.12	1.81	0.00	-NA-	-34.34	103.76	-12.39	-3.02	103.76	60.14
Sweden	GBP	4,703.49	3,335.16	4.80	2.88	-NA-	-4.29	20.10	2.19	6.61	20.10	43.06
Germany	GBP	812.16	2,459.61	3.54	3.55	-NA-	-24.21	8.38	-8.64	-3.85	8.38	50.95
Switzerland	GBP	2,646.51	3,543.61	5.10	1.60	-NA-	8.14	6.47	-1.87	0.38	6.47	24.25
Belgium	GBP	2,579.19	2,607.41	3.75	5.83	-NA-	3.59	2.66	0.41	0.95	2.66	22.29
Italy	GBP	2,122.84	366.96	0.53	1.44	-NA-	-29.17	13.79	2.36	1.24	13.79	42.89
Finland	GBP	4,073.38	1,092.30	1.57	0.79	-NA-	-11.10	40.31	-4.20	3.70	40.31	42.86
Greece	GBP	797.55	322.67	0.46	2.36	-NA-	-23.92	-10.41	-4.06	4.70	-10.41	37.52
Norway	GBP	281.72	655.95	0.94	0.00	-NA-	-33.94	139.62	37.66	19.88	139.62	83.94

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Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	JPY	1,171.17	10,451,524.65	100.00	-NA-	-3.54	-26.52	42.93	5.86	8.93	42.93	32.09
Euro Zone	JPY	1,510.36	5,470,322.32	52.34	4.10	1.76	-20.07	49.56	3.39	6.32	49.56	32.01
Europe ex UK	JPY	3,244.64	6,603,053.91	63.18	3.74	2.10	-19.45	46.52	4.08	7.13	46.52	31.76
Europe Liquid 40	JPY	1,783.60	9,283,909.58	88.83	3.74	-3.80	-27.12	42.63	6.72	9.30	42.63	32.28
Europe Liquid 40 ex UK	JPY	2,832.87	5,868,135.19	56.15	3.77	3.21	-18.40	48.02	4.82	7.41	48.02	31.54
Europe (UK Restricted)	JPY	919.04	8,718,494.24	83.42	3.75	-1.02	-23.69	45.77	5.28	8.32	45.77	31.88
Euro Zone Capped	JPY	2,818.28	4,064,606.91	38.07	4.23	-NA-	-NA-	46.60	1.21	6.45	46.60	-NA-
Europe Capped	JPY	1,718.82	8,163,887.92	91.60	3.72	-NA-	-NA-	41.57	6.10	9.67	41.57	-NA-
Europe ex UK Capped	JPY	2,257.46	9,788,489.58	50.88	3.76	-NA-	-NA-	41.85	5.55	9.15	41.85	-NA-
Europe Liquid 40 Capped	JPY	3,080.80	5,406,537.81	76.57	3.76	-NA-	-NA-	44.11	2.75	7.43	44.11	-NA-
Europe Liquid 40 ex UK Capped	JPY	2,635.72	4,331,395.46	42.22	3.78	-NA-	-NA-	44.06	3.11	7.91	44.06	-NA-
UK	JPY	747.72	3,848,470.74	36.82	3.77	-11.86	-36.64	32.57	9.07	12.16	32.57	37.81
Netherlands	JPY	3,509.12	1,063,804.07	10.18	5.56	-NA-	-12.72	47.39	-1.80	7.78	47.39	30.51
France	JPY	4,972.98	3,187,441.65	30.50	3.94	-NA-	-12.79	55.77	-2.71	6.12	55.77	32.00
Austria	JPY	636.15	189,439.84	1.81	0.00	-NA-	-43.28	135.05	-14.18	3.13	135.05	64.32
Sweden	JPY	4,286.61	501,390.97	4.80	2.88	-NA-	-17.32	38.53	0.11	13.37	38.53	41.97
Germany	JPY	740.18	369,765.45	3.54	3.55	-NA-	-34.53	25.02	-10.50	2.25	25.02	48.29
Switzerland	JPY	2,411.94	532,728.44	5.10	1.60	-NA-	-6.58	22.81	-3.87	6.74	22.81	25.92
Belgium	JPY	2,350.58	391,985.83	3.75	5.83	-NA-	-10.52	18.42	-1.64	7.35	18.42	23.93
Italy	JPY	1,934.69	55,166.71	0.53	1.44	-NA-	-38.81	31.25	0.27	7.66	31.25	45.76
Finland	JPY	3,712.34	164,210.70	1.57	0.79	-NA-	-23.20	61.85	-6.15	10.27	61.85	44.55
Greece	JPY	726.86	48,508.07	0.46	2.36	-NA-	-34.28	3.34	-6.01	11.33	3.34	44.79
Norway	JPY	256.75	98,612.18	0.94	0.00	-NA-	-42.93	176.40	34.85	27.48	176.40	89.10

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Version: December 2009

70

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	936.90	124,831.14	159.53	3.75	-NA-	-NA-	-NA-	-0.09	2.59	-NA-	-NA-
Euro Zone	AUD	1,208.24	65,336.55	83.50	4.10	-NA-	-NA-	-NA-	-2.42	0.13	-NA-	-NA-
Europe ex UK	AUD	2,595.60	78,865.69	100.79	3.74	-NA-	-NA-	-NA-	-1.77	0.90	-NA-	-NA-
Europe Liquid 40	AUD	1,426.82	110,885.35	141.71	3.74	-NA-	-NA-	-NA-	0.72	2.94	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	2,266.20	70,087.96	89.57	3.77	-NA-	-NA-	-NA-	-1.07	1.16	-NA-	-NA-
Europe (UK Restricted)	AUD	735.20	104,132.13	133.08	3.75	-NA-	-NA-	-NA-	-0.64	2.01	-NA-	-NA-
Euro Zone Capped	AUD	2,254.53	48,546.94	0.00	4.23	-NA-	-NA-	-NA-	-4.48	0.26	-NA-	-NA-
Europe Capped	AUD	1,375.00	97,508.01	88.85	3.72	-NA-	-NA-	-NA-	0.13	3.28	-NA-	-NA-
Europe ex UK Capped	AUD	1,805.90	116,911.97	80.42	3.76	-NA-	-NA-	-NA-	-0.38	2.80	-NA-	-NA-
Europe Liquid 40 Capped	AUD	2,464.54	64,574.72	74.51	3.76	-NA-	-NA-	-NA-	-3.03	1.18	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,108.49	51,733.41	8.43	3.78	-NA-	-NA-	-NA-	-2.69	1.63	-NA-	-NA-
UK	AUD	598.15	45,965.44	58.74	3.77	-NA-	-NA-	-NA-	2.94	5.64	-NA-	-NA-
Netherlands	AUD	2,807.18	12,705.89	16.24	5.56	-NA-	-NA-	-NA-	-18.76	1.51	-NA-	-NA-
France	AUD	3,978.22	38,070.23	48.65	3.94	-NA-	-NA-	-NA-	-19.51	-0.06	-NA-	-NA-
Austria	AUD	508.90	2,262.64	2.89	0.00	-NA-	-NA-	-NA-	-29.00	-2.87	-NA-	-NA-
Sweden	AUD	3,429.15	5,988.52	7.65	2.88	-NA-	-NA-	-NA-	-17.18	6.77	-NA-	-NA-
Germany	AUD	592.12	4,416.41	5.64	3.55	-NA-	-NA-	-NA-	-25.96	-3.70	-NA-	-NA-
Switzerland	AUD	1,929.47	6,362.81	8.13	1.60	-NA-	-NA-	-NA-	-20.47	0.53	-NA-	-NA-
Belgium	AUD	1,880.39	4,681.81	5.98	5.83	-NA-	-NA-	-NA-	-18.62	1.10	-NA-	-NA-
Italy	AUD	1,547.69	658.90	0.84	1.44	-NA-	-NA-	-NA-	-17.04	1.40	-NA-	-NA-
Finland	AUD	2,969.75	1,961.30	2.51	0.79	-NA-	-NA-	-NA-	-22.35	3.85	-NA-	-NA-
Greece	AUD	581.47	579.37	0.74	2.36	-NA-	-NA-	-NA-	-22.24	4.85	-NA-	-NA-
Norway	AUD	205.39	1,177.81	1.51	0.00	-NA-	-NA-	-NA-	11.57	20.06	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,721.43	5,915.55	5.10	1.60	-NA-	-4.04	16.14	-1.24	1.67	16.14	17.76
Sweden	SEK	3,961.74	38,455.14	4.80	2.88	-NA-	-8.94	21.80	5.41	7.17	21.80	35.67
Norway	NKK	262.61	6,119.16	0.94	0.00	-NA-	-39.57	122.04	38.46	20.00	122.04	82.12

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	1,256.52	78,249.19	100.00	0.00	-5.71	-25.18	28.86	3.37	5.37	28.86	25.74
Euro Zone	EUR	1,587.59	40,955.58	52.34	0.00	-0.62	-18.58	34.38	1.07	2.91	34.38	24.93
Europe ex UK	EUR	1,700.17	49,436.19	63.18	0.00	-0.16	-17.87	32.03	1.78	3.70	32.03	24.49
Europe Liquid 40	EUR	1,193.92	69,507.41	88.83	0.00	-5.94	-25.77	28.79	4.24	5.72	28.79	26.16
Europe Liquid 40 ex UK	EUR	1,810.80	43,933.96	56.15	0.00	0.94	-16.81	33.72	2.52	3.98	33.72	24.45
Europe ex UK Dividend+	EUR	1,839.25	45,700.37	58.40	0.00	1.52	-14.92	31.44	1.85	3.64	31.44	23.77
Europe (UK Restricted)	EUR	1,262.83	65,274.22	83.42	0.00	-3.94	-22.90	30.03	2.82	4.79	30.03	25.05
Euro Zone Capped	EUR	1,472.98	29,789.90	38.07	0.00	-NA-	-NA-	32.40	-1.14	3.07	32.40	-NA-
Europe Capped	EUR	1,226.34	71,677.40	91.60	0.00	-NA-	-NA-	27.95	2.96	5.64	27.95	-NA-
Europe ex UK Capped	EUR	1,614.96	39,809.48	50.88	0.00	-NA-	-NA-	29.80	0.33	4.01	29.80	-NA-
Europe Liquid 40 Capped	EUR	1,146.58	59,915.47	76.57	0.00	-NA-	-NA-	28.24	3.73	6.13	28.24	-NA-
Europe Liquid 40 ex UK Capped	EUR	1,686.61	33,034.30	42.22	0.00	-NA-	-NA-	30.99	0.96	4.45	30.99	-NA-
UK	EUR	787.77	28,812.99	36.82	0.00	-13.96	-35.69	19.37	6.21	8.35	19.37	33.80
Netherlands	EUR	1,521.73	7,964.56	10.18	0.00	0.13	-12.60	29.56	2.32	4.36	29.56	22.08
France	EUR	2,722.02	23,863.96	30.50	0.00	7.20	-11.08	40.49	2.22	2.75	40.49	25.25
Austria	EUR	420.21	1,418.31	1.81	0.00	-21.15	-40.46	121.74	-9.83	-0.14	121.74	60.69
Sweden	EUR	2,238.32	3,753.85	4.80	0.00	0.94	-16.05	25.52	5.18	9.78	25.52	35.68
Germany	EUR	411.29	2,768.39	3.54	0.00	-8.97	-33.11	13.18	-6.43	-0.99	13.18	39.73
Switzerland	EUR	1,485.70	3,988.47	5.10	0.00	4.52	-3.48	12.96	1.00	3.36	12.96	17.67
Belgium	EUR	1,032.46	2,934.75	3.75	0.00	-2.36	-10.29	4.78	2.82	3.42	4.78	19.20
Italy	EUR	1,173.03	413.03	0.53	0.00	-12.41	-36.60	20.77	5.35	4.25	20.77	40.96
Finland	EUR	1,952.19	1,229.42	1.57	0.00	-0.91	-20.63	49.92	-1.39	6.78	49.92	39.07
Greece	EUR	608.23	363.17	0.46	0.00	-5.46	-31.81	-5.81	-1.96	7.03	-5.81	39.85
Norway	EUR	176.07	738.30	0.94	0.00	-30.41	-41.99	160.73	41.68	23.44	160.73	86.95

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	1,790.43	112,267.30	100.00	0.00	-4.69	-23.05	33.00	1.46	0.69	33.00	30.17
Euro Zone	USD	2,262.34	58,760.65	52.34	0.00	0.47	-16.26	38.70	-0.80	-1.65	38.70	30.76
Europe ex UK	USD	2,422.68	70,928.13	63.18	0.00	0.92	-15.53	36.27	-0.09	-0.90	36.27	30.54
Europe Liquid 40	USD	1,361.11	99,725.12	88.83	0.00	-4.93	-23.65	33.25	2.32	1.03	33.25	30.32
Europe Liquid 40 ex UK	USD	2,064.62	63,033.84	56.15	0.00	2.03	-14.43	38.54	0.63	-0.64	38.54	30.21
Europe ex UK Dividend+	USD	2,179.69	65,568.19	58.40	0.00	2.61	-12.49	35.66	-0.03	-0.96	35.66	29.98
Europe (UK Restricted)	USD	835.44	93,651.58	83.42	0.00	-2.91	-20.70	34.22	0.93	0.14	34.22	29.99
Euro Zone Capped	USD	2,099.02	42,740.79	38.07	0.00	-NA-	-NA-	36.66	-2.96	-1.50	36.66	-NA-
Europe Capped	USD	1,747.43	102,838.49	91.60	0.00	-NA-	-NA-	32.07	1.06	0.95	32.07	-NA-
Europe ex UK Capped	USD	2,301.27	57,116.29	50.88	0.00	-NA-	-NA-	33.98	-1.52	-0.61	33.98	-NA-
Europe Liquid 40 Capped	USD	1,307.14	85,963.17	76.57	0.00	-NA-	-NA-	32.36	1.82	1.42	32.36	-NA-
Europe Liquid 40 ex UK Capped	USD	1,923.02	47,395.66	42.22	0.00	-NA-	-NA-	35.20	-0.90	-0.19	35.20	-NA-
UK	USD	1,127.65	41,339.18	36.82	0.00	-13.03	-33.85	23.21	4.25	3.54	23.21	35.65
Netherlands	USD	2,168.17	11,427.08	10.18	0.00	1.22	-10.11	33.73	0.43	-0.27	33.73	27.67
France	USD	3,878.36	34,238.59	30.50	0.00	8.37	-8.55	45.00	0.33	-1.81	45.00	31.07
Austria	USD	687.71	2,034.91	1.81	0.00	-20.29	-38.76	128.86	-11.49	-4.57	128.86	63.13
Sweden	USD	3,204.02	5,385.80	4.80	0.00	2.04	-13.66	29.55	3.24	4.91	29.55	41.68
Germany	USD	586.02	3,971.92	3.54	0.00	-7.98	-31.21	16.82	-8.15	-5.38	16.82	48.73
Switzerland	USD	2,126.69	5,722.42	5.10	0.00	5.65	-0.73	16.59	-0.87	-1.23	16.59	25.30
Belgium	USD	1,471.06	4,210.60	3.75	0.00	-1.30	-7.73	8.15	0.93	-1.17	8.15	22.58
Italy	USD	1,671.34	592.59	0.53	0.00	-11.45	-34.80	24.65	3.41	-0.38	24.65	44.74
Finland	USD	2,781.52	1,763.90	1.57	0.00	0.16	-18.37	54.74	-3.21	2.04	54.74	44.09
Greece	USD	710.02	521.06	0.46	0.00	-4.43	-29.86	-2.78	-3.76	2.29	-2.78	41.20
Norway	USD	252.04	1,059.26	0.94	0.00	-26.90	-40.33	169.13	39.07	17.96	169.13	86.50

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	GBP	1,786.82	69,521.53	100.00	0.00	-1.33	-17.96	18.41	0.49	2.33	18.41	27.81
Euro Zone	GBP	2,257.78	36,387.53	52.34	0.00	4.00	-10.72	23.49	-1.75	-0.06	23.49	29.06
Europe ex UK	GBP	2,417.80	43,922.24	63.18	0.00	4.48	-9.94	21.33	-1.05	0.71	21.33	29.08
Europe Liquid 40	GBP	1,358.36	61,754.78	88.83	0.00	-1.58	-18.60	18.64	1.33	2.67	18.64	27.97
Europe Liquid 40 ex UK	GBP	2,060.46	39,033.70	56.15	0.00	5.62	-8.77	23.34	-0.34	0.98	23.34	28.71
Europe ex UK Dividend+	GBP	2,419.38	40,603.10	58.40	0.00	6.24	-6.70	20.78	-0.99	0.65	20.78	28.65
Europe (UK Restricted)	GBP	833.75	57,993.74	83.42	0.00	0.50	-15.45	19.49	-0.04	1.77	19.49	27.87
Euro Zone Capped	GBP	2,094.79	26,467.23	38.07	0.00	-NA-	-NA-	21.67	-3.90	0.10	21.67	-NA-
Europe Capped	GBP	1,743.91	63,682.73	91.60	0.00	-NA-	-NA-	17.58	0.09	2.59	17.58	-NA-
Europe ex UK Capped	GBP	2,296.64	35,369.26	50.88	0.00	-NA-	-NA-	19.28	-2.46	1.01	19.28	-NA-
Europe Liquid 40 Capped	GBP	1,304.50	53,232.69	76.57	0.00	-NA-	-NA-	17.84	0.84	3.07	17.84	-NA-
Europe Liquid 40 ex UK Capped	GBP	1,919.14	29,349.76	42.22	0.00	-NA-	-NA-	20.37	-1.86	1.43	20.37	-NA-
UK	GBP	1,131.12	25,599.29	36.82	0.00	-9.97	-29.47	9.70	3.25	5.22	9.70	32.46
Netherlands	GBP	2,163.81	7,076.22	10.18	0.00	4.78	-4.16	19.06	-0.53	1.35	19.06	25.82
France	GBP	3,870.55	21,202.25	30.50	0.00	12.18	-2.49	29.10	-0.63	-0.21	29.10	29.57
Austria	GBP	686.33	1,260.12	1.81	0.00	-17.48	-34.71	103.77	-12.34	-3.02	103.77	60.21
Sweden	GBP	3,197.57	3,335.16	4.80	0.00	5.63	-7.94	15.34	2.25	6.61	15.34	43.04
Germany	GBP	584.84	2,459.61	3.54	0.00	-4.74	-26.65	4.01	-9.03	-3.85	4.01	50.65
Switzerland	GBP	2,122.40	3,543.61	5.10	0.00	9.37	5.84	3.81	-1.82	0.38	3.81	24.72
Belgium	GBP	1,468.10	2,607.41	3.75	0.00	2.18	-1.62	-3.71	-0.04	0.44	-3.71	22.34
Italy	GBP	1,667.97	366.96	0.53	0.00	-8.34	-30.48	10.98	2.42	1.24	10.98	42.49
Finland	GBP	2,775.91	1,092.30	1.57	0.00	3.69	-12.96	37.77	-4.14	3.70	37.77	42.81
Greece	GBP	708.59	322.67	0.46	0.00	-1.06	-25.22	-13.44	-4.69	3.95	-13.44	37.74
Norway	GBP	251.53	655.95	0.94	0.00	-26.53	-36.39	139.62	37.73	19.88	139.62	83.83

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	JPY	1,628.45	10,451,524.65	100.00	0.00	-6.50	-29.13	36.59	5.50	8.81	36.59	31.68
Euro Zone	JPY	2,057.67	5,470,322.32	52.34	0.00	-1.44	-22.87	42.44	3.15	6.28	42.44	31.55
Europe ex UK	JPY	2,203.51	6,603,053.91	63.18	0.00	-0.99	-22.20	39.95	3.88	7.10	39.95	31.34
Europe Liquid 40	JPY	1,237.97	9,283,909.58	88.83	0.00	-6.74	-29.68	36.85	6.39	9.18	36.85	31.82
Europe Liquid 40 ex UK	JPY	1,877.83	5,868,135.19	56.15	0.00	0.09	-21.19	42.27	4.63	7.38	42.27	31.03
Europe ex UK Dividend+	JPY	1,831.22	6,104,070.92	58.40	0.00	-0.93	-19.40	39.32	3.95	7.03	39.32	30.48
Europe (UK Restricted)	JPY	759.86	8,718,494.24	83.42	0.00	-4.76	-26.96	37.84	4.94	8.22	37.84	31.32
Euro Zone Capped	JPY	1,909.12	3,978,953.46	38.07	0.00	-NA-	-NA-	40.35	0.89	6.45	40.35	-NA-
Europe Capped	JPY	1,589.34	9,573,749.17	91.60	0.00	-NA-	-NA-	35.63	5.08	9.09	35.63	-NA-
Europe ex UK Capped	JPY	2,093.08	5,317,240.82	50.88	0.00	-NA-	-NA-	37.59	2.40	7.41	37.59	-NA-
Europe Liquid 40 Capped	JPY	1,188.88	8,002,740.90	76.57	0.00	-NA-	-NA-	35.93	5.87	9.61	35.93	-NA-
Europe Liquid 40 ex UK Capped	JPY	1,749.04	4,412,298.63	42.22	0.00	-NA-	-NA-	38.85	3.04	7.87	38.85	-NA-
UK	JPY	1,025.63	3,848,470.74	36.82	0.00	-14.68	-39.07	26.53	8.40	11.89	26.53	37.76
Netherlands	JPY	1,972.02	1,063,804.07	10.18	0.00	-0.70	-17.21	37.33	4.42	7.78	37.33	29.10
France	JPY	3,527.49	3,187,441.65	30.50	0.00	6.31	-15.77	48.92	4.32	6.12	48.92	31.14
Austria	JPY	625.49	189,439.84	1.81	0.00	-21.81	-43.60	135.04	-7.97	3.13	135.04	63.97
Sweden	JPY	2,914.16	501,390.97	4.80	0.00	0.10	-20.48	33.05	7.34	13.37	33.05	41.28
Germany	JPY	533.00	369,765.45	3.54	0.00	-9.73	-36.64	19.97	-4.50	2.25	19.97	47.06
Switzerland	JPY	1,934.29	532,728.44	5.10	0.00	3.64	-8.57	19.74	3.07	6.74	19.74	25.24
Belgium	JPY	1,337.98	391,985.83	3.75	0.00	-3.17	-15.01	11.06	4.94	6.81	11.06	24.00
Italy	JPY	1,520.13	55,166.71	0.53	0.00	-13.14	-39.95	28.02	7.52	7.66	28.02	45.44
Finland	JPY	2,529.88	164,210.70	1.57	0.00	-1.74	-24.81	58.92	0.64	10.27	58.92	43.67
Greece	JPY	645.79	48,508.07	0.46	0.00	-6.24	-35.40	-0.15	0.06	10.54	-0.15	44.63
Norway	JPY	229.24	98,612.18	0.94	0.00	-28.93	-45.05	176.39	44.60	27.48	176.39	87.85

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Price Return

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Europe	AUD	1,302.71	124,831.14	159.53	0.00	-NA-	-NA-	-NA-	-0.43	2.48	-NA-	-NA-
Euro Zone	AUD	1,646.06	65,336.55	83.50	0.00	-NA-	-NA-	-NA-	-2.65	0.09	-NA-	-NA-
Europe ex UK	AUD	1,762.73	78,865.69	100.79	0.00	-NA-	-NA-	-NA-	-1.96	0.87	-NA-	-NA-
Europe Liquid 40	AUD	990.33	110,885.35	141.71	0.00	-NA-	-NA-	-NA-	0.41	2.83	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	1,502.20	70,087.96	89.57	0.00	-NA-	-NA-	-NA-	-1.25	1.13	-NA-	-NA-
Europe ex UK Dividend+	AUD	1,847.41	72,905.93	93.17	0.00	-NA-	-NA-	-NA-	-1.90	0.80	-NA-	-NA-
Europe (UK Restricted)	AUD	607.86	104,132.13	133.08	0.00	-NA-	-NA-	-NA-	-0.96	1.92	-NA-	-NA-
Euro Zone Capped	AUD	1,527.23	47,523.91	60.73	0.00	-NA-	-NA-	-NA-	-4.78	0.25	-NA-	-NA-
Europe Capped	AUD	1,271.42	114,347.14	146.13	0.00	-NA-	-NA-	-NA-	-0.83	2.75	-NA-	-NA-
Europe ex UK Capped	AUD	1,674.39	63,508.17	81.16	0.00	-NA-	-NA-	-NA-	-3.36	1.16	-NA-	-NA-
Europe Liquid 40 Capped	AUD	951.07	95,583.30	122.15	0.00	-NA-	-NA-	-NA-	-0.08	3.23	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,399.18	52,699.70	67.35	0.00	-NA-	-NA-	-NA-	-2.76	1.59	-NA-	-NA-
UK	AUD	820.47	45,965.44	58.74	0.00	-NA-	-NA-	-NA-	2.30	5.38	-NA-	-NA-
Netherlands	AUD	1,577.55	12,705.89	16.24	0.00	-NA-	-NA-	-NA-	-1.45	1.51	-NA-	-NA-
France	AUD	2,821.87	38,070.23	48.65	0.00	-NA-	-NA-	-NA-	-1.55	-0.06	-NA-	-NA-
Austria	AUD	500.37	2,262.64	2.89	0.00	-NA-	-NA-	-NA-	-13.15	-2.87	-NA-	-NA-
Sweden	AUD	2,331.23	5,988.52	7.65	0.00	-NA-	-NA-	-NA-	1.31	6.77	-NA-	-NA-
Germany	AUD	426.38	4,416.41	5.64	0.00	-NA-	-NA-	-NA-	-9.87	-3.70	-NA-	-NA-
Switzerland	AUD	1,547.37	6,362.81	8.13	0.00	-NA-	-NA-	-NA-	-2.72	0.53	-NA-	-NA-
Belgium	AUD	1,070.34	4,681.81	5.98	0.00	-NA-	-NA-	-NA-	-0.96	0.59	-NA-	-NA-
Italy	AUD	1,216.06	658.90	0.84	0.00	-NA-	-NA-	-NA-	1.48	1.40	-NA-	-NA-
Finland	AUD	2,023.82	1,961.30	2.51	0.00	-NA-	-NA-	-NA-	-5.02	3.85	-NA-	-NA-
Greece	AUD	516.61	579.37	0.74	0.00	-NA-	-NA-	-NA-	-5.56	4.10	-NA-	-NA-
Norway	AUD	183.38	1,177.81	1.51	0.00	-NA-	-NA-	-NA-	36.47	20.06	-NA-	-NA-

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Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,380.74	5,915.55	5.10	0.00	3.66	-6.08	13.24	-1.24	1.67	13.24	18.26
Sweden	SEK	2,692.82	38,455.14	4.80	0.00	3.52	-12.43	16.97	5.41	7.17	16.97	35.82
Norway	NOK	234.51	6,119.16	0.94	0.00	-28.15	-41.81	122.05	38.46	20.00	122.05	81.98

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Europe Developed Index Series - Asset Class Comparison

Index Description	Curr	Close Value 31-Dec	12 Mths Estimated Div	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)
			Yld (%) 31-Dec							
Europe Real Estate **	Local	2,112.04	4.48	-0.58	-18.67	32.08	2.59	4.15	32.08	26.13
Europe FTSE	Local	209.02	5.11	5.21	-5.44	30.87	3.67	4.89	30.87	20.46
Europe JP Morgan Bonds	Local	491.61	-NA-	4.29	5.35	3.49	-0.05	-0.96	3.49	4.21
UK Real Estate **	GBP	1,565.12	3.77	-6.97	-26.65	14.95	3.89	5.48	14.95	32.45
UK FTSE	GBP	779.19	5.29	6.45	-0.56	27.96	5.60	4.37	27.96	18.36
UK JP Morgan Bonds	GBP	578.73	-NA-	5.05	5.76	-0.98	-2.03	-2.67	-0.98	7.02
Netherlands Real Estate **	EUR	2,929.94	6.55	6.18	-7.00	40.80	3.32	4.36	40.80	22.97
Netherlands FTSE	EUR	721.47	#DIV/0!	4.53	-7.66	44.99	8.11	10.74	44.99	26.99
Netherlands JP Morgan Bonds	EUR	402.49	-NA-	4.26	5.54	3.81	0.43	-0.49	3.81	4.27
France Real Estate **	EUR	4,030.56	5.26	11.64	-6.85	49.21	2.22	2.75	49.21	25.87
France FTSE	EUR	620.61	5.18	4.42	-7.47	27.66	3.05	6.71	27.66	21.45
France JP Morgan Bonds	EUR	500.34	-NA-	4.21	5.42	2.94	0.31	-0.73	2.94	4.38
Sweden Real Estate **	SEK	4,260.49	4.11	8.63	-7.39	23.95	5.41	7.17	23.95	35.80
Sweden FTSE	SEK	1,594.68	5.42	7.85	-4.44	53.90	5.16	1.41	53.90	26.57
Sweden JP Morgan Bonds	SEK	617.03	-NA-	4.50	5.41	-0.88	1.22	-0.26	-0.88	5.13
Switzerland Real Estate **	CHF	1,795.07	2.46	6.16	-2.91	17.75	-1.24	1.67	17.75	17.81
Switzerland FTSE	CHF	530.07	3.60	5.28	-7.04	23.84	3.62	4.60	23.84	17.33
Germany Real Estate **	EUR	595.67	4.82	-5.48	-30.20	19.69	-5.81	-0.99	19.69	40.00
Germany FTSE	EUR	397.20	5.11	6.56	-3.97	23.96	3.43	5.73	23.96	23.83
Germany JP Morgan Bonds	EUR	373.68	-NA-	4.15	5.31	1.84	-0.01	-0.98	1.84	4.16
Austria Real Estate **	EUR	429.83	0.00	11.64	-40.01	121.73	-9.83	-0.14	121.73	60.70
Austria FTSE	EUR	430.64	6.41	-2.17	-20.37	59.58	-5.86	-1.14	59.58	37.82
Austria JP Morgan Bonds	EUR	187.42	-NA-	4.07	5.25	4.40	0.00	-0.98	4.40	4.63

** 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 214.

* -5 & -3 Years Total Returns are annualised

Version: December 2009

79

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FTSE EPRA/NAREIT Europe Developed Index Series - Asset Class Comparison

Index Description	Curr	Close Value 31-Dec	12 Mths Estimated Div	Total	Total	Total	Total	Total	Total	36 Mths Vity (%)
			Yld (%) 31-Dec	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Dec-09	Rtn (%) YTD	
Italy Real Estate **	EUR	1,528.89	1.98	-10.36	-35.16	23.82	5.35	4.25	23.82	41.46
Italy FTSE	EUR	289.30	4.60	-1.44	-13.31	21.83	-1.14	5.74	21.83	23.38
Italy JP Morgan Bonds	EUR	752.30	-NA-	4.13	5.21	8.33	0.88	-0.11	8.33	4.06
Belgium Real Estate **	EUR	1,974.03	7.77	4.34	-3.82	14.22	3.54	4.14	14.22	19.44
Belgium FTSE	EUR	567.30	4.07	-1.60	-15.77	59.20	3.47	4.56	59.20	29.53
Belgium JP Morgan Bonds	EUR	464.83	-NA-	4.09	5.31	5.21	0.40	-0.38	5.21	4.03
Finland Real Estate **	EUR	3,019.30	1.10	2.89	-18.25	53.73	-1.39	6.78	53.73	39.09
Finland FTSE	EUR	891.27	5.41	1.78	-10.64	10.13	-3.07	5.27	10.13	30.30
Finland JP Morgan Bonds	EUR	329.50	-NA-	4.26	5.77	5.14	0.67	-0.31	5.14	3.31
Greece Real Estate **	EUR	686.47	2.62	-3.50	-30.56	-2.27	-1.17	7.89	-2.27	39.54
Greece FTSE	EUR	318.13	2.91	-3.37	-19.36	19.91	-21.89	-5.79	19.91	34.64
Greece JP Morgan Bonds	EUR	219.72	-NA-	2.40	2.35	3.79	-6.63	-4.36	3.79	5.57
Norway Real Estate **	NOK	205.01	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	979.34	4.97	12.06	-2.51	61.29	14.32	6.51	61.29	31.49
Norway JP Morgan Bonds	NOK	-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

** 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 214.

* -5 & -3 Years Total Returns are annualised

Version: December 2009

80

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
				31-Dec	31-Dec
Unibail-Rodamco *	Rental	Diversified	FR	13,572	17.34
Land Securities *	Rental	Diversified	UK	5,828	7.45
British Land *	Rental	Diversified	UK	4,666	5.96
Corio *	Rental	Retail	NL	3,642	4.65
Liberty International *	Rental	Retail	UK	3,604	4.61
Hammerson *	Rental	Retail	UK	3,326	4.25
SEGRO *	Rental	Industrial	UK	2,848	3.64
Klepierre *	Rental	Retail	FR	2,508	3.21
Fonciere Des Regions *	Rental	Diversified	FR	2,494	3.19
PSP Swiss Property	Rental	Office	CH	1,850	2.36
Swiss Prime Site	Rental	Office	CH	1,562	2.00
Derwent London *	Rental	Office	UK	1,494	1.91
Gecina *	Rental	Diversified	FR	1,422	1.82
Wereldhave *	Rental	Diversified	NL	1,419	1.81
Icade	Rental	Diversified	FR	1,313	1.68
Cofinimmo *	Rental	Diversified	BE	1,228	1.57
Castellum	Rental	Diversified	SE	1,161	1.48
Mercialys *	Rental	Retail	FR	1,110	1.42
Silic *	Rental	Office	FR	1,105	1.41
Befimmo *	Rental	Office	BE	1,038	1.33

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
	31-Dec	31-Dec	31-Dec
EPRA/NAREIT UK	28	28,813	36.82%
EPRA/NAREIT Netherlands	7	7,965	10.18%
EPRA/NAREIT France	9	23,864	30.50%
EPRA/NAREIT Austria	2	1,418	1.81%
EPRA/NAREIT Sweden	6	3,754	4.80%
EPRA/NAREIT Germany	8	2,768	3.54%
EPRA/NAREIT Switzerland	4	3,988	5.10%
EPRA/NAREIT Belgium	6	2,935	3.75%
EPRA/NAREIT Italy	2	413	0.53%
EPRA/NAREIT Finland	3	1,229	1.57%
EPRA/NAREIT Greece	3	363	0.46%
EPRA/NAREIT Norway	1	738	0.94%
EPRA/NAREIT Europe Index	79	78,249	100.00%
EPRA/NAREIT Euro Zone	40	40,956	52.34%
EPRA/NAREIT Ex-UK	51	49,436	63.18%
EPRA/NAREIT Europe Liquid 40	40	69,507	88.83%
EPRA/NAREIT Europe Liquid 40 Ex UK	28	43,934	56.15%

FTSE EPRA/NAREIT Europe Developed Index Series - Top 20 Performance

Top 20 Performance:

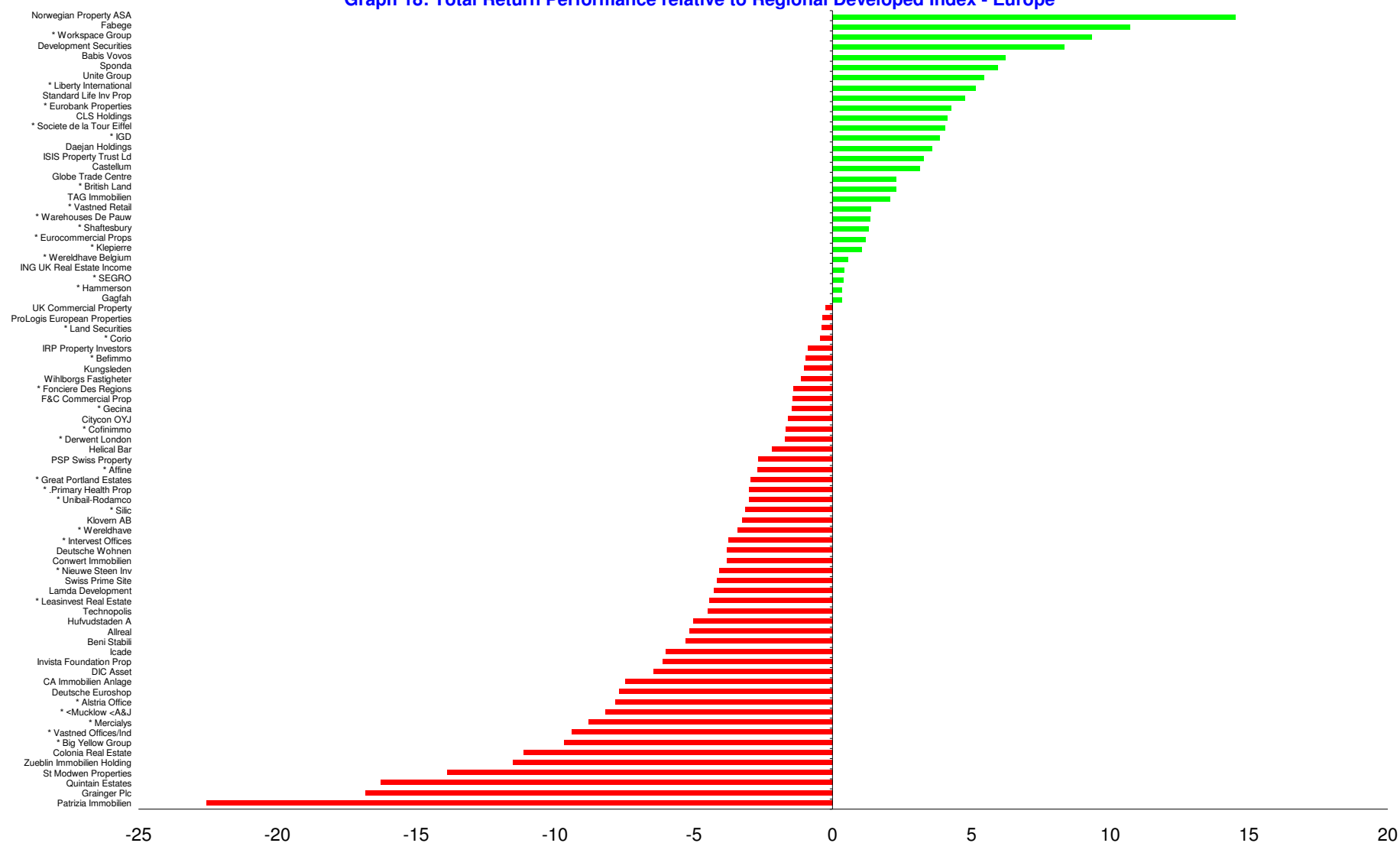
Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return 31-Dec	Return 31-Dec	Return 31-Dec
Minerva	Non-Rental	Diversified	UK	35.59	0.00	35.59
Norwegian Property ASA	Rental	Office	NK	20.00	0.00	20.00
Fabege	Rental	Office	SE	16.20	0.00	16.20
Workspace Group *	Rental	Office	UK	14.81	0.00	14.81
Development Securities	Non-Rental	Retail	UK	13.82	0.00	13.82
Babis Vovos	Rental	Diversified	GR	11.70	0.00	11.70
Sponda	Rental	Diversified	FI	11.43	0.00	11.43
Unite Group	Rental	Specialty	UK	10.93	0.00	10.93
Liberty International *	Rental	Retail	UK	10.63	0.00	10.63
Standard Life Inv Prop	Rental	Diversified	UK	10.26	0.00	10.26
Eurobank Properties *	Rental	Diversified	GR	7.79	1.95	9.74
CLS Holdings	Rental	Office	UK	9.62	0.00	9.62
Societe de la Tour Eiffel *	Rental	Diversified	FR	9.54	0.00	9.54
IGD *	Rental	Retail	IT	9.33	0.00	9.33
Daejan Holdings	Rental	Diversified	UK	9.07	0.00	9.07
ISIS Property Trust Ld	Rental	Diversified	UK	8.75	0.00	8.75
Castellum	Rental	Diversified	SE	8.61	0.00	8.61
British Land *	Rental	Diversified	UK	7.77	0.00	7.77
TAG Immobilien	Non-Rental	Diversified	DE	7.55	0.00	7.55
Vastned Retail *	Rental	Retail	NL	6.85	0.00	6.85

Bottom 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return 31-Dec	Return 31-Dec	Return 31-Dec
Technopolis	Rental	Office	FI	0.98	0.00	0.98
Hufvudstaden A	Rental	Office	SE	0.46	0.00	0.46
Allreal	Non-Rental	Office	CH	0.33	0.00	0.33
Beni Stabili	Rental	Office	IT	0.17	0.00	0.17
Icade	Rental	Diversified	FR	-0.52	0.00	-0.52
Invista Foundation Prop	Rental	Diversified	UK	-0.62	0.00	-0.62
DIC Asset	Rental	Diversified	DE	-0.97	0.00	-0.97
CA Immobilien Anlage	Rental	Diversified	AT	-1.99	0.00	-1.99
Deutsche Euroshop	Rental	Retail	DE	-2.19	0.00	-2.19
Alstria Office *	Rental	Office	DE	-2.34	0.00	-2.34
Mucklow <A&J> *	Rental	Diversified	UK	-2.70	0.00	-2.70
Mercialys *	Rental	Retail	FR	-3.31	0.00	-3.31
Vastned Offices/Ind *	Rental	Office	NL	-3.92	0.00	-3.92
Big Yellow Group *	Rental	Self Storage	UK	-4.19	0.00	-4.19
Colonia Real Estate	Rental	Residential	DE	-5.64	0.00	-5.64
Zueblin Immobilien Holding	Rental	Office	CH	-6.03	0.00	-6.03
St Modwen Properties	Rental	Diversified	UK	-8.40	0.00	-8.40
Quintain Estates	Non-Rental	Diversified	UK	-10.78	0.00	-10.78
Grainger Plc	Rental	Residential	UK	-11.34	0.00	-11.34
Patrizia Immobilien	Rental	Residential	DE	-17.07	0.00	-17.07

FTSE EPRA/NAREIT Europe Developed Index Series

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



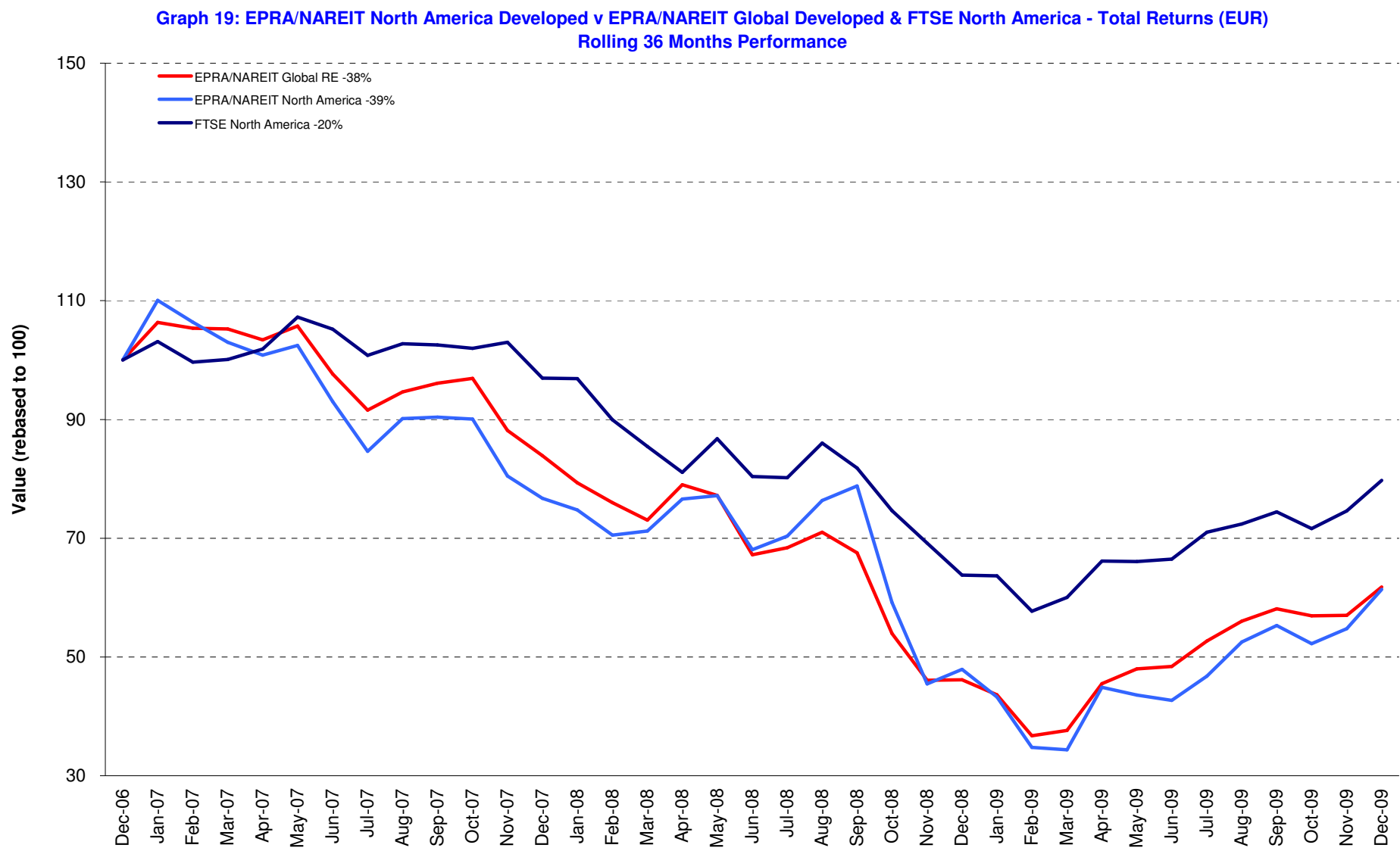
Version: December 2009

83

Section 5

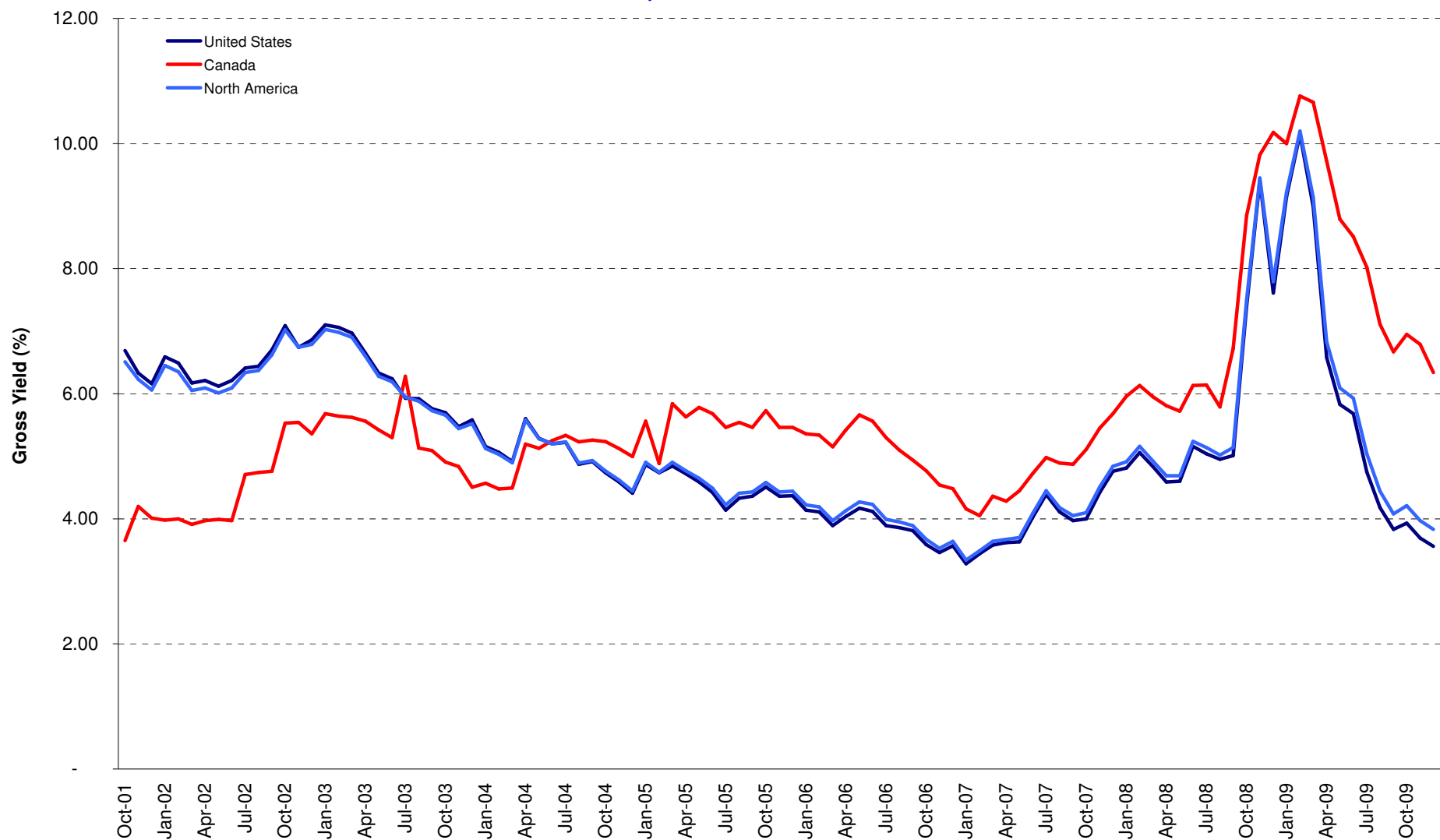
FTSE EPRA/NAREIT North America Developed Index Series

FTSE EPRA/NAREIT North America Developed Index Series



Version: December 2009

Graph 20: Dividend Yields



FTSE EPRA/NAREIT North America Developed Index Series - Corporate Actions & Changes

Ex Date	Description
10 December 2009	Pebblebrook Hotel Trust (USA): IPO Fast track inclusion. Number of shares: 17,650,000 and 100% free float.
21 December 2009	Developers Diversified Realty (USA): New number of shares: 196,570,089
21 December 2009	Regency Centers (USA): New number of shares: 88,316,473
21 December 2009	Winthrop Realty Trust (USA): New number of shares: 20,377,771
21 December 2009	First Capital Realty (Canada): Addition. Number of shares 95,574,138. Free float: 40%.
21 December 2009	Killam Properties (Canada): Addition. Number of shares 38,501,000. Free float: 100%.
21 December 2009	Artis Real Estate Investment (Canada): Addition. Number of shares 37,405,000. Free float: 100%.
21 December 2009	Franklin Street Properties (USA): Addition. Number of shares 79,680,705. Free float: 100%.
21 December 2009	National Health Investors (USA): Addition. Number of shares 27,761,740. Free float: 100%.
23 December 2009	DiamondRock Hospitality (USA): Stock Dividend: 3.4217%. New number of shares: 122,311,173

Version: December 2009

87

FTSE EPRA/NAREIT North America Developed Index Series - Dividends: December

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 December 2009	Weingarten Realty *	Rental	Retail	USD	0.250	10.61	15-Dec	Quarterly
8 December 2009	Extra Space Storage *	Rental	Self Storage	USD	0.130	8.66	31-Dec	Quarterly
11 December 2009	BRE Properties *	Rental	Residential	USD	0.375	6.80	31-Dec	Quarterly
11 December 2009	Digital Realty Trust *	Rental	Specialty	USD	0.450	2.51	15-Jan	Quarterly
11 December 2009	Equity One Inc *	Rental	Retail	USD	0.220	7.42	31-Dec	Quarterly
11 December 2009	H & R Real Estate *	Rental	Diversified	CAD	0.060	9.32	31-Dec	Monthly
11 December 2009	Morguard REIT *	Rental	Diversified	CAD	0.075	6.89	31-Dec	Monthly
11 December 2009	Public Storage *	Rental	Self Storage	USD	0.550	2.70	30-Dec	Quarterly
11 December 2009	Taubman Centers *	Rental	Retail	USD	0.415	4.62	31-Dec	Quarterly
14 December 2009	Parkway Properties *	Rental	Office	USD	0.325	10.93	30-Dec	Quarterly
14 December 2009	PS Business Parks *	Rental	Office Mixed	USD	0.440	3.52	31-Dec	Quarterly
14 December 2009	Universal Health Realty *	Rental	Health Care	USD	0.600	8.43	31-Dec	Quarterly
14 December 2009	Ventas *	Rental	Health Care	USD	0.513	4.69	30-Dec	Quarterly
15 December 2009	Medical Properties Trust *	Rental	Health Care	USD	0.200	10.10	14-Jan	Quarterly
15 December 2009	Washington Real Estate *	Rental	Diversified	USD	0.433	6.24	31-Dec	Quarterly
16 December 2009	Eastgroup Properties *	Rental	Industrial	USD	0.520	5.43	31-Dec	Quarterly
16 December 2009	Ramco-Gershenson *	Rental	Retail	USD	0.163	16.97	4-Jan	Quarterly
17 December 2009	Agree Realty Corp *	Rental	Retail	USD	0.510	8.59	5-Jan	Quarterly
17 December 2009	Camden Property Trust *	Rental	Residential	USD	0.450	6.61	18-Jan	Quarterly
17 December 2009	Equity Residential Props *	Rental	Residential	USD	0.338	5.71	8-Jan	Quarterly
17 December 2009	HRPT Properties Trust *	Rental	Office	USD	0.120	12.98	29-Jan	Quarterly
18 December 2009	Cominar REIT *	Rental	Diversified	CAD	0.120	7.30	31-Dec	Monthly
21 December 2009	AMB Property *	Rental	Industrial	USD	0.280	6.11	7-Jan	Dividend
21 December 2009	Developers Diversified *	Rental	Retail	USD	0.020	24.38	6-Jan	Quarterly
21 December 2009	LTC Properties *	Rental	Health Care	USD	0.130	5.83	31-Dec	Monthly
22 December 2009	DuPont Fabros Technology *	Rental	Specialty	USD	0.080	3.13	30-Dec	Dividend
22 December 2009	Equity Lifestyle Properties *	Rental	Residential	USD	0.300	1.59	8-Jan	Quarterly
23 December 2009	Diamondrock Hospitality *	Rental	Lodging/Resorts	USD	0.027	8.85	29-Jan	Dividend
28 December 2009	CBL & Associates Props *	Rental	Retail	USD	0.050	20.73	15-Jan	Quarterly
28 December 2009	DCT Industrial Trust *	Rental	Industrial	USD	0.070	11.16	15-Jan	Quarterly
29 December 2009	Apartment Investment *	Rental	Residential	USD	0.100	15.08	1-Feb	Quarterly
29 December 2009	Acadia Realty Trust *	Rental	Retail	USD	0.180	4.98	1-Feb	Quarterly
29 December 2009	Allied Properties REIT *	Rental	Office	CAD	0.110	6.77	15-Jan	Monthly
29 December 2009	Alexandria Real Estate *	Rental	Office	USD	0.350	4.95	15-Jan	Quarterly

** Based on previous period figures

*** Estimated

Version: December 2009

FTSE EPRA/NAREIT North America Developed Index Series - Dividends: December

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
29 December 2009	Avalonbay Communities *	Rental	Residential	USD	0.893	4.35	15-Jan	Quarterly
29 December 2009	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.86	15-Jan	Monthly
29 December 2009	BioMed Realty Trust *	Rental	Office	USD	0.140	8.49	15-Jan	Quarterly
29 December 2009	Boston Properties *	Rental	Office	USD	0.500	4.06	29-Jan	Quarterly
29 December 2009	Canadian Apartment Props *	Rental	Residential	CAD	0.090	7.68	15-Jan	Monthly
29 December 2009	Cedar Shopping Centers *	Rental	Retail	USD	0.090	13.24	20-Jan	Quarterly
29 December 2009	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.045	11.30	15-Jan	Monthly
29 December 2009	Calloway REIT *	Rental	Retail	CAD	0.129	7.93	15-Jan	Monthly
29 December 2009	Dundee REIT *	Rental	Diversified	CAD	0.183	0.00	15-Jan	Dividend
29 December 2009	Douglas Emmett *	Rental	Office	USD	0.100	3.95	15-Jan	Dividend
29 December 2009	Entertainment Props *	Rental	Specialty	USD	0.650	9.53	15-Jan	Quarterly
29 December 2009	Extencicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.070	11.66	15-Jan	Monthly
29 December 2009	Winthrop Realty Trust *	Rental	Diversified	USD	0.163	4.79	15-Jan	Quarterly
29 December 2009	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.042	19.97	15-Jan	Monthly
29 December 2009	Inland Real Estate Corp *	Rental	Retail	USD	0.047	12.03	19-Jan	Monthly
29 December 2009	Kilroy Realty *	Rental	Office	USD	0.350	7.56	15-Jan	Quarterly
29 December 2009	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.010	8.48	15-Jan	Monthly
29 December 2009	Liberty Property Trust *	Rental	Office Mixed	USD	0.475	7.34	15-Jan	Quarterly
29 December 2009	Lexington Corporate *	Rental	Diversified	USD	0.100	19.24	15-Jan	Quarterly
29 December 2009	National Healthcare Corp. *	Rental	Health Care	USD	0.260	2.58	1-Mar	Quarterly
29 December 2009	National Health Investors *	Rental	Health Care	USD	0.550	0.00	29-Jan	Dividend
29 December 2009	Northern Property REIT *	Rental	Residential	CAD	0.123	6.76	15-Jan	Monthly
29 December 2009	Corporate Office Props *	Rental	Office	USD	0.393	3.89	15-Jan	Quarterly
29 December 2009	Primaris Retail REIT *	Rental	Retail	CAD	0.102	7.55	15-Jan	Monthly
29 December 2009	Canadian REIT *	Rental	Diversified	CAD	0.115	4.97	15-Jan	Monthly
29 December 2009	Riocan Real Estate *	Rental	Retail	CAD	0.115	6.85	8-Jan	Monthly
30 December 2009	Essex Property Trust *	Rental	Residential	USD	1.030	4.88	15-Jan	Quarterly
30 December 2009	Federal Realty Inv *	Rental	Retail	USD	0.660	3.72	15-Jan	Quarterly
30 December 2009	Getty Realty *	Rental	Retail	USD	0.475	7.95	14-Jan	Quarterly
30 December 2009	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.050	28.66	15-Jan	Dividend
30 December 2009	Investors Real Estate *	Rental	Diversified	USD	0.172	7.50	15-Jan	Quarterly
30 December 2009	Kimco Realty *	Rental	Retail	USD	0.160	12.42	15-Jan	Quarterly
30 December 2009	Realty Income *	Rental	Retail	USD	0.143	5.90	15-Jan	Dividend
30 December 2009	Post Properties *	Rental	Residential	USD	0.200	7.91	15-Jan	Quarterly
30 December 2009	SL Green Realty *	Rental	Office	USD	0.100	4.70	15-Jan	Dividend

** Based on previous period figures

*** Estimated

Version: December 2009

FTSE EPRA/NAREIT North America Developed Index Series - Dividends: January

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
2 January 2010	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.18***	28.66	February	Dividend
3 January 2010	Sovran Self Storage *	Rental	Self Storage	USD	0.63***	7.08	February	Quarterly
4 January 2010	Brandywine Realty Trust *	Rental	Office	USD	0.150	15.44	20-Jan	Quarterly
4 January 2010	Mack-Cali Realty *	Rental	Office	USD	0.450	7.41	15-Jan	Quarterly
5 January 2010	Kite Realty Group Trust *	Non-Rental	Retail	USD	0.060	20.15	18-Jan	Quarterly
5 January 2010	U-Store-It Trust *	Rental	Self Storage	USD	0.025	9.84	22-Jan	Quarterly
6 January 2010	Urstadt Biddle Class A *	Rental	Retail	USD	0.243	6.22	22-Jan	Quarterly
9 January 2010	Sun Communities *	Rental	Residential	USD	0.63***	12.76	February	Quarterly
10 January 2010	Hospitality Properties *	Rental	Lodging/Resorts	USD	0.77***	12.99	February	Quarterly
13 January 2010	Associated Estates Realty *	Rental	Residential	USD	0.170	6.03	1-Feb	Quarterly
13 January 2010	Saul Centers *	Rental	Retail	USD	0.360	5.74	29-Jan	Quarterly
13 January 2010	Mid-America Apartment *	Rental	Residential	USD	0.615	5.10	29-Jan	Quarterly
13 January 2010	UDR Inc. *	Rental	Residential	USD	0.180	10.04	1-Feb	Dividend
14 January 2010	H & R Real Estate *	Rental	Diversified	CAD	0.060	9.32	29-Jan	Monthly
16 January 2010	HRPT Properties Trust *	Rental	Office	USD	0.21***	12.98	February	Quarterly
17 January 2010	Education Realty Trust *	Rental	Residential	USD	0.205***	16.94	February	Quarterly
17 January 2010	Orient Express Hotel	Rental	Lodging/Resorts	USD	0.025***	0.99	February	Quarterly
17 January 2010	Senior Housing Prop *	Rental	Health Care	USD	0.35***	6.40	February	Quarterly
18 January 2010	LTC Properties *	Rental	Health Care	USD	0.13***	5.83	February	Monthly
27 January 2010	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.86	15-Feb	Monthly
28 January 2010	Vornado Realty Trust *	Rental	Diversified	USD	0.9***	5.22	February	Quarterly
29 January 2010	Allied Properties REIT *	Rental	Office	CAD	0.105***	6.77	February	Monthly
29 January 2010	Canadian Apartment Props *	Rental	Residential	CAD	0.09***	7.68	February	Monthly
29 January 2010	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.08875***	11.30	February	Monthly
29 January 2010	Cominar REIT *	Rental	Diversified	CAD	0.113***	7.30	February	Monthly
29 January 2010	Calloway REIT *	Rental	Retail	CAD	0.129***	7.93	February	Monthly
29 January 2010	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.0925***	11.66	February	Monthly
29 January 2010	First Potomac Realty Trust *	Rental	Industrial	USD	0.34***	10.82	February	Quarterly
29 January 2010	Health Care REIT *	Rental	Health Care	USD	0.66***	6.09	February	Quarterly
29 January 2010	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.09375***	19.97	February	Monthly
29 January 2010	Inland Real Estate Corp *	Rental	Retail	USD	0.08167***	12.03	February	Monthly
29 January 2010	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.17***	8.48	February	Monthly
29 January 2010	Morguard REIT *	Rental	Diversified	CAD	0.075***	6.89	February	Monthly

** Based on previous period figures

*** Estimated

Version: December 2009

FTSE EPRA/NAREIT North America Developed Index Series - Dividends: January

[illegible]

** Based on previous period figures

*** Estimated

Version: December 2009

91

FTSE EPRA/NAREIT North America Developed Index Series - 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 (%) Dec-09	Dividend Rtn (%) Dec-09	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price 31-Dec	Mkt Cap EUR (m) 31-Dec	Global Wght (%) 31-Dec	Nth Am Wght (%) 31-Dec												
Brookfield Props	Rental	Office	12.80	3,195	0.72	1.76	4.59	3.72	-10.73	43.66	6.59	7.29	0.00	7.29	43.66	47.30	3,506	76
Riocan Real Estate *	Rental	Retail	19.85	3,169	0.71	1.75	6.95	8.33	-1.66	55.42	12.19	8.47	0.63	9.10	55.42	23.05	3,308	73
H & R Real Estate *	Rental	Diversified	15.45	1,515	0.34	0.84	4.66	2.63	-7.64	117.05	12.28	16.43	0.45	16.88	117.05	35.53	1,281	59
Boardwalk REIT *	Rental	Residential	37.05	1,195	0.27	0.66	4.86	19.41	0.76	52.00	-2.72	0.14	0.41	0.54	52.00	28.21	976	57
Canadian REIT *	Rental	Diversified	27.12	1,193	0.27	0.66	5.09	13.69	-0.34	26.20	6.45	3.43	0.44	3.87	26.20	19.56	763	45
Calloway REIT *	Rental	Retail	19.51	1,073	0.24	0.59	7.93	7.54	-4.39	85.53	4.72	5.52	0.70	6.21	85.53	35.62	899	58
Cominar REIT *	Rental	Diversified	19.35	701	0.16	0.39	7.44	8.51	1.48	29.78	1.08	5.51	0.65	6.16	29.78	24.21	493	49
Primaris Retail REIT *	Rental	Retail	16.14	670	0.15	0.37	7.55	10.37	1.36	61.29	8.19	1.00	0.64	1.64	61.29	30.55	956	99
Canadian Apartment Props *	Rental	Residential	14.06	634	0.14	0.35	7.68	5.23	-2.35	-3.81	-2.85	8.99	0.70	9.69	-3.81	24.16	811	89
First Capital Realty	Rental	Retail	21.66	551	0.12	0.30	5.91	3.64	-7.05	17.61	12.52	7.55	0.00	7.55	17.61	17.83	426	54
Chartwell Seniors Housing REIT *	Rental	Health Care	7.03	535	0.12	0.30	7.68	-3.71	-11.86	42.35	7.74	11.94	0.72	12.66	42.35	39.26	973	127
Allied Properties REIT *	Rental	Office	19.34	501	0.11	0.28	6.83	13.16	-0.04	65.94	19.00	10.51	0.63	11.14	65.94	26.00	501	70
Extendicare REIT *	Rental	Health Care	9.52	440	0.10	0.24	8.82	5.37	-7.03	75.90	15.83	29.52	0.95	30.48	75.90	47.43	481	76
Morguard REIT *	Rental	Diversified	13.06	376	0.08	0.21	6.89	9.65	4.70	21.39	15.32	11.15	0.64	11.79	21.39	34.94	-NA-	-NA-
Northern Property REIT*	Rental	Residential	21.90	331	0.07	0.18	6.76	10.61	-2.06	44.23	8.63	2.82	0.58	3.40	44.23	22.62	182	38
Innvest REIT *	Rental	Lodging/Resorts	5.32	309	0.07	0.17	9.41	-2.73	-16.23	55.10	22.36	10.60	0.87	11.47	55.10	42.45	515	116
Dundee REIT *	Rental	Diversified	20.75	293	0.07	0.16	10.58	3.15	-12.94	82.11	9.45	8.24	0.95	9.20	82.11	38.99	444	106
Artis Real Estate Investment	Rental	Diversified	11.38	283	0.06	0.16	9.49	13.10	-11.38	54.62	24.37	14.95	0.00	14.95	54.62	43.47	290	71
Killam Properties	Rental	Residential	8.80	225	0.05	0.12	6.36	1.42	-4.55	96.87	26.98	9.73	0.00	9.73	96.87	28.56	188	58
Canada Total				17,187	3.85	9.49	6.34											
Simon Property Group *	Rental	Retail	79.80	15,828	3.55	8.74	0.60	8.61	-3.28	58.81	15.70	9.83	0.00	9.83	58.81	47.59	24,537	108
Vornado Realty Trust *	Rental	Diversified	69.94	8,762	1.96	4.84	2.16	3.22	-12.57	22.42	9.06	6.84	0.00	6.84	22.42	46.85	16,654	132
Public Storage *	Rental	Self Storage	81.45	7,246	1.62	4.00	2.70	10.39	-3.56	3.84	8.25	2.35	0.00	2.35	3.84	32.66	12,729	122
Equity Residential Props *	Rental	Residential	33.78	6,502	1.46	3.59	4.00	3.06	-8.76	16.52	10.03	4.87	0.00	4.87	16.52	37.83	11,356	122
Boston Properties *	Rental	Office	67.07	6,476	1.45	3.58	2.98	6.42	-11.22	24.09	2.32	0.13	0.00	0.13	24.09	41.57	10,822	116
HCP *	Rental	Health Care	30.54	6,239	1.40	3.44	6.02	5.76	-3.34	14.94	6.26	-2.43	0.00	-2.43	14.94	46.38	9,110	102
Host Hotels & Resorts *	Rental	Lodging/Resorts	11.67	5,009	1.12	2.77	0.21	-4.37	-19.22	57.55	1.33	10.93	0.00	10.93	57.55	71.41	8,380	117
Ventas *	Rental	Health Care	43.74	4,771	1.07	2.63	4.69	13.37	4.80	33.35	13.61	1.89	0.00	1.89	33.35	50.96	7,938	116
Avalonbay Communities *	Rental	Residential	82.11	4,660	1.05	2.57	4.35	5.60	-10.66	38.49	12.90	13.66	0.00	13.66	38.49	36.52	10,789	161
Prologis *	Non-Rental	Industrial	13.69	4,515	1.01	2.49	4.38	-13.30	-33.16	2.52	14.85	4.66	0.00	4.66	2.52	168.27	8,282	128
Health Care REIT *	Rental	Health Care	44.32	3,800	0.85	2.10	6.14	8.11	6.07	9.86	6.49	-0.52	0.00	-0.52	9.86	28.78	7,563	139

* -5 & -3 Years Total Returns are annualised

Version: December 2009

92

FTSE EPRA/NAREIT North America Developed Index Series - 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 (%) Dec-09	Dividend Rtn (%) Dec-09	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Dec	Mkt Cap EUR (m) 31-Dec	Global Wght (%) 31-Dec	Nth Am Wght (%) 31-Dec											3 month Annualised USD (m)	
Kimco Realty *	Rental	Retail	13.53	3,789	0.85	2.09	4.73	-7.27	-27.36	-23.25	3.76	9.82	0.00	9.82	-23.25	64.14	7,653	141
Federal Realty Inv *	Rental	Retail	67.72	2,875	0.64	1.59	3.90	8.81	-4.55	11.18	10.35	5.29	0.00	5.29	11.18	35.39	5,155	125
Nationwide Health Props *	Rental	Health Care	35.18	2,752	0.62	1.52	5.00	12.56	9.70	27.09	13.52	3.44	0.00	3.44	27.09	37.29	4,453	113
SL Green Realty *	Rental	Office	50.24	2,690	0.60	1.48	0.80	0.04	-25.02	95.81	14.57	13.10	0.00	13.10	95.81	76.76	8,607	223
Digital Realty Trust *	Rental	Specialty	50.28	2,659	0.60	1.47	3.58	32.61	15.81	55.07	10.00	3.33	0.00	3.33	55.07	33.94	14,445	379
AMB Property *	Rental	Industrial	25.55	2,604	0.58	1.44	4.38	-3.80	-20.30	11.49	11.33	8.49	0.00	8.49	11.49	54.80	4,891	131
Liberty Property Trust *	Rental	Office Mixed	32.01	2,491	0.56	1.38	5.94	-0.67	-9.15	42.29	-1.60	8.00	0.00	8.00	42.29	42.75	3,619	101
The Macerich Company *	Rental	Retail	35.95	2,417	0.54	1.33	0.66	-3.82	-19.05	116.85	20.66	20.80	0.00	20.80	116.85	124.81	7,094	205
Regency Centers *	Rental	Retail	35.06	2,158	0.48	1.19	5.28	-3.31	-18.54	-21.39	-5.37	4.75	0.00	4.75	-21.39	48.21	3,985	129
Hospitality Properties *	Rental	Lodging/Resorts	23.71	2,039	0.46	1.13	0.00	-4.15	-12.56	64.63	16.40	22.15	0.00	22.15	64.63	48.08	3,513	120
Alexandria Real Estate *	Rental	Office	64.29	1,973	0.44	1.09	2.18	0.56	-10.92	8.45	18.29	14.05	0.00	14.05	8.45	54.03	3,363	119
Corrections Corp of America	Rental	Specialty	24.55	1,971	0.44	1.09	0.00	12.73	2.77	50.06	8.39	-1.76	0.00	-1.76	50.06	35.16	1,833	65
Senior Housing Prop *	Rental	Health Care	21.87	1,935	0.43	1.07	6.58	8.35	1.63	27.96	14.44	5.30	0.00	5.30	27.96	40.44	3,237	117
Duke Realty Corp *	Rental	Office Mixed	12.17	1,899	0.43	1.05	5.59	-9.26	-25.96	16.42	1.33	8.56	0.00	8.56	16.42	67.30	3,385	124
Camden Property Trust *	Rental	Residential	42.37	1,894	0.42	1.05	4.25	0.99	-13.14	38.86	5.14	9.34	0.00	9.34	38.86	46.14	3,378	124
Mack-Cali Realty *	Rental	Office	34.57	1,885	0.42	1.04	5.21	0.11	-6.84	47.39	6.93	12.64	0.00	12.64	47.39	47.69	3,229	119
Realty Income *	Rental	Retail	25.91	1,883	0.42	1.04	6.62	5.44	3.02	16.84	1.01	2.45	0.00	2.45	16.84	29.26	2,500	93
UDR Inc. *	Rental	Residential	16.44	1,751	0.39	0.97	4.38	-0.73	-12.48	22.73	4.45	9.82	0.00	9.82	22.73	43.54	3,350	133
Essex Property Trust *	Rental	Residential	83.65	1,698	0.38	0.94	4.93	3.62	-10.23	11.67	5.11	4.89	0.00	4.89	11.67	31.17	3,395	139
Weingarten Realty *	Rental	Retail	19.79	1,650	0.37	0.91	5.05	-6.76	-18.85	-0.60	-0.65	1.96	0.00	1.96	-0.60	65.79	2,638	111
Highwoods Properties *	Rental	Office	33.35	1,647	0.37	0.91	5.10	8.38	-2.29	26.55	6.04	8.95	0.00	8.95	26.55	38.90	3,327	141
Corporate Office Props *	Rental	Office	36.63	1,481	0.33	0.82	4.29	7.61	-7.38	21.74	-0.68	7.14	0.00	7.14	21.74	32.86	2,627	124
Apartment Investment *	Rental	Residential	15.92	1,297	0.29	0.72	2.51	-3.33	-22.87	39.57	7.93	17.84	0.00	17.84	39.57	61.36	3,286	177
Developers Diversified *	Rental	Retail	9.26	1,269	0.28	0.70	0.86	-13.31	-36.04	125.54	0.22	-8.50	0.00	-8.50	125.54	87.06	2,963	163
BRE Properties *	Rental	Residential	33.08	1,253	0.28	0.69	4.53	1.14	-15.95	22.25	5.69	5.59	0.00	5.59	22.25	40.12	2,247	125
National Retail Properties *	Rental	Retail	21.22	1,219	0.27	0.67	7.07	6.21	3.20	29.99	-1.16	5.89	0.00	5.89	29.99	34.33	1,643	94
Omega Healthcare Investors *	Rental	Health Care	19.45	1,154	0.26	0.64	6.17	15.67	8.48	27.43	21.41	7.52	0.00	7.52	27.43	31.51	1,991	120
Washington Real Estate *	Rental	Diversified	27.55	1,147	0.26	0.63	6.28	0.69	-7.35	0.41	-4.34	5.56	0.00	5.56	0.41	34.65	1,591	97
Home Props of New York *	Rental	Residential	47.71	1,116	0.25	0.62	5.62	6.92	-2.47	22.46	10.72	6.19	0.00	6.19	22.46	37.58	2,007	125
Forest City Enterprises	Rental	Diversified	11.78	1,098	0.25	0.61	0.00	-14.85	-40.34	75.82	-11.89	9.79	0.00	9.79	75.82	105.84	1,470	93
Tanger Factory *	Rental	Retail	38.99	1,094	0.25	0.60	3.92	11.54	3.28	6.69	4.42	-0.66	0.00	-0.66	6.69	26.46	1,684	107
BioMed Realty Trust *	Rental	Office	15.78	1,069	0.24	0.59	3.55	-1.07	-13.04	38.44	14.35	15.27	0.00	15.27	38.44	62.59	1,693	110

* -5 & -3 Years Total Returns are annualised

Version: December 2009

93

FTSE EPRA/NAREIT North America Developed Index Series - 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-Dec	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	Dec-09	Dec-09	Dec-09	YTD		Annualised	
Equity Lifestyle Properties *	Rental	Residential	50.47	1,066	0.24	0.59	2.38	8.10	-1.28	32.87	17.95	5.12	0.00	5.12	32.87	28.29	1,438	94
Entertainment Props *	Rental	Specialty	35.27	1,033	0.23	0.57	7.37	1.60	-9.74	22.72	3.31	11.65	0.00	11.65	22.72	57.49	1,847	125
American Campus Communities *	Rental	Residential	28.10	1,022	0.23	0.56	4.80	8.94	3.77	42.15	4.66	4.27	0.00	4.27	42.15	32.85	4,583	313
Brandywine Realty Trust *	Rental	Office	11.40	1,022	0.23	0.56	3.51	-8.85	-22.60	54.35	3.26	16.09	0.00	16.09	54.35	95.73	1,584	108
HRPT Properties Trust *	Rental	Office	6.47	1,009	0.23	0.56	7.42	-4.11	-11.67	102.67	-13.96	5.37	0.00	5.37	102.67	52.10	1,432	99
Taubman Centers *	Rental	Retail	35.91	993	0.22	0.55	4.62	7.19	-7.74	44.30	-0.47	4.51	0.00	4.51	44.30	47.61	2,998	210
Mid-America Apartment *	Rental	Residential	48.28	971	0.22	0.54	5.10	7.70	-1.32	34.89	6.98	3.81	0.00	3.81	34.89	35.84	1,782	128
LaSalle Hotel Properties *	Rental	Lodging/Resorts	21.23	938	0.21	0.52	0.19	-2.78	-18.30	92.31	7.99	13.96	0.00	13.96	92.31	82.70	1,784	133
CBL & Associates Props *	Rental	Retail	9.67	929	0.21	0.51	2.07	-13.17	-29.46	67.16	-0.31	4.43	0.00	4.43	67.16	159.43	1,589	119
Kilroy Realty *	Rental	Office	30.67	922	0.21	0.51	4.56	-1.17	-22.62	-5.56	10.56	1.79	0.00	1.79	-5.56	40.94	1,975	149
Douglas Emmett	Rental	Office	14.25	903	0.20	0.50	2.81	-NA-	-16.69	10.64	16.04	3.86	0.00	3.86	10.64	47.74	6,032	465
Healthcare Realty Trust *	Rental	Health Care	21.46	880	0.20	0.49	7.18	-2.24	-8.85	-3.68	1.56	-2.85	0.00	-2.85	-3.68	38.74	1,444	114
Franklin Street Properties	Rental	Office	14.61	811	0.18	0.45	5.20	-NA-	-11.46	-0.95	11.53	29.41	0.00	29.41	-0.95	36.60	2,381	205
DCT Industrial Trust *	Rental	Industrial	5.02	725	0.16	0.40	5.58	-NA-	-19.92	2.37	-1.76	5.68	0.00	5.68	2.37	44.15	3,079	296
Diamondrock Hospitality *	Rental	Lodging/Resorts	8.47	722	0.16	0.40	0.38	-NA-	-16.39	72.78	8.15	8.95	0.00	8.95	72.78	63.88	3,421	330
National Health Inv *	Rental	Health Care	36.99	716	0.16	0.40	6.22	7.99	5.84	37.04	17.19	12.43	0.00	12.43	37.04	30.55	432	42
Extra Space Storage *	Rental	Self Storage	11.55	695	0.16	0.38	4.50	3.13	-9.06	14.34	9.48	5.10	0.00	5.10	14.34	41.51	1,583	159
Eastgroup Properties *	Rental	Industrial	38.28	693	0.16	0.38	5.43	4.08	-7.13	10.51	0.16	0.95	0.00	0.95	10.51	33.16	974	98
Sovran Self Storage *	Rental	Self Storage	35.73	685	0.15	0.38	5.04	2.37	-9.48	4.06	17.42	10.55	0.00	10.55	4.06	39.71	1,045	106
Post Properties *	Rental	Residential	19.60	664	0.15	0.37	4.08	-5.04	-20.06	21.21	8.89	6.35	0.00	6.35	21.21	45.07	1,219	128
PS Business Parks *	Rental	Office Mixed	50.05	638	0.14	0.35	3.52	4.65	-8.43	14.04	-2.47	5.28	0.00	5.28	14.04	29.55	1,655	181
Sunstone Hotel Investors *	Rental	Lodging/Resorts	8.88	608	0.14	0.34	0.00	-5.97	-21.86	43.46	25.07	9.63	0.00	9.63	43.46	88.29	3,104	356
Medical Properties Trust *	Rental	Health Care	10.00	559	0.13	0.31	8.00	-NA-	-7.22	64.82	28.04	3.31	0.00	3.31	64.82	52.56	1,516	189
Orient Express Hotel	Rental	Lodging/Resorts	10.14	543	0.12	0.30	0.00	-12.98	-39.91	32.38	-11.90	21.29	0.00	21.29	32.38	72.23	1,456	187
Colonial Properties *	Rental	Residential	11.73	542	0.12	0.30	5.12	-6.30	-23.03	47.42	20.55	8.51	0.00	8.51	47.42	78.34	1,236	159
Cousins Properties *	Non-Rental	Diversified	7.63	527	0.12	0.29	1.56	-11.74	-31.59	-39.81	-7.12	5.97	0.00	5.97	-39.81	52.61	728	96
DuPont Fabros Technology *	Rental	Specialty	17.99	523	0.12	0.29	1.78	-NA-	-NA-	769.08	34.96	12.23	0.00	12.23	769.08	-NA-	515	69
Lexington Corporate *	Rental	Diversified	6.08	516	0.12	0.28	2.50	-6.24	-18.84	42.05	19.22	25.10	0.00	25.10	42.05	65.98	516	70
Equity One Inc *	Rental	Retail	16.17	485	0.11	0.27	5.44	-2.19	-10.88	-5.25	3.19	0.12	0.00	0.12	-5.25	33.58	567	81
Inland Real Estate Corp *	Rental	Retail	8.15	479	0.11	0.26	6.99	-4.82	-17.21	-33.23	-6.96	3.82	0.00	3.82	-33.23	36.28	428	62
U-Store-It Trust *	Rental	Self Storage	7.32	474	0.11	0.26	1.37	-7.93	-23.29	66.18	17.12	12.44	0.00	12.44	66.18	74.57	1,531	225
Acadia Realty Trust *	Rental	Retail	16.87	466	0.10	0.26	4.27	5.56	-7.44	20.95	11.94	3.69	0.00	3.69	20.95	38.40	522	78

* -5 & -3 Years Total Returns are annualised

Version: December 2009

94

FTSE EPRA/NAREIT North America Developed Index Series - 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 (%) Dec-09	Dividend Rtn (%) Dec-09	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Dec	Mkt Cap 31-Dec	Global Wght (%) 31-Dec	Nth Am Wght (%) 31-Dec											3 month Annualised USD (m)	
Investors Real Estate *	Rental	Diversified	9.00	461	0.10	0.25	7.62	2.99	1.35	-12.79	-0.44	2.16	0.00	2.16	-12.79	21.83	1,191	180
LTC Properties *	Rental	Health Care	26.75	432	0.10	0.24	5.83	11.02	4.15	37.03	11.27	4.05	0.00	4.05	37.03	31.69	329	53
Alexander's Inc. *	Rental	Retail	304.42	431	0.10	0.24	0.00	7.20	-10.15	19.43	2.89	9.29	0.00	9.29	19.43	49.38	291	47
Hilltop Holdings	Rental	Residential	11.64	343	0.08	0.19	0.00	-3.29	-0.03	19.51	-5.06	-4.20	0.00	-4.20	19.51	14.35	247	50
Parkway Properties *	Rental	Office	20.82	314	0.07	0.17	6.24	-9.07	-19.77	19.28	5.69	11.52	0.00	11.52	19.28	54.65	280	62
Saul Centers *	Rental	Retail	32.76	306	0.07	0.17	4.40	1.33	-12.02	-14.10	2.06	6.16	0.00	6.16	-14.10	39.80	189	43
Getty Realty *	Rental	Retail	23.53	303	0.07	0.17	8.07	2.03	-3.01	16.19	-4.12	3.52	0.00	3.52	16.19	39.87	231	53
Pebblebrook Hotel Trust	Rental	Lodging/Resorts	22.01	271	0.06	0.15	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	432	111
Universal Health Realty *	Rental	Health Care	32.03	265	0.06	0.15	7.49	6.28	0.14	0.93	-1.60	4.40	0.00	4.40	0.93	24.72	140	37
First Potomac Realty Trust *	Rental	Industrial	12.57	263	0.06	0.15	6.36	-4.20	-18.03	43.12	8.74	6.26	0.00	6.26	43.12	41.44	194	51
Pennsylvania Real Estate *	Rental	Retail	8.46	263	0.06	0.15	7.09	-15.78	-29.82	21.48	11.17	14.48	0.00	14.48	21.48	97.90	323	86
Government Properties *	Rental	Office	22.98	258	0.06	0.14	3.92	-NA-	-NA-	-NA-	-4.29	-7.97	0.00	-7.97	-NA-	-NA-	790	214
National Healthcare	Rental	Health Care	36.11	258	0.06	0.14	2.88	0.45	-13.19	-28.69	-3.16	3.14	0.00	3.14	-28.69	19.91	180	49
Sun Communities *	Rental	Residential	19.75	256	0.06	0.14	12.76	-4.66	-6.23	54.57	-8.22	3.95	0.00	3.95	54.57	49.43	232	63
Cedar Shopping Centers *	Rental	Retail	6.80	245	0.05	0.14	1.32	-5.97	-18.19	-2.37	5.43	12.58	0.00	12.58	-2.37	92.83	133	38
First Industrial Realty *	Rental	Industrial	5.23	225	0.05	0.12	0.00	-16.96	-39.29	-30.73	-0.38	17.26	0.00	17.26	-30.73	69.44	419	130
Ashford Hospitality *	Rental	Lodging/Resorts	4.64	219	0.05	0.12	0.00	-6.86	-21.12	303.48	34.10	11.27	0.00	11.27	303.48	87.73	247	78
Ramco-Gershenson *	Rental	Retail	9.54	205	0.05	0.11	6.84	-12.01	-29.31	61.85	6.95	4.84	0.00	4.84	61.85	70.47	185	63
Urstadt Biddle Class A *	Rental	Retail	15.27	195	0.04	0.11	6.29	2.87	-2.20	0.38	4.66	11.30	0.00	11.30	0.38	30.99	158	56
Education Realty Trust *	Rental	Residential	4.84	179	0.04	0.10	4.13	-NA-	-22.83	-1.39	-18.38	-2.22	0.00	-2.22	-1.39	48.38	529	206
Kite Realty Group Trust *	Non-Rental	Retail	4.07	179	0.04	0.10	5.90	-13.02	-31.07	-19.29	-2.40	28.39	0.00	28.39	-19.29	63.08	120	47
Felcor Lodging Trust *	Rental	Lodging/Resorts	3.60	162	0.04	0.09	0.00	-14.74	-36.28	95.65	-20.53	6.82	0.00	6.82	95.65	96.59	154	66
Agree Realty Corp *	Rental	Retail	23.29	133	0.03	0.07	8.76	0.31	-6.32	33.98	1.57	-5.44	0.00	-5.44	33.98	50.51	200	105
Associated Estates Realty	Rental	Residential	11.27	130	0.03	0.07	6.03	4.33	-2.77	29.03	17.15	14.07	0.00	14.07	29.03	51.66	266	143
Hersha Hospitality Trust	Rental	Lodging/Resorts	3.14	124	0.03	0.07	6.37	-17.90	-27.79	12.33	1.29	19.39	0.00	19.39	12.33	70.46	254	143
Winthrop Realty Trust	Rental	Diversified	10.86	116	0.03	0.06	5.99	-7.54	-29.02	4.80	11.50	20.00	0.00	20.00	4.80	40.48	353	213
United States Total				163,954	36.77	90.51	3.56											

* -5 & -3 Years Total Returns are annualised

Version: December 2009

95

FTSE EPRA/NAREIT North America Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
North America	EUR	2,023.01	181,141.06	100.00	3.83	-0.48	-15.01	28.11	10.98	12.04	28.11	36.40
United States	EUR	1,873.03	163,954.44	90.51	3.56	-1.10	-15.78	24.60	10.86	11.88	24.60	37.65
United States Dividend+	EUR	1,273.04	151,911.62	83.86	3.76	-NA-	-15.74	23.83	10.95	11.72	23.83	38.04
Canada	EUR	3,045.22	17,186.63	9.49	6.34	7.18	-5.94	74.67	12.08	13.49	74.67	29.53
North America	USD	2,770.45	259,890.48	143.47	3.83	0.60	-12.59	32.22	8.94	7.07	32.22	39.34
United States	USD	2,681.13	235,232.12	129.86	3.56	-0.02	-13.38	28.61	8.81	6.92	28.61	40.60
United States Dividend+	USD	1,508.67	217,953.80	120.32	3.76	-0.22	-13.33	27.81	8.91	6.76	27.81	41.01
Canada	USD	4,359.05	24,658.36	13.61	6.34	8.34	-3.26	80.28	10.01	8.46	80.28	32.22
North America	GBP	2,764.87	160,937.18	88.85	3.83	4.14	-6.80	17.72	7.89	8.81	17.72	38.38
United States	GBP	2,675.73	145,667.49	80.42	3.56	3.50	-7.65	14.50	7.77	8.65	14.50	39.84
United States Dividend+	GBP	1,674.58	134,967.89	74.51	3.76	3.29	-7.60	13.79	7.86	8.50	13.79	40.27
Canada	GBP	4,350.27	15,269.69	8.43	6.34	12.15	3.14	60.51	8.95	10.22	60.51	28.39
North America	JPY	2,519.81	24,194,503.88	13356.72	3.83	-1.31	-19.49	35.79	13.27	15.71	35.79	40.65
United States	JPY	2,438.57	21,898,934.20	12089.44	3.56	-1.92	-20.22	32.08	13.14	15.54	32.08	41.68
United States Dividend+	JPY	1,267.48	20,290,408.80	11201.44	3.76	-NA-	-20.18	31.26	13.24	15.38	31.26	42.04
Canada	JPY	3,964.69	2,295,569.68	1267.28	6.34	6.28	-10.90	85.14	14.38	17.21	85.14	35.80
North America	AUD	2,015.76	288,974.82	159.53	3.83	-NA-	-NA-	-NA-	6.90	8.97	-NA-	-NA-
United States	AUD	1,950.78	261,556.95	144.39	3.56	-NA-	-NA-	-NA-	6.78	8.82	-NA-	-NA-
United States Dividend+	AUD	1,278.69	242,345.01	133.79	3.76	-NA-	-NA-	-NA-	6.87	8.66	-NA-	-NA-
Canada	AUD	3,171.62	27,417.87	15.14	6.34	-NA-	-NA-	-NA-	7.95	10.39	-NA-	-NA-
Canada	CAD	3,159.24	25,850.59	9.49	6.34	5.48	-6.58	53.09	7.46	7.85	53.09	23.91

* -5 & -3 Years Total Returns are annualised

Version: December 2009

96

FTSE EPRA/NAREIT North America Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
North America	EUR	1,914.88	181,141.06	100.00	2.71	-NA-	-16.20	26.07	10.64	11.88	26.07	36.42
United States	EUR	1,775.94	163,954.44	90.51	2.49	-NA-	-16.93	22.68	-21.73	11.71	22.68	50.85
Canada	EUR	2,819.36	17,186.63	9.49	4.75	-NA-	-7.54	71.01	-20.98	13.35	71.01	45.40
North America	USD	2,622.36	259,890.48	100.00	2.71	-NA-	-13.80	30.12	8.60	6.91	30.12	39.34
United States	USD	2,542.16	235,232.12	90.51	2.49	-NA-	-14.56	26.62	8.49	6.76	26.62	40.58
Canada	USD	4,035.74	24,658.36	9.49	4.75	-NA-	-4.90	76.50	9.54	8.32	76.50	32.20
North America	GBP	2,617.08	160,937.18	100.00	2.71	-NA-	-8.10	15.85	7.55	8.65	15.85	38.34
United States	GBP	2,537.04	145,667.49	90.51	2.49	-NA-	-8.91	12.73	7.38	8.49	12.73	39.80
Canada	GBP	4,027.61	15,269.69	9.49	4.75	-NA-	1.39	57.15	8.42	10.08	57.15	28.40
North America	JPY	2,385.12	24,194,503.88	100.00	2.71	-NA-	-20.61	33.62	12.91	15.54	33.62	40.76
United States	JPY	2,312.17	21,898,934.20	90.51	2.49	-NA-	-21.31	30.04	5.20	15.37	30.04	42.58
Canada	JPY	3,670.63	2,295,569.68	9.49	4.75	-NA-	-12.41	81.27	6.22	17.06	81.27	36.88
North America	AUD	1,908.02	288,974.82	159.53	2.71	-NA-	-NA-	-NA-	6.57	8.81	-NA-	-NA-
United States	AUD	1,849.66	261,556.95	144.39	2.49	-NA-	-NA-	-NA-	-12.97	8.66	-NA-	-NA-
Canada	AUD	2,936.38	27,417.87	15.14	4.75	-NA-	-NA-	-NA-	-12.13	10.25	-NA-	-NA-
Canada	CAD	2,925.20	25,850.59	9.49	3.74	-NA-	-8.16	49.89	7.00	7.72	49.89	23.87

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT North America Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
North America	EUR	1,186.40	181,141.06	100.00	0.00	-5.10	-19.18	21.28	9.81	11.49	21.28	36.31
United States	EUR	1,100.97	163,954.44	90.51	0.00	-5.56	-19.79	18.30	9.75	11.33	18.30	37.55
United States Dividend+	EUR	1,874.92	151,911.62	83.86	0.00	-NA-	-19.89	17.32	9.79	11.15	17.32	37.93
Canada	EUR	1,775.65	17,186.63	9.49	0.00	0.68	-12.14	60.51	10.17	12.93	60.51	29.44
North America	USD	1,624.48	259,890.48	100.00	0.00	-4.07	-16.88	25.18	7.78	6.54	25.18	39.17
United States	USD	1,575.98	235,232.12	90.51	0.00	-4.54	-17.50	22.10	7.73	6.39	22.10	40.40
United States Dividend+	USD	2,091.58	217,953.80	83.86	0.00	-4.94	-17.60	21.09	7.76	6.21	21.09	40.80
Canada	USD	2,541.74	24,658.36	9.49	0.00	1.77	-9.64	65.67	8.14	7.92	65.67	32.08
North America	GBP	1,621.21	160,937.18	100.00	0.00	-0.69	-11.38	11.45	6.74	8.27	11.45	38.15
United States	GBP	1,572.80	145,667.49	90.51	0.00	-1.18	-12.04	8.71	6.69	8.12	8.71	39.59
United States Dividend+	GBP	1,868.58	134,967.89	83.86	0.00	-1.59	-12.15	7.81	6.73	7.94	7.81	40.01
Canada	GBP	2,536.62	15,269.69	9.49	0.00	5.36	-3.66	47.50	7.10	9.68	47.50	28.26
North America	JPY	1,477.51	24,194,503.88	100.00	0.00	-5.89	-23.44	28.55	12.06	15.14	28.55	40.48
United States	JPY	1,433.40	21,898,934.20	90.51	0.00	-6.35	-24.01	25.40	12.01	14.97	25.40	41.49
United States Dividend+	JPY	2,331.01	20,290,408.80	83.86	0.00	-NA-	-24.11	24.35	12.05	14.78	24.35	41.84
Canada	JPY	2,311.79	2,295,569.68	9.49	0.00	-0.16	-16.77	70.14	12.44	16.63	70.14	35.65
North America	AUD	1,181.96	288,974.82	369.30	2.00	-NA-	-NA-	-NA-	5.77	8.44	-NA-	-NA-
United States	AUD	1,146.67	261,556.95	334.26	3.00	-NA-	-NA-	-NA-	5.72	8.28	-NA-	-NA-
United States Dividend+	AUD	1,079.80	242,345.01	309.71	4.00	-NA-	-NA-	-NA-	5.75	8.10	-NA-	-NA-
Canada	AUD	1,849.35	27,417.87	35.04	5.00	-NA-	-NA-	-NA-	6.12	9.84	-NA-	-NA-
Canada	CAD	1,842.30	25,850.59	9.49	0.00	-0.91	-12.73	40.69	5.63	7.32	40.69	23.81

* -5 & -3 Years Total Returns are annualised

Version: December 2009

98

FTSE EPRA/NAREIT North America Developed Index Series - Asset Class Comparison

			12 Mths Estimated							
Gross Total Return			Div	Total	Total	Total	Total	Total	Total	
Index Description	Curr	Close Value 31-Dec	Yld (%) 31-Dec	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Dec-09	Rtn (%) YTD	36 Mths Vlty (%)
North America Real Estate **	Local	2,707.29	3.83	0.32	-12.93	30.26	8.69	7.00	30.26	38.78
North America FTSE	Local	196.09	3.00	1.39	-4.84	27.41	5.32	2.06	27.41	19.48
United States Real Estate **	USD	2,681.13	3.56	-0.02	-13.38	28.61	8.81	6.92	28.61	40.60
United States FTSE	USD	792.14	2.93	0.94	-5.20	27.16	5.62	2.00	27.16	19.69
United States JP Morgan Bonds	USD	456.64	-NA-	4.97	6.29	-3.77	-1.31	-2.67	-3.77	5.94
Canada Real Estate **	CAD	3,159.24	6.34	5.48	-6.58	53.09	7.46	7.85	53.09	23.91
Canada FTSE	CAD	765.94	3.79	8.79	0.20	32.31	1.78	2.71	32.31	19.50
Canada JP Morgan Bonds	CAD	578.07	-NA-	5.21	5.08	-1.49	-0.64	-1.82	-1.49	4.77

** 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 214.

* -5 & -3 Years Total Returns are annualised

Version: December 2009

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap	Free Float Nth America
				(EUR m) 31-Dec	(%) Weight 31-Dec
Simon Property Group *	Rental	Retail	US	15,828	8.74
Vornado Realty Trust *	Rental	Diversified	US	8,762	4.84
Public Storage *	Rental	Self Storage	US	7,246	4.00
Equity Residential Props *	Rental	Residential	US	6,502	3.59
Boston Properties *	Rental	Office	US	6,476	3.58
HCP *	Rental	Health Care	US	6,239	3.44
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	5,009	2.77
Ventas *	Rental	Health Care	US	4,771	2.63
Avalonbay Communities *	Rental	Residential	US	4,660	2.57
Prologis *	Non-Rental	Industrial	US	4,515	2.49
Health Care REIT *	Rental	Health Care	US	3,800	2.10
Kimco Realty *	Rental	Retail	US	3,789	2.09
Brookfield Props	Rental	Office	CA	3,195	1.76
Riocan Real Estate *	Rental	Retail	CA	3,169	1.75
Federal Realty Inv *	Rental	Retail	US	2,875	1.59
Nationwide Health Props *	Rental	Health Care	US	2,752	1.52
SL Green Realty *	Rental	Office	US	2,690	1.48
Digital Realty Trust *	Rental	Specialty	US	2,659	1.47
AMB Property *	Rental	Industrial	US	2,604	1.44
Liberty Property Trust *	Rental	Office Mixed	US	2,491	1.38

Country Breakdown:

Country Index	Number of Constituents 31-Dec	Free Float Mkt Cap (EUR m) 31-Dec	Free Float Nth America (%) Weight 31-Dec
EPRA/NAREIT United States	101	163,954	90.51%
EPRA/NAREIT Canada	19	17,187	9.49%
EPRA/NAREIT North America	120	181,141	100.00%

FTSE EPRA/NAREIT North America Developed Index Series - Top 20 Performance

Top 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return Dec-09	Return Dec-09	Return Dec-09
Extendicare REIT *	Rental	Health Care	CA	29.52	0.95	30.48
Franklin Street Properties	Rental	Office	US	29.41	0.00	29.41
Kite Realty Group Trust *	Non-Rental	Retail	US	28.39	0.00	28.39
Lexington Corporate *	Rental	Diversified	US	25.10	0.00	25.10
Hospitality Properties *	Rental	Lodging/Resorts	US	22.15	0.00	22.15
Orient Express Hotel	Rental	Lodging/Resorts	US	21.29	0.00	21.29
The Macerich Company *	Rental	Retail	US	20.80	0.00	20.80
Winthrop Realty Trust	Rental	Diversified	US	20.00	0.00	20.00
Hersha Hospitality Trust	Rental	Lodging/Resorts	US	19.39	0.00	19.39
Apartment Investment *	Rental	Residential	US	17.84	0.00	17.84
First Industrial Realty *	Rental	Industrial	US	17.26	0.00	17.26
H & R Real Estate *	Rental	Diversified	CA	16.43	0.45	16.88
Brandywine Realty Trust *	Rental	Office	US	16.09	0.00	16.09
BioMed Realty Trust *	Rental	Office	US	15.27	0.00	15.27
Artis Real Estate Investment	Rental	Diversified	CA	14.95	0.00	14.95
Pennsylvania Real Estate *	Rental	Retail	US	14.48	0.00	14.48
Associated Estates Realty	Rental	Residential	US	14.07	0.00	14.07
Alexandria Real Estate *	Rental	Office	US	14.05	0.00	14.05
LaSalle Hotel Properties *	Rental	Lodging/Resorts	US	13.96	0.00	13.96
Avalonbay Communities *	Rental	Residential	US	13.66	0.00	13.66

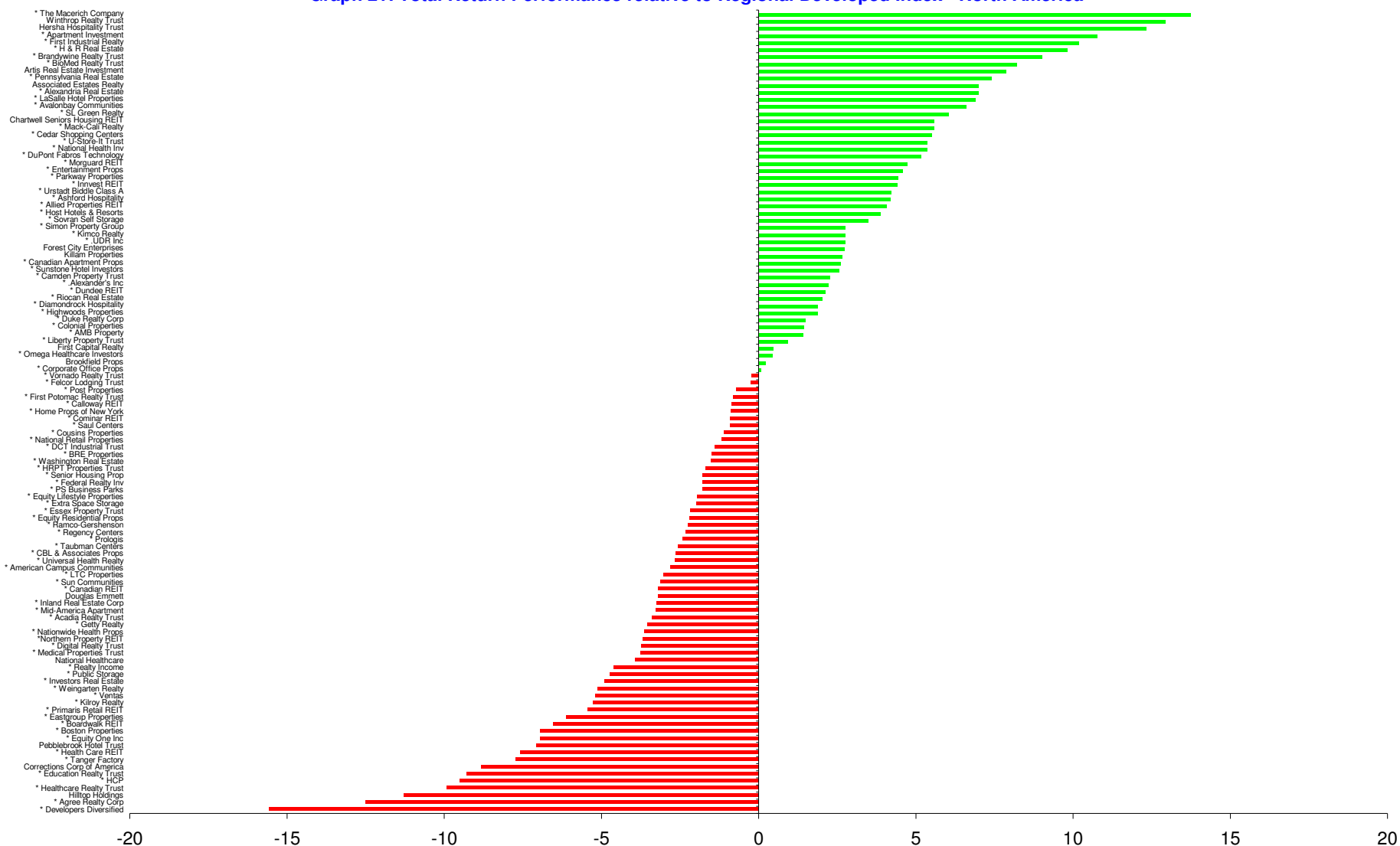
Bottom 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return Dec-09	Return Dec-09	Return Dec-09
Public Storage *	Rental	Self Storage	US	2.35	0.00	2.35
Investors Real Estate *	Rental	Diversified	US	2.16	0.00	2.16
Weingarten Realty *	Rental	Retail	US	1.96	0.00	1.96
Ventas *	Rental	Health Care	US	1.89	0.00	1.89
Kilroy Realty *	Rental	Office	US	1.79	0.00	1.79
Primaris Retail REIT *	Rental	Retail	CA	1.00	0.64	1.64
Eastgroup Properties *	Rental	Industrial	US	0.95	0.00	0.95
Boardwalk REIT *	Rental	Residential	CA	0.14	0.41	0.54
Boston Properties *	Rental	Office	US	0.13	0.00	0.13
Equity One Inc *	Rental	Retail	US	0.12	0.00	0.12
Health Care REIT *	Rental	Health Care	US	-0.52	0.00	-0.52
Tanger Factory *	Rental	Retail	US	-0.66	0.00	-0.66
Corrections Corp of America	Rental	Specialty	US	-1.76	0.00	-1.76
Education Realty Trust *	Rental	Residential	US	-2.22	0.00	-2.22
HCP *	Rental	Health Care	US	-2.43	0.00	-2.43
Healthcare Realty Trust *	Rental	Health Care	US	-2.85	0.00	-2.85
Hilltop Holdings	Rental	Residential	US	-4.20	0.00	-4.20
Agree Realty Corp *	Rental	Retail	US	-5.44	0.00	-5.44
Government Properties *	Rental	Office	US	-7.97	0.00	-7.97
Developers Diversified *	Rental	Retail	US	-8.50	0.00	-8.50

Version: December 2009

101

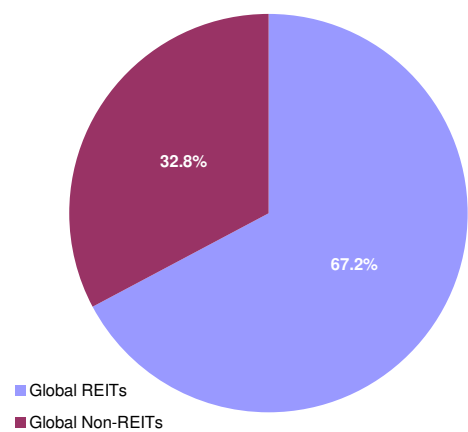
Graph 21: Total Return Performance relative to Regional Developed Index - North America



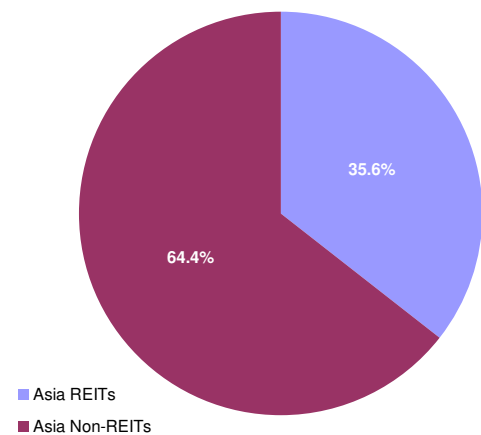
Section 6

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

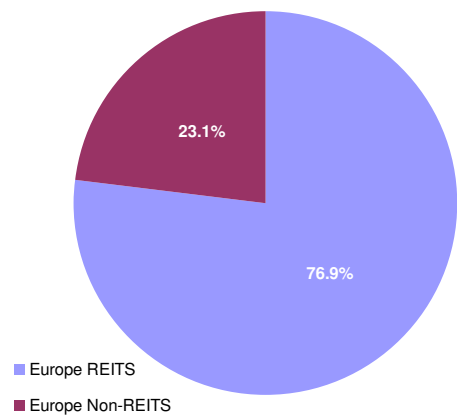
Graph 22: Global Developed Market Cap Breakdown
REIT/Non-REIT



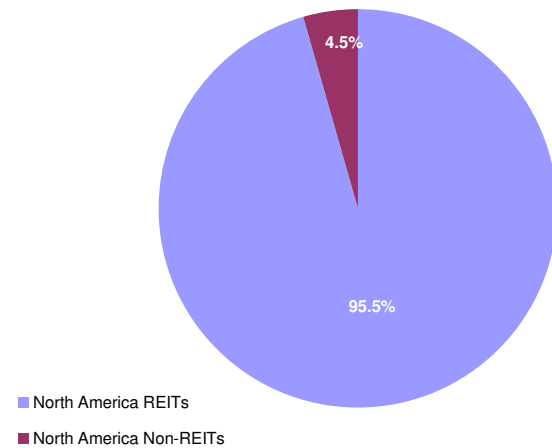
Graph 23: Asia Developed Market Cap Breakdown
REIT/Non-REIT



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 Developed REIT/Non-REIT Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global REITs	EUR	671.26	299,578.12	67.18	4.92	-NA-	-16.07	28.37	7.11	9.46	28.37	29.53
Global Non-REITs	EUR	834.58	146,350.48	32.82	1.86	-NA-	-11.90	46.56	4.82	6.31	46.56	28.60
Global ex Asia REITs	EUR	661.63	233,157.75	89.89	4.17	-NA-	-15.84	29.39	9.58	10.39	29.39	33.11
Global ex Asia Non-REITs	EUR	529.09	26,232.50	10.11	2.72	-NA-	-26.34	40.50	1.15	6.25	40.50	30.43
Global ex Europe REITs	EUR	681.83	239,378.63	92.29	4.91	-NA-	-15.31	26.66	7.69	10.45	26.66	31.22
Global ex Europe Non-REITs	EUR	911.23	128,300.79	49.46	1.72	-NA-	-7.30	47.74	5.62	6.57	47.74	30.61
Global ex US REITs	EUR	602.20	139,835.77	53.91	6.37	-NA-	-16.55	33.72	2.84	6.76	33.72	22.97
Global ex US Non-REITs	EUR	709.17	142,138.39	54.80	1.91	-NA-	-11.52	46.87	4.99	6.23	46.87	28.92
Asia REITs	EUR	709.20	66,420.37	35.61	7.55	-NA-	-16.76	25.28	-0.62	6.38	25.28	25.00
Asia Non-REITs	EUR	932.03	120,117.98	64.39	1.67	-NA-	-5.97	47.70	5.71	6.33	47.70	31.44
Australia REITs Index	EUR	504.16	42,365.39	22.71	8.29	-NA-	-NA-	29.29	-1.52	6.09	29.29	-NA-
Hong Kong REITs Index	EUR	925.20	4,600.75	2.47	5.17	-NA-	-NA-	59.48	18.42	8.79	59.48	-NA-
Hong Kong Non-REITs Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	EUR	622.60	11,950.97	6.41	6.62	-NA-	-NA-	-9.74	-9.92	3.86	-9.74	-NA-
Japan Non-REITs Index	EUR	503.66	32,596.74	17.47	1.37	-NA-	-NA-	1.79	-0.24	5.93	1.79	-NA-
New Zealand REITs Index	EUR	858.64	421.21	0.23	7.45	-NA-	-NA-	34.73	4.41	11.62	34.73	-NA-
Singapore REITs Index	EUR	959.32	7,082.05	3.80	6.27	-NA-	-NA-	78.67	13.39	10.82	78.67	-NA-
Singapore Non-REITs Index	EUR	1,042.28	15,416.89	8.26	1.27	-NA-	-NA-	79.83	16.98	8.71	79.83	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe REITS	EUR	675.91	60,199.49	76.93	4.98	-NA-	-19.30	35.47	4.88	5.68	35.47	25.88
Europe Non-REITS	EUR	504.17	18,049.69	23.07	2.84	-NA-	-27.53	38.17	0.08	4.84	38.17	30.47
Austria Non-REITs Index	EUR	256.89	1,418.31	1.81	0.00	-NA-	-NA-	121.74	-9.83	-0.14	121.74	-NA-
Belgium REITs Index	EUR	1,036.73	2,934.75	3.75	7.77	-NA-	-NA-	14.22	3.54	4.14	14.22	-NA-
Finland Non-REITs Index	EUR	744.85	1,229.42	1.57	1.10	-NA-	-NA-	53.73	-1.39	6.78	53.73	-NA-
France REITs Index	EUR	1,095.39	23,863.96	30.50	5.26	-NA-	-NA-	49.21	2.22	2.75	49.21	-NA-
Germany REITs Index	EUR	612.19	210.00	0.27	6.93	-NA-	-NA-	64.65	-4.82	-2.34	64.65	-NA-
Germany Non-REITs Index	EUR	401.57	2,558.39	3.27	4.64	-NA-	-NA-	15.90	-5.91	-0.90	15.90	-NA-
Greece REITs Index	EUR	744.38	151.89	0.19	6.27	-NA-	-NA-	60.37	2.44	9.89	60.37	-NA-
Greece Non-REITs Index	EUR	399.82	211.28	0.27	0.00	-NA-	-NA-	-25.46	-3.63	6.50	-25.46	-NA-
Italy REITs Index	EUR	652.92	192.85	0.25	2.25	-NA-	-NA-	54.94	15.83	9.33	54.94	-NA-
Italy Non-REITs Index	EUR	359.26	220.18	0.28	1.74	-NA-	-NA-	10.07	-2.38	0.18	10.07	-NA-
Netherlands REITs Index	EUR	989.33	7,964.56	10.18	6.55	-NA-	-NA-	40.80	3.32	4.36	40.80	-NA-
Norway Non-REITs Index	EUR	206.15	738.30	0.94	0.00	-NA-	-NA-	160.75	41.68	23.44	160.75	-NA-
Sweden Non-REITs Index	EUR	723.54	3,753.85	4.80	4.11	-NA-	-NA-	32.99	5.18	9.78	32.99	-NA-
Switzerland Non-REITs Index	EUR	958.95	3,988.47	5.10	2.46	-NA-	-NA-	17.47	1.00	3.36	17.47	-NA-
UK REITs	EUR	235.42	24,881.49	31.80	0.00	-NA-	-38.25	19.90	8.34	9.35	19.90	36.88
UK Non-REITs	EUR	197.89	3,931.50	5.02	0.00	-NA-	-41.73	73.39	-2.30	4.06	73.39	41.65
Canada REITs Index	EUR	902.77	13,215.91	7.30	6.78	-NA-	-NA-	77.46	12.78	14.16	77.46	-NA-
Canada Non-REITs Index	EUR	494.51	3,970.72	2.19	4.87	-NA-	-NA-	67.37	10.62	12.20	67.37	-NA-
United States REITs Index	EUR	553.01	159,742.34	88.19	3.65	-NA-	-NA-	24.29	11.19	11.97	24.29	-NA-
United States Non-REITs Index	EUR	518.79	4,212.09	2.33	0.18	-NA-	-NA-	36.29	-0.34	8.57	36.29	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

106

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global REITs	USD	810.63	429,816.95	67.18	4.92	-NA-	-13.68	32.49	5.14	4.60	32.49	33.00
Global Non-REITs	USD	1,007.87	209,975.01	32.82	1.86	-NA-	-9.39	51.27	2.89	1.59	51.27	33.86
Global ex Asia REITs	USD	798.97	334,520.94	89.89	4.17	-NA-	-13.44	33.54	7.55	5.49	33.54	36.31
Global ex Asia Non-REITs	USD	638.93	37,636.84	10.11	2.72	-NA-	-24.24	45.02	-0.71	1.54	45.02	34.92
Global ex Europe REITs	USD	823.44	343,446.28	92.29	4.91	-NA-	-12.89	30.73	5.70	5.56	30.73	34.54
Global ex Europe Non-REITs	USD	1,100.45	184,078.38	49.46	1.72	-NA-	-4.65	52.49	3.67	1.84	52.49	35.48
Global ex US REITs	USD	862.01	200,628.09	53.91	6.37	-NA-	-14.17	38.03	0.94	2.02	38.03	27.07
Global ex US Non-REITs	USD	1,015.13	203,931.75	54.80	1.91	-NA-	-8.99	51.59	3.05	1.51	51.59	34.20
Asia REITs	USD	856.61	95,296.02	35.61	7.55	-NA-	-14.38	29.30	-2.45	1.66	29.30	28.91
Asia Non-REITs	USD	1,125.57	172,338.17	64.39	1.67	-NA-	-3.29	52.45	3.76	1.61	52.45	36.30
Australia REITs Index	USD	721.67	60,783.36	22.71	8.29	-NA-	-NA-	33.44	-3.33	1.38	33.44	-NA-
Hong Kong REITs Index	USD	1,324.37	6,600.88	2.47	5.17	-NA-	-NA-	64.61	16.24	3.97	64.61	-NA-
Hong Kong Non-REITs Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	USD	891.22	17,146.54	6.41	6.62	-NA-	-NA-	-6.84	-11.58	-0.74	-6.84	-NA-
Japan Non-REITs Index	USD	720.95	46,767.87	17.47	1.37	-NA-	-NA-	5.06	-2.08	1.23	5.06	-NA-
New Zealand REITs Index	USD	1,229.09	604.33	0.23	7.45	-NA-	-NA-	39.07	2.48	6.67	39.07	-NA-
Singapore REITs Index	USD	1,373.21	10,160.91	3.80	6.27	-NA-	-NA-	84.42	11.30	5.90	84.42	-NA-
Singapore Non-REITs Index	USD	1,491.97	22,119.25	8.26	1.27	-NA-	-NA-	85.61	14.82	3.89	85.61	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

107

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe REITS	USD	682.52	86,370.67	76.93	4.98	-NA-	-20.77	31.85	2.53	0.85	31.85	29.14
Europe Non-REITS	USD	540.17	25,896.63	23.07	2.84	-NA-	-27.94	36.94	-2.03	0.16	36.94	35.60
Austria Non-REITS Index	USD	310.22	2,034.91	1.81	0.00	-NA-	-NA-	128.86	-11.49	-4.57	128.86	-NA-
Belgium REITS Index	USD	1,249.53	4,210.60	3.75	7.77	-NA-	-NA-	17.82	1.61	-0.49	17.82	-NA-
Finland Non-REITS Index	USD	899.76	1,763.90	1.57	1.10	-NA-	-NA-	58.73	-3.21	2.04	58.73	-NA-
France REITS Index	USD	1,322.41	34,238.59	30.50	5.26	-NA-	-NA-	53.97	0.33	-1.81	53.97	-NA-
Germany REITS Index	USD	740.02	301.30	0.27	6.93	-NA-	-NA-	70.01	-6.58	-6.68	70.01	-NA-
Germany Non-REITS Index	USD	485.05	3,670.62	3.27	4.64	-NA-	-NA-	19.64	-7.65	-5.29	19.64	-NA-
Greece REITS Index	USD	901.21	217.92	0.19	6.27	-NA-	-NA-	65.98	0.55	5.02	65.98	-NA-
Greece Non-REITS Index	USD	482.82	303.14	0.27	0.00	-NA-	-NA-	-23.06	-5.41	1.77	-23.06	-NA-
Italy REITS Index	USD	788.28	276.69	0.25	2.25	-NA-	-NA-	59.88	13.69	4.48	59.88	-NA-
Italy Non-REITS Index	USD	433.99	315.90	0.28	1.74	-NA-	-NA-	13.63	-4.18	-4.27	13.63	-NA-
Netherlands REITS Index	USD	1,194.87	11,427.08	10.18	6.55	-NA-	-NA-	45.34	1.42	-0.27	45.34	-NA-
Norway Non-REITS Index	USD	295.09	1,059.26	0.94	0.00	-NA-	-NA-	169.14	39.08	17.97	169.14	-NA-
Sweden Non-REITS Index	USD	1,035.71	5,385.80	4.80	4.11	-NA-	-NA-	37.27	3.24	4.91	37.27	-NA-
Switzerland Non-REITS Index	USD	1,372.68	5,722.42	5.10	2.46	-NA-	-NA-	21.24	-0.87	-1.23	21.24	-NA-
UK REITS	USD	336.99	35,698.49	31.80	0.00	-NA-	-30.41	23.76	6.34	4.50	23.76	35.47
UK Non-REITS	USD	283.27	5,640.69	5.02	0.00	-NA-	-34.32	78.97	-4.10	-0.55	78.97	41.76
Canada REITS Index	USD	1,292.27	18,961.41	7.30	6.78	-NA-	-NA-	83.17	10.70	9.10	83.17	-NA-
Canada Non-REITS Index	USD	707.86	5,696.95	2.19	4.87	-NA-	-NA-	72.75	8.58	7.22	72.75	-NA-
United States REITS Index	USD	791.60	229,188.86	88.19	3.65	-NA-	-NA-	28.29	9.14	7.00	28.29	-NA-
United States Non-REITS Index	USD	742.61	6,043.26	2.33	0.18	-NA-	-NA-	40.67	-2.18	3.75	40.67	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

108

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global REITs	GBP	809.00	266,164.15	67.18	4.92	-NA-	-7.96	17.96	4.13	6.30	17.96	31.41
Global Non-REITs	GBP	1,005.84	130,027.03	32.82	1.86	-NA-	-3.40	34.68	1.90	3.24	34.68	28.98
Global ex Asia REITs	GBP	797.36	207,152.09	89.89	4.17	-NA-	-7.71	18.90	6.52	7.20	18.90	35.04
Global ex Asia Non-REITs	GBP	637.64	23,306.61	10.11	2.72	-NA-	-19.22	29.11	-1.67	3.18	29.11	32.88
Global ex Europe REITs	GBP	821.78	212,679.11	92.29	4.91	-NA-	-7.13	16.39	4.69	7.27	16.39	33.20
Global ex Europe Non-REITs	GBP	1,098.24	113,990.53	49.46	1.72	-NA-	1.66	35.77	2.68	3.49	35.77	30.45
Global ex US REITs	GBP	860.27	124,238.95	53.91	6.37	-NA-	-8.49	22.89	-0.03	3.68	22.89	24.17
Global ex US Non-REITs	GBP	1,013.09	126,284.74	54.80	1.91	-NA-	-2.97	34.96	2.07	3.16	34.96	29.32
Asia REITs	GBP	854.88	59,012.06	35.61	7.55	-NA-	-8.71	15.12	-3.39	3.32	15.12	26.57
Asia Non-REITs	GBP	1,123.30	106,720.41	64.39	1.67	-NA-	3.11	35.73	2.77	3.26	35.73	31.30
Australia REITs Index	GBP	720.22	37,640.09	22.71	8.29	-NA-	-NA-	18.81	-4.26	3.03	18.81	-NA-
Hong Kong REITs Index	GBP	1,321.70	4,087.60	2.47	5.17	-NA-	-NA-	46.55	15.12	5.65	46.55	-NA-
Hong Kong Non-REITs Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	GBP	889.43	10,618.00	6.41	6.62	-NA-	-NA-	-17.05	-12.43	0.87	-17.05	-NA-
Japan Non-REITs Index	GBP	719.50	28,961.00	17.47	1.37	-NA-	-NA-	-6.46	-3.02	2.88	-6.46	-NA-
New Zealand REITs Index	GBP	1,226.62	374.23	0.23	7.45	-NA-	-NA-	23.81	1.50	8.40	23.81	-NA-
Singapore REITs Index	GBP	1,370.44	6,292.14	3.80	6.27	-NA-	-NA-	64.19	10.23	7.62	64.19	-NA-
Singapore Non-REITs Index	GBP	1,488.96	13,697.34	8.26	1.27	-NA-	-NA-	65.26	13.72	5.58	65.26	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

109

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe REITS	GBP	814.48	53,485.04	76.93	4.98	-NA-	-11.51	24.49	1.96	2.63	24.49	27.09
Europe Non-REITS	GBP	607.59	16,036.49	23.07	2.84	-NA-	-20.53	26.97	-2.71	1.81	26.97	34.09
Austria Non-REITS Index	GBP	309.59	1,260.12	1.81	0.00	-NA-	-NA-	103.76	-12.34	-3.02	103.76	-NA-
Belgium REITS Index	GBP	1,247.01	2,607.41	3.75	7.77	-NA-	-NA-	4.90	0.64	1.12	4.90	-NA-
Finland Non-REITS Index	GBP	897.94	1,092.30	1.57	1.10	-NA-	-NA-	41.32	-4.14	3.70	41.32	-NA-
France REITS Index	GBP	1,319.75	21,202.25	30.50	5.26	-NA-	-NA-	37.09	-0.63	-0.21	37.09	-NA-
Germany REITS Index	GBP	738.53	186.58	0.27	6.93	-NA-	-NA-	51.36	-7.48	-5.16	51.36	-NA-
Germany Non-REITS Index	GBP	484.07	2,273.03	3.27	4.64	-NA-	-NA-	6.52	-8.53	-3.76	6.52	-NA-
Greece REITS Index	GBP	899.40	134.95	0.19	6.27	-NA-	-NA-	47.78	-0.41	6.72	47.78	-NA-
Greece Non-REITS Index	GBP	481.85	187.72	0.27	0.00	-NA-	-NA-	-31.50	-6.32	3.43	-31.50	-NA-
Italy REITS Index	GBP	786.69	171.34	0.25	2.25	-NA-	-NA-	42.34	12.60	6.17	42.34	-NA-
Italy Non-REITS Index	GBP	433.11	195.62	0.28	1.74	-NA-	-NA-	1.16	-5.10	-2.72	1.16	-NA-
Netherlands REITS Index	GBP	1,192.47	7,076.22	10.18	6.55	-NA-	-NA-	29.40	0.44	1.35	29.40	-NA-
Norway Non-REITS Index	GBP	294.50	655.95	0.94	0.00	-NA-	-NA-	139.63	37.74	19.88	139.63	-NA-
Sweden Non-REITS Index	GBP	1,033.62	3,335.16	4.80	4.11	-NA-	-NA-	22.21	2.25	6.61	22.21	-NA-
Switzerland Non-REITS Index	GBP	1,369.91	3,543.61	5.10	2.46	-NA-	-NA-	7.94	-1.82	0.38	7.94	-NA-
UK REITS	GBP	408.48	22,106.29	31.80	0.00	-NA-	-25.80	10.20	5.32	6.20	10.20	32.51
UK Non-REITS	GBP	343.39	3,492.99	5.02	0.00	-NA-	-29.97	59.34	-5.02	1.06	59.34	37.94
Canada REITS Index	GBP	1,289.66	11,741.85	7.30	6.78	-NA-	-NA-	63.08	9.64	10.87	63.08	-NA-
Canada Non-REITS Index	GBP	706.43	3,527.84	2.19	4.87	-NA-	-NA-	53.80	7.54	8.97	53.80	-NA-
United States REITS Index	GBP	790.01	141,925.20	88.19	3.65	-NA-	-NA-	14.22	8.09	8.74	14.22	-NA-
United States Non-REITS Index	GBP	741.12	3,742.29	2.33	0.18	-NA-	-NA-	25.24	-3.12	5.44	25.24	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

110

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global REITs	JPY	737.30	40,013,809.39	67.18	4.92	-NA-	-20.49	36.07	9.32	13.04	36.07	34.71
Global Non-REITs	JPY	916.69	19,547,623.65	32.82	1.86	-NA-	-16.55	55.35	6.98	9.79	55.35	36.29
Global ex Asia REITs	JPY	726.68	31,142,226.74	89.89	4.17	-NA-	-20.27	37.15	11.83	14.00	37.15	37.62
Global ex Asia Non-REITs	JPY	581.13	3,503,801.79	10.11	2.72	-NA-	-30.22	48.93	3.23	9.73	48.93	36.64
Global ex Europe REITs	JPY	748.94	31,973,131.89	92.29	4.91	-NA-	-19.77	34.25	9.90	14.07	34.25	36.27
Global ex Europe Non-REITs	JPY	1,000.90	17,136,776.50	49.46	1.72	-NA-	-12.18	56.61	7.79	10.06	56.61	38.05
Global ex US REITs	JPY	784.02	18,677,472.27	53.91	6.37	-NA-	-20.95	41.75	4.95	10.25	41.75	29.43
Global ex US Non-REITs	JPY	923.29	18,985,026.56	54.80	1.91	-NA-	-16.18	55.68	7.15	9.70	55.68	36.59
Asia REITs	JPY	779.11	8,871,582.65	35.61	7.55	-NA-	-21.14	32.79	1.43	9.87	32.79	31.34
Asia Non-REITs	JPY	1,023.74	16,043,821.86	64.39	1.67	-NA-	-10.92	56.56	7.89	9.81	56.56	38.74
Australia REITs Index	JPY	656.39	5,658,626.65	22.71	8.29	-NA-	-NA-	37.04	0.51	9.56	37.04	-NA-
Hong Kong REITs Index	JPY	1,204.55	614,509.29	2.47	5.17	-NA-	-NA-	69.05	20.86	12.35	69.05	-NA-
Hong Kong Non-REITs Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	JPY	696.73	1,596,257.18	6.41	6.62	-NA-	-NA-	-4.31	-8.07	7.26	-4.31	-NA-
Japan Non-REITs Index	JPY	563.50	4,353,854.76	17.47	1.37	-NA-	-NA-	7.90	1.82	9.40	7.90	-NA-
New Zealand REITs Index	JPY	1,117.90	56,259.75	0.23	7.45	-NA-	-NA-	42.82	6.56	15.27	42.82	-NA-
Singapore REITs Index	JPY	1,248.97	945,929.78	3.80	6.27	-NA-	-NA-	89.39	15.72	14.45	89.39	-NA-
Singapore Non-REITs Index	JPY	1,356.99	2,059,191.38	8.26	1.27	-NA-	-NA-	90.62	19.39	12.27	90.62	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

111

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe REITS	JPY	742.29	8,040,677.50	76.93	4.98	-NA-	-23.56	43.59	7.04	9.14	43.59	31.20
Europe Non-REITS	JPY	553.74	2,410,847.15	23.07	2.84	-NA-	-31.35	46.46	2.14	8.27	46.46	37.04
Austria Non-REITS Index	JPY	282.15	189,439.84	1.81	0.00	-NA-	-NA-	135.05	-7.97	3.12	135.05	-NA-
Belgium REITS Index	JPY	1,136.49	391,985.83	3.75	7.77	-NA-	-NA-	21.00	5.66	7.54	21.00	-NA-
Finland Non-REITS Index	JPY	818.36	164,210.70	1.57	1.10	-NA-	-NA-	63.01	0.64	10.27	63.01	-NA-
France REITS Index	JPY	1,202.77	3,187,441.65	30.50	5.26	-NA-	-NA-	58.13	4.32	6.12	58.13	-NA-
Germany REITS Index	JPY	673.07	28,049.11	0.27	6.93	-NA-	-NA-	74.59	-2.86	0.85	74.59	-NA-
Germany Non-REITS Index	JPY	441.16	341,716.34	3.27	4.64	-NA-	-NA-	22.87	-3.98	2.35	22.87	-NA-
Greece REITS Index	JPY	819.68	20,287.52	0.19	6.27	-NA-	-NA-	70.45	4.55	13.49	70.45	-NA-
Greece Non-REITS Index	JPY	439.14	28,220.55	0.27	0.00	-NA-	-NA-	-20.99	-1.65	9.98	-20.99	-NA-
Italy REITS Index	JPY	716.97	25,758.15	0.25	2.25	-NA-	-NA-	64.19	18.21	12.91	64.19	-NA-
Italy Non-REITS Index	JPY	394.72	29,408.56	0.28	1.74	-NA-	-NA-	16.69	-0.37	3.45	16.69	-NA-
Netherlands REITS Index	JPY	1,086.77	1,063,804.07	10.18	6.55	-NA-	-NA-	49.26	5.45	7.78	49.26	-NA-
Norway Non-REITS Index	JPY	268.39	98,612.18	0.94	0.00	-NA-	-NA-	176.38	44.60	27.48	176.38	-NA-
Sweden Non-REITS Index	JPY	942.01	501,390.97	4.80	4.11	-NA-	-NA-	40.97	7.34	13.37	40.97	-NA-
Switzerland Non-REITS Index	JPY	1,248.49	532,728.44	5.10	2.46	-NA-	-NA-	24.51	3.07	6.74	24.51	-NA-
UK REITS	JPY	306.50	3,323,351.17	31.80	0.00	-NA-	-32.58	27.10	10.57	12.93	27.10	38.32
UK Non-REITS	JPY	257.64	525,119.57	5.02	0.00	-NA-	-36.37	83.79	-0.29	7.47	83.79	44.50
Canada REITS Index	JPY	1,175.35	1,765,212.13	7.30	6.78	-NA-	-NA-	88.10	15.10	17.90	88.10	-NA-
Canada Non-REITS Index	JPY	643.82	530,357.55	2.19	4.87	-NA-	-NA-	77.41	12.90	15.87	77.41	-NA-
United States REITS Index	JPY	719.99	21,336,337.11	88.19	3.65	-NA-	-NA-	31.75	13.48	15.64	31.75	-NA-
United States Non-REITS Index	JPY	675.43	562,597.08	2.33	0.18	-NA-	-NA-	44.46	1.71	12.13	44.46	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

112

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global REITs	AUD	589.81	477,917.77	107.17	4.92	-NA-	-NA-	-NA-	3.17	6.46	-NA-	-NA-
Global Non-REITs	AUD	733.32	233,473.31	52.36	1.86	-NA-	-NA-	-NA-	0.97	3.40	-NA-	-NA-
Global ex Asia REITs	AUD	581.32	371,957.18	143.40	4.17	-NA-	-NA-	-NA-	5.54	7.36	-NA-	-NA-
Global ex Asia Non-REITs	AUD	464.88	41,848.78	16.13	2.72	-NA-	-NA-	-NA-	-2.57	3.34	-NA-	-NA-
Global ex Europe REITs	AUD	599.13	381,881.36	147.22	4.91	-NA-	-NA-	-NA-	3.73	7.43	-NA-	-NA-
Global ex Europe Non-REITs	AUD	800.68	204,678.59	78.91	1.72	-NA-	-NA-	-NA-	1.73	3.65	-NA-	-NA-
Global ex US REITs	AUD	627.19	223,080.38	86.00	6.37	-NA-	-NA-	-NA-	-0.94	3.84	-NA-	-NA-
Global ex US Non-REITs	AUD	738.60	226,753.76	87.42	1.91	-NA-	-NA-	-NA-	1.13	3.32	-NA-	-NA-
Asia REITs	AUD	623.26	105,960.59	56.80	7.55	-NA-	-NA-	-NA-	-4.27	3.47	-NA-	-NA-
Asia Non-REITs	AUD	818.96	191,624.53	102.73	1.67	-NA-	-NA-	-NA-	1.82	3.42	-NA-	-NA-
Australia REITs Index	AUD	586.01	67,585.62	36.23	8.29	-NA-	-NA-	-NA-	-5.15	3.18	-NA-	-NA-
Hong Kong REITs Index	AUD	963.60	7,339.59	3.93	5.17	-NA-	-NA-	-NA-	14.07	5.81	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	AUD	648.45	19,065.41	10.22	6.62	-NA-	-NA-	-NA-	-13.23	1.02	-NA-	-NA-
Japan Non-REITs Index	AUD	524.56	52,001.66	27.88	1.37	-NA-	-NA-	-NA-	-3.91	3.03	-NA-	-NA-
New Zealand REITs Index	AUD	894.28	671.96	0.36	7.45	-NA-	-NA-	-NA-	0.57	8.56	-NA-	-NA-
Singapore REITs Index	AUD	999.14	11,298.02	6.06	6.27	-NA-	-NA-	-NA-	9.22	7.79	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,085.55	24,594.61	13.18	1.27	-NA-	-NA-	-NA-	12.67	5.74	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe REITS	AUD	593.81	96,036.41	122.73	4.98	-NA-	-NA-	-NA-	1.02	2.79	-NA-	-NA-
Europe Non-REITS	AUD	442.97	28,794.73	36.80	2.84	-NA-	-NA-	-NA-	-3.60	1.97	-NA-	-NA-
Austria Non-REITS Index	AUD	225.71	2,262.64	2.89	0.00	-NA-	-NA-	-NA-	-13.15	-2.87	-NA-	-NA-
Belgium REITS Index	AUD	909.15	4,681.81	5.98	7.77	-NA-	-NA-	-NA-	-0.28	1.28	-NA-	-NA-
Finland Non-REITS Index	AUD	654.66	1,961.30	2.51	1.10	-NA-	-NA-	-NA-	-5.02	3.85	-NA-	-NA-
France REITS Index	AUD	962.18	38,070.23	48.65	5.26	-NA-	-NA-	-NA-	-1.54	-0.06	-NA-	-NA-
Germany REITS Index	AUD	538.44	335.01	0.43	6.93	-NA-	-NA-	-NA-	-8.32	-5.02	-NA-	-NA-
Germany Non-REITS Index	AUD	352.92	4,081.40	5.22	4.64	-NA-	-NA-	-NA-	-9.37	-3.61	-NA-	-NA-
Greece REITS Index	AUD	655.72	242.31	0.31	6.27	-NA-	-NA-	-NA-	-1.33	6.89	-NA-	-NA-
Greece Non-REITS Index	AUD	351.30	337.06	0.43	0.00	-NA-	-NA-	-NA-	-7.18	3.58	-NA-	-NA-
Italy REITS Index	AUD	573.55	307.65	0.39	2.25	-NA-	-NA-	-NA-	11.56	6.34	-NA-	-NA-
Italy Non-REITS Index	AUD	315.77	351.25	0.45	1.74	-NA-	-NA-	-NA-	-5.97	-2.57	-NA-	-NA-
Netherlands REITS Index	AUD	869.38	12,705.89	16.24	6.55	-NA-	-NA-	-NA-	-0.48	1.50	-NA-	-NA-
Norway Non-REITS Index	AUD	214.71	1,177.81	1.51	0.00	-NA-	-NA-	-NA-	36.48	20.06	-NA-	-NA-
Sweden Non-REITS Index	AUD	753.58	5,988.52	7.65	4.11	-NA-	-NA-	-NA-	1.31	6.78	-NA-	-NA-
Switzerland Non-REITS Index	AUD	998.75	6,362.81	8.13	2.46	-NA-	-NA-	-NA-	-2.72	0.53	-NA-	-NA-
UK REITS	AUD	245.19	39,693.51	50.73	0.00	-NA-	-NA-	-NA-	4.35	6.36	-NA-	-NA-
UK Non-REITS	AUD	206.10	6,271.93	8.02	0.00	-NA-	-NA-	-NA-	-5.89	1.21	-NA-	-NA-
Canada REITS Index	AUD	940.25	21,083.38	11.64	6.78	-NA-	-NA-	-NA-	8.63	11.04	-NA-	-NA-
Canada Non-REITS Index	AUD	515.03	6,334.50	3.50	4.87	-NA-	-NA-	-NA-	6.55	9.13	-NA-	-NA-
United States REITS Index	AUD	575.97	254,837.39	140.68	3.65	-NA-	-NA-	-NA-	7.10	8.91	-NA-	-NA-
United States Non-REITS Index	AUD	540.32	6,719.56	3.71	0.18	-NA-	-NA-	-NA-	-4.01	5.60	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

114

FTSE EPRA/NAREIT Global Developed REIT/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 Dec-09	Mkt Cap Ccy (m) Dec-09	Mkt Cap (%) Weight Dec-09	Yld (%) Dec-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Dec-09	Rtn (%) YTD	Vlty (%)
Global REITs	EUR	550.59	299,578.12	67.18	0.00	-NA-	-20.43	20.84	6.01	8.83	20.84	29.34
Global Non-REITs	EUR	769.43	146,350.48	32.82	0.00	-NA-	-13.81	43.13	4.25	6.28	43.13	28.50
Global ex Asia REITs	EUR	548.38	233,157.75	52.29	0.00	-NA-	-19.99	22.24	8.59	9.93	22.24	32.83
Global ex Asia Non-REITs	EUR	474.71	26,232.50	5.88	0.00	-NA-	-28.55	35.33	0.76	6.18	35.33	30.18
Global ex Europe REITs	EUR	556.78	239,378.63	53.68	0.00	-NA-	-19.83	19.21	6.40	9.70	19.21	31.16
Global ex Europe Non-REITs	EUR	848.67	128,300.79	28.77	0.00	-NA-	-9.06	44.57	4.99	6.54	44.57	30.56
Global ex US REITs	EUR	485.27	139,835.77	31.36	0.00	-NA-	-21.20	24.89	1.76	6.06	24.89	22.73
Global ex US Non-REITs	EUR	652.17	142,138.39	31.87	0.00	-NA-	-13.49	43.33	4.40	6.20	43.33	28.82
Asia REITs	EUR	561.19	66,420.37	35.61	0.00	-NA-	-21.86	16.41	-2.13	5.16	16.41	25.03
Asia Non-REITs	EUR	867.42	120,117.98	64.39	0.00	-NA-	-7.77	44.58	5.10	6.31	44.58	31.37
Australia REITs Index	EUR	388.57	42,365.39	22.71	0.00	-NA-	-NA-	19.23	-2.94	4.72	19.23	-NA-
Hong Kong REITs Index	EUR	762.26	4,600.75	2.47	0.00	-NA-	-NA-	50.43	15.93	6.50	50.43	-NA-
Hong Kong Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	EUR	524.62	11,950.97	6.41	0.00	-NA-	-NA-	-15.19	-11.55	2.92	-15.19	-NA-
Japan Non-REITs Index	EUR	487.42	32,596.74	17.47	0.00	-NA-	-NA-	0.35	-0.27	5.89	0.35	-NA-
New Zealand REITs Index	EUR	653.98	421.21	0.23	0.00	-NA-	-NA-	24.22	0.54	7.49	24.22	-NA-
Singapore REITs Index	EUR	757.94	7,082.05	3.80	0.00	-NA-	-NA-	63.21	12.02	10.82	63.21	-NA-
Singapore Non-REITs Index	EUR	968.62	15,416.89	8.26	0.00	-NA-	-NA-	74.92	16.82	8.71	74.92	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

115

FTSE EPRA/NAREIT Global Developed REIT/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 Dec-09	Mkt Cap Ccy (m) Dec-09	Mkt Cap (%) Weight Dec-09	Yld (%) Dec-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Dec-09	Rtn (%) YTD	Vlty (%)
Europe REITS	EUR	1,072.91	60,199.49	76.93	0.00	-NA-	-22.96	27.75	4.46	5.53	27.75	25.24
Europe Non-REITS	EUR	1,183.44	18,049.69	23.07	0.00	-NA-	-29.93	32.68	-0.19	4.81	32.68	30.23
Austria Non-REITS Index	EUR	251.14	1,418.31	1.81	0.00	-NA-	-NA-	121.74	-9.83	-0.14	121.74	-NA-
Belgium REITS Index	EUR	795.26	2,934.75	3.75	0.00	-NA-	-NA-	4.78	2.82	3.42	4.78	-NA-
Finland Non-REITS Index	EUR	655.53	1,229.42	1.57	0.00	-NA-	-NA-	49.92	-1.39	6.78	49.92	-NA-
France REITS Index	EUR	925.31	23,863.96	30.50	0.00	-NA-	-NA-	40.49	2.22	2.75	40.49	-NA-
Germany REITS Index	EUR	513.68	210.00	0.27	0.00	-NA-	-NA-	51.51	-4.82	-2.34	51.51	-NA-
Germany Non-REITS Index	EUR	344.68	2,558.39	3.27	0.00	-NA-	-NA-	9.97	-6.59	-0.90	9.97	-NA-
Greece REITS Index	EUR	609.04	151.89	0.19	0.00	-NA-	-NA-	48.75	0.48	7.79	48.75	-NA-
Greece Non-REITS Index	EUR	390.98	211.28	0.27	0.00	-NA-	-NA-	-25.46	-3.64	6.50	-25.46	-NA-
Italy REITS Index	EUR	568.07	192.85	0.25	0.00	-NA-	-NA-	49.19	15.82	9.33	49.19	-NA-
Italy Non-REITS Index	EUR	329.88	220.18	0.28	0.00	-NA-	-NA-	8.08	-2.38	0.18	8.08	-NA-
Netherlands REITS Index	EUR	783.46	7,964.56	10.18	0.00	-NA-	-NA-	29.56	2.32	4.36	29.56	-NA-
Norway Non-REITS Index	EUR	175.84	738.30	0.94	0.00	-NA-	-NA-	160.74	41.68	23.44	160.74	-NA-
Sweden Non-REITS Index	EUR	590.14	3,753.85	4.80	0.00	-NA-	-NA-	25.52	5.18	9.78	25.52	-NA-
Switzerland Non-REITS Index	EUR	855.17	3,988.47	5.10	0.00	-NA-	-NA-	12.96	1.00	3.36	12.96	-NA-
UK REITS	EUR	209.09	24,881.49	31.80	0.00	-NA-	-40.65	14.33	7.70	9.07	14.33	36.86
UK Non-REITS	EUR	176.24	3,931.50	5.02	0.00	-NA-	-43.93	66.63	-3.12	3.91	66.63	41.65
Canada REITS Index	EUR	685.82	13,215.91	76.90	0.00	-NA-	-NA-	62.61	10.79	13.51	62.61	-NA-
Canada Non-REITS Index	EUR	424.67	3,970.72	23.10	0.00	-NA-	-NA-	55.69	9.04	11.95	55.69	-NA-
United States REITS Index	EUR	459.60	159,742.34	97.43	0.00	-NA-	-NA-	17.85	10.05	11.40	17.85	-NA-
United States Non-REITS Index	EUR	510.07	4,212.09	2.57	0.00	-NA-	-NA-	35.99	-0.38	8.53	35.99	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

116

FTSE EPRA/NAREIT Global Developed REIT/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 (%)
		Dec-09	Ccy (m)	(%) Weight	Dec-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Dec-09	YTD	
Global REITs	USD	664.89	429,816.95	67.18	0.00	-NA-	-18.16	24.73	4.05	4.00	24.73	32.77
Global Non-REITs	USD	929.16	209,975.01	32.82	0.00	-NA-	-11.35	47.73	2.32	1.56	47.73	33.71
Global ex Asia REITs	USD	662.21	334,520.94	52.29	0.00	-NA-	-17.70	26.17	6.58	5.05	26.17	35.99
Global ex Asia Non-REITs	USD	573.26	37,636.84	5.88	0.00	-NA-	-26.51	39.68	-1.10	1.47	39.68	34.66
Global ex Europe REITs	USD	672.37	343,446.28	53.68	0.00	-NA-	-17.55	23.04	4.44	4.84	23.04	34.40
Global ex Europe Non-REITs	USD	1,024.85	184,078.38	28.77	0.00	-NA-	-6.47	49.22	3.05	1.81	49.22	35.36
Global ex US REITs	USD	694.63	200,628.09	31.36	0.00	-NA-	-18.95	28.90	-0.12	1.35	28.90	26.88
Global ex US Non-REITs	USD	933.54	203,931.75	31.87	0.00	-NA-	-11.02	47.94	2.47	1.48	47.94	34.04
Asia REITs	USD	677.69	95,296.02	35.61	0.00	-NA-	-19.63	20.16	-3.94	0.50	20.16	28.94
Asia Non-REITs	USD	1,047.49	172,338.17	64.39	0.00	-NA-	-5.13	49.23	3.16	1.59	49.23	36.17
Australia REITs Index	USD	556.22	60,783.36	22.71	0.00	-NA-	-NA-	23.06	-4.73	0.07	23.06	-NA-
Hong Kong REITs Index	USD	1,091.13	6,600.88	2.47	0.00	-NA-	-NA-	55.27	13.79	1.78	55.27	-NA-
Hong Kong Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	USD	750.97	17,146.54	6.41	0.00	-NA-	-NA-	-12.47	-13.18	-1.64	-12.47	-NA-
Japan Non-REITs Index	USD	697.71	46,767.87	17.47	0.00	-NA-	-NA-	3.57	-2.11	1.19	3.57	-NA-
New Zealand REITs Index	USD	936.13	604.33	0.23	0.00	-NA-	-NA-	28.21	-1.31	2.72	28.21	-NA-
Singapore REITs Index	USD	1,084.95	10,160.91	3.80	0.00	-NA-	-NA-	68.46	9.95	5.90	68.46	-NA-
Singapore Non-REITs Index	USD	1,386.53	22,119.25	8.26	0.00	-NA-	-NA-	80.55	14.67	3.89	80.55	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

117

FTSE EPRA/NAREIT Global Developed REIT/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 Dec-09	Mkt Cap Ccy (m) Dec-09	Mkt Cap (%) Weight Dec-09	Yld (%) Dec-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Dec-09	Rtn (%) YTD	Vlty (%)
Europe REITS	USD	816.12	86,370.67	76.93	0.00	-NA-	-17.00	39.82	2.94	0.99	39.82	29.67
Europe Non-REITS	USD	608.82	25,896.63	23.07	0.00	-NA-	-25.46	42.61	-1.76	0.19	42.61	35.85
Austria Non-REITS Index	USD	303.28	2,034.91	1.81	0.00	-NA-	-NA-	128.87	-11.49	-4.57	128.87	-NA-
Belgium REITS Index	USD	960.35	4,210.60	3.75	0.00	-NA-	-NA-	8.15	0.93	-1.17	8.15	-NA-
Finland Non-REITS Index	USD	791.61	1,763.90	1.57	0.00	-NA-	-NA-	54.74	-3.21	2.04	54.74	-NA-
France REITS Index	USD	1,117.40	34,238.59	30.50	0.00	-NA-	-NA-	45.01	0.33	-1.81	45.01	-NA-
Germany REITS Index	USD	620.32	301.30	0.27	0.00	-NA-	-NA-	56.39	-6.58	-6.68	56.39	-NA-
Germany Non-REITS Index	USD	416.23	3,670.62	3.27	0.00	-NA-	-NA-	13.50	-8.31	-5.29	13.50	-NA-
Greece REITS Index	USD	735.47	217.92	0.19	0.00	-NA-	-NA-	53.53	-1.37	3.01	53.53	-NA-
Greece Non-REITS Index	USD	472.14	303.14	0.27	0.00	-NA-	-NA-	-23.06	-5.41	1.77	-23.06	-NA-
Italy REITS Index	USD	686.00	276.69	0.35	0.00	-NA-	-NA-	53.98	13.69	4.48	53.98	-NA-
Italy Non-REITS Index	USD	398.36	315.90	0.28	0.00	-NA-	-NA-	11.55	-4.18	-4.27	11.55	-NA-
Netherlands REITS Index	USD	946.10	11,427.08	10.18	0.00	-NA-	-NA-	33.73	0.43	-0.27	33.73	-NA-
Norway Non-REITS Index	USD	251.71	1,059.26	0.94	0.00	-NA-	-NA-	169.15	39.07	17.96	169.15	-NA-
Sweden Non-REITS Index	USD	844.75	5,385.80	4.80	0.00	-NA-	-NA-	29.55	3.24	4.91	29.55	-NA-
Switzerland Non-REITS Index	USD	1,224.13	5,722.42	5.10	0.00	-NA-	-NA-	16.59	-0.87	-1.23	16.59	-NA-
UK REITS	USD	299.30	35,698.49	31.80	0.00	-NA-	-33.11	18.00	5.71	4.23	18.00	35.51
UK Non-REITS	USD	252.28	5,640.69	5.02	0.00	-NA-	-36.81	71.98	-4.91	-0.70	71.98	41.78
Canada REITS Index	USD	981.71	18,961.41	76.90	0.00	-NA-	-NA-	67.84	8.74	8.48	67.84	-NA-
Canada Non-REITS Index	USD	607.89	5,696.95	23.10	0.00	-NA-	-NA-	60.70	7.03	6.98	60.70	-NA-
United States REITS Index	USD	657.89	229,188.86	97.43	0.00	-NA-	-NA-	21.63	8.02	6.46	21.63	-NA-
United States Non-REITS Index	USD	730.14	6,043.26	2.57	0.00	-NA-	-NA-	40.36	-2.22	3.71	40.36	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Global Developed REIT/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 Dec-09	Mkt Cap Ccy (m) Dec-09	Mkt Cap (%) Weight Dec-09	Yld (%) Dec-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Dec-09	Rtn (%) YTD	Vlty (%)
Global REITs	GBP	663.55	266,164.15	67.18	0.00	-NA-	-12.75	11.05	3.05	5.69	11.05	31.13
Global Non-REITs	GBP	927.29	130,027.03	32.82	0.00	-NA-	-5.49	31.53	1.34	3.21	31.53	28.85
Global ex Asia REITs	GBP	660.88	207,152.09	52.29	0.00	-NA-	-12.26	12.34	5.56	6.76	12.34	34.71
Global ex Asia Non-REITs	GBP	572.11	23,306.61	5.88	0.00	-NA-	-21.65	24.36	-2.05	3.12	24.36	32.68
Global ex Europe REITs	GBP	671.01	212,679.11	53.68	0.00	-NA-	-12.09	9.55	3.44	6.54	9.55	32.98
Global ex Europe Non-REITs	GBP	1,022.78	113,990.53	28.77	0.00	-NA-	-0.28	32.85	2.07	3.46	32.85	30.33
Global ex US REITs	GBP	693.23	124,238.95	31.36	0.00	-NA-	-13.59	14.76	-1.08	3.00	14.76	23.94
Global ex US Non-REITs	GBP	931.66	126,284.74	31.87	0.00	-NA-	-5.14	31.72	1.49	3.13	31.72	29.18
Asia REITs	GBP	676.33	59,012.06	35.61	0.00	-NA-	-14.31	6.98	-4.86	2.13	6.98	26.43
Asia Non-REITs	GBP	1,045.38	106,720.41	64.39	0.00	-NA-	1.14	32.86	2.17	3.24	32.86	31.17
Australia REITs Index	GBP	555.10	37,640.09	22.71	0.00	-NA-	-NA-	9.56	-5.64	1.70	9.56	-NA-
Hong Kong REITs Index	GBP	1,088.93	4,087.60	2.47	0.00	-NA-	-NA-	38.24	12.70	3.43	38.24	-NA-
Hong Kong Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	GBP	749.46	10,618.00	6.41	0.00	-NA-	-NA-	-22.07	-14.02	-0.05	-22.07	-NA-
Japan Non-REITs Index	GBP	696.30	28,961.00	17.47	0.00	-NA-	-NA-	-7.79	-3.05	2.84	-7.79	-NA-
New Zealand REITs Index	GBP	934.25	374.23	0.23	0.00	-NA-	-NA-	14.15	-2.26	4.39	14.15	-NA-
Singapore REITs Index	GBP	1,082.76	6,292.14	3.80	0.00	-NA-	-NA-	49.98	8.90	7.62	49.98	-NA-
Singapore Non-REITs Index	GBP	1,383.74	13,697.34	8.26	0.00	-NA-	-NA-	60.75	13.57	5.58	60.75	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

119

FTSE EPRA/NAREIT Global Developed REIT/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 (%)
		Dec-09	Ccy (m)	(%) Weight	Dec-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Dec-09	YTD	
Europe REITS	GBP	979.66	53,485.04	76.93	0.00	-NA-	-15.52	17.40	1.55	2.49	17.40	26.70
Europe Non-REITS	GBP	1,080.58	16,036.49	23.07	0.00	-NA-	-23.17	21.92	-2.97	1.78	21.92	33.93
Austria Non-REITs Index	GBP	302.67	1,260.12	1.81	0.00	-NA-	-NA-	103.76	-12.34	-3.02	103.76	-NA-
Belgium REITs Index	GBP	958.42	2,607.41	3.75	0.00	-NA-	-NA-	-3.72	-0.04	0.44	-3.72	-NA-
Finland Non-REITs Index	GBP	790.02	1,092.30	1.57	0.00	-NA-	-NA-	37.77	-4.14	3.70	37.77	-NA-
France REITs Index	GBP	1,115.15	21,202.25	30.50	0.00	-NA-	-NA-	29.10	-0.63	-0.21	29.10	-NA-
Germany REITs Index	GBP	619.07	186.58	0.27	0.00	-NA-	-NA-	39.24	-7.47	-5.16	39.24	-NA-
Germany Non-REITs Index	GBP	415.39	2,273.03	3.27	0.00	-NA-	-NA-	1.06	-9.19	-3.76	1.06	-NA-
Greece REITs Index	GBP	733.99	134.95	0.19	0.00	-NA-	-NA-	36.69	-2.32	4.68	36.69	-NA-
Greece Non-REITs Index	GBP	471.19	187.72	0.27	0.00	-NA-	-NA-	-31.50	-6.32	3.43	-31.50	-NA-
Italy REITs Index	GBP	684.62	171.34	0.22	0.00	-NA-	-NA-	37.10	12.60	6.18	37.10	-NA-
Italy Non-REITs Index	GBP	397.55	195.62	0.28	0.00	-NA-	-NA-	-0.68	-5.10	-2.72	-0.68	-NA-
Netherlands REITs Index	GBP	944.19	7,076.22	10.18	0.00	-NA-	-NA-	19.06	-0.54	1.35	19.06	-NA-
Norway Non-REITs Index	GBP	251.20	655.95	0.94	0.00	-NA-	-NA-	139.63	37.73	19.88	139.63	-NA-
Sweden Non-REITs Index	GBP	843.05	3,335.16	4.80	0.00	-NA-	-NA-	15.34	2.25	6.61	15.34	-NA-
Switzerland Non-REITs Index	GBP	1,221.66	3,543.61	5.10	0.00	-NA-	-NA-	3.81	-1.82	0.38	3.81	-NA-
UK REITs	GBP	362.73	22,106.29	31.80	0.00	-NA-	-28.68	5.06	4.70	5.93	5.06	32.53
UK Non-REITs	GBP	305.76	3,492.99	5.02	0.00	-NA-	-32.63	53.13	-5.82	0.92	53.13	37.93
Canada REITs Index	GBP	979.74	11,741.85	76.90	0.00	-NA-	-NA-	49.43	7.70	10.24	49.43	-NA-
Canada Non-REITs Index	GBP	606.67	3,527.84	23.10	0.00	-NA-	-NA-	43.08	6.00	8.72	43.08	-NA-
United States REITs Index	GBP	656.57	141,925.20	97.43	0.00	-NA-	-NA-	8.29	6.99	8.19	8.29	-NA-
United States Non-REITs Index	GBP	728.67	3,742.29	2.57	0.00	-NA-	-NA-	24.97	-3.16	5.40	24.97	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

120

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FTSE EPRA/NAREIT Global Developed REIT/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 (%)
		Dec-09	Ccy (m)	(%) Weight	Dec-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Dec-09	YTD	
Global REITs	JPY	604.74	40,013,809.39	67.18	0.00	-NA-	-24.63	28.09	8.19	12.39	28.09	34.45
Global Non-REITs	JPY	845.10	19,547,623.65	32.82	0.00	-NA-	-18.35	51.71	6.39	9.76	51.71	36.15
Global ex Asia REITs	JPY	602.30	31,142,226.74	52.29	0.00	-NA-	-24.20	29.57	10.82	13.52	29.57	37.30
Global ex Asia Non-REITs	JPY	521.40	3,503,801.79	5.88	0.00	-NA-	-32.31	43.45	2.84	9.66	43.45	36.32
Global ex Europe REITs	JPY	611.54	31,973,131.89	53.68	0.00	-NA-	-24.06	26.36	8.59	13.29	26.36	36.11
Global ex Europe Non-REITs	JPY	932.13	17,136,776.50	28.77	0.00	-NA-	-13.86	53.24	7.15	10.02	53.24	37.97
Global ex US REITs	JPY	631.79	18,677,472.27	31.36	0.00	-NA-	-25.35	32.38	3.85	9.53	32.38	29.15
Global ex US Non-REITs	JPY	849.08	18,985,026.56	31.87	0.00	-NA-	-18.05	51.93	6.55	9.67	51.93	36.45
Asia REITs	JPY	616.38	8,871,582.65	35.61	0.00	-NA-	-25.97	23.40	-0.12	8.61	23.40	31.25
Asia Non-REITs	JPY	952.73	16,043,821.86	64.39	0.00	-NA-	-12.63	53.26	7.26	9.79	53.26	38.65
Australia REITs Index	JPY	505.90	5,658,626.65	22.71	0.00	-NA-	-NA-	26.38	-0.94	8.15	26.38	-NA-
Hong Kong REITs Index	JPY	992.41	614,509.29	2.47	0.00	-NA-	-NA-	59.46	18.32	9.99	59.46	-NA-
Hong Kong Non-REITs Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	JPY	586.97	1,596,257.18	6.41	0.00	-NA-	-NA-	-10.11	-9.73	6.29	-10.11	-NA-
Japan Non-REITs Index	JPY	545.34	4,353,854.76	17.47	0.00	-NA-	-NA-	6.37	1.78	9.36	6.37	-NA-
New Zealand REITs Index	JPY	851.44	56,259.75	0.23	0.00	-NA-	-NA-	31.67	2.61	11.01	31.67	-NA-
Singapore REITs Index	JPY	986.79	945,929.78	3.80	0.00	-NA-	-NA-	73.00	14.33	14.45	73.00	-NA-
Singapore Non-REITs Index	JPY	1,261.09	2,059,191.38	8.26	0.00	-NA-	-NA-	85.42	19.23	12.27	85.42	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

121

FTSE EPRA/NAREIT Global Developed REIT/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 (%)
		Dec-09	Ccy (m)	(%) Weight	Dec-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Dec-09	YTD	
Europe REITS	JPY	1,471.50	8,040,677.50	76.93	0.00	-NA-	-27.02	35.41	6.61	8.99	35.41	30.64
Europe Non-REITS	JPY	1,623.09	2,410,847.15	23.07	0.00	-NA-	-33.63	40.64	1.86	8.24	40.64	36.71
Austria Non-REITS Index	JPY	275.84	189,439.84	1.81	0.00	-NA-	-NA-	135.04	-7.97	3.13	135.04	-NA-
Belgium REITS Index	JPY	873.47	391,985.83	3.75	0.00	-NA-	-NA-	11.06	4.94	6.81	11.06	-NA-
Finland Non-REITS Index	JPY	720.00	164,210.70	1.57	0.00	-NA-	-NA-	58.92	0.64	10.27	58.92	-NA-
France REITS Index	JPY	1,016.31	3,187,441.65	30.50	0.00	-NA-	-NA-	48.92	4.32	6.12	48.92	-NA-
Germany REITS Index	JPY	564.20	28,049.11	0.27	0.00	-NA-	-NA-	60.60	-2.86	0.85	60.60	-NA-
Germany Non-REITS Index	JPY	378.57	341,716.34	3.27	0.00	-NA-	-NA-	16.56	-4.67	2.35	16.56	-NA-
Greece REITS Index	JPY	668.94	20,287.52	0.19	0.00	-NA-	-NA-	57.67	2.55	11.32	57.67	-NA-
Greece Non-REITS Index	JPY	429.43	28,220.55	0.27	0.00	-NA-	-NA-	-20.99	-1.65	9.98	-20.99	-NA-
Italy REITS Index	JPY	623.94	25,758.15	32.92	0.00	-NA-	-NA-	58.14	18.21	12.91	58.14	-NA-
Italy Non-REITS Index	JPY	362.32	29,408.56	0.28	0.00	-NA-	-NA-	14.56	-0.37	3.45	14.56	-NA-
Netherlands REITS Index	JPY	860.51	1,063,804.07	10.18	0.00	-NA-	-NA-	37.33	4.42	7.78	37.33	-NA-
Norway Non-REITS Index	JPY	228.94	98,612.18	0.94	0.00	-NA-	-NA-	176.40	44.61	27.49	176.40	-NA-
Sweden Non-REITS Index	JPY	768.32	501,390.97	4.80	0.00	-NA-	-NA-	33.04	7.34	13.37	33.04	-NA-
Switzerland Non-REITS Index	JPY	1,113.38	532,728.44	5.10	0.00	-NA-	-NA-	19.74	3.07	6.74	19.74	-NA-
UK REITS	JPY	272.22	3,323,351.17	31.80	0.00	-NA-	-35.19	21.18	9.92	12.64	21.18	38.28
UK Non-REITS	JPY	229.46	525,119.57	5.02	0.00	-NA-	-38.78	76.63	-1.13	7.31	76.63	44.50
Canada REITS Index	JPY	892.90	1,765,212.13	76.90	0.00	-NA-	-NA-	72.36	13.07	17.23	72.36	-NA-
Canada Non-REITS Index	JPY	552.90	530,357.55	23.10	0.00	-NA-	-NA-	65.03	11.29	15.61	65.03	-NA-
United States REITS Index	JPY	598.37	21,336,337.11	97.43	0.00	-NA-	-NA-	24.92	12.32	15.05	24.92	-NA-
United States Non-REITS Index	JPY	664.08	562,597.08	2.57	0.00	-NA-	-NA-	44.15	1.66	12.08	44.15	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

122

FTSE EPRA/NAREIT Global Developed REIT/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 (%)
		Dec-09	Ccy (m)	(%) Weight	Dec-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Dec-09	YTD	
Global REITs	AUD	483.77	477,917.77	107.17	0.00	-NA-	-NA-	-NA-	2.11	5.85	-NA-	-NA-
Global Non-REITs	AUD	676.05	233,473.31	52.36	0.00	-NA-	-NA-	-NA-	0.41	3.37	-NA-	-NA-
Global ex Asia REITs	AUD	481.82	371,957.18	83.41	0.00	-NA-	-NA-	-NA-	4.59	6.92	-NA-	-NA-
Global ex Asia Non-REITs	AUD	417.10	41,848.78	9.38	0.00	-NA-	-NA-	-NA-	-2.95	3.27	-NA-	-NA-
Global ex Europe REITs	AUD	489.21	381,881.36	85.64	0.00	-NA-	-NA-	-NA-	2.49	6.70	-NA-	-NA-
Global ex Europe Non-REITs	AUD	745.67	204,678.59	45.90	0.00	-NA-	-NA-	-NA-	1.13	3.62	-NA-	-NA-
Global ex US REITs	AUD	505.41	223,080.38	50.03	0.00	-NA-	-NA-	-NA-	-1.99	3.15	-NA-	-NA-
Global ex US Non-REITs	AUD	679.24	226,753.76	50.85	0.00	-NA-	-NA-	-NA-	0.56	3.29	-NA-	-NA-
Asia REITs	AUD	493.09	105,960.59	56.80	0.00	-NA-	-NA-	-NA-	-5.73	2.29	-NA-	-NA-
Asia Non-REITs	AUD	762.15	191,624.53	102.73	0.00	-NA-	-NA-	-NA-	1.23	3.40	-NA-	-NA-
Australia REITs Index	AUD	451.88	67,585.62	36.23	0.00	-NA-	-NA-	-NA-	-6.51	1.85	-NA-	-NA-
Hong Kong REITs Index	AUD	793.90	7,339.59	3.93	0.00	-NA-	-NA-	-NA-	11.67	3.59	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	AUD	546.40	19,065.41	10.22	0.00	-NA-	-NA-	-NA-	-14.81	0.10	-NA-	-NA-
Japan Non-REITs Index	AUD	507.65	52,001.66	27.88	0.00	-NA-	-NA-	-NA-	-3.94	2.99	-NA-	-NA-
New Zealand REITs Index	AUD	681.12	671.96	0.36	0.00	-NA-	-NA-	-NA-	-3.16	4.55	-NA-	-NA-
Singapore REITs Index	AUD	789.40	11,298.02	6.06	0.00	-NA-	-NA-	-NA-	7.90	7.79	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,008.83	24,594.61	13.18	0.00	-NA-	-NA-	-NA-	12.52	5.74	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

123

FTSE EPRA/NAREIT Global Developed REIT/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 Dec-09	Mkt Cap Ccy (m) Dec-09	Mkt Cap (%) Weight Dec-09	Yld (%) Dec-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Dec-09	Rtn (%) YTD	Vlty (%)
Europe REITS	AUD	1,072.91	96,036.41	122.73	0.00	-NA-	-NA-	-NA-	0.62	2.65	-NA-	-NA-
Europe Non-REITS	AUD	1,183.44	28,794.73	36.80	0.00	-NA-	-NA-	-NA-	-3.86	1.94	-NA-	-NA-
Austria Non-REITS Index	AUD	220.66	2,262.64	2.89	0.00	-NA-	-NA-	-NA-	-13.15	-2.87	-NA-	-NA-
Belgium REITS Index	AUD	698.75	4,681.81	5.98	0.00	-NA-	-NA-	-NA-	-0.96	0.59	-NA-	-NA-
France REITS Index	AUD	813.01	38,070.23	48.65	0.00	-NA-	-NA-	-NA-	-1.55	-0.06	-NA-	-NA-
Finland Non-REITS Index	AUD	575.97	1,961.30	2.51	0.00	-NA-	-NA-	-NA-	-5.02	3.85	-NA-	-NA-
Germany REITS Index	AUD	451.34	335.01	0.43	0.00	-NA-	-NA-	-NA-	-8.32	-5.02	-NA-	-NA-
Germany Non-REITS Index	AUD	302.85	4,081.40	5.22	0.00	-NA-	-NA-	-NA-	-10.02	-3.61	-NA-	-NA-
Greece REITS Index	AUD	535.13	242.31	0.31	0.00	-NA-	-NA-	-NA-	-3.21	4.84	-NA-	-NA-
Greece Non-REITS Index	AUD	343.53	337.06	0.43	0.00	-NA-	-NA-	-NA-	-7.18	3.58	-NA-	-NA-
Italy REITS Index	AUD	499.13	307.65	0.39	0.00	-NA-	-NA-	-NA-	11.56	6.34	-NA-	-NA-
Italy Non-REITS Index	AUD	289.84	351.25	0.45	0.00	-NA-	-NA-	-NA-	-5.97	-2.57	-NA-	-NA-
Netherlands REITS Index	AUD	688.38	12,705.89	16.24	0.00	-NA-	-NA-	-NA-	-1.45	1.51	-NA-	-NA-
Norway Non-REITS Index	AUD	183.14	1,177.81	1.51	0.00	-NA-	-NA-	-NA-	36.47	20.06	-NA-	-NA-
Sweden Non-REITS Index	AUD	614.63	5,988.52	7.65	0.00	-NA-	-NA-	-NA-	1.31	6.77	-NA-	-NA-
Switzerland Non-REITS Index	AUD	890.67	6,362.81	8.13	0.00	-NA-	-NA-	-NA-	-2.72	0.53	-NA-	-NA-
UK REITS	AUD	217.77	39,693.51	50.73	0.00	-NA-	-NA-	-NA-	3.74	6.09	-NA-	-NA-
UK Non-REITS	AUD	183.56	6,271.93	8.02	0.00	-NA-	-NA-	-NA-	-6.68	1.07	-NA-	-NA-
Canada REITS Index	AUD	714.29	21,083.38	122.67	0.00	-NA-	-NA-	-NA-	6.71	10.41	-NA-	-NA-
Canada Non-REITS Index	AUD	442.30	6,334.50	36.86	0.00	-NA-	-NA-	-NA-	5.03	8.88	-NA-	-NA-
United States REITS Index	AUD	478.68	254,837.39	155.43	0.00	-NA-	-NA-	-NA-	6.01	8.36	-NA-	-NA-
United States Non-REITS Index	AUD	531.24	6,719.56	4.10	0.00	-NA-	-NA-	-NA-	-4.05	5.55	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

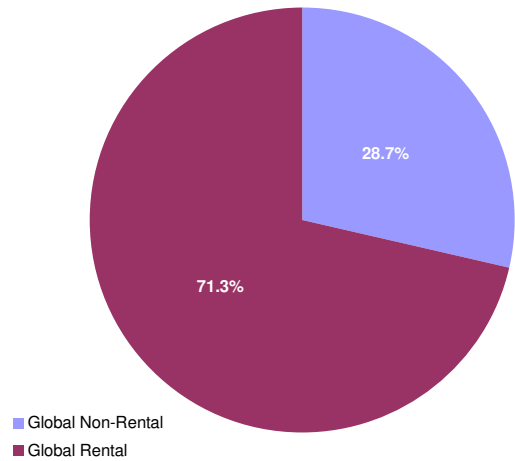
124

Section 7

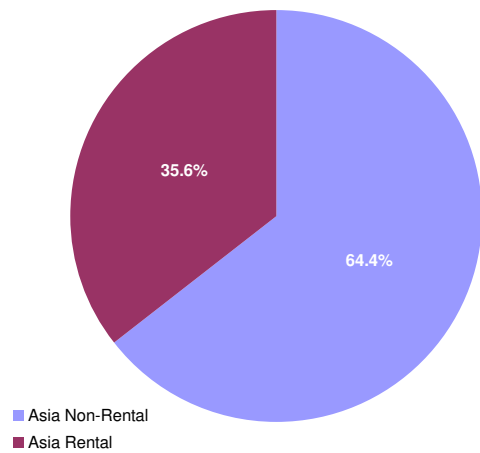
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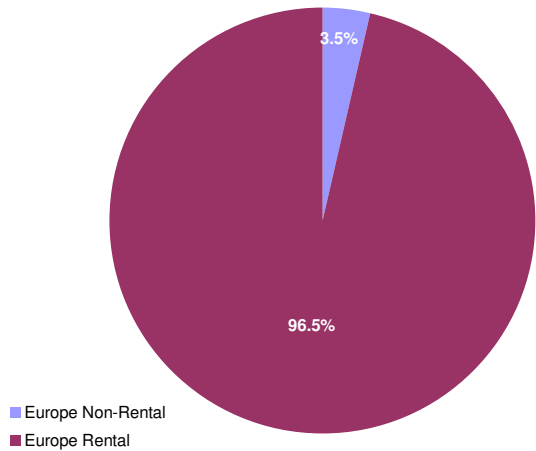
Graph 26: Global Developed Investment Focus Market Cap Breakdown



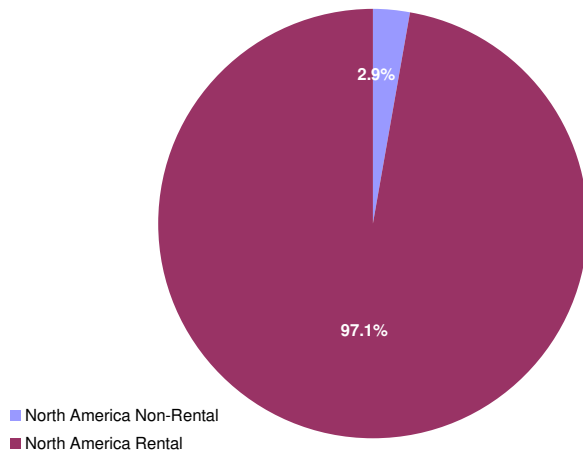
Graph 27: Asia Developed Investment Focus Market Cap Breakdown



Graph 28: Europe Developed Investment Focus Market Cap Breakdown



Graph 29: North America Developed Investment Focus Market Cap Breakdown



FTSE EPRA/NAREIT Developed Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Non-Rental	EUR	892.33	128,128.82	28.73	2.05	-NA-	-10.43	44.61	4.89	6.23	44.61	30.69
Global Rental	EUR	752.66	317,799.79	71.27	4.67	-NA-	-16.26	30.22	6.96	9.30	30.22	28.53
Asia Non-Rental	EUR	974.06	120,180.95	64.43	1.98	-NA-	-7.02	46.39	4.87	6.16	46.39	31.39
Asia Rental	EUR	754.37	66,357.40	35.57	7.00	-NA-	-15.10	28.34	0.57	6.62	28.34	23.39
Asia ex Australia Non-Rental	EUR	1,006.28	111,088.33	59.55	1.60	-NA-	-5.77	45.89	5.20	6.44	45.89	-NA-
Asia ex Australia Rental	EUR	993.14	32,653.42	17.50	5.27	-NA-	-5.32	28.16	3.69	6.42	28.16	-NA-
Australia Non-Rental	EUR	570.16	9,092.62	4.87	6.61	-NA-	-23.82	37.20	2.00	3.81	37.20	41.60
Australia Rental	EUR	571.16	33,703.98	18.07	8.69	-NA-	-23.55	27.02	-2.37	6.78	27.02	31.00
Hong Kong Non-Rental	EUR	1,509.71	64,291.10	34.47	1.78	-NA-	5.13	83.48	6.23	6.16	83.48	37.77
Hong Kong Rental	EUR	1,318.68	11,982.79	6.42	3.66	-NA-	7.61	80.48	16.84	6.05	80.48	23.34
Japan Non-Rental	EUR	617.08	31,380.34	16.82	1.38	-NA-	-17.52	1.86	0.00	5.79	1.86	34.49
Japan Rental	EUR	740.33	13,167.37	7.06	6.12	-NA-	-13.96	-8.98	-9.57	4.36	-8.98	24.13
Europe Non-Rental	EUR	510.26	2,727.15	3.49	1.19	-NA-	-30.58	52.78	-10.80	1.53	52.78	31.97
Europe Rental	EUR	720.33	75,522.03	96.51	4.60	-NA-	-21.37	35.58	4.28	5.62	35.58	26.33
UK Non-Rental	EUR	378.66	1,214.60	1.55	0.81	-NA-	-36.18	51.52	-16.79	2.62	51.52	40.18
UK Rental	EUR	455.56	27,598.39	35.27	3.90	-NA-	-32.94	24.35	7.92	8.86	24.35	33.94
North America Non-Rental	EUR	287.91	5,220.71	2.88	4.15	-NA-	-38.70	-2.81	14.51	10.42	-2.81	114.33
North America Rental	EUR	770.81	175,920.35	97.12	3.82	-NA-	-14.10	28.88	10.88	12.09	28.88	35.73
United States Non-Rental	EUR	287.91	5,220.71	2.88	4.15	-NA-	-38.70	-2.81	14.51	10.42	-2.81	114.31
United States Rental	EUR	753.42	158,733.72	87.63	3.54	-NA-	-14.85	25.32	10.75	11.93	25.32	36.92

* -5 & -3 Years Total Returns are annualised

Version: December 2009

127

FTSE EPRA/NAREIT Developed Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Non-Rental	USD	1,085.44	183,831.64	28.73	2.05	-NA-	-7.87	49.26	2.96	1.52	49.26	36.28
Global Rental	USD	915.52	455,960.32	71.27	4.67	-NA-	-13.88	34.40	4.98	4.45	34.40	32.02
Global ex Australia Non-Rental in AUS\$ Hedged	USD	906.97	170,786.09	38.30	0.00	-NA-	-NA-	43.43	5.13	4.60	43.43	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	820.61	407,603.84	91.41	0.00	-NA-	-NA-	35.03	7.15	6.42	35.03	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	859.54	170,786.09	38.30	0.00	-NA-	-NA-	15.30	1.33	3.59	15.30	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	740.70	407,603.84	91.41	0.00	-NA-	-NA-	4.42	4.19	6.60	4.42	-NA-
Asia Non-Rental	USD	1,184.90	172,428.51	64.43	1.98	-NA-	-4.36	51.09	2.94	1.45	51.09	36.38
Asia Rental	USD	917.71	95,205.68	35.57	7.00	-NA-	-12.67	32.47	-1.28	1.89	32.47	27.48
Asia ex Australia Non-Rental	USD	1,224.03	159,382.96	59.55	1.60	-NA-	-3.09	50.58	3.26	1.72	50.58	-NA-
Asia ex Australia Rental	USD	1,208.01	46,849.20	17.50	5.27	-NA-	-2.62	32.28	1.78	1.70	32.28	-NA-
Australia Non-Rental	USD	694.01	13,045.55	4.87	6.61	-NA-	-21.62	41.64	0.13	-0.78	41.64	45.95
Australia Rental	USD	694.91	48,356.48	18.07	8.69	-NA-	-21.36	31.11	-4.16	2.05	31.11	34.57
Hong Kong Non-Rental	USD	1,836.41	92,241.06	34.47	1.78	-NA-	8.13	89.38	4.27	1.45	89.38	42.16
Hong Kong Rental	USD	1,604.00	17,192.20	6.42	3.66	-NA-	10.67	86.29	14.68	1.35	86.29	26.67
Japan Non-Rental	USD	750.62	45,022.65	16.82	1.38	-NA-	-15.17	5.13	-1.84	1.10	5.13	37.54
Japan Rental	USD	900.56	18,891.76	7.06	6.12	-NA-	-11.50	-6.06	-11.25	-0.27	-6.06	26.30
Europe Non-Rental	USD	620.79	3,912.76	3.49	1.19	-NA-	-28.59	57.73	-12.45	-2.97	57.73	35.23
Europe Rental	USD	876.08	108,354.54	96.51	4.60	-NA-	-19.13	39.93	2.35	0.93	39.93	30.67
UK Non-Rental	USD	460.48	1,742.64	1.55	0.81	-NA-	-34.37	56.40	-18.33	-1.94	56.40	41.34
UK Rental	USD	554.19	39,596.54	35.27	3.90	-NA-	-31.03	28.35	5.93	4.03	28.35	35.78
North America Non-Rental	USD	349.99	7,490.37	2.88	4.15	-NA-	-36.96	0.26	12.40	5.53	0.26	127.41
North America Rental	USD	937.60	252,400.10	97.12	3.82	-NA-	-11.64	33.02	8.84	7.12	33.02	38.42
United States Non-Rental	USD	349.99	7,490.37	2.88	4.15	-NA-	-36.96	0.26	12.40	5.53	0.26	127.42
United States Rental	USD	916.45	227,741.75	87.63	3.54	-NA-	-12.42	29.35	8.70	6.96	29.35	39.65

* -5 & -3 Years Total Returns are annualised

Version: December 2009

128

FTSE EPRA/NAREIT Developed Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Non-Rental	GBP	1,083.25	113,837.74	28.73	2.05	-NA-	-1.78	32.89	1.97	3.17	32.89	31.57
Global Rental	GBP	913.67	282,353.43	71.27	4.67	-NA-	-8.18	19.66	3.98	6.15	19.66	30.23
Asia Non-Rental	GBP	1,182.51	106,776.35	64.43	1.98	-NA-	1.97	34.52	1.95	3.10	34.52	31.63
Asia Rental	GBP	915.86	58,956.12	35.57	7.00	-NA-	-6.89	17.94	-2.23	3.55	17.94	24.32
Asia ex Australia Non-Rental	GBP	1,221.56	98,697.90	59.55	1.60	-NA-	3.33	34.07	2.27	3.37	34.07	-NA-
Asia ex Australia Rental	GBP	1,205.57	29,011.36	17.50	5.27	-NA-	3.82	17.77	0.80	3.35	17.77	-NA-
Australia Non-Rental	GBP	692.61	8,078.46	4.87	6.61	-NA-	-16.44	26.11	-0.83	0.83	26.11	44.74
Australia Rental	GBP	693.51	29,944.75	18.07	8.69	-NA-	-16.16	16.73	-5.08	3.71	16.73	31.82
Hong Kong Non-Rental	GBP	1,832.71	57,120.28	34.47	1.78	-NA-	15.28	68.61	3.27	3.10	68.61	37.92
Hong Kong Rental	GBP	1,600.77	10,646.27	6.42	3.66	-NA-	18.00	65.86	13.58	2.99	65.86	21.39
Japan Non-Rental	GBP	749.11	27,880.27	16.82	1.38	-NA-	-9.55	-6.40	-2.79	2.74	-6.40	33.92
Japan Rental	GBP	898.74	11,698.72	7.06	6.12	-NA-	-5.65	-16.36	-12.10	1.35	-16.36	26.26
Europe Non-Rental	GBP	619.54	2,422.98	3.49	1.19	-NA-	-23.87	40.43	-13.29	-1.39	40.43	31.36
Europe Rental	GBP	874.32	67,098.55	96.51	4.60	-NA-	-13.77	24.59	1.37	2.57	24.59	28.29
UK Non-Rental	GBP	459.56	1,079.13	1.55	0.81	-NA-	-30.02	39.25	-19.11	-0.34	39.25	37.81
UK Rental	GBP	553.07	24,520.16	35.27	3.90	-NA-	-26.47	14.28	4.91	5.72	14.28	32.65
North America Non-Rental	GBP	349.28	4,638.41	2.88	4.15	-NA-	-32.79	-10.73	11.32	7.24	-10.73	135.79
North America Rental	GBP	935.71	156,298.76	97.12	3.82	-NA-	-5.80	18.43	7.79	8.86	18.43	37.42
United States Non-Rental	GBP	349.28	4,638.41	2.88	4.15	-NA-	-32.79	-10.73	11.32	7.24	-10.73	135.78
United States Rental	GBP	914.60	141,029.08	87.63	3.54	-NA-	-6.62	15.16	7.66	8.70	15.16	38.81

* -5 & -3 Years Total Returns are annualised

Version: December 2009

129

FTSE EPRA/NAREIT Developed Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Non-Rental	JPY	987.24	17,113,806.68	28.73	2.05	-NA-	-15.15	53.29	7.05	9.71	53.29	38.42
Global Rental	JPY	832.69	42,447,626.36	71.27	4.67	-NA-	-20.68	38.02	9.16	12.88	38.02	33.89
Asia Non-Rental	JPY	1,077.70	16,052,232.05	64.43	1.98	-NA-	-11.92	55.17	7.03	9.63	55.17	38.67
Asia Rental	JPY	834.69	8,863,172.46	35.57	7.00	-NA-	-19.57	36.04	2.64	10.11	36.04	30.36
Asia ex Australia Non-Rental	JPY	1,113.29	14,837,756.25	59.55	1.60	-NA-	-10.74	54.64	7.36	9.92	54.64	-NA-
Asia ex Australia Rental	JPY	1,098.72	4,361,425.84	17.50	5.27	-NA-	-10.31	35.85	5.82	9.90	35.85	-NA-
Australia Non-Rental	JPY	631.22	1,214,475.80	4.87	6.61	-NA-	-27.81	45.46	4.11	7.23	45.46	46.48
Australia Rental	JPY	632.04	4,501,746.62	18.07	8.69	-NA-	-27.57	34.64	-0.35	10.28	34.64	37.36
Hong Kong Non-Rental	JPY	1,670.27	8,587,181.48	34.47	1.78	-NA-	-0.41	94.49	8.42	9.63	94.49	44.22
Hong Kong Rental	JPY	1,458.89	1,600,507.76	6.42	3.66	-NA-	1.93	91.32	19.24	9.52	91.32	30.94
Japan Non-Rental	JPY	682.72	4,191,383.38	16.82	1.38	-NA-	-21.87	7.97	2.06	9.25	7.97	39.59
Japan Rental	JPY	819.09	1,758,728.55	7.06	6.12	-NA-	-18.49	-3.52	-7.72	7.78	-3.52	27.02
Europe Non-Rental	JPY	564.63	364,258.38	3.49	1.19	-NA-	-34.23	61.98	-8.97	4.86	61.98	36.67
Europe Rental	JPY	796.83	10,087,266.27	96.51	4.60	-NA-	-25.51	43.71	6.42	9.08	43.71	32.19
UK Non-Rental	JPY	418.82	162,231.09	1.55	0.81	-NA-	-39.55	60.62	-15.08	5.97	60.62	42.08
UK Rental	JPY	504.05	3,686,239.65	35.27	3.90	-NA-	-36.48	31.82	10.14	12.42	31.82	38.00
North America Non-Rental	JPY	318.32	697,316.25	2.88	4.15	-NA-	-41.94	2.97	16.86	14.04	2.97	121.08
North America Rental	JPY	852.77	23,497,187.63	97.12	3.82	-NA-	-18.62	36.60	13.16	15.76	36.60	39.85
United States Non-Rental	JPY	318.32	697,316.25	2.88	4.15	-NA-	-41.94	2.97	16.86	14.04	2.97	121.08
United States Rental	JPY	833.54	21,201,617.95	87.63	3.54	-NA-	-19.33	32.84	13.02	15.59	32.84	40.85

* -5 & -3 Years Total Returns are annualised

Version: December 2009

130

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FTSE EPRA/NAREIT Developed Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Non-Rental	AUD	789.76	204,404.24	45.84	2.05	-NA-	-NA-	-NA-	1.03	3.33	-NA-	-NA-
Global Rental	AUD	666.13	506,986.84	113.69	4.67	-NA-	-NA-	-NA-	3.02	6.31	-NA-	-NA-
Asia Non-Rental	AUD	862.13	191,724.98	102.78	1.98	-NA-	-NA-	-NA-	1.01	3.25	-NA-	-NA-
Asia Rental	AUD	667.72	105,860.14	56.75	7.00	-NA-	-NA-	-NA-	-3.13	3.70	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	890.59	177,219.50	95.00	1.60	-NA-	-NA-	-NA-	1.33	3.52	-NA-	-NA-
Asia ex Australia Rental	AUD	878.94	52,092.09	27.93	5.27	-NA-	-NA-	-NA-	-0.12	3.51	-NA-	-NA-
Australia Non-Rental	AUD	504.96	14,505.48	7.78	6.61	-NA-	-NA-	-NA-	-1.74	0.99	-NA-	-NA-
Australia Rental	AUD	505.61	53,768.06	28.82	8.69	-NA-	-NA-	-NA-	-5.95	3.87	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,336.16	102,563.76	54.98	1.78	-NA-	-NA-	-NA-	2.32	3.25	-NA-	-NA-
Hong Kong Rental	AUD	1,167.06	19,116.18	10.25	3.66	-NA-	-NA-	-NA-	12.54	3.15	-NA-	-NA-
Japan Non-Rental	AUD	546.15	50,061.13	26.84	1.38	-NA-	-NA-	-NA-	-3.68	2.90	-NA-	-NA-
Japan Rental	AUD	655.24	21,005.94	11.26	6.12	-NA-	-NA-	-NA-	-12.90	1.51	-NA-	-NA-
Europe Non-Rental	AUD	451.68	4,350.64	5.56	1.19	-NA-	-NA-	-NA-	-14.09	-1.25	-NA-	-NA-
Europe Rental	AUD	637.43	120,480.50	153.97	4.60	-NA-	-NA-	-NA-	0.44	2.73	-NA-	-NA-
UK Non-Rental	AUD	335.05	1,937.66	2.48	0.81	-NA-	-NA-	-NA-	-19.85	-0.19	-NA-	-NA-
UK Rental	AUD	403.23	44,027.79	56.27	3.90	-NA-	-NA-	-NA-	3.95	5.88	-NA-	-NA-
North America Non-Rental	AUD	254.65	8,328.62	4.60	4.15	-NA-	-NA-	-NA-	10.30	7.40	-NA-	-NA-
North America Rental	AUD	682.19	280,646.20	154.93	3.82	-NA-	-NA-	-NA-	6.80	9.02	-NA-	-NA-
United States Non-Rental	AUD	254.65	8,328.62	4.60	4.15	-NA-	-NA-	-NA-	10.30	7.40	-NA-	-NA-
United States Rental	AUD	666.80	253,228.33	139.80	3.54	-NA-	-NA-	-NA-	6.67	8.87	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

131

FTSE EPRA/NAREIT Developed Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Non-Rental	EUR	813.50	128,128.82	28.73	0.00	-NA-	-12.56	41.11	4.10	6.05	41.11	-NA-
Global Rental	EUR	621.54	317,799.79	71.27	0.00	-NA-	-20.41	22.90	5.97	8.77	22.90	-NA-
Asia Non-Rental	EUR	897.00	120,180.95	64.43	0.00	-NA-	-9.03	43.07	4.08	5.96	43.07	-NA-
Asia Rental	EUR	600.49	66,357.40	35.57	0.00	-NA-	-19.95	19.80	-0.66	5.72	19.80	-NA-
Asia ex Australia Non-Rental	EUR	942.55	111,088.33	59.55	0.00	-NA-	-7.43	43.04	4.52	6.42	43.04	32.02
Asia ex Australia Rental	EUR	833.97	32,653.42	17.50	0.00	-NA-	-9.69	20.82	2.39	5.71	20.82	20.96
Australia Non-Rental	EUR	435.66	9,092.62	4.87	0.00	-NA-	-29.04	28.11	-0.25	1.52	28.11	-NA-
Australia Rental	EUR	435.00	33,703.98	18.07	0.00	-NA-	-28.70	16.95	-3.55	5.70	16.95	-NA-
Hong Kong Non-Rental	EUR	1,368.31	64,291.10	34.47	0.00	-NA-	2.54	79.58	5.13	6.14	79.58	-NA-
Hong Kong Rental	EUR	1,129.08	11,982.79	6.42	0.00	-NA-	3.11	71.88	15.92	5.21	71.88	-NA-
Japan Non-Rental	EUR	597.02	31,380.34	16.82	0.00	-NA-	-18.31	0.40	-0.04	5.75	0.40	-NA-
Japan Rental	EUR	628.86	13,167.37	7.06	0.00	-NA-	-17.67	-14.10	-11.06	3.50	-14.10	-NA-
Europe Non-Rental	EUR	480.42	2,727.15	3.49	0.00	-NA-	-31.64	49.95	-10.93	1.45	49.95	-NA-
Europe Rental	EUR	614.29	75,522.03	96.51	0.00	-NA-	-24.77	28.23	3.88	5.50	28.23	-NA-
UK Non-Rental	EUR	351.57	1,214.60	1.55	0.00	-NA-	-37.47	49.96	-16.96	2.41	49.96	-NA-
UK Rental	EUR	395.54	27,598.39	35.27	0.00	-NA-	-35.57	18.52	7.23	8.59	18.52	-NA-
North America Non-Rental	EUR	230.27	5,220.71	2.88	0.00	-NA-	-42.41	-10.04	13.27	10.42	-10.04	-NA-
North America Rental	EUR	636.19	175,920.35	97.12	0.00	-NA-	-18.32	22.06	9.71	11.52	22.06	-NA-
United States Non-Rental	EUR	230.27	5,220.71	2.88	0.00	-NA-	-42.41	-10.04	13.27	10.42	-10.04	-NA-
United States Rental	EUR	625.58	158,733.72	87.63	0.00	-NA-	-18.89	19.05	9.64	11.36	19.05	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

132

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FTSE EPRA/NAREIT Developed Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Non-Rental	USD	989.50	183,831.64	28.73	0.00	-NA-	-10.07	45.65	2.18	1.34	45.65	-NA-
Global Rental	USD	756.01	455,960.32	71.27	0.00	-NA-	-18.14	26.85	4.01	3.95	26.85	-NA-
Asia Non-Rental	USD	1,091.07	172,428.51	64.43	0.00	-NA-	-6.43	47.68	2.16	1.26	47.68	-NA-
Asia Rental	USD	730.40	95,205.68	35.57	0.00	-NA-	-17.66	23.66	-2.49	1.03	23.66	-NA-
Asia ex Australia Non-Rental	USD	1,146.47	159,382.96	59.55	0.00	-NA-	-4.79	47.64	2.60	1.69	47.64	36.65
Asia ex Australia Rental	USD	1,014.40	46,849.20	17.50	0.00	-NA-	-7.11	24.71	0.50	1.02	24.71	24.53
Australia Non-Rental	USD	529.91	13,045.55	4.87	0.00	-NA-	-27.02	32.23	-2.09	-2.98	32.23	-NA-
Australia Rental	USD	529.11	48,356.48	18.07	0.00	-NA-	-26.66	20.71	-5.33	1.01	20.71	-NA-
Hong Kong Non-Rental	USD	1,664.33	92,241.06	34.47	0.00	-NA-	5.47	85.35	3.19	1.43	85.35	-NA-
Hong Kong Rental	USD	1,373.35	17,192.20	6.42	0.00	-NA-	6.05	77.41	13.78	0.55	77.41	-NA-
Japan Non-Rental	USD	726.19	45,022.65	16.82	0.00	-NA-	-15.98	3.63	-1.88	1.06	3.63	-NA-
Japan Rental	USD	764.91	18,891.76	7.06	0.00	-NA-	-15.32	-11.34	-12.70	-1.09	-11.34	-NA-
Europe Non-Rental	USD	584.36	3,912.76	3.49	0.00	-NA-	-29.69	54.77	-12.57	-3.05	54.77	-NA-
Europe Rental	USD	747.19	108,354.54	96.51	0.00	-NA-	-22.62	32.36	1.97	0.82	32.36	-NA-
UK Non-Rental	USD	427.63	1,742.64	1.55	0.00	-NA-	-35.68	54.78	-18.49	-2.13	54.78	-NA-
UK Rental	USD	481.12	39,596.54	35.27	0.00	-NA-	-33.73	22.34	5.25	3.78	22.34	-NA-
North America Non-Rental	USD	280.09	7,490.37	2.88	0.00	-NA-	-40.77	-7.14	11.17	5.52	-7.14	-NA-
North America Rental	USD	773.83	252,400.10	97.12	0.00	-NA-	-15.99	25.99	7.68	6.57	25.99	-NA-
United States Non-Rental	USD	280.09	7,490.37	2.88	0.00	-NA-	-40.77	-7.14	11.17	5.52	-7.14	-NA-
United States Rental	USD	760.92	227,741.75	87.63	0.00	-NA-	-16.58	22.88	7.62	6.42	22.88	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

133

FTSE EPRA/NAREIT Developed Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Non-Rental	GBP	987.51	113,837.74	28.73	0.00	-NA-	-4.12	29.67	1.20	2.99	29.67	-NA-
Global Rental	GBP	754.49	282,353.43	71.27	0.00	-NA-	-12.72	12.94	3.01	5.64	12.94	-NA-
Asia Non-Rental	GBP	1,088.87	106,776.35	64.43	0.00	-NA-	-0.24	31.48	1.18	2.91	31.48	-NA-
Asia Rental	GBP	728.93	58,956.12	35.57	0.00	-NA-	-12.21	10.10	-3.43	2.67	10.10	-NA-
Asia ex Australia Non-Rental	GBP	1,144.16	98,697.90	59.55	0.00	-NA-	1.51	31.44	1.61	3.35	31.44	31.94
Asia ex Australia Rental	GBP	1,012.35	29,011.36	17.50	0.00	-NA-	-0.96	11.03	-0.47	2.66	11.03	21.91
Australia Non-Rental	GBP	528.84	8,078.46	4.87	0.00	-NA-	-22.19	17.73	-3.03	-1.41	17.73	-NA-
Australia Rental	GBP	528.05	29,944.75	18.07	0.00	-NA-	-21.81	7.48	-6.23	2.65	7.48	-NA-
Hong Kong Non-Rental	GBP	1,660.98	57,120.28	34.47	0.00	-NA-	12.45	65.02	2.20	3.08	65.02	-NA-
Hong Kong Rental	GBP	1,370.58	10,646.27	6.42	0.00	-NA-	13.07	57.95	12.69	2.18	57.95	-NA-
Japan Non-Rental	GBP	724.72	27,880.27	16.82	0.00	-NA-	-10.42	-7.73	-2.82	2.70	-7.73	-NA-
Japan Rental	GBP	763.37	11,698.72	7.06	0.00	-NA-	-9.72	-21.06	-13.54	0.52	-21.06	-NA-
Europe Non-Rental	GBP	583.18	2,422.98	3.49	0.00	-NA-	-25.03	37.80	-13.41	-1.48	37.80	-NA-
Europe Rental	GBP	745.68	67,098.55	96.51	0.00	-NA-	-17.50	17.84	0.99	2.46	17.84	-NA-
UK Non-Rental	GBP	426.77	1,079.13	1.55	0.00	-NA-	-31.43	37.80	-19.27	-0.54	37.80	-NA-
UK Rental	GBP	480.15	24,520.16	35.27	0.00	-NA-	-29.35	8.92	4.25	5.46	8.92	-NA-
North America Non-Rental	GBP	279.53	4,638.41	2.88	0.00	-NA-	-36.85	-17.33	10.11	7.24	-17.33	-NA-
North America Rental	GBP	772.27	156,298.76	97.12	0.00	-NA-	-10.43	12.17	6.65	8.30	12.17	-NA-
United States Non-Rental	GBP	279.53	4,638.41	2.88	0.00	-NA-	-36.85	-17.33	10.11	7.24	-17.33	-NA-
United States Rental	GBP	759.39	141,029.08	87.63	0.00	-NA-	-11.06	9.40	6.59	8.15	9.40	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

134

FTSE EPRA/NAREIT Developed Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Non-Rental	JPY	899.98	17,113,806.68	28.73	0.00	-NA-	-17.17	49.58	6.24	9.52	49.58	-NA-
Global Rental	JPY	687.62	42,447,626.36	71.27	0.00	-NA-	-24.60	30.28	8.15	12.33	30.28	-NA-
Asia Non-Rental	JPY	992.36	16,052,232.05	64.43	0.00	-NA-	-13.82	51.66	6.23	9.43	51.66	-NA-
Asia Rental	JPY	664.32	8,863,172.46	35.57	0.00	-NA-	-24.16	26.99	1.39	9.18	26.99	-NA-
Asia ex Australia Non-Rental	JPY	1,042.75	14,837,756.25	59.55	0.00	-NA-	-12.31	51.62	6.68	9.90	51.62	39.03
Asia ex Australia Rental	JPY	922.62	4,361,425.84	17.50	0.00	-NA-	-14.45	28.07	4.49	9.17	28.07	26.80
Australia Non-Rental	JPY	481.97	1,214,475.80	4.87	0.00	-NA-	-32.78	35.80	1.80	4.84	35.80	-NA-
Australia Rental	JPY	481.24	4,501,746.62	18.07	0.00	-NA-	-32.46	23.97	-1.56	9.15	23.97	-NA-
Hong Kong Non-Rental	JPY	1,513.76	8,587,181.48	34.47	0.00	-NA-	-2.86	90.35	7.29	9.61	90.35	-NA-
Hong Kong Rental	JPY	1,249.10	1,600,507.76	6.42	0.00	-NA-	-2.33	82.19	18.30	8.66	82.19	-NA-
Japan Non-Rental	JPY	660.49	4,191,383.38	16.82	0.00	-NA-	-22.61	6.43	2.02	9.21	6.43	-NA-
Japan Rental	JPY	695.71	1,758,728.55	7.06	0.00	-NA-	-22.01	-8.95	-9.23	6.89	-8.95	-NA-
Europe Non-Rental	JPY	531.49	364,258.38	3.49	0.00	-NA-	-35.24	58.95	-9.10	4.77	58.95	-NA-
Europe Rental	JPY	679.59	10,087,266.27	96.51	0.00	-NA-	-28.73	35.93	6.02	8.95	35.93	-NA-
UK Non-Rental	JPY	388.94	162,231.09	1.55	0.00	-NA-	-40.76	58.95	-15.25	5.76	58.95	-NA-
UK Rental	JPY	437.59	3,686,239.65	35.27	0.00	-NA-	-38.97	25.64	9.44	12.15	25.64	-NA-
North America Non-Rental	JPY	254.75	697,316.25	2.88	0.00	-NA-	-45.45	-4.64	15.60	14.04	-4.64	-NA-
North America Rental	JPY	703.82	23,497,187.63	97.12	0.00	-NA-	-22.62	29.39	11.96	15.17	29.39	-NA-
United States Non-Rental	JPY	254.75	697,316.25	2.88	0.00	-NA-	-45.45	-4.64	15.60	14.04	-4.64	-NA-
United States Rental	JPY	692.08	21,201,617.95	87.63	0.00	-NA-	-23.17	26.19	11.90	15.00	26.19	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

135

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FTSE EPRA/NAREIT Developed Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Non-Rental	AUD	719.95	204,404.24	45.84	0.00	-NA-	-NA-	-NA-	0.27	3.14	-NA-	-NA-
Global Rental	AUD	550.07	506,986.84	113.69	0.00	-NA-	-NA-	-NA-	2.07	5.80	-NA-	-NA-
Asia Non-Rental	AUD	793.85	191,724.98	102.78	0.00	-NA-	-NA-	-NA-	0.25	3.06	-NA-	-NA-
Asia Rental	AUD	531.44	105,860.14	56.75	0.00	-NA-	-NA-	-NA-	-4.31	2.83	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	834.16	177,219.50	95.00	0.00	-NA-	-NA-	-NA-	0.68	3.50	-NA-	-NA-
Asia ex Australia Rental	AUD	738.07	52,092.09	27.93	0.00	-NA-	-NA-	-NA-	-1.38	2.81	-NA-	-NA-
Australia Non-Rental	AUD	385.56	14,505.48	7.78	0.00	-NA-	-NA-	-NA-	-3.92	-1.26	-NA-	-NA-
Australia Rental	AUD	384.98	53,768.06	28.82	0.00	-NA-	-NA-	-NA-	-7.09	2.80	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,210.96	102,563.76	54.98	0.00	-NA-	-NA-	-NA-	1.26	3.24	-NA-	-NA-
Hong Kong Rental	AUD	999.24	19,116.18	10.25	0.00	-NA-	-NA-	-NA-	11.65	2.34	-NA-	-NA-
Japan Non-Rental	AUD	528.37	50,061.13	26.84	0.00	-NA-	-NA-	-NA-	-3.71	2.86	-NA-	-NA-
Japan Rental	AUD	556.55	21,005.94	11.26	0.00	-NA-	-NA-	-NA-	-14.33	0.67	-NA-	-NA-
Europe Non-Rental	AUD	425.17	4,350.64	5.56	0.00	-NA-	-NA-	-NA-	-14.21	-1.33	-NA-	-NA-
Europe Rental	AUD	543.65	120,480.50	153.97	0.00	-NA-	-NA-	-NA-	0.06	2.61	-NA-	-NA-
UK Non-Rental	AUD	311.14	1,937.66	2.48	0.00	-NA-	-NA-	-NA-	-20.01	-0.39	-NA-	-NA-
UK Rental	AUD	350.06	44,027.79	56.27	0.00	-NA-	-NA-	-NA-	3.29	5.62	-NA-	-NA-
North America Non-Rental	AUD	203.79	8,328.62	4.60	0.00	-NA-	-NA-	-NA-	9.10	7.40	-NA-	-NA-
North America Rental	AUD	563.03	280,646.20	154.93	0.00	-NA-	-NA-	-NA-	5.67	8.47	-NA-	-NA-
United States Non-Rental	AUD	203.79	8,328.62	4.60	0.00	-NA-	-NA-	-NA-	9.10	7.40	-NA-	-NA-
United States Rental	AUD	553.64	253,228.33	139.80	0.00	-NA-	-NA-	-NA-	5.61	8.31	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

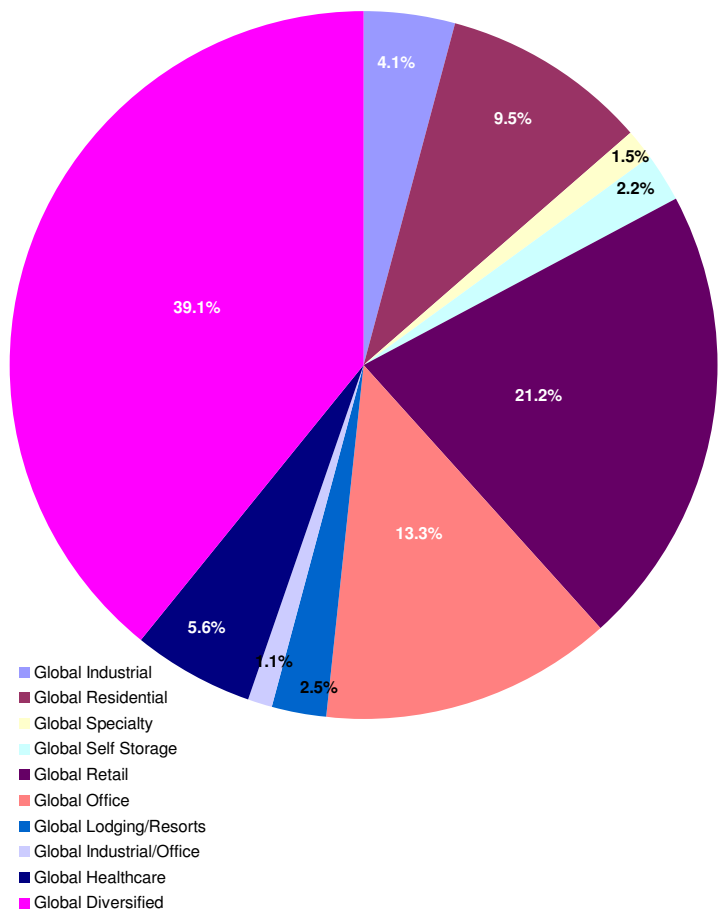
Version: December 2009

136

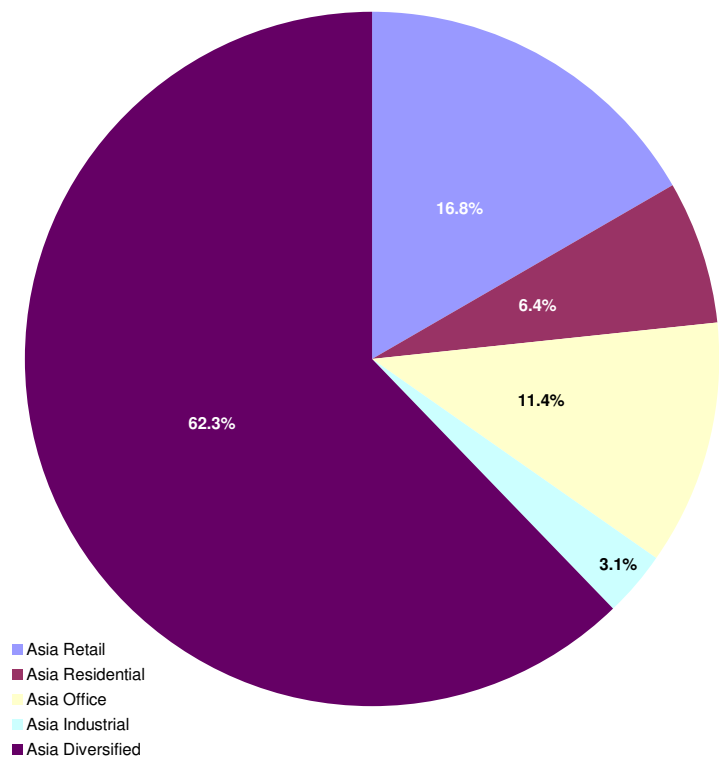
Section 8

FTSE EPRA/NAREIT Developed Sector Index Series

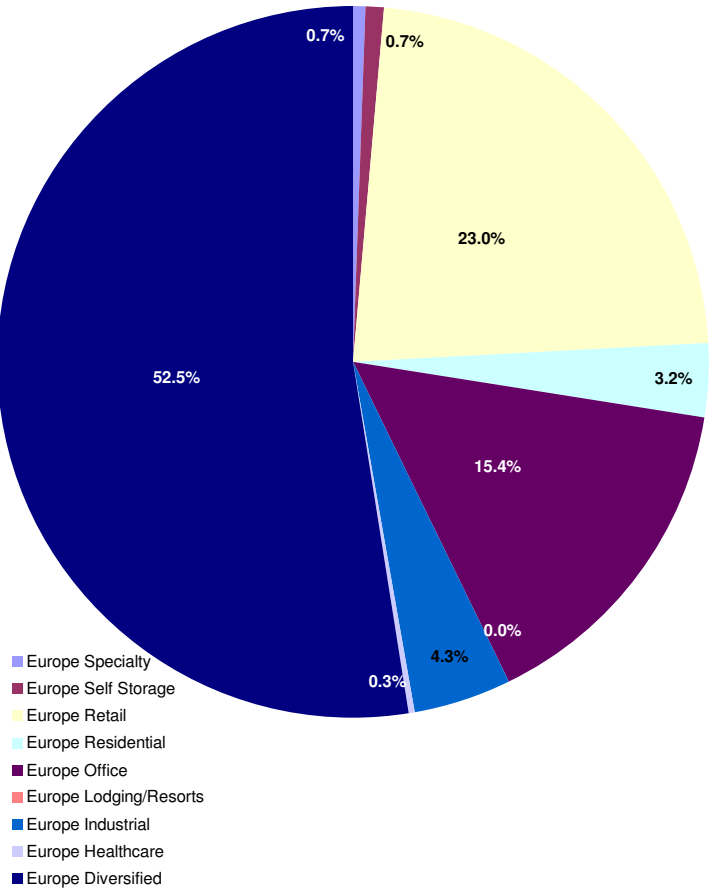
Graph 30: Sector Breakdown - Global Developed



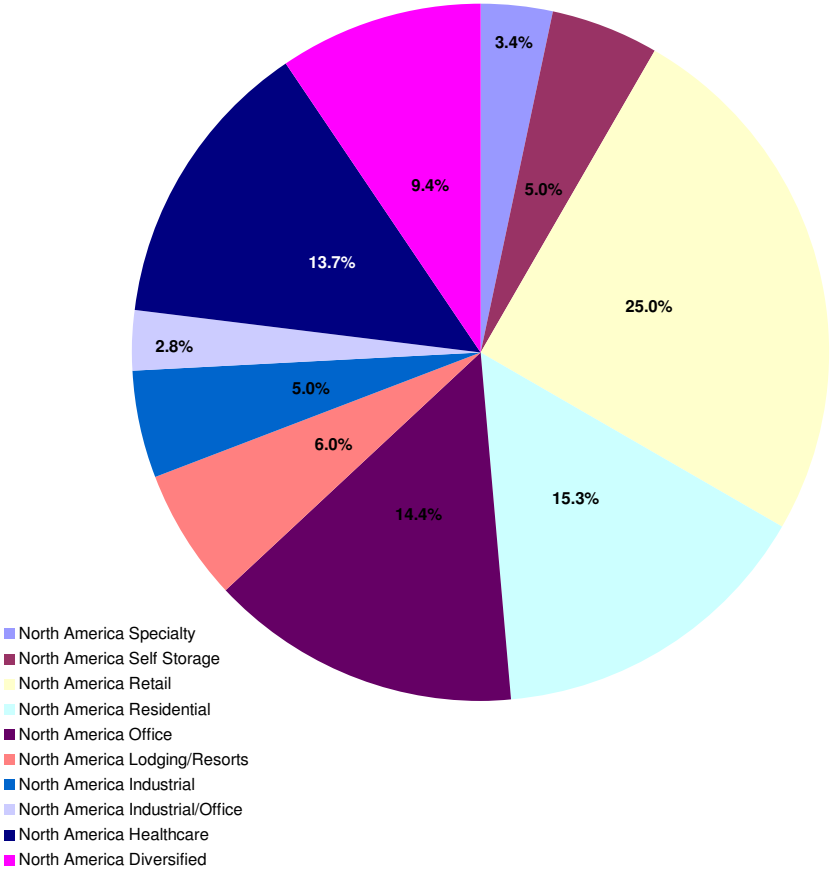
Graph 31: Sector Breakdown - Asia Developed



Graph 32: Sector Breakdown - Europe Developed



Graph 33: Sector Breakdown - North America Developed



FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Industrial	EUR	378.80	18,111.32	4.06	5.81	-NA-	-33.23	15.38	8.80	11.40	15.38	49.75
Global Residential	EUR	941.11	42,219.66	9.47	3.41	-NA-	-10.27	40.05	7.16	9.06	40.05	28.00
Global Specialty	EUR	1,240.02	6,722.57	1.51	2.69	-NA-	-2.32	53.81	13.63	9.61	53.81	29.55
Global Self Storage	EUR	979.52	9,619.74	2.16	2.79	-NA-	-8.87	5.97	11.41	8.54	5.97	30.62
Global Retail	EUR	701.58	94,495.74	21.19	4.65	-NA-	-17.00	31.97	5.43	9.61	31.97	29.92
Global Office	EUR	835.46	59,506.49	13.34	4.24	-NA-	-13.62	26.24	4.87	8.41	26.24	24.48
Global Lodging/Resorts	EUR	530.65	10,943.43	2.45	0.47	-NA-	-22.86	60.25	7.79	18.78	60.25	56.35
Global Industrial/Office	EUR	619.27	5,027.62	1.13	5.50	-NA-	-18.52	30.91	2.65	13.81	30.91	43.35
Global Healthcare	EUR	1,230.94	24,934.22	5.59	5.88	-NA-	-0.28	21.87	14.02	6.71	21.87	33.68
Global Diversified	EUR	818.14	174,347.82	39.10	3.33	-NA-	-14.39	40.28	5.36	6.73	40.28	27.06
Asia Retail	EUR	786.53	31,280.67	16.77	6.95	-NA-	-12.71	33.84	-2.23	6.76	33.84	23.12
Asia Residential	EUR	2,224.02	11,988.38	6.43	1.13	-NA-	5.82	73.63	3.06	2.81	73.63	45.47
Asia Office	EUR	884.19	21,289.72	11.41	5.27	-NA-	-9.71	11.23	-0.05	5.10	11.23	22.28
Asia Industrial	EUR	409.75	5,702.95	3.06	9.43	-NA-	-34.23	51.13	7.40	12.81	51.13	47.87
Asia Diversified	EUR	887.39	116,276.63	62.33	2.63	-NA-	-9.68	44.58	5.23	6.49	44.58	30.63
Asia ex Australia Diversified	EUR	964.31	101,126.15	54.21	1.92	-NA-	-6.53	45.58	6.15	6.82	45.58	-NA-
Asia ex Australia Industrial	EUR	1,369.92	2,661.32	1.43	6.02	-NA-	0.06	91.59	15.92	16.42	91.59	-NA-
Asia ex Australia Office	EUR	882.56	18,073.05	9.69	4.77	-NA-	-9.47	8.10	-2.11	4.00	8.10	-NA-
Asia ex Australia Residential	EUR	2,207.61	11,988.38	6.43	1.13	-NA-	5.50	73.63	3.06	2.81	73.63	-NA-
Asia ex Australia Retail	EUR	955.20	9,892.85	5.30	3.97	-NA-	-2.94	37.10	5.03	9.45	37.10	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

140

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe Specialty	EUR	622.59	536.58	0.69	0.00	-NA-	-25.01	122.85	17.03	14.22	122.85	89.88
Europe Self Storage	EUR	958.62	520.37	0.67	0.00	-NA-	-26.62	61.35	-2.89	-1.35	61.35	44.58
Europe Retail	EUR	795.70	17,960.47	22.95	3.99	-NA-	-19.46	37.67	4.83	6.95	37.67	26.74
Europe Residential	EUR	355.65	2,502.53	3.20	3.19	-NA-	-34.82	75.92	-10.29	-0.56	75.92	49.27
Europe Office	EUR	868.71	12,061.61	15.41	3.58	-NA-	-14.79	36.56	4.80	6.00	36.56	22.64
Europe Industrial	EUR	330.29	3,383.39	4.32	3.19	-NA-	-37.55	0.23	-2.14	8.53	0.23	53.82
Europe Healthcare	EUR	616.70	199.57	0.26	5.88	-NA-	-22.34	15.45	7.03	5.53	15.45	37.59
Europe Diversified	EUR	702.73	41,084.68	52.50	5.26	-NA-	-22.62	35.16	4.33	4.80	35.16	26.52
Eurozone Retail	EUR	1,236.86	10,713.16	13.69	5.05	-NA-	-6.36	44.82	2.10	4.12	44.82	24.91
Eurozone Residential	EUR	352.38	2,054.16	2.63	3.51	-NA-	-34.61	74.36	-7.91	1.41	74.36	47.64
Eurozone Office	EUR	995.66	3,218.16	4.11	6.49	-NA-	-10.27	23.31	-0.92	2.66	23.31	24.23
Eurozone Industrial	EUR	562.18	535.52	0.68	4.75	-NA-	-21.04	31.86	6.01	6.05	31.86	42.22
Eurozone Diversified	EUR	901.20	24,434.59	31.23	5.41	-NA-	-16.21	45.47	2.25	2.55	45.47	27.03
UK Specialty	EUR	622.59	536.58	0.69	0.00	-NA-	-25.01	122.85	17.03	14.22	122.85	89.88
UK Self Storage	EUR	958.62	520.37	0.67	0.00	-NA-	-26.62	61.35	-2.89	-1.35	61.35	44.58
UK Retail	EUR	447.50	7,247.32	9.26	2.42	-NA-	-33.83	26.44	10.05	11.50	26.44	36.56
UK Residential	EUR	357.12	448.37	0.57	1.74	-NA-	-35.93	88.13	-21.32	-8.70	88.13	75.94
UK Industrial	EUR	285.10	2,847.86	3.64	2.90	-NA-	-40.90	-7.43	-3.54	9.01	-7.43	60.67
UK Healthcare	EUR	616.70	199.57	0.26	5.88	-NA-	-22.34	15.45	7.03	5.53	15.45	37.59
UK Diversified	EUR	463.08	14,073.29	17.99	5.21	-NA-	-32.55	19.40	7.98	8.20	19.40	31.82
UK Office	EUR	586.43	2,939.64	3.76	2.59	-NA-	-27.90	77.91	10.81	7.67	77.91	34.33

* -5 & -3 Years Total Returns are annualised

Version: December 2009

141

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
North America Specialty	EUR	1,350.03	6,185.99	3.42	2.92	-NA-	1.16	50.65	13.37	9.22	50.65	28.73
North America Self Storage	EUR	985.80	9,099.37	5.02	2.95	-NA-	-7.70	4.99	12.32	9.15	4.99	31.31
North America Retail	EUR	623.23	45,254.60	24.98	3.33	-NA-	-18.47	28.75	11.48	12.88	28.75	42.56
North America Residential	EUR	870.18	27,728.76	15.31	4.42	-NA-	-11.46	28.22	10.97	13.07	28.22	32.97
North America Office	EUR	753.48	26,155.16	14.44	3.72	-NA-	-16.98	36.32	9.62	12.76	36.32	39.99
North America Lodging/Resorts	EUR	538.97	10,943.43	6.04	0.47	-NA-	-22.39	60.26	7.79	18.78	60.26	56.33
North America Industrial	EUR	390.59	9,024.98	4.98	4.51	-NA-	-30.38	8.42	14.23	11.39	8.42	63.90
North America Industrial/Office	EUR	619.27	5,027.62	2.78	5.50	-NA-	-18.52	30.91	2.65	13.81	30.91	43.35
North America Healthcare	EUR	1,255.32	24,734.65	13.65	5.88	-NA-	0.44	21.93	14.08	6.72	21.93	33.92
North America Diversified	EUR	758.07	16,986.52	9.38	3.48	-NA-	-15.33	27.90	8.97	13.51	27.90	38.24
United States Specialty	EUR	1,350.03	6,185.99	3.42	2.92	-NA-	1.16	50.65	13.37	9.22	50.65	28.73
United States Self Storage	EUR	985.80	9,099.37	5.02	2.95	-NA-	-7.70	4.99	12.32	9.15	4.99	31.31
United States Retail	EUR	588.48	39,792.70	21.97	2.81	-NA-	-20.15	23.31	11.16	12.95	23.31	44.97
United States Residential	EUR	842.79	25,343.54	13.99	4.27	-NA-	-12.18	26.60	11.80	13.53	26.60	34.62
United States Office	EUR	774.95	22,459.18	12.40	3.52	-NA-	-16.43	32.17	9.10	12.65	32.17	40.86
United States Lodging/Resorts	EUR	523.08	10,634.46	5.87	0.21	-NA-	-23.16	59.44	7.33	18.83	59.44	57.18
United States Industrial	EUR	390.14	9,024.98	4.98	4.51	-NA-	-30.38	8.42	14.24	11.40	8.42	63.90
United States Industrial/Office	EUR	619.27	5,027.62	2.78	5.50	-NA-	-18.52	30.91	2.65	13.81	30.91	43.35
United States Healthcare	EUR	1,319.90	23,759.71	13.12	5.78	-NA-	0.78	20.12	13.98	6.03	20.12	34.57
United States Diversified	EUR	678.63	12,626.88	6.97	2.57	-NA-	-18.53	16.26	7.61	12.82	16.26	44.37

* -5 & -3 Years Total Returns are annualised

Version: December 2009

142

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Industrial	USD	460.77	25,985.04	4.06	5.81	-NA-	-31.32	19.08	6.80	6.46	19.08	54.80
Global Residential	USD	1,144.76	60,574.27	9.47	3.41	-NA-	-7.71	44.55	5.18	4.22	44.55	31.61
Global Specialty	USD	1,508.55	9,645.14	1.51	2.69	-NA-	1.37	58.75	11.53	4.75	58.75	33.32
Global Self Storage	USD	1,191.61	13,801.83	2.16	2.79	-NA-	-6.27	9.38	9.35	3.72	9.38	32.64
Global Retail	USD	853.42	135,576.89	21.19	4.65	-NA-	-13.41	36.21	3.48	4.75	36.21	33.23
Global Office	USD	1,016.17	85,376.39	13.34	4.24	-NA-	-11.16	30.29	2.93	3.60	30.29	28.65
Global Lodging/Resorts	USD	645.63	15,700.98	2.45	0.47	-NA-	-19.62	65.43	5.81	13.51	65.43	58.77
Global Industrial/Office	USD	753.05	7,213.33	1.13	5.50	-NA-	-14.82	35.09	0.76	8.76	35.09	45.47
Global Healthcare	USD	1,497.05	35,774.14	5.59	5.88	-NA-	2.56	25.79	11.92	1.97	25.79	37.39
Global Diversified	USD	995.18	250,143.94	39.10	3.33	-NA-	-11.95	44.79	3.41	2.00	44.79	32.05
Asia Retail	USD	956.77	44,879.65	16.77	6.95	-NA-	-10.22	38.14	-4.03	2.03	38.14	25.36
Asia Residential	USD	2,705.50	17,200.22	6.43	1.13	-NA-	8.84	79.22	1.16	-1.75	79.22	49.58
Asia Office	USD	1,075.67	30,545.23	11.41	5.27	-NA-	-7.13	14.80	-1.89	0.44	14.80	26.97
Asia Industrial	USD	498.62	8,182.26	3.06	9.43	-NA-	-32.35	55.98	5.42	7.81	55.98	49.79
Asia Diversified	USD	1,079.46	166,826.83	62.33	2.63	-NA-	-7.11	49.23	3.29	1.77	49.23	35.86
Asia ex Australia Diversified	USD	1,172.97	145,089.82	54.21	1.92	-NA-	-3.86	50.27	4.19	2.08	50.27	-NA-
Asia ex Australia Industrial	USD	1,666.33	3,818.30	1.43	6.02	-NA-	2.90	97.69	13.77	11.25	97.69	-NA-
Asia ex Australia Office	USD	1,073.57	25,930.14	9.69	4.77	-NA-	-6.89	11.58	-3.91	-0.61	11.58	-NA-
Asia ex Australia Residential	USD	2,685.55	17,200.22	6.43	1.13	-NA-	8.51	79.22	1.16	-1.75	79.22	-NA-
Asia ex Australia Retail	USD	1,161.62	14,193.67	5.30	3.97	-NA-	-0.18	41.49	3.09	4.60	41.49	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe Specialty	USD	757.32	769.86	0.69	0.00	-NA-	-22.72	130.01	14.87	9.15	130.01	95.41
Europe Self Storage	USD	1,165.98	746.59	0.67	0.00	-NA-	-24.18	66.54	-4.68	-5.73	66.54	47.79
Europe Retail	USD	967.91	25,768.62	22.95	3.99	-NA-	-16.31	42.11	2.90	2.21	42.11	30.09
Europe Residential	USD	432.68	3,590.48	3.20	3.19	-NA-	-32.48	81.58	-11.94	-4.97	81.58	55.79
Europe Office	USD	1,056.32	17,305.28	15.41	3.58	-NA-	-11.54	40.94	2.87	1.29	40.94	27.75
Europe Industrial	USD	401.68	4,854.28	4.32	3.19	-NA-	-35.18	3.45	-3.95	3.72	3.45	57.53
Europe Healthcare	USD	749.90	286.33	0.26	5.88	-NA-	-19.30	19.16	5.05	0.84	19.16	35.27
Europe Diversified	USD	854.68	58,945.86	52.50	5.26	-NA-	-19.82	39.50	2.40	0.15	39.50	30.78
Eurozone Retail	USD	1,504.56	15,370.60	13.69	5.05	-NA-	-3.69	49.48	0.22	-0.50	49.48	29.90
Eurozone Residential	USD	428.67	2,947.18	2.63	3.51	-NA-	-32.32	79.95	-9.61	-3.09	79.95	54.16
Eurozone Office	USD	1,209.89	4,617.23	4.11	6.49	-NA-	-7.74	27.23	-2.75	-1.90	27.23	28.41
Eurozone Industrial	USD	683.05	768.34	0.68	4.75	-NA-	-16.98	36.05	4.06	1.34	36.05	49.40
Eurozone Diversified	USD	1,096.00	35,057.30	31.23	5.41	-NA-	-13.17	50.12	0.36	-2.00	50.12	32.98
UK Specialty	USD	757.32	769.86	0.69	0.00	-NA-	-22.72	130.01	14.87	9.15	130.01	95.41
UK Self Storage	USD	1,165.98	746.59	0.67	0.00	-NA-	-24.53	66.54	-4.68	-5.73	66.54	47.88
UK Retail	USD	544.32	10,398.02	9.26	2.42	-NA-	-31.49	30.51	8.02	6.55	30.51	38.03
UK Residential	USD	434.63	643.29	0.57	1.74	-NA-	-34.09	94.30	-22.76	-12.75	94.30	80.66
UK Industrial	USD	346.80	4,085.94	3.64	2.90	-NA-	-38.68	-4.45	-5.32	4.18	-4.45	63.75
UK Healthcare	USD	749.90	286.33	0.26	5.88	-NA-	-20.13	19.16	5.05	0.84	19.16	35.24
UK Diversified	USD	563.34	20,191.52	17.99	5.21	-NA-	-30.63	23.25	6.00	3.40	23.25	32.70
UK Office	USD	652.69	4,217.62	3.76	2.59	-NA-	-27.64	78.16	8.38	2.89	78.16	37.49

* -5 & -3 Years Total Returns are annualised

Version: December 2009

144

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
North America Specialty	USD	1,642.39	8,875.29	3.42	2.92	-NA-	4.05	55.49	11.28	4.38	55.49	31.97
North America Self Storage	USD	1,199.26	13,055.24	5.02	2.95	-NA-	-5.06	8.37	10.24	4.31	8.37	33.18
North America Retail	USD	758.12	64,928.62	24.98	3.33	-NA-	-16.14	32.89	9.42	7.87	32.89	45.25
North America Residential	USD	1,058.43	39,783.58	15.31	4.42	-NA-	-8.93	32.33	8.92	8.04	32.33	34.89
North America Office	USD	916.41	37,525.88	14.44	3.72	-NA-	-14.62	40.67	7.60	7.76	40.67	42.19
North America Lodging/Resorts	USD	655.75	15,700.98	6.04	0.47	-NA-	-20.17	65.43	5.81	13.51	65.43	58.60
North America Industrial	USD	475.05	12,948.50	4.98	4.51	-NA-	-28.40	11.89	12.13	6.46	11.89	71.16
North America Industrial/Office	USD	753.05	7,213.33	2.78	5.5	-NA-	-16.20	35.09	0.76	8.76	35.09	45.06
North America Healthcare	USD	1,526.70	35,487.80	13.65	5.88	-NA-	3.30	25.85	11.98	1.99	25.85	37.72
North America Diversified	USD	922.17	24,371.25	9.38	3.48	-NA-	-12.91	32.01	6.96	8.47	32.01	40.07
United States Specialty	USD	1,642.39	8,875.29	3.42	2.92	-NA-	5.12	55.49	11.28	4.38	55.49	32.30
United States Self Storage	USD	1,199.26	13,055.24	5.02	2.95	-NA-	-5.06	8.37	10.24	4.31	8.37	33.18
United States Retail	USD	715.86	57,092.21	21.97	2.81	-NA-	-16.77	27.28	9.11	7.94	27.28	48.15
United States Residential	USD	1,025.12	36,361.41	13.99	4.27	-NA-	-8.54	30.66	9.73	8.49	30.66	36.86
United States Office	USD	942.46	32,223.11	12.40	3.52	-NA-	-14.05	36.39	7.08	7.65	36.39	43.16
United States Lodging/Resorts	USD	636.42	15,257.70	5.87	0.21	-NA-	-19.94	64.59	5.35	13.56	64.59	59.52
United States Industrial	USD	474.50	12,948.50	4.98	4.51	-NA-	-27.55	11.89	12.12	6.45	11.89	71.30
United States Industrial/Office	USD	753.05	7,213.33	2.78	5.5	-NA-	-14.82	35.09	0.76	8.76	35.09	45.47
United States Healthcare	USD	1,605.25	34,089.03	13.12	5.78	-NA-	3.65	23.98	11.88	1.33	23.98	38.28
United States Diversified	USD	825.58	18,116.30	6.97	2.57	-NA-	-16.20	20.01	5.62	7.81	20.01	45.86

* -5 & -3 Years Total Returns are annualised

Version: December 2009

145

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Industrial	GBP	459.84	16,091.24	4.06	5.81	-NA-	-26.78	6.02	5.77	8.19	6.02	53.96
Global Residential	GBP	1,142.45	37,510.62	9.47	3.41	-NA-	-1.60	28.70	4.17	5.91	28.70	28.80
Global Specialty	GBP	1,505.51	5,972.76	1.51	2.69	-NA-	7.12	41.34	10.46	6.45	41.34	31.52
Global Self Storage	GBP	1,189.21	8,546.78	2.16	2.79	-NA-	-0.06	-2.62	8.30	5.41	-2.62	33.46
Global Retail	GBP	851.70	83,955.99	21.19	4.65	-NA-	-8.99	21.27	2.49	6.45	21.27	30.72
Global Office	GBP	1,014.13	52,869.33	13.34	4.24	-NA-	-5.28	16.00	1.95	5.28	16.00	26.89
Global Lodging/Resorts	GBP	644.33	9,722.83	2.45	0.47	-NA-	-15.40	47.29	4.79	15.36	47.29	55.86
Global Industrial/Office	GBP	751.53	4,466.86	1.13	5.5	-NA-	-10.66	20.27	-0.21	10.52	20.27	44.69
Global Healthcare	GBP	1,494.03	22,153.13	5.59	5.88	-NA-	9.35	11.99	10.84	3.63	11.99	37.92
Global Diversified	GBP	993.17	154,901.63	39.10	3.33	-NA-	-6.12	28.91	2.42	3.65	28.91	27.86
Asia Retail	GBP	954.85	27,791.72	16.77	6.95	-NA-	-4.28	22.99	-4.95	3.69	22.99	22.57
Asia Residential	GBP	2,700.05	10,651.24	6.43	1.13	-NA-	16.04	59.56	0.19	-0.15	59.56	46.68
Asia Office	GBP	1,073.50	18,915.13	11.41	5.27	-NA-	-0.98	2.21	-2.83	2.07	2.21	24.53
Asia Industrial	GBP	497.62	5,066.86	3.06	9.43	-NA-	-27.87	38.88	4.41	9.57	38.88	47.45
Asia Diversified	GBP	1,077.28	103,307.51	62.33	2.63	-NA-	-0.96	32.86	2.30	3.42	32.86	31.07
Asia ex Australia Diversified	GBP	1,170.61	89,846.87	54.21	1.92	-NA-	2.50	33.79	3.19	3.74	33.79	-NA-
Asia ex Australia Industrial	GBP	1,662.97	2,364.48	1.43	6.02	-NA-	9.71	76.01	12.68	13.06	76.01	-NA-
Asia ex Australia Office	GBP	1,071.41	16,057.24	9.69	4.77	-NA-	-0.73	-0.66	-4.84	1.00	-0.66	-NA-
Asia ex Australia Residential	GBP	2,680.14	10,651.24	6.43	1.13	-NA-	15.69	59.56	0.19	-0.15	59.56	-NA-
Asia ex Australia Retail	GBP	1,159.28	8,789.43	5.30	3.97	-NA-	6.43	25.97	2.10	6.30	25.97	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

146

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe Specialty	GBP	755.79	476.73	0.69	0.00	-NA-	-17.77	104.79	13.77	10.93	104.79	93.81
Europe Self Storage	GBP	1,163.63	462.33	0.67	0.00	-NA-	-19.53	48.27	-5.60	-4.19	48.27	43.72
Europe Retail	GBP	965.96	15,957.22	22.95	3.99	-NA-	-11.69	26.52	1.91	3.87	26.52	27.23
Europe Residential	GBP	431.81	2,223.40	3.20	3.19	-NA-	-28.52	61.67	-12.79	-3.43	61.67	56.50
Europe Office	GBP	1,054.19	10,716.29	15.41	3.58	-NA-	-6.56	25.48	1.88	2.94	25.48	25.79
Europe Industrial	GBP	400.87	3,006.01	4.32	3.19	-NA-	-31.52	-7.90	-4.87	5.40	-7.90	54.01
Europe Healthcare	GBP	748.39	177.31	0.26	5.88	-NA-	-14.84	6.09	4.04	2.48	6.09	36.44
Europe Diversified	GBP	852.96	36,502.22	52.50	5.26	-NA-	-15.15	24.20	1.42	1.78	24.20	28.40
Eurozone Retail	GBP	1,501.53	9,518.25	13.69	5.05	-NA-	2.68	33.09	-0.75	1.12	33.09	28.00
Eurozone Residential	GBP	427.81	1,825.04	2.63	3.51	-NA-	-28.29	60.22	-10.47	-1.51	60.22	54.87
Eurozone Office	GBP	1,207.45	2,859.22	4.11	6.49	-NA-	-1.64	13.27	-3.68	-0.31	13.27	27.33
Eurozone Industrial	GBP	681.67	475.79	0.68	4.75	-NA-	-13.44	21.13	3.06	2.99	21.13	48.71
Eurozone Diversified	GBP	1,093.79	21,709.23	31.23	5.41	-NA-	-8.12	33.66	-0.60	-0.41	33.66	30.73
UK Specialty	GBP	755.79	476.73	0.69	0.00	-NA-	-17.77	104.79	13.77	10.93	104.79	93.81
UK Self Storage	GBP	1,163.63	462.33	0.67	0.00	-NA-	-19.53	48.27	-5.60	-4.19	48.27	43.72
UK Retail	GBP	543.22	6,438.97	9.26	2.42	-NA-	-27.44	16.20	6.99	8.28	16.20	35.00
UK Residential	GBP	433.76	398.36	0.57	1.74	-NA-	-29.73	72.99	-23.50	-11.34	72.99	81.01
UK Industrial	GBP	346.10	2,530.22	3.64	2.9	-NA-	-35.19	-14.93	-6.23	5.87	-14.93	60.01
UK Healthcare	GBP	748.39	177.31	0.26	5.88	-NA-	-14.84	6.09	4.04	2.48	6.09	36.44
UK Diversified	GBP	562.20	12,503.60	17.99	5.21	-NA-	-26.04	9.73	4.98	5.08	9.73	30.03
UK Office	GBP	712.07	2,611.76	3.76	2.59	-NA-	-20.93	63.52	7.72	4.57	63.52	33.61

* -5 & -3 Years Total Returns are annualised

Version: December 2009

147

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
North America Specialty	GBP	1,639.08	5,496.02	3.42	2.92	-NA-	10.94	38.43	10.21	6.07	38.43	30.33
North America Self Storage	GBP	1,196.85	8,084.46	5.02	2.95	-NA-	1.23	-3.52	9.18	6.00	-3.52	34.19
North America Retail	GBP	756.59	40,207.05	24.98	3.33	-NA-	-10.59	18.31	8.37	9.63	18.31	44.07
North America Residential	GBP	1,056.30	24,635.98	15.31	4.42	-NA-	-2.91	17.82	7.87	9.80	17.82	33.58
North America Office	GBP	914.56	23,237.90	14.44	3.72	-NA-	-8.97	25.25	6.57	9.51	25.25	41.47
North America Lodging/Resorts	GBP	654.43	9,722.83	6.04	0.47	-NA-	-14.89	47.28	4.79	15.35	47.28	55.98
North America Industrial	GBP	474.09	8,018.36	4.98	4.51	-NA-	-23.66	-0.38	11.05	8.19	-0.38	73.28
North America Industrial/Office	GBP	751.53	4,466.86	2.78	5.5	-NA-	-10.66	20.27	-0.21	10.52	20.27	44.69
North America Healthcare	GBP	1,523.62	21,975.82	13.65	5.88	-NA-	10.13	12.05	10.90	3.64	12.05	38.21
North America Diversified	GBP	920.31	15,091.90	9.38	3.48	-NA-	-7.15	17.53	5.93	10.23	17.53	38.78
United States Specialty	GBP	1,639.08	5,496.02	3.42	2.92	-NA-	10.94	38.43	10.21	6.07	38.43	30.33
United States Self Storage	GBP	1,196.85	8,084.46	5.02	2.95	-NA-	1.23	-3.52	9.18	6.00	-3.52	34.19
United States Retail	GBP	714.42	35,354.35	21.97	2.81	-NA-	-12.43	13.32	8.06	9.69	13.32	46.76
United States Residential	GBP	1,023.06	22,516.80	13.99	4.27	-NA-	-3.69	16.33	8.68	10.25	16.33	35.25
United States Office	GBP	940.56	19,954.16	12.40	3.52	-NA-	-8.36	21.43	6.06	9.40	21.43	42.75
United States Lodging/Resorts	GBP	635.13	9,448.33	5.87	0.21	-NA-	-15.73	46.53	4.34	15.40	46.53	56.73
United States Industrial	GBP	473.54	8,018.36	4.98	4.51	-NA-	-23.66	-0.38	11.05	8.18	-0.38	73.27
United States Industrial/Office	GBP	751.53	4,466.86	2.78	5.5	-NA-	-10.66	20.27	-0.21	10.52	20.27	44.69
United States Healthcare	GBP	1,602.01	21,109.63	13.12	5.78	-NA-	10.51	10.38	10.80	2.98	10.38	38.89
United States Diversified	GBP	823.92	11,218.52	6.97	2.57	-NA-	-10.65	6.85	4.61	9.57	6.85	45.15

* -5 & -3 Years Total Returns are annualised

Version: December 2009

148

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Industrial	JPY	419.08	2,419,077.59	4.06	5.81	-NA-	-36.75	22.29	11.04	15.05	22.29	54.48
Global Residential	JPY	1,041.19	5,639,162.01	9.47	3.41	-NA-	-15.00	48.45	9.36	12.63	48.45	34.08
Global Specialty	JPY	1,372.07	897,914.68	1.51	2.69	-NA-	-7.46	63.04	15.97	13.20	63.04	35.63
Global Self Storage	JPY	1,083.81	1,284,881.59	2.16	2.79	-NA-	-13.67	12.33	13.69	12.09	12.33	33.28
Global Retail	JPY	776.21	12,621,530.94	21.19	4.65	-NA-	-21.38	39.89	7.59	13.20	39.89	34.99
Global Office	JPY	924.24	7,948,114.64	13.34	4.24	-NA-	-18.17	33.81	7.03	11.96	33.81	31.00
Global Lodging/Resorts	JPY	587.22	1,461,683.19	2.45	0.47	-NA-	-26.92	69.89	10.01	22.67	69.89	59.59
Global Industrial/Office	JPY	684.92	671,525.32	1.13	5.5	-NA-	-22.82	38.73	4.76	17.53	38.73	47.16
Global Healthcare	JPY	1,361.61	3,330,393.31	5.59	5.88	-NA-	-5.54	29.18	16.37	10.20	29.18	37.75
Global Diversified	JPY	905.14	23,287,149.77	39.10	3.33	-NA-	-18.90	48.69	7.52	10.23	48.69	34.25
Asia Retail	JPY	870.21	4,178,071.10	16.77	6.95	-NA-	-17.31	41.86	-0.21	10.26	41.86	29.26
Asia Residential	JPY	2,460.74	1,601,254.33	6.43	1.13	-NA-	0.24	84.05	5.18	6.18	84.05	51.13
Asia Office	JPY	978.36	2,843,608.28	11.41	5.27	-NA-	-14.46	17.90	2.01	8.55	17.90	28.72
Asia Industrial	JPY	453.51	761,727.22	3.06	9.43	-NA-	-37.69	60.19	9.61	16.51	60.19	51.21
Asia Diversified	JPY	981.80	15,530,743.58	62.33	2.63	-NA-	-14.44	53.26	7.40	9.98	53.26	38.12
Asia ex Australia Diversified	JPY	1,066.85	13,507,136.59	54.21	1.92	-NA-	-11.45	54.32	8.33	10.31	54.32	-NA-
Asia ex Australia Industrial	JPY	1,515.58	355,464.53	1.43	6.02	-NA-	-5.23	103.02	18.30	20.23	103.02	-NA-
Asia ex Australia Office	JPY	976.44	2,413,966.47	9.69	4.77	-NA-	-14.24	14.59	-0.09	7.40	14.59	-NA-
Asia ex Australia Residential	JPY	2,442.59	1,601,254.33	6.43	1.13	-NA-	-0.06	84.05	5.18	6.18	84.05	-NA-
Asia ex Australia Retail	JPY	1,056.52	1,321,360.17	5.30	3.97	-NA-	-8.06	45.30	7.18	13.03	45.30	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

149

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe Specialty	JPY	688.80	71,669.96	0.69	0.00	-NA-	-28.96	136.21	19.44	17.96	136.21	94.06
Europe Self Storage	JPY	1,060.49	69,503.99	0.67	0.00	-NA-	-30.49	71.03	-0.90	1.88	71.03	49.58
Europe Retail	JPY	880.34	2,398,930.06	22.95	3.99	-NA-	-23.71	45.94	6.99	10.45	45.94	32.43
Europe Residential	JPY	393.53	334,255.29	3.20	3.19	-NA-	-38.25	86.47	-8.45	2.69	86.47	54.51
Europe Office	JPY	960.75	1,611,034.95	15.41	3.58	-NA-	-19.28	44.74	6.96	9.46	44.74	29.03
Europe Industrial	JPY	365.34	451,909.40	4.32	3.19	-NA-	-40.84	6.24	-0.13	12.08	6.24	56.77
Europe Healthcare	JPY	682.06	26,656.11	0.26	5.88	-NA-	-26.44	22.37	9.22	8.98	22.37	37.55
Europe Diversified	JPY	777.36	5,487,564.88	52.50	5.26	-NA-	-26.70	43.26	6.48	8.23	43.26	32.33
Eurozone Retail	JPY	1,368.44	1,430,926.24	13.69	5.05	-NA-	-11.30	53.51	4.20	7.53	53.51	30.97
Eurozone Residential	JPY	389.89	274,367.87	2.63	3.51	-NA-	-38.05	84.81	-6.01	4.73	84.81	53.14
Eurozone Office	JPY	1,100.43	429,840.77	4.11	6.49	-NA-	-15.03	30.66	1.12	6.01	30.66	29.35
Eurozone Industrial	JPY	621.25	71,528.43	0.68	4.75	-NA-	-25.23	39.72	8.20	9.52	39.72	47.84
Eurozone Diversified	JPY	996.85	3,263,659.01	31.23	5.41	-NA-	-20.63	54.17	4.35	5.91	54.17	33.63
UK Specialty	JPY	688.80	71,669.96	0.69	0.00	-NA-	-28.96	136.21	19.44	17.96	136.21	94.06
UK Self Storage	JPY	1,060.49	69,503.99	0.67	0.00	-NA-	-30.49	71.03	-0.90	1.88	71.03	49.58
UK Retail	JPY	495.08	968,003.82	9.26	2.42	-NA-	-37.32	34.04	12.32	15.15	34.04	41.12
UK Residential	JPY	395.31	59,887.42	0.57	1.74	-NA-	-39.30	99.54	-19.69	-5.72	99.54	78.27
UK Industrial	JPY	315.42	380,380.97	3.64	2.9	-NA-	-44.01	-1.87	-1.56	12.58	-1.87	63.02
UK Healthcare	JPY	682.06	26,656.11	0.26	5.88	-NA-	-26.44	22.37	9.22	8.98	22.37	37.55
UK Diversified	JPY	512.37	1,879,729.22	17.99	5.21	-NA-	-36.11	26.57	10.21	11.74	26.57	35.33
UK Office	JPY	648.96	392,639.25	3.76	2.59	-NA-	-31.70	88.61	13.09	11.20	88.61	39.22

* -5 & -3 Years Total Returns are annualised

Version: December 2009

150

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
North America Specialty	JPY	1,493.80	826,244.72	3.42	2.92	-NA-	-4.16	59.68	15.70	12.80	59.68	34.91
North America Self Storage	JPY	1,090.77	1,215,377.60	5.02	2.95	-NA-	-12.56	11.29	14.62	12.72	11.29	33.79
North America Retail	JPY	689.53	6,044,529.78	24.98	3.33	-NA-	-22.76	36.47	13.77	16.58	36.47	46.13
North America Residential	JPY	962.68	3,703,652.39	15.31	4.42	-NA-	-16.13	35.90	13.25	16.76	35.90	36.64
North America Office	JPY	833.50	3,493,471.40	14.44	3.72	-NA-	-21.36	44.47	11.88	16.45	44.47	44.34
North America Lodging/Resorts	JPY	596.43	1,461,683.19	6.04	0.47	-NA-	-26.47	69.89	10.01	22.67	69.89	59.51
North America Industrial	JPY	432.07	1,205,440.97	4.98	4.51	-NA-	-34.05	14.91	16.58	15.04	14.91	69.15
North America Industrial/Office	JPY	684.92	671,525.32	2.78	5.5	-NA-	-22.82	38.73	4.76	17.53	38.73	47.16
North America Healthcare	JPY	1,388.58	3,303,737.20	13.65	5.88	-NA-	-4.86	29.24	16.43	10.21	29.24	37.99
North America Diversified	JPY	838.74	2,268,841.30	9.38	3.48	-NA-	-19.79	35.57	11.21	17.22	35.57	41.43
United States Specialty	JPY	1,493.80	826,244.72	3.42	2.92	-NA-	-4.16	59.68	15.70	12.80	59.68	34.91
United States Self Storage	JPY	1,090.77	1,215,377.60	5.02	2.95	-NA-	-12.56	11.29	14.62	12.72	11.29	33.79
United States Retail	JPY	651.10	5,314,999.69	21.97	2.81	-NA-	-24.35	30.71	13.45	16.64	30.71	48.38
United States Residential	JPY	932.38	3,385,065.48	13.99	4.27	-NA-	-16.81	34.18	14.09	17.24	34.18	37.97
United States Office	JPY	857.20	2,999,810.18	12.40	3.52	-NA-	-20.84	40.07	11.34	16.34	40.07	45.00
United States Lodging/Resorts	JPY	578.84	1,420,415.42	5.87	0.21	-NA-	-27.21	69.02	9.54	22.72	69.02	60.24
United States Industrial	JPY	431.57	1,205,440.97	4.98	4.51	-NA-	-34.05	14.91	16.58	15.04	14.91	69.15
United States Industrial/Office	JPY	684.92	671,525.32	2.78	5.5	-NA-	-22.82	38.73	4.76	17.53	38.73	47.16
United States Healthcare	JPY	1,460.02	3,173,518.18	13.12	5.78	-NA-	-4.54	27.33	16.33	9.51	27.33	38.39
United States Diversified	JPY	750.89	1,686,536.62	6.97	2.57	-NA-	-22.82	23.25	9.82	16.51	23.25	46.59

* -5 & -3 Years Total Returns are annualised

Version: December 2009

151

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Industrial	AUD	335.25	28,893.03	6.48	5.81	-NA-	-NA-	-NA-	4.80	8.35	-NA-	-NA-
Global Residential	AUD	832.92	67,353.14	15.10	3.41	-NA-	-NA-	-NA-	3.22	6.07	-NA-	-NA-
Global Specialty	AUD	1,097.61	10,724.53	2.40	2.69	-NA-	-NA-	-NA-	9.45	6.61	-NA-	-NA-
Global Self Storage	AUD	867.01	15,346.40	3.44	2.79	-NA-	-NA-	-NA-	7.30	5.57	-NA-	-NA-
Global Retail	AUD	620.95	150,749.30	33.81	4.65	-NA-	-NA-	-NA-	1.55	6.61	-NA-	-NA-
Global Office	AUD	739.36	94,930.86	21.29	4.24	-NA-	-NA-	-NA-	1.01	5.44	-NA-	-NA-
Global Lodging/Resorts	AUD	469.76	17,458.08	3.91	0.47	-NA-	-NA-	-NA-	3.83	15.53	-NA-	-NA-
Global Industrial/Office	AUD	547.91	8,020.58	1.80	5.5	-NA-	-NA-	-NA-	-1.13	10.69	-NA-	-NA-
Global Healthcare	AUD	1,089.24	39,777.62	8.92	5.88	-NA-	-NA-	-NA-	9.82	3.79	-NA-	-NA-
Global Diversified	AUD	724.09	278,137.54	62.37	3.33	-NA-	-NA-	-NA-	1.48	3.81	-NA-	-NA-
Asia Retail	AUD	696.14	49,902.13	26.75	6.95	-NA-	-NA-	-NA-	-5.82	3.84	-NA-	-NA-
Asia Residential	AUD	1,968.51	19,125.09	10.25	1.13	-NA-	-NA-	-NA-	-0.73	0.00	-NA-	-NA-
Asia Office	AUD	782.65	33,963.55	18.21	5.27	-NA-	-NA-	-NA-	-3.72	2.23	-NA-	-NA-
Asia Industrial	AUD	362.80	9,097.93	4.88	9.43	-NA-	-NA-	-NA-	3.45	9.73	-NA-	-NA-
Asia Diversified	AUD	785.41	185,496.42	99.44	2.63	-NA-	-NA-	-NA-	1.36	3.58	-NA-	-NA-
Asia ex Australia Diversified	AUD	853.45	161,326.82	86.48	1.92	-NA-	-NA-	-NA-	2.24	3.89	-NA-	-NA-
Asia ex Australia Industrial	AUD	1,212.41	4,245.60	2.28	6.02	-NA-	-NA-	-NA-	11.65	13.23	-NA-	-NA-
Asia ex Australia Office	AUD	781.12	28,831.98	15.46	4.77	-NA-	-NA-	-NA-	-5.71	1.16	-NA-	-NA-
Asia ex Australia Residential	AUD	1,953.99	19,125.09	10.25	1.13	-NA-	-NA-	-NA-	-0.73	0.00	-NA-	-NA-
Asia ex Australia Retail	AUD	845.18	15,782.09	8.46	3.97	-NA-	-NA-	-NA-	1.16	6.46	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

152

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe Specialty	AUD	551.02	856.01	1.09	0.00	-NA-	-NA-	-NA-	12.73	11.09	-NA-	-NA-
Europe Self Storage	AUD	848.36	830.14	1.06	0.00	-NA-	-NA-	-NA-	-6.47	-4.05	-NA-	-NA-
Europe Retail	AUD	704.24	28,652.39	36.62	3.99	-NA-	-NA-	-NA-	0.97	4.02	-NA-	-NA-
Europe Residential	AUD	314.81	3,992.29	5.10	3.19	-NA-	-NA-	-NA-	-13.59	-3.28	-NA-	-NA-
Europe Office	AUD	768.57	19,241.91	24.59	3.58	-NA-	-NA-	-NA-	0.95	3.09	-NA-	-NA-
Europe Industrial	AUD	292.26	5,397.52	6.90	3.19	-NA-	-NA-	-NA-	-5.75	5.56	-NA-	-NA-
Europe Healthcare	AUD	545.62	318.38	0.41	5.88	-NA-	-NA-	-NA-	3.08	2.64	-NA-	-NA-
Europe Diversified	AUD	621.86	65,542.49	83.76	5.26	-NA-	-NA-	-NA-	0.49	1.93	-NA-	-NA-
Eurozone Retail	AUD	1,094.71	17,090.73	21.84	5.05	-NA-	-NA-	-NA-	-1.66	1.27	-NA-	-NA-
Eurozone Residential	AUD	311.90	3,277.00	4.19	3.51	-NA-	-NA-	-NA-	-11.29	-1.36	-NA-	-NA-
Eurozone Office	AUD	880.31	5,133.94	6.56	6.49	-NA-	-NA-	-NA-	-4.57	-0.16	-NA-	-NA-
Eurozone Industrial	AUD	496.98	854.32	1.09	4.75	-NA-	-NA-	-NA-	2.11	3.14	-NA-	-NA-
Eurozone Diversified	AUD	797.44	38,980.56	49.82	5.41	-NA-	-NA-	-NA-	-1.51	-0.26	-NA-	-NA-
UK Specialty	AUD	551.02	856.01	1.09	0.00	-NA-	-NA-	-NA-	12.73	11.09	-NA-	-NA-
UK Self Storage	AUD	848.36	830.14	1.06	0.00	-NA-	-NA-	-NA-	-6.47	-4.05	-NA-	-NA-
UK Retail	AUD	396.04	11,561.66	14.78	2.42	-NA-	-NA-	-NA-	6.00	8.45	-NA-	-NA-
UK Residential	AUD	316.24	715.28	0.91	1.74	-NA-	-NA-	-NA-	-24.20	-11.20	-NA-	-NA-
UK Industrial	AUD	252.33	4,543.20	5.81	2.9	-NA-	-NA-	-NA-	-7.09	6.03	-NA-	-NA-
UK Healthcare	AUD	545.62	318.38	0.41	5.88	-NA-	-NA-	-NA-	3.08	2.64	-NA-	-NA-
UK Diversified	AUD	409.88	22,451.15	28.69	5.21	-NA-	-NA-	-NA-	4.01	5.24	-NA-	-NA-
UK Office	AUD	519.15	4,689.61	5.99	2.59	-NA-	-NA-	-NA-	6.73	4.72	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

153

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
North America Specialty	AUD	1,194.99	9,868.52	5.45	2.92	-NA-	-NA-	-NA-	9.20	6.23	-NA-	-NA-
North America Self Storage	AUD	872.58	14,516.25	8.01	2.95	-NA-	-NA-	-NA-	8.18	6.16	-NA-	-NA-
North America Retail	AUD	551.60	72,194.78	39.86	3.33	-NA-	-NA-	-NA-	7.38	9.79	-NA-	-NA-
North America Residential	AUD	770.11	44,235.76	24.42	4.42	-NA-	-NA-	-NA-	6.88	9.97	-NA-	-NA-
North America Office	AUD	666.77	41,725.40	23.03	3.72	-NA-	-NA-	-NA-	5.59	9.68	-NA-	-NA-
North America Lodging/Resorts	AUD	477.12	17,458.08	9.64	0.47	-NA-	-NA-	-NA-	3.83	15.53	-NA-	-NA-
North America Industrial	AUD	345.64	14,397.57	7.95	4.51	-NA-	-NA-	-NA-	10.03	8.35	-NA-	-NA-
North America Industrial/Office	AUD	547.91	8,020.58	4.43	5.5	-NA-	-NA-	-NA-	-1.13	10.69	-NA-	-NA-
North America Healthcare	AUD	1,110.82	39,459.25	21.78	5.88	-NA-	-NA-	-NA-	9.89	3.80	-NA-	-NA-
North America Diversified	AUD	670.97	27,098.63	14.96	3.48	-NA-	-NA-	-NA-	4.96	10.40	-NA-	-NA-
United States Specialty	AUD	1,194.99	9,868.52	5.45	2.92	-NA-	-NA-	-NA-	9.20	6.23	-NA-	-NA-
United States Self Storage	AUD	872.58	14,516.25	8.01	2.95	-NA-	-NA-	-NA-	8.18	6.16	-NA-	-NA-
United States Retail	AUD	520.86	63,481.40	35.05	2.81	-NA-	-NA-	-NA-	7.07	9.86	-NA-	-NA-
United States Residential	AUD	745.87	40,430.62	22.32	4.27	-NA-	-NA-	-NA-	7.68	10.42	-NA-	-NA-
United States Office	AUD	685.73	35,829.20	19.78	3.52	-NA-	-NA-	-NA-	5.08	9.57	-NA-	-NA-
United States Lodging/Resorts	AUD	463.05	16,965.19	9.37	0.21	-NA-	-NA-	-NA-	3.38	15.58	-NA-	-NA-
United States Industrial	AUD	345.24	14,397.57	7.95	4.51	-NA-	-NA-	-NA-	10.03	8.35	-NA-	-NA-
United States Industrial/Office	AUD	547.91	8,020.58	4.43	5.5	-NA-	-NA-	-NA-	-1.13	10.69	-NA-	-NA-
United States Healthcare	AUD	1,167.97	37,903.93	20.93	5.78	-NA-	-NA-	-NA-	9.79	3.13	-NA-	-NA-
United States Diversified	AUD	600.69	20,143.69	11.12	2.57	-NA-	-NA-	-NA-	3.65	9.73	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

154

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Ccy (m) Dec-09	(%) Weight Dec-09	Yld (%) Dec-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Dec-09	Rtn (%) YTD	Vlty (%)
Global Specialty	EUR	1,117.29	6,722.57	1.51	0.00	-NA-	-4.81	49.15	12.85	8.85	49.15	29.36
Global Self Storage	EUR	859.27	9,619.74	2.16	0.00	-NA-	-11.86	2.32	10.59	7.86	2.32	30.50
Global Retail	EUR	577.76	94,495.74	21.19	0.00	-NA-	-21.09	24.63	4.62	9.14	24.63	29.58
Global Residential	EUR	802.57	42,219.66	9.47	0.00	-NA-	-13.90	33.88	6.19	8.53	33.88	27.91
Global Office	EUR	703.51	59,506.49	13.34	0.00	-NA-	-17.48	19.40	3.94	7.77	19.40	24.31
Global Lodging/Resorts	EUR	444.98	10,943.43	2.45	0.00	-NA-	-26.31	57.15	7.54	18.70	57.15	56.75
Global Industrial/Office	EUR	478.14	5,027.62	1.13	0.00	-NA-	-24.02	21.80	1.25	12.87	21.80	43.53
Global Industrial	EUR	303.67	18,111.32	4.06	0.00	-NA-	-37.15	8.42	7.40	10.74	8.42	49.24
Global Healthcare	EUR	955.65	24,934.22	5.59	0.00	-NA-	-6.43	13.14	12.20	6.29	13.14	33.68
Global Diversified	EUR	719.03	174,347.82	39.10	0.00	-NA-	-17.32	34.95	4.49	6.46	34.95	26.94
Asia Retail	EUR	626.14	31,280.67	16.77	0.00	-NA-	-17.58	24.61	-2.98	6.04	24.61	22.74
Asia Residential	EUR	2,093.35	11,988.38	6.43	0.00	-NA-	4.32	71.55	2.75	2.81	71.55	45.40
Asia Office	EUR	745.08	21,289.72	11.41	0.00	-NA-	-13.70	5.22	-1.18	4.11	5.22	22.33
Asia Industrial	EUR	299.77	5,702.95	3.06	0.00	-NA-	-39.65	41.31	5.68	11.62	41.31	48.20
Asia Diversified	EUR	797.12	116,276.63	62.33	0.00	-NA-	-12.21	40.26	4.23	6.21	40.26	30.60
Asia ex Australia Diversified	EUR	893.33	101,126.15	54.21	0.00	-NA-	-8.46	42.10	5.33	6.79	42.10	-NA-
Asia ex Australia Industrial	EUR	1,037.25	2,661.32	1.43	0.00	-NA-	-7.13	74.80	14.61	16.42	74.80	-NA-
Asia ex Australia Office	EUR	766.35	18,073.05	9.69	0.00	-NA-	-12.90	2.85	-2.99	3.30	2.85	-NA-
Asia ex Australia Residential	EUR	2,079.40	11,988.38	6.43	0.00	-NA-	4.01	71.55	2.75	2.81	71.55	-NA-
Asia ex Australia Retail	EUR	815.83	9,892.85	5.30	0.00	-NA-	-6.94	30.42	3.66	8.40	30.42	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

155

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe Specialty	EUR	609.52	536.58	0.69	0.00	-NA-	-25.40	122.85	17.03	14.22	122.85	89.92
Europe Self Storage	EUR	911.03	520.37	0.67	0.00	-NA-	-27.52	61.35	-2.89	-1.35	61.35	44.82
Europe Retail	EUR	683.96	17,960.47	22.95	0.00	-NA-	-22.63	30.65	4.44	6.95	30.65	25.92
Europe Residential	EUR	322.51	2,502.53	3.20	0.00	-NA-	-36.47	70.31	-11.13	-0.56	70.31	48.79
Europe Office	EUR	743.77	12,061.61	15.41	0.00	-NA-	-18.32	29.62	4.57	5.85	29.62	22.32
Europe Industrial	EUR	278.39	3,383.39	4.32	0.00	-NA-	-40.47	-4.17	-2.15	8.53	-4.17	52.82
Europe Healthcare	EUR	521.64	199.57	0.26	0.00	-NA-	-25.79	8.26	3.95	5.53	8.26	37.22
Europe Diversified	EUR	599.71	41,084.68	52.50	0.00	-NA-	-26.06	27.41	3.89	4.62	27.41	25.99
Eurozone Retail	EUR	1,032.01	10,713.16	13.69	0.00	-NA-	-10.66	35.68	1.49	4.12	35.68	23.90
Eurozone Residential	EUR	320.24	2,054.16	2.63	0.00	-NA-	-36.26	69.13	-8.70	1.41	69.13	47.11
Eurozone Office	EUR	802.59	3,218.16	4.11	0.00	-NA-	-15.40	13.84	-1.34	2.21	13.84	23.56
Eurozone Industrial	EUR	424.93	535.52	0.68	0.00	-NA-	-26.45	23.85	6.02	6.05	23.85	42.95
Eurozone Diversified	EUR	772.21	24,434.59	31.23	0.00	-NA-	-19.81	36.92	2.17	2.54	36.92	26.35
UK Specialty	EUR	609.52	536.58	0.69	0.00	-NA-	-25.40	122.85	17.03	14.22	122.85	89.92
UK Self Storage	EUR	911.03	520.37	0.67	0.00	-NA-	-27.52	61.35	-2.89	-1.35	61.35	44.82
UK Retail	EUR	400.83	7,247.32	9.26	0.00	-NA-	-35.79	22.42	10.05	11.50	22.42	36.47
UK Residential	EUR	329.30	448.37	0.57	0.00	-NA-	-37.44	80.55	-22.43	-8.71	80.55	76.17
UK Industrial	EUR	244.70	2,847.86	3.64	0.00	-NA-	-43.35	-10.93	-3.54	9.01	-10.93	59.01
UK Healthcare	EUR	521.64	199.57	0.26	0.00	-NA-	-25.79	8.26	3.95	5.53	8.26	37.22
UK Diversified	EUR	392.82	14,073.29	17.99	0.00	-NA-	-35.68	12.43	6.77	7.67	12.43	32.00
UK Office	EUR	536.60	2,939.64	3.76	0.00	-NA-	-29.65	72.61	10.42	7.67	72.61	34.42

* -5 & -3 Years Total Returns are annualised

Version: December 2009

156

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Dec-09	(%) Weight Dec-09	Yld (%) Dec-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Dec-09	Rtn (%) YTD	
North America Specialty	EUR	1,206.42	6,185.99	3.42	0.00	-NA-	-1.56	45.85	12.53	8.41	45.85	28.55
North America Self Storage	EUR	861.31	9,099.37	5.02	0.00	-NA-	-10.82	1.19	11.44	8.43	1.19	31.15
North America Retail	EUR	514.50	45,254.60	24.98	0.00	-NA-	-22.46	22.40	10.46	12.40	22.40	42.35
North America Residential	EUR	715.13	27,728.76	15.31	0.00	-NA-	-16.01	20.45	9.67	12.22	20.45	32.84
North America Office	EUR	628.50	26,155.16	14.44	0.00	-NA-	-20.89	28.54	8.50	12.18	28.54	39.93
North America Lodging/Resorts	EUR	451.03	10,943.43	6.04	0.00	-NA-	-25.89	57.15	7.54	18.70	57.15	56.73
North America Industrial	EUR	319.67	9,024.98	4.98	0.00	-NA-	-34.08	1.36	12.37	10.80	1.36	63.76
North America Industrial/Office	EUR	478.14	5,027.62	2.78	0.00	-NA-	-24.02	21.80	1.25	12.87	21.80	43.53
North America Healthcare	EUR	972.00	24,734.65	13.65	0.00	-NA-	-5.80	13.19	12.26	6.30	13.19	33.93
North America Diversified	EUR	633.44	16,986.52	9.38	0.00	-NA-	-19.10	22.28	7.94	13.11	22.28	38.21
United States Specialty	EUR	1,206.42	6,185.99	3.42	0.00	-NA-	-1.56	45.85	12.53	8.41	45.85	28.55
United States Self Storage	EUR	861.31	9,099.37	5.02	0.00	-NA-	-10.82	1.19	11.44	8.43	1.19	31.15
United States Retail	EUR	490.54	39,792.70	21.97	0.00	-NA-	-23.84	17.87	10.30	12.51	17.87	44.74
United States Residential	EUR	693.79	25,343.54	13.99	0.00	-NA-	-16.66	18.99	10.52	12.66	18.99	34.47
United States Lodging/Resorts	EUR	441.77	10,634.46	5.87	0.00	-NA-	-26.43	57.08	7.15	18.77	57.08	57.62
United States Industrial	EUR	319.70	9,024.98	4.98	0.00	-NA-	-34.08	1.36	12.37	10.80	1.36	63.76
United States Industrial/Office	EUR	478.14	5,027.62	2.78	0.00	-NA-	-24.02	21.80	1.25	12.87	21.80	43.53
United States Healthcare	EUR	1,028.93	23,759.71	13.12	0.00	-NA-	-5.29	11.72	12.19	5.63	11.72	34.56
United States Diversified	EUR	581.24	12,626.88	6.97	0.00	-NA-	-21.60	12.31	6.82	12.50	12.31	44.37
United States Office	EUR	645.29	22,459.18	12.40	0.00	-NA-	-20.38	24.86	8.03	11.99	24.86	40.75

* -5 & -3 Years Total Returns are annualised

Version: December 2009

157

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Specialty	USD	1,359.01	9,645.14	1.51	0.00	-NA-	-2.96	53.95	10.77	4.03	53.95	32.74
Global Self Storage	USD	1,045.17	13,801.83	2.16	0.00	-NA-	-9.34	5.61	8.55	3.08	5.61	32.41
Global Retail	USD	702.76	135,576.89	21.19	0.00	-NA-	-19.99	28.64	2.69	4.30	28.64	32.33
Global Residential	USD	976.21	60,574.27	9.47	0.00	-NA-	-11.44	38.18	4.23	3.72	38.18	31.39
Global Office	USD	702.76	135,576.89	13.34	0.00	-NA-	-19.99	28.64	2.69	4.30	28.64	32.33
Global Lodging/Resorts	USD	541.25	15,700.98	2.45	0.00	-NA-	-25.18	62.21	5.56	13.43	62.21	58.89
Global Industrial/Office	USD	581.58	7,213.33	1.13	0.00	-NA-	-23.12	25.72	-0.62	7.86	25.72	44.89
Global Industrial	USD	369.37	25,985.04	4.06	0.00	-NA-	-35.36	11.91	5.42	5.83	11.91	54.16
Global Healthcare	USD	1,162.40	35,774.14	5.59	0.00	-NA-	-3.76	16.78	10.13	1.57	16.78	37.29
Global Diversified	USD	874.58	250,143.94	39.10	0.00	-NA-	-14.96	39.29	2.56	1.74	39.29	31.89
Asia Retail	USD	761.60	44,879.65	16.77	0.00	-NA-	-15.23	28.62	-4.77	1.33	28.62	25.19
Asia Residential	USD	2,546.23	17,200.22	6.43	0.00	-NA-	7.30	77.07	0.85	-1.75	77.07	49.47
Asia Office	USD	906.28	30,545.23	11.41	0.00	-NA-	-11.24	8.61	-3.00	-0.51	8.61	26.87
Asia Industrial	USD	364.62	8,182.26	3.06	0.00	-NA-	-37.93	45.85	3.73	6.66	45.85	49.97
Asia Diversified	USD	969.58	166,826.83	62.33	0.00	-NA-	-9.71	44.77	2.30	1.50	44.77	35.75
Asia ex Australia Diversified	USD	1,086.60	145,089.82	54.21	0.00	-NA-	-5.85	46.67	3.38	2.05	46.67	-NA-
Asia ex Australia Industrial	USD	1,261.65	3,818.30	1.43	0.00	-NA-	-4.48	80.42	12.49	11.25	80.42	-NA-
Asia ex Australia Office	USD	932.14	25,930.14	9.69	0.00	-NA-	-10.42	6.15	-4.78	-1.28	6.15	-NA-
Asia ex Australia Residential	USD	2,529.26	17,200.22	6.43	0.00	-NA-	6.97	77.07	0.85	-1.75	77.07	-NA-
Asia ex Australia Retail	USD	992.34	14,193.67	5.30	0.00	-NA-	-4.28	34.61	1.74	3.59	34.61	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

158

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe Specialty	USD	741.38	769.86	0.69	0.00	-NA-	-23.42	130.01	14.87	9.15	130.01	95.49
Europe Self Storage	USD	1,108.12	746.59	0.67	0.00	-NA-	-25.80	66.54	-4.69	-5.73	66.54	48.19
Europe Retail	USD	831.93	25,768.62	22.95	0.00	-NA-	-21.24	34.85	2.51	2.21	34.85	29.53
Europe Residential	USD	392.29	3,590.48	3.20	0.00	-NA-	-35.11	75.79	-12.77	-4.97	75.79	55.15
Europe Office	USD	904.68	17,305.28	15.41	0.00	-NA-	-16.78	33.78	2.64	1.15	33.78	27.25
Europe Industrial	USD	338.62	4,854.28	4.32	0.00	-NA-	-39.33	-1.08	-3.95	3.72	-1.08	56.76
Europe Healthcare	USD	634.49	286.33	0.26	0.00	-NA-	-24.46	11.74	2.03	0.84	11.74	34.95
Europe Diversified	USD	729.46	58,945.86	52.50	0.00	-NA-	-24.51	31.50	1.97	-0.02	31.50	30.33
Eurozone Retail	USD	1,255.28	15,370.60	13.69	0.00	-NA-	-8.11	40.04	-0.38	-0.50	40.04	29.10
Eurozone Residential	USD	389.53	2,947.18	2.63	0.00	-NA-	-34.85	74.57	-10.38	-3.09	74.57	53.40
Eurozone Office	USD	976.23	4,617.23	4.11	0.00	-NA-	-14.11	17.50	-3.16	-2.32	17.50	27.47
Eurozone Industrial	USD	516.86	768.34	0.68	0.00	-NA-	-26.02	27.84	4.06	1.34	27.84	49.95
Eurozone Diversified	USD	939.27	35,057.30	31.23	0.00	-NA-	-18.14	41.33	0.29	-2.01	41.33	32.36
UK Specialty	USD	741.38	769.86	0.69	0.00	-NA-	-23.42	130.01	14.87	9.15	130.01	95.49
UK Self Storage	USD	1,108.12	746.59	0.67	0.00	-NA-	-25.45	66.54	-4.69	-5.73	66.54	48.10
UK Retail	USD	487.54	10,398.02	9.26	0.00	-NA-	-34.39	26.36	8.02	6.55	26.36	38.18
UK Residential	USD	400.55	643.29	0.57	0.00	-NA-	-35.86	86.36	-23.86	-12.75	86.36	80.93
UK Industrial	USD	297.63	4,085.94	3.64	0.00	-NA-	-42.23	-8.07	-5.32	4.17	-8.07	62.35
UK Healthcare	USD	634.49	286.33	0.26	0.00	-NA-	-23.68	11.74	2.03	0.84	11.74	34.90
UK Diversified	USD	477.80	20,191.52	17.99	0.00	-NA-	-33.85	16.05	4.80	2.90	16.05	32.85
UK Office	USD	652.69	4,217.62	3.76	0.00	-NA-	-27.64	78.16	8.38	2.89	78.16	37.49

* -5 & -3 Years Total Returns are annualised

Version: December 2009

159

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Index Description	Curr	Close Value Dec-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Dec-09	(%) Weight Dec-09	Yld (%) Dec-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Dec-09	Rtn (%) YTD	
North America Specialty	USD	1,467.42	8,875.29	3.42	0.00	-NA-	1.25	50.54	10.45	3.60	50.54	31.67
North America Self Storage	USD	1,047.65	13,055.24	5.02	0.00	-NA-	-8.27	4.44	9.39	3.62	4.44	32.93
North America Retail	USD	625.81	64,928.62	24.98	0.00	-NA-	-20.25	26.33	8.43	7.41	26.33	45.00
North America Residential	USD	869.85	39,783.58	15.31	0.00	-NA-	-13.62	24.32	7.65	7.25	24.32	34.63
North America Office	USD	764.48	37,525.88	14.44	0.00	-NA-	-18.63	32.67	6.50	7.21	32.67	42.04
North America Lodging/Resorts	USD	548.61	15,700.98	6.04	0.00	-NA-	-23.77	62.21	5.56	13.43	62.21	58.99
North America Industrial	USD	388.83	12,948.50	4.98	0.00	-NA-	-32.20	4.62	10.30	5.88	4.62	70.95
North America Industrial/Office	USD	581.58	7,213.33	2.78	0.00	-NA-	-21.85	25.72	-0.62	7.86	25.72	45.10
North America Healthcare	USD	1,182.28	35,487.80	13.65	0.00	-NA-	-3.11	16.82	10.19	1.58	16.82	37.63
North America Diversified	USD	770.48	24,371.25	9.38	0.00	-NA-	-16.80	26.21	5.95	8.09	26.21	40.00
United States Specialty	USD	1,467.42	8,875.29	3.42	0.00	-NA-	0.22	50.54	10.45	3.60	50.54	31.45
United States Self Storage	USD	1,047.65	13,055.24	5.02	0.00	-NA-	-8.27	4.44	9.39	3.62	4.44	32.93
United States Retail	USD	596.66	57,092.21	21.97	0.00	-NA-	-22.71	21.66	8.26	7.52	21.66	47.15
United States Residential	USD	843.88	36,361.41	13.99	0.00	-NA-	-15.34	22.81	8.48	7.67	22.81	35.83
United States Office	USD	784.90	32,223.11	5.87	0.00	-NA-	-19.13	28.88	6.04	7.02	28.88	42.65
United States Lodging/Resorts	USD	537.35	15,257.70	4.98	0.00	-NA-	-25.30	62.14	5.17	13.51	62.14	59.67
United States Industrial	USD	388.87	12,948.50	2.78	0.00	-NA-	-32.99	4.62	10.30	5.89	4.62	70.87
United States Industrial/Office	USD	581.58	7,213.33	13.12	0.00	-NA-	-23.12	25.72	-0.62	7.86	25.72	44.89
United States Healthcare	USD	1,251.53	34,089.03	6.97	0.00	-NA-	-2.59	15.31	10.12	0.94	15.31	38.18
United States Diversified	USD	706.99	18,116.30	12.40	0.00	-NA-	-19.37	15.92	4.85	7.51	15.92	45.83

* -5 & -3 Years Total Returns are annualised

Version: December 2009

160

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Dec-09	Ccy (m) Dec-09	(%) Weight Dec-09	Yld (%) Dec-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Dec-09	Rtn (%) YTD	Vlty (%)
Global Specialty	GBP	1,356.27	5,972.76	1.51	0.00	-NA-	4.39	37.06	9.70	5.72	37.06	31.14
Global Self Storage	GBP	1,043.07	8,546.78	2.16	0.00	-NA-	-3.34	-5.97	7.51	4.76	-5.97	33.20
Global Retail	GBP	701.34	83,955.99	21.19	0.00	-NA-	-13.46	14.53	1.71	5.99	14.53	30.35
Global Residential	GBP	974.24	37,510.62	9.47	0.00	-NA-	-5.58	23.03	3.23	5.40	23.03	28.51
Global Office	GBP	853.99	52,869.33	13.34	0.00	-NA-	-9.50	9.72	1.04	4.66	9.72	26.59
Global Lodging/Resorts	GBP	540.16	9,722.83	2.45	0.00	-NA-	-19.19	44.42	4.55	15.28	44.42	56.22
Global Industrial/Office	GBP	580.41	4,466.86	1.13	0.00	-NA-	-16.68	11.93	-1.58	9.61	11.93	44.58
Global Industrial	GBP	368.62	16,091.24	4.06	0.00	-NA-	-31.08	-0.37	4.41	7.55	-0.37	53.21
Global Healthcare	GBP	1,160.06	22,153.13	5.59	0.00	-NA-	2.61	3.97	9.07	3.22	3.97	37.83
Global Diversified	GBP	872.82	154,901.63	39.10	0.00	-NA-	-9.33	24.01	1.58	3.39	24.01	27.72
Asia Retail	GBP	760.06	27,791.72	16.77	0.00	-NA-	-9.62	14.51	-5.69	2.98	14.51	22.05
Asia Residential	GBP	2,541.10	10,651.24	6.43	0.00	-NA-	14.40	57.65	-0.11	-0.15	57.65	46.63
Asia Office	GBP	904.45	18,915.13	11.41	0.00	-NA-	-5.36	-3.31	-3.94	1.11	-3.31	24.32
Asia Industrial	GBP	363.88	5,066.86	3.06	0.00	-NA-	-33.82	29.85	2.73	8.40	29.85	47.52
Asia Diversified	GBP	967.62	103,307.51	62.33	0.00	-NA-	-3.73	28.89	1.32	3.15	28.89	30.95
Asia ex Australia Diversified	GBP	1,084.41	89,846.87	54.21	0.00	-NA-	0.38	30.58	2.39	3.71	30.58	-NA-
Asia ex Australia Industrial	GBP	1,259.11	2,364.48	1.43	0.00	-NA-	1.84	60.63	11.42	13.06	60.63	-NA-
Asia ex Australia Office	GBP	930.27	16,057.24	9.69	0.00	-NA-	-4.49	-5.49	-5.69	0.32	-5.49	-NA-
Asia ex Australia Residential	GBP	2,524.17	10,651.24	6.43	0.00	-NA-	14.05	57.65	-0.11	-0.15	57.65	-NA-
Asia ex Australia Retail	GBP	990.34	8,789.43	5.30	0.00	-NA-	2.05	19.85	0.77	5.28	19.85	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

161

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe Specialty	GBP	739.89	476.73	0.69	0.00	-NA-	-18.19	104.79	13.77	10.93	104.79	93.85
Europe Self Storage	GBP	1,105.89	462.33	0.67	0.00	-NA-	-20.52	48.27	-5.60	-4.19	48.27	43.96
Europe Retail	GBP	830.25	15,957.22	22.95	0.00	-NA-	-15.16	20.06	1.53	3.87	20.06	26.64
Europe Residential	GBP	391.50	2,223.40	3.20	0.00	-NA-	-30.33	56.51	-13.61	-3.43	56.51	55.80
Europe Office	GBP	902.86	10,716.29	15.41	0.00	-NA-	-10.43	19.11	1.66	2.80	19.11	25.64
Europe Industrial	GBP	337.94	3,006.01	4.32	0.00	-NA-	-34.72	-11.93	-4.87	5.40	-11.93	53.19
Europe Healthcare	GBP	633.21	177.31	0.26	0.00	-NA-	-18.63	-0.52	1.05	2.48	-0.52	36.03
Europe Diversified	GBP	727.99	36,502.22	52.50	0.00	-NA-	-18.92	17.08	0.99	1.60	17.08	28.07
Eurozone Retail	GBP	1,252.76	9,518.25	13.69	0.00	-NA-	-2.03	24.68	-1.34	1.12	24.68	27.46
Eurozone Residential	GBP	388.74	1,825.04	2.63	0.00	-NA-	-30.11	55.42	-11.24	-1.51	55.42	54.05
Eurozone Office	GBP	974.26	2,859.22	4.11	0.00	-NA-	-7.23	4.61	-4.09	-0.73	4.61	26.75
Eurozone Industrial	GBP	515.82	475.79	0.68	0.00	-NA-	-19.34	13.82	3.06	2.99	13.82	49.50
Eurozone Diversified	GBP	937.38	21,709.23	31.23	0.00	-NA-	-12.07	25.83	-0.67	-0.42	25.83	30.49
UK Specialty	GBP	739.89	476.73	0.69	0.00	-NA-	-18.19	104.79	13.77	10.93	104.79	93.85
UK Self Storage	GBP	1,105.89	462.33	0.67	0.00	-NA-	-20.52	48.27	-5.60	-4.19	48.27	43.96
UK Retail	GBP	486.56	6,438.97	9.26	0.00	-NA-	-29.59	12.50	6.99	8.29	12.50	34.86
UK Residential	GBP	399.74	398.36	0.57	0.00	-NA-	-31.40	65.92	-24.59	-11.34	65.92	81.28
UK Industrial	GBP	297.03	2,530.22	3.64	0.00	-NA-	-37.87	-18.15	-6.23	5.87	-18.15	58.54
UK Healthcare	GBP	633.21	177.31	0.26	0.00	-NA-	-18.63	-0.52	1.05	2.48	-0.52	36.03
UK Diversified	GBP	476.84	12,503.60	17.99	0.00	-NA-	-29.47	3.32	3.79	4.57	3.32	30.17
UK Office	GBP	651.37	2,611.76	3.76	0.00	-NA-	-22.85	58.62	7.34	4.57	58.62	33.74

* -5 & -3 Years Total Returns are annualised

Version: December 2009

162

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
North America Specialty	GBP	1,464.46	5,496.02	3.42	0.00	-NA-	7.95	34.03	9.39	5.29	34.03	29.94
North America Self Storage	GBP	1,045.54	8,084.46	5.02	0.00	-NA-	-2.20	-7.01	8.34	5.30	-7.01	33.90
North America Retail	GBP	624.55	40,207.05	24.98	0.00	-NA-	-14.97	12.47	7.38	9.16	12.47	43.78
North America Residential	GBP	868.09	24,635.98	15.31	0.00	-NA-	-7.90	10.69	6.61	8.99	10.69	33.24
North America Office	GBP	762.94	23,237.90	14.44	0.00	-NA-	-13.24	18.12	5.48	8.95	18.12	41.29
North America Lodging/Resorts	GBP	547.50	9,722.83	6.04	0.00	-NA-	-18.73	44.41	4.55	15.28	44.41	56.34
North America Industrial	GBP	388.05	8,018.36	4.98	0.00	-NA-	-27.71	-6.86	9.24	7.61	-6.86	73.05
North America Industrial/Office	GBP	580.41	4,466.86	2.78	0.00	-NA-	-16.68	11.93	-1.58	9.61	11.93	44.58
North America Healthcare	GBP	1,179.90	21,975.82	13.65	0.00	-NA-	3.30	4.01	9.13	3.23	4.01	38.13
North America Diversified	GBP	768.93	15,091.90	9.38	0.00	-NA-	-11.29	12.37	4.93	9.85	12.37	38.66
United States Specialty	GBP	1,464.46	5,496.02	3.42	0.00	-NA-	7.95	34.03	9.39	5.29	34.03	29.94
United States Self Storage	GBP	1,045.54	8,084.46	5.02	0.00	-NA-	-2.20	-7.01	8.34	5.30	-7.01	33.90
United States Retail	GBP	595.46	35,354.35	21.97	0.00	-NA-	-16.49	8.31	7.22	9.26	8.31	46.45
United States Residential	GBP	842.18	22,516.80	13.99	0.00	-NA-	-8.61	9.34	7.44	9.41	9.34	34.88
United States Lodging/Resorts	GBP	536.26	9,448.33	5.87	0.00	-NA-	-19.32	44.35	4.16	15.35	44.35	57.13
United States Industrial	GBP	388.09	8,018.36	4.98	0.00	-NA-	-27.71	-6.85	9.24	7.61	-6.85	73.05
United States Industrial/Office	GBP	580.41	4,466.86	2.78	0.00	-NA-	-16.68	11.93	-1.58	9.61	11.93	44.58
United States Healthcare	GBP	1,249.01	21,109.63	13.12	0.00	-NA-	3.85	2.66	9.06	2.58	2.66	38.80
United States Diversified	GBP	705.57	11,218.52	6.97	0.00	-NA-	-14.03	3.21	3.85	9.26	3.21	45.05
United States Office	GBP	783.32	19,954.16	12.40	0.00	-NA-	-12.68	14.74	5.02	8.76	14.74	42.50

* -5 & -3 Years Total Returns are annualised

Version: December 2009

163

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Specialty	JPY	1,236.06	897,914.68	1.51	0.00	-NA-	-9.82	58.10	15.17	12.42	58.10	35.33
Global Self Storage	JPY	950.62	1,284,881.59	2.16	0.00	-NA-	-16.50	8.46	12.87	11.40	8.46	33.05
Global Retail	JPY	639.18	12,621,530.94	21.19	0.00	-NA-	-25.25	32.11	6.77	12.71	32.11	34.65
Global Residential	JPY	887.89	5,639,162.01	9.47	0.00	-NA-	-18.43	41.91	8.38	12.08	41.91	33.87
Global Office	JPY	778.29	7,948,114.64	13.34	0.00	-NA-	-21.83	26.56	6.08	11.29	26.56	30.69
Global Lodging/Resorts	JPY	492.28	1,461,683.19	2.45	0.00	-NA-	-30.19	66.58	9.76	22.59	66.58	59.98
Global Industrial/Office	JPY	528.96	671,525.32	1.13	0.00	-NA-	-28.02	29.11	3.33	16.56	29.11	47.22
Global Industrial	JPY	335.95	2,419,077.59	4.06	0.00	-NA-	-40.46	14.93	9.61	14.37	14.93	53.89
Global Healthcare	JPY	1,057.24	3,330,393.31	5.59	0.00	-NA-	-11.36	19.93	14.51	9.77	19.93	37.69
Global Diversified	JPY	795.46	23,287,149.77	39.10	0.00	-NA-	-21.67	43.05	6.64	9.95	43.05	34.09
Asia Retail	JPY	692.70	4,178,071.10	16.77	0.00	-NA-	-21.93	32.09	-0.98	9.51	32.09	28.89
Asia Residential	JPY	2,315.88	1,601,254.33	6.43	0.00	-NA-	-1.18	81.84	4.86	6.18	81.84	51.02
Asia Office	JPY	824.29	2,843,608.28	11.41	0.00	-NA-	-18.25	11.54	0.85	7.52	11.54	28.57
Asia Industrial	JPY	331.63	761,727.22	3.06	0.00	-NA-	-42.83	49.78	7.85	15.27	49.78	51.42
Asia Diversified	JPY	881.86	15,530,743.58	62.33	0.00	-NA-	-16.84	48.68	6.37	9.69	48.68	38.04
Asia ex Australia Diversified	JPY	988.30	13,507,136.59	54.21	0.00	-NA-	-13.28	50.63	7.49	10.28	50.63	-NA-
Asia ex Australia Industrial	JPY	1,147.51	355,464.53	1.43	0.00	-NA-	-12.02	85.29	16.97	20.23	85.29	-NA-
Asia ex Australia Office	JPY	847.81	2,413,966.47	9.69	0.00	-NA-	-17.49	9.01	-0.99	6.68	9.01	-NA-
Asia ex Australia Residential	JPY	2,300.44	1,601,254.33	6.43	0.00	-NA-	-1.47	81.84	4.86	6.18	81.84	-NA-
Asia ex Australia Retail	JPY	902.56	1,321,360.17	5.30	0.00	-NA-	-11.84	38.24	5.79	11.95	38.24	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

164

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
Index Description	Curr	Dec-09	Dec-09	Dec-09	Dec-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Dec-09	YTD	
Europe Specialty	JPY	674.31	71,669.96	0.69	0.00	-NA-	-29.33	136.22	19.44	17.96	136.22	94.10
Europe Self Storage	JPY	1,007.87	69,503.99	0.67	0.00	-NA-	-31.34	71.03	-0.90	1.88	71.03	49.77
Europe Retail	JPY	756.66	2,398,930.06	22.95	0.00	-NA-	-26.71	38.49	6.59	10.45	38.49	31.71
Europe Residential	JPY	356.80	334,255.29	3.20	0.00	-NA-	-39.81	80.53	-9.30	2.69	80.53	53.99
Europe Office	JPY	822.84	1,611,034.95	15.41	0.00	-NA-	-22.63	37.39	6.72	9.31	37.39	28.61
Europe Industrial	JPY	307.98	451,909.40	4.32	0.00	-NA-	-43.60	1.58	-0.13	12.08	1.58	55.82
Europe Healthcare	JPY	577.09	26,656.11	0.26	0.00	-NA-	-29.70	14.75	6.08	8.98	14.75	37.25
Europe Diversified	JPY	663.46	5,487,564.88	52.50	0.00	-NA-	-29.95	35.05	6.03	8.04	35.05	31.85
Eurozone Retail	JPY	1,141.72	1,430,926.24	13.69	0.00	-NA-	-15.37	43.82	3.58	7.53	43.82	30.09
Eurozone Residential	JPY	354.29	274,367.87	2.63	0.00	-NA-	-39.62	79.28	-6.82	4.73	79.28	52.53
Eurozone Office	JPY	887.91	429,840.77	4.11	0.00	-NA-	-19.86	20.67	0.69	5.56	20.67	28.48
Eurozone Industrial	JPY	470.10	71,528.43	0.68	0.00	-NA-	-30.32	31.28	8.20	9.52	31.28	48.35
Eurozone Diversified	JPY	854.30	3,263,659.01	31.23	0.00	-NA-	-24.04	45.14	4.28	5.90	45.14	33.16
UK Specialty	JPY	674.31	71,669.96	0.69	0.00	-NA-	-29.33	136.22	19.44	17.96	136.22	94.10
UK Self Storage	JPY	1,007.87	69,503.99	0.67	0.00	-NA-	-31.34	71.03	-0.90	1.88	71.03	49.77
UK Retail	JPY	443.44	968,003.82	9.26	0.00	-NA-	-39.17	29.77	12.32	15.15	29.77	40.98
UK Residential	JPY	364.31	59,887.42	0.57	0.00	-NA-	-40.74	91.38	-20.84	-5.72	91.38	78.58
UK Industrial	JPY	270.71	380,380.97	3.64	0.00	-NA-	-46.33	-5.59	-1.56	12.58	-5.59	61.44
UK Healthcare	JPY	577.09	26,656.11	0.26	0.00	-NA-	-29.70	14.75	6.08	8.98	14.75	37.25
UK Diversified	JPY	434.58	1,879,729.22	17.99	0.00	-NA-	-39.07	19.18	8.97	11.20	19.18	35.38
UK Office	JPY	593.64	392,639.25	3.76	0.00	-NA-	-33.35	82.96	12.69	11.20	82.96	39.27

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Version: December 2009

165

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
North America Specialty	JPY	1,334.66	826,244.72	3.42	0.00	-NA-	-6.75	54.60	14.84	11.96	54.60	34.60
North America Self Storage	JPY	952.87	1,215,377.60	5.02	0.00	-NA-	-15.52	7.26	13.74	11.98	7.26	33.53
North America Retail	JPY	569.20	6,044,529.78	24.98	0.00	-NA-	-26.55	29.74	12.74	16.08	29.74	45.88
North America Residential	JPY	791.15	3,703,652.39	15.31	0.00	-NA-	-20.44	27.67	11.92	15.90	27.67	36.38
North America Office	JPY	695.32	3,493,471.40	14.44	0.00	-NA-	-25.05	36.25	10.73	15.86	36.25	44.17
North America Lodging/Resorts	JPY	498.97	1,461,683.19	6.04	0.00	-NA-	-29.80	66.58	9.76	22.59	66.58	59.91
North America Industrial	JPY	353.66	1,205,440.97	4.98	0.00	-NA-	-37.56	7.44	14.69	14.43	7.44	68.95
North America Industrial/Office	JPY	528.96	671,525.32	2.78	0.00	-NA-	-28.02	29.11	3.33	16.56	29.11	47.22
North America Healthcare	JPY	1,075.32	3,303,737.20	13.65	0.00	-NA-	-10.76	19.97	14.57	9.78	19.97	37.93
North America Diversified	JPY	700.77	2,268,841.30	9.38	0.00	-NA-	-23.37	29.62	10.16	16.81	29.62	41.38
United States Specialty	JPY	1,334.66	826,244.72	3.42	0.00	-NA-	-6.75	54.60	14.84	11.96	54.60	34.60
United States Self Storage	JPY	952.87	1,215,377.60	5.02	0.00	-NA-	-15.52	7.26	13.74	11.98	7.26	33.53
United States Retail	JPY	542.68	5,314,999.69	21.97	0.00	-NA-	-27.86	24.94	12.57	16.19	24.94	48.11
United States Residential	JPY	767.54	3,385,065.48	13.99	0.00	-NA-	-21.05	26.12	12.80	16.35	26.12	37.68
United States Lodging/Resorts	JPY	488.73	1,420,415.42	5.87	0.00	-NA-	-30.31	66.51	9.35	22.66	66.51	60.67
United States Industrial	JPY	353.69	1,205,440.97	4.98	0.00	-NA-	-37.56	7.44	14.69	14.43	7.44	68.95
United States Industrial/Office	JPY	528.96	671,525.32	2.78	0.00	-NA-	-28.02	29.11	3.33	16.56	29.11	47.22
United States Healthcare	JPY	1,138.31	3,173,518.18	13.12	0.00	-NA-	-10.29	18.42	14.50	9.09	18.42	38.33
United States Diversified	JPY	643.03	1,686,536.62	6.97	0.00	-NA-	-25.73	19.05	9.02	16.18	19.05	46.58
United States Office	JPY	713.89	2,999,810.18	12.40	0.00	-NA-	-24.57	32.35	10.26	15.66	32.35	44.77

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Version: December 2009

166

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Global Specialty	AUD	988.80	10,724.53	2.40	0.00	-NA-	-NA-	-NA-	8.70	5.88	-NA-	-NA-
Global Self Storage	AUD	760.46	15,346.40	3.44	0.00	-NA-	-NA-	-NA-	6.52	4.91	-NA-	-NA-
Global Retail	AUD	511.32	150,749.30	33.81	0.00	-NA-	-NA-	-NA-	0.77	6.15	-NA-	-NA-
Global Residential	AUD	710.28	67,353.14	15.10	0.00	-NA-	-NA-	-NA-	2.28	5.56	-NA-	-NA-
Global Office	AUD	622.61	94,930.86	21.29	0.00	-NA-	-NA-	-NA-	0.11	4.82	-NA-	-NA-
Global Lodging/Resorts	AUD	393.81	17,458.08	3.91	0.00	-NA-	-NA-	-NA-	3.59	15.45	-NA-	-NA-
Global Industrial/Office	AUD	423.15	8,020.58	1.80	0.00	-NA-	-NA-	-NA-	-2.48	9.78	-NA-	-NA-
Global Industrial	AUD	268.75	28,893.03	6.48	0.00	-NA-	-NA-	-NA-	3.45	7.71	-NA-	-NA-
Global Healthcare	AUD	845.75	39,777.62	8.92	0.00	-NA-	-NA-	-NA-	8.07	3.38	-NA-	-NA-
Global Diversified	AUD	636.34	278,137.54	62.37	0.00	-NA-	-NA-	-NA-	0.65	3.55	-NA-	-NA-
Asia Retail	AUD	554.13	49,902.13	26.75	0.00	-NA-	-NA-	-NA-	-6.55	3.13	-NA-	-NA-
Asia Residential	AUD	1,852.63	19,125.09	10.25	0.00	-NA-	-NA-	-NA-	-1.03	0.00	-NA-	-NA-
Asia Office	AUD	659.40	33,963.55	18.21	0.00	-NA-	-NA-	-NA-	-4.82	1.26	-NA-	-NA-
Asia Industrial	AUD	265.29	9,097.93	4.88	0.00	-NA-	-NA-	-NA-	1.79	8.56	-NA-	-NA-
Asia Diversified	AUD	705.46	185,496.42	99.44	0.00	-NA-	-NA-	-NA-	0.39	3.30	-NA-	-NA-
Asia ex Australia Diversified	AUD	790.61	161,326.82	86.48	0.00	-NA-	-NA-	-NA-	1.45	3.87	-NA-	-NA-
Asia ex Australia Industrial	AUD	917.97	4,245.60	2.28	0.00	-NA-	-NA-	-NA-	10.39	13.23	-NA-	-NA-
Asia ex Australia Office	AUD	678.22	28,831.98	15.46	0.00	-NA-	-NA-	-NA-	-6.55	0.47	-NA-	-NA-
Asia ex Australia Residential	AUD	1,840.28	19,125.09	10.25	0.00	-NA-	-NA-	-NA-	-1.03	0.00	-NA-	-NA-
Asia ex Australia Retail	AUD	722.02	15,782.09	8.46	0.00	-NA-	-NA-	-NA-	-0.16	5.44	-NA-	-NA-

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Version: December 2009

167

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
Europe Specialty	AUD	539.43	856.01	1.09	0.00	-NA-	-NA-	-NA-	12.73	11.09	-NA-	-NA-
Europe Self Storage	AUD	806.27	830.14	1.06	0.00	-NA-	-NA-	-NA-	-6.47	-4.05	-NA-	-NA-
Europe Retail	AUD	605.31	28,652.39	36.62	0.00	-NA-	-NA-	-NA-	0.59	4.02	-NA-	-NA-
Europe Residential	AUD	285.43	3,992.29	5.10	0.00	-NA-	-NA-	-NA-	-14.40	-3.28	-NA-	-NA-
Europe Office	AUD	658.24	19,241.91	24.59	0.00	-NA-	-NA-	-NA-	0.73	2.95	-NA-	-NA-
Europe Industrial	AUD	246.38	5,397.52	6.90	0.00	-NA-	-NA-	-NA-	-5.75	5.56	-NA-	-NA-
Europe Healthcare	AUD	461.65	318.38	0.41	0.00	-NA-	-NA-	-NA-	0.12	2.64	-NA-	-NA-
Europe Diversified	AUD	530.75	65,542.49	83.76	0.00	-NA-	-NA-	-NA-	0.07	1.76	-NA-	-NA-
Eurozone Retail	AUD	913.34	17,090.73	21.84	0.00	-NA-	-NA-	-NA-	-2.24	1.27	-NA-	-NA-
Eurozone Residential	AUD	283.42	3,277.00	4.19	0.00	-NA-	-NA-	-NA-	-12.06	-1.36	-NA-	-NA-
Eurozone Office	AUD	710.30	5,133.94	6.56	0.00	-NA-	-NA-	-NA-	-4.97	-0.58	-NA-	-NA-
Eurozone Industrial	AUD	376.06	854.32	1.09	0.00	-NA-	-NA-	-NA-	2.11	3.14	-NA-	-NA-
Eurozone Diversified	AUD	683.41	38,980.56	49.82	0.00	-NA-	-NA-	-NA-	-1.59	-0.27	-NA-	-NA-
UK Specialty	AUD	539.43	856.01	1.09	0.00	-NA-	-NA-	-NA-	12.73	11.09	-NA-	-NA-
UK Self Storage	AUD	806.27	830.14	1.06	0.00	-NA-	-NA-	-NA-	-6.47	-4.05	-NA-	-NA-
UK Retail	AUD	354.73	11,561.66	14.78	0.00	-NA-	-NA-	-NA-	6.00	8.45	-NA-	-NA-
UK Residential	AUD	291.44	715.28	0.91	0.00	-NA-	-NA-	-NA-	-25.29	-11.20	-NA-	-NA-
UK Industrial	AUD	216.56	4,543.20	5.81	0.00	-NA-	-NA-	-NA-	-7.09	6.03	-NA-	-NA-
UK Healthcare	AUD	461.65	318.38	0.41	0.00	-NA-	-NA-	-NA-	0.12	2.64	-NA-	-NA-
UK Diversified	AUD	347.65	22,451.15	28.69	0.00	-NA-	-NA-	-NA-	2.84	4.73	-NA-	-NA-
UK Office	AUD	474.89	4,689.61	5.99	0.00	-NA-	-NA-	-NA-	6.35	4.72	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

168

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Dec-09	Free Float Mkt Cap (%) Weight Dec-09	Div Yld (%) Dec-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Dec-09										
North America Specialty	AUD	1,067.69	9,868.52	5.45	0.00	-NA-	-NA-	-NA-	8.39	5.45	-NA-	-NA-
North America Self Storage	AUD	762.26	14,516.25	8.01	0.00	-NA-	-NA-	-NA-	7.34	5.46	-NA-	-NA-
North America Retail	AUD	455.34	72,194.78	39.86	0.00	-NA-	-NA-	-NA-	6.40	9.33	-NA-	-NA-
North America Residential	AUD	632.90	44,235.76	24.42	0.00	-NA-	-NA-	-NA-	5.63	9.15	-NA-	-NA-
North America Office	AUD	556.23	41,725.40	23.03	0.00	-NA-	-NA-	-NA-	4.51	9.11	-NA-	-NA-
North America Lodging/Resorts	AUD	399.16	17,458.08	9.64	0.00	-NA-	-NA-	-NA-	3.59	15.45	-NA-	-NA-
North America Industrial	AUD	282.91	14,397.57	7.95	0.00	-NA-	-NA-	-NA-	8.24	7.77	-NA-	-NA-
North America Industrial/Office	AUD	423.15	8,020.58	4.43	0.00	-NA-	-NA-	-NA-	-2.48	9.78	-NA-	-NA-
North America Healthcare	AUD	860.22	39,459.25	21.78	0.00	-NA-	-NA-	-NA-	8.13	3.39	-NA-	-NA-
North America Diversified	AUD	560.60	27,098.63	14.96	0.00	-NA-	-NA-	-NA-	3.97	10.02	-NA-	-NA-
United States Specialty	AUD	1,067.69	9,868.52	5.45	0.00	-NA-	-NA-	-NA-	8.39	5.45	-NA-	-NA-
United States Self Storage	AUD	762.26	14,516.25	8.01	0.00	-NA-	-NA-	-NA-	7.34	5.46	-NA-	-NA-
United States Retail	AUD	434.13	63,481.40	35.05	0.00	-NA-	-NA-	-NA-	6.24	9.43	-NA-	-NA-
United States Residential	AUD	614.01	40,430.62	22.32	0.00	-NA-	-NA-	-NA-	6.46	9.58	-NA-	-NA-
United States Lodging/Resorts	AUD	390.97	16,965.19	9.37	0.00	-NA-	-NA-	-NA-	3.20	15.52	-NA-	-NA-
United States Industrial	AUD	282.94	14,397.57	7.95	0.00	-NA-	-NA-	-NA-	8.24	7.77	-NA-	-NA-
United States Industrial/Office	AUD	423.15	8,020.58	4.43	0.00	-NA-	-NA-	-NA-	-2.48	9.78	-NA-	-NA-
United States Healthcare	AUD	910.61	37,903.93	20.93	0.00	-NA-	-NA-	-NA-	8.06	2.74	-NA-	-NA-
United States Diversified	AUD	514.40	20,143.69	11.12	0.00	-NA-	-NA-	-NA-	2.89	9.42	-NA-	-NA-
United States Office	AUD	571.09	35,829.20	19.78	0.00	-NA-	-NA-	-NA-	4.06	8.93	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: December 2009

169

Section 9

FTSE EPRA/NAREIT 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	639,791.97	404,559.85	112,267.30	63,033.84	99,725.12	557,244.93	353,933.09	223,245.69	60,275.94	37,835.98	125,694.54	56,428.48	53,764.30
Weighted Avg Market Cap	8,143.39	5,719.34	6,046.75	7,640.90	6,749.23	9,219.45	6,483.13	7,090.07	7,908.49	5,077.12	11,532.84	10,824.54	15,353.08
Median Market Cap	1,045.88	934.22	643.29	1,482.89	1,482.89	2,364.69	2,039.75	2,512.38	1,252.45	1,440.96	4,685.63	1,745.22	3,961.27
Largest Market Cap	28,846.08	28,846.08	19,472.44	19,472.44	19,472.44	28,846.08	28,846.08	22,708.56	19,472.44	8,362.06	28,846.08	16,555.72	26,026.79
Smallest Market Cap	93.90	93.90	93.90	160.28	160.28	160.28	160.28	789.86	160.28	470.77	604.33	1,242.51	3,183.05
Dividend Yield	3.92%	4.12%	4.48%	4.93%	4.47%	2.94%	3.23%	2.62%	3.80%	2.88%	2.16%	2.27%	5.87%
Number of Holdings	273	172	79	28	40	142	91	61	28	14	21	11	7
Number of Countries	20	19	12	10	11	20	19	2	11	1	4	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	445,928.60	281,974.17	78,249.19	43,933.96	69,507.41	388,394.14	246,687.82	155,600.01	42,011.73	26,371.30	87,607.84	39,330.09	37,473.18
Weighted Avg Market Cap	5,675.86	3,986.32	4,214.53	5,325.63	4,704.15	6,425.87	4,518.68	4,941.71	5,512.14	3,538.70	8,038.27	7,544.60	10,700.95
Median Market Cap	728.97	651.14	448.37	1,033.56	1,033.56	1,648.17	1,421.69	1,751.11	872.94	1,004.33	3,265.84	1,216.40	2,760.96
Largest Market Cap	20,105.43	20,105.43	13,572.10	13,572.10	13,572.10	20,105.43	20,105.43	15,827.64	13,572.10	5,828.27	20,105.43	11,539.17	18,140.41
Smallest Market Cap	65.45	65.45	65.45	111.71	111.71	111.71	111.71	550.53	111.71	328.12	421.21	866.02	2,218.55
Dividend Yield	3.92%	4.12%	4.48%	4.93%	4.47%	2.94%	3.23%	2.62%	3.80%	2.88%	2.16%	2.27%	5.87%
Number of Holdings	273	172	79	28	40	142	91	61	28	14	21	11	7
Number of Countries	20	19	12	10	11	20	19	2	11	1	4	1	1

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171

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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	4.51%
Westfield Group	AU	Retail	4.07%
Simon Property Group	USA	Retail	3.55%
Unibail - Rodamco	FRA	Diversified	3.04%
Mitsubishi Estate	JA	Diversified	2.59%
Mitsui Fudosan Co.	JA	Diversified	2.31%
Vornado Realty	USA	Diversified	1.96%
Public Storage	USA	Self Storage	1.62%
Capitaland	SI	Diversified	1.48%
Equity Residential	USA	Residential	1.46%

EPRA/NAREIT Europe Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	17.34%
Land Securities Group	UK	Diversified	7.45%
British Land Co	UK	Diversified	5.96%
Corio	NETH	Retail	4.65%
Liberty International	UK	Retail	4.61%
Hammerson	UK	Retail	4.25%
Segro	UK	Industrial	3.64%
Klepierre	FRA	Retail	3.21%
Fonciere Des Regions	FRA	Diversified	3.19%
PSP Swiss Property	SWIT	Office	2.36%

EPRA/NAREIT Global ex US Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	7.13%
Westfield Group	AU	Retail	6.43%
Unibail - Rodamco	FRA	Diversified	4.81%
Mitsubishi Estate	JA	Diversified	4.09%
Mitsui Fudosan Co.	JA	Diversified	3.65%
Capitaland	SI	Diversified	2.34%
Sumitomo Realty & Development	JA	Diversified	2.20%
China Overseas Land & Inv (Red Chip)	CHN	Residential	2.13%
Stockland	AU	Diversified	2.09%
Land Securities Group	UK	Diversified	2.07%

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Version: December 2009

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

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

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	30.89%
Corio	NETH	Retail	8.29%
Klepierre	FRA	Retail	5.71%
Fonciere Des Regions	FRA	Diversified	5.68%
PSP Swiss Property	SWIT	Office	4.21%
Swiss Prime Site	SWIT	Office	3.56%
Gecina	FRA	Diversified	3.24%
Wereldhave	NETH	Diversified	3.23%
Icade	FRA	Diversified	2.99%
Cofinimmo	BELG	Diversified	2.79%

EPRA/NAREIT Europe Liquid 40 Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	19.53%
Land Securities Group	UK	Diversified	8.39%
British Land Co	UK	Diversified	6.71%
Corio	NETH	Retail	5.24%
Liberty International	UK	Retail	5.19%
Hammerson	UK	Retail	4.79%
Segro	UK	Industrial	4.10%
Klepierre	FRA	Retail	3.61%
Fonciere Des Regions	FRA	Diversified	3.59%
PSP Swiss Property	SWIT	Office	2.66%

EPRA/NAREIT Global Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	5.18%
Westfield Group	AU	Retail	4.67%
Simon Property Group	USA	Retail	4.08%
Unibail - Rodamco	FRA	Diversified	3.49%
Mitsubishi Estate	JA	Diversified	2.97%
Mitsui Fudosan Co.	JA	Diversified	2.65%
Vornado Realty	USA	Diversified	2.26%
Public Storage	USA	Self Storage	1.87%
Capitaland	SI	Diversified	1.70%
Equity Residential	USA	Residential	1.67%

EPRA/NAREIT Global ex US Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	6.86%
Westfield Group	AU	Retail	6.19%
Unibail - Rodamco	FRA	Diversified	4.63%
Mitsubishi Estate	JA	Diversified	3.94%
Mitsui Fudosan Co.	JA	Diversified	3.51%
Capitaland	SI	Diversified	2.26%
Sumitomo Realty & Development	JA	Diversified	2.11%
China Overseas Land & Inv (Red Chip)	CHN	Residential	2.05%
Stockland	AU	Diversified	2.01%
Land Securities Group	UK	Diversified	1.99%

EPRA/NAREIT North America Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	Retail	10.17%
Vornado Realty	USA	Diversified	5.63%
Public Storage	USA	Self Storage	4.66%
Equity Residential	USA	Residential	4.18%
Boston Property	USA	Office	4.16%
HCP	USA	Healthcare	4.01%
Host Hotels & Resorts	USA	Lodging/Resorts	3.22%
Ventas Inc	USA	Healthcare	3.07%
Avalonbay Communities	USA	Residential	3.00%
Prologis	USA	Industrial	2.90%

EPRA/NAREIT Liquid Europe ex UK Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	32.31%
Corio	NETH	Retail	8.67%
Klepierre	FRA	Retail	5.97%
Fonciere Des Regions	FRA	Diversified	5.94%
PSP Swiss Property	SWIT	Office	4.40%
Swiss Prime Site	SWIT	Office	3.72%
Gecina	FRA	Diversified	3.38%
Wereldhave	NETH	Diversified	3.38%
Icade	FRA	Diversified	3.13%
Cofinimmo	BELG	Diversified	2.92%

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Version: December 2009

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	22.10%
British Land Co	UK	Diversified	17.69%
Liberty International	UK	Retail	13.67%
Hammerston	UK	Retail	12.61%
Segro	UK	Industrial	10.80%
Derwent London	UK	Office	5.67%
Great Portland Estates	UK	Office	3.83%
Shaftesbury	UK	Diversified	3.79%
Unite Group	UK	Specialty	2.03%
Big Yellow Group	UK	Self Storage	1.97%

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

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	22.95%
Capitaland	SI	Diversified	7.55%
China Overseas Land & Inv (Red Chip)	CHN	Residential	6.87%
Hong Kong Land	HK	Office	6.64%
Hang Lung Properties	HK	Diversified	6.50%
Henderson Land Dev	HK	Diversified	6.43%
Wharf Holdings	HK	Diversified	6.32%
New World Development	HK	Diversified	4.73%
City Developments	SI	Diversified	4.47%
Link Real Estate Investment Trust	HK	Retail	4.43%

EPRA/NAREIT Japan Liquid Index (USD)

Company	Country	Sector	Weight
Mitsubishi Estate	JA	Diversified	29.34%
Mitsui Fudosan Co.	JA	Diversified	26.14%
Sumitomo Realty & Development	JA	Diversified	15.76%
Nippon Building Fund Inc	JA	Office	7.28%
Japan Real Estate Investment Corporation	JA	Office	5.34%
Aeon Mall Co Ltd	JA	Retail	3.09%
Japan Retail Fund Investment	JA	Retail	3.07%
Nomura Real Estate Office Fund	JA	Office	2.91%
Tokyu Land	JA	Diversified	2.59%
Japan Prime Realty Investment	JA	Office	2.27%

EPRA/NAREIT Australia Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	48.41%
Stockland	AU	Diversified	15.75%
GPT Group	AU	Diversified	9.39%
Mirvac Group	AU	Diversified	7.37%
Dexus Property Group	AU	Diversified	6.78%
Goodman Group	AU	Industrial	6.39%

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Version: December 2009

FTSE EPRA/NAREIT Custom Liquid Index Series - Country Breakdown

Country	Region	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			17.10%	27.05%	0.00%	0.00%	0.00%	15.33%	20.31%	0.00%	0.00%	0.00%	67.98%	0.00%	0.00%
New Zealand	Asia ex-Japan			0.09%	0.15%	0.00%	0.00%	0.00%	0.11%	0.14%	0.00%	0.00%	0.00%	0.48%	0.00%	0.00%
Singapore	Asia ex-Japan			5.05%	7.98%	0.00%	0.00%	0.00%	4.80%	6.35%	0.00%	0.00%	0.00%	21.26%	0.00%	0.00%
	Asia ex-Japan	125,694.54	87,607.84	22.24%	35.18%	0.00%	0.00%	0.00%	20.24%	26.81%	0.00%	0.00%	0.00%	89.72%	0.00%	0.00%
Australia	Australia	53,764.30	37,473.18	9.60%	15.18%	0.00%	0.00%	0.00%	9.65%	12.78%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
	Australia	53,764.30	37,473.18	9.60%	15.18%	0.00%	0.00%	0.00%	9.65%	12.78%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Austria	Europe ex-UK			0.32%	0.50%	1.81%	1.66%	1.05%	0.19%	0.25%	0.00%	1.74%	0.00%	0.00%	0.00%	0.00%
Belgium	Europe ex-UK			0.66%	1.04%	3.75%	5.16%	3.26%	0.66%	0.87%	0.00%	6.09%	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			0.28%	0.44%	1.57%	1.29%	0.82%	0.27%	0.36%	0.00%	2.50%	0.00%	0.00%	0.00%	0.00%
France	Europe ex-UK			5.35%	8.46%	30.50%	53.55%	33.85%	5.49%	7.27%	0.00%	50.72%	0.00%	0.00%	0.00%	0.00%
Germany	Europe ex-UK			0.62%	0.98%	3.54%	2.04%	1.29%	0.57%	0.76%	0.00%	5.30%	0.00%	0.00%	0.00%	0.00%
Greece	Europe ex-UK			0.08%	0.13%	0.46%	0.25%	0.16%	0.07%	0.09%	0.00%	0.63%	0.00%	0.00%	0.00%	0.00%
Italy	Europe ex-UK			0.09%	0.15%	0.53%	0.00%	0.00%	0.06%	0.08%	0.00%	0.52%	0.00%	0.00%	0.00%	0.00%
Netherlands	Europe ex-UK			1.79%	2.82%	10.18%	17.63%	11.14%	1.79%	2.37%	0.00%	16.52%	0.00%	0.00%	0.00%	0.00%
Norway	Europe ex-UK			0.17%	0.26%	0.94%	1.68%	1.06%	0.19%	0.25%	0.00%	1.76%	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			0.84%	1.33%	4.80%	7.91%	5.00%	0.66%	0.87%	0.00%	6.10%	0.00%	0.00%	0.00%	0.00%
Switzerland	Europe ex-UK			0.89%	1.41%	5.10%	8.84%	5.59%	0.88%	1.16%	0.00%	8.12%	0.00%	0.00%	0.00%	0.00%
	Europe ex-UK	60,275.94	42,011.73	11.09%	17.53%	63.18%	100.00%	63.21%	10.82%	14.33%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Japan	Japan	56,428.48	39,330.09	9.99%	15.80%	0.00%	0.00%	0.00%	10.13%	13.41%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
	Japan	56,428.48	39,330.09	9.99%	15.80%	0.00%	0.00%	0.00%	10.13%	13.41%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Canada	North America			3.85%	6.10%	0.00%	0.00%	0.00%	3.58%	4.74%	8.93%	0.00%	0.00%	0.00%	0.00%	0.00%
USA	North America			36.77%	0.00%	0.00%	0.00%	0.00%	36.49%	0.00%	91.07%	0.00%	0.00%	0.00%	0.00%	0.00%
	North America	223,245.69	155,600.01	40.62%	6.10%	0.00%	0.00%	0.00%	40.06%	4.74%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
UK	UK	37,835.98	26,371.30	6.46%	10.22%	36.82%	0.00%	36.79%	6.79%	8.99%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
	UK	37,835.98	26,371.30	6.46%	10.22%	36.82%	0.00%	36.79%	6.79%	8.99%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Global		557,244.93	388,394.14	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		353,933.09	246,687.82													

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175

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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	39.10%	54.64%	52.50%	56.86%	53.54%	39.91%	58.38%	9.26%	57.35%	47.71%	68.67%	73.84%	39.28%
Healthcare	5.59%	0.00%	0.26%	0.00%	0.00%	5.32%	0.00%	13.27%	0.00%	0.00%	0.00%	0.00%	0.00%
Self-Storage	2.16%	0.00%	0.67%	0.00%	0.75%	2.00%	0.21%	4.66%	0.00%	1.97%	0.00%	0.00%	0.00%
Industrial	4.06%	1.08%	4.32%	0.56%	4.45%	3.79%	3.08%	4.58%	0.69%	10.80%	2.35%	0.00%	6.39%
Office	13.34%	18.45%	15.41%	18.08%	15.03%	11.90%	10.93%	14.43%	15.15%	9.50%	8.03%	20.00%	0.00%
Residential	9.47%	4.16%	3.20%	1.66%	1.05%	9.85%	6.08%	16.10%	4.40%	1.70%	12.42%	0.00%	0.00%
Retail	21.19%	21.67%	22.95%	22.84%	24.41%	22.70%	21.10%	26.71%	22.40%	26.28%	8.53%	6.16%	54.33%
Lodging/Resorts	2.45%	0.00%	0.00%	0.00%	0.00%	1.81%	0.00%	4.53%	0.00%	0.00%	0.00%	0.00%	0.00%
Specialty	1.51%	0.00%	0.69%	0.00%	0.77%	1.60%	0.22%	3.64%	0.00%	2.03%	0.00%	0.00%	0.00%
Mixed Industrial/Office	1.13%	0.00%	0.00%	0.00%	0.00%	1.13%	0.00%	2.82%	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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Version: December 2009

176

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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 *	1.40%	17.25%	51.75%	4.82%	5.89%	88.69%	88.69%	8.39%	14.27%	38.57%	58.52%	38.78%	10.21%	35.06%	49.18%	-27.75%	-15.26%	1.08%
New Zealand *	6.67%	-3.47%	11.14%	26.21%	2.48%	39.07%	39.07%	-0.89%	-NA-	27.47%	0.69%	32.89%	14.78%	-NA-	-NA-	-NA-	-NA-	-NA-
Singapore *	4.11%	15.74%	55.52%	12.97%	12.47%	82.56%	82.56%	-2.55%	16.71%	40.76%	15.19%	77.53%	31.78%	37.73%	50.99%	-29.98%	-33.62%	-10.47%
Australia *	1.42%	11.72%	29.66%	34.89%	-3.24%	33.25%	33.25%	-21.28%	-5.48%	35.98%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Austria *	-4.57%	39.81%	47.58%	56.27%	-11.49%	128.87%	128.87%	-38.30%	-19.93%	63.15%	-25.72%	40.16%	-0.05%	20.41%	30.10%	26.81%	-NA-	-NA-
Belgium *	-0.49%	10.71%	12.87%	13.39%	1.61%	17.82%	17.82%	-1.14%	5.43%	22.96%	2.36%	31.29%	2.72%	25.14%	39.44%	31.67%	4.50%	-10.23%
Finland *	2.04%	28.94%	43.46%	38.84%	-3.21%	58.73%	58.73%	-15.92%	4.01%	44.33%	-14.31%	84.32%	11.11%	26.50%	73.97%	46.15%	17.63%	-6.54%
France *	-1.81%	13.97%	19.79%	40.31%	0.33%	53.97%	53.97%	-4.20%	12.84%	31.43%	-10.93%	87.13%	11.21%	61.45%	41.58%	41.73%	-3.70%	0.65%
Germany *	-5.38%	12.40%	18.20%	26.93%	-7.54%	23.56%	23.56%	-28.20%	-4.45%	49.10%	-33.47%	71.61%	25.39%	32.17%	17.24%	-6.65%	-15.33%	-12.92%
Greece *	3.10%	39.00%	44.03%	16.51%	-2.99%	1.01%	1.01%	-28.55%	-NA-	40.91%	-14.81%	131.65%	4.66%	-NA-	-NA-	-NA-	-NA-	-NA-
Italy *	-0.38%	13.23%	46.34%	6.64%	3.41%	27.81%	27.81%	-33.31%	-9.38%	45.42%	-39.33%	81.44%	13.53%	59.38%	43.51%	10.35%	6.38%	32.88%
Netherlands *	-0.27%	12.82%	23.02%	30.58%	1.42%	45.34%	45.34%	-4.34%	7.33%	28.41%	-2.72%	58.12%	2.91%	48.74%	45.28%	34.71%	-1.65%	-0.05%
Norway *	17.96%	103.80%	49.50%	82.07%	39.07%	169.13%	169.13%	-NA-	-24.83%	-NA-	13.58%	-2.96%	0.00%	0.00%	45.77%	6.90%	-11.85%	-10.98%
Sweden *	4.91%	22.12%	16.87%	41.89%	3.24%	37.27%	37.27%	-8.70%	7.07%	42.02%	-13.66%	57.98%	17.06%	61.12%	60.44%	25.10%	-12.43%	27.16%
Switzerland *	-1.23%	8.58%	15.78%	12.63%	-0.87%	21.24%	21.24%	2.62%	8.20%	24.93%	-7.24%	35.89%	0.97%	31.06%	24.39%	21.95%	-4.95%	-1.32%
Japan *	0.67%	7.93%	41.03%	-3.47%	-4.88%	1.36%	1.36%	-14.19%	3.82%	31.39%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
Canada *	8.46%	15.94%	36.98%	28.83%	10.01%	80.28%	80.28%	-3.26%	8.34%	32.22%	3.42%	29.58%	27.25%	28.04%	51.84%	13.39%	10.44%	19.94%
USA *	6.92%	31.72%	30.72%	29.58%	8.81%	28.61%	28.61%	-13.38%	-0.02%	40.60%	-16.40%	36.73%	12.43%	33.83%	36.98%	1.96%	10.09%	30.44%
UK *	3.79%	29.34%	36.78%	23.13%	4.90%	29.09%	29.09%	-31.20%	-10.13%	35.62%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%

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Version: December 2009

177

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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 *	1.53%	12.92%	44.02%	9.03%	1.20%	43.43%	43.43%	-7.85%	5.67%	31.53%	14.80%	36.49%	23.37%	36.85%	44.83%	-7.15%	-17.22%	2.85%
Australia *	1.42%	11.72%	29.66%	34.89%	-3.24%	33.25%	33.25%	-21.28%	-5.48%	35.98%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Europe ex-UK *	-0.86%	14.99%	20.87%	33.53%	0.15%	44.70%	44.70%	-11.58%	5.14%	31.03%	-14.40%	65.10%	12.55%	48.64%	43.77%	34.60%	-4.47%	6.18%
Japan *	0.67%	7.93%	41.03%	-3.47%	-4.88%	1.36%	1.36%	-14.19%	3.82%	31.39%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
North America *	7.07%	30.29%	31.21%	29.52%	8.94%	32.22%	32.22%	-12.59%	0.60%	39.34%	-14.92%	36.26%	13.21%	33.51%	37.70%	2.42%	9.98%	29.84%
UK *	3.79%	29.34%	36.78%	23.13%	4.90%	29.09%	29.09%	-31.20%	-10.13%	35.62%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%
Liquid Indices																		
UK	3.70%	-46.77%	11.70%	-NA-	-46.77%	20.40%	20.40%	-32.44%	-10.89%	35.11%	-35.36%	70.76%	6.71%	56.37%	44.06%	10.01%	-9.85%	11.92%
Australia	0.54%	-38.27%	4.21%	-NA-	-38.27%	27.67%	27.67%	-20.61%	-4.67%	34.23%	1.77%	42.02%	10.79%	41.31%	43.37%	12.32%	-0.15%	-3.23%
Japan	0.64%	-12.25%	3.25%	-NA-	-12.25%	1.20%	1.20%	-14.19%	4.30%	32.45%	-7.58%	27.30%	53.41%	36.18%	39.37%	-1.44%	-25.69%	21.79%
Asia-Pacific	1.84%	-10.70%	14.48%	-NA-	-10.70%	82.30%	82.30%	6.79%	14.32%	35.57%	50.69%	44.40%	11.02%	30.19%	40.64%	-28.13%	-15.41%	2.98%
North-America	6.64%	-40.63%	10.69%	-NA-	-40.63%	28.61%	28.61%	-14.42%	-0.42%	39.52%	-16.28%	36.15%	14.71%	33.87%	37.51%	2.20%	8.26%	31.80%
Europe ex UK	-0.38%	-26.45%	13.09%	-NA-	-26.45%	43.72%	43.72%	-12.18%	4.34%	30.75%	-15.39%	68.30%	8.51%	47.09%	42.31%	33.35%	-3.97%	4.99%
Global	3.35%	-32.30%	10.12%	-NA-	-32.30%	34.57%	34.57%	-13.35%	1.34%	30.93%	-8.04%	42.79%	15.07%	37.67%	39.13%	0.99%	-4.36%	15.18%
Global ex US	1.53%	-25.74%	9.96%	-NA-	-25.74%	40.61%	40.61%	-12.24%	3.25%	28.02%	-2.10%	47.42%	17.78%	41.57%	42.49%	0.79%	-12.85%	7.05%

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Version: December 2009

178

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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 *	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%
Europe ex-UK *	Sep-09	6.40%	39.16%	-19.35%	5.85%	-6.34%	9.50%	1.26%	29.66%	-32.58%	-13.71%	-18.73%	-0.34%
Europe ex-UK *	Oct-09	2.30%		-17.50%	52.27%	-6.65%	8.86%	1.77%		-31.38%	11.90%	-19.55%	-0.23%
Europe ex-UK *	Nov-09	-1.26%		-18.54%	68.65%	-9.17%	6.49%	-3.35%		-33.68%	26.76%	-21.09%	-2.08%
Europe ex-UK *	Dec-09	-0.86%	0.15%	-19.24%	44.70%	-11.58%	5.14%	5.48%	3.76%	-30.05%	36.08%	-21.90%	-2.15%
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%
UK *	Sep-09	-2.35%	28.31%	-52.11%	-34.78%	-27.17%	-6.77%	-4.13%	23.13%	-52.10%	-37.33%	-30.56%	-9.76%
UK *	Oct-09	3.53%		-50.42%	-4.19%	-28.23%	-6.48%	2.57%		-50.87%	-17.66%	-31.61%	-9.22%
UK *	Nov-09	-2.38%		-51.60%	17.36%	-30.06%	-8.95%	-4.06%		-52.87%	-0.81%	-32.91%	-11.15%
UK *	Dec-09	3.79%	4.90%	-49.77%	29.09%	-31.20%	-10.13%	8.61%	6.87%	-48.81%	25.07%	-33.11%	-11.10%
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%
Asia ex-Jap ex-Aus *	Sep-09	5.26%	13.62%	-32.66%	13.08%	-3.55%	8.75%	3.34%	9.03%	-32.64%	8.67%	-8.04%	5.26%
Asia ex-Jap ex-Aus *	Oct-09	0.58%		-32.27%	43.85%	-4.92%	8.26%	-0.36%		-32.88%	23.63%	-9.41%	5.09%
Asia ex-Jap ex-Aus *	Nov-09	-0.89%		-32.87%	48.08%	-6.66%	6.19%	-2.60%		-34.63%	25.16%	-10.45%	3.63%
Asia ex-Jap ex-Aus *	Dec-09	1.53%	1.20%	-31.85%	43.43%	-7.85%	5.67%	6.24%	3.11%	-30.55%	38.97%	-10.41%	4.53%

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Version: December 2009

179

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 *	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%
Australia *	Sep-09	14.54%	40.58%	-51.00%	-20.27%	-15.39%	-1.45%	12.45%	34.89%	-50.99%	-23.39%	-19.33%	-4.61%
Australia *	Oct-09	-6.99%		-54.42%	16.73%	-18.64%	-3.77%	-7.86%		-54.84%	0.32%	-22.48%	-6.58%
Australia *	Nov-09	2.57%		-53.25%	24.20%	-19.87%	-4.59%	0.80%		-54.47%	4.97%	-23.13%	-6.89%
Australia *	Dec-09	1.42%	-3.24%	-52.58%	33.25%	-21.28%	-5.48%	6.13%	-1.42%	-51.68%	29.10%	-23.46%	-6.50%
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%
Japan *	Sep-09	-6.18%	0.59%	-29.02%	-5.83%	-9.33%	8.06%	-7.89%	-3.47%	-29.00%	-9.51%	-13.55%	4.59%
Japan *	Oct-09	-1.94%		-30.39%	4.82%	-12.19%	6.98%	-2.85%		-31.02%	-9.91%	-16.33%	3.85%
Japan *	Nov-09	-3.66%		-32.93%	7.67%	-13.36%	4.48%	-5.32%		-34.69%	-9.00%	-16.88%	1.96%
Japan *	Dec-09	0.67%	-4.88%	-32.48%	1.36%	-14.19%	3.82%	5.35%	-3.10%	-31.20%	-1.80%	-16.57%	2.71%
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%
North America *	Sep-09	7.23%	34.97%	-27.94%	-26.95%	-12.51%	1.88%	5.27%	29.52%	-27.92%	-29.80%	-16.59%	-1.39%
North America *	Oct-09	-4.64%		-31.28%	2.73%	-15.56%	-0.15%	-5.53%		-31.91%	-11.71%	-19.55%	-3.07%
North America *	Nov-09	6.70%		-26.68%	42.59%	-15.02%	0.24%	4.86%		-28.60%	20.51%	-18.48%	-2.17%
North America *	Dec-09	7.07%	8.94%	-21.50%	32.22%	-12.59%	0.60%	12.04%	10.98%	-20.01%	28.11%	-15.01%	-0.48%

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

Version: December 2009

180

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 *	Jan-09	-12.86%		-54.44%	22.79%	-17.29%	-1.69%	-5.48%		-48.03%	-45.03%	-18.76%	-2.30%
Global *	Feb-09	-16.49%		-61.96%	46.32%	-22.69%	-5.83%	-15.74%		-56.21%	-51.63%	-24.30%	-6.24%
Global *	Mar-09	7.06%	-22.09%	-59.27%	38.26%	-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 *	Sep-09	5.62%	25.08%	-30.77%	-10.45%	-9.77%	4.51%	3.70%	20.03%	-30.75%	-13.94%	-13.98%	1.16%
Global *	Oct-09	-1.10%		-31.53%	22.79%	-11.74%	3.38%	-2.02%		-32.15%	5.54%	-15.90%	0.36%
Global *	Nov-09	1.87%		-30.24%	46.32%	-12.64%	2.37%	0.12%		-32.07%	23.67%	-16.19%	-0.10%
Global *	Dec-09	3.61%	4.40%	-27.72%	38.26%	-12.39%	2.00%	8.42%	6.36%	-26.35%	33.95%	-14.82%	0.91%
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%
Global ex-US *	Sep-09	4.78%	20.05%	-31.88%	4.47%	-7.40%	6.98%	2.87%	15.20%	-31.87%	0.39%	-11.71%	3.46%
Global ex-US *	Oct-09	0.98%		-31.22%	39.41%	-8.65%	6.48%	0.04%		-31.84%	19.81%	-12.95%	3.28%
Global ex-US *	Nov-09	-0.79%		-31.77%	49.54%	-10.44%	4.38%	-2.51%		-33.55%	26.39%	-14.08%	1.78%
Global ex-US *	Dec-09	1.69%	1.87%	-30.61%	44.56%	-11.73%	3.59%	6.42%	3.79%	-29.29%	40.05%	-14.18%	2.39%

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

Version: December 2009

181

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	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%
Europe ex-UK	Sep-09	6.69%	40.35%	42.42%	4.75%	-7.02%	8.49%	4.74%	34.68%	35.46%	0.68%	-11.35%	5.01%
Europe ex-UK	Oct-09	2.69%		46.26%	51.33%	-7.15%	7.86%	1.74%		37.81%	30.08%	-11.53%	4.71%
Europe ex-UK	Nov-09	-1.36%		44.26%	66.18%	-9.76%	5.58%	-3.07%		33.58%	40.48%	-13.43%	3.03%
Europe ex-UK	Dec-09	-0.38%	0.91%	43.72%	43.72%	-12.18%	4.34%	4.25%	2.81%	39.26%	39.26%	-14.62%	3.22%
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%
UK	Sep-09	-2.93%	25.17%	14.98%	-38.80%	-28.14%	-7.42%	-4.70%	20.11%	9.34%	-41.19%	-31.49%	-10.39%
UK	Oct-09	3.17%		18.62%	-10.89%	-29.41%	-7.24%	2.21%		11.76%	-23.42%	-32.74%	-9.95%
UK	Nov-09	-2.12%		16.11%	10.51%	-31.20%	-9.68%	-3.81%		7.50%	-6.60%	-34.00%	-11.86%
UK	Dec-09	3.70%	4.72%	20.40%	20.40%	-32.44%	-10.89%	8.51%	6.69%	16.65%	16.65%	-34.31%	-11.84%
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%
Asia ex-Jap ex-Aus	Sep-09	8.72%	12.13%	71.21%	52.90%	9.76%	15.81%	6.74%	7.60%	62.82%	46.93%	4.64%	12.09%
Asia ex-Jap ex-Aus	Oct-09	5.87%		81.26%	91.52%	11.32%	17.22%	4.88%		70.77%	64.60%	6.07%	13.80%
Asia ex-Jap ex-Aus	Nov-09	-1.25%		79.00%	91.96%	8.33%	14.13%	-2.95%		65.74%	62.24%	3.93%	11.38%
Asia ex-Jap ex-Aus	Dec-09	1.84%	6.47%	82.30%	82.30%	6.79%	14.32%	6.57%	8.47%	76.62%	76.62%	3.83%	13.09%

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Version: December 2009

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	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%
Australia	Sep-09	15.48%	39.92%	34.23%	-17.14%	-14.11%	-0.21%	13.37%	34.27%	27.65%	-20.37%	-18.11%	-3.41%
Australia	Oct-09	-7.99%		23.51%	13.83%	-17.68%	-2.75%	-8.84%		16.36%	-2.17%	-21.57%	-5.59%
Australia	Nov-09	2.81%		26.99%	21.57%	-18.98%	-3.58%	1.04%		17.57%	2.75%	-22.27%	-5.90%
Australia	Dec-09	0.54%	-4.89%	27.67%	27.67%	-20.61%	-4.67%	5.20%	-3.10%	23.69%	23.69%	-22.81%	-5.70%
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%
Japan	Sep-09	-6.63%	-0.56%	5.37%	-7.53%	-9.34%	8.10%	-8.33%	-4.58%	0.21%	-11.14%	-13.56%	4.63%
Japan	Oct-09	-1.37%		3.93%	1.96%	-12.15%	7.22%	-2.28%		-2.08%	-12.37%	-16.29%	4.09%
Japan	Nov-09	-3.25%		0.56%	6.21%	-13.27%	4.81%	-4.92%		-6.90%	-10.24%	-16.80%	2.29%
Japan	Dec-09	0.64%	-3.96%	1.20%	1.20%	-14.19%	4.30%	5.31%	-2.16%	-1.96%	-1.96%	-16.57%	3.18%
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%
North America	Sep-09	6.99%	34.56%	18.10%	-29.88%	-14.41%	0.92%	5.04%	29.12%	12.31%	-32.62%	-18.40%	-2.32%
North America	Oct-09	-4.32%		13.00%	-0.85%	-17.28%	-1.11%	-5.21%		6.46%	-14.79%	-21.18%	-4.00%
North America	Nov-09	6.73%		20.60%	39.46%	-16.77%	-0.66%	4.88%		11.66%	17.87%	-20.15%	-3.06%
North America	Dec-09	6.64%	8.90%	28.61%	28.61%	-14.42%	-0.42%	11.59%	10.95%	24.61%	24.61%	-16.79%	-1.49%

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

Version: December 2009

183

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	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	Sep-09	5.59%	24.75%	29.14%	-12.58%	-10.66%	3.87%	3.66%	19.71%	22.81%	-15.99%	-14.83%	0.95%
Global	Oct-09	-1.03%		27.81%	18.60%	-12.59%	2.75%	-1.95%		20.42%	1.93%	-16.72%	0.38%
Global	Nov-09	1.87%		30.21%	41.97%	-13.51%	1.77%	0.12%		20.56%	19.99%	-17.03%	-0.56%
Global	Dec-09	3.35%	4.21%	34.57%	34.57%	-13.35%	1.34%	8.15%	6.17%	30.38%	30.38%	-15.75%	0.37%
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%
Global ex-US	Sep-09	4.85%	19.72%	38.46%	2.82%	-7.70%	6.67%	2.93%	14.88%	31.67%	-1.20%	-12.00%	3.25%
Global ex-US	Oct-09	0.81%		39.58%	34.18%	-9.03%	6.15%	-0.13%		31.50%	15.32%	-13.32%	3.05%
Global ex-US	Nov-09	-0.78%		38.50%	44.28%	-10.85%	4.06%	-2.49%		28.23%	21.94%	-14.47%	1.56%
Global ex-US	Dec-09	1.53%	1.55%	40.61%	40.61%	-12.24%	3.25%	6.24%	3.46%	36.23%	36.23%	-14.68%	2.14%

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

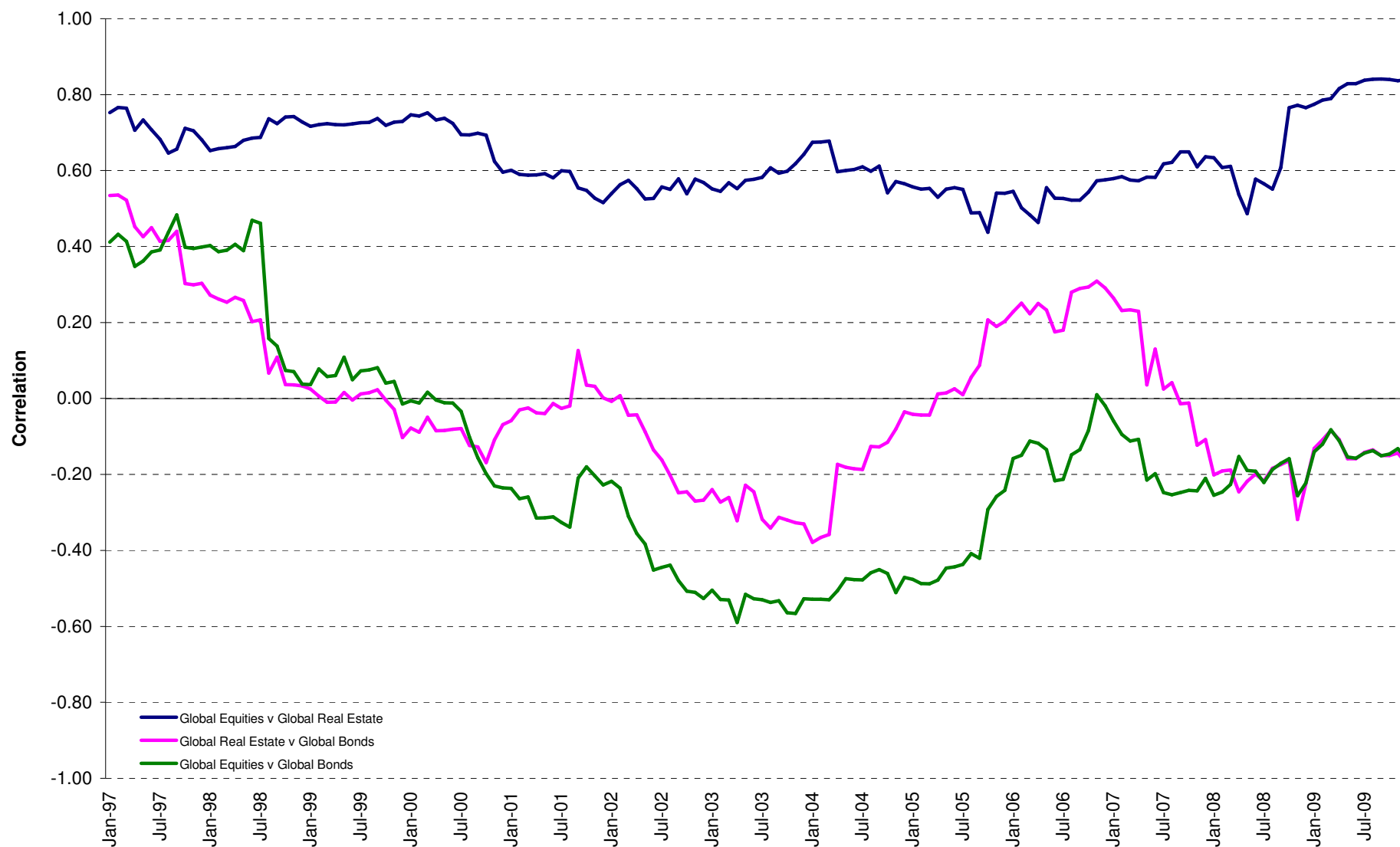
Version: December 2009

Section 10

Risk / Return Profiles and Correlations

Correlations

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

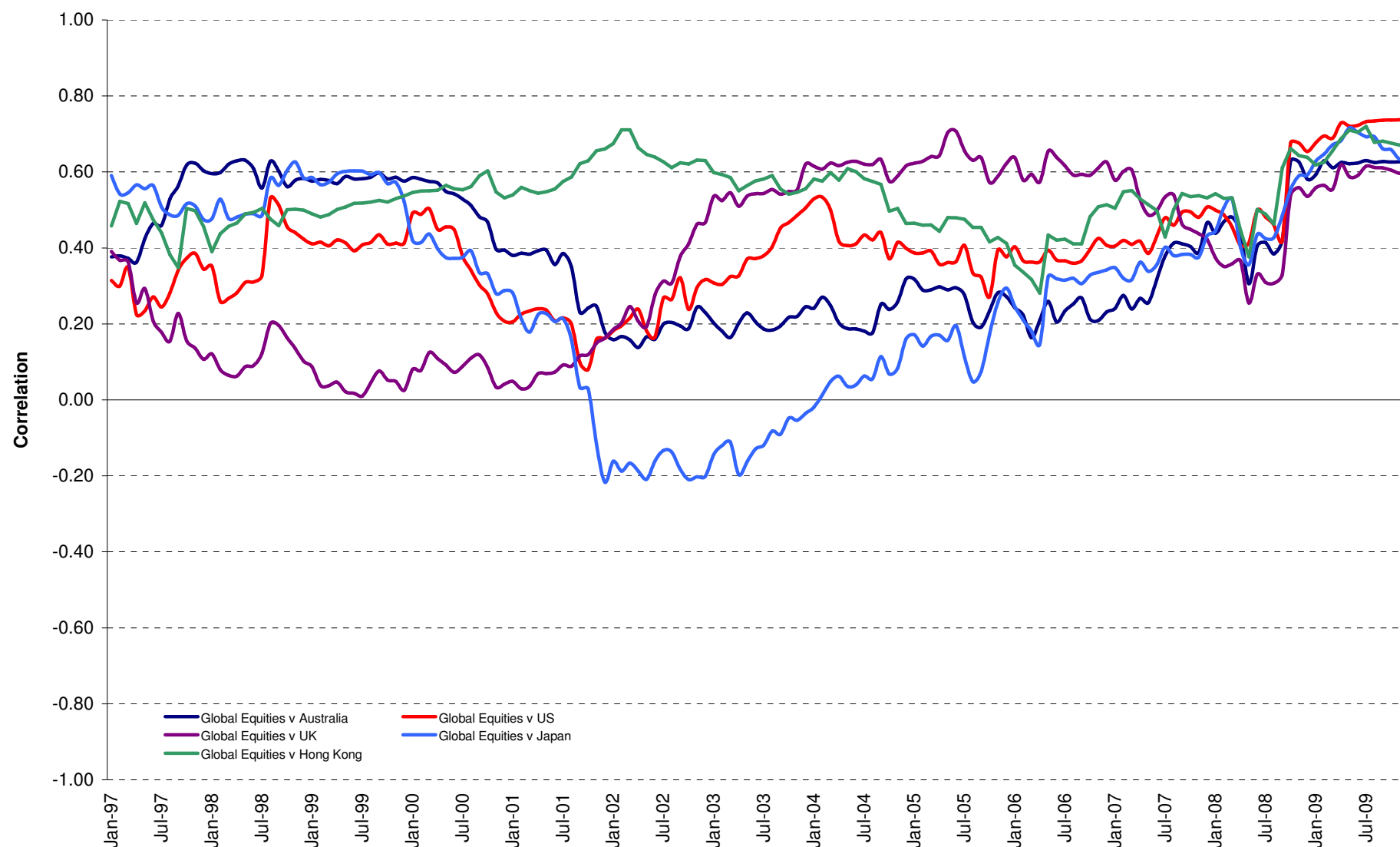


Version: December 2009

186

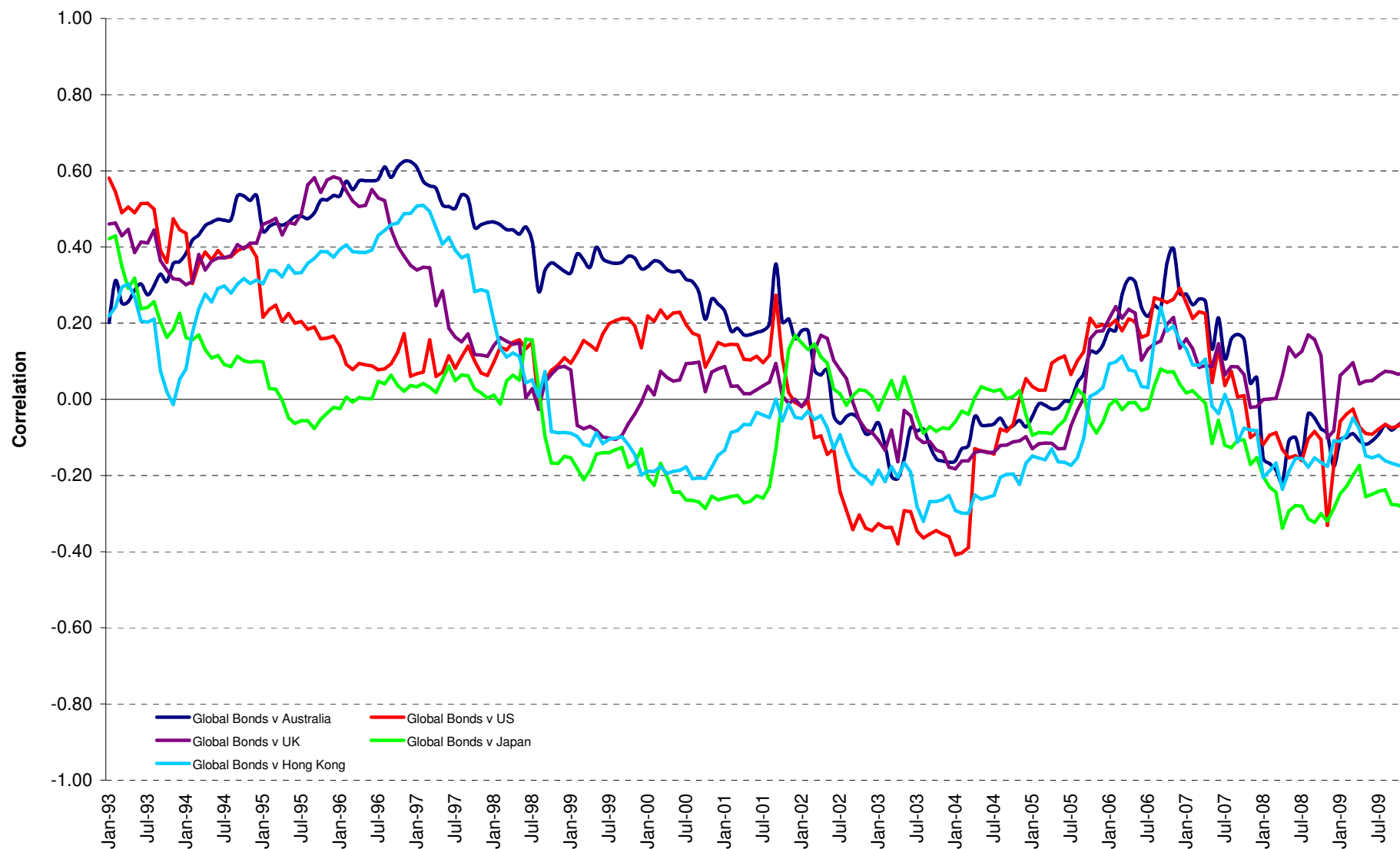
Correlations

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



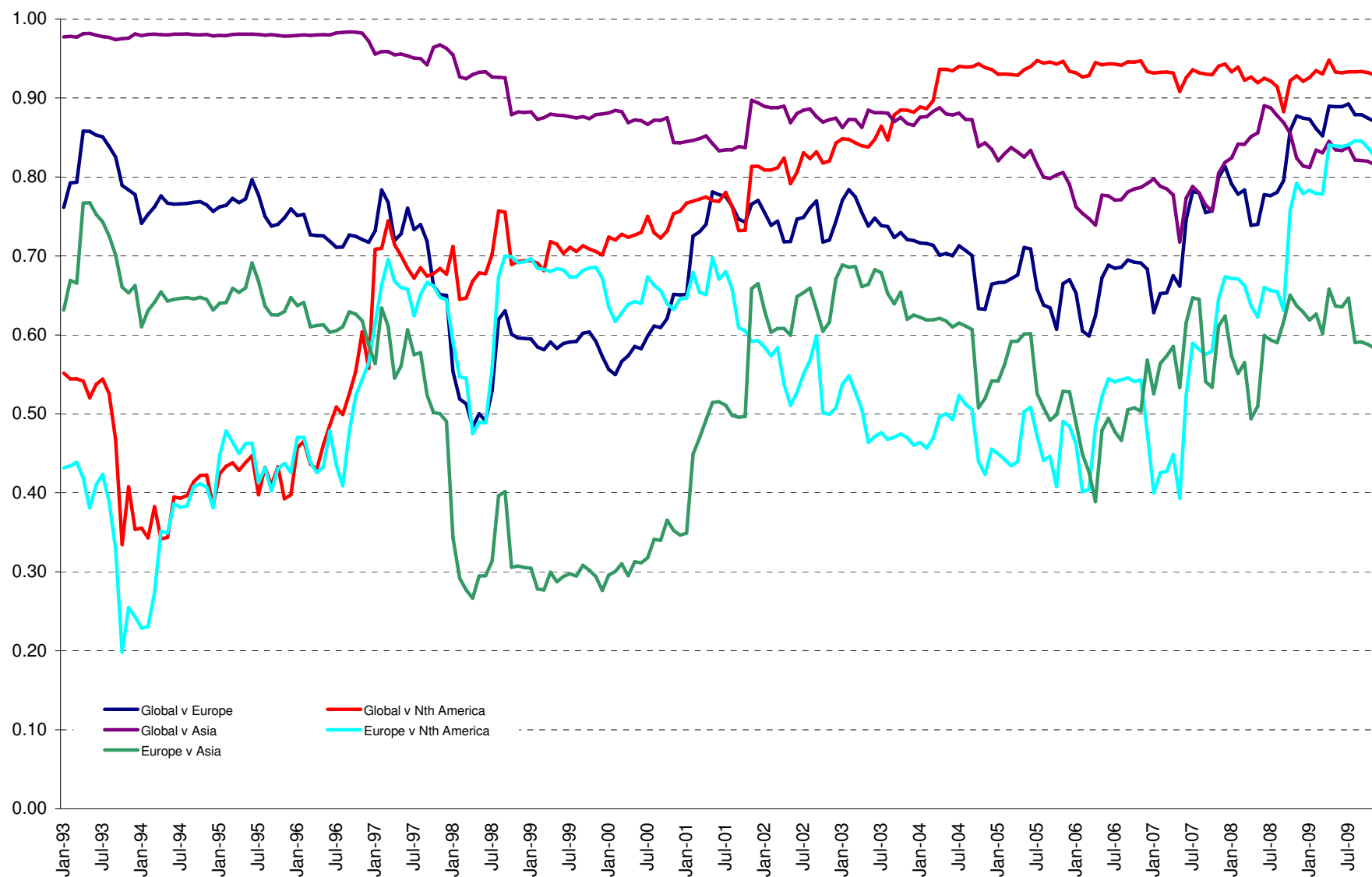
Correlations

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



Correlations

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



Version: December 2009

189

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	0.87	0.93	0.82		0.88	0.78	0.73	0.64		-0.27
Europe Real Estate	0.87	1.00	0.83	0.59		0.71	0.71	0.63	0.54		-0.20
North America Real Estate	0.93	0.83	1.00	0.57		0.73	0.68	0.69	0.51		-0.17
Asia Real Estate	0.82	0.59	0.57	1.00		0.88	0.69	0.57	0.65		-0.36
Global Equities	0.88	0.71	0.73	0.88		1.00	0.80	0.77	0.68		-0.43
Europe Equities	0.78	0.71	0.68	0.69		0.80	1.00	0.86	0.90		-0.30
North America Equities	0.73	0.63	0.69	0.57		0.77	0.86	1.00	0.78		-0.26
Asia Equities	0.64	0.54	0.51	0.65		0.68	0.90	0.78	1.00		-0.27
Global Bonds	-0.27	-0.20	-0.17	-0.36		-0.43	-0.30	-0.26	-0.27		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	0.90	0.94	0.87		0.88	0.87	0.87	0.80		-0.05
Europe Real Estate	0.90	1.00	0.86	0.69		0.78	0.79	0.76	0.70		-0.02
North America Real Estate	0.94	0.86	1.00	0.65		0.76	0.75	0.80	0.64		-0.01
Asia Real Estate	0.87	0.69	0.65	1.00		0.84	0.84	0.79	0.83		-0.09
Global Equities	0.88	0.78	0.76	0.84		1.00	0.99	0.97	0.95		-0.06
Europe Equities	0.87	0.79	0.75	0.84		0.99	1.00	0.93	0.94		-0.05
North America Equities	0.87	0.76	0.80	0.79		0.97	0.93	1.00	0.86		-0.04
Asia Equities	0.80	0.70	0.64	0.83		0.95	0.94	0.86	1.00		-0.06
Global Bonds	-0.05	-0.02	-0.01	-0.09		-0.06	-0.05	-0.04	-0.06		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	0.39	0.35	0.52	0.63	0.77	0.60	0.53	0.34	0.60	0.67	0.44	0.41	0.59	0.40	0.55	0.48	0.58	0.75	-0.07
Singapore	0.39	1.00	0.81	0.71	0.51	0.62	0.35	0.50	0.38	0.53	0.53	0.38	0.51	0.53	0.53	0.27	0.23	0.49	0.63	-0.33
Hong Kong	0.35	0.81	1.00	0.66	0.39	0.47	0.21	0.34	0.24	0.48	0.39	0.38	0.38	0.38	0.47	0.18	0.22	0.27	0.66	-0.20
Japan	0.52	0.71	0.66	1.00	0.58	0.66	0.43	0.46	0.34	0.51	0.61	0.28	0.45	0.55	0.47	0.32	0.33	0.46	0.70	-0.32
US	0.63	0.51	0.39	0.58	1.00	0.76	0.80	0.72	0.65	0.60	0.79	0.49	0.44	0.75	0.76	0.44	0.54	0.72	0.67	-0.06
Canada	0.77	0.62	0.47	0.66	0.76	1.00	0.64	0.64	0.49	0.74	0.75	0.45	0.57	0.71	0.57	0.51	0.52	0.67	0.75	-0.20
UK	0.60	0.35	0.21	0.43	0.80	0.64	1.00	0.73	0.70	0.60	0.80	0.57	0.42	0.75	0.61	0.60	0.61	0.76	0.55	0.06
Switzerland	0.53	0.50	0.34	0.46	0.72	0.64	0.73	1.00	0.50	0.61	0.68	0.27	0.45	0.67	0.64	0.47	0.57	0.59	0.52	-0.01
Sweden	0.34	0.38	0.24	0.34	0.65	0.49	0.70	0.50	1.00	0.43	0.72	0.48	0.66	0.70	0.79	0.36	0.65	0.79	0.35	0.15
Austria	0.60	0.53	0.48	0.51	0.60	0.74	0.60	0.61	0.43	1.00	0.72	0.60	0.50	0.71	0.54	0.46	0.58	0.75	0.72	-0.32
Netherlands	0.67	0.53	0.39	0.61	0.79	0.75	0.80	0.68	0.72	0.72	1.00	0.57	0.68	0.92	0.69	0.55	0.72	0.84	0.71	-0.23
Norway	0.44	0.38	0.38	0.28	0.49	0.45	0.57	0.27	0.48	0.60	0.57	1.00	0.37	0.52	0.31	0.60	0.44	0.63	0.62	-0.30
Italy	0.41	0.51	0.38	0.45	0.44	0.57	0.42	0.45	0.66	0.50	0.68	0.37	1.00	0.64	0.52	0.38	0.75	0.70	0.43	-0.23
France	0.59	0.53	0.38	0.55	0.75	0.71	0.75	0.67	0.70	0.71	0.92	0.52	0.64	1.00	0.66	0.50	0.78	0.81	0.64	-0.18
Germany	0.40	0.53	0.47	0.47	0.76	0.57	0.61	0.64	0.79	0.54	0.69	0.31	0.52	0.66	1.00	0.18	0.45	0.69	0.47	0.10
Greece	0.55	0.27	0.18	0.32	0.44	0.51	0.60	0.47	0.36	0.46	0.55	0.60	0.38	0.50	0.18	1.00	0.49	0.55	0.50	-0.26
Belgium	0.48	0.23	0.22	0.33	0.54	0.52	0.61	0.57	0.65	0.58	0.72	0.44	0.75	0.78	0.45	0.49	1.00	0.67	0.47	-0.06
Finland	0.58	0.49	0.27	0.46	0.72	0.67	0.76	0.59	0.79	0.75	0.84	0.63	0.70	0.81	0.69	0.55	0.67	1.00	0.54	-0.18
Global Equities	0.75	0.63	0.66	0.70	0.67	0.75	0.55	0.52	0.35	0.72	0.71	0.62	0.43	0.64	0.47	0.50	0.47	0.54	1.00	-0.43
Global Bonds	-0.07	-0.33	-0.20	-0.32	-0.06	-0.20	0.06	-0.01	0.15	-0.32	-0.23	-0.30	-0.23	-0.18	0.10	-0.26	-0.06	-0.18	-0.43	1.00

36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.79	-0.08
Australia - ASX	0.79	1.00	-0.33
Australia Bonds	-0.08	-0.33	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.80	-0.10
Japan - Nikkei	0.80	1.00	-0.17
Japan Bonds	-0.10	-0.17	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.89	-0.07
Hong Kong - Hang Seng	0.89	1.00	-0.14
Hong Kong Bonds	-0.07	-0.14	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.86	-0.05
Singapore - STI	0.86	1.00	-0.04
Singapore Bonds	-0.05	-0.04	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.82	-0.06
United States - S&P 500	0.82	1.00	-0.04
United States Bonds	-0.06	-0.04	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.76	-0.18
Canada - TSX	0.76	1.00	-0.16
Canada Bonds	-0.18	-0.16	1.00

36 Months Correlations (in Local Currency)

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.59	0.12
UK - FTSE 100	0.59	1.00	0.04
UK Bonds	0.12	0.04	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.68	-0.20
Netherlands - AEX	0.68	1.00	-0.28
Netherlands Bonds	-0.20	-0.28	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	1.00	#DIV/0!	-0.05
Italy - MIB30	#DIV/0!	#DIV/0!	#DIV/0!
Italy Bonds	-0.05	#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	0.67	-0.17
France - CAC 40	0.67	1.00	-0.22
France Bonds	-0.17	-0.22	1.00

	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.47	0.17
Greece - ASE 20	0.47	1.00	0.30
Greece Bonds	0.17	0.30	1.00

36 Months Correlations (in Local Currency)

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	1.00	0.54	-NA-
Switzerland - SMI	0.54	1.00	-NA-
Switzerland Bonds	-NA-	-NA-	-NA-

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.60	0.02
Belgium - BEL 20	0.60	1.00	-0.13
Belgium Bonds	0.02	-0.13	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	1.00	0.58	-0.07
Germany - DAX	0.58	1.00	-0.36
Germany Bonds	-0.07	-0.36	1.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.71	-0.25
Finland - HEX 25	0.71	1.00	-0.28
Finland Bonds	-0.25	-0.28	1.00

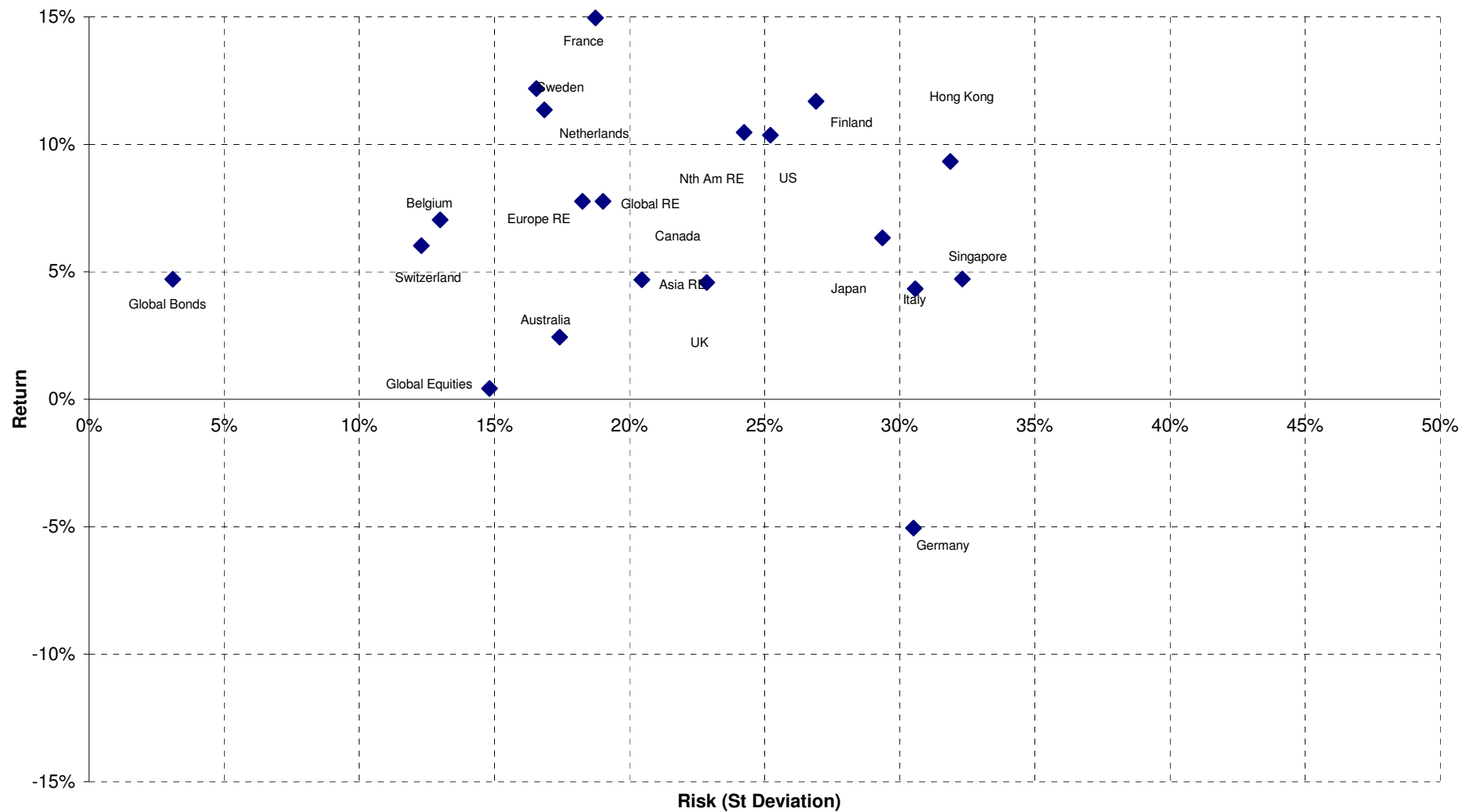
	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.89	-0.14
Austria - WBI	0.89	1.00	-0.16
Austria Bonds	-0.14	-0.16	1.00

36 Months Correlations (in Local Currency)

	New Zealand - RE	New Zealand Bonds
New Zealand - RE	1.00	-0.02
New Zealand Bonds	-0.02	1.00

	Norway - RE	Norway - OBX	Norway Bonds
Norway - RE	1.00	0.47	-NA-
Norway - OBX	0.47	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

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



Section 11

Details on Methodology

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:

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

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 214.

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 : $RE_i = GDP_i \times 0.45 \left(\frac{GDH_i}{25,000} \right)^{\frac{1}{3}}$

Where:

RE_i = Country high-quality commercial real estate value

GDP_i = Country Gross Domestic Product

GDH_i = Country Gross Domestic Product per capita

Version: December 2009

199

Methodology

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							ENA3 (HKD)											
ASIA DIVERSIFIED INDEX	EGADE	EGADU	EGADG	EGADJ	EGADA		TEGADE	TEGADU	TEGADG	TEGADJ	TEGADA							
ASIA DIVIDEND+ INDEX	ENAD																	
ASIA EMERGING INDEX	FENEA																	
ASIA EX AUSTRALIA DIVERSIFIED INDEX	EAADE	EADU	EADG	EADJ	EADA		TEAADE	TEADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA HEALTHCARE INDEX	EAAHE	EAAHU	EAAHG	EAAHJ	EAAHA		TEAAHE	TEAAHU	TEAAHG	TEAAHJ	TEAAHA							
ASIA EX AUSTRALIA INDEX	EPAAE	EPAAU	EPAAG	EPAAJ			TEPAAE	TEPAU	TEPAAG	TEPAAJ			TRPAAE	TRPAU	TRPAAG	TRPAJ		
ASIA EX AUSTRALIA INDUSTRIAL INDEX	EAAIE	EAAIU	EAAIG	EAAIJ	EAAIA		TEAAIE	TEAAIU	TEAAIG	TEAAIJ	TEAIA							
ASIA EX AUSTRALIA INDUSTRIAL/OFFICE MIXED INDEX	EAAIME	EAAIMU	EAAIMG	EAAIMJ	EAAIMA		TEAAIME	TEAAIMU	TEAAIMG	TEAAIMJ	TEAAMA							
ASIA EX AUSTRALIA LODGING/RESORTS INDEX	EAALE	EAALU	EAALG	EAAIJ	EAAIA		TEAALE	TEAALU	TEAALG	TEAALJ	TEAALA							
ASIA EX AUSTRALIA NON-RENTAL INDEX	EAAANE	EAAANU	EAAANG	EAAANJ	EAAANA		TEAAANE	TEAAANU	TEAAANG	TEAAANJ	TEAANA							
ASIA EX AUSTRALIA OFFICE INDEX	EAAOE	EAAOU	EAAOG	EAAOJ	EAAOA		TEAAOE	TEAAOU	TEAAOG	TEAAOJ	TEAAOA							
ASIA EX AUSTRALIA RENTAL INDEX	EAAARE	EAAARU	EAAARG	EAAARJ	EAAARA		TEAAARE	TEAAARU	TEAARG	TEAARJ	TEAARA							
ASIA EX AUSTRALIA RETAIL INDEX	EAAATE	EAAATU	EAAATG	EAAATJ	EAAATA		TEAATE	TEAATU	TEAATG	TEAATJ	TEAATA							
ASIA EX AUSTRALIA SELF STORAGE INDEX	EAAASE	EAAASU	EAAASG	EAAASJ	EAAASA		TEAASE	TEAASU	TEAASG	TEAASJ	TEAASA							
ASIA EX AUSTRALIA RESIDENTIAL INDEX	EAAEE	EAAEU	EAAEG	EAAEJ	EAAEA		TEAAEE	TEAAEU	TEAAEG	TEAAEJ	TEAEEA							
ASIA EX AUSTRALIA SPECIALTY INDEX	EAAPE	EAAPU	EAAPG	EAAPJ	EAAPA		TEAAPE	TEAAPU	TEAAPG	TEAAPJ	TEAAPA							
ASIA INDEX	EGAS	UGAS	PGAS	YGAS			REGA	RUGA	RPGA	RYAS			TRGASE	TRGASU	TRGASG	TRGASJ		
ASIA INDUSTRIAL INDEX	EGAIE	EGAIU	EGAG	EGAJ	EGAI		TEGAIE	TEGAIU	TEGAG	TEGAJ	TEGAIA							
ASIA LODGING/RESORTS INDEX	EGALE	EGALU	EGALG	EGALJ	EGALA		TEGALE	TEGALU	TEGALG	TEGALJ	TEGALA							
ASIA NON-REITS INDEX	ENASE	ENASU	ENASG	ENASJ	ENASA		TENAS	TENASU	TENASG	TENASJ	TENASA							
ASIA OFFICE INDEX	EGAFE	EGAFU	EGAFG	EGAFJ	EGAF		TEGAFE	TEGAFU	TEGAFG	TEGAFJ	TEGAFA							
ASIA PAC EX JPN EX AUS LIQUID INDEX	GSLOAPE	GSLOAPU	GSLOAPG	GSLOAPJ	GSLOAPA	GSLOAPH (HKD), GSLOAPS (SGD)	TGSLOAPE	TGSLOAPU	TGSLOAPG	TGSLOAPJ	TGSLOAPA	TGSLOAPH (HKD), TGSLOAPS (SGD)						
ASIA REITS INDEX	ERASE	ERASU	ERASG	ERASJ	ERASA		TERASE	TERASU	TERASG	TERASJ	TERASA							
ASIA RESIDENTIAL INDEX	EGAE	EGAEU	EGAEG	EGAEJ	EGAEA		TEGAEE	TEGAEU	TEGAEG	TEGAJ	TEGAEA							
ASIA RETAIL INDEX	EGATE	EGATU	EGATG	EGATJ	EGATA		TEGATE	TEGATU	TEGATG	TEGATJ	TEGATA							
AUSTRALIA HEDGED IN US\$ INDEX	ELHAU						TEHAU					FTAHUST						
AUSTRALIA INDEX	ENAU	UNAU	PLAU	YLAU	ELAU		REAU	RUAU	RPAU	RYAU	RDau		TRLAUE	TRLAUU	TRLAUG	TRLAUJ	TRLAUL	
AUSTRALIA LIQUID INDEX	LIQELAU	LIQELAUU	LIQELAUG	LIQELAUJ	LIQELAU		TLIQELAU	TLIQELAUU	TLIQELAUG	TLIQELAUJ	TLIQELAU							
AUSTRIA INDEX	EPAS	UPAS	PPAS	YPAS			REPAS	RUPAS	RPAS	RYAS			TRPASE	TRPASU	TRPASG	TRPASJ		
BELGIUM INDEX	EPBL	UPBL	PPBL	YPBL			RPBL	RUPBL	RPBB	RYBL			TRPBLE	TRPBLU	TRPBLG	TRPBLJ		
CANADA INDEX	ENCA	UNCA	PLCA	YLCA		ELCA (CAD)	RCAC	RCAU	RPCA	RYCA		RCAC (CAD)	TRLCAC	TRLCAU	TRLCCG	TRLCAJ		TRLCAL (CAD)
CUSTOM GLOBAL INDEX INDEX	FTGIEUR	FTGIUSD				FTGILC	FTGIEUTR	FTGIUSTR				FTGILCTR						
CZECH REPUBLIC INDEX													TRPCZE	TRPCZU	TRPCZG	TRPCZJ		TRPCZL (NZD)
DENMARK INDEX	EPDK	UPDK	PLDK	YLDK		ELDK (DKK)	RPDK	RUPDK	RPDL	RYDK			TRLDKE	TRLDKU	TRLDKG	TRLDKJ		TRLDKL (DKK)
EMERGING MARKET INDEX	FENEI																	
EUROPE CAPPED INDEX	EORA	EORAU	EORAG	EORAG			TEORAE	TEORAU	TEORAG	TEORAJ			RORA	RORA	RORA	RORA		
EUROPE DIVERSIFIED INDEX	EPRDE	EPRDU	EPRDG	EPRDJ	EPRDA		TEPRDE	TEPRDU	TEPRDG	TEPRDJ	TEPRDA							
EUROPE EURO ZONE CAPPED INDEX	EOEU	EOEUU	EOEUG	EOEUJ			TEOEUE	TEOEUU	TEOEUG	TEOEUJ			ROEU	ROEU	ROEU	ROEU		
EUROPE EURO ZONE DIVERSIFIED INDEX	EPEDE	EPEDU	EPEDG	EPEDJ	EPEDA		TEPEDE	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EURO ZONE INDEX	EPEU	UPEU	GPEU	YPEU			RPEU	RPEU	RGPEU	RYEU			NEPEU	NUPEU	NPPEU	NYPEU		
EUROPE EURO ZONE INDUSTRIAL INDEX	EPEIE	EPEIU	EPEIG	EPEIJ	EPEIA		TEPEIE	TEPEIU	TEPEIG	TEPEIJ	TEPEIA							
EUROPE EURO ZONE OFFICE INDEX	EPEFE	EPEFU	EPEFG	EPEFJ	EPEFA		TEPEFE	TEPEFU	TEPEFG	TEPEFJ	TEPEFA							
EUROPE EURO ZONE RESIDENTIAL INDEX	EPERE	EPERU	EPERG	EPERJ	EPERA		TEPERE	TEPERU	TEPERG	TEPERJ	TEPERA							
EUROPE EURO ZONE RETAIL INDEX	EPEETE	EPETU	EPETG	EPE TJ	EPE TA		TEPE TE	TEPETU	TEPETG	TEPETJ	TEPET A							
EUROPE EX UK CAPPED INDEX	EOUK	EOUKU	EOUKG	EOUKJ			TEOUE	TEOUKU	TEOUKG	TEOUKJ			ROUK	ROUK	ROUK	ROUK		
EUROPE EX UK DIVIDEND+ INDEX	ENDP																	
EUROPE EX UK INDEX	EXUK	UXUK	GXUK	YXUK			RXUK	RUXUK	RGXUK	RYXUK			REXUK	NUXUK	NPXUK	NYXUK		
EUROPE EX UK LIQUID INDEX	GSLOEUE	GSLOEUU	GSLOEUG	GSLOEUJ	GSLOEUA	GSLOEUH (HKD), GSLOEUS (SGD)	TGSLOEUE	TGSLOEUU	TGSLOEUG	TGSLOEUJ	TGSLOEUA	TGSLOEUH (HKD), TGSLOEUS (SGD)						
EUROPE HEALTHCARE INDEX	EPRHE	EPRHU	EPRHG	EPRHJ	EPRHA		TEPRHE	TEPRHU	TEPRHG	TEPRHJ	TEPRHA							
EUROPE INDEX	EPRA	UPRA	PPRA	YPRA			RPRA	RUPRA	RPRA	RYRA			NEPRA	NUPRA	NPPRA	NYPRA		
EUROPE INDUSTRIAL INDEX	EPRIE	EPRIU	EPRIG	EPRIJ	EPRIA		TEPRIE	TEPRIU	TEPRIG	TEPRIJ	TEPRIA							
EUROPE LIQUID 40 CAPPED INDEX INDEX		SOELU	SOELG	SOELJ			TSOEL	TSOELU	TSOELG	TSOELJ			ROEL	ROEL	ROEL	ROEL		
EUROPE LIQUID 40 EX UK CAPPED INDEX		SOXU	SOXUG	SOXUJ			TSOXUE	TSOXUU	TSOXUG	TSOXUJ			ROXU	ROXU	ROXU	ROXU		
EUROPE LIQUID 40 EX UK INDEX	SSXU	USXU	PSXU	YSXU			RSXU	RUSX	RPXU	RYSX			NSXU	NUSXU	NPSXU	NYSXU		
EUROPE LIQUID 40 INDEX	SSEL	USEL	PSSEL	YSEL			RSSL	RUSE	RPEL	RYSE			NSSL	NUSSL	NPSSL	NYSSL		
EUROPE LODGINGS/RESORTS INDEX	EPRLE	EPRLU	EPRLG	EPR LJ	EPR LA		TEPRLE	TEPRLU	TEPRLG	TEPR LJ	TEPR LA							
EUROPE NON-REITS INDEX	ENEE	ENEEU	ENEEG	ENEEJ	ENEEA		TENEE	TENEEU	TENEEG	TENEEJ	TENEEA							
EUROPE OFFICE INDEX	EPRFE	EPRFU	EPRFG	EPRFJ	EPRFA		TEPRFE	TEPRFU	TEPRFG	TEPRFJ	TEPRFA							
EUROPE REITS INDEX	EREE	EREEU	EREEG	EREEJ	EREEA		TEREE	TEREEU	TEREEG	TEREEJ	TEREEA							
EUROPE RESIDENTIAL INDEX	EPREE	EPREU	EPREG	EPREJ	EPREA		TEPRE	TEPREU	TEPRG	TEPREJ	TEPREA							
EUROPE RETAIL INDEX	EPRTE	EPRTU	EPRTG	EPR TJ	EPR TA		TEPRTE	TEPRTU	TEPRTG	TEPR TJ	TEPR TA							
EUROPE SELF STORAGE INDEX	EPRSE	EPRSU	EPRSG	EPRSJ	EPRSA		TEPRSE	TEPRSU	TEPRSG	TEPRSJ	TEPRSA							
EUROPE SPECIALTY INDEX	EPRPE	EPRPU	EPRPG	EPRPJ	EPRPA		TEPRPE	TEPRPU	TEPRPG	TEPRPJ	TEPRPA							
EUROPE UK RESTRICTED INDEX	EPHQ	UPHQ	PPHQ	YPHQ			RPHG	RUPH	RPPI	RYPH			TRPHGE	TRPHGU	TRPHGG	TRPHGJ		
EUROPE EMERGING INDEX	FENEU																	
EMEA EMERGING INDEX	FENEM																	
FINLAND INDEX	EPFI	UPFI	PPFI	YPFI			RPFI	RUPFI	RPPI	RYFI			TRPFI	TRPFIU	TRPFIG	TRPFIJ		
FRANCE INDEX	EPFR	UPFR	PPFR	YFPR			RPFR	RUPFR	RPPI	RYFR			TRPFI	TRPFIU	TRPFIG	TRPFIJ		

Data Vendor Codes - Indices



	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
GERMANY INDEX	EPGR	UPGR	PPGR	YPGR			RPGR	RUPGR	RPPGR	RYGR			TRPGRE	TRPGRU	TRPGRG	TRPGRJ		
GLOBAL DIVERSIFIED INDEX	ENGVE	ENGVU	ENGVG	ENGJV	ENGVA		TENGVE	TENGVU	TENGVG	TENGJV	TENGVA							
GLOBAL DIVIDEND INDEX	ENDD																	
GLOBAL EX ASIA INDEX	EGXA	UGXA	PGXA	YGXA			REXA	RUXA	RPXA	RYXA			TRGXAE	TRGXAU	TRGXAG	TRGXAJ		
GLOBAL EX ASIA NON-REITS INDEX	ENXAE	ENXAU	ENXAG	ENXAJ			TENXAE	TENXAU	TENXAG	TENXAJ								
GLOBAL EX ASIA REITS INDEX	ERXAE	ERXAU	ERXAG	ERXAJ			TERXAE	TERXAU	TERXAG	TERXAJ								
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX					EGAAL							TEGAAL						
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX		EGAHU						TEGAHU										
GLOBAL EX AUSTRALIA INDEX		GAXAU			GAXAA			GAXAU				TGAXAA			TRAXAU			TRAXAA
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD HEDGED INDEX		GAHNU			GAHNA			TGAHNU				TGAHNA						
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD UNHEDGED INDEX		GAUNU			GAUNA			TGAUNU				TGAUNA						
GLOBAL EX AUSTRALIA RENTAL IN AUD HEDGED INDEX		GAHRU			GAHRA			TGAHRU				TGAHRA						
GLOBAL EX AUSTRALIA RENTAL IN AUD UNHEDGED INDEX		GAURU			GAURA			TGAURU				TGAURA						
GLOBAL EX EUROPE INDEX	EGXE	UGXE	PGXE	YGXE			REXE	RUXE	RPXE	RYXE			TRGXEE	TRGXEU	TRGXEG	TRGXEJ		
GLOBAL EX EUROPE NON-REITS INDEX	ENXEE	ENXEU	ENXEG	ENXEJ			TENXEE	TENXEU	TENXEG	TENXEJ								
GLOBAL EX EUROPE REITS INDEX	ERXEE	ERXEU	ERXEG	ERXEJ			TERXEE	TERXEU	TERXEG	TERXEJ								
GLOBAL EX JAPAN INDEX	EGXJE	EGXJU	EGXJG	EGXJJ			TEGXJE	TEGXJU	TEGXJG	TEGXJJ			TRGXJE	TRGXJU	TRGXJG	TRGXJJ		
GLOBAL EX NORTH AMERICA	EGXN	UGXN	PGXN	YGXN			REXN	RUXN	RPXN	RYXN			TRGXNE	TRGXNU	TRGXNG	TRGXNJ		
GLOBAL EX US INDEX	EGUXU	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	ENG MU	ENG MG	ENG MJ	ENG MA		TENGME	TENG MU	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	ENGQJ	ENGQA		TENGQE	TENGQU	TENGQG	TENGQJ	TENGQA							
GLOBAL NON-REITS INDEX	ENRGE	ENRGU	ENRGG	ENRGJ			TENRGE	TENRGU	TENRGG	TENRGJ								
GLOBAL OFFICE INDEX	ENGFE	ENGFU	ENGFG	ENG FJ	ENG FA		TENGFE	TENG FU	TENG FG	TENG FJ	TENG FA							
GLOBAL REITS INDEX	ERGLU																	
GLOBAL REITS INDEX	ERGLE	ERGLU	ERGLG	ERGLJ			TERGLE	TERGLU	TERGLG	TERGLJ								
GLOBAL RESIDENTIAL INDEX	ENGAE	ENG AU	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	RUGC	RPPGC	RYGC			TRPGCE	TRPGCU	TRPGCG	TRPGCJ		
HONG KONG INDEX	ENHK	USHK	PLHK	YLHK		ELHK (HKD)	REHK	RUHK	RPHK	RYHK		RHHK (HKD)	TRLHKE	TRLH KU	TRLHKG	TRLHKJ	TRLHLK (HKD)	
HUNGARY INDEX													TRPHUE	TRPHUJ	TRPHUG	TRPHUJ	TRPHUL (HUG)	
IRELAND INDEX	EPRI	UPRI					RPRI	RUPRI					TRPRIE	TRPRIU	TRPRIG	TRPRIJ		
ITALY INDEX	EPIT	UPIT	PPIT	YPIT			RPIT	RUPIT	RPPI	RYIT			TRPITE	TRPITU	TRPITG	TRPITJ		
JAPAN INDEX	ENJP	UNJP	PLJP	ELJP			REJP	RUPJ	RPLJ	RYJP			TRPJPE	TRPJPU	TRPJPG	TRPJPJ		
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	TRPNLJ		
NEW ZEALAND INDEX	ENNZ	UNNZ	PLNZ	YLNZ		ELNZ (NZD)	REGNZ	RUNZ	RPNZ	RYNZ		RLPNZ (NZD)	TRLNZE	TRLNZU	TRLNZG	TRLNZJ	TRLNZL (NZD)	
NORTH AMERICA DIVERSIFIED INDEX	EGNDE	EGNDU	EGNDG	EGNDJ	EGNDA		TEGNDE	TEGNDU	TEGN DG	TEGNDJ	TEGNDA							
NORTH AMERICA HEALTHCARE INDEX	EGNHE	EGNHU	EGNHG	EGNHJ	EGNHA		TEGNHE	TEGNHU	TEGNHG	TEGNHJ	TEGNHA							
NORTH AMERICA INDEX	EGNA	UGNA	PGNA	YGNA			REGN	RUGN	RPGN	RYNA			TRGNAE	TRGNAU	TRGNAG	TRGNAJ		
NORTH AMERICA INDUSTRIAL INDEX	EGNIE	EGNIU	EGNIG	EGNIJ	EGNIA		TEGNIE	TEGNIU	TEGNIG	TEGNIJ	TEGNIA							
NORTH AMERICA LIQUID INDEX	GSLQNAE	GSLQNAU	GSLQNAG	GSLQNAJ	GSLQNAA	GSLQNAH (HKD), GSLOQNAS (SGD)	TGSLQNAE	TGSLQNAU	TGSLQNAG	TGSLQNAJ	TGSLQNAA	TGSLQNAH (HKD), TGSLQNAS (SGD)						
NORTH AMERICA LODGINGS/RESORTS INDEX	EGNLE	EGNLU	EGNLG	EGNLJ	EGNLA		TEGNLE	TEGNLU	TEGNLG	TEGNLJ	TEGNLA							
NORTH AMERICA INDUSTRIAL/OFFICE MIXED INDEX	EGNME	EGN MU	EGN MG	EGN MJ	EGNMA		TEGNME	TEGN MU	TEGN MG	TEGN MJ	TEGNMA							
NORTH AMERICA OFFICE INDEX	EGNFE	EGNFU	EGNFG	EGN FJ	EGN FA		TEGNFE	TEGN FU	TEGN FG	TEGN FJ	TEGN FA							
NORTH AMERICA RESIDENTIAL INDEX	EGNEE	EGNEU	EGNEG	EGNEJ	EGNEA		TEGNEE	TEGNEU	TEGNEG	TEGNEJ	TEGNEA							
NORTH AMERICA RETAIL INDEX	EGNTE	EGNTU	EGNTG	EGNTJ	EGNTA		TEGNTE	EGNTU	EGNTG	EGNTJ	EGNTA							
NORTH AMERICA SELF STORAGE INDEX	EGNSE	EGNSU	EGNSG	EGNSJ	EGNSA		TEGNSE	EGNSU	TEGNSG	TEGNSJ	TEGNSA							
NORTH AMERICA SPECIALTY INDEX	EGNPE	EGNPU	EGNPG	EGN PJ	EGN PA		TEGNPE	EGNPU	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	TRPPOJ	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	RAUJ	RPPAU	RYPAU	RLPA		TRPAUE	TRPAUJ	TRPAUG	TRPAUJ	TRPAUL	
SINGAPORE INDEX	ENSI	UNSI	PLSI	YLSI		ELSI (SGD)	RESI	RUSI	RPSI	RYSI		RDSI (SGD)	TRLSIE	TRLSIU	TRLSIG	TRLSUJ	TRLSIL (SGD)	
SOUTH KOREA INDEX													TRPKRE	TRPKRU	TRPKRG	TRPKRJ	TRPKRL (KRW)	
SPAIN INDEX	EPSP	UPSP	PPSP	YPSJ			RPSP	RUPSP	RPSP	RYSP			TRPSPE	TRPSPU	TRPSPG	TRPSPJ		
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)		RP SW	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		TELUUE	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		.FTELAUJ	.FTELAUJ	.FTELAUJ	.FTELAUJ		.FTELAUJ		.FTTELAUJ	.FTTELAUJ	.FTTELAUJ	.FTTELAUJ		.FTTELAUJ	
AUSTRIA INDEX								.FTEPASE	.FTEPASU	.FTEPASS	.FTEPASS		.FTEPASS		.FTTRPASE	.FTTRPASU	.FTTRPASS	.FTTRPASY		.FTTRPASSL	
BELGIUM INDEX								.FTEPBLE	.FTEPBLU	.FTEPBLJ	.FTEPBLJ		.FTEPBLJ		.FTTRPBLE	.FTTRPBLU	.FTTRPBLJ	.FTTRPBLJ		.FTTRPBLJ	
CANADA INDEX								.FTELCAE	.FTELCAU	.FTELCAY	.FTELCAS		.FTELCAL		.FTTELCAE	.FTTELCAU	.FTTELCAS	.FTTELCAJ		.FTTELCAL	
CZECH INDEX																					.FTTRPCZL
DENMARK INDEX								.FTELDKE	.FTELDKU	.FTELDKY	.FTELDKS		.FTELDKL		.FTTELDEKE	.FTTELDKU	.FTTELDKS	.FTTELDKY		.FTTELDKL	
EMERGING MARKET INDEX	.FTENDI							.FTEORA													
EUROPE CAPPED INDEX	.FTEORA							.FTEOEJ													
EUROPE EURO ZONE CAPPED INDEX	.FTEOEJ							.FTEPEUE	.FTEPEUU	.FTEPEUY	.FTEPEUS		.FTEPEUL		.FTTRPEUE	.FTTRPEUU	.FTTRPEUS	.FTTRPEUY		.FTTRPEUL	
EUROPE EX UK CAPPED INDEX	.FTEOUK							.FTEOUK													
EUROPE EX UK DIVIDEND+ INDEX	.FTENDP							.FTEKXKE	.FTEKXKU	.FTEKXKY	.FTEKXKS		.FTEKXKL		.FTTENDPE	.FTTENDPU	.FTTENDPS	.FTTENDPY		.FTTENDPL	
EUROPE EX UK INDEX	.FTEKXK							.FTEPRAE	.FTEPRAU	.FTEPRAY	.FTEPRAS		.FTEPRAL		.FTTRRAE	.FTTRRAU	.FTTRPRAS	.FTTRPRAY		.FTTRPRAL	
EUROPE INDEX	.FTEPRA	.FTUPRA						.FTSSXUE	.FTSSXUU	.FTSSXUY	.FTSSXUS		.FTSSXUL		.FTTSSXUE	.FTTSSXUU	.FTTSSXUS	.FTTSSXUY		.FTTSSXUL	
EUROPE LIQUID 40 EX UK INDEX								.FTSSELE	.FTSSELU	.FTSSELY	.FTSSELS		.FTSSELL		.FTTSSELE	.FTTSSELU	.FTTSSELS	.FTTSSELY		.FTTSSELL	
EUROPE LIQUID 40 INDEX								.FTENEE													
EUROPE NON-REITS INDEX	.FTENEE							.FTEREE													
EUROPE REITS INDEX	.FTEREE							.FTEPHGE	.FTEPHGU	.FTEPHGY	.FTEPHGS		.FTEPHGL		.FTTRPHGE	.FTTRPHGU	.FTTRPHGS	.FTTRPHGY		.FTTRPHGL	
EUROPE UK RESTRICTED INDEX	.FTEPHG																				
EUROPE EMERGING INDEX	.FTENEM																				
FINLAND INDEX								.FTFPFIE	.FTFPFIU	.FTFPFIY	.FTFPFIS		.FTFPFIL		.FTTRPFIE	.FTTRPFIU	.FTTRPFIS	.FTTRPFY		.FTTRPFIL	
FRANCE INDEX								.FTFPFRE	.FTFPFRU	.FTFPFRY	.FTFPFRS		.FTFPFRL		.FTTRPFRE	.FTTRPFRU	.FTTRPFRS	.FTTRPFY		.FTTRPFRL	
GERMANY INDEX								.FTPGRE	.FTPGRU	.FTPGRY	.FTPGRS		.FTPGRL		.FTTRPGRE	.FTTRPGRU	.FTTRPGRS	.FTTRPGRY		.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															.FTTRXUE	.FTTRXUU	.FTTRXUS	.FTTRXUY		.FTTRXUL	
GLOBAL EX US INDEX	.FTEGXO							.FTENXUE	.FTENXUU	.FTENXUS	.FTENXUY		.FTENXUL		.FTTENXUE	.FTTENXUU	.FTTENXUS	.FTTENXUY		.FTTENXUL	
GLOBAL EX US NON-REITS INDEX								.FTERXUE	.FTERXUU	.FTERXUS	.FTERXUY		.FTERXUL		.FTTRXUE	.FTTRXUU	.FTTRXUS	.FTTRXUY		.FTTRXUL	
GLOBAL EX US REITS INDEX																					
GLOBAL HEDGED IN AUD INDEX													.FTSEGHAA								
GLOBAL HEDGED IN USD INDEX								.FTENGL	.FTENGLU	.FTENGLY	.FTENGLS		.FTENGLL		.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL	
GLOBAL INDEX	.FTENGL	.FTUNGL						.FTENGL	.FTENGLU	.FTENGLY	.FTENGLS		.FTENGLL		.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL	
GLOBAL NON-REITS INDEX								.FTENGL	.FTENGLU	.FTENGLY	.FTENGLS		.FTENGLL		.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL	
GLOBAL REITS INDEX								.FTENGL	.FTENGLU	.FTENGLY	.FTENGLS		.FTENGLL		.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL	
GREECE INDEX								.FTPGCE	.FTPGCU	.FTPGCY	.FTPGCS		.FTPGCL		.FTTRPGCE	.FTTRPGCU	.FTTRPGCS	.FTTRPGCY		.FTTRPGCL	
HONG KONG INDEX						.FTELHK		.FTELHKE	.FTELHKK	.FTELHKY	.FTELHKS		.FTELHKL		.FTTELHKE	.FTTELHKK	.FTTELHKS	.FTTELHKY		.FTTELHKL	
HUNGARY INDEX																					.FTTRPHUL
IRELAND INDEX								.FTEPRIE	.FTEPRIU	.FTEPRIY	.FTEPIRS		.FTEPIRL		.FTTRPIE	.FTTRPIU	.FTTRPIRS	.FTTRPIRY		.FTTRPIRL	
ITALY INDEX								.FTERTIE	.FTERTIU	.FTERTY	.FTERTS		.FTERTL		.FTTRPIE	.FTTRPIU	.FTTRPIRS	.FTTRPIRY		.FTTRPIRL	
JAPAN INDEX						.FTELJP		.FTELJPE	.FTELJPU	.FTELJPY	.FTELJPS		.FTELJPL		.FTTELJPE	.FTTELJPU	.FTTELJPS	.FTTELJPY		.FTTELJPL	
NETHERLANDS INDEX								.FTENPLE	.FTENPLU	.FTENPLY	.FTENPLS		.FTENPLL		.FTTRPNLE	.FTTRPNLU	.FTTRPNLS	.FTTRPNLY		.FTTRPNLL	
NEW ZEALAND INDEX								.FTENLZE	.FTENLZU	.FTENLZY	.FTENLZS		.FTENLZL		.FTTELNZE	.FTTELNZU	.FTTELNZS	.FTTELNZY		.FTTELNZL	
NORTH AMERICA INDEX	.FTEGNA	.FTUGNA						.FTEGNAE	.FTEGNAU	.FTEGNAY	.FTEGNAS		.FTEGNAL		.FTTRGNAE	.FTTRGNAU	.FTTRGNAS	.FTTRGNAY		.FTTRGNAL	
NORWAY INDEX								.FTENLKE	.FTENLKK	.FTENLKY	.FTENLKS		.FTENLKL		.FTTELNKE	.FTTELNKK	.FTTELNKS	.FTTELNKY		.FTTELNKL	
MIDDLE EAST/AFRICA EMERGIN INDEX	.FTENME																				
POLAND INDEX															.FTTRPPOE	.FTTRPPOU	.FTTRPPOS	.FTTRPPOY		.FTTRPPOOL	
PORTUGAL INDEX								.FTEPPTIE	.FTEPPTU	.FTEPPTY	.FTEPPTS		.FTEPPTL		.FTTRPPTIE	.FTTRPPTU	.FTTRPPTS	.FTTRPPTY		.FTTRPPTL	
PURE ASIA INDEX								.FTEGPAE	.FTEGPAU	.FTEGPAY	.FTEGPAS		.FTEGPAL		.FTTRGPAE	.FTTRGPAU	.FTTRGPAS	.FTTRGPAY		.FTTRGPAL	
PURE AUSTRALIA INDEX								.FTLPAUE	.FTLPAUU	.FTLPAUY	.FTLPAUS		.FTLPAUL		.FTTLPAUE	.FTTLPAUU	.FTTLPAUS	.FTTLPAUY		.FTTLPAUL	
SINGAPORE INDEX								.FTLSIE	.FTLSIU	.FTLSIY	.FTLSIS		.FTLSIL		.FTTLSIE	.FTTLSIU	.FTTLSIS	.FTTLSIY		.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



DATASTREAM

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
ASIA INDEX	EPRAAS 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	EPRAACAE PI	EPRAACAU PI				EPRAACAC PI	EPRAACAE RI	EPRAACAU RI				EPRAACAC 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	EPRAXLJU PI	EPRAXLUG PI				EPRAXLUE RI	EPRAXLJU RI	EPRAXLUG 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	EPRIXEE PI	EPRIXEU PI	EPRIXEG PI				EPRIXEE RI	EPRIXEU RI	EPRIXEG RI									
GLOBAL EX NORTH AMERICA INDEX	EPRIXNAE PI	EPRIXNAU PI	EPRIXNAG PI				EPRIXNAE RI	EPRIXNAU RI	EPRIXNAG 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	EPRIANNE PI	EPRIANNU PI				EPRIANNN PI	EPRIANNE RI	EPRIANNU RI				EPRIANNN 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 ONE

ASIA 33 INDEX	ENAD-LN		
ASIA DIVIDEND+ INDEX	ENAD-LN		
ASIA INDEX	EGAS-LN	UGAS-LN	
AUSTRALIA INDEX			ELAU-LN
EUROPE CAPPED INDEX	EORA-LN		
EUROPE EURO ZONE CAPPED INDEX	EDEU-LN		
EUROPE EURO ZONE INDEX	EPEU-LN		
EUROPE EX UK CAPPED INDEX	EOUK-LN		
EUROPE EX UK DIVIDEND+ INDEX	ENED-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	=EDEL.FT																	
EUROPE EURO ZONE INDEX	=EPAU.FT																	
EUROPE EX UK CAPPED INDEX	=EQUK.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				

Version: December 2009

208

Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
CA Immobilien Anlage	AT	AT0000641352	CAI AV	CAIV.VI	CAI-WBO
Conwert Immobilien	AT	AT0000697750	CWI AV	CONW.VI	CWI-WBO
Befimmo *	BE	BE0003678894	BEFB BB	BEFB.BR	BEFB-BRU
Cofinimmo *	BE	BE0003593044	COFB BB	COFB.BR	COFB-BRU
Intervest Offices *	BE	BE0003746600	INTO BB	PRIF.BR	INTO-BRU
Leasinvest Real Estate *	BE	BE0003770840	LEAS BB	LNRE.BR	LEAS-BRU
Wereldhave Belgium *	BE	BE0003724383	WEHB BB	WEHB.BR	WEHB-BRU
Warehouses De Pauw *	BE	BE0003763779	WDP BB	WDPP.BR	WDP-BRU
Allreal	CH	CH0008837566	ALLN SW	ALLN.S	ALLN-SWX
PSP Swiss Property	CH	CH0018294154	PSPN SW	PSPN.S	PSPN-SWX
Swiss Prime Site	CH	CH0008038389	SPSN SW	SPSN.S	SPSN-SWX
Zueblin Immobilien Holding	CH	CH0021831182	ZUBN SW	ZUBN.S	ZUBN-SWX
Sponda	FI	FI0009006829	SDA1V FH	SDA1V.HE	SDA1V-HEL
Citycon OYJ	FI	FI0009002471	CTY1S FH	CTY1S.HE	CTY1S-HEL
Technopolis	FI	FI0009006886	TPS1V FH	TPS1V.HE	TPS1V-HEL
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	GFCE.PA	GFC-PAR
Icade *	FR	FR0000035081	ICAD 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	-NA-	-NA-
TAG Immobilien AG	DE	DE0008303504	TEG GR	P1ZGn.F	P1Z-ETR
Beni Stabili	IT	IT0001389631	BNS IM	BNSI.MI	BNS-MIL
IGD *	IT	IT0003745889	IGD IM	IGD.MI	IGD-MIL
Corio *	NL	NL0000288967	CORA NA	COR.AS	CORA-AMS

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIFFc.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	WHA-AMS
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
Kungsliden	SE	SE0000549412	KLED SS	KLED.ST	KLED-OME
Fabege	SE	SE0000950636	FABG SS	FABG.ST	FABG-OME
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST	WIHL-OME
British Land *	UK	GB0001367019	BLND LN	BLND.L	BLND-LON
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
IRP Property Investments	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
Minerva	UK	GB0005953681	MNR LN	-NA-	-NA-
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
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L	SLI-LON

Version: December 2009

209

Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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
FKP Property Group *	AU	AU000000FKP9	FKP AU	FKP.AX	FKP-ASX
GPT Group *	AU	AU000000GPT8	GPT AU	GPT.AX	GPT-ASX
ING Office Fund *	AU	AU000000IOF6	IOF AU	IOF.AX	IOF-ASX
ING Industrial Fund *	AU	AU000000IIF8	IIF AU	-NA-	-NA-
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX	GMG-ASX
Macquarie CountryWide *	AU	AU000000MCW8	MCW AU	MCW.AX	MCW-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
KWG Property Holdings	HK	KYG532241042	1813 HK	-NA-	-NA-
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
Soho China Ltd.	HK	KYG826001003	410 HK	-NA-	-NA-

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Wharf Holdings	HK	HK0004000045	4 HK	-NA-	-NA-
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
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	8982-TKS
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	A16-SES
Ascendas REIT *	SG	SG1M77906915	AREIT SP	AREIT.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
CapitaMalls Asia	SG	SG1Z05950543	CMA SP	CMAL.SI	-NA-
City Developments	SG	SG1R89002252	CIT SP	-NA-	-NA-
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

Version: December 2009

210

Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Yanlord Land Group	SG	SG1T57930854	YLLG SP	-NA-	-NA-
Allied Properties REIT *	CA	CA0194561027	AP-U CN	AP_u.TO	AP.UN-TSX
Artis Real Estate Investment Trust *	CA	CA04315L1058	AX-U CN	-NA-	-NA-
Boardwalk REIT *	CA	CA0966311064	BEI-U CN	BEI_u.TO	BEI.UN-TSX
Brookfield Props	CA	CA1129001055	BPO CN	BPO.TO	BPO-US
Calloway REIT *	CA	CA1312532056	CWT-U CN	CWT_u.TO	CWT.UN-TSX
Canadian Apartment Props *	CA	CA1349211054	CAR-U CN	CAR_u.TO	CAR.UN-TSX
Canadian REIT *	CA	CA13650J1049	REF-U CN	REF_u.TO	REF.UN-TSX
Chartwell Seniors Housing REIT *	CA	CA16140U1003	CSH-U CN	CSH_u.TO	CSH.UN-TSX
Cominar REIT *	CA	CA1999101001	CUF-U CN	CUF_u.TO	CUF.UN-TSX
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
First Capital Realty *	CA	CA31943B1004	FCR CN	-NA-	-NA-
H & R Real Estate *	CA	CA4044282032	HR-U CN	HR_u.TO	HR.UN-TSX
Invest REIT *	CA	CA45771T1084	INN-U CN	INN_u.TO	INN.UN-TSX
Killam Properties *	CA	CA4941048700	KMP CN	-NA-	-NA-
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

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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	DFT-US
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	FCE.A-US
Franklin Street Properties *	US	US35471R1068	FSP US US	-NA-	-NA-
Getty Realty *	US	US3742971092	GTY US	GTY.N	GTY-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
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

Version: December 2009

211

Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N	KRC-US
Kimco Realty *	US	US49446R1095	KIM US	KIM.N	KIM-US
Kite Realty Group Trust *	US	US49803T1025	KRG US	KRG.N	KRG-US
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N	LHO-US
Lexington Corporate *	US	US5290431015	LXP US	LXP.N	LXP-US
Liberty Property Trust *	US	US5311721048	LRY US	LRY.N	LRY-US
LTC Properties *	US	US5021751020	LTC US	LTC.N	LTC-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-US
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N	MPW-US
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
National Healthcare Corp. *	US	US6359061008	NHC US	NHC.A	-NA-
National Health Investors *	US	US63633D1046	NHI US	-NA-	-NA-
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
Nationwide Health Props *	US	US6386201049	NHP US	NHP.N	NHP-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Orient Express Hotel	US	BMG677431071	OEI US	OEI.N	OEI-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pebblebrook Hotel Trust *	US	US70509V1008	PEB US	-NA-	-NA-
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

Version: December 2009

212

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